

March 10, 2020
HPGI File: 18551

Clerk's Office
Region of York, Corporate Services Department
York Region Administration Building
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

Attention: Mr. Christopher Raynor, Regional Clerk

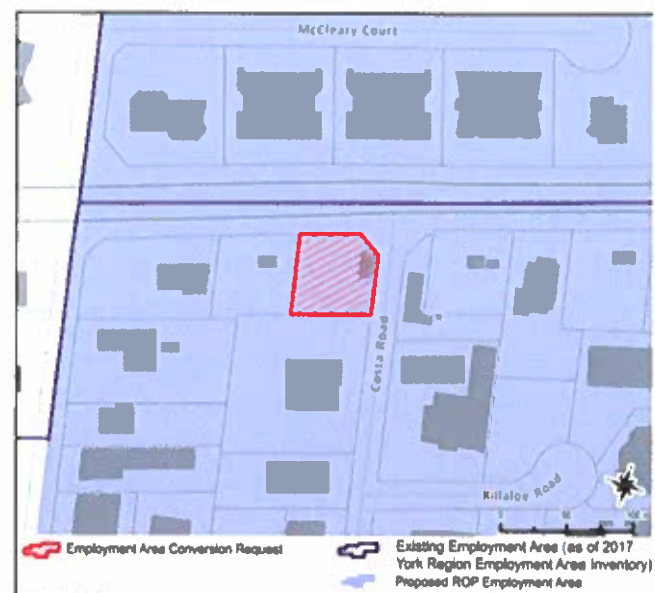
Re: Five-Year Municipal Comprehensive Review and Regional Official Plan Update
MRC Staff Report- H.1.1 – Requests for Employment Conversions
Committee of the Whole Meeting – March 12, 2020
2739 Highway 7 West, City of Vaughan (South West Corner of Hwy 7 and Costa Road)
2276771 Ontario Inc.

Humphries Planning Group represents 2276771 Ontario Inc, owner of land located at 2739 Highway 7 West within the City of Vaughan. Further to our comment letter dated July 4, 2018 and the March 12, 2020 Staff Report regarding Conversion Requests to the Regional Committee of the Whole, we provide herein comments to the Region.

Site Specific Conversion Request

The conversion request is noted as Request number V12 in the March 12, 2020 Staff Report.

Staff's Summary of Assessment is: "The site is in close proximity to the CN MacMillan yard and is surrounded by traditional employment uses. Permitting non-employment uses could potentially introduce compatibility issues with surrounding employment uses. Sites in this area should be retained as employment as they require separation from sensitive uses including residential that are sensitive to noise, activity and/or odour. There are



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sufficient designated lands to support non-employment uses in close proximity to the subject site. Site should be maintained as employment but lands may offer the potential for more permissive employment uses to be assessed through the development of the Region's employment policy framework."

Staff's recommendation is: "Not recommended for conversion to non-employment uses. Designate as employment in the Regional Official Plan."

Comments on Staff's Position

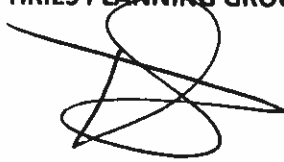
For the reasons already expressed in our client's September 17, 2018 Request, we remain of the opinion that the Conversion Request is appropriate, and should be granted. In addition, HPGI disagrees with the specific Recommendation in the March 12th Staff Report.

In particular, and for two reasons, **any Staff recommendation on the Request is premature** at this time. First, the updated 2041 *Growth Plan* forecast numbers and new Provincial Land Needs Methodology have not been released by the Province. Secondly, Vaughan Council has not indicated its position on employment area planning, including site-specific conversion requests like our client's.

Neither a Staff nor a Council position on Request No. V12 should be taken until these things happen.

We will provide further comments at that time. Thank you for considering our input.

Yours sincerely,
HUMPHRIES PLANNING GROUP INC.



Rosemarie Humphries, BA, MCIP, RPP
President

cc: Mr. Bill Kiru, Acting Deputy City Manager, City of Vaughan
Mr. Paul Bottomley, Manager of Policy, Research and Forecasting
2276771 Ontario Inc.
Mayor and Members of Vaughan Council