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December 1, 2009

VIA FACSIMILE, E-MAIL & PRIORITY POST

Chair and Members of Regional Council
Regional Municipality of York
17250 Yonge Street
Newmarket ON L3Y 6Z1

Attention: John B. Waller
Director, Long Range and Strategic Planning

Dear Sirs/Mesdames:

Re: Proposed New Region of York Official Plan ("Draft OP")

We are the solicitors for Sanmike Construction Limited. Further to their letter to you dated October 7, 2009 (the receipt of which you have acknowledged), our client has quickly reviewed the revised draft of the Draft OP in the limited time since it has been made available and would like to take this opportunity to provide additional comments.

Our client's previous comment about the "de-linking" of infrastructure and land use, particularly between transit infrastructure and "Local Corridors" has not been positively addressed. Similarly, our client's previous comments about the inappropriateness of a "one size fits all" approach to urban design and the imposition of higher costs on development remains.

We note that our client's concern about retro-activity appears to have been at least partly addressed. We will seek further clarification from staff in that regard.

It is our respectfully submission that the Growth Plan for the Greater Golden Horseshoe, in the context of the latest amendments to the *Planning Act*, represents a change from previous practice. Its direction to "optimize" the use of land and infrastructure should be implemented with clear language linking transit infrastructure to intensification which now is missing at the "local corridor" level. The deletion of the "local corridor" designation in the Draft OP represents a step backward in terms of the Growth Plan's directions.

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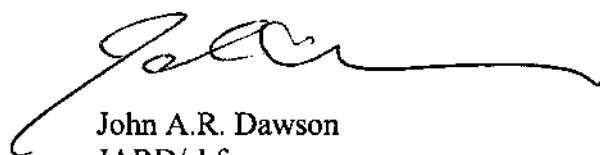
John B. Waller

Accordingly, we respectfully suggest that staff be directed to report back to Committee with recommendations on how to implement this important principle prior to adoption of any revised Plan. As it is currently constituted our client's overall objection to the Draft OP remains.

Yours very truly,

McCarthy Tétrault LLP

Per:

A handwritten signature in black ink, appearing to read 'John A.R. Dawson', with a long horizontal flourish extending to the right.

John A.R. Dawson

JARD/skf

c: Denis Kelly