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**GOLDBERG
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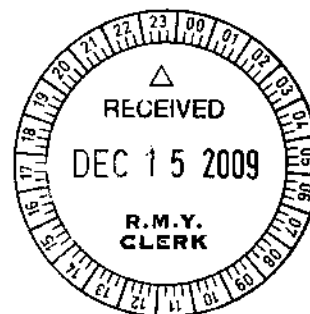
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December 15, 2009

Regional Municipality of York
Planning and Development Services
17250 Yonge Street,
Newmarket, ON
L3Y 6Z1

Attn: Mr. Bryan W. Tuckey, MCIP, RPP
Commissioner of Planning and Development Services

Re: **Draft Region of York Official Plan (June 2009)**
Orlando Corporation



Dear Sir:

We are the consulting planners representing Orlando Corporation (Orlando), the owner of 35.5 hectare (87.7 acres) of serviced and partially developed subdivision employment lands located within the Headford Business Park component of the Town of Richmond Hill's Highway 404 Employment Land Corridor. The subject lands are located on the east side of Leslie Street, mid-block between Sixteenth Avenue and Major Mackenzie Drive East. Within its subdivision, Orlando maintains 2 undeveloped, although serviced employment blocks next to Leslie Street with a combined frontage on Leslie Street of 371 m (1,217 ft).

The currently approved/in force Regional Official Plan Right-of-Way (ROW) standard for Leslie Street is up to 36 m. This has already been taken as part of Orlando's subdivision approvals. The draft Regional Official Plan (June 2009), specifies on Map 12 – Street Network, an increase for the Leslie Street ROW standard from "up to 36 m", to "up to 45 m", for the stretch of Leslie Street from Major Mackenzie Drive southerly to Sixteenth Avenue.

Our client is concerned for the potential of an additional road widening that has not yet been demonstrated and may not be needed. Furthermore, the draft Regional Official Plan policies indicate that although generally a road widening is taken equally from each side of the street, and measured from the centerline of the street, there may be instances where an unequal widening may occur. This is a major concern of Orlando, as the west side of Leslie Street is an established residential neighbourhood that does not appear to have lands for a future widening, which in turn, may result in an unequal widening requirement of up to 9m on Orlando's lands should this Official Plan be

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approved as currently drafted and Orlando then advances its 2 employment blocks to Site Plan approval.

We also understand from the review the Regional Master Transportation Plan 2002, and its update in November 2009, that a Regional transit corridor/network is expected to be established on Leslie Street, in addition to other regional arterial roads within Region of York. An Environmental Assessment (EA) will be required to determine the size, alignment and configuration of these corridors and this has not yet been conducted. Our client is concerned that in advance of the EA being completed, a road widening of up to 9 m may be required by the Region should this new ROW standard be approved and a Site Plan application be filed by Orlando.

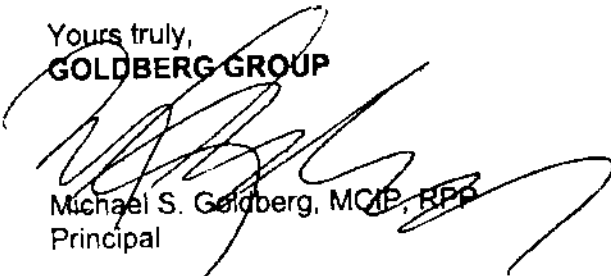
In addition, Leslie Street, from Sixteenth Avenue to Major Mackenzie contains residential development on its west side and some developed employment blocks on its east side. Orlando's 2 employment blocks are sandwiched in between developed employment blocks on the east side of Leslie Street. This partially developed circumstance along this portion of Leslie Street will need to be considered in detail by the Region when assessing its precise ROW requirements for Leslie Street. This work has not yet been undertaken.

In Orlando's judgment, 9 additional metres off the frontage of each of its Leslie Street employment blocks is a considerable quantity of land which impacts its value and the manner and amount in which those lands will be developed. More importantly, Orlando wants to ensure that all studies and assessments have been completed which have determined that only the necessary amount of land is embodied in any Regional road widening requirement. For this reason, until the Region can precisely determine the size and alignment of the ROW along Leslie Street in front of the 2 Orlando employment blocks, Orlando considers the new Regional Official Plan ROW standard of "up to 45 m" to be premature and potentially unnecessary.

We appreciate the opportunity to comment and look forward to potentially discussing this issue with you. We also formally request that we be notified of any further reports and decisions regarding the draft Regional Official Plan. Please do not hesitate to contact undersigned to discuss this matter further.

Yours truly,

GOLDBERG GROUP



Michael S. Goldberg, MCIP, RPP
Principal

cc: Phil King - Orlando Corporation
Gary Kramer - Orlando Corporation
Leo Longo - Aird & Berlis