

September 16, 2020  
HPGI File # 0449

**SUBMITTED VIA EMAIL:** regional.clerk@york.ca

**Chair and Members of Council**  
The Regional Municipality of York  
York Region Administrative Centre  
17250 Yonge Street, 1<sup>st</sup> Floor  
Newmarket, ON L3Y 6Z1

**Attn: Mr. Christopher Raynor, Regional Clerk**

Dear Mr. Raynor:

**Re: Planning for Employment and Employment Conversions  
Vaughan 400 North Landowners Group Inc. (the "Group")  
Blocks 34W and 35, City of Vaughan (the "Subject Lands")  
Lots 26 through 35, Vaughan Conc. 5 & Lot 1, King Conc. 5**

Humphries Planning Group Inc (HPGI) represents the Group, which consists of numerous landowners within the Highway 400 North Employment Lands Secondary Plan Area in the City of Vaughan ("Vaughan" or the "City"). On September 25, 2018, HPGI submitted a letter, on behalf of the Group, requesting that the Region consider a partial 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 deputations at various Regional Committee/Council meetings in support of the Group's 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 order to receive comments regarding consideration of site-specific employment conversion requests. Due to the high volume of conversion requests, this special meeting of Council is intended to provide the public and landowners an additional opportunity to participate in the planning for employment process by expressing their opinions to Regional Council prior to the October 22, 2020 Council meeting, where Council will consider final staff recommendations on employment area conversion requests and employment area mapping. The purpose of this letter is to clarify the nature and extent of the Group's partial conversion request as well

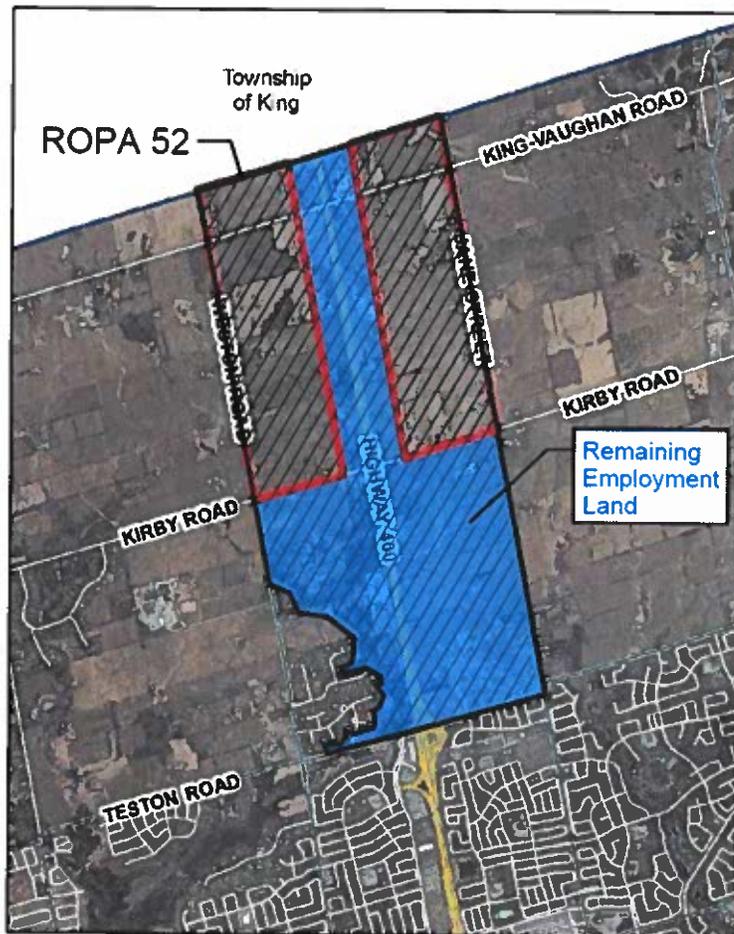
as to discuss the merits of the partial conversion request for the Subject Lands in advance of Staff’s final recommendations.

**City of Vaughan Action**

At its meeting on May 27, 2020, Vaughan Council moved a motion to support the Group’s partial conversion request for non-residential uses. It is our expectation that Vaughan Council’s endorsed position with respect to the partial employment conversion request will be duly considered in order to ensure that local planning objectives and priorities are met.

**Partial Conversion Request**

The Group is proposing the partial (not full) conversion of the Subject Lands. It is the Group’s intention to establish a land use pattern consisting of an appropriate mix and range of residential, employment, institutional, recreational, park, and open space uses to facilitate the creation of a ‘complete’ community on the Subject Lands.



**Figure 1: Vaughan 400 North Employment Area Partial Conversion**

A total of 460 hectares is proposed to be maintained in the existing employment land designation for future employment uses (See Figure 1). The portion of the Subject Lands located along the Highway 400 spine is proposed to be retained for employment uses. These lands benefit from: a high degree of exposure to the transportation corridor; and, good access to the transportation corridor for goods movement.

The total land area subject to the partial conversion request is approximately 208 hectares, excluding the portions of the Subject Lands located in the Greenbelt Plan Area and those proposed to be retained as employment designated lands.

### **Regional Official Plan Amendment 52 (“ROPA 52”)**

ROPA 52 amended the 1994 Regional Official Plan (the 1994 ROP”). It was approved by the Ontario Municipal Board (the “OMB”) on August 19, 2010. At that time, the pattern of land use for employment areas, particularly in newer suburban areas, was to concentrate employment only uses into large, consolidated developments in a nodal or campus fashion, like the Highway 400 North Employment Lands. Since then, land use planning principles have evolved and moved away from rigid, commuter-orientated campus-style development. New provincial policies and directives emphasize planning for ‘complete’ communities with a full mix of uses where homes, jobs, schools, community services, parks, and recreation facilities are located in proximity to and are easily accessible from one another. The proposed partial conversion represents a more balanced approach to employment planning. It provides a higher development density that is transit supportive. This makes the employment areas more conveniently accessible, attractive and competitive.

### **Servicing and Infrastructure**

Since the approval of ROPA 52 by the OMB in August 2010 and the subsequent approval of Vaughan OPA 637 by the OMB in November 2011, there has been no capital plan for or investment in the necessary servicing infrastructure to accommodate employment development and growth on the Subject Lands. The Regional and City infrastructure required to serve the Subject Lands was expected to proceed in a coordinated manner with the improvements to Highway 400; however, this has not happened. The proposed partial conversion offers the potential for the Group to contribute private funding to extend servicing to this location in coordination with other benefiting landowner organizations and new community areas.

**Comment Letter – Planning for Employment and Employment Conversions – Vaughan 400 North  
Landowners Group  
September 16, 2020**

For the reasons outlined above and in our previous submissions, it is our opinion that the Subject Lands are appropriate for the partial employment land conversion. Further, from a policy conformity standpoint, the partial 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.**



Rosemarie Humphries, MCIP, RPP  
President

cc. Vaughan 400 North Landowners Group  
Michael Melling, Davies Howe LLP