



BOUSFIELDS INC.

June 15, 2022

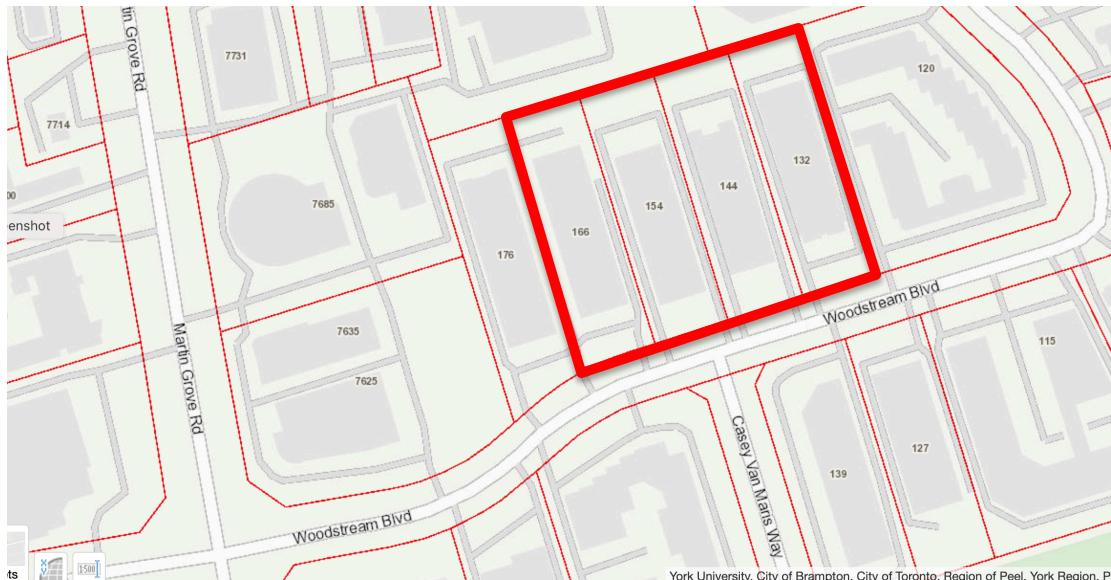
The Regional Municipality of York
York Region Administrative Centre
17250 Yonge Street
Newmarket, ON L3Y 6Z1

Attention: Regional Clerk

Dear Sirs/Mesdames:

**Re: Draft York Region Official Plan 2022
Committee of the Whole Item H.2.1**

We are writing on behalf of 1315955 Ontario Inc., the owner of 132, 144, 154 and 166 Woodstream Boulevard, in the southeast quadrant of Martin Grove Road and Highway 7 (the “subject site”).



