



P-3036

May 19, 2020

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

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

Attention: Mayor and Members of Council

RE: **May 20, 2020 Committee of the Whole, Item #10**  
**“Request for Comments: York Region Evaluation of Employment Land Conversion Requests”**  
**Avenue 7 Developments Ltd.**  
**2267 Highway 7 and 7700 Keele Street (ID 13)**  
**City of Vaughan**  
**Region of York**

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**COMMUNICATION : C 7**  
**COMMITTEE OF THE WHOLE (2)**  
**MAY 20, 2020**  
**ITEM # 10**

KLM Planning Partners Inc. is the land use planning consultant representing Avenue 7 Developments Ltd. with respect to a 5.5 hectare parcel of land they own at the southwest corner of Highway 7 and Keele Street (“Subject Lands”) and known municipally as 22667 Highway 7 and 7700 Keele Street (ID V13). We wish to formally correct the public record in which the staff report incorrectly notes the planning consultant as Humphries Planning Group.

On behalf of our client, we respectfully request **the Council for the City of Vaughan recommend that the property located at 2267 Highway 7 and 7700 Keele be converted to permit residential uses in addition to employment uses to create the basis for a true mixed-use community and that the Region of York is notified of Council’s decision in relation to their ongoing Municipal Comprehensive Review Process.**

We have reviewed the Vaughan planning staff recommendation report titled “Request for Comments: York Region Evaluation of Employment Land Conversion Requests”, which is being considered at the May 20, 2020 Vaughan Committee of the Whole Meeting. The Subject Lands are referred to as ID 13 and staff are not recommending an employment land conversion. We do not support staff’s recommendation of the conversion request with respect to the Subject Lands for reasons briefly outlined in this letter.

The recommendation report from the Planning Department introduces a set of local conversion criteria to be used in conjunction with those from the Province (Growth Plan) and those approved by the Region when considering employment land conversion requests. However, the report does not include any detailed analysis on the importance of mixed-used development along Highway 7 (Regional Intensification Corridor) and supporting the nearly \$2 Billion investment in public transit along this corridor.

In the context of the Subject Lands, it is important to note the following benefits:

- The proposed conversion request will deliver a 700% increase in jobs on the site (increase from 128 currently provided to 1,029);
- The Subject Lands are already used for non-employment uses and are currently zoned to permit 100% commercial uses such as restaurants, supermarket and retail stores, which are not considered employment uses;
- The Subject Lands are located within a Major Transit Station Area (“MTSA”) at the corner of Highway 7, and Keele, making it logical site for intensification and mixed-use development to achieve a minimum density of 160 people and jobs per hectare required by Provincial Policy;
- The Subject Lands are located on Highway 7, a Major Transit Corridor, intended to be developed over time as a mixed-use corridor;
- Highway 7 abutting the property, has already been the subject of considerable public investment in a Bus Rapid Transit (“BRT”) corridor and substantial streetscape improvements to create a pedestrian-oriented environment appropriate for a mixed-use development;
- The Subject Lands adjoin a long-established residential community located immediately to the east. The mixed-use intensification proposed on the Subject Lands will help establish the basis for a complete community that will support these adjacent existing residential uses, which currently have very limited access to any day-to-day amenities;
- The Subject Lands are outside the zone of influence of the existing CN Mcmillan Yard to the northwest, and a noise study has demonstrated that impacts are all within acceptable provincial standards, and that there will be no impact limiting the activities at the railyard if the property is developed for mixed-use purposes including residential; and,
- Conversion of the subject property to mixed-uses will help the municipality to achieve the objectives for intensification, density and transit-oriented development established under the Growth Plan for the Greater Golden Horseshoe.

For the above-noted reasons, we respectfully request **the Council for the City of Vaughan recommend that the property located at 2267 Highway 7 and 7700 Keele be converted to permit residential uses in addition to employment uses to create the basis for a true mixed-use community and that the Region of York is notified of Council's decision in relation to their ongoing Municipal Comprehensive Review Process.**

Please consider this letter as our formal request to receive notice of any future reports and/or public meetings or consultations regarding this matter. If you have any questions or comments in relation to this letter or the lands in question, please do not hesitate to contact the undersigned.

