

June 9, 2021  
HPGI File: 21731

**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  
Bolton Garden Inc. – 12001 Albion-Vaughan Road, City of Vaughan**

Humphries Planning Group Inc. (HPGI) represents Bolton Garden Inc. landowner of 12001 Albion-Vaughan Road, City of Vaughan (the "subject site"). In addition to the comment letter dated May 21, 2021, comments are being provided to the Region herein in relation to the ongoing Municipal Comprehensive Review (MCR).

### **Background**

The subject site is on the east side of Albion-Vaughan Road, immediately north of the rail line, south of King Vaughan Road and west of Cold Creek Road. The subject site has approximately 83 metres frontage on Albion Vaughan Road and an area of 1.31 hectares (3.23 acres) in size.

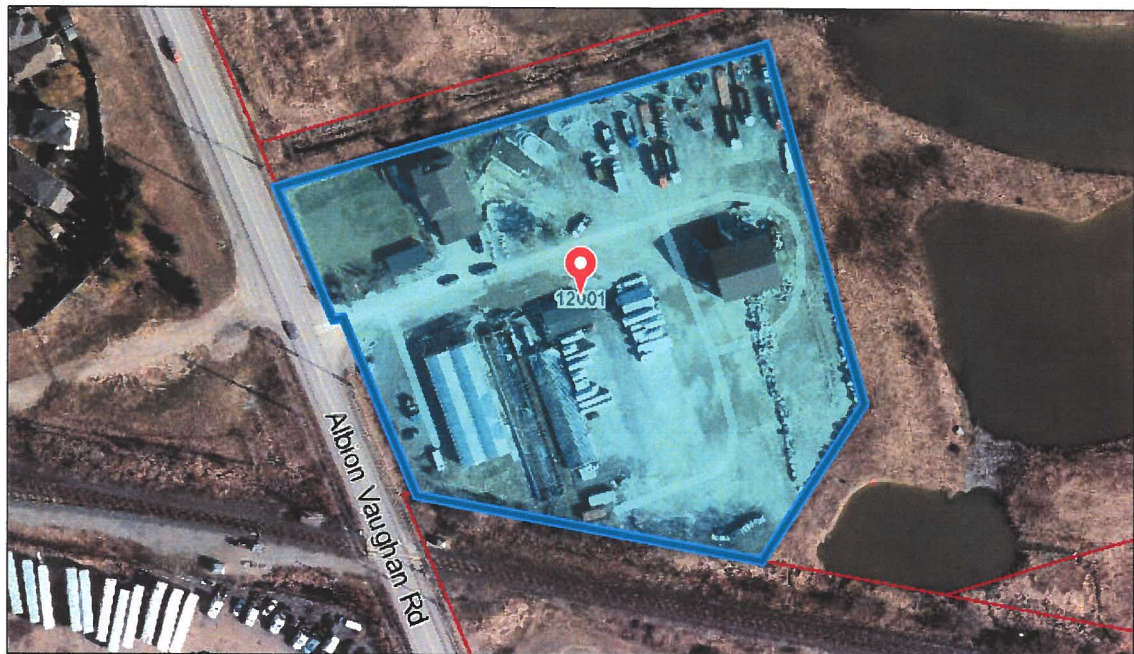


Figure 1 – 2020 Ariel Photograph of the Subject Site (Source York Region Interactive Mapping)

The subject site is currently a retail nursery use, including the display and sale of landscaping materials, which is a retail use that has continued on the subject site since approximately the mid 1950's. Specifically the subject site is the headquarters for Interlock Depot Ltd., which provide for inventory and delivery for hardscaping, including interlock pavers, retaining walls, slabs, curbs and steps. As outlined in the May 21, 2021 letter the current and historical mapping from 1954, 1970, 1978, 1988, 1995 and 1999 illustrate that the current and historical use for the subject site has never been for agricultural or agricultural related purposes.

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 the subject site as being within the Preliminary Recommended Locations for Urban Expansion – Employment. The Owner is supportive of the position that Region Planning Staff have taken on this decision to bring the lands and surrounding area into the urban boundary expansion based on the Province's mandated land needs assessment. However, it is HPGI's position that the subject site should be brought into the Urban Area as Community Area, rather than Employment.

