

**WESTON  
CONSULTING**

planning + urban design

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

September 9, 2020  
File 9112

**Attn: Mayor Bevilacqua and members of City Council**

Dear Sir,

**RE: Minister Zoning Order Request – Planning Rationale  
163 and 175 Bowes Road**

Weston Consulting is the planning consultant for the owner of the properties municipally known as 163 and 175 Bowes Road in the City of Vaughan (herein referred to as the 'subject lands'). The subject lands are located at 163 and 175 Bowes Road at the intersection of Oster Lane in the City of Vaughan. The Concord GO Secondary Plan designates the lands as *General Employment* and *Natural Areas*. Surrounding land uses are designated *General Employment* to the north, High-Rise Mixed Use to the east and *Employment Commercial Mixed-Use* to the south. The City of Vaughan Zoning By-law 1-88 zones the subject lands as *General Employment Area (EM2)*.

The enclosed materials are prepared in support of a Minister's Zoning Order Request (MZO), planning tool available under Section 47 of the *Planning Act* allowing the Minister of Municipal Affairs and Housing to enact zoning regulations and grant consents generally under Section 34 and Section 50(4). The enclosed rational is submitted to request that an MZO is enacted to re-zone the subject lands to permit a mixed-use development. It is recommended through this request that the subject lands are re-zoned from *General Employment (EM2)* to *Corporate Centre (C9)* Exception Zone. It is the intention of the request to re-zone the subject lands to permit a mixed-use development and accommodate new housing options, including a significant portion of affordable units, in the City of Vaughan.

The Concept Plan prepared in support of the MZO illustrates the proposed redevelopment of the subject lands. The Concept Plan contemplates several mid-rise mixed-use buildings, with heights ranging from 6 to 40 storeys. The proposed mixed-use development considers the inclusion of ground floor retail/commercial uses, office uses and residential uses. Of the 2,907 proposed units, 10% will be dedicated as affordable resulting in 290 attainable/ affordable units. A total estimated Gross Floor Area (GFA) of 239,366 square metres is proposed and provides the opportunity to incorporate a mix of office uses, retail uses.

Following our discussion on July 22, 2020, the enclosed materials have been prepared in support of a Minister's Zoning Order Request:

1. Minister's Zoning Order Request – Planning Rationale;
2. Development Concept Plan; and
3. Drafting Zoning By-law Exceptions and Schedule.

Based on our review of the existing and planned land use context and planning policy, it is our opinion that the proposed MZO request is based on good planning and urban design principles and seeks to enhance the character of the surrounding area and the establishment of a complete community centre around higher-order transit. The Concept Plan identifies how redevelopment will intensify an underutilized parcel of land in a manner that respects the existing and planned context of the surrounding area to support Provincial and Regional transit initiatives. It is our opinion that the proposed MZO request should proceed through the process prescribed by the Planning Act.

We trust that the enclosed materials are satisfactory and request that they are reviewed at the earliest available opportunity. Should you have any questions or require any additional information, please contact the undersigned at extension 266 or Bryanne Robinson at extension 296.

Yours truly,

**Weston Consulting**

**Per:**

Martin Quarcoopome, BES, MCIP, RPP  
Associate