
**WESTON
CONSULTING**

planning + urban design

**COMMUNICATION : C 17
COMMITTEE OF THE WHOLE (2)
MAY 20, 2020
ITEM # 10**

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

 May 19, 2020
File 7522-3

Attn: Hon. Maurizio Bevilacqua and Members of Council
**RE: Committee of the Whole (2)– May 20, 2020
Item 10 - Request for Comments: York Region Evaluation of Employment Land
Conversion Requests
6241 Rutherford Road**

Weston Consulting is the planner for Di Poce Management Limited, the owner for the property located at 6241 Rutherford Road in the City of Vaughan (herein referred to as the 'subject property'). There is a substantial amount of history of application requests and discussion for the subject property dating back to 2017. On behalf of the landowner, Weston Consulting has made Pre-application Consultation (PAC) submissions to the City of Vaughan on August 18, 2017 and March 13, 2019 in support of proposed Official Plan & Zoning By-law Amendment applications, as well as Employment Conversion requests to the Region of York as part of their Municipal Comprehensive Review (MCR) process, dated August 10, 2018 and May 1, 2019 (attached hereto as Appendix I). It is noted that City Staff rejected both PAC submission requests at that time indicating that the applications were premature and the uses being contemplated were considered an Employment Land Conversion, and could only be considered as part of a Municipal Comprehensive Review (MCR). These applications, together with the Employment Conversion requests, intended to identify the existing development restrictions on the site including environmental and cultural heritage constraints relative to the non-employment and non-residential uses proposed for this site.

As a matter of context, we would like to clarify the development proposal as the Staff report only notes that a "Banquet Hall" is proposed on the subject property, neglecting to provide further details on the site's characteristics and the specific uses that are envisioned for the property. The vision for the property seeks to preserve and protect the existing heritage house, accessory buildings (barns) and grounds as part of an adaptive re-use project to provide a new lease on life for this historic and environmentally constrained site. Given its unique site characteristics and its isolation from adjacent employment uses in the vicinity, we envision the utilization of the designated structure and grounds for the establishment of a "Tea House" (similar to a café or coffee house) and a mix of commercially related uses. It is also envisioned that the structure and grounds could also be utilized on weekends, off business hours and special circumstances for a number of complementary uses, including but not limited to the following:

- A small-scale event venue for entertaining small groups of people where food and/or liquor consumption can occur;
- Small scale ceremonial purposes including special events such as weddings, anniversaries, or corporate gatherings;
- Flex space for commercially related uses, including but not limited to yoga and fitness classes, cooking/ baking lessons, artist studios, cultural activities, urban agriculture and other similar uses; and,
- Recreational uses within the open space areas directly related to the principal uses including picnic areas, lawn seating and natural and passive relaxation areas.

Since our Employment Conversion Request submission of May 1, 2019, we have been actively engaged in lengthy and detailed discussions with both Regional and City Staff in order to determine the most appropriate course of action relative to planning applications and process. It was determined by Regional Staff that the proposed development of the property is a local matter that does not constitute the need for a conversion. Furthermore, there was consideration and acknowledgement from Regional and City Staff on the following:

- The subject property is environmentally constrained and due to the presence of a designated heritage structure, the property's total developable area is restricted and not suitable for traditional employment type uses, such as industrial, warehouses, manufacturing, etc.;
- The subject property can be considered for more permissive employment uses, such as small-scale event types uses, which would allow for more flexible non-employment uses and have minimal impact on the larger employment area; and
- The proposed non-traditional employment uses are generally a better fit for the subject property in light of the constraints and can be dealt with at the local level that does not necessarily constitute an employment conversion, and can proceed by way of site-specific development applications through the regular development review process under an employment designation.

Based on this direction from the Region and discussions with City staff, we have reached a consensus and a Pre-Application Consultation (PAC) request to the City of Vaughan was submitted on April 10th 2020 and a PAC meeting was subsequently held on May 6th, 2020. We are waiting for the formal list of application requirements and have intentions to file applications as soon as possible to put in place our consensus.

While the Region of York and City of Vaughan Staff's recommendation is not to support the request for a conversion, it is noted in the Staff report that there may be opportunity through the Region's review of their employment policy framework to identify more permissive employment uses. Furthermore, it is our understanding and the intent of this submission that it be recognized that both Regional and City Staff can support the development proposal through a site specific Official Plan and Zoning By-law Amendment application process, and are of the opinion that the request for more permissive employment uses does not require an employment conversion. On this basis, it is the landowner's intention to proceed with the filing of these applications at the local level and therefore, at this time, we respectfully request that the Staff report recommendation be deferred

pending the outcome of our application and the Region's review of their employment policy framework.

Thank you for the opportunity to make this submission and we look forward to continuing to work with City Staff and Vaughan Council through the development review process of our client's development applications.

Should you have any questions or require additional information, please contact the undersigned or Jenna Thibault at ext. 309.

Yours truly,

Weston Consulting

Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Associate

Cc: Armando Lopes, Di Poce Management Limited
Sandra Malcic, Director, Long Range Planning, York Region
Paul Bottomley, Manager, Policy, Research and Forecasting, York Region
Fausto Filipetto, Manager of Long Range Planning, City of Vaughan
Bill Kiru, Acting Deputy City Manager, City of Vaughan

Appendix I – Regional Municipal Comprehensive Review (MCR) – Submission Letter dated May 1, 2019

**Appendix I – Regional Municipal Comprehensive Review (MCR) –
Submission Letter dated May 1, 2019**



**WESTON
CONSULTING**

planning + urban design

Planning and Economic Development,
Corporate Services – 4th Floor
The Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

May 1, 2019
File 7522-3

Attn: Paul Freeman, Chief Planner

Dear Sir,

**RE: Regional Municipal Comprehensive Review (MCR) – Employment Conversion
Request Submission
6241 Rutherford Road
City of Vaughan**

Weston Consulting is the Planner for Di Poce Management Limited, the land owner of the property located at 6241 Rutherford Road in the City of Vaughan (herein referred to as the 'subject property'). This is the second letter being provided for the subject property as part of the Municipal Comprehensive Review (MCR) process. Accompanying the submission of this letter is an Environmental Review Report prepared by SLR Consulting (Canada) Ltd., a Servicing Opinion Letter completed by Crozier & Associates Consulting Engineers and a Transportation Opinion Letter from Crozier & Associates Consulting Engineers.

The land owner is requesting for an employment area conversion in order to support future development on the lands for a mix of commercial and recreational uses that would be complimentary to, and supportive with, the existing historic house to be retained. The purpose of this correspondence is to address the York Region Employment Area Conversion Criteria outlined in the Region's Report presented to the Committee of the Whole on March 7th 2019.

The MCR Process: Employment Area Conversion Request

It is our understanding that the Region of York is in the process of updating the Region's Official Plan as a part of an MCR to better align this plan with the current Provincial policy regime and to properly guide population and employment growth within the Region. Through this process, the Region is accepting employment area conversion requests to inform their employment forecasts and land needs assessment to 2041.

This submission is to be reviewed in conjunction with the first letter submitted with respect to this property dated August 10th, 2018 (Appendix I). An additional letter regarding this property was submitted by the land owner on February 28, 2019 to the Province, as part of the Growth Plan

for the Greater Golden Horseshoe (2017) Amendment 1 review process. This letter is provided in Appendix II for reference.

Since our initial submission to York Region, Regional Staff have prepared a report that establishes criteria for assessing employment land conversion requests. These criteria are based on five core principles: supply, viability, access, infrastructure and Region-wide interests. On March 21, 2019, Regional Council endorsed Regional Staff's Report which recommended the use of these criteria to assess employment area conversions.

Description of the Subject Property and Policy Context

The subject property is located west of Highway 27 and east of McGillvary Road, on the south side of Rutherford Road, in the City of Vaughan. The site is located within Block 59 which is an employment area comprised of 403.48 ha land, designated for *prestige employment* and *general employment* land uses. As can be seen by Figure 1, the Block maintains natural heritage features given the presence of the *natural area* designation, which is prominent in certain locations.

The Block is bound by Huntington Road to the west, Regional Road 27 to the east, Rutherford Road to the north and Langstaff Road to the south. Most of the Block is undeveloped, aside from two newer distribution warehouse to the south of the property occupied by Fed-Ex and Costco. There is also the Vitanova Foundation, a rehabilitation centre, situated west of the property.

