

May 18, 2022

York Region Clerk
and
Members of the York Region Committee of the Whole and Council

Email to: regionalclerk@york.ca

Dear Committee and Council Members:

**RE: Request to identify Employment Lands as Employment Area
Comment Submission on behalf of Maple Industrial Landowner Group (MILG)
10351, 10431, 10445 and 10475 Keele Street, City of Vaughan
OUR FILES: 9061BQ, 0818E, 13115A**

Further to our previous submissions made to the Region and the City of Vaughan on behalf of the owners of 10351, 10431, 10445 and 10475 Keele Street (the Maple Industrial Landowners Group or "MILG"), we are writing to request that lands south of Teston Road, west of Keele Street, west of the rail corridor and north of the lands designated as Commercial Mixed Use Special Policy Area on Map 12.14.A of the in effect Vaughan Official Plan" ("Employment Triangle") **continue to be recognized as an Employment Area and not be converted to permit non-employment uses** as part of York Region's Official Plan Review.

In our view, it is appropriate to identify the "Employment Triangle" on Map1A of the York Region Official Plan for the following reasons:

1. For over 55 years, the Employment Triangle has been designated and zoned to permit industrial uses, including important aggregate-related that require separation from sensitive land uses;
2. An employment conversion of the Employment Triangle was proposed, which resulted in a nine (9) year appeal before the OLT which ultimately settled between the appellants and the City of Vaughan, without objection from the Region, in March 2021.

3. As a result of the OLT approved settlement, the Employment Triangle maintains its employment designation in the Vaughan Official Plan.
4. According to the OLT decision (issued on March 16, 2021), a municipal comprehensive review at the Regional level is required should the lands be proposed to be converted in the future;
5. **Since that OLT decision was made, there has been no planning rationale presented by Region Staff that would suggest a conversion of these lands is appropriate and in conformity with the Growth Plan.**
6. In our view and as presented to the OLT, the conversion of these lands do not meet the Growth Plan policies (2.2.5.9) to support a conversion of the Employment Triangle lands or the criteria approved by the Council of the Region of York;
7. The Employment Triangle lands are approximately 33 ha (80 acres) in size. **Region Staff have considered sites of this size (and smaller) to be a 'large sized employment area' when evaluating other sites through this MCR.**
8. **The lands are part of a large contiguous employment area that the Region is recommending to protect.** We have not been made aware of any planning grounds as to why the Employment Triangle is being treated differently from the larger contiguous employment area. Further, the conversion of these lands may impact the viability of the larger contiguous employment area through the introduction of sensitive lands uses in close proximity thereto.
9. **York Region's Employment Land Inventory relied on an unapproved version of the Vaughan Official Plan and as a result the Employment Triangle was incorrectly not been included in the York Region's Employment Land Inventory since at least 2018.**
10. Because the Employment Triangle has incorrectly not been included in the York Region's Employment Land Inventory, no analysis that we are aware of (and we have asked) was undertaken to determine the appropriateness of the proposed conversion.
11. Now that the OLT decision has been made, **both City of Vaughan Staff and Region Staff have indicated they do not object to now identifying the lands as "Employment Area"** but, at this stage of the process, Region Staff have indicated that they require Regional Council to provide that direction. I have attached correspondence from Region Staff (Paul Bottomley) to that effect.

We ask that Committee and Council consider the efforts put in by the owners of these lands over the past nine years to protect their operations and their employment land status from conversion and provide the direction needed to Region Staff to make this relatively minor but important change.

Thank you in advance.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read "Debra Walker", with a horizontal line extending to the right.

Debra Walker, BES, MBA, MCIP, RPP

Attachment: Email exchanged on May 13, 2022 between MHBC and Region Staff

From: [Bottomley, Paul](#)
To: [Debra Walker](#)
Cc: fausto.filipetto@vaughan.ca; [Malcic, Sandra](#)
Subject: RE: MHBC Planning – 10351, 10431, 10445 & 10475 Keele Street
Date: May 13, 2022 10:58:20 AM

Hi Debra,

I am enjoying the amazing weather and hope you are too!

In response to your question below, the ROP we are presenting to Regional Council will **not** include any changes to the employment mapping for your client's lands.

We have no direction from Vaughan Council or Regional Council to add the lands as employment in the ROP, but staff would have no objection to doing so should council provide that direction.

Both the Region and Vaughan have every intent of respecting the Order of the Tribunal.

As we discussed at the meeting in February, even though the lands are not shown as employment in the ROP, the lands can continue to be used for employment purposes.

