

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

June 23, 2021
HPGI File # 0449

SUBMITTED VIA EMAIL: regional.clerk@york.ca

Chair and Members of Council

The Regional Municipality of York
17250 Yonge Street, 1st Floor
Newmarket, ON L3Y 6Z1

Attn: Mr. Christopher Raynor, Regional Clerk

**Re: Vaughan 400 North Landowners Group Inc. (the "Group")
Blocks 34W and 35, City of Vaughan (the "Subject Lands")**

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 October 22, 2020, Regional Council resolved to approve the partial employment area conversion request 'V7' related to Blocks 34 West and 35 in the City of Vaughan. Further, at that meeting, it was stated that "the mapping was incorrect" and it understood that the conversion area mapping for the Blocks would be subject to further refinements and modifications in order to incorporate a larger employment area than depicted on the mapping at that meeting that Council approved.

With respect to the matter that was brought to your attention at the June 10, 2021 meeting, there has always been and continues to be confusion related to the precise delineation and boundaries of the Vaughan 400 North Landowners employment area conversion request. This was expressed through correspondence submitted on behalf of the group, dated March 10, 2020 and again on June 19, 2020, as well as through a formal deputation to Regional Council at their March 12, 2020 meeting. The confusion of mapping is largely a result of the evolving nature of the MCR review process, whereby correspondence was submitted on behalf of the landowner's group, but also by individual owners on their own behalf, separate from the collective landowner conversion request, for inclusion/exclusion of their own parcels for consideration for conversion.

Please note that any and all correspondence submitted to the Region or City on behalf of the landowner's group has always referenced Block 34 West and Block 35 as the lands affected by the employment area conversion. The lands located at 11255 Weston Road formed part of the original requested conversion area and at no time was the conversion area limited only to the lands north of Kirby Road as the landowner's group is comprised of lands both north and south of Kirby Road.

At the October 22, 2020 Council meeting it was acknowledged that the approved conversion area would be re-evaluated in order to delineate the extent of the conversion lands and the boundaries of the employment area. The conversation that took place by Council was not clear on what areas of the landowners group holdings this was applicable to, or that it was specifically restricted to the area north of Kirby Road. It was our understanding that the lands in Block 34 West and Block 35 was being reviewed on a comprehensive basis. As such, the conversion area is still expected to undergo changes as the landowners group continues to work with Staff to confirm the final employment/non employment boundary area mapping.

We would appreciate Council's consideration for the inclusion of the 11255 Weston Road property as part of the overall Vaughan 400 North employment conversion as it was always intended to form part of the group's request. The 11255 Weston Road property is 19.63 hectares in size of which 16.30 hectares is located in the Greenbelt Plan area; leaving only 3.3 hectares available for development. The developable area is largely surrounded by Open Space area and is irregular in shape. The landowner's group does not object to the inclusion of the 11255 Weston Road property as part of the overall employment conversion request.

Further, in light of the group's efforts to refine the approved mapping, which would result in an almost doubling of the employment land area from what Council supported in October 2020, it would be reasonable and appropriate to include the 11255 Weston Road property as it would not adversely impact the viability of the remaining employment area, would not affect the implementation of approved land uses adjacent to the proposed conversion site nor would it undermine the amount of employment lands being incorporated into the blocks or the Region of York as a whole.

We look forward to continuing to work with Regional Staff to confirm and refine the employment area.

Yours truly,
HUMPHRIES PLANNING GROUP INC.



Rosemarie Humphries, MCIP, RPP
President