

DATE: Tuesday, May 26, 2020

TO: Mayor and Members of Council

FROM: Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

RE: **STAFF COMMUNICATION – CW (2) May 20, 2020**
Request for Clarification re: Conversion Request ID 7 within the
Highway 400 North Employment Lands Secondary Plan

1. Purpose

To provide Mayor and Members of Council information regarding a request for clarification on an employment land conversion request described in Item 10 “Request for Comments York Region Evaluation of Employment Land Conversion Requests”, identified as Attachment 5, ID 7 on the CW (2) May 20, 2020 agenda.

These lands are municipally known as 3440 Kirby Road and 11720 Jane Street, within the Highway 400 North Employment Lands Secondary Plan.

2. Analysis

At Committee of the Whole (2) on May 20, 2020, staff were asked to provide clarity with regard to the conversion request identified as ID 7, as noted above.

The Highway 400 North Employment Lands are strategically located. The Provincial Policy Statement recognizes the need to protect and preserve employment areas for current and future uses, especially in prime locations along 400-series highways. These lands are integral to supporting the long-term viability of a Provincial goods movement network and long-term employment needs.

Although Vaughan has a relatively healthy supply of small- to medium-sized parcels (i.e. less than 5 hectares), there is a limited number of larger vacant industrial land parcels (i.e. 5 hectares and greater). Vaughan’s recently completed Economic Development Employment Sector Strategy found that despite the availability of vacant employment land in Vaughan, the market choice is somewhat limited. For Vaughan to continue to be competitive and potentially attract larger-scale industrial employers, such as large-scale manufacturers, logistics and distribution centres, the City needs to provide a greater number of larger serviced industrial sites.

The conversion of lands of this size would compromise the Region's and the City's supply of large sized employment area sites and limit the range of potential employment uses within the City (i.e. manufacturing, warehousing, distribution).

The following questions were asked of staff, and staff's response is provided as follows:

1. What lands are they requesting for conversion?

The lands requested for conversion are identified in red in the attached map below, as submitted by the proponent. It is only these lands being considered for conversation. The lands are part of the Vaughan Highway 400 North Employment Lands Secondary Plan.

2. Is it a full conversion of these lands?

Yes. All of the area identified in red is being considered for a conversion request.

3. How much employment land would be lost?

The proposed conversion would remove approximately 291 hectares of developable employment lands. This 291-hectare area excludes the 77 hectares of land identified as part of the Greenbelt Plan and the proposed GTA West corridor and interchange.

4. Are the lands next to the existing and future highways being proposed for residential?

As indicated in the map attached below, a portion of the lands adjacent to Highway 400 are not being proposed for conversion.

However, lands adjacent to the future GTA West corridor are proposed to be converted for residential purposes.

5. Is servicing available for this area?

Regional water and wastewater infrastructure improvements are necessary to allow full build-out of this area. Based on York Region's 2020 Capital Program, the Northeast Vaughan Water and Wastewater System improvements are currently scheduled for an in-service date of 2028.

City staff are currently finalizing an interim servicing strategy study for the area. Draft recommendations suggest residual system capacity is available within the City's local servicing system for phased development of the area (i.e. Blocks 27, 34, 35 and 41) to occur over the next eight years (prior to 2028). The interim servicing capacity will be subject to monitoring requirements to ensure minimum levels of service are protected.

For more information, contact Fausto Filipetto, Manager, Long-Range Planning, Ext. 8699.

Respectfully submitted,



Bill Kiru
Acting Deputy City Manager
Planning & Growth Management

Attachment #1: Employment Land Conversion Request ID 7

PREPARED BY:

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Attachment #1
Employment Land Conversion Request ID 7

