

Anland Developments Inc.
14-3650 Langstaff Road, Suite 268
Vaughan, ON L4L 9A8

281187 Ontario Limited
145 Haist Avenue, Unit 8
Vaughan, ON L4L 5V1

November 16, 2023

Mayor and Members of Council
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

C3
COMMUNICATION
SPECIAL COUNCIL – November 29, 2023
Item 1

Delivered via email

Dear Mayor and Members of Council,

Re: *Announcement Impacting Provincial Decisions on Municipal Official Plans and Official Plan Amendments*
281187 Ontario Ltd. and Anland Developments Inc.

281187 Ontario Limited ("281") and Anland Developments Inc. ("Anland") are the registered landowners ("the Owners") of the land holdings located east of Weston Road, south of Rutherford Road, and west of Highway 400, which includes 8955 Weston Road and lands immediately north (PINS: 032800301, 032800173, and 032800289) having a combined area of approximately 29 hectares (the "subject lands"). Attachment A shows the Subject Lands and Ownership.

In September 2023 Paul Calandra, the new Minister of Municipal Affairs and Housing, undertook a review of past provincial decisions related to land use planning, including official plans and minister's zoning orders, to ensure that these earlier decisions supported its goal of building at least 1.5 million homes in a manner that maintained and reinforced public trust. The provincial modifications to the Region of York Official Plan are included in this review.

On October 23rd, 2023, the Minister of Municipal Affairs and Housing announced that the Province was intending to introduce legislation which would reverse the Province's changes to Official Plans and would provide 45 days for single and lower tier municipalities to submit information about the modifications to the Official Plans to the Ministry (by December 7, 2023). This was subsequently confirmed on November 2nd, 2023, when the Minister issued a letter to municipalities. The municipal responses would be given serious consideration.

In the announcement the Minister emphasized the importance of Official Plans as tools for addressing Ontario's shortage of housing. He, therefore, encouraged municipalities to ensure that their response to meeting the required housing targets was ambitious and reflective of the serious need to get more homes built quickly. To this end, the Minister encouraged municipalities to look for opportunities to systematically increase density and to align this density with existing and planned transit. Getting more homes built faster not only would help

residents meet their housing needs but would also help municipalities access funding under Ontario's all-new \$1.2 billion Building Faster Fund.

The York Region Official Plan ("the YROP"), as approved with modifications by the Minister in November 2022, includes a site-specific policy applicable to the subject lands which states:

"4.2.33 Special provisions for the lands in the City of Vaughan, located in the southwest quadrant of the intersection of Highway 400 and Rutherford Road, comprised of the following PINS: 032800301, 032800173, and 032800289. Notwithstanding any other policies in this plan to the contrary, the minimum density of 200 units per hectare applicable to the whole of the lands and a minimum building height of 18 storeys for any high density residential built form on the site."

Through its introduction of a minimum density and minimum height, this modification ensured the opportunity to provide much needed housing in this location in order to help meet provincial housing targets. At the same time the YROP was modified to designate the subject lands as *Community Area* on Map 1A – Land Use Designations. Prior to the Minister's modifications, the subject lands were designated as *Employment Lands*.

The Owners have been seeking a *Community Area* designation for the subject lands since 2009 in order to provide for the development of a complete residential community. Most recently, on October 3, 2022, the Owners submitted a letter to the Minister through the Environmental Registry of Ontario (Attachment B), requesting the subject lands be designated for a mix of uses in order to deliver much needed affordable and market housing, a long-term care facility, improvements to the transportation network including the extension of Bass Pro Mills Drive, and the revitalization to a portion of the Black Creek watercourse.

As noted above, this request was approved by the Minister through a Minister's modification which provided for a modest conversion of employment lands which are not part of a Provincially Significant Employment Zone and which could make a significant contribution to the provision of housing as part of a logical extension of the Vaughan Mills Secondary Plan Area. While Vaughan had identified the subject lands as being appropriate for the development of an office campus, the COVID 19 Pandemic (early 2020) resulted in a significantly reduced demand for office space, as many people continue to work from home and there is a high vacancy rate for existing offices.

