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June 9, 2021

Regional Municipality of York
 Regional Corporate Services Department, Administrative Centre
 17250 Yonge Street, 4th Floor
 Newmarket, Ontario
 L3Y 6Z1

Dear Regional Chair and Regional Council:

**RE: REGIONAL OFFICIAL PLAN UPDATE POLICY DIRECTIONS REPORT: - JUNE 10, 2021
 AGENDA ITEM H.2.4**

IBI Group are the planning agents for Davpart Inc. who own the properties municipally known as 7855 and 7883 Keele Street, located in the City of Vaughan, Regional Municipality of York, herein referred to as the 'subject site', as shown in Appendix A. The subject site is situated one parcel north of the northeast corner of the intersection of Highway 7 and Keele Street. The purpose of this letter is to request that the proposed *Map 1A – Land Use Designations Official Plan Mapping* shown in the *Regional Official Plan Update Policy Directions Report* be amended to have the subject site designated as *Community Area*, and not as an *Employment Area* as currently shown.

The subject site is located within the Regional Council endorsed Keele BRT Station Major Transit Station Area (MTSA #14), with a planned density of 160 people and jobs per hectare. In addition, the subject site abuts an approved Municipal Zoning Order (MZO) and an approved Employment Land Conversion request directly south. The MZO approved approximately 7,500,000 sq.ft. of mixed-use development with 8,600 residential units, of which a minimum of 10% of all units are proposed to be affordable.

Vaughan Council has supported the creation of MTSA #14 at its meeting on May 20, 2020 and supported the conversion of all Employment Land Conversion Requests located within the MTSA #14 area, despite Staff recommendations on May 27, 2020. All decisions were then considered by Regional Council on October 22, 2020, as per below:

#	ADDRESS	APPLICANT	DETAILS OF REQUEST	REGIONAL STAFF POSITION	REGIONAL COUNCIL POSITION	CITY OF VAUGHAN STAFF POSITION	CITY OF VAUGHAN COUNCIL POSITION
V13	2267 Highway 7 and 7700 Keele Street	KLM Planning on behalf of Seven Keele Ltd/ 7700 Keele St. Ltd	Convert employment lands to permit residential/mixed-use.	Did not support.	Approved.	Did not support.	Supported.

– June 9, 2021

V18	7777 Keele St and 2160-2180 Highway 7	MHBC	Convert the employment lands to permit residential and commercial uses.	Did not support.	Approved.	Did not support.	Supported.
V26	2104 Highway 7	Weston Consulting	Redesignate the subject lands to allow for a more diverse mix of land uses.	Did not support.	Approved.	Did not support.	Supported.

As demonstrated above, there appears to be Council support from the municipal and regional levels for lands within the MTSA#14 boundary to be considered as non-employment land uses. While IBI Group recognizes that an Employment Land Conversion request was not submitted for these lands during the allocated period of the Municipal Comprehensive Review (MCR) process, Policy 2.2.5.10(c) of the Growth Plan for the Greater Golden Horseshoe permits the request for conversion of lands within MTSA's at any time, subject to meeting certain conditions of 2.2.5.9(a,d,e) and maintaining jobs on-site.

As iterated above, due to the subject site being located within the borders of an MTSA, abutting an approved MZO for a substantial development concept and its proximity to a number of approved Employment Land Conversion requests within the same MTSA, it is IBI Group's opinion that the subject site is appropriate to be shown as *Community Area*, and not as *Employment Area* in proposed *Map 1A – Land Use Designations*. The inclusion of these lands, as well as the environmental green corridor to the north, planned street networks and transition of built-form and scale will provide an appropriate transition between the employment uses to the north and the mixed-use lands to the south. Furthermore, the inclusion of these lands within the *Community Area* at this time will assist in providing a contiguous block for mixed-use development within MTSA #14, support Provincial, Regional and Municipal objectives and policy principles, and be consistent with recent Vaughan and York Region Council decisions.

As such, IBI Group on behalf of Davpart Inc. formally request that the properties known as 7855 and 7883 Keele Street, located in the City of Vaughan be designated *Community Area* on *Map 1A-Land Use Designations* of the proposed York Region Official Plan Mapping.