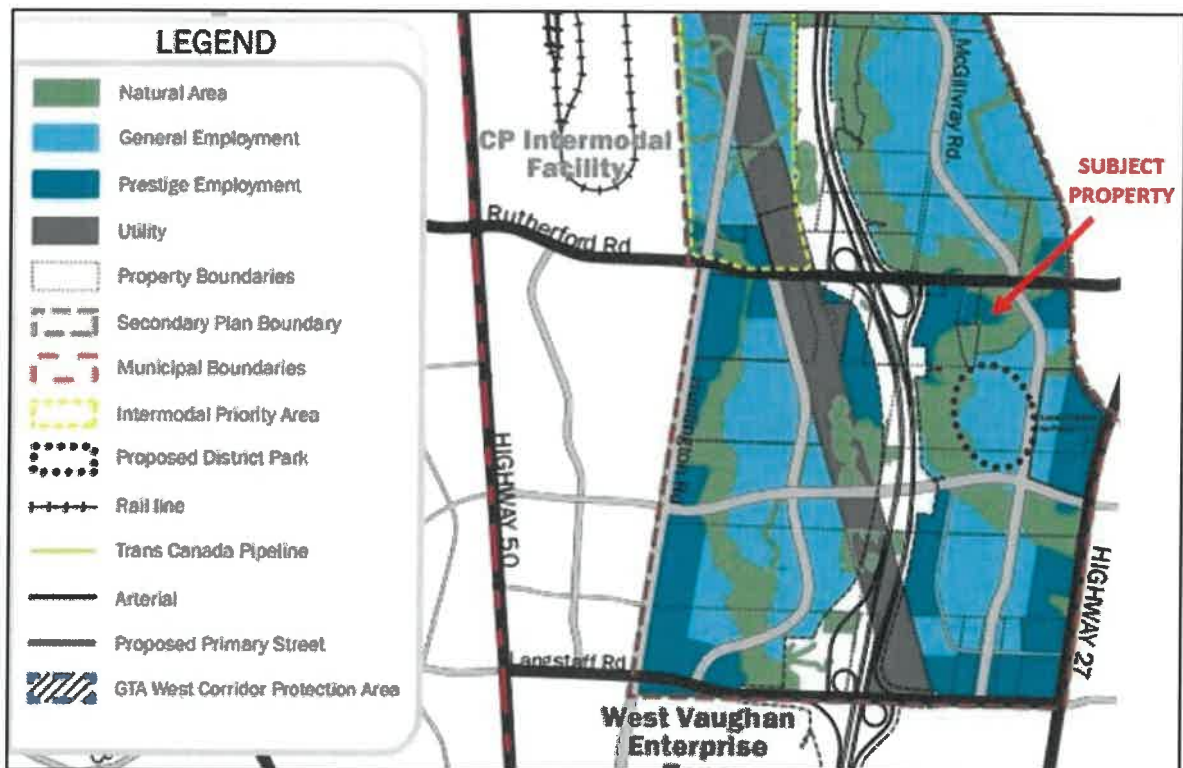


Figure 1: Schedule 3 - Land Use, from the West Vaughan Employment Area Secondary Plan.

The York Region Official Plan identifies the property as part of the *Urban Area* and within the *Regional Greenland System*. The entirety of Block 59 is also located within the Region's *Strategic Employment Lands – Conceptual* designation.

The City of Vaughan's Natural Heritage Network Schedule indicates that the majority of the property is covered by a *Core Feature*, areas not generally intended for development and/or site alternation. In terms of land use, the property is subject to the West Vaughan Employment Area Secondary Plan (WVEASP). The portion of the site covered by the *core feature* is designated *Natural Area*. The smaller part of the site is designated *Prestige Employment*. Permitted uses in the *Prestige Employment* designation include typical employment uses such as manufacturing, warehousing and offices uses. Outside storage is not permitted.

The property is zoned both *A – Agricultural* and *OS1 – Open Space Conservation*, subject to an exception under the in-force Zoning By-law 1-88. This exception regulates site specifications including lot area and coverage and limits uses for the OS1 zone.

Site Constraints

Figure 2 provides an airphoto of the subject property. The property maintains a total land area of 8.183 ha (20.22 acres), of which only 1.61 ha is estimated to be developable. This estimate was calculated based on the latest available information and is subject to further refinement and confirmation. The developable area is limited as a result of the site's various constraints including the existence of natural heritage features on the property. These natural heritage features include the presence of a tributary (Robinson's Creek) running through the property and dense vegetation. The property also maintains a man-made pond and has limitations as a result of the physical and geotechnical top of bank limits. The Environmental Review conducted by SLR provides a more detailed review of the property's natural features and physical constraints.

As a result of the east portion of the land being heavily constrained environmentally, only a small portion of the property on the west side is developable. It should also be acknowledged that any development on the west portion of the property will need to provide appropriate buffers from the adjacent environmental features, further reducing the developable area. In addition, this portion of the site maintains an existing cultural heritage feature known as the Richard Jeffery House (Elderstone), which is designated under Part IV of the Ontario Heritage Act.

As a result of these site constraints, the property cannot accommodate typical employment uses such as warehouses, manufacturing facilities, distribution centres or office complexes. It is our opinion, that given the site constraints, the conversion of the property from an employment lands designation to a designation permitting a mix of commercial and recreational uses, is appropriate and desirable for the use of the property.



Figure 2: Airphoto of subject property.

Proposed Use of the Subject Property

Appendix III provides a figure which illustrates the existing structures on the site and their total gross floor areas (GFA). These structures include the existing heritage house and three barns, which are to be retained. This figure also provides an idea of how parking could be configured on the property. We note that details related to parking are premature at this stage and would be determined during detailed design through a development application.

At this time, no Site Plan has been prepared for the development of the property. The intention is to re-designate the property to a commercial based designation which would permit the use of the site for a mix of commercial and recreational uses that would be complimentary to, and supportive with, the existing historic house to be retained. The use of the existing structures and grounds as part of a development could allow for an adaptive re-use project for this historic and environmentally protected site. The types of uses envisioned for this property include:

- The utilization of the existing heritage house for a café/eating establishment. Given the property's unique characteristics and isolation from the adjacent employment designated lands, the existing heritage home and grounds would be appropriate for a "Tea House" and associated commercial-related uses. The "Tea House" is a type of a venue which allows for social interaction, and would act similar to a café, primarily serving tea and light refreshments.
- The heritage home could function as a venue for entertaining small groups where food and/or liquor consumption can occur such as for special events such as weddings and small corporate gatherings. If used as a venue, this would likely be on weekends, off business hours or under special circumstances.
- The barn structures and grounds could be used for health and wellness related uses such as for fitness and yoga classes, cultural activities and urban agricultural.
- Recreational uses in the open space area (lawn seating, picnic areas, etc.) related to the principle use of the property.

The intention is to utilize the existing heritage dwelling and accessory barn structures as part of the development. No future development would be proposed which would alter the property's development limits. We acknowledge that our initial submission dated August 10, 2018 differs in that it proposes a specific use for the property. The use of the property for small gatherings is still an option being explored.

Supporting Technical Documents

The primary objective at this time is to participate in the MCR process to request for an employment area conversion in order to re-designate the lands to a commercial or related designation so that the property has a viable opportunity for development. To support this request, technical documents have been prepared and should be read in their entirety, in conjunction with this letter.

The supporting technical materials illustrate that it is appropriate to develop the lands for a non-employment use. From a civil engineering perspective, the site can be adequately serviced based on the proposed water demand and sanitary sewage flow that would be generated, should this site be converted. The Transportation Letter determined that appropriate access to and from the site can be supported for a mix of commercial and recreational uses.

Given the site's environmental and physical constraints, the Environmental Review determined that a conversion to a commercial designation would be more suitable. A mix of commercial and recreational uses would result in minimal to no negative impacts on the natural environmental constraints, being more supportive of the overall health of these features.

Growth Plan Policy

The Growth Plan for the Greater Golden Horseshoe (the 'Growth Plan') provides direction on the development and growth of communities within the Greater Golden Horseshoe ("GGH"). Section 2.2.5 of the Growth Plan identifies policies related to employment and specifies that employment land conversions can only be considered at the time of an MCR (Section 2.2.5.10).

