

February 28, 2019

Mr. Charles O'Hara
Ontario Growth Secretariat
Ministry of Municipal Affairs and Housing
17th floor 777 Bay Street
Toronto, ON M5G 2E5

Dear Mr. O'Hara:

RE: Proposed Amendment 1 to the Growth Plan
Comment Submission on behalf of Ricbru Investments Inc.
4600 Steeles Avenue West, Vaughan
ERO No. 013-4504

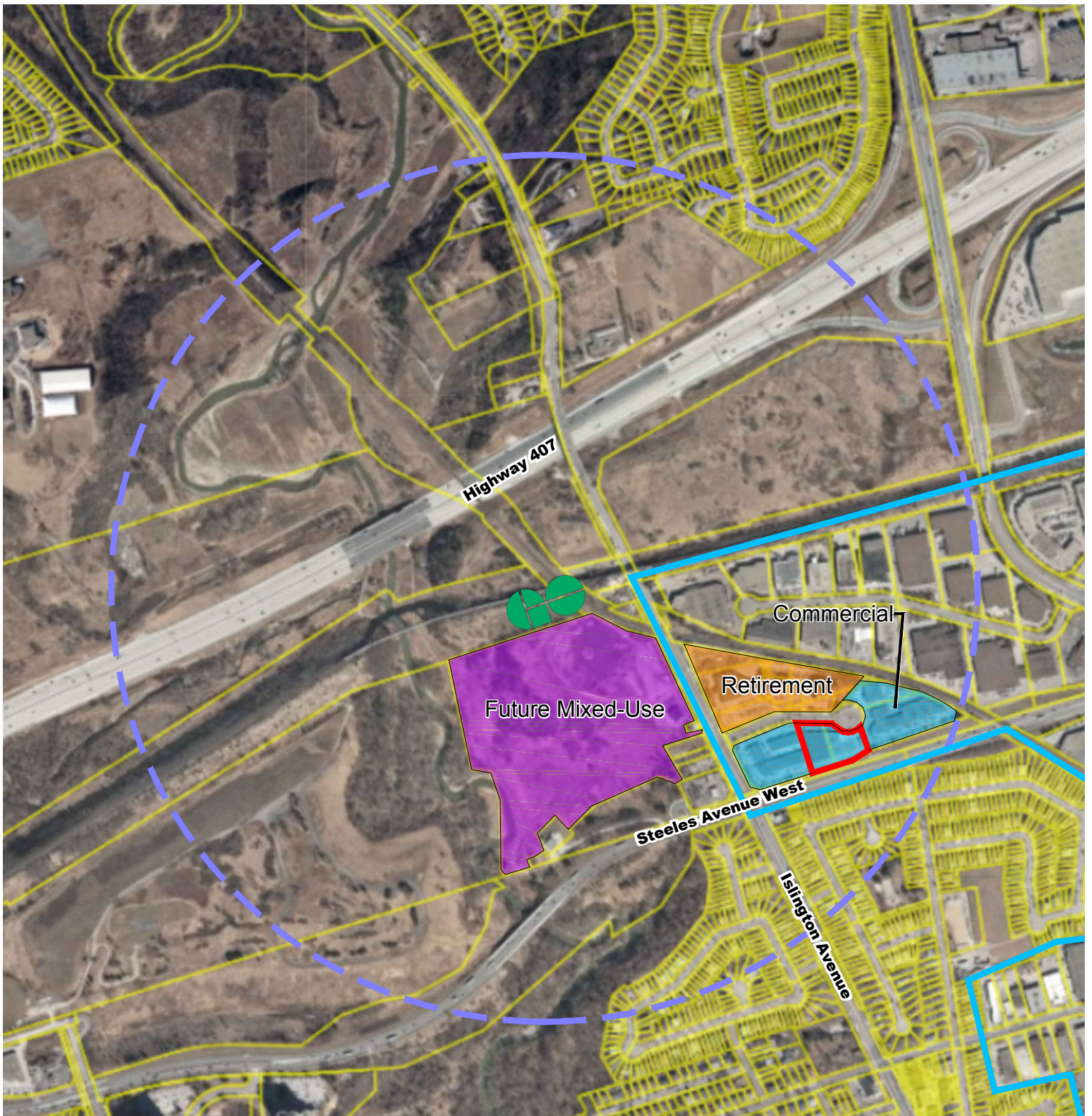
We are the planning consultants for Ricbru Investments Inc. (hereinafter the "Client") to review the proposed Amendment 1 to the Growth Plan for the property located on the northeast corner of Islington Avenue and Steeles Avenue West in the City of Vaughan municipally addressed as 4600 Steeles Avenue West. The subject lands are occupied by a low-rise retail and service commercial use building with frontage along Steeles Avenue West.

