



Project No. 20124

May 19, 2020

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Attention: Mayor and Members of Council

Dear Mayor Bevilacqua and Members of Council:

**Re: *Item 4.10, March 20, 2020 Committee of the Whole
Request for Comments: York Region Evaluation of Employment Land
Conversion Requests
Request for Conversion, 291 Edgeley Boulevard, City of Vaughan***

I am the planning consultant to National Homes, the owner of 291 Edgeley Boulevard (the "owner"). Further to the letters provided to the Region of York, I am writing to request the Committee's consideration for a conversion of the lands north of the Vaughan Metropolitan Centre (VMC) Secondary Plan boundary, including the property municipally known as 291 Edgeley Boulevard (the "site").

I have reviewed the staff report on conversion requests throughout the Region and note that, while the Site has been identified as request number 31 on Attachment 3 to the report, there is no specific discussion on this request contained within the text of the staff report.

The staff report does not address the matters outlined in our March 10, 2020 letter to the Region, which described the advantages of a conversion towards: 1. implementing a policy framework that provides for an appropriate transition in height, density and land use abutting the northerly boundary of the VMC Secondary Plan; and 2. Implementing a policy framework that will facilitate redevelopment of the area north of the current VMC Secondary Plan boundary for transit supportive increased jobs and residents in proximity of the TTC Millway Subway Station. Specifically, within an 800 metre radius of a Major Transit Station as per the Growth Plan definition.

Notwithstanding that owner's specific request was not considered in the subject staff report, we note that there was discussion on a request made for conversion of lands north of Portage Parkway. The reasoning set out in the staff report for not allowing a conversion of the lands north of the VMC Secondary Plan is based, in part, on the lack employment growth and the amount of mixed-use lands that remain vacant. In this respect, we believe an in-depth review and consultation should be undertaken with the landowners in this area. Such review would serve to fully understand the function of the area, and the opportunity it holds to boost the number of jobs, if facilitated through catalytic redevelopments with a broader range of uses. It is not the owner's intent to request outright residential

permissions, but rather to create a complete community that will stimulate job growth within the VMC, in proximity to higher order transit.

While Portage Parkway may be a truck route, there should also be consideration of the fact that the lands redevelopment of lands north of Portage Parkway would result in a better transition between the immediately adjacent 50 storey residential towers and single storey light industrial and office uses to the north. In our view, the VMC area, in proximity to such an important transit investment as a TTC subway station, deserves more study and consideration.

We had intended on having discussions with staff in the coming months, however these recommendations are moving forward without that opportunity. The aim of such discussions being to accomplish a policy framework that could unlock the potential of this employment area, which has a unique opportunity to boost jobs in the form of a complete community in proximity to the Millway TTC Subway Station, in the City of Vaughan's evolving new downtown. We request that this item be deferred as it relates to the subject site, in order to have further discussions on this request.

Bousfields Inc.



Michael Bissett, MCIP, RPP

- c. Rocco Pantalone, National Homes
- Jason Pantalone, National Homes
- Sandra Malcic, York Region
- Fausto Filepetto, City of Vaughan
- Clerk, City of Vaughan