Section 2.2.5.9 provides the minimum criteria for assessing requests for the conversion of employment lands. This Section directs that:

The conversion of lands within employment areas or prime employment areas to non-employment uses may be permitted only through a municipal comprehensive review where it is demonstrated that:

- a) there is a need for the conversion;*
- b) the lands are not required over the horizon of this Plan for the employment purposes for which they are designated;*
- c) the municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of this Plan;*
- d) the proposed uses would not adversely affect the overall viability of the employment area or prime employment area or the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan; and*
- e) there are existing or planned infrastructure and public service facilities to accommodate the proposed uses.*

Given the site's various constraints and limited developable area, it is our opinion that there is a need for the conversion. This property maintains unique cultural heritage and natural environmental features which are to be preserved. These characteristics differentiate the site from a typical employment area. From a land use compatibility standpoint, a conversion of the lands would not adversely impact the viability of the employment area in any manner. The property is entirely buffered along its east and south sides by the *core feature* area. To the west, is the Vitanova Foundation, a sensitive use which would not be negatively impacted should the lands be converted.

The York Region 2017 Vacant Employment Land Inventory (dated March 2, 2018) indicated that Vaughan has the largest supply of vacant employment lands in the Region. In our opinion, the removal of the property from the employment land inventory will not result in the depletion of viable employment lands. The technical reports support the request for an employment conversion and have confirmed that both existing and planned infrastructure, such as from a servicing perspective, are able to support the use of the lands for a mix of commercial and recreational uses. It is our opinion the conversion request satisfies the minimum criteria outlined in the Growth Plan.

York Region Employment Area Conversion Criteria

The York Region Official Plan identifies policies to provide direction for employment conversions under Section 4.3 - Planning for Employment Lands. As stated in Section 4.3.9 *"the conversion of employment lands to non-employment land uses may only be considered at the time of a municipal comprehensive review."*

York Region Staff prepared an Employment Area Conversion Criteria Report that recommended that Council endorse a set of proposed employment area conversion criteria to be applied when assessing requests for employment area conversions. The report established 5 themes for the criteria which include: Supply, Viability, Infrastructure, Region Wide, and Access. The table below has addresses each of the 14 criteria for evaluating requests for employment area conversions.

Table 1: York Region Employment Area Conversion Criteria

Theme Area	Criteria	Justification
Supply	1. The lands are not required over the horizon of the Growth Plan for the employment purposes for which they are designated (GP 2.2.5.9 b).	The lands are not able to adequately support <i>prestige employment</i> land uses such as a warehouse or office buildings. The property does not maintain a large enough developable area to allow these types of uses to function successfully. There are more appropriate lands designated for employment that will allow the Region to meet this objective in the Growth Plan.
Supply	2. The Region and local municipality will maintain sufficient employment lands to accommodate forecasted employment growth, including sufficient employment land employment growth, to the horizon of the Growth Plan (modified GP 2.2.5.9.c).	The York Region 2017 Vacant Employment Land Inventory (dated March 2, 2018 from the Commissioner of Corporate Services and Acting Chief Planner), indicated that 33% of the region's employment land supply is vacant, and that the City of Vaughan <i>"... continues to have the largest supply of vacant employment lands in the Region."</i> Given the sites limited developable area, a conversion of the subject property from employment lands to a commercial use will not result in the loss of employment lands which are instrumental to employment growth within the City. The data from the 2017 Vacant Employment Land Inventory

		indicates that there is 1,042 ha of vacant employment land area in the City of Vaughan and 2,588 ha of vacant employment land area in the Region. The removal of the subject property (8.183 ha) from the vacant employment land base will result in the removal of approximately 0.0078% of vacant employment land area from the City and approximately 0.0032% from the Region. This loss is negligible in both cases.
Viability	3. Non-employment uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets and other policies in the Growth Plan (modified GP 2.2.5.9 d).	A non-employment use such as commercial and recreational uses would not adversely affect the overall viability of the employment area as the subject property's developable area cannot accommodate typical <i>prestige employment</i> uses. This means that the property would not be able to assist the Region in meeting its minimum growth targets in the Growth Plan related to employment.
Infrastructure	4. There are existing or planned infrastructure and public service facilities to accommodate the non-employment uses (e.g. sewage, water, energy, transportation) (modified GP 2.2.5.9 e).	The subject property has access to sanitary and water servicing. As noted in Crozier's Servicing Opinion Letter, wastewater flows could continue to be managed by the existing private septic system in the interim. For water, connections are available. The property also maintains proper vehicle access off of Rutherford Road. This is further discussed in Crozier's Transportation Opinion Letter.
Region Wide	5. There is a need for the conversion (GP 2.2.5.9 a).	The subject property has various constraints including the natural features, physical and geotechnical top of back limits and a heritage building on the property which is to be retained. Given these constraints, the property is in need of a conversion as developing

		the site for an employment use is a challenge and not allow the property to ever reach its optimal development potential. An employment use would also have an impact on the existing natural heritage features, which would likely not be positive.
Supply	6. The following employment areas will not be considered for conversion as they have not yet had the opportunity to develop due to servicing constraints or have recently been brought into the urban boundary to accommodate employment land employment growth to 2031: Keswick Business Park, Queensville, Highway 404 (ROPA 1), ROPA 3, and Highway 400 North (ROPA 52).	This criterion is not applicable to the subject property.
Viability	7. The employment area will not be considered for conversion if the entire perimeter of the site is surrounded by lands designated for employment uses and is not viable to continue as an employment area.	The subject property is currently disconnected from the surrounding designated employment lands as the property is heavily constrained. Natural heritage features (designated <i>natural area</i>) border the east and south portion of the site separating the property from the adjacent designated employment lands. The property is also bordered by Rutherford Road to the north.
Supply	8. Conversion of the site would not compromise the Region's and/or local municipality's supply of large sized employment area sites (i.e. 10 ha or greater) which allow a range uses including but not limited to land extensive uses such as manufacturing, warehousing, distribution and logistics.	The subject property has a total land area of 8.18 hectares with only approximately 1.61 hectares of land which is developable area on the site. In addition, as stated earlier, the removal of the subject property from the vacant employment land base represents a loss of approximately 0.0078% of vacant employment land area from the City and approximately 0.0032% from the Region. This loss is negligible in both cases.

Viability	<p>9. The conversion will not destabilize or adversely affect current or future viability and/or identity of the employment area with regards to:</p> <ul style="list-style-type: none"> a. Hindering the operation or expansion of existing or future businesses b. Maintaining lands abutting or in proximity to the conversion site for employment purposes over the long term c. Attracting a broad range of employment opportunities and maintaining clusters of business and economic activities d. Providing appropriate buffering of employment uses from non-employment uses. 	<p>The subject property is proposing an employment land conversion to non-employment uses to facilitate a mix of commercial and recreational uses on the site. This may include uses such as a café/eating establishment or utilization of the existing heritage house and accessory structures for small gatherings. It is our opinion that the proposed uses would not hinder the operation or expansion of existing and future business as the subject property is isolated from the surrounding employment uses. The natural heritage features which constrain the development of the property act as a buffer from the adjacent employment lands to the east and south, preventing any possibility of hindering the operation of these lands. In addition, developing the lands for a small-scale commercial use such as the "Tea House" would create business and economic activity on the property which would benefit the greater surrounding area.</p>
Viability	<p>10. The conversion to a non-employment use is compatible with the surrounding uses such as existing employment uses, residential or other sensitive land uses and will mitigate existing and/or potential land use conflicts</p>	<p>Currently, the majority of the surrounding lands are undeveloped aside from two newer distribution warehouses located to the south of the site. Directly to the west of the site is an existing rehabilitation center, the Vitanova Foundation. The use of the property for a mix of commercial and recreational uses would be complementary with the Vitanova Foundation as these uses are more sensitive in nature. The proposed uses would maintain the site's serene and private environment, avoiding any potential for conflict with the surrounding lands.</p>

Viability	11. The site offers limited development potential for employment land uses due to factors including size, configuration, access and physical conditions	The subject property has limited developable area due to the existing heritage building on the site, the natural area designation which generally does not permit development, and physical limitations (i.e. geotechnical top of bank limits). This results in an impact on the site's size, configuration and physical condition.
Access	12. The proposed site is not adjacent to 400-series highways, is not located in proximity to existing or planned highways and interchanges, intermodal facilities, airports and does not have access to rail corridors	The subject property is located approximately 600 metres east of the future 427 extension Highway. It is important to note that the subject property has existing driveway access that can accommodate smaller vehicles, but would not be able to properly accommodate transport truck traffic to and from the site. Accordingly, the property would not be able to take advantage of its close proximity to a 400-series highway.
Region Wide	13. The proposed conversion to a non-employment use does not compromise any other planning policy objectives of the Region or local municipality.	The proposed conversion to a non-employment use would be to facilitate a development while maintaining the existing heritage buildings and respecting the natural heritage features. All required policies related to developing on site with environmental constraints, such as providing a buffer from a Regulated Floodline, would be followed. From a policy perspective, conversion of the lands to a mix of commercial and recreational uses would allow for a development which supports the site's cultural and natural heritage features. These uses are more appropriate and consistent with the Regional and Municipal policy context with respect to enhancing and preserving the health of the natural heritage network.

