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October 28, 2021

Our File No.: 062771

Via Email

Richmond Hill City Council
225 East Beaver Creek Road
Richmond Hill, ON
L4B 3P4

Attention: City Clerk

Dear Sirs/Mesdames:

**Re: Baif Developments Ltd. – Headford MZO Request
Special Council Meeting - October 29, 2021 - Item 4.1**

We are the solicitors for Baif Developments Ltd. (“**Baif**”), the owner of a 9.42 ha property (the “**Baif Lands**”) in the northeast quadrant of the Headford Business Park (“**Headford**”).

The Baif Lands are currently landlocked, as they are bordered to the east by Highway 404, to the south and southwest by the Rouge Valley, and to the north by the Treasure Hill / Montagna Capital lands known municipally as 1577-1621 Major Mackenzie East. (the “**Treasure Hill Lands**”), as depicted on the aerial photo attached to the Member Motion.

Baif is a well-respected industrial, commercial and residential development company with experience in the seniors housing sector and deep roots in Richmond Hill. It has owned the Baif Lands for decades and has spent considerable time and resources attempting to develop them. Baif has also successfully developed other lands within Headford on the west side of the Rouge Valley, as well as within the City’s other business parks, and has delivered several quality employment users including Staples, Trimark and others.

The Baif Lands and Treasure Hill Lands are Unique and Isolated

The Baif Lands and Treasure Hill Lands together form a distinct triangular parcel which is physically separated from the balance of Headford by a significant natural heritage feature.

The land use permissions for the Baif Lands and Treasure Hill Lands, established through a series of development applications, approvals and OMB hearings, have always recognized their distinct characteristics arising from their isolation from the balance of Headford. While there have been long-standing plans for a bridge to be constructed over the Rouge Valley to provide for a



continuous north-south collector road between 16th Avenue and Major Mackenzie Drive East, the financing and delivery of the bridge has proven to be extremely challenging.

Despite the long history of unsuccessful efforts to develop the Headford lands east of Rouge Valley, the issuance of a Minister's Zoning Order in December 2020 permitting a wide range of residential uses on the Treasure Hill Lands (the "**Treasure Hill MZO**") is a game-changer.

Although the City and Region decided to support a conversion of the Treasure Hill Lands in the months prior to the issuance of the Treasure Hill MZO (while at the same time refusing Baif's similar conversion request), the resulting land use conflicts did not receive due consideration when residential uses were being considered for the Treasure Hill Lands.

There are several significant planning issues that arise from the residential uses permitted on the Treasure Hill Lands while the Baif Lands are restricted to employment uses. For example:

- The proposed Treasure Hill subdivision includes a park block and a row of residential lots along the southern limit of the plan. Under its existing zoning, the Baif Lands could be developed with manufacturing, assembling, processing, fabricating and/or wholesaling uses immediately adjacent to these residential uses. The proximity of these potentially noxious, heavy industrial facilities to the new houses and long-term care home would be contrary to the minimum separation distances between industrial and sensitive land uses set out in provincial land use compatibility guideline D-6-3.
- Any industrial uses developed on the Baif Lands would likely result in a significant amount of large and heavy truck traffic which would need to traverse the Treasure Hill Lands to access Major Mackenzie Drive and the Highway 404 interchange, therefore creating further negative impacts on the residential community and proposed long-term care home.
- The proposed grading of the Treasure Hill subdivision would not appropriately integrate with the Baif Lands, as the grades shown along the southern limit of the Treasure Hill Lands are up to 2.5 metres higher than the adjacent existing grades. This is of concern since Baif would be forced to fill its lands to match the grades proposed by Treasure Hill.
- The municipal services proposed for the residential uses on the Treasure Hill Lands depart from the longstanding Headford Master Servicing Plan, which has always contemplated shared servicing arrangements for this part of Headford with stormwater and sanitary flows directed southerly given the natural topography. Given that the Region typically seeks to minimize connections into the YDSS trunk sewer, if it will permit only one connection from the lands east of the Rouge Valley, this would leave the Baif Lands with no viable servicing solution. Given the significant drop in elevation on the Baif Lands from north to south, Baif would not be able to direct its sanitary flows to the Treasure Hill Lands without constructing an expensive sanitary sewage pumping station.



In summary, once the Treasure Hill MZO was issued and a new draft plan of subdivision application was filed to create a residential community with single-detached housing lots backing onto the Baif Lands, the land use compatibility issues between the two properties came into sharp focus. The issues have become especially urgent given Treasure Hill's stated intent to construct a long-term care facility as soon as possible (a key basis for the City's support for the Treasure Hill MZO), of which Baif is fully supportive.

In these circumstances, it has become absolutely critical that the compatibility issues and planning permissions for the Baif Lands be rationalized immediately, so that the properties be planned and developed in a coordinated and harmonious manner, as was always intended. Otherwise, decisions may be made which could exacerbate the existing site constraints and result in serious land use conflicts between industrial and sensitive land uses and/or render the Baif Lands substantially undevelopable. Neither outcome is acceptable for Baif, the City or the broader public interest.

Conversely, if complementary uses are permitted on the Baif Lands, the owners can work together to jointly build the infrastructure required to expedite the delivery of the long-term care facility on the Treasure Hill Lands and the other public benefits described herein.

Background to Baif's Previous Efforts to Raise its Concerns with the City

Baif has made numerous previous attempts to raise the issues that will be considered at the Special Council Meeting, and to enlist the City's help to raise these issues with the Region.

While the concept plan for the Baif Lands attached to the Member Motion is dated October 25, 2021, it is virtually identical to an earlier version that was discussed with, and provided to, City Planning staff over five months ago, as part of an extensive and consistent effort by Baif and its consultants to bring the concerns expressed herein to the City's attention.

