

**From:** IRENE FORD [REDACTED]

**Sent:** Monday, June 06, 2022 11:36 AM

**To:** Wayne Emmerson <wayne.emmerson@york.ca>; Council@vaughan.ca; John Taylor <jtaylor@newmarket.ca>; Jack Heath - Markham Regional Councillor <jheath@markham.ca>; Jim Jones <jjones@markham.ca>; Carmine Perrelli <carmine.perrelli@richmondhill.ca>; david.west@richmondhill.ca; Joe DiPaola <joe.dipaola@richmondhill.ca>; Joe Li <joeli@markham.ca>; Frank Scarpitti <mayorscarpitti@markham.ca>; Deputy Mayor Don Hamilton – Markham <dhamilton@markham.ca>; Margaret Quirk <mquirk@georgina.ca>; Mayor-Town of Whitchurch-Stouffville <mayor@townofws.ca>; Tom Mrakas <tmrakas@aurora.ca>; Tom Vegh <tvegh@newmarket.ca>; Virginia Hackson <vhackson@eastgwillimbury.ca>; Robert Grossi <rgrossi@georgina.ca>; Clerks@vaughan.ca; Regional Clerk <clerkgeneralline@york.ca>; Steve Pellegrini <spellegrini@king.ca>

**Cc:** Sandra Malcic <sandra.malcic@york.ca>; Paul Bottomley <paul.bottomley@york.ca>; Paul Freeman <paul.freeman@york.ca>

**Subject:** [External] Highway 50 & Hwy 7 - Gateway Community or Warehouse Monsters/Regional Conversion Requests

Vaughan Clerks - Please add this as my communication for tomorrow's [Agenda Item 6.5](#) entitled SEVEN 427 DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT FILE OP.21.018 ZONING BY-LAW AMENDMENT FILE Z.21.037 VICINITY OF HIGHWAY 7 AND NEW HUNTINGTON ROAD

Regional Clerks - Please add this as a communication for the next time the Official Plan comes forward to York Region Council

Vaughan and York Region Council,

Please be advised that there seems to be some confusion with the vision of a gateway community presented by Regional Councillor Jackson at York Region Council and the development applications being received. I am concerned that York Region Council supported a employment conversion request that is not suitable and will facilitate residential development, a sensitive receptor in an area that is not suitable. Unfortunately York Region Council did not head to my warning and proceeded to vote on this item in the absence of staff recommendations. For reasons I do not understand Vaughan Council members appear to have blindly supported this motion from Regional Councillor Jackson. Vaughan Council members ought to know better than to blindly support motions brought forward on land-use based on the six MZO's supported in the absence of any planning or legal due diligence to review the members motions brought forward by Mayor Bevilacqua in 2020.

It appears we have 13 members at Regional Council who think they now better than staff and are too willing to blindly support motions that are clearly at the behest of the landowner. Upon driving out to this site I found a TACC site and what I assume to be warehouse scaffolding being erected. On the other side of Highway 50 on the SW corner there appears to be a monster sized industrial warehouse space being erected.

My concerns about suitable land-use and the real vision for these lands appears to be spot-on. There are no hotels or residential being proposed just more warehousing. <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=107626>

### **Report Highlights**

- The Owner proposes a one-storey employment warehouse building with accessory outside storage and future office uses
- Official Plan and Zoning By-law Amendments and a future site plan application are required to permit the proposed development
- The Development Planning Department supports the Applications as the proposed use is consistent with the Provincial Policy Statement 2020, the Growth Plan 2019, as amended, the York Region Official Plan and are considered compatible with the existing and planned uses for the surrounding area

It is unclear to me if Vaughan and York Region Council members do not understand the ramifications of their decisions or they do not care. These motions have the potential to increase the land value practically overnight. I hope when the remaining conversion requests brought forward by Regional Councillor Jackson and unethically supported by Vaughan's Mayor and other Regional Councillors that Regional Council members will consider how factual the information really is and if they want to put their name to the voting record for motions that clearly only benefit and are in the interest of the landowner not the community. Both are near Highway 413 and one is to downgrade Greenbelt protection and will result in the very outcomes that caused so many to speak so loudly against ROPA7.

## **I.1 Employment Conversion – V25**



**Moved by** Regional Councillor Jackson

**Seconded by** Regional Councillor Rosati

WHEREAS, the City of Vaughan and the Region of York Council approved the employment conversion request V25 on the lands then legally described as Part of Lots 4 and 5, Concession 9; and

WHEREAS, the City of Vaughan has since deemed the Huntington Road allowance surplus between Highway 50 and Highway 7. The City of Vaughan Council has stopped up and closed the Huntington Road allowance at its Council meeting on January 10, 2022, through the enactment of City of Vaughan By-law 032-2022; and

WHEREAS, the applicant has since purchased the Huntington Road Allowance from the City of Vaughan; and

WHEREAS, the applicant has further purchased the lands on the south-east corner of Highway 50 and Highway 7, thereby resulting in the consolidation of all lands east of Highway 50 and south of Highway 7 under the applicant's ownership; and

WHEREAS, the City of Vaughan Council approved the below request at its council meeting of April 26, 2022.

THEREFORE it is recommended:

1. That the Region of York approve the corresponding revision to employment conversion request V25 to include the portion of lands legally described as Parts 2, 5 and 12 on Plan 65R-39517 and Part of the Original Road allowance between Concessions 9 and 10 as shown on Attachment A.

A recorded vote on the original motion moved by Regional Councillor Jackson, seconded by Regional Councillor Rosati was as follows:

**For:** Bevilacqua, DiPaola, Emmerson, Ferri, Grossi, Hackson, Jackson, Jones, Li, Lovatt, Rosati, Vegh, West (13)

**Against:** Hamilton, Heath, Mrakas, Pellegrini, Quirk, Scarpitti, Taylor (7)

**Absent:** Perrelli (1)

**Carried**

[Regional Council - May 26, 2022](#)

Thank you,  
Irene Ford