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Sent: Wednesday, May 20, 2020 12:56 PM

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Cc: 'Robert Marra' <Rob@bellvuemanor.com>; 'Tony Volpentesta' <tvolpentesta@bousfields.ca>; Daniel Artonusi LLP <dartenosi@overlandllp.ca>

Subject: [External] 8083 Jane Street - Vaughan On - REQUEST FOR DEFERRAL FOR COMMITTEE AS A WHOLE TO CONSIDER- May 20, 2020 Meeting

Good day Members of City Council, and Respected Staff:

Our firm together with Bousfield's Inc Professional Planners and, Overland LLP represent the application/ ownership group on Planning matters in consideration of the forthcoming Municipal Comprehensive review with the City of Vaughan and Region of York.

It is our respectful submission and request that the attached letter be circulated to Members of Council in advance of today's meeting, for the consideration of a more appropriate timeline. We respectfully ask Members to defer the motion of Staff's recommendation for this file address. It is our intent to present our application in a more organized and timely manner with City and Region Officials.

We realize that this document is time sensitive in respect to Today's meeting. We refer to our site project address, 8083 Jane Street, contained within Item 10 on today's agenda. (York Region Evaluation of Conversion of Employment Lands within the MCR)

Kindly send our firm an acknowledgement of receipt of this email and document.

Ralph P. Grittani

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BOUSFIELDS INC.

May 20, 2020

Project No. 19402

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

Attention; Mayor and Members of Council

Re: Item 10: May 20, 2020 Committee of the Whole Agenda
Request for Comments: York Region Evaluation of
Employment Land Conversion Requests
Request for Conversion: 8083 Jane Street

We are planning consultants to 8083 Jane Street Inc., owners of lands located at 8083 Jane Street (the “subject lands”) which has frontage on Jane Street, Macintosh Boulevard and Talman Court. The subject lands are currently occupied by the existing free standing banquet facility. We have recently been retained to review the merits of a request to re-designate the subject lands for mixed use purposes as part of the York Region Municipal Comprehensive Review (MCR). The purpose of this letter is to identify some of our preliminary observations and to formally request that the Committee defer consideration of this matter for an additional 90 days owing to the recent COVID-19 pandemic.

As an initial consideration, we would point out to the Committee that the Staff response to the specific request for conversion by our client states that “as identified in previous reports to Council, Jane Street requires a comprehensive review through a corridor study”. In our opinion, the subject lands are strategically located to warrant a more meaningful consideration of the conversion request at this time. The subject lands are situated just north of the existing boundary of the Vaughan Metropolitan Centre, within walking distance of existing and planned higher order transit infrastructure, and create an obvious opportunity to support the optimization of land use and infrastructure in keeping with local, regional and provincial policies.

As a related point, the staff response to our client’s request for conversion states that the subject lands “form part of a logical employment planning unit”. The reference to “employment planning unit” is not specifically defined, but the staff response further states that the “entire perimeter of the site is surrounded by employment uses.” Taken together, the staff response would appear to suggest that the subject lands form part of an employment planning unit with lands to the east. We fundamentally disagree with this opinion for the following reasons.

The subject lands are situated to the north of the recently constructed Met Condominium, on the east side of Jane Street and west of a naturalized area that is connected to and immediately south of the subject lands. Lands located west of the naturalized area south of Macintosh Boulevard are already separated from the balance of the larger employment area to the east. The lands to the west of the naturalized area include the subject lands, two vacant parcels, a two-storey retail plaza, Edgeley Cemetery and another two-storey retail plaza, which creates a land use context that is distinct from the employment area to the east.

As a case in point, the recently constructed Met Condominium would have similar neighbouring uses to those surrounding 8083 Jane Street. On its face, we do not agree with the concern expressed by Staff that “permitting non-employment uses can potentially introduce compatibility issues with surrounding employment uses.”

In broader planning terms, the subject lands are qualitatively different than the lands to the east, given their direct frontage on Jane Street and their proximity to, and interface with, significant public infrastructure. These characteristics appear to be acknowledged by Staff given their opinion that Jane Street itself “requires a comprehensive review through a corridor study,” which underscores the unique characteristics that the subject lands have relative to employment lands to the east.

In our view, the conversion request should be reassessed. The subject lands are currently underutilized. The conversion request would facilitate an obvious opportunity for mixed-use development in keeping with the existing and emerging context in this focused area along Jane Street. For the foregoing reasons, we would like the opportunity to further assess our client’s re-designation request with Staff.

As a practical matter, the recent pandemic should be taken into consideration in determining the timeline for the consideration of these matters. Greater time should be afforded to our client to allow for meaningful consultation with Staff, and to provide submissions to the Committee for its consideration.

We hereby request notice of any decision by City Council and the Committee of the Whole in respect of this matter.

Yours truly,

Bousfields Inc.

Tony Volpentesta, MCIP, RPP

cc: Daniel Artenosi
Ralph Grittani