A brief summary of Baif's recent efforts to engage with the City is as follows:

- On September 22, 2020, Bousfields (Baif's planning consultants) submitted a letter to City Council requesting a similar conversion on the Baif Lands as the City had previously endorsed for the Treasure Hill Lands (previously owned by Rice Commercial Group);
- On October 14, 2020, Goodmans submitted an additional letter requesting that the Baif Lands be converted to permit residential uses;
- On May 5, 2021, representatives of Baif met with senior City Planning staff, including Mr. Kwan and Mr. Lee, to discuss the implications of the Treasure Hill MZO and to renew Baif's request for similar land use permissions on the Baif Lands;
- On May 25, 2021, Bousfields submitted a detailed memorandum to Mr. Kwan and Mr. Lee which outlined many of the land use compatibility issues set out herein and provided a copy of Baif's concept plan showing the proposed residential uses (including seniors



housing), community centre, public park and residential uses. The only difference between this version of the concept plan and the version attached to the Member Motion is that the more recent version accounts for height restrictions associated with the Buttonville Airport flight path regulations;

- On July 30, 2021, Bousfields submitted a further letter to Mr. Kwan reiterating once again the need to permit compatible uses on the Baif Lands as a result of the Treasure Hill MZO;
- On October 20, 2021, Baif made submissions at the Council Public Meeting for the Treasure Hill subdivision application to further reiterate these issues; and
- On numerous occasions over the past year (and previously), representatives of Baif have contacted members of City Council and staff to discuss the concerns expressed herein.

All of the above-noted correspondence is enclosed with this letter for ease of reference.

Proposed Baif MZO to Resolve Land Use Compatibility Issues

Following the discussions held during the Treasure Hill Council Public Meeting on October 20, 2021 and the Council Meeting on October 27, 2021, it is clear that the compatibility issues arising out of the Treasure Hill MZO must be addressed now.

We understand that there is a very short timeframe in which the Minister of Municipal Affairs and Housing is willing to consider further MZO requests, and it is critical for all stakeholders that this opportunity not be missed.

We also understand that Regional Council has expressed an unwillingness to consider or reconsider any further conversion requests as part of its current municipal comprehensive review. In any event, there is insufficient time to first bring the matter back before Regional Council or the ability to request a MZO will be lost. Given the timeline within which the Treasure Hill Lands are proposed to be developed, resolving the land use conflicts is clearly not something that can wait 10 years for the next municipal comprehensive review.

The draft MZO attached to the Member Motion was tailored after the Treasure Hill MZO, with a similar format, list of permitted uses and development standards. Like Treasure Hill, Baif is also proposing to reserve at least 1.2 hectares for seniors housing in the northeast corner of the Baif Lands, immediately adjacent to one of the locations contemplated for the long-term care home on the Treasure Hill Lands. In addition to seniors residences, Baif is also proposing to construct an associated wellness hub, which would include active recreational and community uses for seniors, as well as medical offices and other important support services and small-scale commercial uses. Should there be a market opportunity for another long-term care home in this location, Baif is also open to incorporating such a facility into its plan. In short, the Baif concept plan is well-designed and would respect and reinforce the complete community policies of the Growth Plan.



Furthermore, by committing to the delivery of seniors housing and a supportive community wellness hub, Baif will deliver at least as many new jobs, in an important employment sector, as would be provided in a typical low-density industrial development, especially given modern automation trends.

While further details would be worked out in due course, including through the implementing site plan and subdivision applications (which would go through the required *Planning Act* public consultation process), Baif is open to negotiating and entering into an agreement with the City and/or Province to secure certain commitments. Baif is also amenable to the draft MZO being modified through further discussions with City and Provincial staff to ensure the precise development permissions are consistent with City zoning standards.

Accordingly, Baif respectfully requests that City Council support the Member Motion and send a clear message to the Province that the City supports the issuance of a MZO for the Baif Lands.

We will be making a deputation at the Special Council Meeting and would be happy to answer any questions you may have.

Yours truly,

Goodmans LLP

A handwritten signature in blue ink, appearing to read "Ian Andres", with a long, sweeping underline.

Ian Andres
IDA/vw

cc: Paul Minz and Lynn Barkey, Baif Developments
Roslyn Houser, Goodmans
Emma West, Bousfields

July 30, 2021

Project No. 19242

SENT VIA EMAIL

Mr. Kelvin Kwan, Commissioner of Planning and Regulatory Services
City of Richmond Hill
225 East Beaver Creek
Richmond Hill, ON L4B 3P4

Dear Mr. Kwan

Re: Conversion request by Baif Developments Limited. - Headford Business Park

We are the planning consultants for Baif Developments Limited ("Baif"). We are writing in connection with the conversion request by Baif to allow for its lands in the southwest quadrant of Major Mackenzie Drive East and Hwy 404 to be designated to allow for a mix of employment and residential uses.

As you are aware, in February 2020, staff reported to Council in connection with the conversion requests received from landowners within the City including Baif and Rice Commercial Group ("Rice"), owner of the abutting property to the north. Staff recommended that Council not support the conversion requests by Baif and Rice.

Since that time, the planning context for the Baif lands has significantly changed as a result of measures implemented by the Province. As you are fully aware, on December 2, 2020, a Ministerial Zoning Order (Ontario Regulation 698/20) was issued for the Rice lands (subsequently purchased by Treasure Hill Homes ["Treasure Hill"]), which adds permissions for those lands to be developed for low, medium, and high density residential uses as well as long term care facilities, senior citizen dwellings and retirement residences.

