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File: P-3036

April 10, 2019

Regional Municipality of York
Administrative Centre
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

Attention: Committee of the Whole, Regional Municipality of York

**Re: Planning for Intensification Background Report and Draft Intensification Strategy
(Item E.2.1)
7700 Keele Street and 2267 Highway 7, City of Vaughan
Avenue 7 Developments Ltd.**

KLM Planning Partners Inc. represents Avenue 7 Developments Ltd. (formerly known as 7700 Keele Street Limited) with respect to the above-noted lands in the City of Vaughan. Our client has made prior submissions throughout 2018 and 2019 to the Minister of Municipal Affairs and Housing, Regional Council, and Regional Planning staff regarding the ongoing Provincial review and Municipal Comprehensive Review as they relate to the above-noted lands.

On behalf of our client, we have reviewed the report titled “Planning for Intensification Background Report” along with its two attachments. We understand that this report identifies opportunities for Regional Staff to consult with stakeholders regarding the analysis and implications of the draft Intensification Strategy. We have a number of questions regarding the analysis contained in this report which relate to our client’s request for an employment land conversion. We would like to ensure that we have an opportunity to continue our dialogue with Regional and Municipal Staff regarding our previously noted request and have an opportunity to discuss the findings of the “Planning for Intensification” report with them.

The request for conversion of our client’s lands from an Employment designation to a mixed-use designation permitting residential uses seeks to achieve the Region’s vision and goals for the Highway 7 Corridor and Major Transit Station Areas (MTSA’s) as set out in staff’s report. Our client’s lands are located within MTSA 14 and based on the draft Strategy, we believe that there may be a missed opportunity to identify increased residential density within this MTSA given the

long-term vision for these lands as a mixed-use, transit-supportive development which is consistent with the Region's interests.

We thank Committee and Staff for the opportunity to review the methodology and assumptions informing the Intensification Strategy prior to its approval. We kindly request that Regional Staff include our client on a list of stakeholders to be consulted prior to the finalization of the Intensification Strategy.

We trust the above is satisfactory and we look forward to working with Staff on our request for an employment land conversion on the subject lands through the MCR process.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan, MCIP, RPP
Partner

Encl.

Copy: Paul Freeman, Chief Planner, Regional Municipality of York
Karen Whitney, Director, Community Planning and Development, Regional Municipality of York
Sandra Malcic, Director, Long Range Planning, Regional Municipality of York
Bruce Macgregor, Chief Administrative Officer, Regional Municipality of York
Regional Clerk, Regional Municipality of York
Avenue 7 Developments Ltd., Owner



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Delivered via E-mail

November 30, 2018

Regional Municipality of York
Administrative Centre
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

Attention: Ms. Sandra Malcic
Director, Long Range Planning, Regional Municipality of York

Re: Proposed Employment Land Conversion
7700 Keele Street and 2267 Highway 7, City of Vaughan
Seven Keele Limited and 7700 Keele Street Limited

Dear Ms. Malcic,

KLM Planning Partners Inc. represents Seven Keele Limited and 7700 Keele Street Limited with respect to a proposed request for an Employment Land Conversion for the above-noted properties in the City of Vaughan, within the Region of York. On behalf of our clients, we would like to submit a request for consideration of the above-noted lands as a potential site for an employment land conversion through the Municipal Comprehensive Review (MCR) process which is currently in progress.

The subject lands are located at the southwest quadrant of Highway 7 and Keele Street in the City of Vaughan, as shown in Figure A, attached hereto. They are located within the Keele Employment Area and currently contain an industrial/commercial building with a mix of uses including a recreational fitness facility, a fast-food restaurant, and a number of commercial retail and office uses. Our client proposes to re-develop the lands to incorporate mixed-use residential development with a number of currently permitted uses, thus requiring an employment land conversion.

In accordance with the Provincial Policy Statement (2014) and the Growth Plan for the Greater Golden Horseshoe (2017), an employment land conversion may only take place at the time of an MCR. As such, we wish to actively participate in the MCR process with respect to and in support of the aforementioned proposed conversion. We request to be notified of any future reports, strategies, or public meetings in relation to the MCR.

I trust the above is satisfactory and will facilitate future communication and discussion with Regional staff regarding the merits of the proposed employment land conversion. Should you have any questions or require anything further, please do not hesitate to contact the undersigned or Christine Halis at 905-669-4055 extension 251.

Thank you for your consideration. Please provide any future notices and/or communications to the attention of the undersigned.

Yours truly,
KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan, MCIP, RPP
Partner

Encl.

Cc: Dani Cohen, Owner
Paul Freeman, Chief Planner, Regional Municipality of York
Karen Whitney, Director, Community Planning and Development, Regional Municipality of York
Bruce Macgregor, Chief Administrative Officer, Regional Municipality of York
Wayne Emmerson, Regional Chairman and CEO, Regional Municipality of York
Denis Kelly, Regional Clerk, Regional Municipality of York
Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management, City of Vaughan
Bill Kiru, Director of Policy Planning & Environmental Sustainability, City of Vaughan
Fausto Filipetto, Manager of Long-Range Planning, City of Vaughan

FIGURE A



SUBJECT LANDS: 7700 KEELE ST. & 2267 HIGHWAY 7