

# HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

June 9, 2021  
HPGI File: 18550

## 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  
June 10, 2021 Committee of the Whole Meeting – Item H.2.4 Policy Directions Report  
Huntington Acres Limited – 10436-10450 Huntington Road  
Giampaolo Investments Limited – 10480-10540 Huntington Road  
Vincenzo Gagliardi – 10600 Huntington Road  
Part Lot 23, Concession 10 - Block 66E, City of Vaughan**

Humphries Planning Group Inc. (HPGI) represents Huntington Acres Limited landowners of 10436-10450 Huntington Road, Giampaolo Investments Limited landowners of 10480-10540 Huntington Road and Vincenzo Gagliardi landowner of 10600 Huntington Road, within Block 66E, City of Vaughan ("subject lands"). These three landowners represent 98% of the landholdings within Block 66E (excluding the MTO lands). Further to comment letters submitted to the Region October, 13, 2015, May 28, 2010 and August 30, 2019 and April 29, 2021, additional comments are being provided to the Region herein in relation to the ongoing Municipal Comprehensive Review (MCR)

In the June 10, 2021 Policy Directions Report to Region Committee of the Whole regarding the MCR, Attachment 2, Map 1A – Land Use Designations identifies Block 66E as a Preliminary Recommended Location for Urban Expansion – Employment. As outlined in the previous comment letters, wherein the landowners requested the Region consider these lands in Block 66E, City of Vaughan, as future Urban Area Expansion – Community Area, it is our opinion that the expansion is more appropriate for residential proposes for the following reasons:

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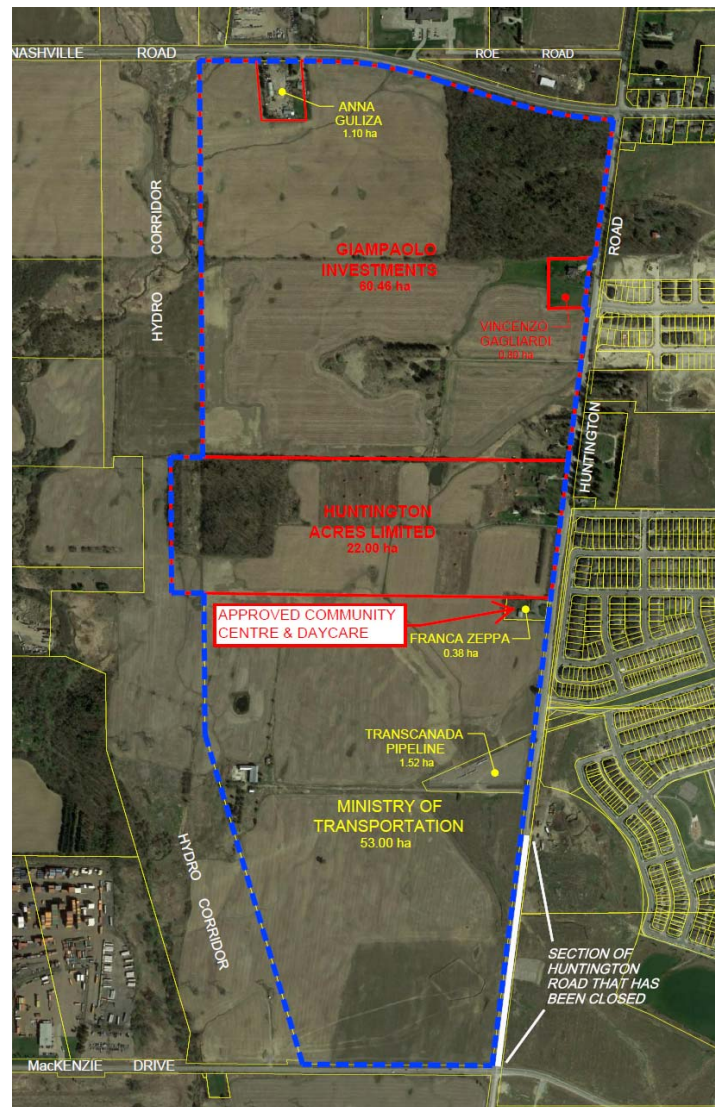
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### **Substandard Transportation Network for Employment**

1. York Region's Construction Schedule, 2019 illustrates that as part of the Highway 427 Extension, Huntington Road will no longer connect to Major Mackenzie Drive in the future, as it will be permanently closed and terminate before that point. Moreover, Major Mackenzie Drive has a weight load restriction of 5 tonnes per axle, so large commercial vehicles could not be accommodated without an exemption permit.
2. There will also be no vehicular truck access to and from this area to the Highway 427 extension or the GTA West Study corridor, as the location for the Freeway to Freeway interchange is situated to the north-west. This will result in the Block 66E area being segregated physically from the planned goods and movement corridors.
3. The lack of road connections, which would provide essential access for transportation/truck traffic, makes it no longer practical to plan for employment uses for this area.