The addition of a wide range of residential land use permissions for the lands now owned by Treasure Hill has direct implications for the Baif lands, as the two properties together form an isolated triangle at the northeast corner of the Headford Business Park. Once residential uses develop on the Treasure Hill lands, Baif may encounter difficulties in securing the environmental approvals required for certain employment uses permitted by Baif's zoning by-law. The effect of this could be to severely limit the range of potential employment uses for the Baif lands and risk the prospect that they never develop at all.

Moreover, the isolated location of the Baif lands creates an access challenge that will diminish Baif's ability to attract employment users now that the Treasure Hill lands are approved for a wide range of residential uses. The primary route from the provincial highway network for trucks and cars to gain access to the Baif property is from the Major

Mackenzie Drive East/ Highway 404 interchange. Accordingly, businesses considering locating on the Baif lands would need to be prepared for most of their traffic to access their facilities through a predominantly residential area.

Now that the decision has been taken by the Province to expand the use permissions for the Treasure Hill lands to permit a wide range of residential uses, it is, in our submission, no longer feasible or good planning to restrict the Baif lands to employment uses. The planning history for the two properties, which has included appeals adjudicated by the OMB, has shown that they must be comprehensively planned to minimize land use conflicts and meet good planning principles.

We are therefore asking staff to reconsider their previous recommendation respecting Baif's conversion request and report to Council that they now concur with our request, given the Provincial decision to add residential uses to the use permissions for the Treasure Hill lands .

Yours very truly,
Bousfields Inc.



Emma West, MCIP, RPP

cc: Baif Developments Limited.
Patrick Lee, Director of Policy Planning

Walker, Veronica

From: Lynn Barkey <lbarkey@baifdev.com>
Sent: Tuesday, May 25, 2021 3:54 PM
To: Kelvin Kwan; Patrick Lee (@ Richmond Hill)
Cc: Paul Minz; Ian Minz; Oliver Minz; Emma West (@ Bousfields)
Subject: Speaking Notes - Headford
Attachments: Headford Memo to City May 25_21 .pdf

Good afternoon gentlemen. Further to our discussion on May 5th, please find attached speaking notes to assist you in your discussions with the Region of York.

At first glance, the document may appear long but, the salient points are included within the first 3 pages of the “executive summary”. The appendices contain additional detail/background, if desired, and also include past correspondence on behalf of Baif to both the City and Region

If you need anything further from us, please let me know.

We look forward to you having positive discussion(s) with Regional Staff.

Thank you

Kind regards,
Lynn

Lynn Barkey
Vice President, Land Development



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MEMORANDUM

Project No.: 192424

To: Patrick Lee, Director of Policy Planning
Kelvin Kwan, Commissioner of Planning and Regulatory Services

From: Emma West, Bousfields Inc.

Date: May 25, 2021

Re: Headford, Baif Developments Ltd.

We are the planning consultants for Baif Developments Limited (“Baif”) with respect to their lands (the “Baif Property”) in the northeast quadrant of the Headford Business Park. We have prepared the memorandum to provide a summary of the planning and regulatory context for Baif’s Property and the surroundings lands and also provide an overview of a preliminary proposal by Baif for the development of the site. The memorandum provides an overview of the Baif’s proposal as well as appendices with more detailed information regarding the site and surroundings, history of the site and Baif’s proposal and previous correspondence to the City on this matter.

PART 1. EXECUTIVE SUMMARY

- The Baif property is located within the Headford area north of the Rouge River valley and west of Highway 404. The lands are adjacent to and south of the Rice/Treasure Hill lands.
- To respond to the incompatible condition (that will impact both sites) created by the issuance of the MZO to permit residential uses on the Rice/Treasure Hill site, Baif has developed a vision for a complete and compact age-friendly community with supporting wellness and community facilities, as described below.
- Having compatible uses within the entire quadrant will allow the area to be fully serviced, including construction of the integral bridge crossing, in a timely and effective manner.

Interconnected Nature of Baif and Rice/Treasure Hill Lands

- The Baif property and the Rice/Treasure Hill Lands are physically separated by the Rouge River and Highway 404 from surrounding areas. For all intents and purposes, they would function as one contiguous area.
- Access to the two sites will either be from Major Mackenzie Drive or through a future extension of Vogell Road (a new collector road including a bridge across the Rouge River)., Servicing of the lands would entail extension of a sanitary sewer, from the existing regional sub trunk located in the valley, through the Baif lands, extension of a watermain also through Baif and construction of a stormwater management pond located within the valley lands opposite the Baif

lands. All of these services would facilitate development on both the Baif and Rice/Treasure Hill Lands.

- It is important to understand the new collector road will also connect to and unlock the final vacant parcel in the Headford Business Park, the 45 acre Brody property.

Impacts of the Rice/Treasure Hill MZO on Baif's Lands

- Both Baif and Rice/Treasure Hill made requests to the region and the city for employment land conversions, which, to date, Region staff have not supported (Baif's request is attached [see Appendix B])
- Subsequently, the Rice/Treasure Hill Lands were subject to a Minister's Zoning Order ("MZO") O. Reg. 698/20 issued on December 2, 2020. The MZO introduced permission for low, medium and high density residential uses as well as long-term care facilities, senior citizen dwellings and retirement residences. The issuance of the MZO warrants re-evaluating Baif's request for a conversion
- Prior to the MZO, the Baif and Rice/Treasure Hill Lands were treated comprehensively, with the importance of the interconnected relationship between the Rice/Treasure Hill Lands and the Baif Property recognized by the former OMB in an appeal in 2017. .
- Now that the Rice/Treasure Hill Lands are permitted residential uses, it is important that the Region reconsider the employment land conversion for the Baif lands.
- Without a conversion, the Baif lands will be effectively sterilized. The Rice/Treasure Hill development would be incompatible with employment uses on the Baif site.
- With respect to land use compatibility, the proximity to sensitive uses would make the as of right permissions for employment uses problematic.
- The closest interchange from Highway 404 to Baif's site will be through Rice/Treasure Hill's Lands. If Baif's site develops for non-residential uses, truck traffic from the highway would be incompatible with the residential areas.

