



Matthew Cory
905 513 0170 x116
mcory@mgp.ca

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MGP File: 19-2929

**Mayor and Members of Council of the City of Vaughan
City of Vaughan**

2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

**RE: Minister's Zoning Order Request
1950, 1970, 2160, 2180 and 2200 Highway 7 and 137 Bowes Road
Bracor Limited**

On behalf of our client(s), we are pleased to submit a Minister's Zoning Order (MZO) Request for the lands located along the north side of Highway 7 between Keele Street and the rail corridor to the east (Subject Lands). The Subject Lands are municipally known as 1950, 1970, 2160, 2180 and 2200 Highway 7 and 137 Bowes Road. This area is currently developed for low density employment and commercial uses as part of the Keele Employment Area in the City of Vaughan

In support of the MZO Request, please find enclosed the following:

- Draft MZO and,
- Strategic Opportunity for Transit-Supportive Development.

Under Section 47 of the Planning Act, the Minister of Municipal Affairs and Housing to enact zoning regulations. The MZO is being requested to rezone the Subject Lands to permit a high-density mixed-use development including affordable units. It is recommended through this request that the Subject Lands are re-zoned to Corporate Centre (C9) Exception Zone. The Minister will consider requests for such an order if the request is supported by the local municipality. For this reason, we are requesting the support of the City of Vaughan for this MZO and requests Council to correspond with the Minister of Municipal Affairs advising him of that support, by enacting a resolution as follows:

It is therefore recommended:

- that Council supports and has no objection to the Minister of Municipal Affairs and Housing to issue a MZO, for the zoning to be in place to allow for the Subject Lands to be developed for Mixed Use;
- that this resolution be forwarded to the Minister of Municipal Affairs and Housing as a statement of Council's direction and requests; and copied to the Regional Municipality of York; and,
- that council ratify the action taken.

Subject Site and Surrounding Area

The Subject Lands are municipally known as 1950, 1970, 2160, 2180 and 2200 Highway 7 and 137 Bowes Road. The Subject Lands are bounded by Keele Street, Highway 7, the railway line to the east and the minor watercourse to the north. A Major Transit Station Area (MTSA) is located at both Keele Street and Highway 7 (VIVA) and at Bowes Road and Highway 7 (proposed GO Station).

The Subject Site have no environmental significance and does not contain any Areas of Natural and Scientific Interest, Provincially Significant Wetlands, Provincially Significant Woodlands, or any other natural heritage features. The lands are designated within an Area of Employment (Keele Employment

Park). A linear watercourse/environmental area runs parallel to Highway 7 from Keele Street to the rail corridor immediately north of the Subject Site, which generally provides a natural limit between the Highway 7 corridor and the Keele Employment Park to the north.

The Subject Lands are logically separated by the surrounding employment uses by the major arterial roads (Highway 7 and Keele Street) and the minor watercourse to the north and provide a logical continuation of the proposed mixed use community east of the rail line. Furthermore, the CN MacMillan Yard is located over a kilometre west of the Subject Lands and poses no compatibility issues with the potential future development of the site as a high-density mixed-use development, which will be planned in the context of two MTSA's.

Conceptual Development Plan

The proposed development plan envisions an overall density of 7 Floor Space Index (FSI) would yield approximately 7.5 million square feet of building space with a potential total to accommodate 8,600 residential units, 15,000 people and significant building area for office, retail, and community uses. A minimum of 10% of all residential units will be delivered as affordable as a requirement for redevelopment. A mixed-use commercial/office development is envisioned at the corner of Keele Street and Highway 7, and commercial and employment uses.

A Strategic Location for Transit Oriented Development

In *A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019*, as amended ("the Growth Plan"), MTSA's are to be delineated in a transit-supportive manner that maximizes the size of the area and the number of potential transit users that are within walking distance of the station. The Keele/Highway 7 MTSA is estimated as being developed at a density of 45 people and jobs per hectare (which falls below the Province's 50 people and jobs per hectare required to support basic bus service.) The Subject Lands are at the eastern most portion of the draft MTSA being considered by York Region, where these properties represents the best and most immediate opportunity for redevelopment in the MTSA to immediately deliver new housing and jobs in an area that should maximize the potential transit users, realize transit supportive development and leverage the Provincial investment in transit.

Vaughan Council agrees this area is an important node to support the major transit infrastructure and recently supported the employment conversion for the Regional Corridor/ MTSA Lands and the properties at the southeast corner of Keele Street and Highway 7 at its meeting on May 20, 2020.

This corridor can be redeveloped as a mixed use community without compromising the viability and function of the Employment Area to the north, which is separated from the Highway 7 corridor by a minor watercourse and environmental area on the northern boundary of the Subject Lands. Moreover, a mixed-use development with new residential and community uses will benefit the existing single detached neighbourhood south of Highway 7 and is more compatible than the existing low-density employment commercial uses.

The Subject Site is a prime opportunity to provide high-density residential apartments, a minimum 10% of which will be affordable units, along with retail and community serving uses. The Region has been planning for MTSA's and delineated a draft boundary which included the Subject Lands in 2019. Given the lengthy and complicated process required to complete the ongoing Municipal Comprehensive Review and implement the review through the City of Vaughan's Official Plan, it is likely that the site may not be able to redevelop and provide the proposed housing until 2024 or later. Immediate zoning of the site for high density mixed use would provide an opportunity to deliver transit supportive development on the site and provide the City with much needed housing stock in the near future. It is our understanding that the owner immediately after a successful rezoning, the owner will submit a site plan application, which will help meet this objective. It is our opinion that the Subject Lands should be zoned for high density mixed-use development to enable development planning to proceed as soon as possible. This will accelerate the

delivery of transit-supportive development and housing, including affordable housing in for this strategic growth area by years.

Please contact the undersigned if you have questions with respect to the above.

Yours very truly,

MALONE GIVEN PARSONS LTD.

A handwritten signature in blue ink, appearing to read 'Matthew Cory', is written over a blue horizontal line.

Matthew Cory, MCIP, RPP, PLE, PMP
Principal