### **Residential Uses in Adjacent Block 61 and Community Uses Already Approved in Block 66E**

4. Block 66E is adjacent to the existing residential area in Block 61 to the immediate east, where further additional residential development has recently been approved, specifically Nashville Developments Major Inc. Draft Plan of Subdivision File 19T-20V004, which was approved in January 2021 for detached, semi-detached and townhouse dwelling units.
5. As a result of the residential subdivisions in Block 61, Huntington Road has now become an active pedestrian transportation corridor, as residents walk their dogs, and adults with their children on their bicycles along the side of the road and as such for safety reasons, the road is no longer appropriate as a route for heavy trucks. Also, Nashville Road is shown as a preferred cycling route and Huntington Road is illustrated as a potential cycling route in the Region's interactive cycling map, which are intended along residential areas, rather than employment.
6. As recently as April 7, 2021, City of Vaughan Council approved a Site Plan application (DA.20.032) for a community centre and daycare use



on 10356 Huntington Road, within Block 66E. These approved uses are compatible with and supportive of residential uses and is an indication that Community Area Type Uses have already extended from Block 61 into Block 66E. Such approval for community uses in Block 66E further support future residential development in the Block. The daycare use is also a sensitive land use and as such, would constrain the ability of general employment uses and therefore, a Community Area designation is considered to be more appropriate.

**Natural and Infrastructure Buffers from Existing Employment Areas**

7. There is a natural corridor that divides Block 66E from the western half of Block 66. This natural corridor provides for an appropriate natural buffer from Block 66E to the existing employment area.
8. In addition to the natural corridor noted in number 7. Above, the western half of Block 66 is also divided by the 427 extension and by the TCPL easement in close proximity to the natural corridor.
9. Mid-block road crossings from the planned employment area in Block 66W to Block 66E are not ideal from an environmental perspective, as they would require natural corridor crossings, which have the potential to negatively impact the ecological form and functions of the corridor and may be financially cost prohibitive. Also, any mid-block road crossings from the planned employment area in Block 66W to Block 66E would require the crossing of both the hydro corridor and the TransCanada pipeline.

**Availability to Utilize Existing Servicing Infrastructure**

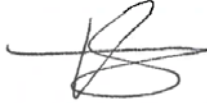
10. Civil Engineering firms have been consulted regarding servicing for this area. We have been advised that several opportunities are available to service Block 66E without the need for major infrastructure. The potential municipal servicing options for Block 66E are in accordance with the Region of York principle of aligning land use and infrastructure investments and the Region's objective of aligning land use and infrastructure investment in a fiscally sustainable manner. Also, it would be consistent with the associated principles of optimizing existing infrastructure in a fiscally sustainable manner to ensure a better return on existing investments and encouraging or better directing growth to areas that have existing servicing capacity.

The information contained herein provides a clear land use planning rationale as to why lands in Block 66E, City of Vaughan should be designated as future Urban Area Expansion – Community Area and not assigned an Employment designation.

**Attn: Christopher Raynor**  
**RE: York Region Five-Year OP Review 2020**  
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We ask that this additional information be considered with the Municipal Comprehensive Review of the Regional Official Plan by Regional Staff and Regional Committee of the Whole during their June 10, 2021 meeting.

Yours sincerely,  
**HUMPHRIES PLANNING GROUP INC.**

A handwritten signature in black ink, appearing to be 'RH' or similar initials, written in a cursive style.

Rosemarie Humphries, MCIP, RPP, BA Hons  
President

cc: Mr. Paul Freeman, Chief Planner, Region of York  
Mr. Paul Bottomley, Manager of Policy, Research and Forecasting, Region of York  
Ms. Sandra Malcic, Director, Long Range Planning, Region of York  
Mr. Haiqing Xu, Deputy City Manager Planning and Growth Management, City of Vaughan  
Mr. Mauro Peverini, Chief Planning Official, City of Vaughan  
Huntington Acres Limited  
Giampaolo Investments Limited  
Vincenzo Gagliardi