Region Wide	14. Cross-jurisdictional issues have been addressed.	There are not cross-jurisdictional issues.
-------------	--	--

Concluding Remarks

This correspondence is being submitted to request that the subject property be considered for an employment area conversion to a mix of commercial and recreational uses that would be complimentary to, and supportive with, the existing historic house to be retained. This would enable the City of Vaughan to make use of a site which is targeted for development but is highly constrained from a cultural, environmental and consequently, a developable land area perspective. It is our opinion that this letter demonstrates that the proposed request satisfies the Region's employment area conversion criteria, along with the Growth Plan's criteria.

We kindly request to be notified of any future reports and meetings and will continue to monitor the MCR process as well. Thank you for the opportunity to provide this letter and we would be open to future discussions regarding the development of the subject property should there be any opportunities for this.

We reserve the right to provide additional comments throughout this process. Should you have any questions, please contact the undersigned (ext. 245) or Jenna Thibault (ext. 309).

Yours truly,

Weston Consulting

Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Associate

- c. S. Malcic, York Region, Director of Long Range Planning, Planning and Economic Development, Corporate Services Department
- P. Bottomley, York Region, Manager, Policy, Research and Forecasting
- B. Kiru, City of Vaughan, Interim Director of Policy Planning/Environmental Sustainability
- C. Messere, City of Vaughan, Development Planning Department
- J. Di Poce, Di Poce Management Limited

Appendix I – Regional Municipal Comprehensive Review (MCR) – Submission Letter dated August 10, 2018

Appendix II – Growth Plan Amendment 1 Submission Letter dated February 28, 2019

Appendix III – Preliminary Concept

**Appendix I – Regional Municipal Comprehensive Review (MCR) –
Submission Letter dated August 10, 2018**



**WESTON
CONSULTING**

planning + urban design

Planning and Economic Development,
Corporate Services – 4th Floor
The Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

August 10, 2018
File 7522-3

Attn: Paul Freeman, Chief Planner

Dear Sir,

**RE: Regional Municipal Comprehensive Review (MCR) – Submission Letter
6241 Rutherford Road
City of Vaughan**

Weston Consulting is the planner for Di Poce Management Limited, the land owner for the property located at 6241 Rutherford Road in the City of Vaughan (herein referred to as the 'subject property'). The purpose of this correspondence is to provide a formal submission as part of the Region's Municipal Comprehensive Review (MCR) on behalf of our client in support of developing the subject property for a banquet hall facility.

York Region Official Plan Review

It is our understanding that the Region of York is in the process of updating the Region's Official Plan as a part of an MCR to better align this plan with the current Provincial policy regime and to properly guide population and employment growth within the Region. The Region is currently undertaking Phase 2 which involves conducting numerous MCR background studies related to growth forecasts and density, employment strategies and housing, among other topics.

A key component of an MCR involves consultation with various stakeholder groups and receiving comments to help inform the process. It is our client's intention to be involved in the MCR process and to have this correspondence included as part of the written record for the subject property.

Description of the Subject Property and Surrounding Context

The subject property is located west of Highway 27 and east of McGillvary Road, on the south side of Rutherford Road in Block 59, in the City of Vaughan. Block 59 is a 403.48 ha employment area bound by Huntington Road to the west, Regional Road 27 to the east, Rutherford Road to the north and Langstaff Road to the south. Figure 1 provides an overview of the land use designations which pertain to Block 59. The majority of the block is designated either *prestige employment* or *general employment*, with the *natural area* designation dispersed throughout (Figure 1).

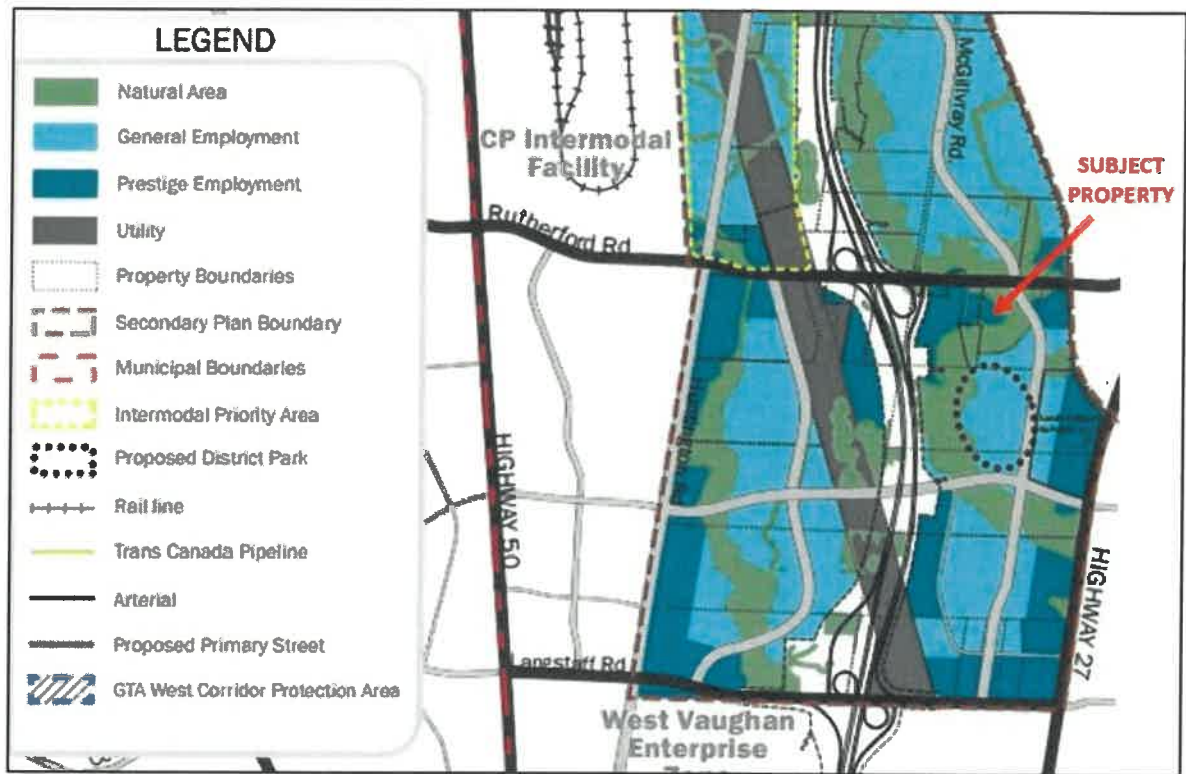


Figure 1: Schedule 3 - Land Use, from the West Vaughan Employment Area Secondary Plan.

The majority of Block 59 is undeveloped aside from two newer distribution warehouses, one used by Fed-Ex and the other by Costco, which are located south of the site. There is also an existing rehabilitation centre, the Vitanova Foundation, situated directly to the west of the property. To the north and east of the site are agricultural uses/green space areas, along with the CP Rail Line which is representative of Block 59's eastern limit.

Figure 2 provides an airphoto of the subject property. The property maintains a total land area of 8.183 ha (20.22 acres), of which only a small portion is developable given the presence of natural heritage features on the property. The property is heavily treed and has a tributary (Robinson's Creek) running through it.

The property also contains a cultural heritage feature, the Richard Jeffery House (Elderstone), which is designated under Part IV of the Ontario Heritage Act. The building was constructed in c. 1860 and is two storeys in height. Directly north of this building is a man-made pond which is thought to have been built to support the functioning of the heritage building.



Figure 2: Airphoto of subject property.

Policy Context

The York Region Official Plan identifies the property as part of the *Urban Area* and within the *Regional Greenland System*. The entirety of Block 59 is also located within the Region's *Strategic Employment Lands – Conceptual* designation.

The Natural Heritage Network Schedule of the Vaughan Official Plan (VOP 2010) indicates that the majority of the property is covered by a *Core Feature*, which is an area where development and/or site alteration is generally not permitted. The property is subject to the West Vaughan Employment Area Secondary Plan, which designates the portion of the site not covered by a core feature as *Prestige Employment* and the rest of the property as *Natural Area*. Permitted uses in the Prestige Employment designation include typical employment uses such as manufacturing, warehousing and offices uses. Outside storage is not permitted.

