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CONSULTING**

planning + urban design

**COMMUNICATION : C 12
COMMITTEE OF THE WHOLE (2)
MAY 20, 2020
ITEM # 10**

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

May 19, 2020
File 9816, 9819

Attn: Mayor Bevilacqua and Members of City Council

**RE: Response to Committee of the Whole (2) Report (Item 10)
Employment Lands Conversion Requests
20 and 40 Graniteridge Road and 351 Caldari Road
1-7, 2-8 and 10 Director Court and 3700 Steeles Avenue**

Weston Consulting is the planning consultant for the Sorbara Group of Companies, the group which represents *D.I.P. Holdings Inc.*, and *Director Industrial Holdings Inc.*, the registered owners of the properties municipally addressed as 1-7, 2-8 and 10 Director Court and 3700 Steeles Avenue West, as well as *Realty Growth II Inc.*, the registered owners of the properties municipally addressed as 20 and 40 Graniteridge Road and 351 Caldari Road, in the City of Vaughan (herein referred to as the “subject lands”). We have been engaged to provide assistance to Sorbara Group during York Region’s 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 active employment conversion requests, and note that the subject lands have not been considered. The purpose of this letter is to request that Council direct Staff to consider the subject lands and report back to Committee of the Whole at a later date.

Property Description and Surrounding Area

The property located at 20 and 40 Graniteridge Road and 351 Caldari Road are three separate parcels of land located south-west of the major intersection of Rutherford Road and Jane Street. These parcels have a frontage along Graniteridge Road and Caldari Road and have a combined area of approximately 89,798 square metres (22.19 acres). These properties are currently occupied by light industrial uses, as well as related office and accessory sales uses, with the exception of 20 Graniteridge Road, which is currently occupied by a small distribution centre.

These lands are currently designated *General Employment* by the City of Vaughan Official Plan and occupied by general employment uses, however, they are in close proximity to the *Vaughan Mills Centre Secondary Plan* and its related planned residential and mixed-use designations.

The properties located at 1-7, 2-8 and 10 Director Court and 3700 Steeles Avenue West are four separate parcels of land located on the north side of Steeles Avenue, northeast of the major intersection of Steeles Avenue West and Weston Road. These lands have frontage along Steeles Avenue West and Director Court, and a combined area of approximately 43,589 square metres (10.77 acres).

1-7 and 2-8 Director Court and 3700 Steeles Avenue west are designated Employment Commercial Mixed-Use and 10 Director Court is designated Prestige Employment by the City of Vaughan Official Plan. All parcels are currently occupied by office uses, some of which are in an outdated format.

Background

On March 12, 2020, Weston Consulting submitted two letters to the Regional Municipality of York (copying Staff at the City of Vaughan) requesting consideration of the conversion of the subject lands to facilitate new mixed uses, but recognizing that the letter was being provided after the Region's deadline. In addition, on this date York Region Planning Staff issued a report to the Regional Committee of the Whole entitled "Planning for Employment and Employment Conversions". The Report outlined the various conversions throughout the Region, but did not include the subject lands, due to the late submission of the above noted letter. As such, on May 13, 2020, when the City of Vaughan released the report to be presented at the Committee of the Whole on May 20, 2020 entitled "*Request for Comments: York Region Evaluation of Employment Land Conversion Requests*", the subject lands were not considered or evaluated in the report.

It is our understanding that the Region's considerations of employment conversion requests will take place in the fall of 2020, thereby providing additional time for consideration and evaluation of requests, including those referenced herein. It is also our understanding that despite the Region's imposition of a "deadline" for conversion requests, no such statutory deadline is prescribed under the Planning Act.

Summary of Request and Next Steps

At this time, we respectfully request that Council direct Staff to consider the conversion requests outlined herein and report back to Committee of the Whole at a later date. As outlined in our March 12, 2020 letters to the Region of York, we recognize that our request was provided after the Region's deadline; however, it is our understanding that there is no statutory deadline under the Planning Act and that given the delay in consideration of requests by the Region, analysis of our requests should be undertaken.

Furthermore, given that the Region's process has been delayed for other reasons, it is our view that consideration of these requests would not impact the Region's overall timelines. Weston Consulting, on behalf of the owners, will continue to participate in the Regional MCR process.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 241 should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:

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

Ryan Guetter, BES, MCIP, RPP

Senior Vice President

- c. Sorbara Group of Companies
Bill Kiru, City of Vaughan
Fausto Filipetto, City of Vaughan
York Region Clerk
City of Vaughan Clerk