



**SPECIAL COUNCIL MEETING – NOVEMBER 29, 2023  
COMMUNICATIONS**

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	<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<b><u>Distributed November 27, 2023</u></b>			
C1. Mark R. Flowers, Davies Howe LLP, Adelaide Street West, Toronto, dated November 27, 2023.		Item 1	
C2. Marco Filice, Liberty Development Corporation, Highway 7 E., Markham, dated November 23, 2023.		Item 1	
<b><u>Distributed November 28, 2023</u></b>			
C3. Alex Pizzimenti and Jason Gabriele, Anland Developments Inc., Langstaff Road, Vaughan, dated November 16, 2023.		Item 1	
C4. Don Given, Malone Given Parsons, Renfrew Drive, Markham, dated November 28, 2023.		Item 1	
C5. Enzo Luongo, Sherwood Park Drive, Concord, dated November 28, 2023.		Item 1	

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**Please note there may be further Communications.**

November 27, 2023

By E-Mail to [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

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

Dear Mayor Del Duca and Council:

**Re: City of Vaughan Response to the Provincial Modifications to York Region  
Official Plan, 2022  
Special City Council Meeting on November 29, 2022 – Agenda Item 1**

We are counsel to H&L Title Inc. and Ledbury Investments Ltd. (collectively, “Title/Ledbury”), the owner of approximately 10 ha of land east of Weston Road and south of Rutherford Road in the City of Vaughan, municipally known as 9081 Weston Road (the “Title/Ledbury Lands”).

Our clients have owned the Title/Ledbury Lands for nearly 50 years, and although the lands have been designated for employment uses for approximately 30 years, they have remained largely vacant that entire time, and are currently occupied by a landscape supply business on the western portion of the lands. Thus, the Title/Ledbury Lands are woefully underutilized, providing little in the way of employment opportunities and doing nothing to address the current housing supply crisis facing the City of Vaughan, the Region of York and the Province of Ontario.

**For the reasons set out below, we request that Mayor Del Duca respond to Minister Calandra’s invitation to submit feedback to the Ministry of Municipal Affairs and Housing (“MMAH”) regarding the York Region Official Plan 2022 (“YROP”) by December 7, 2023, by confirming the City of Vaughan’s support for the following modifications to the YROP:**

- 1. Redesignating lands east of Weston Road and south of Rutherford Road from “Employment Area” to “Community Area” (Modification No. 75 of the MMAH Decision dated November 4, 2022), as further modified by also redesignating the adjacent Title/Ledbury Lands (PIN: 032800172) from “Employment Area to Community Area”; and**

2. **Establishing a new policy applicable to the lands that are subject to the redesignation in item 1 above, which requires a “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” (Modification No. 14 of the MMAH Decision dated November 4, 2022), as further modified by also including the adjacent Title/Ledbury Lands (PIN: 032800172) within this area-specific policy.**

Combining the Title/Ledbury Lands with the adjacent lands owned by 281187 Ontario Ltd. (“281187”) and Anland Developments Inc. (“Anland”), these lands comprise the vast majority of the block bounded by Weston Road on the west, Rutherford Road on the north, Highway 400 on the east and the planned extension of Bass Pro Mills Drive on the south (see **Map 1**).

Although the block southeast of the intersection of Weston Road and Rutherford Road has been designated for employment uses for a number of decades, the potential for introducing residential uses within this block has also long been recognized. In fact, in a 2009 background study prepared for the Vaughan Official Plan 2010 (“VOP”), the City’s planning consultant, Urban Strategies Inc., identified the lands north and south of Rutherford Road, between Weston Road and Highway 400, as an “Opportunity Area” for residential intensification (see **Map 2**), together with the following statement: “The west side of Highway 400 south of Rutherford Road has the most potential in this Opportunity Area as it is mostly unbuilt. The lands are currently designated employment lands and while the assumed mix would promote office and pedestrian related retail, significant residential development could be introduced here” [emphasis added]. Notably, both the City and York Region also recently confirmed that there is existing and planned infrastructure capable of accommodating significant employment and/or residential development on the lands owned by Title/Ledbury, 281187 and Anland.

Title/Ledbury, 281187 and Anland worked together for 10+ years in seeking residential permissions on at least a portion of their lands and developing comprehensive land use and development plans for the lands in their entirety. In that regard, these adjacent landowners jointly retained a number of consultants, including a land use planner, land economist, commercial market expert, transportation engineer and servicing engineer, to advance their collective interest in seeking residential permissions on their lands. To that end, through the most recent municipal comprehensive review exercise undertaken by York Region, which led to the YROP, Weston Consulting submitted an employment land conversion request jointly on behalf of Title/Ledbury, 281187 and Anland (see **Map 3 – Request V10**).

In its decision to modify and approve the YROP, dated November 4, 2022, MMAH redesignated the adjacent lands owned by 281187 and Anland from “Employment Area” to “Community Area” (Modification No. 75), and established a new Policy 4.2.33, applicable to the lands owned by 281187 and Anland (PINs: 032800301, 032800173 and

032800289), which directs a “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” (Modification No. 14). As a result of what appears to be an oversight by MMAH, the Title/Ledbury Lands (PIN: 032800172) were excluded from these modifications and remained designated as “Employment Area” in the YROP (**see Map 4**).

The effect of the MMAH decision was to render the Title/Ledbury Lands as an isolated employment area parcel, to be surrounded by residential uses (including high-density residential) to the south and east, an extensive low-density residential community to the west of Weston Road, and lands designated primarily for retail and other commercial uses to the north, on the south side of Rutherford Road. If the Title/Ledbury Lands are left as an orphaned employment parcel, there is serious concern that these lands are likely to remain largely vacant for the foreseeable future, generating minimal employment and little economic benefit for the City, while continuing to contribute nothing to address the current housing supply crisis.