Yours very truly,

**KLM PLANNING PARTNERS INC.**



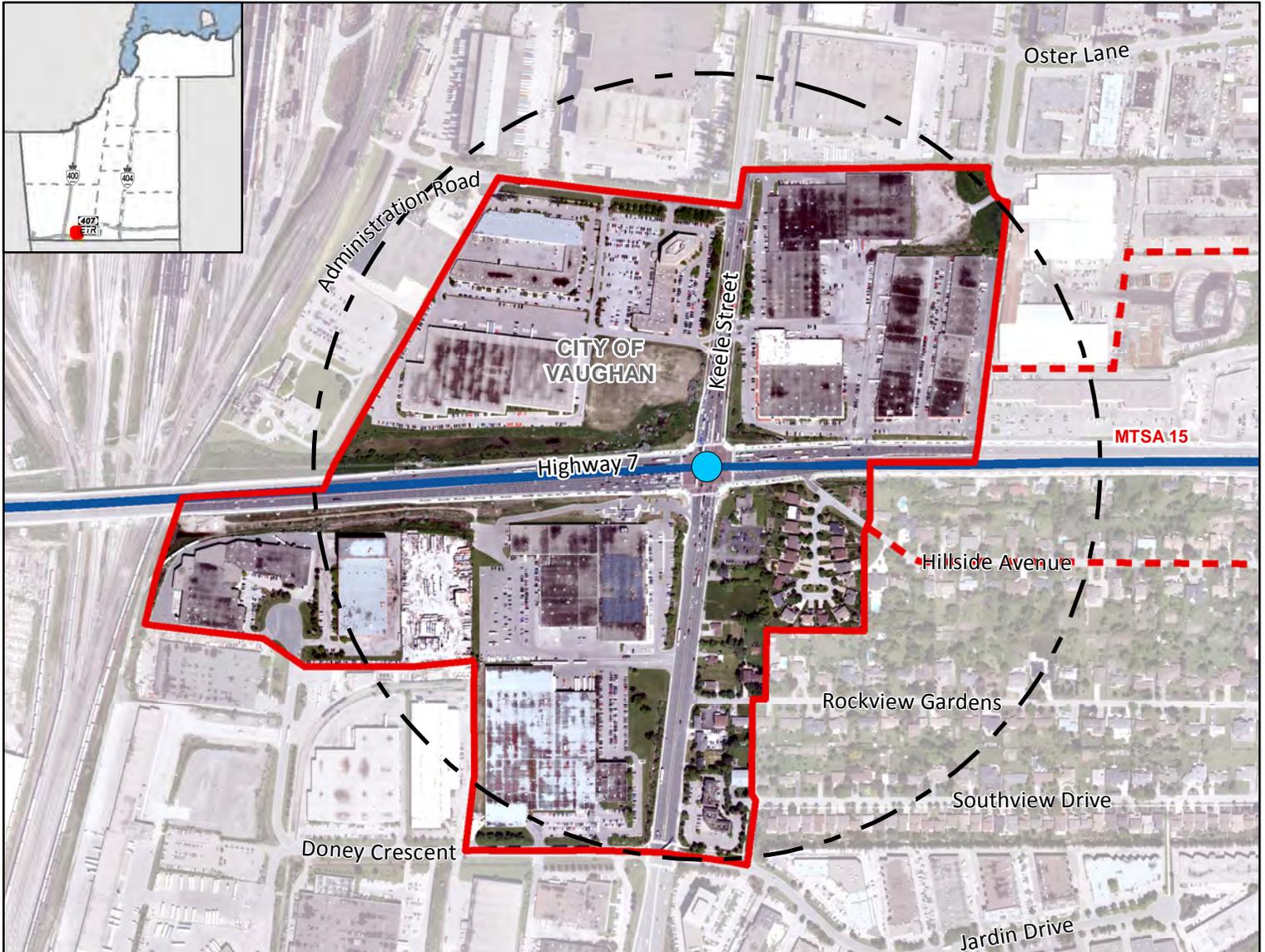
Ryan Mino-Leahan, MCIP, RPP  
Partner

Copy: Avenue 7 Developments Ltd.  
Peter Van Loan, Aird & Berlis LLP

# Keele BRT Station

## On Highway 7 BRT Corridor

Along Highway 7 at Keele Street, Vaughan



### Legend

#### Major Transit Station

Required BRT

500m Radius

Draft MTSA Boundary

Adjacent Draft MTSA Boundary

#### Priority Transit Corridors

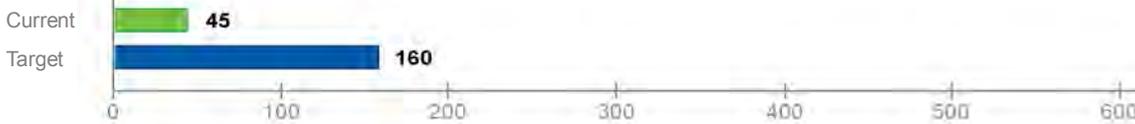
BRT

#### Keele BRT Station

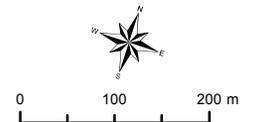
Gross Area:

55.83 ha

### Density (People & Jobs per Hectare) <sup>1</sup>



### Population/Job Split <sup>2</sup>



The Regional Municipality of York  
Corporate Services,  
Planning and Economic Development  
March 2019

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<sup>1</sup> Values are rounded to the nearest 5 People & Jobs per Hectare

<sup>2</sup> Values are rounded to the nearest 5%