The subject site and area to the north is generally isolated and the rail line to the south separate the subject site from the lands further south. There is a stormwater management pond immediately east of the subject site and the lands to the north are largely vacant. Also, it is HPGI's understanding that the subject site and lands to the north readily have access to full municipal servicing. The lands north of the rail line on the west side of Albion Vaughan Road (west of the subject site) are existing residential uses, whereas the lands south of the tracks are existing employment uses, as illustrated in **Figure 2**.

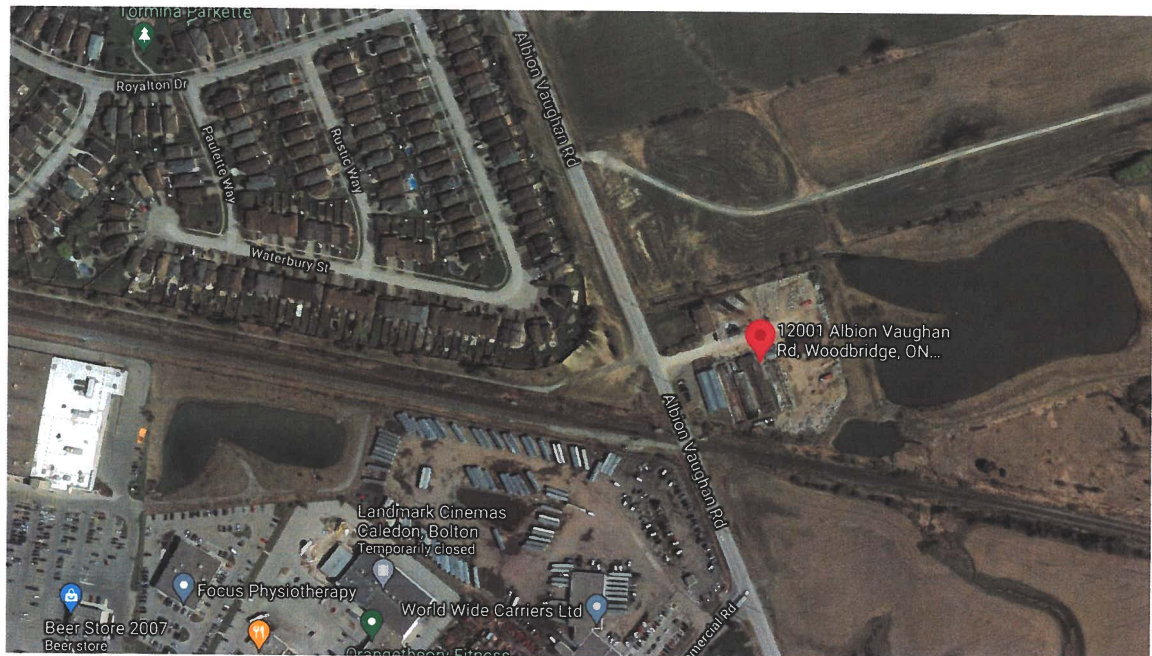


Figure 2 –Aerial Photograph of the Subject Site and Surrounding Area (Source: Google Maps)

It is appropriate to continue utilizing the rail line as the separation between residential and employment in this area of the City of Vaughan, as has been done in Bolton. As such, the Owner is **respectfully requesting the subject site be brought into the Urban Area as Community Area.**

The information contained herein supports the request and justifies the rationale that the subject site in the City of Vaughan be designated as future Urban Area Expansion – Community Area, by providing favourable information outlining that this area is better suited as residential area rather than an employment area. Additional submission will be made throughout the MCR process and we would be pleased to meet with Regional Staff to discuss further.

We ask that this additional input into the Municipal Comprehensive Review of the Regional Official Plan be considered by Regional Staff and Regional Committee of the Whole during their June 10, 2021 meeting.

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



Rosemarie Humphries, MCIP, RPP, BA Hons  
President

cc: Mr. Haiqing Xu, Deputy City Manager Planning and Growth Management, City of Vaughan  
Mr. Mauro Peverini, Chief Planning Official, City of Vaughan  
Ms. Christina Bruce, Director of Policy Planning and Environmental Sustainability, City of Vaughan  
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. Giuseppe Italiano, Bolton Garden Inc.  
Mr. Robert DeAngelis, Condeland Engineering Ltd.