

May 14, 2020

**COMMUNICATION : C 3  
COMMITTEE OF THE WHOLE (2)  
MAY 20, 2020  
ITEM # 10**

Mr. Bill Kiru, Acting Deputy City Manager, Planning and Growth Management  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Attention: Mayor Maurizio Bevilacqua, Regional Councillors, Local Councillors

Dear Sirs/Mesdames

Re: Committee of the Whole (2) Report, May 20, 2020, Item 4.10 Request for Comments: York  
Region Evaluation of Employment Land Conversion Requests  
– Arcovit Holdings Inc. Written Submission and Request for Deputation

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I, Lucio Polsinelli, am making this written submission and request for deputation for myself and Roy Mason, KLM Planning Partners Inc, on behalf of Arcovit Holdings Inc., owners of land located on the south west corner of Rutherford Road and Westburne Drive, municipally known as 2067 Rutherford Road, 2077 Rutherford Road and 696 Westburne Drive. The subject lands are located immediately across Westburne Drive from the Rutherford Road GO Transit Rail Station.

Arcovit Holdings Inc. has made representations to the Region of York within the designated time frame, and met with Region Planning staff in 2019 to discuss the requested conversion from employment use to high density residential/mixed use. In November 2019 we provided written clarification and mapping to the Region advising of correct municipal addresses and confirming the location of the subject property at the south west corner of Rutherford Road and Westburne Drive.

For whatever reason, the Region's March 12, 2020 report to the Region's Committee of the Whole continued to identify the subject property with the incorrect addresses by not including the Rutherford Road addresses. As such, the property was identified as being internal industrial lots, as opposed to a prominent corner lot with frontage onto Rutherford Road.

The Region was again advised of the property description error and through Ms Sandra Malcic's office advised that they would reevaluate the request. I am not aware that they have completed their reevaluation to date.

This brings us to the March 20, 2020 City of Vaughan planning report which evaluates the conversion requests as they apply to the City of Vaughan. The Arcovit Holdings lands are

identified in the staff report as property Number 22. It is apparent that Vaughan planning staff based their evaluation from the incorrect/incomplete addresses included in the Region's March report (676-696 Westburne Drive).

Attachment 3 incorrectly identifies the lands as being internal to the subdivision. Attachment 5, which provides rationale for not supporting the request, clearly state in their first point that "The land is entirely surrounded by industrial uses" Oddly enough, the air photo that is provided with the property 22 evaluation in Attachment 5 shows the correct parcel boundary with frontage onto Rutherford Road. It's clearly visible on the air photo the land IS NOT entirely surrounded by industrial uses. In fact, directly across Rutherford Road to the north is residential development which forms part of the Maple community.

The subject property, with frontage onto Rutherford Road, is an ideal site for conversion to a high density residential/mixed use land use designation for the following reasons:

1. The subject lands could not be any closer to the Rutherford Road Go Station Rail facility, being directly across the Westburne Drive (see Attachment). Our proposal, in terms of proximity to an existing GO Station Transit Hub, is a situation that has been supported in the past by the City of Vaughan, and throughout the GTA.
2. The subject lands are located on Rutherford Road, which is a major east-west Regional Road transit corridor.
3. The lands ARE NOT surrounded by employment lands. Across Rutherford road to the north is the residential community of Maple with complete residential amenities.
4. Rutherford Road serves as a transition buffer between the requested High Density Mixed Residential/Mixed Use designation and the residential lands to the north.
5. The High density Residential/Mixed Use development will be very transit supportive.
6. The subject lands are within the Region's MTSA Boundary (see attachment)
7. A conversion of the subject land will not adversely impact future development within the interior of the existing employment subdivision and in fact, will support it by providing area employees with alternative living accommodation within walking distance of their work.

The Arcovit Holdings land has clearly not been properly evaluated. The conversion request represents good, logical planning and I request that Council support the request for conversion of the Arcovit lands.

Yours very truly



Lucio Polsinelli

c/o Canvas Developments  
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cc: Regional Councillor Mario Ferri  
Regional Councillor Gino Rosati  
Regional Councillor Linda Jackson  
Councillor Sandra Yeung Racco  
Councillor Marilyn Iafrate  
Councillor Tony Carella  
Councillor Rosanna DeFrancesca  
Councillor Alan Shefman  
Albert Vitullo, Arcovit Holdings Inc.  
Roy Mason, KLM Planning Partners Inc.

ID	Applicant	Address
22	KLM	676 to 696 Westburne Drive

**Location**

The subject property is located west of Westburne Drive and south of Rutherford Road.

**Request**

To redesignate the lands to allow for mixed used high density residential.

**Staff Recommendation**

Do not support the request for conversion.

**Staff Comment**

- The land is entirely surrounded by industrial uses. As per the Region's Criteria, an employment area will not be considered for conversion if the entire perimeter of the site is surrounded by employment uses as permitting non-employment uses can potentially introduce compatibility issues with surrounding employment uses.
- The requested conversion would introduce sensitive uses to an area that is predominated by uses that are incompatible with sensitive uses.
- A conversion will potentially prejudice the future of the current uses and create expectations of further conversion. As per the Region's Criteria, the approval of the request may destabilize or adversely affect the current or future viability and/or identity of the employment area.
- The lands form part of a logical employment planning unit.
- The site will require a Mobility Hub Study centred on the Rutherford GO Station which could be identified in a future Municipal Comprehensive Review.



# Rutherford GO Station

On Barrie GO Line Corridor

Near Rutherford Road at Basaltic Road, Vaughan



## Legend

Major Transit Station

Required GO Rail

500m Radius

Draft MTSA Boundary

Priority Transit Corridors

GO Rail

Rutherford GO

Station

Gross Area:

31.03 ha

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



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



**York Region**

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

Data: © Queen's Printer for  
Ontario 2003-2019

See York.ca for disclaimer information.

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

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