



BOUSFIELDS INC.

Project No.20124

October 15, 2020

The Council of the Regional Municipality of York
York Region Administrative Centre
17250 Yonge Street
Newmarket, Ontario, L3Y 6Z1

Attention: Council members of the Regional Municipality of York

Re: *Request for Employment Conversion*
291 Edgeley Boulevard, City of Vaughan

I am the planning consultant to National Homes, the owner of 291 Edgeley Boulevard. National Homes submitted a letter to the Region of York requesting a conversion of their lands in November 2019. Subsequent to that letter, on behalf of National Homes, we submitted letters to both Region of York Council (March 10, 2020) and to City of Vaughan Committee of the Whole (May 21, 2020), City of Vaughan Council (May 26, 2020) and Region of York Council (September 15, 2020).

Request for Conversion

The City has supported the conversion of lands abutting and to the north of Portage Parkway. That conversion would be confined to a depth of only about 100 metres (shown as request 24 on the attached Vaughan staff report mapping)

By approving a conversion of lands that extend north to 291 Edgeley Boulevard (request 31 on the attached Vaughan staff report map), the Region would allow more flexibility for the City to provide a wider range of uses north of Portage Parkway and within an 800 metre radius of the Higher Order Transit stations to the south.

Without allowing for the conversion now, the City would be constrained in its ability to plan for a wider range of uses north of Portage Parkway and to provide for an appropriate transition from the 50 storey towers to the immediate south of the Portage Parkway.

Given that all lands north of Portage Parkway are within a Provincially Significant Employment Zone, this Regional MCR is the only opportunity to provide the City with flexibility to comprehensively plan for lands north of Portage Parkway.

We request that Regional Council allow for conversion of the lands north of Portage Parkway up to and including, at least, 291 Edgely boulevard (request 31), in order to provide for additional planning flexibility.

Justification Brief

Below is a summary planning justification for this request:

- Within the a Major Transit Station Area, i.e. within 800 metres of the higher order transit hub including the VIVA bus terminal and TTC subway station.
- Would be a better transition between the immediately adjacent 50 storey residential towers and single storey light industrial and office uses to the north.
- In our view, the VMC area, in proximity to such an important transit investment as a TTC subway station and VIVA bus terminal, is supportive of further consideration for a mix of uses.
- The request would recognize the opportunity that the area holds to boost the number of jobs, if facilitated through catalytic redevelopments with a broader range of uses.
- It is not the owner's intent to request outright residential permissions, but rather to add the potential for mixed use development within an area that will maintain and create jobs for the City, the Region and the Province.
- A mix of uses in the area would be compatible with the nature of the area, which does not consist of heavy industry, but primarily condo offices and light industrial
- Vaughan Council supported the conversion of lands north of Portage Parkway, which would provide only a limited ability for the City to comprehensively master plan the area north of Portage Parkway when undertaking the VMC Secondary Plan review. Allowing for the conversion of additional lands north of Portage Parkway, including 291 Edgely Boulevard, would provide more flexibility for a more comprehensive and complete planning framework at the north edge of the VMC.

We trust that the foregoing is satisfactory for your purposes, however, if you have any questions, please do not hesitate to contact the undersigned or Tyler Hughes from our office. Thank you again for considering us in this regard.

Yours very truly,
Bousfields Inc.



Michael Bissett, MCIP, RPP

c. Rocco Pantalone
Jason Pantalone

MAP OF ALL CONVERSION REQUESTS IN THE CITY OF VAUGHAN