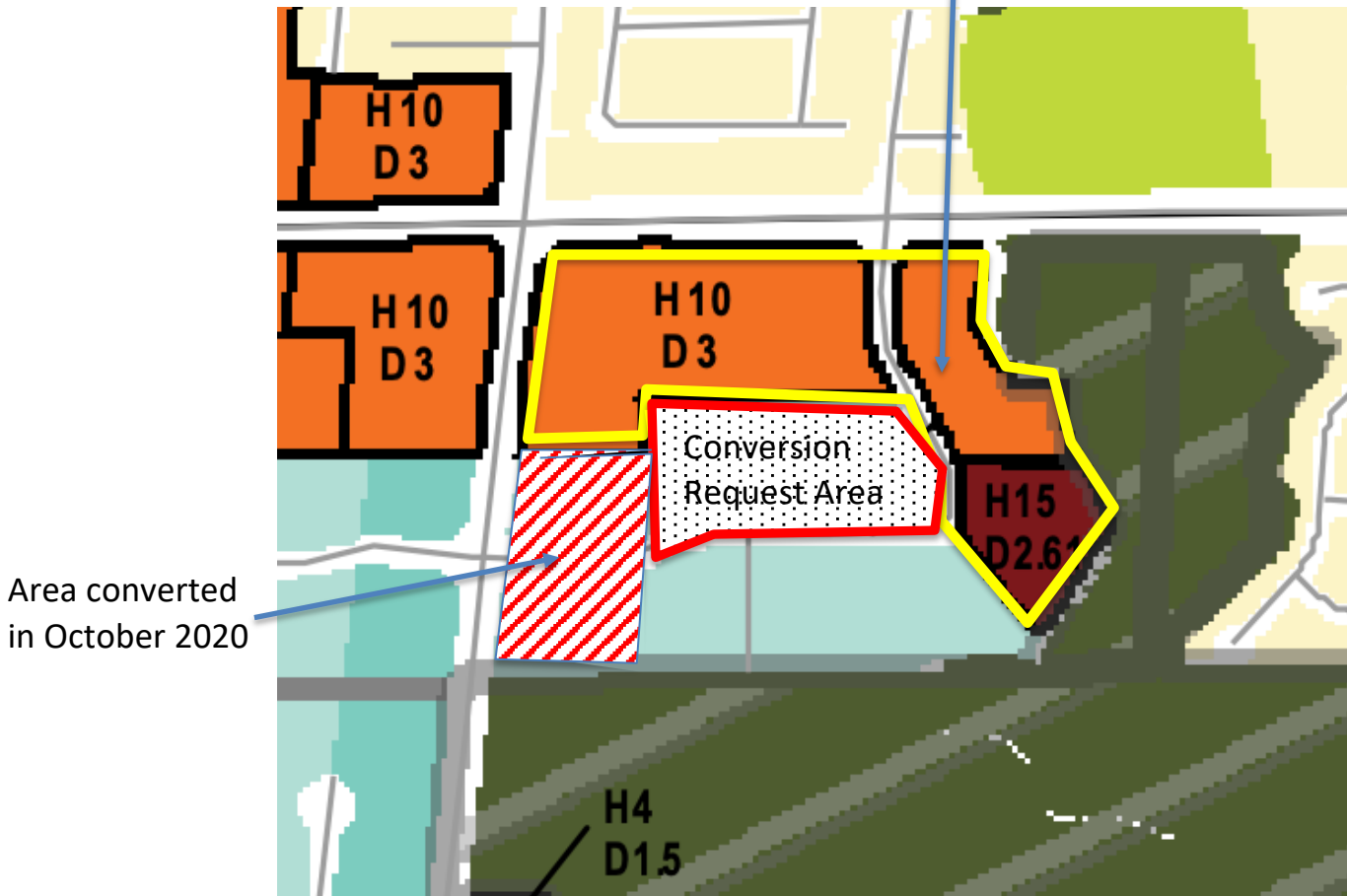
On October 15, 2020, City Council resolved to approve a conversion of lands on Woodstream Boulevard, along the Martin Grove Road frontage and immediately east of the subject property (Conversion request V5 at 7625 Martin Grove Road & 211 Woodstream Boulevard). This conversion was granted by Council despite City Staff's recommendation to maintain the employment designation.



Employment Conversion Request

On behalf of the owner we are writing to request that the subject site and the lands generally located north of Woodstream Blvd to the east of the V5 converted lands also be converted to allow for mixed use development. In our view this is a reasonable request given the conversion of the lands to the west and the character of the lands north and east of Woodstream being primarily designated for high-rise and mid-rise mixed use.

Wrapped by existing residential designated lands



By converting the lands to the west of the subject site, it has created a land use pattern which wraps residential uses around the subject sites along Woodstream. Given that the nature of the surrounding uses is residential, it is appropriate to continue fill out the conversion in a manner that would ensure land use compatibility into the future, while also allowing for additional jobs and population in a mixed use form appropriate for its location proximate to existing transit along Martin Grove and Highway 7.

On behalf of 1315955 Ontario Inc., we hereby request that the lands municipally known as 120 to 176 Woodstream Boulevard, be converted to allow for mixed use development.

Request for Notice

We also hereby request written Notice of any decisions on this matter, as well as notice of any further consideration of the YROP 2022 by the Region or any Regional committee.

Yours truly,

Bousfields Inc.



Michael Bissett, MCIP, RPP

c. Sandra Malcic