

March 10, 2020
HPGI File: 18564

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

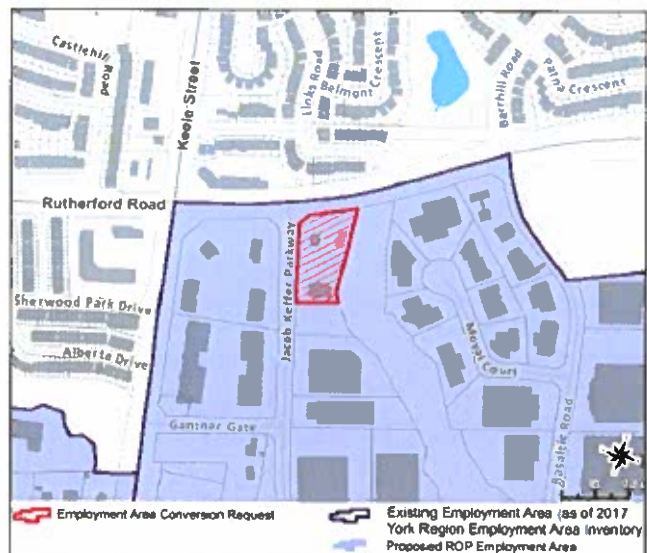
Re: Five-Year Municipal Comprehensive Review and Regional Official Plan Update
MRC Staff Report- H.1.1 – Requests for Employment Conversions
Committee of the Whole Meeting – March 12, 2020
Alvit Developments Inc. & Robvit Developments Inc.
11, 23, 37 Jacob Keffer Parkway, City of Vaughan

Humphries Planning Group represents Alvit Developments Inc. and Robvit Developments Inc., owner of lands located at the south east corner of Rutherford Road and Jacob Keffer Parkway, municipally addressed as 11, 23, and 37 Jacob Keffer Parkway, City of Vaughan. Further to our comment letter dated September 17, 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 V4 in the March 12, 2020 Staff Report, specifically: "A request to permit residential and/or commercial mixed use on the subject lands currently designated as "Employment Commercial Mixed-use" in the 2010 Vaughan Official Plan."

Staff's Summary of Assessment is: "Site is part of a larger contiguous employment area, and the introduction of non-employment uses has the potential to



destabilize the employment area and/or negatively impact viability of existing or future surrounding employment uses by putting pressure for future conversions in the adjacent parcels. 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. as an employment area. Lands are within areas not considered for conversion."

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

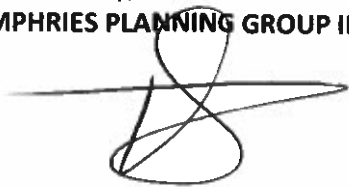
For the reasons already expressed in our client's September 17, 2018 Request, we remain of the opinion that the Conversion Request is appropriate, and should be granted. In addition, HPGI disagrees with the specific Recommendation in the March 12th Staff Report.

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. V4 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
Alvit Developments Inc. and Robvit Developments Inc.
Mr. Michael Melling, Davies Howe LLP
Mayor and Members of Vaughan Council