

March 11, 2020
HPGI File: 15407

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

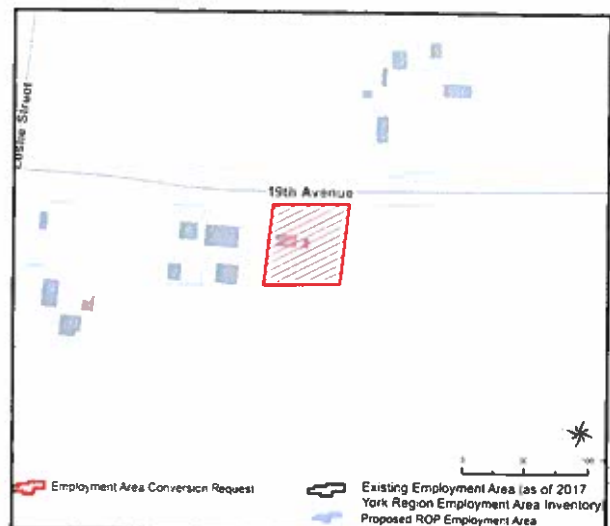
Attention: Mr. Christopher Raynor, Regional Clerk

**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
1521 & 1585 19th Avenue
Cedartrail Developments Inc. and Congio Enterprises Inc.**

Humphries Planning Group (HPGI) represents Cedartrail Developments Inc. the legally registered owners of lands located at 1521 19th Avenue, legally described as Part of Lot 30 Concession 3 in the Town of Richmond Hill (the 'Subject Lands'). The Subject Lands are currently subject to Applications for Zoning By-law Amendment (City File No. D02-15025) and Draft Plan of Subdivisions (City File No. D03-15007). HPGI also represents Congio Enterprises Inc., owners of land located at 1585 19th Avenue in the Town of Richmond Hill. Further to our comment letter dated December 2, 2015 and based on our review of the March 12, 2020 Staff Recommendation Report regarding Site Specific Employment Area Conversion Requests to the Regional Committee of the Whole, we have a number of comments and concerns, as outlined below:

Site Specific Conversion Request

The conversion requests are identified as numbers RH2 and RH3 in the March 12, 2020 Staff Report, respectively. Based on their assessment of the site-specific conversion requests, it is Staff's position

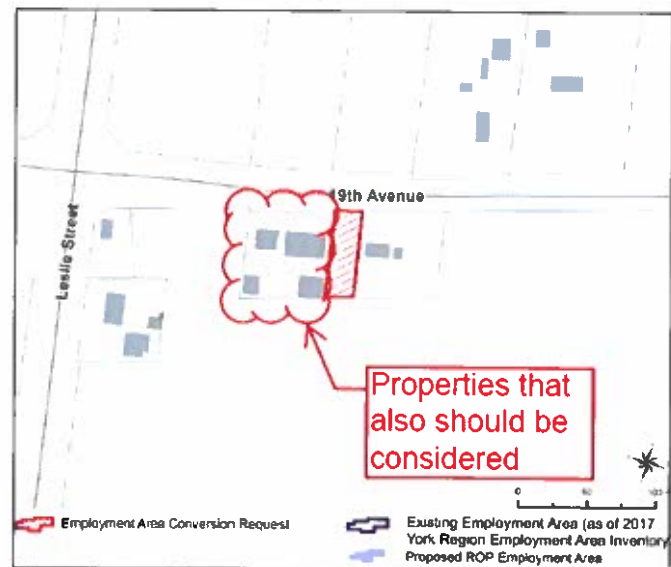
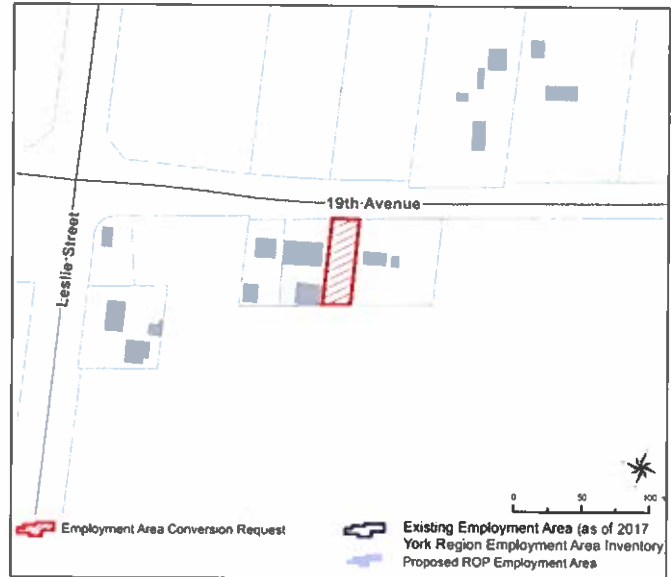


that the redesignation of the Subject Lands from employment to residential use is appropriate at this time and are in a position to support the requests. Specifically, their recommendation states that the "Area not identified as employment in the Regional Official Plan. Designation at the discretion of the Local Municipality." Both properties are identified as the hatched areas in the figures contained herein.

Comments on Staff's Position

For the reasons already expressed in our client's December 2, 2015 Request, we remain of the opinion that the Conversion Requests are appropriate and agree with Staff's position to grant the requests. Per the Region's 2041 Preferred Growth Scenario Land Budget (November 2015), the lands designated for employment uses at the south-east corner of Leslie St. and 19th Avenue (shown as hatched in figure 1) were assumed to develop for non-employment land uses.

As discussed in the December 2, 2015 Request, the two properties to the immediate west of the subject properties (bubbled in red on the diagram below), which are municipally known as 1551 and 1571 19th Avenue, should also be considered for conversion, in order to avoid land use conflicts and/or compatibility issues with locating sensitive land uses such as residential in proximity to employment designated lands. Additionally, given its size and exposure, the remnant employment parcel would not be a viable option for businesses requiring separation from residential and other uses that are sensitive to noise, activity or odour. For the reason stated above, it is our opinion that the redesignation of these additional lands from employment to residential uses represents an appropriate pattern of land use indicative of a minor rounding out/boundary clean-ups and represents good planning.



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We respectfully request the properties to the immediate west of the subject properties, municipally know as 1551 and 1571 19th Avenue, be considered for conversion and a position given by Regional Staff and CoW/Council.

Thank you for considering our input.

Yours sincerely,
HUMPHRIES PLANNING GROUP INC.

MR McLeod

for

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
Cedartrail Developments Inc. and Congio Enterprises Inc.