

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

September 16, 2020
HPGI File: 18551

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 Conversions
2739 Highway 7 West, City of Vaughan (the "Subject Property")
2276771 Ontario Inc. (the "Owner")**

Humphries Planning Group represents 2276771 Ontario Inc, owner of the property located at 2739 Highway 7 West within the City of Vaughan. On September 25, 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 property 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 Property in advance of Staff's final recommendations.

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Land Use Compatibility

Although the property is located within a broader employment area, it is currently designated for Commercial purposes. In general, a number of other surrounding properties, especially those located on or adjacent to Highway 7, are currently not being used for traditional employment type uses. As such, the immediate area can be broadly characterized as a mix of commercial and employment type uses. The introduction of residential uses to this area would integrate well with the already mix of uses and existing built form as well as compliment and support existing business and industry through population-related density. In the past, residential and/or mixed-use development located adjacent to or near established Employment Areas have been appropriately designed, buffered and/or separated, as necessary, to prevent or mitigate adverse effects. Successful examples exist throughout the various local municipalities within York Region.

Proximity to MTSA

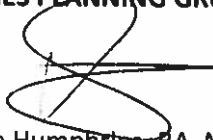
Major Transit Station Areas, also known as MTSA's, are areas within approximately 500 to 800 metres (which represents roughly a 10-minute walk) of existing or planned VIVA, GO, and subway stops and stations. In accordance with Provincial policies and directives, these areas are intended to accommodate a greater concentration of people and jobs over the next twenty-plus years. The Subject Property is located approximately 100 metres west of the Creditstone LRT, which is identified as one of 23 MTSA's within the City of Vaughan. In its current employment designation, the property represents an underutilization of land and an underachievement of development benefits for a key site in the Region. The proposed employment conversion would assist the region in achieving the prescribed Growth Plan minimum density requirement for MTSA's and provide more flexibility in built form.

Infrastructure to Support Conversion Request

As part of a growing regional transit system, the Region of York has contributed to a comprehensive streetscape program in order to serve a variety of functions. Specifically, in recent years, the Region has focused significant capital investments into roadway and streetscape improvements along the Highway 7 corridor, in which the Subject Property fronts. These improvements include the provision of elements such as street tree plantings, decorative street lighting, banner poles, dedicated cycling routes and pavers which reflects an emphasis on a pedestrian orientated pattern of development which is heavily dependent on population densities commensurate of vibrant, mixed-use communities. The character of Highway 7 has changed tremendously in the past ten years and this transformation will further continue. The proposed conversion will assist in defining the character and form of the Regional Corridor.

In summary, it is our opinion that the employment land conversion of the Subject Property, 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 be 'Rosemarie Humphries', written over a faint circular stamp or watermark.

Rosemarie Humphries, BA, MCIP, RPP
President

cc: 2276771 Ontario Inc.