Sincerely,

IBI Group



Stephen Albanese MCIP RPP

Associate – Manager, Planning

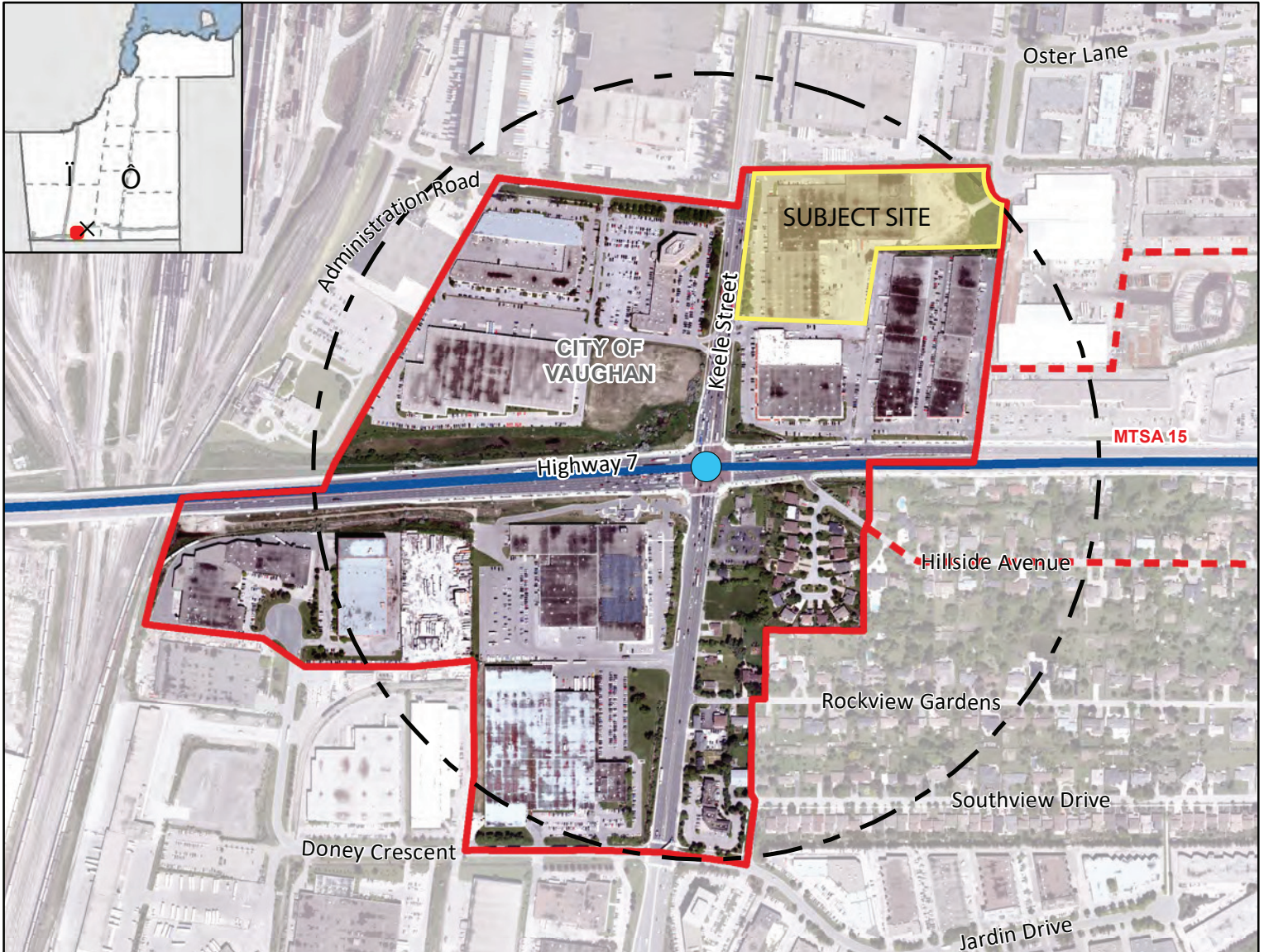
– June 9, 2021

Appendix A

Keele BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at Keele Street, Vaughan



Legend

Major Transit Station

Required BRT

500m Radius

Draft MTSA Boundary

Adjacent Draft MTSA Boundary

Priority Transit Corridors

BRT

Keele BRT Station

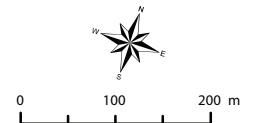
Gross Area:

55.83 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



The Regional Municipality of York
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March 2019