Conversely, if the Title/Ledbury Lands receive similar residential permissions in the YROP as MMAH approved for the adjacent lands owned by 281187 and Anland, development of these lands would generate substantial public and economic benefits, including significant construction employment, development charges, community benefit charges, increased parkland, increased property taxes, increased customers and potential employees for the extensive existing and planned commercial development in the area, etc.

As you know, in Minister Calanda’s letter of November 2, 2023, in which he sought feedback from the mayors of York Region’s local municipalities regarding potential modifications to the YROP, he emphasized the importance of addressing Ontario’s housing shortage and using municipal official plans as a tool to combat that challenge:

*Official plans are an important tool for addressing Ontario’s shortage of housing. To that end, as you prepare your feedback, I encourage you to ensure your proposed approach to meet your housing targets is ambitious and reflective of the serious need to get more homes built quickly. In particular, I encourage you to look for opportunities to systematically increase density and align this density with existing and planned transit within your municipality. Getting more homes built faster will help more people in your municipality find a home that meets their needs and budget and help municipalities access funding under Ontario’s all-new \$1.2 billion Building Faster Fund.*

In responding to Minister Calandra’s comments and encouragement, we note that by supporting the requested modifications to the YROP that we have identified above you will be taking important steps to assist the City in meeting its target of 42,000 new housing

units by 2031. More specifically, assuming a minimum density of 200 units per hectare, in accordance with the new YROP policy 4.2.33 that was established by the MMAH decision in November 2022, the Title/Ledbury Lands alone would generate a minimum of approximately 2,000 residential units. Notably, the immediate area is very well served by existing and planned transportation infrastructure and transit, with both Weston Road and Rutherford Road being identified on Schedule 10 of the VOP as forming part of the “Regional Transit Priority Network”, and with access to Highway 400 from both Rutherford Road and Bass Pro Mills Drive. Further, as noted, the lands within this block are largely vacant with existing and planned infrastructure to accommodate significant residential development, thereby allowing “more homes built quickly”.

Accordingly, we urge Mayor Del Duca to write to MMAH by December 7, 2023, to confirm the City’s support for the proposed modifications to the YROP that we have set out above.

We thank you for your consideration of this request. In the meantime, if you have any questions regarding the contents of this letter, we would be pleased to discuss this with you and/or City staff at your convenience.

Yours truly,  
**DAVIES HOWE LLP**

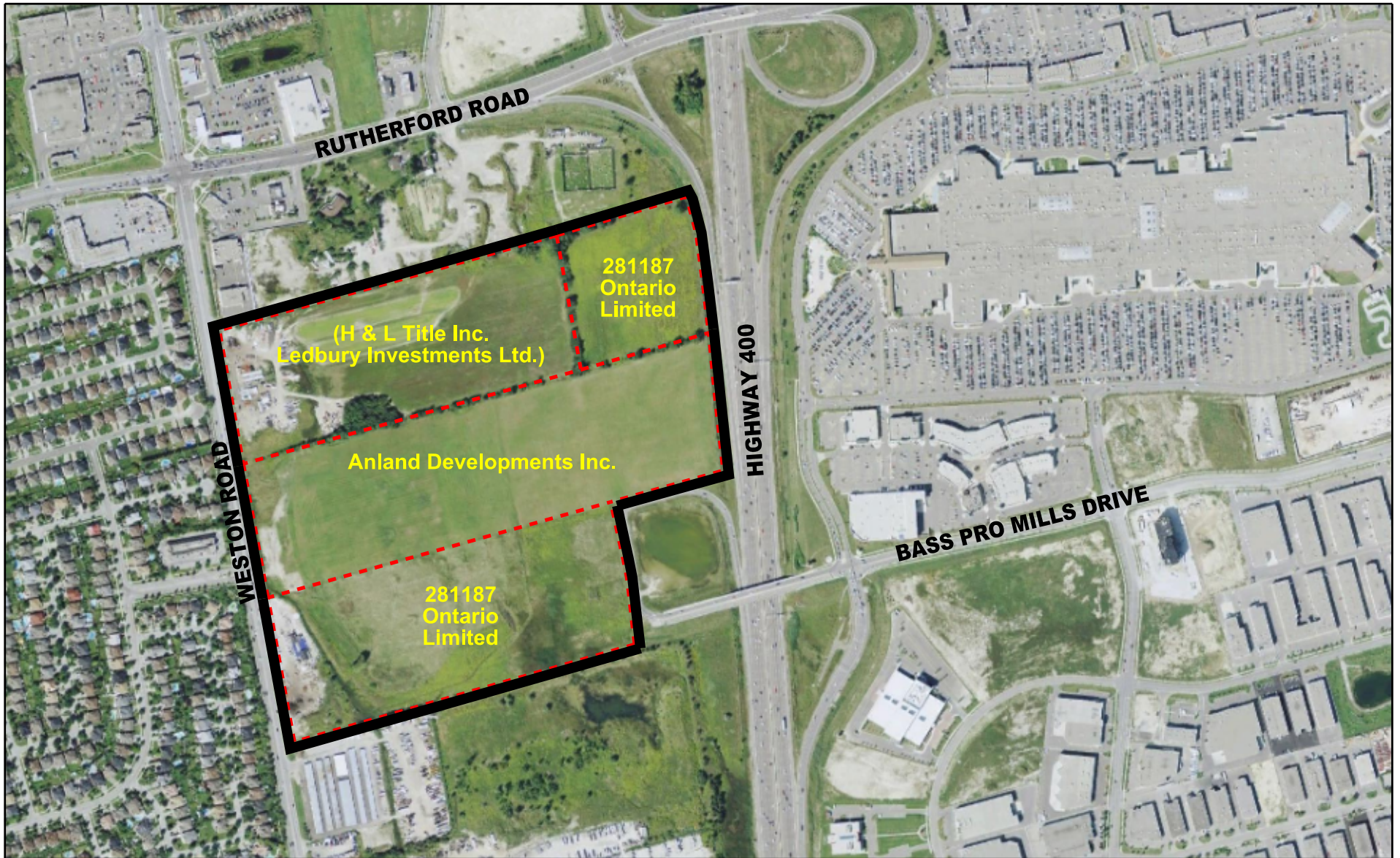


Mark R. Flowers  
Professional Corporation

encls.

copy: Wendy Law, Deputy City Manager, Legal and Administrative Services and City Solicitor  
Haiqing Xu, Deputy City Manager, Planning and Growth Management  
H&L Title Inc. and Ledbury Investments Ltd.  
Ryan Guetter, Weston Consulting

# Map 1



**WESTON  
CONSULTING**  
planning + urban design

File Number: 3867  
Date Drawn: 30 JUL 2014  
Drawn By: SM/SB  
Planner: JL  
Scale: NTS  
CAD: 3867/schedules/3867\_Ownership map.dgn



## LEGEND

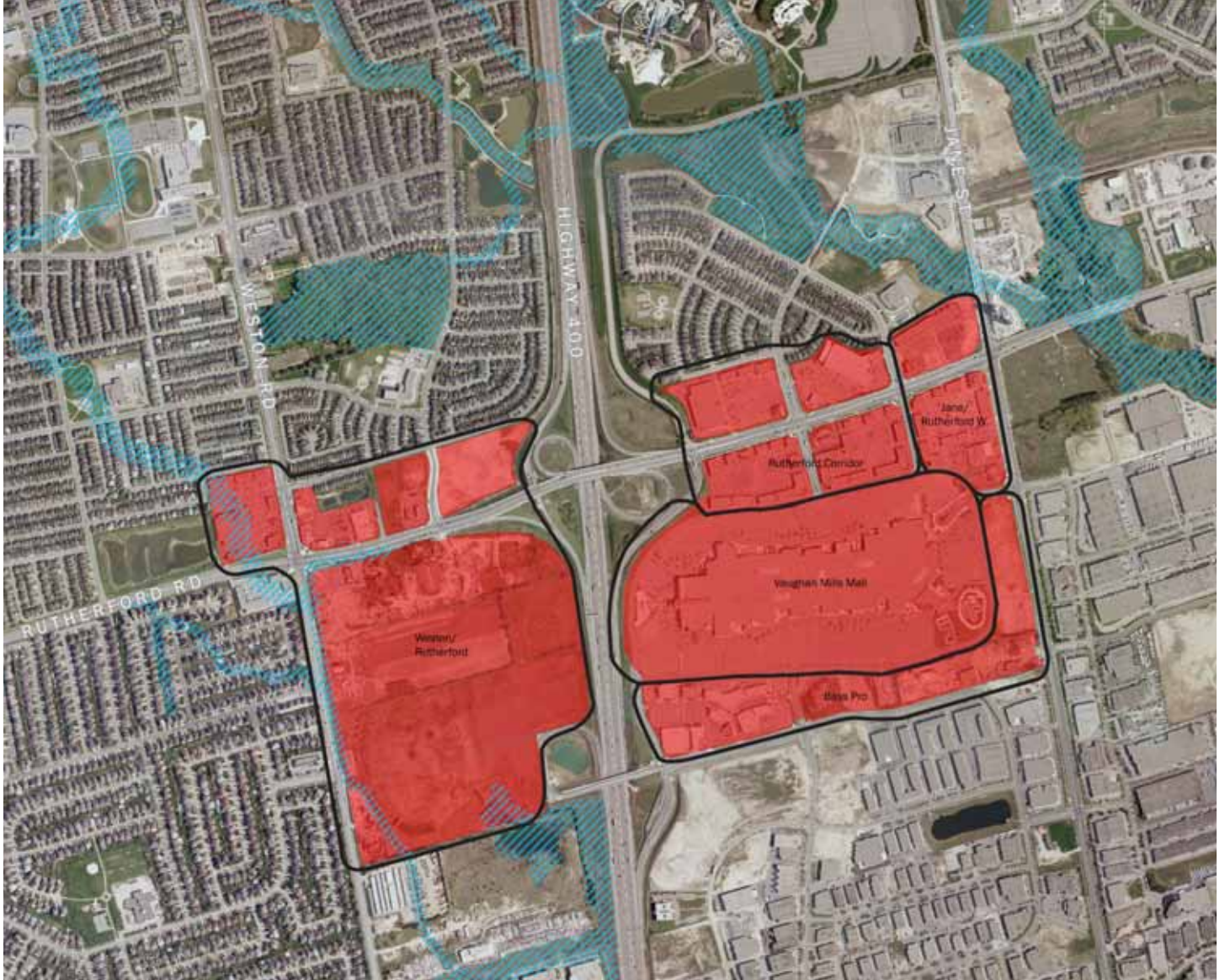
 LAND OWNERS GROUP

Areas are approximate, based on available mapping, and subject to confirmation by survey.

Air Photograph from Google Earth Pro.  
Date of photography: August 2009

## LAND OWNERSHIP MAP

# vaughan mills



# Map 2

## Intensification Assumptions

This opportunity area consists of two major areas on either side of Highway 400: a large collection of vacant parcels at Weston and Rutherford Roads and the strip plazas at the intersection, as well as the lands surrounding Vaughan Mills Mall. The Mall itself is not identified as an intensification area, however the extensive parking areas surrounding it have been. The plaza immediately north of the mall could also be intensified though it is recognized that the units are in condominium ownership and may be a challenge to land assembly. On the north side of Rutherford Road, the large format retail areas and strip plazas have extensive parking that could accommodate additional uses, as previously envisioned by the Vaughan Centre plan. The north side of Bass Pro Mills Drive is also a logical extension of the intensification potential of the mall parking areas. The west side of Highway 400 south of Rutherford Road has the most potential in this Opportunity Area as it is mostly unbuilt. The lands are currently designated employment lands and while the assumed mix would promote office and pedestrian related retail, significant residential development could be introduced here. When the extension of Bass Pro Mills drive is completed, it, together with Rutherford, will form the closest pair of links over the 400 and create the opportunity for a community to form that bridges the Highway.

**Key Map**

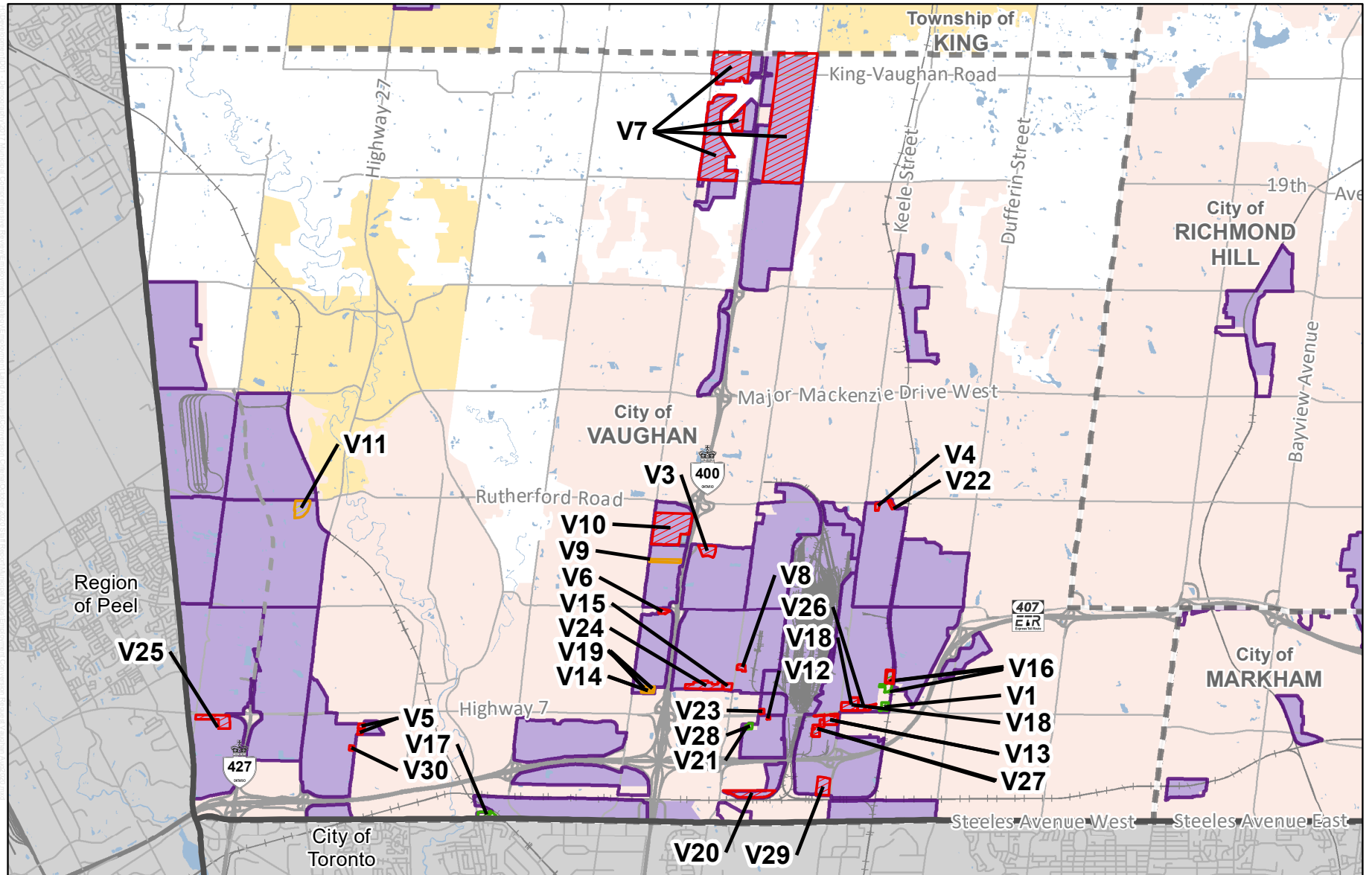


## Intensification Summary

	Units	People
Weston / Rutherford	2,863	6,443
Rutherford Corridor	1,011	2,241
Jane / Rutherford W.	916	1,941
Vaughan Mills Mall	2,939	6,097
Bass Pro	1,091	2,387
<b>TOTAL</b>	<b>8,820</b>	<b>19,110</b>



# Map 3



## City of Vaughan Proposed ROP Employment Area Mapping and Conversion Requests

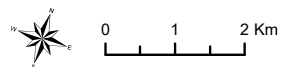
October 2020

- |  |   |  |                             |
|--|---|--|-----------------------------|
|  | Employment Area conversion request supported                                |  | Towns and Villages          |
|  | Employment Area conversion not required                                     |  | Urban Area                  |
|  | Employment Area conversion request not supported                            |  | Lake/River                  |
|  | Existing Employment Area (as of 2017 York Region Employment Area Inventory) |  | Railway                     |
|  | Proposed ROP Employment Area  |  | Regional Municipal Boundary |
|  |   |  | Local Municipal Boundary    |

Produced by:  
The Regional Municipality of York  
Corporate Services,  
Planning and Economic Development  
September 2020

Data: © Queen's Printer for Ontario 2003-2020

See York.ca for disclaimer information.



The local municipal land use designation of lands south of Teston Road, north of Major Mackenzie Drive, between the railway and Keele Street is currently subject to a LPAT appeal.

# Map 4



**WESTON CONSULTING**  
planning + urban design

**LEGEND**

**—** LAND OWNERS GROUP

File Number: 3867  
Date Drawn: 10 JUNE 13  
Drawn By: SM  
Planner: JL  
Scale: NTS  
CAD: 3867/schedules/3867 Ownership map.dgn



Air Photograph from Google Earth Pro.  
Date of photography: August 2009

## LAND OWNERSHIP MAP



C2  
COMMUNICATION  
SPECIAL COUNCIL – November 29, 2023  
Item 1

November 23, 2023

Mr. Haiqing Xu  
Deputy City Manager  
Planning and Growth Management  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Mr. Haiqing Xu:

**RE: Bill 150, the Planning Statute Law Amendment Act, 2023- 'An Act to enact the Official Plan Adjustments, 2023 and to amend the Planning Act with respect to remedies'**

Liberty Development Corporation ("Liberty") acts as a development manager for a number of landowners in the City of Vaughan. We are submitting this letter to the City seeking the City's continued support of the Ministry modifications made to the York Region Official Plan.

**Background:**

On October 23<sup>rd</sup>, the Minister of Municipal Affairs and Housing announced his intent to introduce legislation which would reverse the Province's changes made in November 2022 and April 2023 to the Official Plan ("OP") of various Cities and Regions, such as York Region. If passed the proposed legislation would bring into effect the Ops and/or amendments, as adopted by municipal Council, without Provincial modifications.

The Provincial government also tabled *Bill 150, the Planning Statute Law Amendment Act, 2023 – 'An Act to enact the Official Plan Adjustments, 2023 and to amend the Planning Act with respect to remedies'*. The proposed legislation:

- provides that the Provincial decisions on the OPs and amendments are deemed never to have been made, reverting into effect those made by the respective Councils
- lists the effective dates of the various OPs in a table, and also outlines specific modifications and schedules relative to each OP
- notes that any Ontario Land Tribunal decision, any By-law, or any public work undertaken by a municipality, on or after the date on which the approval of an OP or an amendment is deemed to have been given, must conform with that OP

3601 Highway 7 E., Unit 401 · Markham, ON · L3R 0M3  
Tel: 905.731.8687 Fax: 905.731.6826

Visit us on the Web:

[www.libertydevelopment.ca](http://www.libertydevelopment.ca)

A handwritten signature in purple ink, appearing to be "C. Xu", is located in the bottom right corner of the page.

- indicates that the Act does not have the effect of invalidating or revoking a building permit
- allows for any construction already underway in any of the affected areas to continue.

In its letter to municipalities on November 2<sup>nd</sup>, 2023, the Minister reiterated the Province would be providing 45 days for municipalities to submit information about the modifications to the OPs that were originally submitted to the Ministry. In addition, the Minister also requested feedback, specifically from heads of Council of single and lower-tier municipalities, by December 7, 2023. Given this request from the Minister, we anticipate the City will be seeking direction from City Council in order to provide feedback as it relates to the modifications made to the Region's OP, and more specifically a response related to PMTSA 56- Creditstone BRT.

**Our Request:**

Liberty is requesting the following:

- City staff support of the modifications made by the previous Minister as they relate to PMTSA 56- Creditstone BRT. The Minister at the time of approving the Region's OP extended the boundary of the above noted PMTSA, which reflected one of the proposed expansion areas being considered as part of the update to the Vaughan Metropolitan Centre Secondary Plan being undertaken by the City,
- should the City decide not to provide feedback to the Minister, we respectfully request that City staff advise our office as soon as possible, and
- this letter be provided to members of Committee and/or Council as a communication for their respective consideration, should City staff report to Committee and/or Council.

Thank you for the opportunity to consider our input into the City's feedback to the Minister.

Yours truly,



Marco Filice  
Liberty Development Corporation

cc. Todd Coles, City Clerk

**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.***

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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 23<sup>rd</sup>, 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 2<sup>nd</sup>, 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.**

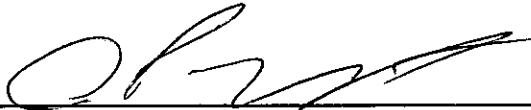
Anland and 281 look forward to your assistance in this matter and would be happy to discuss this further with you. Our contact info is provided below.

Alex Pizzimenti – [alex@alexpizzimenti.ca](mailto:alex@alexpizzimenti.ca)

Jason Gabriele – [jagabriele@rogers.com](mailto:jagabriele@rogers.com)

**281187 Ontario Limited**

Per:

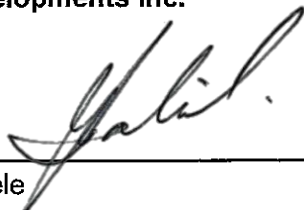


Alex Pizzimenti

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 1T2

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

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

October 3, 2022

**HAND DELIVERED AND BY EMAIL TO:**

Ministry of Municipal Affairs and Housing  
College Park 17<sup>th</sup> 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**

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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.

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

**281187 Ontario Limited**  
145 Haist Avenue, Unit 8  
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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.

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

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

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](mailto:alex@alexpizzimenti.ca)

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Jason Gabriele - [jagabriele@rogers.com](mailto:jagabriele@rogers.com)

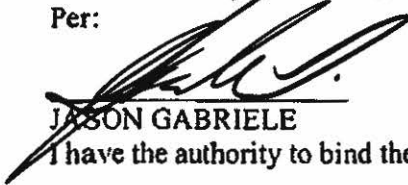
If you have any questions or require any further information/documentation, please do not hesitate to reach out to us.

281187 Ontario  
Limited  
Per:



ALEX PIZZIMENTI  
I have the authority to bind the Corporation

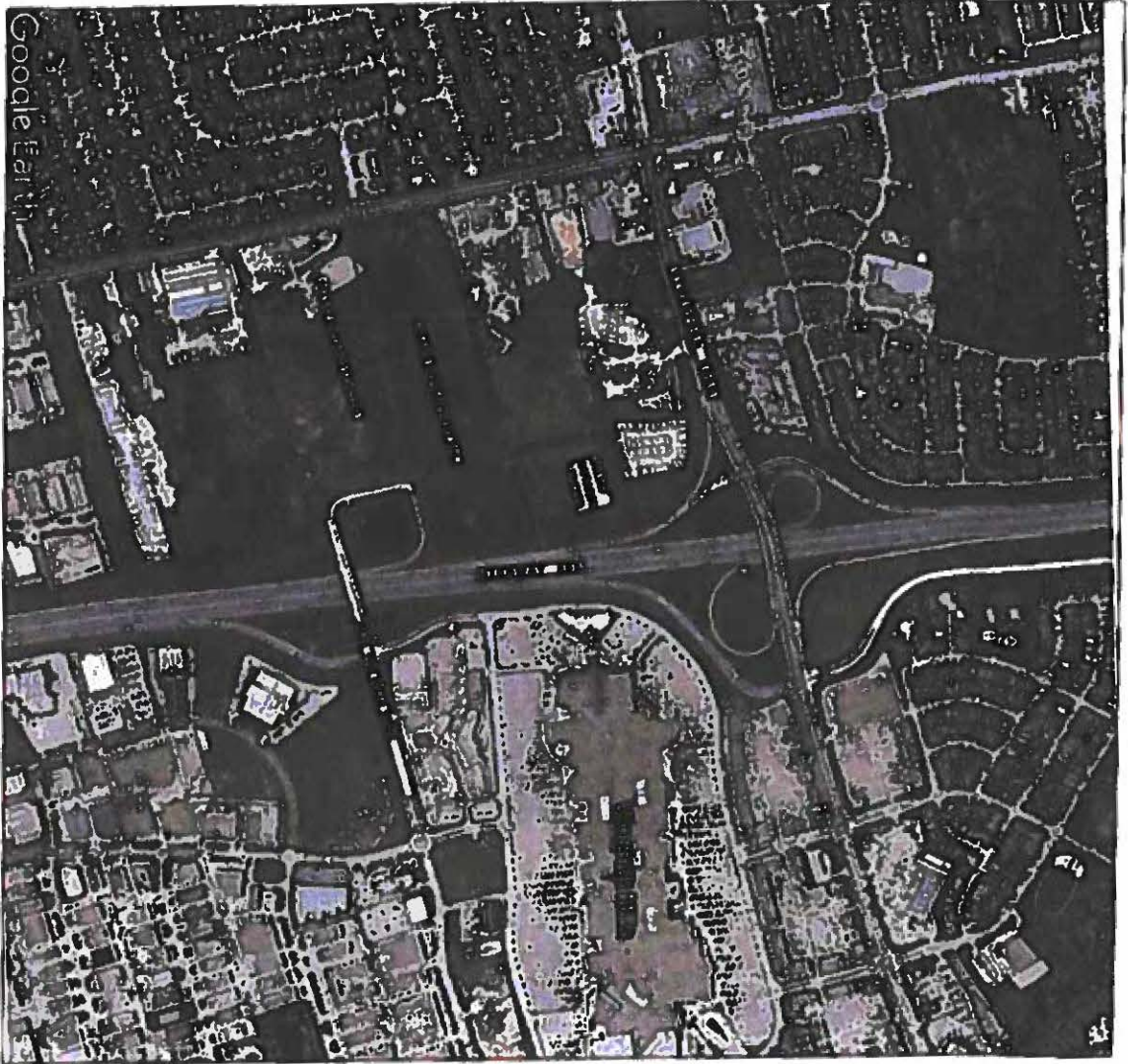
Anland Developments Inc.  
Per:



JASON GABRIELE  
I have the authority to bind the Corporation

## SCHEDULE "A"

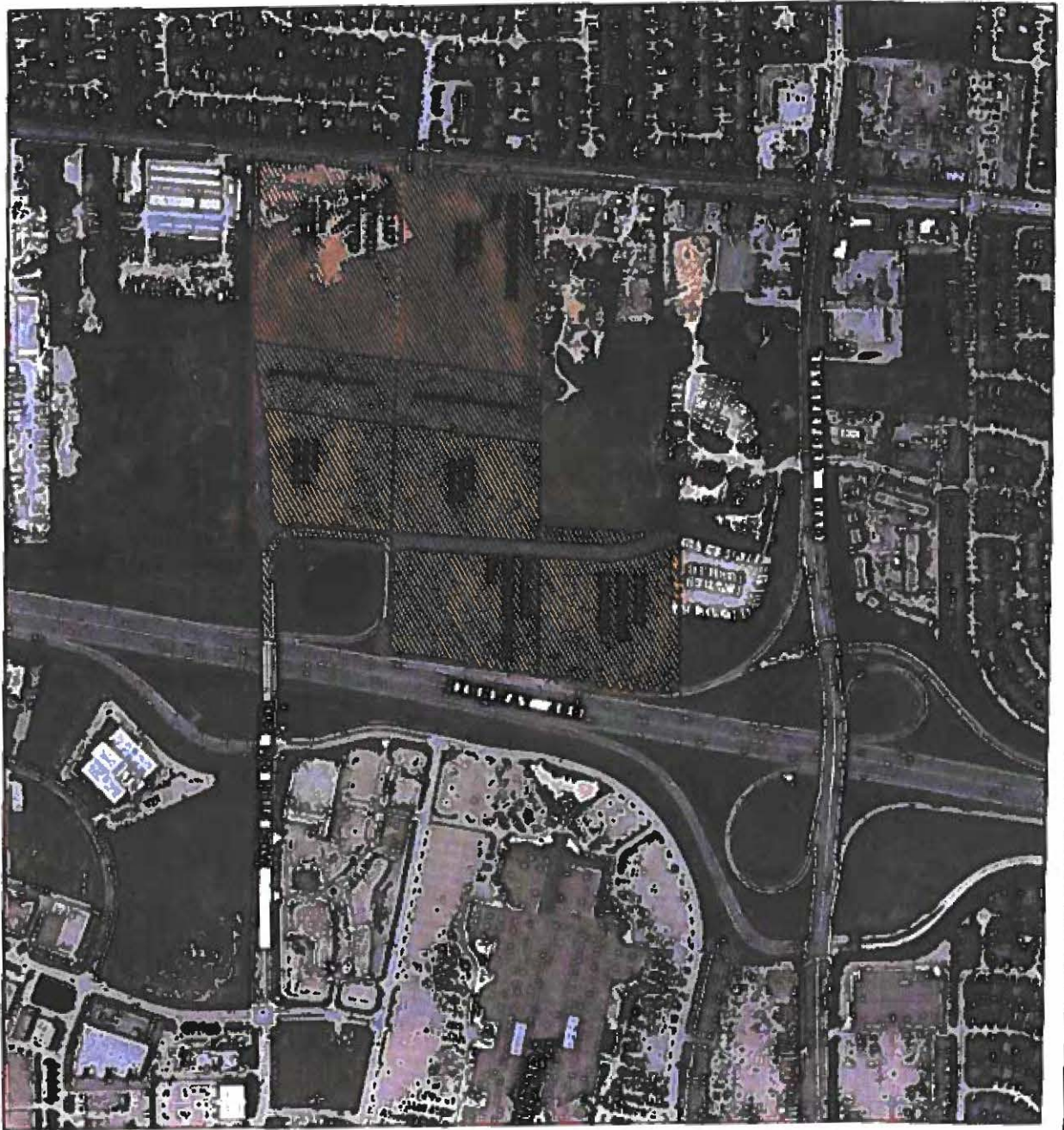




LEGEND  
 ..... LAND OWNERS GROUP

<b>CONDELLAND</b>													
<table border="1"> <tr> <td>DATE</td> <td>2008</td> </tr> <tr> <td>BY</td> <td>...</td> </tr> <tr> <td>FOR</td> <td>...</td> </tr> <tr> <td>SCALE</td> <td>...</td> </tr> <tr> <td>PROJECT</td> <td>...</td> </tr> <tr> <td>NO.</td> <td>...</td> </tr> </table>		DATE	2008	BY	...	FOR	...	SCALE	...	PROJECT	...	NO.	...
DATE	2008												
BY	...												
FOR	...												
SCALE	...												
PROJECT	...												
NO.	...												
<b>LAND OWNERSHIP MAP</b>													
<b>SCHEDULE A</b>													

## SCHEDULE "B"



**LEGEND**

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

**CONDELAND**

Project Name	
Client	
Location	
Scale	
Date	







**DEVELOPMENT CONCEPT**

**SCHEDULE B**

## SCHEDULE "C"



**LEGEND**

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

**CONDORLAND**

Project Name	CONDORLAND
Client	CONDORLAND
Scale	1:1000
Date	2023-10-27
Author	CONDORLAND
Reviewer	CONDORLAND
Approved	CONDORLAND



**BLOCK CONTEXT**

**SCHEDULE C**

## SCHEDULE "D"



**LEGEND**

----- SUBJECT LOTS

**CONDORLAND**

DATE	NOV 2011
PROJECT	CONDORLAND
SCALE	1" = 100'
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



November 28, 2023

MGP File: 21-2950

**Mayor and Members of Council**  
City of Vaughan  
2141 Major Mackenzie Drive West  
Vaughan, Ontario L6A 1T1

via email: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

Dear Mayor Del Duca and Members of Council:

**RE: Walk-On Report to Council November 29, 2023 Meeting: City of Vaughan Response to Provincial Modifications to York Region Official Plan, 2022**

**Site #7, Modification 66: Redesignation of Agricultural to Rural land, Block 62 West, City of Vaughan**

***We are asking the City to retain provincial modification #66 which redesignated 5 ha of Block 62 West Greenbelt lands from Agricultural to Rural within the Protected Countryside in the Greenbelt Plan in the York Region Official Plan.***

The subject lands consist of approximately 5 hectares of Greenbelt along the edges of the Block 62W lands. Once Block 62 West is developed, the remaining 5 hectares of land will no longer be accessible or suitable for agricultural use due to their small size, shape, and location requiring access through a future residential subdivision. The Block 62W lands are currently used for cash crops, and a horse farm. Neither use will be compatible or desirable adjacent to a suburban residential development.

The redesignation of the 5 hectares is consistent with the Greenbelt Plan. The Greenbelt Plan permits and encourages the provision of publicly accessible parkland throughout the document. The Plan's goals for the Urban River Valleys include public parklands and are copied below. Section 3.3 of the Greenbelt Plan is titled Parkland, Open Space and Trails and states: *Maintaining and expanding the supply of publicly accessible parkland, open space and trails is encouraged through strategic planning activities that identify, plan for and protect these resources for current and future generations.*

**1.2.3 Urban River Valley Goals**

To integrate the Greenbelt into urban areas that were not part of the Greenbelt's initial boundaries, by promoting the following matters within the Urban River Valley designation:

- Protection of natural and open space lands along river valleys in urban areas which will assist in ecologically connecting the rest of the Greenbelt Area to the Great Lakes and other inland lakes;
- Protection of natural heritage and hydrologic features and functions along urban river valleys, including coastal wetlands;
- Conservation of cultural heritage resources;
- Provision of a gateway to the rural landscape of the Greenbelt; and
- Provision of a range of natural settings on publicly owned lands for recreational, cultural and tourism uses, including parkland, open space land and trails.

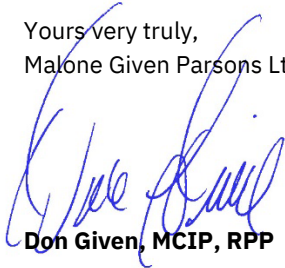


The lands subject to the amendment are above the Humber River Valley. This makes a farm connection between the valley and these lands difficult or impossible. The lands are outside of the valley's protective buffers and within the actively cultivated areas directly adjacent. They do not contain any natural heritage features and will not be of sufficient size or have access for agricultural machinery and uses. Their location makes them a perfect potential addition to public parkland and trails which would overlook the Humber River Valley.

The lands are within the Protected Countryside in the Greenbelt Plan which contains lands within the Agricultural System, Natural System as well as Settlement Areas. The Agricultural System contains lands designated as Rural and Agricultural in lower-tier official plans. A Rural designation within the Greenbelt in the York Official Plan is more fitting for these lands as once Block 62 W is developed, the lands can no longer be used for agriculture. The Rural designation in the Region's Official Plan will permit some of the lands to be used as public parkland and trails whereas an Agricultural designation does not allow for this. The landowner group's interest in the Rural designation is to protect the lands for additions to future public parkland as the uses within the Block are refined through the planning process.

We believe retaining Provincial Amendment # 66 for Site 7 in Vaughan is consistent with the Greenbelt Plan's vision and with the planning objectives of using land wisely and efficiently. We appreciate your consideration of retaining the Rural designation for the Block 62 West lands.

Yours very truly,  
Malone Given Parsons Ltd.



**Don Given, MCIP, RPP**

#### Lands Subject to Provincial Modification # 66, Vaughan Site 7



Subject lands are shown in yellow. Humber River Valley is in the foreground, north is on the right side.

- c. Haiqing Xu, City of Vaughan  
Block 62 West Landowners Group

**C5  
COMMUNICATION  
SPECIAL COUNCIL – November 29, 2023  
Item 1**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](mailto:Adelina.Bellisario)  
**Subject:** FW: [External] Re: Extending the Boundary of the Station Area Boundary to include the SW corner of Keele Street and Rutherford Road (9222 Keele Street)  
**Date:** November-28-23 11:34:21 AM

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**From:** LUONGO <[REDACTED]>  
**Sent:** Tuesday, November 28, 2023 11:17 AM  
**To:** Council@vaughan.ca; Clerks@vaughan.ca; Gina Ciampa <Gina.Ciampa@vaughan.ca>; Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Steven Del Duca <Steven.DelDuca@vaughan.ca>  
**Subject:** [External] Re: Extending the Boundary of the Station Area Boundary to include the SW corner of Keele Street and Rutherford Road (9222 Keele Street)

To whom it may concern

Re: Extending the Boundary of the Station Area Boundary to include the SW corner of Keele Street and Rutherford Road (9222 Keele Street) - on the agenda for council meeting on November 29th, 2023 as per below in RED TYPE

It has once again been brought to the attention to all the residents who live in the very small quiet community of Sherwood Park - being on the south side of the plaza located at: 9222 Keele Street Vaughan, that City of Vaughan and Council will be considering the passing of the above to a High Density Residential designation. As a 27 year resident of this area on Sherwood Park Drive abutting this site, it is beyond me and the rest of the community HOW THE CITY OF VAUGHAN - REGION would even consider this recommendation to allow for High Density Residential at this corner. This corner already now is total bumper to bumper (traffic is at a stand still every single day not to mention how very unsafe it is - with accidents on a daily basis and we have had many severe accidents and deaths at this intersection involving pedestrians and motor vehicle and Truck collisions. I have no idea where they think the traffic will go once a High Rise is built here.

NOTE: How does the City plan on protecting all the HOMES that are currently facing the plaza on Sherwood Park Drive , Wedgewood and Alberta..The close proximity would be totally unacceptable and unsafe, once again this makes no sense whatsoever for this corner and our small currently safe community that we bought to raise our families without these unwanted and unwarranted vertical concrete condo subdivision's

Our community now a very quiet and safe community - other than the DOCUMENTS major cut through traffic that occurs every day - and we have a school bus zones and pick up and drop offs in the area but still the traffic in our small streets is unbearable...speak to our local councilor Marilyn lafrate (She can document all the issues we have now without a High Rise in that Corner in our community and the surrounding areas.).

On behalf of myself and the residents of Sherwood Park we totally oppose this passing to high rise , makes no sense whatsoever and we cannot comprehend how anyone at the City and or Region can even consider this. It would be very interesting to see all the studies that have been conducted to endorse this proposal to include in the High Rise Residential zone for 9222 Keele Street...This plaza should remain a Commercial Plaza for the residents to use..we cannot continue to replace much needed commercial centers for these high rise concrete vertical developments...

Please re consider this proposal and adaptation of the below recommendations as it makes no sense whatsoever and not to mention you will destroying the values of our homes that we have worked very hard to keep, maintain and raise our families in for many years. WE DO NOT NEED ANYMORE HIGH

RISE CONDOS IN VAUGHAN ESPECIALLY AT THESE DANGEROUS AND HEAVILY TRAFFICKED CORNERS WHERE THEIR IS ABSOLUTLEY NO INFRASTRUCTURE TO MAINTAIN AND HANDLE SUCH A DEVELOPMENT ON THE WEST SIDE OF KEELE STREET...

"by extending the station area boundary of PMTSA 65 Rutherford GO Station to the west, to include the property located on the southwest quadrant of the intersection of Keele Street and Rutherford Road, known municipally as 9222 Keele Street (PIN 032760813). Modification removed • support reinstatement of the modification to York Region Official Plan • this site should be part of the Major Transit Station Area (MTSA) due to its proximity to the Rutherford GO Station"

We thank you for your consideration and we hope the City will do the right thing and do what's right for Vaughan and its residents and say NO the the below.

As noted, if you need more history on the issues currently in this area , speak to Councilor lafrate she has been doing a great job for all the residents with traffic, crime that exists in the area already now and other issues

Regards

Enzo Luongo  
■ Sherwood Park Drive  
Condroc Ontario

