

Anland Developments Inc.
14-3650 Langstaff Road Suite 268
Woodbridge, Ontario L4L 9A8

281187 Ontario Limited
145 Haist Avenue, Unit 8
Vaughan, Ontario L4L 5V1

October 3, 2022

HAND DELIVERED AND BY EMAIL TO:

Ministry of Municipal Affairs and Housing
College Park 17th Floor
777 Bay Street
Toronto, Ontario M5G 2E5

Attention: The Honourable Steve Clark

Dear Minister Clark:

Re: Environmental Registry of Ontario – Requested Comments re York Regions New Official Plan for a decision

281187 Ontario Limited (“281”) and Anland Developments Inc. (“Anland”) are the registered landowners of the land holdings located south of Rutherford Road, west of Highway 400, east of Weston Road, and north of the future extension of Bass Pro Mills Drive, having a combined area of approximately 70 acres. Attached as **Schedule “A”** is the Land Ownership Map identifying the lands.

Please accept this letter as 281 and Anland’s comments and requested amendments to York Region’s New Official Plan as provided for in the Environmental Registry of Ontario.

281 and Anland have been pursuing the approval of an infill mixed use sustainable live work development on the lands for over 14 years. 281 and Anland, through their planners and legal team have tried continuously to obtain approvals with no success. There have been and continue to be appeals to the Ontario Land Tribunal and its predecessors and several attempts to negotiate and mediate a settlement with the municipality. All such settlement attempts have been unsuccessful or rejected.

281 and Anland and its consultants have filed materials on a continuous basis with the City of Vaughan and the Region including, but not limited to, revised conceptual plans, traffic studies, engineering studies and marketing studies.

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As of 2019, the Commissioner of Planning had supported the proposed mixed-use residential and employment for the lands; however, shortly thereafter there was a change in Commissioner. The new Commissioner of Planning appears to have been influenced by a residential neighbourhood to the west of the lands that was opposed to the residential component proposed. Attached hereto as **Schedule "B"** is a copy of the Concept Plan.

The Concept Plan proposes the following:

- a. The realignment of the Black Creek to create a greenway channel and public open space block at the centre of the development. This concept meets with the preliminary approval of the Toronto and Region Conservation Authority (the "TRCA").
- b. Low-rise residential uses fronting on the east side of Weston Road to provide a transition between the residential neighborhood west of Weston Road and the balance of the development of the lands.
- c. High-rise mixed-use residential development, including affordable housing, located on the west side of the proposed greenway channel.
- d. Mid-rise residential uses located in the interior of the block between the low-rise residential uses and high-rise mixed uses.
- e. High-density Prestige Employment Uses located adjacent to the east side of the greenway channel and adjacent to Highway 400.
- f. High-density Prestige Office Employment Uses located at the intersection of two proposed collector streets and north of the existing stormwater management pond.
- g. Retail/Service uses located along a proposed collector road that connects to Rutherford Road.

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h. The Residential component represents appropriate infill development and 281 and Anland would be prepared to ensure that a portion of the residential component would address the need for long term care.

The Concept Plan proposes that employment uses on our lands are confined to the east side of the proposed greenway channel, closest to Highway 400 and appropriately separated from the low-density residential community west of Weston Road. The proposal has been designed not to compete with the Vaughan Metropolitan Centre plan, while ensuring a sustainable employment residential mix. On the west side of the greenway channel 281 and Anland are proposing an appropriate mix of housing types including affordable housing for all incomes.

Based upon a subjective review of the surrounding area, the lands are not suitable for employment use in their entirety. The proposed mixed-use development concept is similar to an established and proven pattern of land use along the Highway 400 corridor. In particular, this land use pattern is demonstrated by Block 33, located to the north of the lands (see **Schedule "D"**). Block 33 is composed of employment lands on the east side of the block along Highway 400 and primarily residential land uses on the west side of the block.

The proposed development concept of the lands provides appropriate transitions between surrounding low-rise residential uses to the west and mixed uses to the north and east. Intensifying employment uses on the east side of the lands adjacent to Highway 400 will assist in achieving Regional objectives for employment intensification in this area and will contribute to meeting employment density targets.

Further, part of Provincial, Regional and local objectives is to provide for a broad range of housing types, including affordable housing, amidst existing built-up areas.

The redevelopment of our lands with a mix of uses in compact densities will allow for more efficient use of currently underutilized land parcels while achieving employment densities that are appropriate for the location and context of the lands. It is appropriate that enhanced retail commercial and residential permissions be provided for our lands, allowing for an appropriate transition to the established residential area to the west of Weston Road and the provision of a

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range of housing options within the VMSCP area, while also providing a significant amount of diverse employment uses in the same precinct.

