

November 24, 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
November 25, 2021 Council Meeting – Item F.2 Updated Draft ROP
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, August 30, 2019, April 29, 2021 and June 9, 2021 additional comments are being provided to the Region herein in relation to the ongoing Municipal Comprehensive Review (MCR).

In the November 25, 2021 Draft of the Region Official Plan (ROP), Map 1A – Land Use Designations identifies Block 66E as Employment Area designation. As outlined in the previous comment letters, wherein the landowners requested the Region consider these lands in Block 66E, City of Vaughan, as Community Area, it is our opinion that the expansion is more appropriate for residential proposes for the following reasons:

Environmental Reasons:

1. There is a natural corridor that divides Block 66E from Block 66W, which provides for an appropriate natural buffer from Block 66E to the existing employment area.
2. In addition to the natural corridor, Block 66E and Block 66W is also divided by the 427 extension and by the TCPL easement.
3. Mid-block road crossings from Block 66W to Block 66E are not ideal from an environmental perspective, as they would require the crossing of the hydro corridor and the TransCanada pipeline, as well as the natural corridor crossing, which can negatively

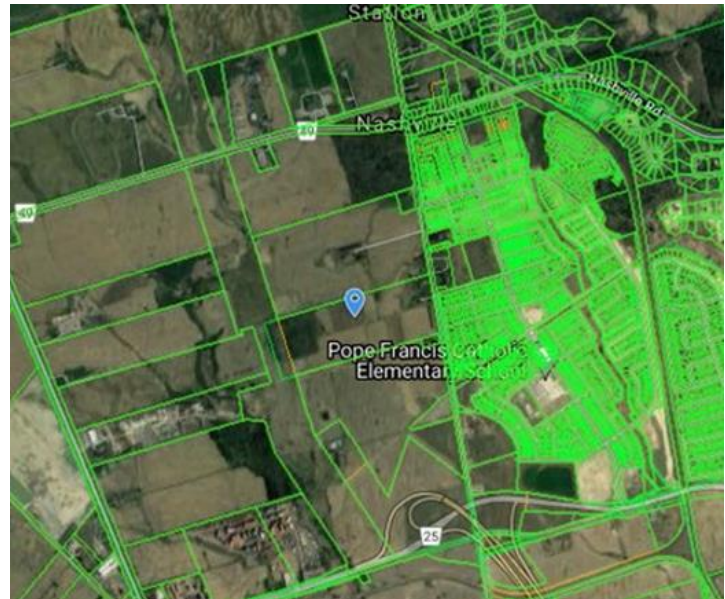
impact the ecological form and functions of the corridor and may be financially cost prohibitive.

Transportation Reasons:

4. 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.
5. There will also be no vehicular truck access to and from this Block 66E to the Highway 427 extension or the GTA West Study potential 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.
6. The lack of road connections, makes it no longer practical to plan for employment uses for this area.

Land Use Reasons:

7. Block 66E is adjacent to the existing residential area in Block 61 to the immediate east, where further residential development has recently been approved, specifically Nashville Developments Major Inc. Draft Plan of Subdivision File 19T-20V004. It should be noted that in the the November 25, 2021 Draft ROP, **Map 1B – Urban Systems Overlays incorrectly identifies Block 61 as designated Greenfield Area, whereas it should be designated Built Up Area.** Herein is a image from GeoWarehouse illustrating the built up nature of Block 61.



8. Huntington Road is becoming 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.
9. Map 9A – Recreation Trail Network of the Draft ROP, illustrates Nashville Road, along the northern limit of Block 66E, as a portion of the Proposed Region-Wide Trail Network. The Recreational Trail Network is intended along residential areas designated Community Area, rather than Employment Areas, as the ROPA policy 2.3.10 notes that trails are an important component of complete communities that contribute to a sense of place and identity, promotes physical activity and social inclusion.
10. 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 land uses have already extended from Block 61 into

Block 66E. Therefore, a Community Area designation is considered to be more appropriate.

Servicing Infrastructure Reasons:

11. Civil Engineering firms have 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 consistent with the Region's 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.

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 Community Area and not assigned an Employment Area designation.

Yours sincerely,

HUMPHRIES PLANNING GROUP INC.



Mark McConville, MCIP, RPP, M.Sc.Pl.

Associate

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
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