

KLM File: P-2337

June 26, 2022

By E-Mail Only to regional.clerk@york.ca

Chair Wayne Emmerson and Members of Regional Council
17250 Yonge Street,
Newmarket, Ontario L3Y 6Z1

Attention: Mr. Chris Raynor, Regional Clerk

Re:

Region of York Council Meeting June 30, 2022 Relating to Item G1 (Committee of the Whole Item H.2.1 - 2022 York Region Official Plan “ ROPA 2022”)
Our client: 2351528 Ontario Limited and Aurora-Leslie Developments Limited

KLM Planning Partners Inc. is the land use planner representing 2351528 Ontario Limited and Aurora-Leslie Developments Limited, the Owners and Developers of the lands within Addison Hall Business Park (OPA 73), in the Town of Aurora. The lands are within Registered Plan 65M-4650 which is a 54.62 hectare industrial registered on October 10, 2019. The subdivision is currently being built out, with a number of buildings under construction and further building permit applications in process.

On behalf of our clients, we have reviewed the proposed ROPA 2022 to ensure that any new policies not interfere with the ongoing build out of our client’s industrial development. We are particularly concerned that the Plan proposes significantly higher density targets for employment lands; in particular, policy 4.3.21 has the effect of increasing the existing employment land target from 40 jobs per hectare in the Developable Area (within the existing approved Official Plan) to 55 employees per hectare in the Developable area within proposed ROPA 2022. While our client’s lands are located in the Designated Greenfield Area ¹and the Growth Plan² policies indicate that the minimum density targets for the Designated Greenfield Areas exclude employment areas, to avoid any ambiguity, we would respectfully request that the definition of *Developable Area* within proposed ROPA 2022 be modified before adoption of the Plan such that it reads as follows:

Developable Area excludes

e) existing uses (e.g. cemeteries, estate subdivisions, **registered plans of subdivisions within Employment Areas**)

¹ The Built Boundary has not been updated since 2006.

² A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

Alternatively, if it is Council's position that the new density requirements will not apply to development within our client's existing registered plan of subdivision based on the existing (unamended) definition of Developable Area, we would appreciate confirmation of same.

We wish to thank Council for taking these comments into consideration, and request that we be added to the circulation list for any further notice regarding ROPA 2022.

Should you require further information, please do not hesitate to contact me.

Yours truly,

KLM PLANNING PARTNERS INC.



Mark Yarranton, BES, MCIP, RPP
President

cc: Mr. Bruce Macgregor, Chief Administrative Officer
Mr. Paul Freeman, Chief Planner, Planning and Economic Development
Mr. Dino Basso, Commissioner, Corporate Services
2351528 Ontario Limited and Aurora-Leslie Developments Limited