Since the approval of the Minister's modifications, over one year ago, the Owners have initiated, upon the advice of City Staff, a number of planning, servicing, transportation and environmental studies to provide for the future development of the subject lands in accordance with these modifications and have invested a significant amount of money doing so. The Owners and their consultants have also met with City Staff on multiple occasions to discuss the requirements of the development and present our Preliminary Master Plan (Attachment C). To date, the following work has been completed:

- Retained planning, transportation, civil engineering, and environmental consultants;

- Prepared a Preliminary Master Plan;
- Currently undertaking transportation, engineering, environmental reports to support development of the subject lands;
- Fieldwork related to the existing environmental features and species on site;
- Multiple traffic counts in the vicinity of the subject lands in accordance with the agreed upon terms of reference with City and York Region Staff;
- On-site surveying;
- Prepared preliminary site servicing strategies.

We have also worked closely with City Staff and external agencies in preparation of our reports and plans, including:

- Meeting with City Staff on May 26, 2023, to discuss the requirements of the development;
- Meeting with City Staff on August 28, 2023, to present our Preliminary Master Plan;
- Meeting with TRCA Staff on September 20, 2023;
- Attended the Vaughan Mills Centre Secondary Plan Landowners Information Meeting hosted by the City on October 18, 2023.

We continue to work closely with City Staff in preparing our studies to support the development of lands and the necessary infrastructure improvements required in the area to support of the level of development approved by the Province. Based on our preliminary plans, there is opportunity to provide a significant number of housing units (minimum of 5,800 units based on the modification), including a mix of affordable and market units in townhouse and apartment forms, significant new public parks, revitalization of the exiting watercourse, and other community uses including schools. Development of the subject lands will also provide for the dedication and construction of the much needed extension of Bass Pro Mills Drive from Highway 400 to Weston Road, which will benefit existing and proposed development in the Vaughan Centre Secondary Plan area.

We have also discussed the option to front-end and cost-share the appropriate infrastructure improvements with the City and other landowners. These discussions remain ongoing however we are aware of the servicing and transportation constraints in the area and are optimistic our development can help to provide part of the solution to service these lands.

There is an exceptional opportunity to provide a significant amount of affordable and market housing at this location and we, as owners, have invested a significant amount of time and money with the ultimate goal of delivering a complete community. Our development will support the Province's goal of building 1.5 million homes and deliver much needed infrastructure improvements to the City of Vaughan while building a complete community for future generations of Vaughan residents and creating hundreds of construction related jobs.

We believe there are sound planning principles which have been documented by the Owners which support the Provincial modification. The subject lands can help address the real need for housing in the City in a location which is already included within the urban boundary and

which represents a logical extension of Vaughan Mills Centre Secondary Plan area. Many of the modifications to the YROP, including the one for the subject lands, will facilitate the delivery of housing quickly. We are committed to working with Vaughan City Staff in order to secure the approval of development through an official plan and secondary plan amendment, a zoning by-law amendment, draft plan of subdivision, and site plan approval which will ensure that both the policies and the technical requirements of the City are met. Reversing the modification would only delay the construction of much needed housing in the City of Vaughan, would result in a costly and unnecessary delay in the provision of the Bass Pro extension, and would not, in any way, result in the construction of office space.

We ask that City Council direct York Region and the Minister to support the site-specific policy relevant to the subject lands in the York Region Official Plan, so that we can continue our work to deliver our complete community during the current housing crisis.

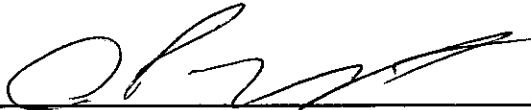
Anland and 281 look forward to your assistance in this matter and would be happy to discuss this further with you. Our contact info is provided below.