The Prestige Employment designation does not permit or prohibit banquet hall facilities. The VOP (2010) is silent on banquet halls, as it does not specifically list this use as permitted in any land

use designation. The term banquet hall is not defined in the VOP and is also not mentioned anywhere in the text of the plan. This is contrary to Vaughan's Zoning By-law 1-88 which lists banquet halls as permitted in the *EM1 Zone – Prestige Employment Area Zone* and provides a definition of the use.

The City's Zoning By-law 1-88 zones the property as both *A – Agricultural* and *OS1 – Open Space Conservation*, subject to an exception. This exception regulates site specifications including lot area and coverage and limits uses for the OS1 zone. Any future development on the property would require that a Rezoning application be submitted.

Proposed Use of the Subject Property

The subject property maintains unique characteristics, differentiating this property from the rest of Block 59, which makes developing this site for typical employment uses a challenge. Based on our analysis, there are various factors from a contextual and planning perspective that support a banquet hall use as an appropriate use for the property:

Policy-Related Factors

- The subject property's total developable area is minimized by the fact that the site is heavily constrained, notably by natural heritage features which are to be preserved. The operation of a banquet hall would not result in a nuisance or negatively impact the ecological functioning of the surrounding natural heritage network, which is to be protected and enhanced according to the VOP.
- As illustrated by Figures 1 and 2, the subject property has a limited developable area as a result of the site's Natural Area designation. A small developable area cannot accommodate typical Prestige Employment uses such as warehouses, distribution centres or office complexes.
- The VOP does not explicitly permit or prohibit banquet halls in any land use designation as the Official Plan is silent on the use.
- The VOP indicates that non-employment uses such as residential and major retail uses would serve to destabilize the planned function on an employment area (Section 2.2.4). A banquet hall is not a residential or retail use.
- The York Region 2017 Vacant Employment Land Inventory (dated March 2, 2018 from the Commissioner of Corporate Services and Acting Chief Planner), indicated that 33% of the Region's employment land supply is vacant, and that the City of Vaughan "... continues to have the largest supply of vacant employment lands in the Region." Given the site's limited development potential, allowing for a banquet hall use will not result in a depletion of viable employment lands within the City.

- The property maintains an existing heritage building which is designated under Part IV of the Ontario Heritage Act. This is another factor limiting the site's total developable area. Any future development would need to accommodate the retainment of this structure as relocation would be difficult. A banquet hall, along with required parking, could be accommodated while maintaining this building or making use of this structure as part of the functioning of the main use.
- The City's Zoning By-law 1-88 permits banquet halls in the *EM1 – Prestige Employment Area Zone*. Developing the property will require that a Zoning By-law Amendment application be submitted to rezone the property under the EM1 zone to correspond with the Official Plan designation.

Land Use Compatibility Factors

- The portion of the property fronting on to Rutherford Road is covered by the site's core feature. Any future development will need to be located away from the street and maintain an appropriate vegetation buffer from the core feature's top of bank. This will reduce the visibility of any future buildings from the street and will create a sense of isolation from the surrounding area, which is not favourable for typical Prestige Employment uses. The Official Plan indicates that Prestige Employment areas are intended to be located on arterial streets in order to *"provide locational opportunities for activities which require high visual exposure and an attractive working environment (Section 9.2.2.11.b.iii)."*
- The site's private and serene environment is ideal for a banquet hall. The property maintains locational advantages which are preferable for the types of events held at banquet halls such as religious celebrations and weddings.
- The use of the property for a banquet hall is complementary with the adjacent rehabilitation centre to the west, a sensitive use, as it will not result in any undesirable impacts which would hinder the functioning of this operation.
- Given that the subject property is entirely buffered along its east and south sides, is adjacent to a sensitive use at its west side, and fronts onto Rutherford Road, it will not result in an undesirable infiltration of a use in an employment area intended for heavy and light employment uses. Additionally, this buffering will ensure that banquet hall patrons will not be exposed to safety hazards which could result from the employment area.
- The buffering around the property's developable portion prevents the threat of any future expansion of non-typical employment uses within this employment area.
- The subject property's location along Rutherford Road, an arterial street, will provide for an access point exclusively for the banquet hall's employees and users. Vehicular travel to and from the subject property will be completely separate from the rest of the block. This means that traffic and parking generated by the banquet hall will not interfere with the functioning of surrounding employment uses in terms of the movement of goods and

trucking activities, which are critical to the successful functioning of typical employment uses.

- The banquet hall will not discourage other typical employment uses from locating in Block 59.

Designations which Permit Banquet Halls

- Many of the City's existing banquet halls are located in prestige employment areas. As noted previously, there is no land use designation in the VOP which explicitly permits banquet halls.
- Locating a banquet hall in a dense, mixed-use area, such as on an intensification corridor intended for greater density, a mix of residential and non-residential uses and frequent transit service, is not compatible with the nature of banquet hall facilities. Banquet halls are low-intensity uses given their more limited operating hours and typically occupy stand-alone buildings.
- Other municipalities explicitly permit banquet halls in their employment designations. For example, the City of Mississauga Official Plan permits banquet halls in the *Business Employment* and *Industrial* land use designations. Additionally, the Town of Richmond Hill, also located in York Region, permits banquet halls in the Town's *employment area* designation and encourages them to front on an arterial street.

Given the site's notable environmental constraints and surrounding context, the subject property is not characteristic of the other lots located within Block 59 which are intended for typical employment uses. The proposed use of the property for a banquet hall will enhance the site's existing environmental and cultural features and provide an opportunity to maximize the use of a property which has limited potential for future development. If it is the position of the Region that a change in the property's current Prestige Employment land use designation is required to move forward with this proposal, we would be responsive to this request and further discussions.

Concluding Remarks

This correspondence is being submitted to request that consideration be given to develop the subject property for a banquet hall. This would enable the City of Vaughan to make use of a site which is targeted for development but is highly constrained from a cultural, environmental and consequently, a developable land area perspective.

We kindly request to be notified of any future reports and meetings and will continue to monitor the MCR process as well. Thank you for the opportunity to provide this letter and we would be open to future discussions regarding the development of the subject property should there be any opportunities for this.

We reserve the right to provide additional comments throughout this process. Should you have any questions, please contact the undersigned (ext. 245) or Jenna Thibault (ext. 309).

Yours truly,

Weston Consulting

Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Senior Planner

- c. S. Malcic, York Region, Planning and Economic Development
- J. De Lima, York Region, Planning and Economic Development
- B. Kiru, City of Vaughan, Interim Director of Policy Planning/Environmental Sustainability
- C. Messere, City of Vaughan, Development Planning Department
- J. Di Poce, Di Poce Management Limited

**Appendix II – Growth Plan Amendment 1 Submission Letter dated
February 28, 2019**

DI POCE

Management Limited

February 28, 2019

Charles O'Hara
Ontario Growth Secretariat, Ministry of Municipal Affairs
777 Bay Street
c/o Business Management Division, 17th floor
Toronto ON M5G 2E5
Canada

Dear Mr. O'Hara:

**RE: PROPOSED FRAMEWORK FOR PROVINCIALLY SIGNIFICANT EMPLOYMENT ZONES
ERO NO. 013-4506 | MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING
6241 RUTHERFORD ROAD, CITY OF VAUGHAN**

Thank you for the opportunity to comment on the proposed Provincially Significant Employment Zones ("PSEZ") mapping. We (Di Poce Management Limited) are the property owners for the lands municipally addressed as 6241 Rutherford Road in the City of Vaughan (herein referred to as the 'Subject Lands' and or 'Site'). Schedules 1, 2 and 3 attached, identify the Subject Lands in context of the proposed PSEZ and applicable Secondary Plan land use mapping as well as illustrate the property boundary. A figure illustrating the developable area relative to the site constraints is also attached for reference purposes and in support of the discussion below.

While we recognize the importance and significance of the proposed Provincially Significant Employment Zones ("PSEZ") mapping and understand that the intent of the Amendment is to reflect existing designations, we are concerned with the appropriateness of the "PSEZ" designation over the Subject Lands given the existing residential uses and unique site characteristics.

Specifically, the property is comprised of 8.18 ha (20.22 acres) and is located west of Highway 27 and east of McGilvary Road, on the south side of Rutherford Road in Block 59, in the City of Vaughan. The Site contains a Cultural Heritage Feature - the Richard Jeffery House (Elderstone), a two storey residential dwelling built in 1860 which is designated under Part IV of the Ontario Heritage Act. Further, the Site is largely comprised of Natural Heritage Features which **severely limits the developable area of the site, especially when considering typical Employment uses such as manufacturing, warehousing, and office complexes.** These features include a man-made pond, treed areas and a tributary (Robinson's Creek which runs through the property).