We have our public meeting scheduled for May 19th and you are welcome to make a submission at that meeting requesting Regional Council to include the lands as employment in the Region's ROP based on the OLT decision.

Regards,

Paul Bottomley | Manager Policy, Research and Forecasting, Long Range Planning, Planning and Economic Development, Corporate Services Department
Ext. 71530

Our Values: Integrity, Commitment, Accountability, Respect, Excellence

From: Debra Walker <dwalker@mhbcplan.com>
Sent: Wednesday, May 4, 2022 3:18 PM
To: Bottomley, Paul <Paul.Bottomley@york.ca>
Cc: fausto.filipetto@vaughan.ca
Subject: RE: MHBC Planning – 10351, 10431, 10445 & 10475 Keele Street

Hi Paul,

Hope you are keeping well.

I am following up on our discussion with Region Staff and Fausto back in February re: OLT decision and the Maple Industrial Landowner Group's lands and surrounding lands ("the Employment

Triangle”).

Since we had this meeting back in February, I have had an opportunity to also speak directly with Fausto (copied) about the City’s position about identifying the employment area designation in the York Region OP. In a nutshell, Fausto re-iterated that the City agrees that the OLT decision should be upheld as settled with the City and I understand he conveyed that to you.

As discussed, we note:

1. The employment area designation does not fundamentally impact the Region’s land budget due to the number of other conversions in Vaughan made as part of the Region’s Municipal Comprehensive Review process, either as a result of Region Staff’s recommendation or as directed by Region Council, and the relatively small amount of residential population assumed for this site can be accommodated elsewhere in the Region.
2. Staff’s report to Council on this matter would reference the OLT decision made since draft employment area mapping was released. The OLT decision supports maintaining the employment area designation in this location and sets out that any proposed conversion of the employment area would be subject to a municipal comprehensive review as set out in the Growth Plan.
3. To rely on the conversion evaluation undertaken by the lower-tier municipality (City) in 2010 is no longer in conformity with the Growth Plan and would be grossly outdated.

We look forward to hearing from you on the direction Region Staff intend to take on the next draft version of the ROP and are happy to have a further call with Region Staff to go over any additional questions or concerns you may have.

Thanks,
Deb

Debra Walker (formerly Kakaria)
dwalker@mhbcplan.com
cell: 416-605-6039

-----Original Appointment-----

From: FutureYork <futureyork@york.ca>

Sent: February 11, 2022 11:31 AM

To: FutureYork; FutureYork; Debra Walker; christina.bruce@vaughan.ca; fausto.filipetto@vaughan.ca; Ruth Rendon; Ko, Augustine; Malcic, Sandra; Bottomley, Paul; Cline, Teresa; Wong, Haydi; Lalingo, Anthony

Cc: Leary, Tabitha

Subject: MHBC Planning – 10351, 10431, 10445 & 10475 Keele Street

When: February 24, 2022 1:00 PM-1:30 PM (UTC-05:00) Eastern Time (US & Canada).

Where: Zoom Details Included

Hi Debra,

Regional staff have received site-specific requests to reconsider preliminary and draft York Region Official Plan (ROP) mapping.

Staff are committed to providing landowners, or their agents with an opportunity to meet with staff to discuss their site. In this regard, we are inviting you to a meeting on **February 24th, 2022 at 1:00 PM** to discuss your site-specific requests before reassessing staff's original recommendation. Thirty minutes has been set aside for the meeting and local municipal staff may also be present. If you are unable to attend, please send an alternate.

Please accept this invitation to confirm attendance by you or your designate as meeting time slots are limited. If you have any questions, please do not use 'reply' but rather contact futureyork@york.ca. Staff will consider input received when revising the draft ROP. An updated ROP is anticipated to be presented to Regional Council for adoption in mid-2022.

Regards,
Sandra Malcic
Director, Long Range Planning

Long Range Planning Admin is inviting you to a scheduled Zoom meeting.

Topic: MHBC Planning – 10351, 10431, 10445 & 10475 Keele Street
Time: Feb 24, 2022 01:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://york.zoom.us/j/96355526169?pwd=V0lQRWVMS0RkKy9GbZvSTUzMG1FUT09>

Meeting ID: 963 5552 6169

Passcode: 508826

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Meeting ID: 963 5552 6169

Find your local number: <https://york.zoom.us/u/aesVeRhVH0>

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Join by H.323

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162.255.36.11 (US East)

69.174.57.160 (Canada Toronto)

65.39.152.160 (Canada Vancouver)

Meeting ID: 963 5552 6169

Passcode: 508826

Join by Skype for Business

<https://york.zoom.us/skype/96355526169>