Alex Pizzimenti – alex@alexpizzimenti.ca

Jason Gabriele – jagabriele@rogers.com

281187 Ontario Limited

Per:

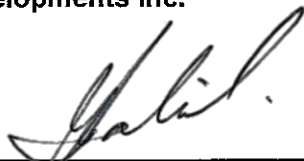


Alex Pizzimenti

I have the authority to bind the Corporation

Anland Developments Inc.

Per:



Jason Gabriele

I have the authority to bind the Corporation

cc: *Haiqing Xu, Deputy City Manager, Planning and Growth Management, Vaughan
Hon. Paul Calandra, Minister of Municipal Affairs and Housing
Paul Freeman, Chief Planner, Planning and Economic Development, York Region
York Regional Council*

ATTACHMENT A



LEGEND

----- LAND OWNERS GROUP

CONDELAND
 CONSULTING ENGINEERS & PROPERTY MANAGERS
 2200 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 4T8

File Number : 3867
 Date Drawn : 29 Sep 2022
 Drawn By : G.M.
 Planner : J.L.
 Scale : N.T.S.
 CAD : 22-030/Drawings/CADD/Base



LAND OWNERSHIP MAP

SCHEDULE A

Anland Developments Inc.
14-3650 Langstaff Road Suite 268
Woodbridge, Ontario L4L 9A8

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145 Haist Avenue, Unit 8
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October 3, 2022

HAND DELIVERED AND BY EMAIL TO:

Ministry of Municipal Affairs and Housing
College Park 17th Floor
777 Bay Street
Toronto, Ontario M5G 2E5

Attention: The Honourable Steve Clark

Dear Minister Clark:

Re: Environmental Registry of Ontario – Requested Comments re York Regions New Official Plan for a decision

281187 Ontario Limited (“281”) and Anland Developments Inc. (“Anland”) are the registered landowners of the land holdings located south of Rutherford Road, west of Highway 400, east of Weston Road, and north of the future extension of Bass Pro Mills Drive, having a combined area of approximately 70 acres. Attached as **Schedule “A”** is the Land Ownership Map identifying the lands.

Please accept this letter as 281 and Anland’s comments and requested amendments to York Region’s New Official Plan as provided for in the Environmental Registry of Ontario.

281 and Anland have been pursuing the approval of an infill mixed use sustainable live work development on the lands for over 14 years. 281 and Anland, through their planners and legal team have tried continuously to obtain approvals with no success. There have been and continue to be appeals to the Ontario Land Tribunal and its predecessors and several attempts to negotiate and mediate a settlement with the municipality. All such settlement attempts have been unsuccessful or rejected.

281 and Anland and its consultants have filed materials on a continuous basis with the City of Vaughan and the Region including, but not limited to, revised conceptual plans, traffic studies, engineering studies and marketing studies.

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As of 2019, the Commissioner of Planning had supported the proposed mixed-use residential and employment for the lands; however, shortly thereafter there was a change in Commissioner. The new Commissioner of Planning appears to have been influenced by a residential neighbourhood to the west of the lands that was opposed to the residential component proposed. Attached hereto as **Schedule "B"** is a copy of the Concept Plan.

The Concept Plan proposes the following:

- a. The realignment of the Black Creek to create a greenway channel and public open space block at the centre of the development. This concept meets with the preliminary approval of the Toronto and Region Conservation Authority (the "TRCA").
- b. Low-rise residential uses fronting on the east side of Weston Road to provide a transition between the residential neighborhood west of Weston Road and the balance of the development of the lands.
- c. High-rise mixed-use residential development, including affordable housing, located on the west side of the proposed greenway channel.
- d. Mid-rise residential uses located in the interior of the block between the low-rise residential uses and high-rise mixed uses.
- e. High-density Prestige Employment Uses located adjacent to the east side of the greenway channel and adjacent to Highway 400.
- f. High-density Prestige Office Employment Uses located at the intersection of two proposed collector streets and north of the existing stormwater management pond.
- g. Retail/Service uses located along a proposed collector road that connects to Rutherford Road.