Baif's Proposal

- In support of its conversion request, Baif has prepared a vision for the development of their lands that would be compatible with the Rice/Treasure Hill plan and would provide uses that will benefit a complete community as a whole.
- The plan is focused on an age-friendly community that will provide wellness services and amenities to meet the community's needs and future residents to the north.
- Senior's apartments are proposed in the northeast part of the Baif plan (shown in the purple on the concept plan).
- A public park is proposed on the east side of the new collector road, buffered from Highway 404 by buildings along the eastern boundary.
- Mixed use buildings are located on the east side of the collector road.

- The ground floor of the mixed use buildings will be designed to accommodate non-residential spaces that could provide wellness and healthcare services, pharmacies, cafés and other retail.
- A community recreational facility (public or private to be determined) will be centrally located for ease of access to meet the needs of this age friendly community.
- These centrally-located amenities will create a complete and walkable community centred around a community hub, of importance to the seniors in the area.
- The proposal provides an appropriate transition to the low and medium density residential permissions on the Rice/Treasure Hill Lands by providing stacked back-to-back townhouses with underground parking in the northwest corner of the plan (shown in yellow).
- The seniors housing and the mixed use buildings are located to transition to the higher density uses on the Rice/Treasure Hill Lands to the north.



Legend Stacked Back-to-Back Townhouses Seniors Apartments Tall Building Mid-rise Building Community Building Public Park

Conclusion

- The MZO on the Rice/Treasure Hill Lands means that the vision for this quadrant of the Headford Business Park, that is physical separated from the remainder of the business park and other neighbourhoods, needs to be revised for both the Baif and Rice/Treasure Hill Lands collectively.

**APPENDIX A. DETAILED BACKGROUND & DESCRIPTION
OF BAIF PROPOSAL**



APPENDIX A. DETAILED BACKGROUND & DESCRIPTION OF BAIF PROPOSAL

a. Site and Surroundings:

- b. The Baif Property is located west of Highway 404, generally south of Major Mackenzie Drive, north of the Rouge River valley. The site is directly south of lands (the “Rice Lands”) previously owned by Major Mac 404 Realty Group and the Rice Commercial Group (“Rice”), as identified the ‘Rice Lands’ in the figure below. Treasure Hill Developments has purchased the lands from Rice and for simplicity, throughout this memorandum we refer to the site as the Rice/Treasure Hill Lands.

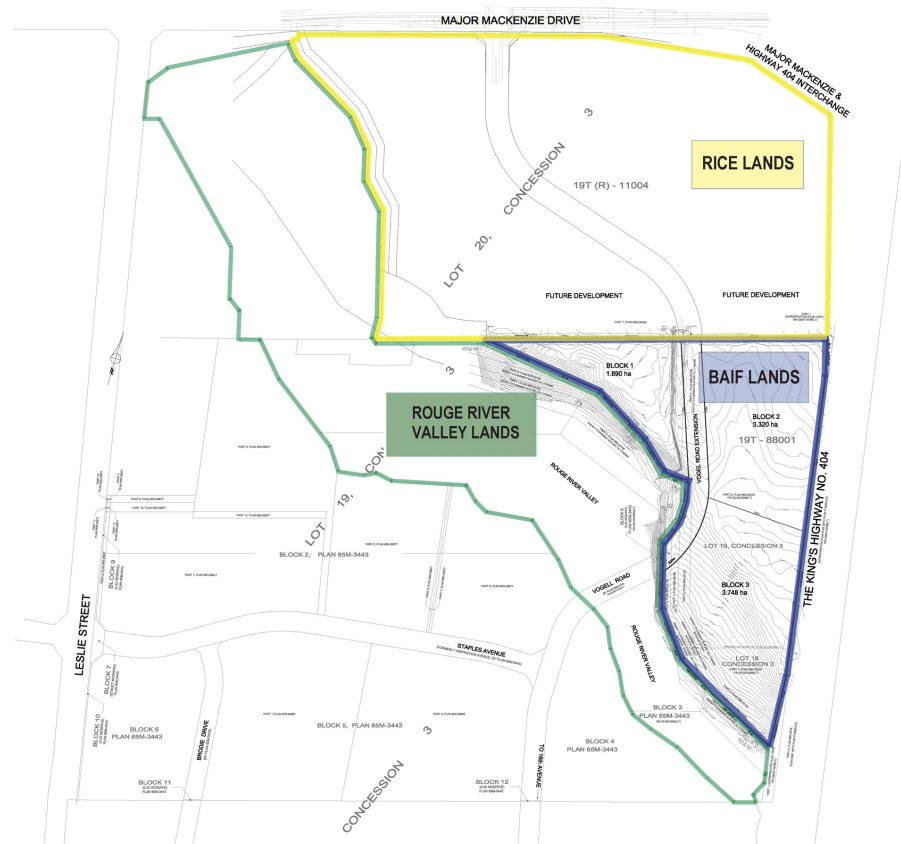


Figure 1. Headford Ownership

c. Minister’s Zoning Order

- The lands to the north of the Baif Property are subject to a Minister’s Zoning Order (“MZO”) O. Reg. 698/20 issued on December 2, 2020. The MZO introduced permission for low, medium and high density residential uses as well as long-term care facilities, senior citizen dwellings and retirement residences on lands designated as employment. The figures below include the MZO schedule and the concept plan that was prepared for the