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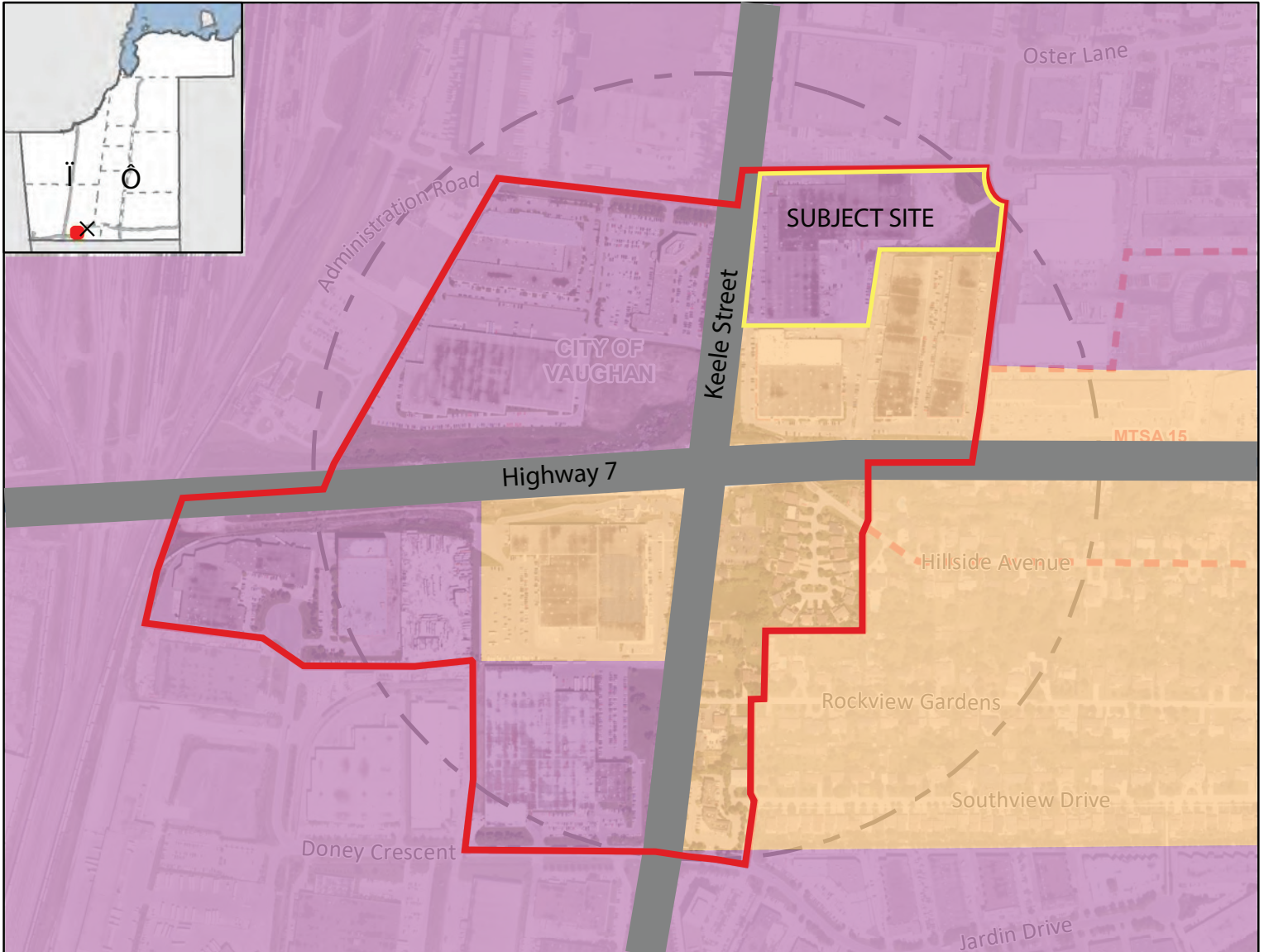
¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

Keele BRT Station

On Highway 7 BRT Corridor

Along Highway 7 at Keele Street, Vaughan



Legend

Major Transit Station

- Required BRT
- 500m Radius
- Draft MTSA Boundary
- Adjacent Draft MTSA Boundary

Priority Transit Corridors

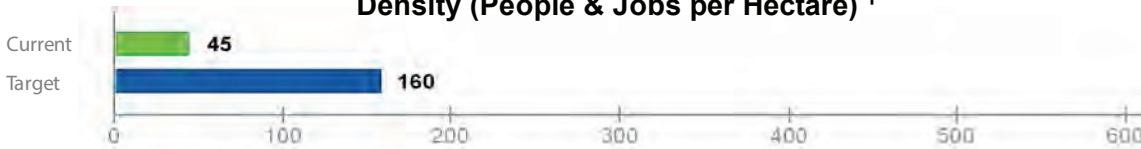
- BRT

Proposed Regional Official Plan Mapping From Schedule 1A

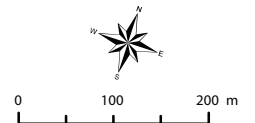
- Employment Areas
- Community Areas

Keele BRT Station
Gross Area:
55.83 ha

Density (People & Jobs per Hectare) ¹



Population/Job Split ²



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