The City of Vaughan Official Plan designates the Subject Lands as "Prestige Employment" and "Natural Areas" in the West Vaughan Employment Area Secondary Plan. Amongst policies relative to the utilization

of existing and planned infrastructure and transportation systems, the key purpose and intent of the Employment Area designations in the West Vaughan Employment Area Secondary Plan is to accommodate employment growth in industrial manufacturing, warehousing and limited office employment uses through the supply of large vacant developable employment land. Supporting these objectives, it is our understanding that the PSEZ designations are intended to protect major or heavy industrial uses within the GTA.

As noted earlier, and in consideration of the severe development restriction for typical employment uses on the Subject Lands, we believe that the Site ***does not meet the intent and purpose of the PSEZ***. We understand that the conversion of employment lands to non-employment uses will continue to require a comprehensive assessment as part of a Municipal Comprehensive Review ("MCR"). To this effect, Weston Consulting has made a submission on our behalf to York Region as part of their current MCR process. A copy of the letter dated August 10, 2018 is attached for your reference. This letter further identifies the development restrictions imposed on the Site, as well provides supporting arguments for the removal of these lands from an employment designation to a non-employment designation in order to support future contemplated non-employment uses.

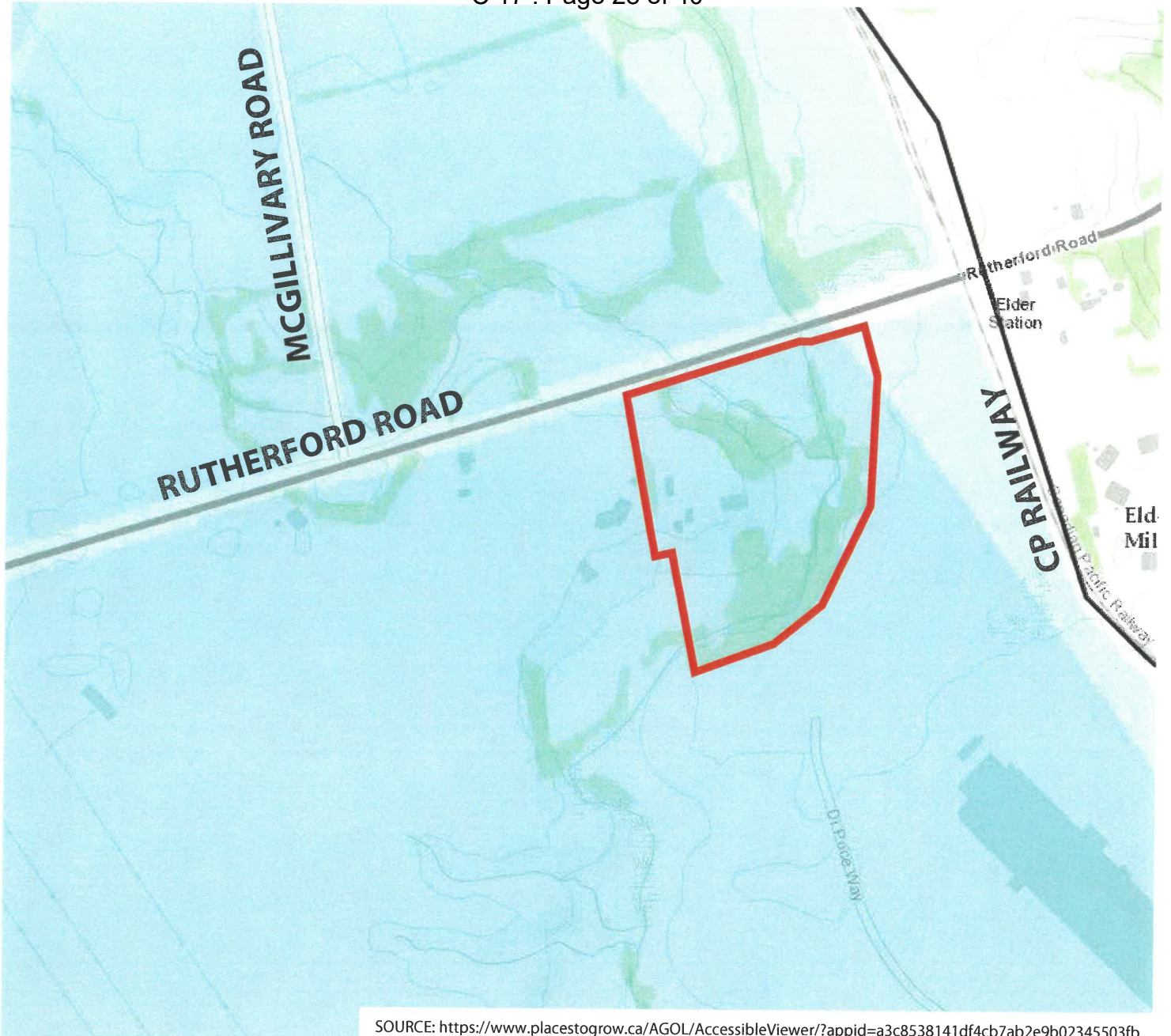
Based on the above, we respectfully request that the Subject Lands consisting of Cultural and Natural Heritage Features be removed from the PSEZ in order to utilize the lands for more appropriate non-employment uses.

We appreciate your attention to this request and respectfully ask to be included in any additional consultation where the accuracy of the PSEZ area mapping relative to the Subject Lands is of concern.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Di Poce', with a long, sweeping horizontal line extending to the right.

John Di Poce,
President



SOURCE: <https://www.placestogrow.ca/AGOL/AccessibleViewer/?appid=a3c8538141df4cb7ab2e9b02345503fb>

SCHEDULE 1

PROPOSED FRAMEWORK FOR PROVINCIALY SIGNIFICANT EMPLOYMENT ZONES



SUBJECT LANDS

6241 RUTHERFORD ROAD, CITY OF VAUGHAN
(DI POCE MANAGEMENT LIMITED)



**PROPOSED PROVINCIALY SIGNIFICANT
EMPLOYMENT ZONES ("PSEZ") MAPPING.**

DRAFT
FOR DISCUSSION
PURPOSES ONLY
WITHOUT PREJUDICE



**WESTON
CONSULTING**
planning + urban design

File Number: 7522-3
Date Drawn: 24 MAY 17
Drawn By: MH
Planner: KB and PW
Scale: see scale bar
CAD: 7522-3/sched/7522-3 sched. 2 may 24_17.dgn