Rice/Treasure Hill Lands in support of the MZO request. The MZO permits low and medium density residential uses on the west side of the

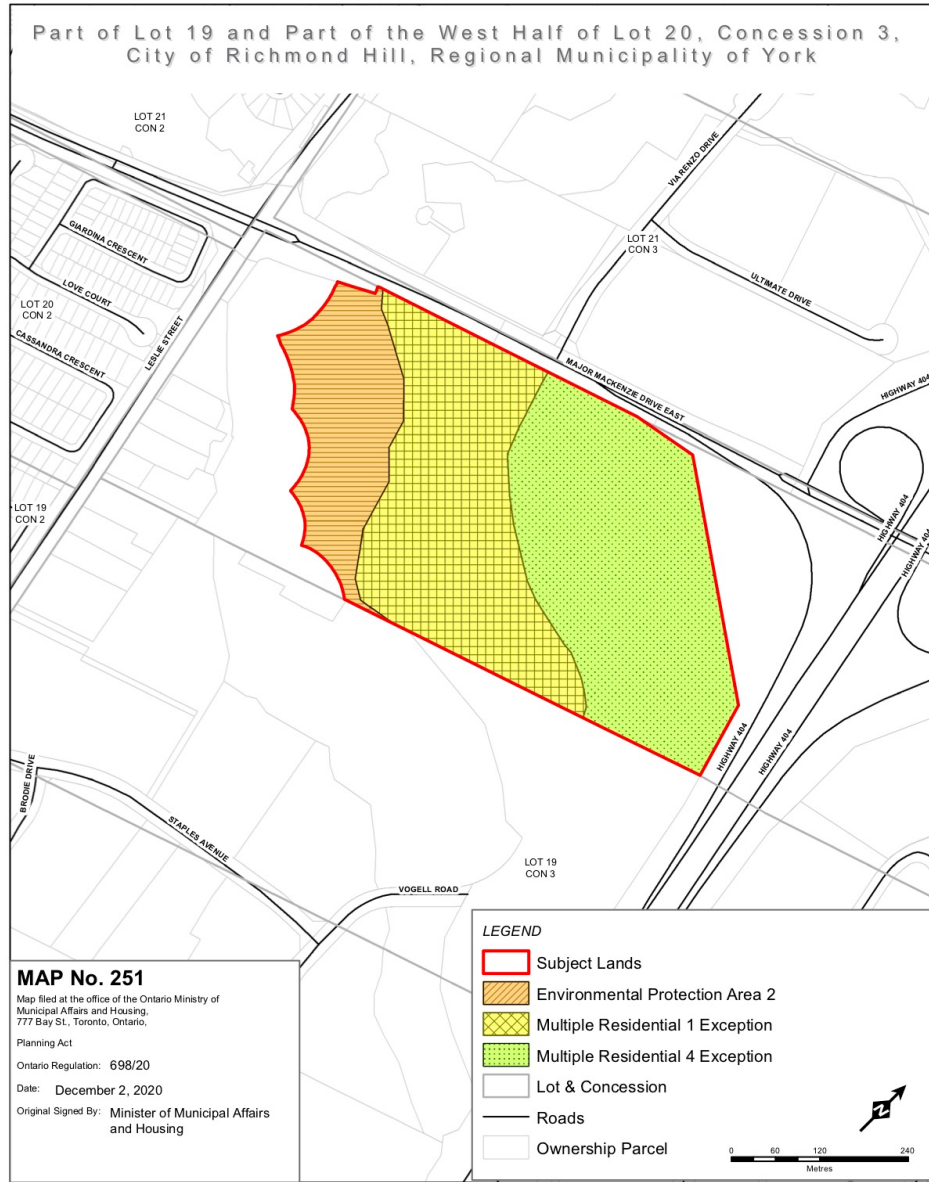


Figure 2. Rice/Treasure Hill Lands MZO

CONCEPT PLAN



Figure 3. Rice/Treasure Hill Lands Concept Plan (2020)

d. Former OMB Decision:

- The Baif Property and the Rice/Treasure Hill are isolated from the remainder of the Headford Business Park and are therefore interconnected. The interconnected relationship between the Rice/Treasure Hill and the Baif Property was recognized by the former OMB in 2017 through a consolidated hearing for both properties when it approved a broadened range of retail permissions for both properties. That OMB decision allowed the following uses: major office, hotels, convention centres and banquet facilities, 50% major retail and commercial industrial uses such as manufacturing, and processing, warehousing, automotive service commercial, and auto repair and services.
- It will only be when a planned collector road is extended with a bridge across the Rouge River Valley that the Baif and Rice/Treasure Hill will be connected to the Headford Business Park.

e. Employment Land Conversion Requests:

- Before the MZO, City Council endorsed a request to the Region for an employment lands conversion by the Rice/Treasure Hill Lands at the September 18, 2019 City Council meeting.
- Baif submitted a letter to City on September 22, 2020 with respect to the employment conversion.
- Baif also submitted a request for an employment land conversion to the Region in October 2020.
- In the September 2020 Regional staff report to Council, planning staff stated that they would not support either of these conversion requests.

