



**COMMUNICATION C22.
ITEM NO. 2
CW (PM)
October 3, 2023**

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October 2, 2023

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
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Attention: Hon. Mayor Del Duca and Members of Council

**Re: Public Hearing - City of Vaughan Official Plan Review (Part A)
Avenue 7 Developments Inc.
2267 Highway 7 and 7700 Keele Street
City of Vaughan,
Regional Municipality of York**

KLM Planning Partners Inc. is the land use planning consultant for Avenue 7 Developments Inc, the owner of the properties municipally known as 2267 Highway 7 and 7700 Keele Street in the City of Vaughan, herein referred to as the "Subject Lands". KLM has been monitoring and participating in the City's Official Plan Review ("OPR") on behalf of our clients and wish to provide comments in relation to the Public Hearing Report dated October 3, 2023, and the Draft Part A Official Plan Amendment Policies and Schedules ("Draft VOP") attached to that report.

We understand that the OPR review process will be completed in two parts, a Part A Official Plan Amendment (the "Part A Draft OPA"), which is a conformity exercise with the latest Region of York Official Plan (the "Regional OP") and Provincial Policy, and a Part B Official Plan Amendment (the "Part B Draft OPA"), which goes beyond the scope of the conformity exercise providing for a fulsome review and update of the City of Vaughan Official Plan (the "City OP"). The purpose of this letter is to provide feedback to the City of Vaughan (the "City") on the Part A Official Plan Amendment.

The Subject Lands are located at the southwest corner of Highway 7 (also referred to as Avenue 7) and Keele Street in the City of Vaughan and consists of two separate properties which are known municipally as 7700 Keele Street and 2267 Highway 7 with a total area of approximately 5.5 hectares (13.9 acres).

Applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision were filed to the City on May 31, 2022, to facilitate a mixed-use development consisting of 3,000 residential units, 10,526 m² office space, 10,343 m² retail space and 1,352 m² community space in 4 buildings ranging in height from 20 to 60 storeys.

The Owners of the Subject Lands previously participated in the Municipal Comprehensive Review ("MCR") in relation to the Region of York (the "Region") Official Plan and submitted an employment land conversion request to the Region in accordance with A Place to Grow: Growth Plan for the Greater Golden

Horseshoe (the “Growth Plan”). The City was also provided with an opportunity to assess each employment land conversion request within the City. Through this assessment, City of Vaughan Council considered and endorsed the employment land conversion request at its meeting on May 27, 2020 and the Region of York Council approved the request at its meeting on October 15, 2020. This was ultimately reflected in the final version of the 2022 York Region OP (“YROP”) as approved by the Minister of Municipal Affairs and Housing on November 4, 2022.

The YROP currently designates the Subject Lands as “Urban Area” on Map 1 (Regional Structure), and “Community Area” on Map 1A (Land Use Designations). Highway 7 abutting the Subject Lands is identified as a *Regional Corridor* on both Map 1 (Urban Structure) and Map 1B (Urban System Overlays) and are identified within a Protected Major Transit Station Area on Map 1B (Urban System Overlays). In this regard, the Subject Lands are no longer within an employment area as defined by the Growth Plan.

Schedule 1 (Urban Structure) of the Draft VOP continues to designate the Subject Lands as *Employment Area* (see **Figure 1**), however the Subject Lands are correctly identified as not being within an Employment Area on Appendix 1 (Regional Employment Areas and Densities) of the Draft VOP (see **Figure 2**). Furthermore, the City is introducing new policies in Section 2.2.4.6 and 2.2.4.7 which establish a set of criteria and requires Regional approval for the removal of employment lands in the Draft VOP.

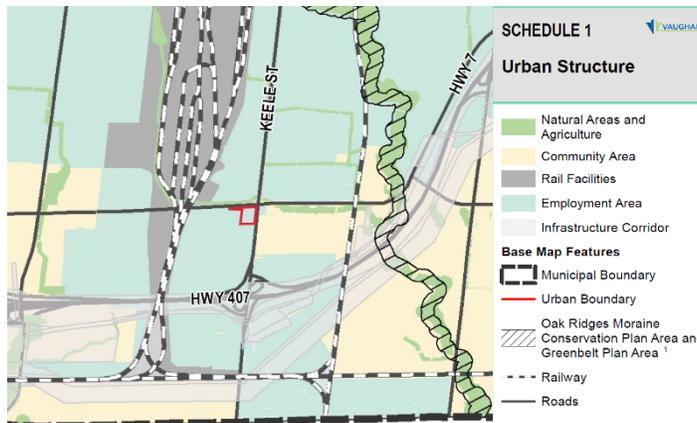


Figure 1: Draft VOP Schedule 1 (Urban Structure)

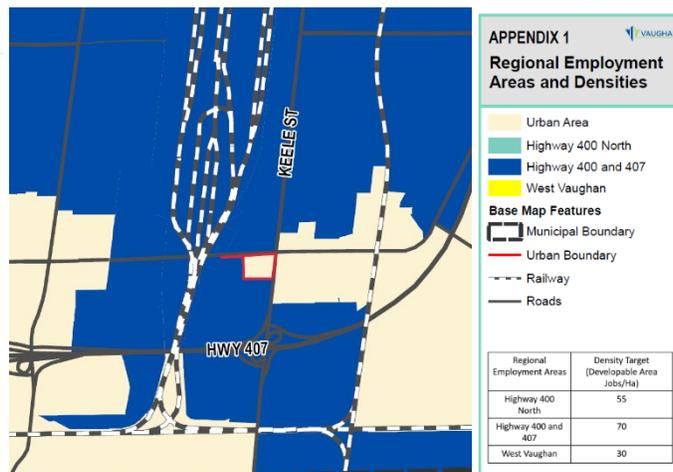


Figure 2: Draft VOP Appendix 1 (Regional Employment Areas and Densities)

We remind members of Council and staff that after many years of review and consideration, Regional Council, City Council and the Minister of Municipal Affairs and Housing supported and approved the conversion of the Subject Lands from employment to urban to permit non-employment uses through MCR for the YROP. Maintaining an employment designation on the Subject Lands does not reflect decisions of the Province, Region and City.

We respectfully request that the Subject Lands be designated as “Community Area” on Schedule 1 (Urban Structure) within the new Draft VOP.

Finally, we note that insufficient notice was provided to KLM, the owner of the subject lands and the industry as a whole in relation to this Public Hearing and the Draft VOP. As such, we reserve the right to provide further comments in relation to the Draft VOP. Please consider this as our formal request to be notified of any and all future reports, public meetings, community open houses, or council meetings. We would also welcome the opportunity to discuss this letter further with staff.

We look forward to any further discussions on this matter with the City. Please do not hesitate to contact the undersigned if there are any questions or concerns of if you require any additional information.

Yours truly,

KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan, BURPI, MCIP, RPP
Partner

CC: Client
Haiqing Xu, Deputy City Manager, Planning and Growth Management