LEGEND

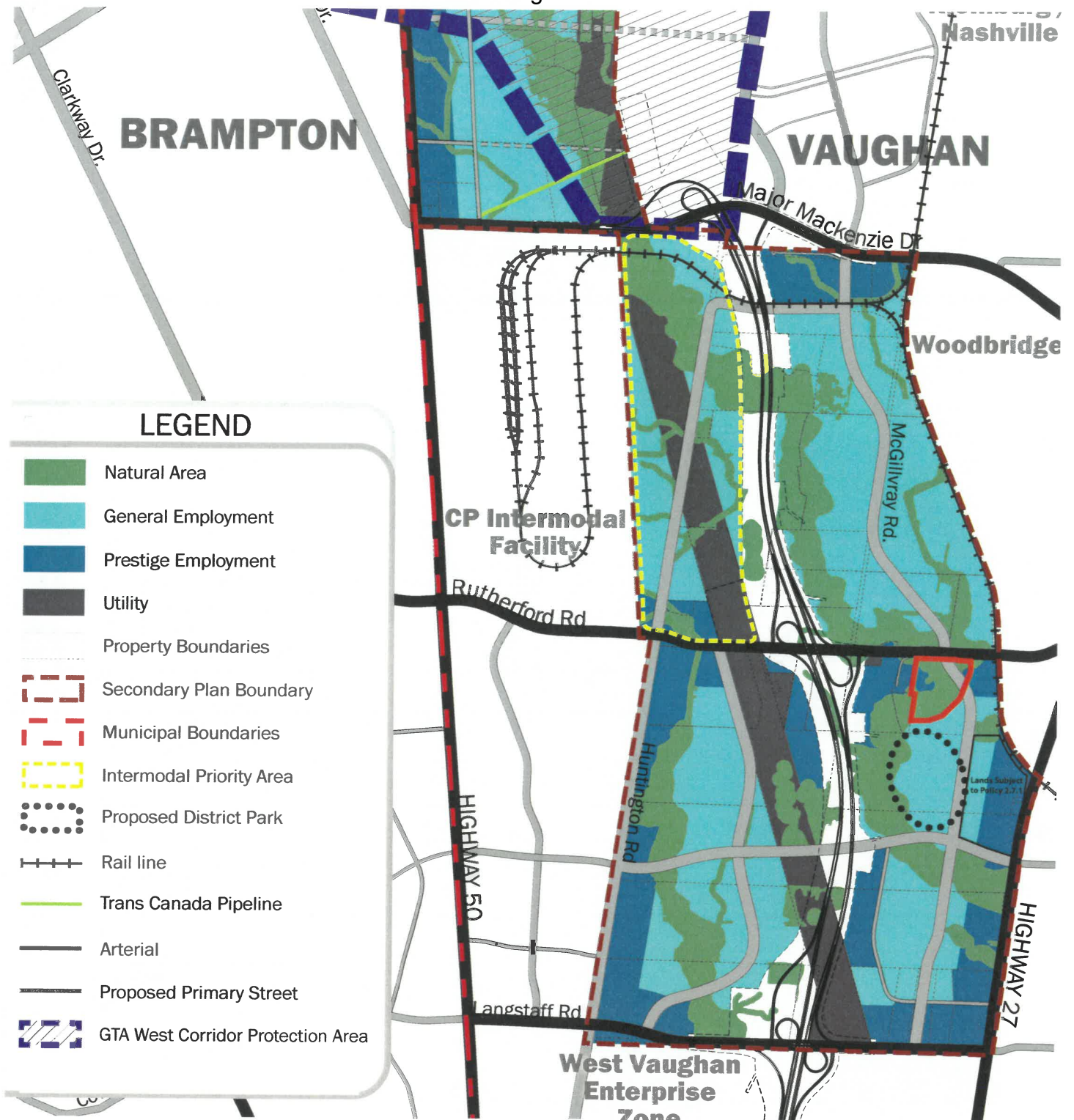
— SUBJECT LANDS

0 10 25 50m
SCALE

Air photo from First Base Solutions
Date of photo: 2016

SCHEDULE 2

6241 RUTHERFORD ROAD
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK



SCHEDULE 3: WEST VAUGHAN EMPLOYMENT AREA SECONDARY PLAN - LAND USE



SUBJECT LANDS

6241 RUTHERFORD ROAD, CITY OF VAUGHAN
(DI POCE MANAGEMENT LIMITED)

DRAFTFOR DISCUSSION
PURPOSES ONLY

WESTON CONSULTING
planning + urban design

File Number: 7522-3
Date Drawn: 24 MAR 17
Drawn By: MH
Planner: KB and PW
Scale: see scale bar
CAD: 7522-3/air photo/developable area Mar 24_17.dgn

**LEGEND**

- SUBJECT LANDS
- PROPOSED DEVELOPMENT LIMIT
- TRCA REGULATORY FLOODLINE
- ▨ 10m BUFFER FROM REGULATORY FLOODLINE
- CORE FEATURES

Total Land Area: 8.183 ha (20.22 acres)
Developable Area: 1.61 ha (3.98 acres)

DEVELOPABLE AREA

6241 RUTHERFORD ROAD
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK



**WESTON
CONSULTING**

planning + urban design

Planning and Economic Development,
Corporate Services – 4th Floor
The Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

August 10, 2018
File 7522-3

Attn: Paul Freeman, Chief Planner

Dear Sir,

**RE: Regional Municipal Comprehensive Review (MCR) – Submission Letter
6241 Rutherford Road
City of Vaughan**

Weston Consulting is the planner for Di Poce Management Limited, the land owner for the property located at 6241 Rutherford Road in the City of Vaughan (herein referred to as the 'subject property'). The purpose of this correspondence is to provide a formal submission as part of the Region's Municipal Comprehensive Review (MCR) on behalf of our client in support of developing the subject property for a banquet hall facility.

York Region Official Plan Review

It is our understanding that the Region of York is in the process of updating the Region's Official Plan as a part of an MCR to better align this plan with the current Provincial policy regime and to properly guide population and employment growth within the Region. The Region is currently undertaking Phase 2 which involves conducting numerous MCR background studies related to growth forecasts and density, employment strategies and housing, among other topics.

A key component of an MCR involves consultation with various stakeholder groups and receiving comments to help inform the process. It is our client's intention to be involved in the MCR process and to have this correspondence included as part of the written record for the subject property.

Description of the Subject Property and Surrounding Context

The subject property is located west of Highway 27 and east of McGillvary Road, on the south side of Rutherford Road in Block 59, in the City of Vaughan. Block 59 is a 403.48 ha employment area bound by Huntington Road to the west, Regional Road 27 to the east, Rutherford Road to the north and Langstaff Road to the south. Figure 1 provides an overview of the land use designations which pertain to Block 59. The majority of the block is designated either *prestige employment* or *general employment*, with the *natural area* designation dispersed throughout (Figure 1).

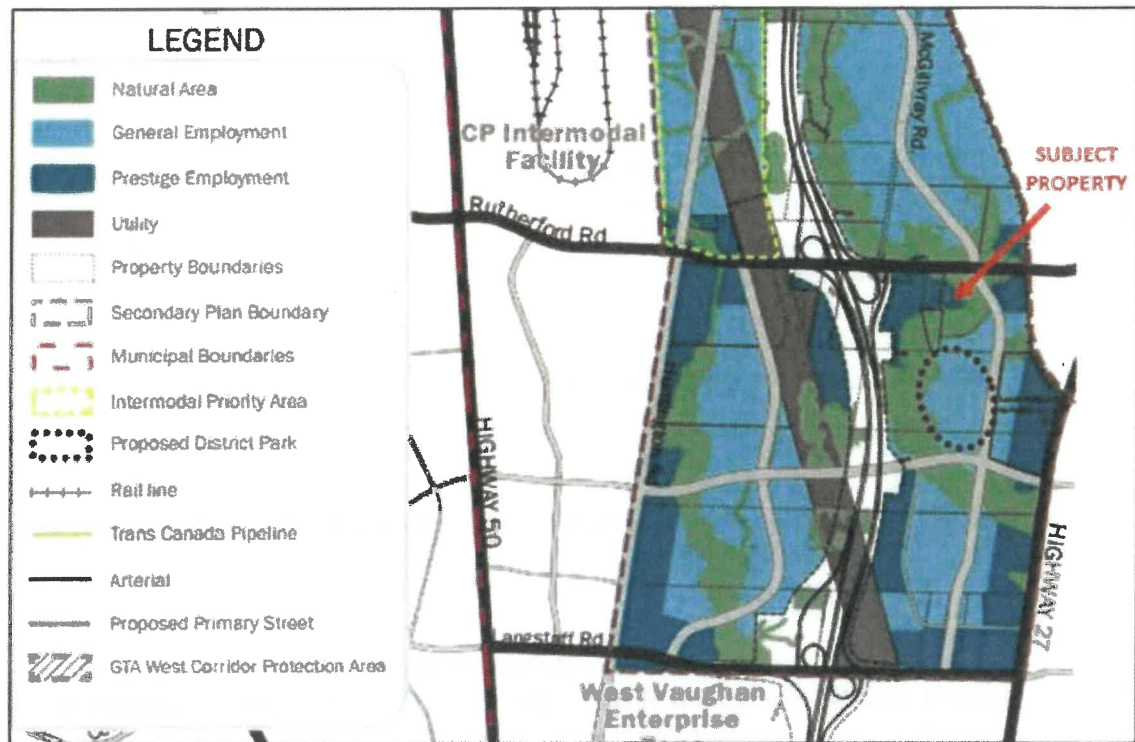


Figure 1: Schedule 3 - Land Use, from the West Vaughan Employment Area Secondary Plan.

The majority of Block 59 is undeveloped aside from two newer distribution warehouses, one used by Fed-Ex and the other by Costco, which are located south of the site. There is also an existing rehabilitation centre, the Vitanova Foundation, situated directly to the west of the property. To the north and east of the site are agricultural uses/green space areas, along with the CP Rail Line which is representative of Block 59's eastern limit.

Figure 2 provides an airphoto of the subject property. The property maintains a total land area of 8.183 ha (20.22 acres), of which only a small portion is developable given the presence of natural heritage features on the property. The property is heavily treed and has a tributary (Robinson's Creek) running through it.

The property also contains a cultural heritage feature, the Richard Jeffery House (Elderstone), which is designated under Part IV of the Ontario Heritage Act. The building was constructed in c. 1860 and is two storeys in height. Directly north of this building is a man-made pond which is thought to have been built to support the functioning of the heritage building.