- The MZO which allowed for the introduction of residential (essentially a conversion) on the Rice/Treasure Hill Lands, was subsequently supported by Richmond Hill council in October 2020 and issued by the Province in December 2020.
- The MZO is sufficient justification to re-examine the conversion of the Baif parcel as there now exists a major incompatibility between residential and employment uses in this unique quadrant.

f. Land Use Compatibility:

- Through a typical zoning by-law amendment application, land use compatibility will be addressed. This analysis will involve a review of the permitted uses in the surrounding area and the proximity to the site with the proposed amendment. Note that with respect to the OMB decision for Baif's lands, the zoning was held in abeyance.
- The processing for assess land use compatibility is laid out in provincial guidelines. Provincial guidelines (D-Series and NPC-300 Guidelines) provide recommended minimum separation distances between industrial facilities and sensitive uses (such as residential uses) of 20 to 300 metres depending on the intensity of the industrial use.

g. Infrastructure

- The Baif Lands and the Rice/Treasure Hill Lands are connected through their access to infrastructure:
 - The new collector road with a bridge across the Rouge River tributary (a Development Charge item that requires front-ending) will connect both the properties to Major Mackenzie Drive to the north and to the existing Headford Business Park to the southwest. This road will also ultimately connect the remaining vacant parcel in the Headford Business Park (the 45 acre Brodie property) to Major Mackenzie Drive. These connections are important to provide two points of access for these properties. The construction of this collector road could foster transit connection between Major Mackenzie Drive and the employment area to the south through the Baif and Rice/Treasure Hill Lands. We understand that this road connection is also needed for the secondary access for the east side of development of the Rice/Treasure Hill Lands.
 - Sanitary servicing for this quadrant is via the Baif Lands to a regional sanitary sub trunk located just east of the Rouge River valley.
 - A watermain loop is also needed through both the Baif and Rice/Treasure Hill Lands connecting the existing Headford Business Park to Major Mackenzie Drive.

- A planned stormwater management pond along the north side of the Rouge River valley will serve both the Baif and Rice/Treasure Hill Lands.

h. Impacts of the MZO on the Baif Site:

- Permission for residential uses adjacent to the Baif property will constrain development on the Baif site.
- The Baif property and the Rice/Treasure Hill Lands are physically separated by the Rouge River and Highway 404 from surrounding areas. They function as one contiguous area.
- Access to the two sites practically speaking will only be from Major Mackenzie Drive. A secondary access would be via construction of the bridge across the Rouge River and a future extension of Vogell Road.
- The completion of the collector road network requires compatible land uses being established on both the Rice/Treasure Hill Lands and the Baif Lands. This is integral to allow cost sharing and coordination of the necessary infrastructure including construction of the road and associated services including the bridge across the Rouge River.

Truck Traffic through the Residential Area:

- The closest interchange from Highway 404 to Baif's site will be through Rice/Treasure Hill Lands site. Currently, the future development on Baif's site would be incompatible with residential uses on the Rice/Treasure Hill Lands.

Land Use Compatibility:

- Residential uses on the Rice/Treasure Hill Lands would limit the as-of-right uses that are permitted on the Baif site. As discussed, provincial guidelines include recommended minimum separation distances between industrial facilities and sensitive uses (such as residential uses) of 20 to 300 metres depending on the intensity of the industrial use.
- Baif's property is 0 to approximately 400 metres from the Rice/Treasure Hill Lands southern boundary. Therefore, Baif's as of right permissions for industrial uses may be prevented from developing on most of the property and thus would be sterilized.

Visibility of and Access to Retail:

- The Baif site has permission for up to 50% retail uses on site. While this land use would be compatible in the context of the Ministry of the Environment land use compatibility guidelines, there are other factors that would mean retail uses, embedded within the blocks on the Baif Lands would not be appropriate. For example, there would be compatibility issues with respect to traffic. These retail uses will need to receive deliveries, and will generate traffic by customers. Delivery trucks and

other traffic would need to pass through the residential area to the north for the closest access to the highway.

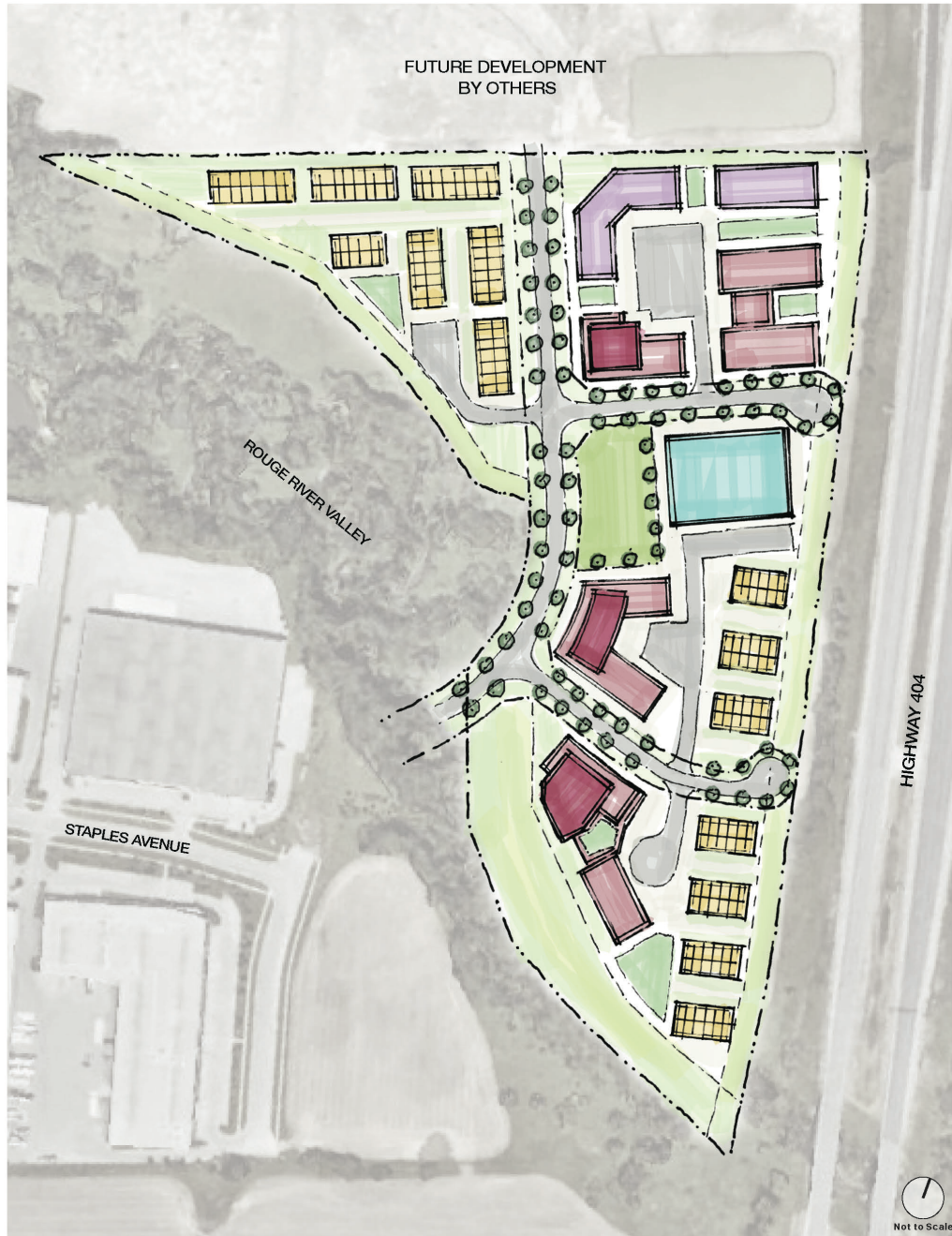
- Further, retail uses are typically located in high visibility areas. While the Baif site would be visible from the highway, it would not be visible from Major Mackenzie Drive. If the Rice/Treasure Hill Lands had developed as permitted before the MZO, retail on the Baif Lands would have been contiguous with retail on the Rice/Treasure Hill Lands, making the collective retail area visible from the Major Mackenzie Drive.