To become better informed and exchange comments on the Proposed Amendment 1 (hereinafter "Amendment") to the Growth Plan, MHBC has attended a number of Regional Workshops hosted by the Province.

Based on our review of the Amendment, it is understood that conversion of employment lands will continue to require a comprehensive assessment and implications for economic development by the Ministry of Municipal Affairs and Housing (MMAH). The most significant proposed change is the introduction of Provincially Significant Employment Zones ("PSEZ") mapping across the GTA. We are concerned with the extent of this mapping and its accuracy vis-à-vis existing land uses and municipal Official Plan mapping.

Our clients lands have been included in proposed Provincially Significant Employment Zone 10 (400/407 Highway 400 Corridor). The subject lands are designated as Employment Commercial Mixed Use, in the City of Vaughan Official Plan. In addition the subject lands are adjacent to existing low density residential dwellings on the south side of Steeles Avenue West, under construction high density residential to the west of Islington and retirement residential uses to the north of Friuli Court. Furthermore, a planned GO Station is shown to the northwest on the City Official Plan Transportation schedule.

The subject lands are used for service commercial and retail. Further the Steeles Avenue West corridor includes a variety of retail and service commercial uses. The designation of a PSEZ which is intended to protect major or heavy industry which does not match the mixed use land use character along Steeles Avenue West. Given the above, the proposed PSEZ on the subject lands would limit the potential for redevelopment within a planned MTSA and will not accurately articulate the existing and planned context of these lands.



Data Source: Government of Ontario- Proposed Provincially Significant Employment Zones Web Mapping (2018)

Figure 1
**Aerial Photograph
of Subject Lands**

**4600 Steeles Avenue West,
Vaughan, Ontario**

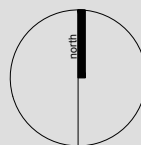
LEGEND

- Subject Lands
- Proposed Provincially Significant Employment Zones
- 800 m Radius From Proposed GO Station

- ⊕ Proposed GO Station
- Future Mixed-Use
- Retirement
- Commercial

DATE: February 28, 2019

SCALE 1:10000



N:\1929A - 4600 Steeles Ave W, Woodbridge\2019\Figures\CAD\1929A- Figure Mapping 26 February 2019.dwg

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We therefore request the subject lands bounded by the CN Rail corridor to the north and east, Steeles Avenue West to the south and Islington Avenue to the west, inclusive of the subject lands be removed from the PSEZ (Figure 1).

We therefore request the subject lands be removed from the PSEZ to implement increased density and investment with a mixture of uses as intended by the Official Plan. In addition, we request that should the mapping be modified that additional consultation is undertaken to ensure the mapping is accurate and request the Province undertake further consultation with affected landowners on PSEZ mapping where municipalities have requested increased PSEZ limits which was not subject this consultation.

We appreciate your attention to this matter and hope that our request to correct this mapping is undertaken.

Thank you.

Yours very truly,

MHBC

A handwritten signature in black ink, appearing to read 'David McKay', written over a circular stamp or seal.

David McKay, MSc, MLA, MCIP, RPP
Vice President & Partner

cc.: Ricbru Investments Inc.