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h. The Residential component represents appropriate infill development and 281 and Anland would be prepared to ensure that a portion of the residential component would address the need for long term care.

The Concept Plan proposes that employment uses on our lands are confined to the east side of the proposed greenway channel, closest to Highway 400 and appropriately separated from the low-density residential community west of Weston Road. The proposal has been designed not to compete with the Vaughan Metropolitan Centre plan, while ensuring a sustainable employment residential mix. On the west side of the greenway channel 281 and Anland are proposing an appropriate mix of housing types including affordable housing for all incomes.

Based upon a subjective review of the surrounding area, the lands are not suitable for employment use in their entirety. The proposed mixed-use development concept is similar to an established and proven pattern of land use along the Highway 400 corridor. In particular, this land use pattern is demonstrated by Block 33, located to the north of the lands (see **Schedule "D"**). Block 33 is composed of employment lands on the east side of the block along Highway 400 and primarily residential land uses on the west side of the block.

The proposed development concept of the lands provides appropriate transitions between surrounding low-rise residential uses to the west and mixed uses to the north and east. Intensifying employment uses on the east side of the lands adjacent to Highway 400 will assist in achieving Regional objectives for employment intensification in this area and will contribute to meeting employment density targets.

Further, part of Provincial, Regional and local objectives is to provide for a broad range of housing types, including affordable housing, amidst existing built-up areas.

The redevelopment of our lands with a mix of uses in compact densities will allow for more efficient use of currently underutilized land parcels while achieving employment densities that are appropriate for the location and context of the lands. It is appropriate that enhanced retail commercial and residential permissions be provided for our lands, allowing for an appropriate transition to the established residential area to the west of Weston Road and the provision of a

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range of housing options within the VMSCP area, while also providing a significant amount of diverse employment uses in the same precinct.

The conversion of a portion of the lands from Employment to Mixed Use Residential has been rejected on the grounds that it would be removing valuable employment lands. We dispute this determination and submit the following for your consideration:

1. The lands, in their entirety, are not part of the Provincially Significant Employment Zone.
2. While rejecting the modest conversion proposal of the lands from Employment to Mixed Used Residential on the basis that it would remove much needed employment lands, the City of Vaughan simultaneously approved a conversion of 305 hectares of Employment lands fronting on highway 400 (on both sides) to Residential. See Schedule "C". The rejection of this proposed conversion request is, by comparison, only five percent of the 305- hectare conversion approved by the City of Vaughan Council in June of 2020. The proposed development for the lands is comprised of an infill site that maintains Employment along the Highway 400 frontage, while providing a buffer to the residents on the west side of Weston Road, and a further buffer between the proposed residential and the employments lands by way of a greenway channel, which has preliminary support from TRCA. See Schedule B. In the most recent proposal to the City of Vaughan, 281 and Anland have offered to build an affordable housing project and a senior's Long-Term Care facility in order that the live-work campus meets with all provincial and municipal goals and objectives.
3. During the COVID pandemic, people, including all municipal staff objecting to this proposal, have been working from home and performing their duties without sitting in an office tower. The residential home is now the new working environment, so the claim that the conversion of employment to residential would result in lost jobs is demonstrably false. (Shopify most recently told all their employees they no longer have to work in an office building and that they can work from home - they occupied a 300,000 square foot office building prior to COVID).

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281 and Anland are submitting a request for an amendment to York Region's New Official Plan so as to permit Infill Residential; which shall help address the current housing crisis/shortage and affordable housing crisis. The request is for the conversion of only a portion of the lands as shown on the attached plan (Schedule B). The proposed plan will meet all provincial and municipal requirements. Lending support to the request are two existing precedents to the north of the site that have the same characteristics to this site, as shown on Schedule D. These sites to the north of the lands obtained approval while 281 and Anland were in the process of requesting approvals for the lands.