Figure 2: Airphoto of subject property.

Policy Context

The York Region Official Plan identifies the property as part of the *Urban Area* and within the *Regional Greenland System*. The entirety of Block 59 is also located within the Region's *Strategic Employment Lands – Conceptual* designation.

The Natural Heritage Network Schedule of the Vaughan Official Plan (VOP 2010) indicates that the majority of the property is covered by a *Core Feature*, which is an area where development and/or site alteration is generally not permitted. The property is subject to the West Vaughan Employment Area Secondary Plan, which designates the portion of the site not covered by a core feature as *Prestige Employment* and the rest of the property as *Natural Area*. Permitted uses in the Prestige Employment designation include typical employment uses such as manufacturing, warehousing and offices uses. Outside storage is not permitted.

The Prestige Employment designation does not permit or prohibit banquet hall facilities. The VOP (2010) is silent on banquet halls, as it does not specifically list this use as permitted in any land

use designation. The term banquet hall is not defined in the VOP and is also not mentioned anywhere in the text of the plan. This is contrary to Vaughan's Zoning By-law 1-88 which lists banquet halls as permitted in the *EM1 Zone – Prestige Employment Area Zone* and provides a definition of the use.

The City's Zoning By-law 1-88 zones the property as both *A – Agricultural* and *OS1 – Open Space Conservation*, subject to an exception. This exception regulates site specifications including lot area and coverage and limits uses for the OS1 zone. Any future development on the property would require that a Rezoning application be submitted.

Proposed Use of the Subject Property

The subject property maintains unique characteristics, differentiating this property from the rest of Block 59, which makes developing this site for typical employment uses a challenge. Based on our analysis, there are various factors from a contextual and planning perspective that support a banquet hall use as an appropriate use for the property:

Policy-Related Factors

- The subject property's total developable area is minimized by the fact that the site is heavily constrained, notably by natural heritage features which are to be preserved. The operation of a banquet hall would not result in a nuisance or negatively impact the ecological functioning of the surrounding natural heritage network, which is to be protected and enhanced according to the VOP.
- As illustrated by Figures 1 and 2, the subject property has a limited developable area as a result of the site's Natural Area designation. A small developable area cannot accommodate typical Prestige Employment uses such as warehouses, distribution centres or office complexes.
- The VOP does not explicitly permit or prohibit banquet halls in any land use designation as the Official Plan is silent on the use.
- The VOP indicates that non-employment uses such as residential and major retail uses would serve to destabilize the planned function on an employment area (Section 2.2.4). A banquet hall is not a residential or retail use.
- The York Region 2017 Vacant Employment Land Inventory (dated March 2, 2018 from the Commissioner of Corporate Services and Acting Chief Planner), indicated that 33% of the Region's employment land supply is vacant, and that the City of Vaughan "... continues to have the largest supply of vacant employment lands in the Region." Given the site's limited development potential, allowing for a banquet hall use will not result in a depletion of viable employment lands within the City.

- The property maintains an existing heritage building which is designated under Part IV of the Ontario Heritage Act. This is another factor limiting the site's total developable area. Any future development would need to accommodate the retainment of this structure as relocation would be difficult. A banquet hall, along with required parking, could be accommodated while maintaining this building or making use of this structure as part of the functioning of the main use.
- The City's Zoning By-law 1-88 permits banquet halls in the *EM1 – Prestige Employment Area Zone*. Developing the property will require that a Zoning By-law Amendment application be submitted to rezone the property under the EM1 zone to correspond with the Official Plan designation.

Land Use Compatibility Factors

- The portion of the property fronting on to Rutherford Road is covered by the site's core feature. Any future development will need to be located away from the street and maintain an appropriate vegetation buffer from the core feature's top of bank. This will reduce the visibility of any future buildings from the street and will create a sense of isolation from the surrounding area, which is not favourable for typical Prestige Employment uses. The Official Plan indicates that Prestige Employment areas are intended to be located on arterial streets in order to *"provide locational opportunities for activities which require high visual exposure and an attractive working environment (Section 9.2.2.11.b.iii)."*
- The site's private and serene environment is ideal for a banquet hall. The property maintains locational advantages which are preferable for the types of events held at banquet halls such as religious celebrations and weddings.
- The use of the property for a banquet hall is complementary with the adjacent rehabilitation centre to the west, a sensitive use, as it will not result in any undesirable impacts which would hinder the functioning of this operation.
- Given that the subject property is entirely buffered along its east and south sides, is adjacent to a sensitive use at its west side, and fronts onto Rutherford Road, it will not result in an undesirable infiltration of a use in an employment area intended for heavy and light employment uses. Additionally, this buffering will ensure that banquet hall patrons will not be exposed to safety hazards which could result from the employment area.
- The buffering around the property's developable portion prevents the threat of any future expansion of non-typical employment uses within this employment area.
- The subject property's location along Rutherford Road, an arterial street, will provide for an access point exclusively for the banquet hall's employees and users. Vehicular travel to and from the subject property will be completely separate from the rest of the block. This means that traffic and parking generated by the banquet hall will not interfere with the functioning of surrounding employment uses in terms of the movement of goods and

trucking activities, which are critical to the successful functioning of typical employment uses.

- The banquet hall will not discourage other typical employment uses from locating in Block 59.

Designations which Permit Banquet Halls

- Many of the City's existing banquet halls are located in prestige employment areas. As noted previously, there is no land use designation in the VOP which explicitly permits banquet halls.
- Locating a banquet hall in a dense, mixed-use area, such as on an intensification corridor intended for greater density, a mix of residential and non-residential uses and frequent transit service, is not compatible with the nature of banquet hall facilities. Banquet halls are low-intensity uses given their more limited operating hours and typically occupy stand-alone buildings.
- Other municipalities explicitly permit banquet halls in their employment designations. For example, the City of Mississauga Official Plan permits banquet halls in the *Business Employment* and *Industrial* land use designations. Additionally, the Town of Richmond Hill, also located in York Region, permits banquet halls in the Town's *employment area* designation and encourages them to front on an arterial street.

Given the site's notable environmental constraints and surrounding context, the subject property is not characteristic of the other lots located within Block 59 which are intended for typical employment uses. The proposed use of the property for a banquet hall will enhance the site's existing environmental and cultural features and provide an opportunity to maximize the use of a property which has limited potential for future development. If it is the position of the Region that a change in the property's current Prestige Employment land use designation is required to move forward with this proposal, we would be responsive to this request and further discussions.

Concluding Remarks

This correspondence is being submitted to request that consideration be given to develop the subject property for a banquet hall. This would enable the City of Vaughan to make use of a site which is targeted for development but is highly constrained from a cultural, environmental and consequently, a developable land area perspective.

We kindly request to be notified of any future reports and meetings and will continue to monitor the MCR process as well. Thank you for the opportunity to provide this letter and we would be open to future discussions regarding the development of the subject property should there be any opportunities for this.

We reserve the right to provide additional comments throughout this process. Should you have any questions, please contact the undersigned (ext. 245) or Jenna Thibault (ext. 309).

Yours truly,

Weston Consulting

Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Senior Planner

- c. S. Malcic, York Region, Planning and Economic Development
- J. De Lima, York Region, Planning and Economic Development
- B. Kiru, City of Vaughan, Interim Director of Policy Planning/Environmental Sustainability
- C. Messere, City of Vaughan, Development Planning Department
- J. Di Poce, Di Poce Management Limited

Appendix III – Preliminary Concept

RUTHERFORD ROAD

DRAFTFOR DISCUSSION
PURPOSES ONLY**DEVELOPMENT
STATISTICS**

EXISTING DWELLING	+/- 382 sq m
BARN 1 (STORAGE W/ LOFT)	+/- 170 sq m
BARN 2 (STORAGE W/ LOFT)	+/- 130 sq m
BARN 3 (STORAGE)	+/- 150 sq m
PARKING PROVIDED (PROPOSED):	54 SPACES



**WESTON
CONSULTING**
planning + urban design

LEGEND

— SUBJECT LANDS

NOTES:

- Aerial photo from First Base Solutions. Imagery date 2016.
- This preliminary concept has been prepared in conjunction with the landowner.
- The preliminary concept is based on available aerial photograph and is subject to change based on future required studies/investigation and detailed design.
- The parking layout as shown is subject to change based on future investigation/study and detailed design.

PRELIMINARY CONCEPT

6241 RUTHERFORD ROAD
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK