

# HUMPHRIES PLANNING GROUP INC.

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March 16, 2021  
HPGI File: 0449

**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: Proposed 2051 Forecast and Land Needs Assessment**  
**York Region Council Special Meeting – March 18, 2021**  
**Vaughan 400 North Landowners Group Inc.**  
**Blocks 34W and 35, City of Vaughan**  
**Lots 26 through 35, Vaughan Conc. 5 & Lot 1, King Conc. 5**

Humphries Planning Group represents a group that consists of several landowners with holdings in Blocks 34W and 35 in the City of Vaughan (collectively the "**Vaughan 400 North Landowners Group Inc.**"). The landowners have been actively involved in York Regions ongoing Municipal Comprehensive Review ('MCR') and update to the Region Official Plan appearing before Council and filing written submissions in relation to a partial employment conversion request to non-employment uses for their lands.

At the October 22, 2020 Regional Council meeting, Council resolved to approve the Group's partial employment conversion request (Request No. V7) in accordance with the mapping illustrated in the Committee of the Whole Planning and Economic Development Report dated October 15, 2020.

Since that time, the landowners and their consultants have been working with both Regional and City Staff to resolve mapping errors and to confirm the precise delineation of the partial employment conversion in order to arrive at a land use plan that appropriately considers an integrated mix of land uses while preserving the strategic existing employment lands along the edge of the Highway 400 corridor. A revised land use plan illustrating the limits and extent of the approved conversion area as well as a preliminary land use framework was submitted to the Region and the City on January 20, 2021, for review and consideration. It is expected that this mapping will ultimately

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inform the necessary changes to the Regions employment area mapping through the subsequent Regional Official Plan Amendment.

On March 18, 2021, the Region released its Proposed 2051 Forecast and Land Needs Assessment which provides an assessment on the Region's land needs in the context of Provincial Growth Plan population and employment forecasts for York Region to the year 2051. We have reviewed the Land Needs Assessments as well as the Report dated March 5, 2021 from the Commissioner of Corporate Services and the Chief Planner, and have a number of questions and concerns regarding the implementation of the approved partial conversion for the Vaughan 400 North Landowners Group Inc.

First, it is unclear how Block 34W and 35 approved employment conversion areas are being included per our last correspondence with Staff. At this time, we are seeking confirmation from the Region that the mapping refinements for the approved Vaughan 400 North Landowners Group Inc. conversion are acceptable to be implemented through the Regional Official Plan update and amendment. Additionally, in accordance with Attachment 2 of the of the Staff Report, the Vaughan 400 North lands are identified as '2010 Urban Expansion'. As a point of clarification, we note that Block 34W and 35 were brought into the urban boundary through a site-specific amendment (OPA 637) which established the Highway 400 North Employment Lands Secondary Plan and not through the 2010 Regional Official Plan as new community areas. In this regard, we wish to ensure that the existing special considerations, including development policies, continue to be recognized for the Blocks.

We ask that this correspondence be considered by Regional Staff and Council. We thank the Region for the opportunity to provide this feedback on behalf of our clients, and would be happy to provide any further information you may require.

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  
Vaughan 400 North Landowners Group Inc.  
Mr. Michael Melling, Davies Howe LLP  
Mayor and Members of Vaughan Council