i. Baif's Proposal

- As you are aware, Baif has requested that both the Region and the City permit a conversion on the their lands to permit a mixed use development with residential uses.
- In support of the conversion request, Baif has been working on the vision for the development of their lands. Baif's vision takes into account the existing and planned context in the surroundings, including:
 - The interconnected relationship between the Rice/Treasure Hill Lands and the Baif Property was recognized by the former OMB and the isolated nature of these two properties. Together the properties are more connected to each other than they are to their surroundings. In this regard, the uses on the two properties need to be compatible and complementary;
 - The recent permissions for residential uses on the lands to the Rice/Treasure Hill Lands to the north;
 - The interconnected infrastructure needs of the Baif and Rice/Treasure Hill Lands; and
 - Supporting a complete and compact community.
- A concept plan has been prepared to illustrate Baif's vision for a complete and connected community (see below). The following summarizes the key elements of Baif's vision for their Headford lands:
 - The plan is focussed on an age-friendly community that will include a mix of uses that will include services and amenities that will meet many of the needs of the community, including the lands to the north. With this pocket of land (that includes the Baif and Rice/Treasure Hill Lands) being physically separated from other areas, it is important that the area can provide a mix of uses. In this regard, the Baif Lands will provide services that will support the age friendly community, with a focus on wellness.
 - To support the age friendly community, the northeast part of the Baif plan will accommodate seniors apartments (shown in the purple buildings on the concept plan).
 - A public park is proposed on the east side of the new collector road, buffered from Highway 404 by buildings located along the eastern edge of the site.

Headford Lands Richmond Hill, ON

Concept Plan



- Legend**
-  Stacked Back-to-Back Townhouses
 -  Seniors Apartments
 -  Tall Building
 -  Mid-rise Building
 -  Community Building
 -  Public Park

- The ground floor of the mixed use buildings, particularly the portions that flank the public park, will be designed to accommodate non-residential spaces that could include wellness services which could include healthcare services and pharmacies but could also include café and other retail.
- A community recreational facility (public or private to be determined) will be centrally located for ease of access to meet the needs of this age friendly community.
- These centrally-located amenities will create a complete community with a community hub that will be a walkable destination in this neighbourhood, which is particularly important for the seniors in the area. They will easily be able to walk a short distance to meet many of their daily needs.
- The proposal provides an appropriate transition to the low and medium density residential zoning that has been approved through the MZO on the Rice/Treasure Hill Lands by providing stacked back-to-back townhouses in the northwest corner of the site (shown in yellow). These stacked back-to-back townhouses would have underground parking and an open space area within the block.
- The seniors housing and the mixed use buildings are located to transition to the higher density uses on the Rice/Treasure Hill Lands to the north.

Conclusion

- The MZO on the Rice/Treasure Hill Lands means that the vision for this quadrant of the Headford Business Park, that is physically separated from the remainder of the business park by the Rouge River and other neighbourhoods in the surroundings, is no longer appropriate.
- Given the history of dealing with both properties together as an integrated development precinct and compatibility concerns with the residential uses on the Rice/Treasure Hill Lands through the approved MZO, Baif requests that City Council support Baif's request to permit residential uses on their lands through the Region's municipal comprehensive review.
- Baif's proposal to create an age-friendly complete community will complement and support the uses on the Rice/Treasure Hill Lands. This mix of uses will benefit the broader community.
- Having compatible uses in the entire quadrant will allow the area to be fully serviced, including the integral bridge crossing, in a timely and effective manner.
- Based on the foregoing, the conversion for Baif's Lands is good planning and should be supported.

