

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

September 16, 2020
HPGI File: 18564

SUBMITTED VIA EMAIL: regional.clerk@york.ca

Char and members of Council
York Region Administration Building
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

Attention: Mr. Christopher Raynor, Regional Clerk

Dear Mr. Raynor:

**Re: Planning for Employment and Employment Conversion
11, 23 and 37 Jacob Keffer Parkway, City of Vaughan (the "Subject Lands")
Alvit Development Inc. & Robvit Development Inc. (the "Owners")**

Humphries Planning Group represents Alvit Development Inc. and Robvit Development Inc., the Owners of the lands municipally addressed 2739 Highway 7 West within the City of Vaughan. On September 17, 2018, HPGI submitted a letter, on behalf of the Owner, requesting that the Region consider an employment conversion to non-employment uses for the Subject Lands as part of its Municipal Comprehensive Review and update to the Regional Official Plan. Since our first submission, we have filed additional correspondence and have appeared before members of Council and made formal deputation at various Regional Committee/Council meetings in support of the Owners conversion request.

It is our understanding that at the July 30th, 2020 meeting, Regional Council resolved to host a special meeting of Council on September 17th, 2020 in advance of the October 22, 2020 Council meeting where Council will consider a comprehensive analysis and final staff recommendations on employment area conversion requests and employment area mapping. The purpose of this letter is to discuss the merits of the conversion request for the Subject Lands in advance of Staff's final recommendations.

190 Pippin Road
Suite A
Vaughan ON
L4K 4X9

T: 905-264-7678
F: 905-264-8073

www.humphriesplanning.com

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City of Vaughan Action

At its meeting on May 20, 2020, Vaughan Council moved a motion to support the conversion request for non-residential uses. It is our expectation that Vaughan Council's endorsed position with respect to the employment conversion request will be fully considered in order to ensure that local planning objectives and priorities are met.

Land Use Compatibility

Although the property is located within an identified employment area, it is surrounded by a number of non-employment uses, including low-rise residential to the north, open space/natural areas to the east, and a vacant undeveloped lot to the south. Despite the area is primarily intended to accommodate a cluster of employment uses and industrial activities, it has not fully developed for those purposes. As such, the property does not form part of a larger contiguous employment area and the introduction of non-employment uses will not destabilize the function of the broader employment area nor would it negatively impact the viability of existing or future surrounding employment uses. The conversion of the Subject Site to residential or mixed-uses would integrate well with the already range of uses and existing built form as well as compliment and support existing and future business and industry through population-related density.

Proximity to MTSA

Major Transit Station Areas, also known as MTSA's, are areas within approximately 500 to 800 metres (which represents roughly a 10-minute walk) of existing or planned VIVA, GO, and subway stops and stations. In accordance with Provincial policies and directives, these areas are intended to accommodate a greater concentration of people and jobs over the next twenty-plus years. The Subject Lands is located approximately 400 metres west of the Rutherford GO Station, which is identified as one of the City of Vaughan's MTSA's. The Growth Plan's MTSA minimum density targets (residents & jobs per ha) is 150 for GO rail stations. The proposed employment conversion and subsequent intensification of the site would support higher density development than currently exists in a key development area. Further, it would ensure that the Region/City's existing urban structure is able to accommodate future planned growth that meets and exceeds the minimum density targets required in the Growth Plan as well as the targets proposed by the Region Official Plan.

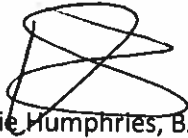
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In summary, it is our opinion that a partial employment land conversion of the Subject Lands, as described above, is appropriate for the reasons outlined in this letter and in our previous submissions, which are attached for ease of reference. Further, from a policy conformity standpoint, the conversion satisfies the employment conversion criteria of the Growth Plan and the ROP and therefore; we submit, should be supported and approved by Council.

Yours truly,

HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to read 'Rosemarie Humphries', written over a faint circular stamp or watermark.

Rosemarie Humphries, BA, MCIP, RPP
President