The conversion of a portion of the lands from Employment to Mixed Use Residential has been rejected on the grounds that it would be removing valuable employment lands. We dispute this determination and submit the following for your consideration:

1. The lands, in their entirety, are not part of the Provincially Significant Employment Zone.
2. While rejecting the modest conversion proposal of the lands from Employment to Mixed Used Residential on the basis that it would remove much needed employment lands, the City of Vaughan simultaneously approved a conversion of 305 hectares of Employment lands fronting on highway 400 (on both sides) to Residential. See Schedule "C". The rejection of this proposed conversion request is, by comparison, only five percent of the 305- hectare conversion approved by the City of Vaughan Council in June of 2020. The proposed development for the lands is comprised of an infill site that maintains Employment along the Highway 400 frontage, while providing a buffer to the residents on the west side of Weston Road, and a further buffer between the proposed residential and the employments lands by way of a greenway channel, which has preliminary support from TRCA. See Schedule B. In the most recent proposal to the City of Vaughan, 281 and Anland have offered to build an affordable housing project and a senior's Long-Term Care facility in order that the live-work campus meets with all provincial and municipal goals and objectives.
3. During the COVID pandemic, people, including all municipal staff objecting to this proposal, have been working from home and performing their duties without sitting in an office tower. The residential home is now the new working environment, so the claim that the conversion of employment to residential would result in lost jobs is demonstrably false. (Shopify most recently told all their employees they no longer have to work in an office building and that they can work from home - they occupied a 300,000 square foot office building prior to COVID).

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281 and Anland are submitting a request for an amendment to York Region's New Official Plan so as to permit Infill Residential; which shall help address the current housing crisis/shortage and affordable housing crisis. The request is for the conversion of only a portion of the lands as shown on the attached plan (Schedule B). The proposed plan will meet all provincial and municipal requirements. Lending support to the request are two existing precedents to the north of the site that have the same characteristics to this site, as shown on Schedule D. These sites to the north of the lands obtained approval while 281 and Anland were in the process of requesting approvals for the lands.

The proposal will place the Employment lands along the Highway 400 frontage while providing a linear separation park on Weston Road as a buffer to the Residential area adjacent to the Residential component. 281 and Anland have preliminary support from the TRCA for this proposal as 281 and Anland have ensured a completion of the watercourse that extends north south through the middle of the property and physically separates the Employment and Residential developments.

The approval of Residential use and its quick build out will allow for the payment and construction of the Bass Pro Mills Drive extension to Weston Road, thereby alleviating long existing traffic issues. These traffic issues, counterintuitively, have been the main reason that area residents have objected to the development of the lands.

In summary, we have attached schedules that are examples of what 281 and Anland have been proposing and other areas approved and built after we submitted. 281 and Anland are asking for fairness and the ability to approve only a portion of the site adjacent to the existing residential and allow 281 and Anland to provide badly needed affordable housing and market driven housing for young couples and families. 281 and Anland are asking for help in resolving this decade long pursuit.

281 and Anland look forward to your assistance in this matter. We can be reached by email at the following email addresses:

Alex Pizzimenti - alex@alexpizzimenti.ca

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Jason Gabriele - jagabriele@rogers.com

If you have any questions or require any further information/documentation, please do not hesitate to reach out to us.

281187 Ontario
Limited
Per:



ALEX PIZZIMENTI
I have the authority to bind the Corporation

Anland Developments Inc.
Per:



JASON GABRIELE
I have the authority to bind the Corporation

SCHEDULE "A"



LEGEND
 LAND OWNERS GROUP

CONDELAND
 DEVELOPMENT

Project Name	CONDELAND
Map No.	1
Scale	1" = 100'
Date	12/15/2011
By	[Signature]
Check By	[Signature]



LAND OWNERSHIP MAP

SCHEDULE A

SCHEDULE "B"



LEGEND

GREENWAY
OPEN SPACE

RESIDENTIAL

MIXED-USE

ROADS

LAND OWNERS
GROUP

CONDELLAND

Project No. _____
 Date _____
 Scale _____
 Drawing No. _____
 Revision _____







DEVELOPMENT CONCEPT

SCHEDULE B

SCHEDULE "C"



- LEGEND**
-  CHERWAY OPEN SPACE
 -  RESIDENTIAL
 -  MIXED-USE
 -  BOUNDARY

CONDLAND

Project No.	100-00000000
Sheet No.	100-00000000
Date	10/10/2010
Author	100-00000000
Checked	100-00000000
Approved	100-00000000



BLOCK CONTEXT

SCHEDULE C

SCHEDULE "D"

CONDELAND
CONCEPT PLAN

Project Name	
Site No.	
Scale	
Date	
Drawn by	
Checked by	
Approved by	



CONTEXT AIR PHOTO



SCHEDULE D

LEGEND

----- SUBJECT LOTS