APPENDIX B. LETTERS TO REGION & CITY 2020



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October 14, 2020

Our File No.: 062771

Via Email to regionalclerk@york.ca

Committee of the Whole
Regional Corporate Services Department
Region of York
Administrative Centre
17250 Yonge Street, 4th Floor
Newmarket, ON
L3Y 6Z1

Dear Sirs/Mesdames:

**Re: Proposed Employment Area Mapping and Employment Conversion
Committee of the Whole Meeting - October 15, 2020 Agenda Item F.1**

We are the solicitors for Baif Developments Ltd., the owner of 9.42 ha property (the “Baif Property”) in the northeast quadrant of Richmond Hill’s Headford Business Park (“Headford”).

The Baif Property, which is identified in the staff report for the above-noted item as RH7, lies immediately south of the 17.6 ha property owned by the Rice Commercial Group (the “Rice Property”) identified in the report as RH1. Together, the Rice Property and the Baif Property form an isolated triangle at the northeast corner of Headford, separated from the balance of Headford by a tributary of the Rouge Valley. The planning approvals for the Baif Property and the Rice Property have recognized their distinct characteristics arising from their isolation from the balance of Headford. The current land use permissions for these two properties, which were established through a number of OMB decisions, provide for a broader range of employment uses, including commercial uses, than the uses permitted in the balance of the business park.

The conversion requests made in respect of the Baif Property and the Rice Property are not supported by Regional staff, although Richmond Hill Council is on record as supporting the principle of adding permissions for the Rice Property that would allow for a complete mixed use community, including residential and hotel uses. The submission to this Committee from SGL Planning and Design, planning consultants for the Rice Commercial Group, appends the current master plan which provides for 4240 residential units and hotel suites together with over one million square feet of offices. If the Region supports the requested conversion for the Rice Property

to accommodate the uses envisaged by this master plan, it would be illogical to restrict the Baif Property to its current employment permissions.

In our submission, good planning principles require that the conversion requests for the Baif Property and the Rice Property be similarly dealt with. If the Region determines that the conversion request for the Rice Property should be supported, Baif's request should be supported as well.

Yours truly,

Goodmans LLP

A handwritten signature in black ink, appearing to read "R. Houser". The signature is fluid and cursive, written over a white background.

Roslyn Houser
RH/lr
encl.

cc: Baif Developments Ltd.
Emma West

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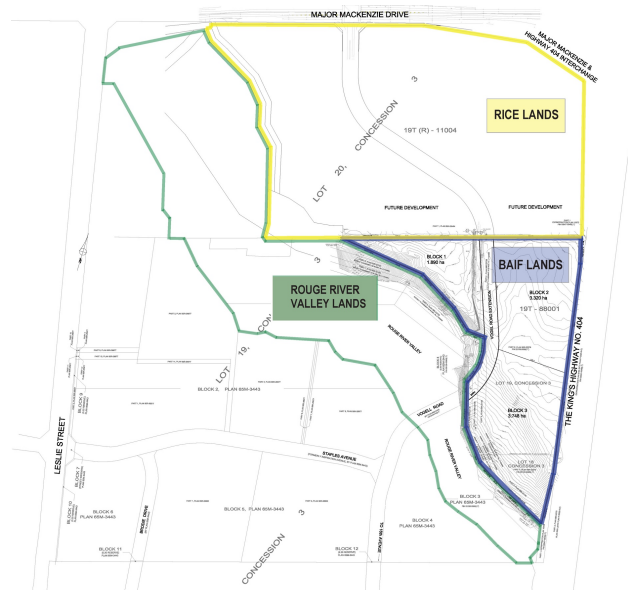
September 22, 2020

Mayor and Members of Council
City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON L4B-3P4

Dear Mayor and Members of Council,

**Re: *Employment Conversions – Headford Richmond Hill
Submission by Baif Developments Ltd.***

We are the planning consultants for Baif Developments Limited (“Baif”) with respect to their lands (the “Baif Property”) in the northeast quadrant of the Headford Business Park. The Baif Property is located west of Highway 404, generally south of Major Mackenzie Drive, north of the Rouge River valley. The site is directly south of lands owned by Major Mac 404 Realty Group and the Rice Commercial Group (the “Rice Property”), as identified on the figure below.



On behalf of Baif, we have been participating in the City’s, the Region’s and Province’s process regarding employment conversions, including the Region’s *municipal comprehensive review* and the Provincially Significant Employment Zones (“PSEZs”) process. Over the past year, Baif has submitted letters to and attended meetings with the Province, Region and City with respect to these matters.

In the Regional staff report (dated September 10, 2020), planning staff state that they are not supporting the conversion requests for either the Baif or the Rice lands.

As you are aware, the Baif property and the Rice property are isolated from the remainder of the Headford Business Park, until at least such time as a planned collector road with a bridge is constructed across the Rouge River Valley. Further, the interconnected relationship between the Rice Property and the Baif Property was recognized by the Ontario Municipal Board (“OMB”) in 2017 through the consolidated hearing for both properties when it approved a broadened range of retail permissions for both properties.

We understand that the conversion request to the Region for the Rice lands included a request to permit residential uses and that City Council endorsed this request on September 18, 2019.

Given the history of dealing with both properties together as an integrated development precinct, Baif is seeking City Council’s support to request that the Region continues to consider these two properties together and specifically, that Regional Council’s decision with respect to employment conversions provide a consistent decision for both properties: if a conversion is permitted on the Rice property, it should also be permitted the Baif property.

We thank you for your consideration of this matter.

Yours very truly,

Bousfields Inc.



Emma West, BSc, MSc, MCIP, RPP

cc: Kelvin Kwan, Commissioner of Planning & Regulatory Services, Richmond Hill
Patrick Lee, Director, Policy Planning, Richmond Hill
Paul Minz, Bafi Developments Ltd.
Lynn Barkey, Baif Developments Ltd.