The proposal will place the Employment lands along the Highway 400 frontage while providing a linear separation park on Weston Road as a buffer to the Residential area adjacent to the Residential component. 281 and Anland have preliminary support from the TRCA for this proposal as 281 and Anland have ensured a completion of the watercourse that extends north south through the middle of the property and physically separates the Employment and Residential developments.

The approval of Residential use and its quick build out will allow for the payment and construction of the Bass Pro Mills Drive extension to Weston Road, thereby alleviating long existing traffic issues. These traffic issues, counterintuitively, have been the main reason that area residents have objected to the development of the lands.

In summary, we have attached schedules that are examples of what 281 and Anland have been proposing and other areas approved and built after we submitted. 281 and Anland are asking for fairness and the ability to approve only a portion of the site adjacent to the existing residential and allow 281 and Anland to provide badly needed affordable housing and market driven housing for young couples and families. 281 and Anland are asking for help in resolving this decade long pursuit.

281 and Anland look forward to your assistance in this matter. We can be reached by email at the following email addresses:

Alex Pizzimenti - alex@alexpizzimenti.ca

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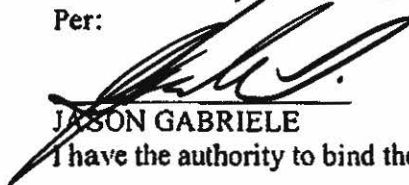
If you have any questions or require any further information/documentation, please do not hesitate to reach out to us.

281187 Ontario
Limited
Per:



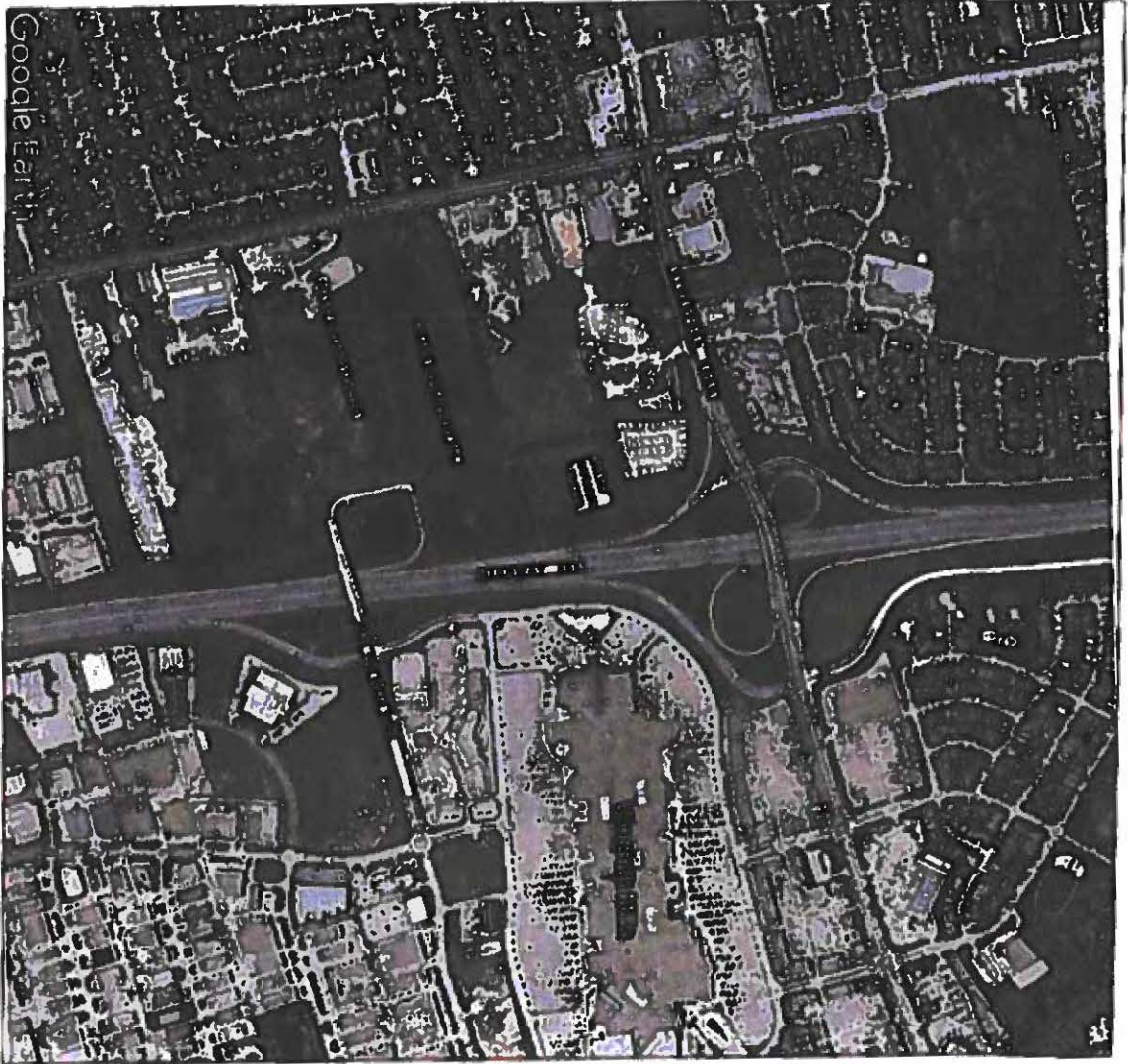
ALEX PIZZIMENTI
I have the authority to bind the Corporation

