

HUMPHRIES PLANNING GROUP INC.

May 22, 2020
HPGI File: 0449

His Worship Mayor Maurizio Bevilacqua and Members of Council
The Corporation of the City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Mr. Todd Coles, City Clerk

Your Worship and Members of Council:

**Re: May 27 Council Meeting
Item 10, Committee of the Whole Meeting, May 20, 2020
Staff Report on Employment Land Conversion Requests ("Staff Report")
(Conversion Request ID7)
Vaughan 400 North Landowners Group Inc. (the "Group")
Blocks 34W and 35 (the "Subject Lands")
Lots 26 through 35, Vaughan Conc. 5 & Lot 1, City of Vaughan**

Humphries Planning Group represents the Group, which consists of numerous owners of property within the Subject Lands. Please ensure that this letter is delivered to the Mayor and Council.

On behalf of our clients, we are providing additional information and clarification on matters discussed at the Committee of the Whole meeting on May 20th.

This is a Partial Conversion

A total area of 305 ha is being requested for conversion. **Figure 1** attached depicts:

1. the extent of the partial conversion, which is shown in two red rectangles located on the east and west side of Hwy 400;
2. the full extent of the employment area in black cross-hatching *per* approved ROPA 52 and OPA 637; and
3. the *Greenbelt Plan* boundary limits in green, an area which cannot be developed.

In total, 460 hectares of employment land will remain for employment purposes.

We wish to offer the following comments:

A Partial Conversion Will Not be Precedent-Setting

The requested partial conversion is specifically designed not to be precedent-setting.

In fact, the urban form is intended to mimic that which already has taken place in Block 33W, south of Teston Road between Highway 400 and Weston Road. This Block has successfully been developed with Prestige employment uses fronting along Highway 400, and residential uses located to the west.

The employment and residential land uses in the Subject Lands will be separated by a collector road system. This will ensure land use compatibility and transitioning in an east/west manner across Subject Lands. The success of the Block 33W design will be a blueprint for our client.

Benefits of the Partial Conversion

Approval of the partial conversion will:

1. allow the opportunity to plan for a complete community consisting of an appropriate mix and range of residential, employment, institutional, recreational, park and open space uses, in accordance with the *Provincial Policy Statement, 2020* and the *Growth Plan, 2019*;
2. ensure proper transitioning of complementary land uses along the Weston Road and Jane Street frontages, where residential communities are currently being planned;
3. address ongoing temporary uses of lands, which are not intended for the long term; and
4. provide a powerful catalyst for bringing servicing to the Subject Lands.

Yours truly,

HUMPHRIES PLANNING GROUP INC.



Rosemarie Humphries, BA, MCIP, RPP
President

Encl. Figure 1

cc: Mr. Bill Kiru, Acting Deputy City Manager, City of Vaughan
Mr. Paul Bottomley, Manager of Policy, Research and Forecasting, Regional Municipality of York
Vaughan 400 North Landowners Group Inc.
Mr. Michael Melling, Davies Howe LLP, Counsel to the Vaughan 400 North Landowners Group Inc



VAUGHAN 400 NORTH LANDOWNERS GROUP INC.
CONVERSION REQUEST
MAY 22, 2020

FIGURE 1