



MEMBER’S RESOLUTION

Meeting/Date	SPECIAL COMMITTEE OF THE WHOLE – OCTOBER 29, 2020
Title:	REQUESTS FROM BRACOR LIMITED AND CRINKLEWOOD DEVELOPMENT INC. FOR A MINISTER’S ZONING ORDER FOR LANDS LOCATED ON THE NORTH SIDE OF HIGHWAY 7 BETWEEN KEELE STREET AND BOWES ROAD (REFERRED FROM THE COUNCIL MEETING OF OCTOBER 21, 2020)
Submitted by:	MAYOR MAURIZIO BEVILACQUA

Member’s Resolution of Mayor Bevilacqua, dated October 21, 2020

Whereas Vaughan Council received communications from Malone Given Parsons Ltd. on behalf of Bracor Limited (‘Bracor’) dated October 13, 2020 [Attachment 1] and Weston Consulting Inc. on behalf of Crinklewood Development Inc. (‘Crinklewood’) dated September 9, 2020 [Attachment 2] which advise Council that a request will be made to the Province to enact a Minister’s Zoning Order for lands municipally known as 1950, 1970, 2160, 2180, 2200 Highway 7 and 137, 163 and 175 Bowes Road (‘Subject Lands’) to permit high-density mixed-use developments including affordable housing units; and

Whereas Bill 108, *More Homes, More Choice Act, 2019* received Royal Assent on June 6, 2019 and was enacted to increase the supply of housing and make housing more affordable; and

Whereas Bill 197, *COVID-19 Economic Recovery Act, 2020* received Royal Assent on July 21, 2020 and was enacted to stimulate the economy and emphasizes the importance of transit-supported development; and

Whereas the proposed high-density mixed-use developments provide a strategic opportunity to achieve development and affordable housing along or in close proximity to an existing transit corridor consistent with the policies of the Provincial Policy Statement, 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended; and

Whereas the York Region Official Plan 2010 (the ‘YROP’) guides economic, environmental and community building decisions across York Region. The Subject Lands are designated as “Urban Area” on the YROP Map 1 “Regional Structure” and shown as a Strategic Employment Lands on YROP Figure 2; and

Whereas Council considered and recommended approval to the Regional Municipality of York (the ‘Region’) of requests to convert the Subject Lands from employment uses to non-employment uses on May 27, 2020 through the ongoing Municipal Comprehensive Review; and

Whereas in part, the conversion of the Subject Lands support the evolving urban structure propose through the Concord Go Secondary Plan; and

Whereas the Region’s Committee of the Whole has recommended to Regional Council by way of resolution on October 15, 2020 that the Subject Lands be converted to non-employment uses; and

Whereas, the Subject Lands are located along an existing high order bus rapid transit corridor connecting directly to a major mobility hub including an existing subway station and transit terminal and is located in proximity to a planned future GO station immediately east of Bowes Road and a Major Transit Station

Area ('MTSA') at Keele Street and Highway 7 thereby facilitating transit oriented development to deliver housing and jobs; and

Whereas the development of the Subject Lands for a high-density mixed-use community would leverage Provincial, Regional and municipal investments in existing and planned transit, road and servicing infrastructure; and

Whereas the Subject Lands have no environmental significance and do not contain any Areas of Natural and Scientific Interest, Provincially Significant Wetlands or Woodlots, or any other natural heritage features; and

Whereas the existing development on the Subject Lands and others along this stretch of Highway 7 primarily consists of older low density commercial buildings that do not make an efficient use of existing public investment in transit; and

Whereas the Subject Lands represent an opportunity for redevelopment of underutilized lands to achieve a complete community comprised of residential, commercial/retail, office and open space uses, create jobs, and provide affordable housing within an urbanized area and thereby reducing the need for future settlement expansions; and

Whereas "Affordable" housing as per the Provincial Policy Statement, 2020 means housing for which the purchase price results in annual accommodation costs which do not exceed 30% of the gross annual household income for low and moderate income households, or housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area; and

Whereas the requestors have committed to providing a minimum of 10% of the total number of residential units as affordable housing units and for the purposes of the Zoning Order have confirmed affordable housing units shall mean housing for which the purchase price in annual accommodation costs do not exceed 30 percent of the gross annual household income for low and moderate income households in the City of Vaughan, which is consistent with the Provincial Policy Statement, 2020; and

Whereas prior to or concurrent with the submission of any development application(s), the applicants will be required to submit the necessary studies to establish compatibility and transition requirements with surrounding land uses including, but not limited to, noise, vibration and environmental emissions studies in accordance with Provincial guidelines, social services studies, urban design, transportation and servicing studies and, a full affordable housing implementation strategy to the satisfaction of the City of Vaughan as determined through the pre-application consultation and development application processes; and

Whereas the Minister of Municipal Affairs and Housing has the power to enact and impose a Zoning Order on any land in Ontario, in accordance with Section 47 of the *Planning Act* and the development of the Subject Lands are of significant importance to City of Vaughan, the Regional Municipality of York and the Province of Ontario as they will provide much needed affordable housing in the area; and

Whereas in the absence of a Zoning Order, the ability to proceed with the redevelopment of the Subject Lands would likely be delayed to 2024 and the need for affordable housing in the City of Vaughan is immediate, as is the need to stimulate the economy;

It is therefore recommended:

- 1. That Council supports and has no objection to the Minister of Municipal Affairs and Housing enacting a Minister's Zoning Order for the Subject Lands which would permit the lands to be developed for a complete community with the requirement that a minimum of 10% of all residential units represent affordable housing units; and**
- 2. That Council direct staff to work with the owners and the Ministry of Municipal Affairs and Housing to prepare a Minister's Zoning Order that is consistent with these recommendations; and**

3. That this resolution be forwarded to the Minister of Municipal Affairs and Housing as a statement of Council's direction and requests and be copied to the Regional Municipality of York and the Toronto and Region Conservation Authority.

Respectfully submitted,

Mayor Maurizio Bevilacqua

Attachments

1. Letter to Mayor and Members of Council from Malone Given Parsons on behalf of Bracor Limited dated October 13, 2020
2. Letter to Mayor and Members of Council from Weston Consulting Inc. on behalf of Crinklewood Developments Inc. dated September 9, 2020
3. Strategic Opportunity for Transit Supportive Development prepared by Malone Given Parsons September 2020
4. Weston Consulting Inc. Planning Rationale dated September 2020