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planning + urban design

**COMMUNICATION : C 11
COMMITTEE OF THE WHOLE (2)
MAY 20, 2020
ITEM # 10**

Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

May 19, 2020
File 7255

**Attn: Members of City Council
City of Vaughan**

Dear Mayor Bevilacqua and Council;

**RE: Region of York Municipal Comprehensive Review
Evaluation of Employment Land Conversion Requests
20 Roysun Road, Vaughan**

Weston Consulting is the planning consultant for Co-Mart Holdings Limited, the registered owner of the property municipally addressed as 20 Roysun Road in the City of Vaughan (herein referred to as the "subject property"). Weston Consulting has been engaged to provide assistance to the landowner with respect to the ongoing York Region Municipal Comprehensive Review ("MCR") process.

We have reviewed the Staff Report, dated May 20, 2020, and associated attachments (Committee of the Whole Item 10) as they relate to City Staff's recommendation on the subject property and the active employment conversion request. As a result of the current global COVID-19 pandemic and its associated implications, it has not been reasonably possible to properly address the issues Regional and City staff have raised with respect to the active employment conversion request for the subject property. As such, we respectfully request that consideration of the proposed conversion request and staff's recommendations be deferred for 30 days to allow for the identified issues to be appropriately addressed.

Property Description and Background

The subject property is located on the northwest corner of Roysun Road and Martin Grove Road, south of Highway 7, in the City of Vaughan. It is rectangular in shape and has a total area of approximately 0.8 hectares (1.98 acres). The property has approximately 62.6 metres of frontage along Roysun Road and approximately 80.1 metres of frontage along Martin Grove Road. The subject property is currently vacant and void of any significant vegetation.

The subject property is located on the eastern boundary of an existing employment area extending northwest of the site and containing a mix of uses including commercial, industrial and other

employment-related uses. Despite being located within a designated employment area, the subject property is currently vacant and does not offer any employment opportunities nor does it contribute to the viability of the surrounding employment area. As such and despite being adjacent to employment uses and having access to a minor arterial road, the property currently contributes minimal employment opportunities to the local, regional and provincial economy.

Based on the location of the subject property at the edge of the proposed PSEZ, and considering the varying land use context surrounding the site, particularly the institutional and recreational uses to the east, it is our opinion that the subject property would be suited for a greater range and mix of uses, which includes increasing the current level of employment, while also introducing compatible commercial and residential uses in a mixed-use context.

The subject property is located within the "*Urban Area*" in accordance with Map 1- Regional Structure of the current York Region Official Plan ("YROP"). The Urban Area is intended to accommodate a significant portion of the Region's planned growth. Additionally, the property is located just south of Highway 7, which is designated as a "*Regional Corridor*" by the YROP. Regional Corridors are areas intended to accommodate the second highest degree of intensification in the Region. The subject property's location in proximity to this important intensification corridor provides opportunity for redevelopment to support the significant densities planned to be accommodated along the Highway 7 Regional Corridor.

The City of Vaughan Official Plan ("VOP") identifies the subject property within an "*Employment Area*" per Schedule 1 – Urban Structure and further designates the property as "*Prestige Employment*" in accordance with Schedule 13 – Land Use. The current land use permissions for the subject property prohibit residential and mixed-use development similar to that occurring on the nearby lands immediately fronting Highway 7 to the north. Highway 7 to the north of the property is designated a "*Regional Intensification Corridor*" on Schedule 1 – Urban Structure and "*Mid-Rise Mixed-Use*" on Schedule 13 – Land Use. Regional Intensification Corridors are intended to function as the locations for the most intensive and greatest mix of development in the City.

Based on our assessment of the physical and policy context of the subject property, it is our opinion that the site is appropriate for an employment land conversion in order to support the institutional and recreation uses to the east. The intensification of the site with a broader range and mix of uses including office, commercial and residential uses would also support the function of Highway 7 to the north as a Regional Intensification Corridor by providing complementary and supportive uses and densities. The introduction of mixed-uses, including residential uses, is supported by the existing school and recreation facilities opposite Martin Grove Road, as well as the fact that the site is currently vacant and does not contribute any employment value to the community. The redevelopment of the subject property, that would be facilitated through the requested employment conversion, would provide an opportunity to accommodate more jobs on site than what currently exists, while also providing for live-work opportunities and the development of a complete and active community. Increasing the land use permissions for the subject property provided incentive for the redevelopment of the land at densities that are supportive of efficient use of land and compact built form.

Weston Consulting understands the assessment undertaken by Vaughan Staff but believes the above considerations merit further review and discussion.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 236 should you have any questions regarding this submission.

Thank you for the opportunity to provide these comments.

Yours truly,

Weston Consulting

Per:

A handwritten signature in black ink, appearing to read 'K. Bechard', written over a horizontal line.

Kevin Bechard, BES, M.Sc. RPP
Senior Associate

c. Client