Anland Developments Inc.
Per:



JASON GABRIELE
I have the authority to bind the Corporation

SCHEDULE "A"



LEGEND
 LAND OWNERS GROUP

CONDELAND			LAND OWNERSHIP MAP	SCHEDULE A											
<table border="1"> <tr><td>Project Name</td><td>2008</td></tr> <tr><td>Year</td><td>2008</td></tr> <tr><td>City</td><td>LA</td></tr> <tr><td>State</td><td>CA</td></tr> <tr><td>County</td><td>San Diego</td></tr> <tr><td>Parcel No.</td><td>000000000000000000</td></tr> <tr><td>Map No.</td><td>1</td></tr> </table>	Project Name				2008	Year	2008	City	LA	State	CA	County	San Diego	Parcel No.	000000000000000000
Project Name	2008														
Year	2008														
City	LA														
State	CA														
County	San Diego														
Parcel No.	000000000000000000														
Map No.	1														

SCHEDULE "B"



LEGEND

-  GREENWAY OPEN SPACE
-  RESIDENTIAL
-  MIXED-USE
-  ROADS
-  LAND OWNERS GROUP

CONDELLAND

Project Name	
Client	
Location	
Scale	
Date	



DEVELOPMENT CONCEPT

SCHEDULE B

SCHEDULE "C"







CONDRELAND

Project No.	100-1000
Scale	1" = 100'
Date	10/1/00
Author	J. Smith
Checked	M. Jones
Approved	



BLOCK CONTEXT

SCHEDULE C

- LEGEND**
-  CARPENTRY OPEN SPACE
 -  RESIDENTIAL
 -  MIXED-USE
 -  BOUNDARY

SCHEDULE "D"



LEGEND

----- SUBJECT LOTS

CONDOLAND

DATE	NOV 2011
PROJECT	CONDOLAND
SCALE	1" = 100'
BY	...
CHECKED	...
DATE	...
BY	...
CHECKED	...
DATE	...



CONTEXT AIR PHOTO

SCHEDULE D

Master Plan

Preliminary Concept Demonstration



LEGEND

- Site Boundary
- Neighbourhood Park(s)
- Black Creek Corridor
- Potential Integrated Community Facility / Urban School Block
- POPS
- Outdoor Amenity Space
- Green Buffer / Accessible Greenway
- Pedestrian Oriented Connections
- Multi-use Pathway (Off Road) - *Vaughan Mills Centre Secondary Plan, Schedule H*
- Active Building Frontages