

June 14, 2010

Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Attention: Mr. Bryan Tuckey, MCIP, RPP

Dear Sir:

Re: **Draft Regional Official Plan Amendment No. 1**
WND File No. 07698

We are planning consultants for Tribute Communities Inc. ('Tribute') and the Vogue Development Group Inc. ('Vogue') and are pleased to submit the following comments on the Draft Regional Official Plan Amendment No. 1 dated May 17, 2010, as related to the expansion of the urban boundary in East Gwillimbury. Both Tribute and Vogue have an interest in lands outside of the current designated settlement areas; the location of these lands is generally illustrated on the attachment to this letter.

The York Region Official Plan as initially adopted in December 2009 provided for a conceptual identification of potential urban expansion area in East Gwillimbury, with the implementation of that urban expansion proceeding through Amendments to the Regional Plan (as requested by the Province).

While we understand that the Region and Town have coordinated growth management work to identify the proposed urban expansion areas, Tribute and Vogue have made previous submissions to the Town of East Gwillimbury (through both its Growth Management Strategy and Official Plan Review) with regards to the land budget. Specifically, the Town has previously identified that the developable area within the proposed urban expansion area does not meet the projected land budget (specifically 427 ha of Community Lands) due to the extent of natural heritage features contained within the proposed urban expansion area.

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As a result there will be an under-supply of Community Area lands in the Town and therefore we reiterate our comments to the Town regarding the need to satisfy the Town's complete 2031 land requirements at this time.

In particular, the lands situated between Sharon and Queensville represents a logical expansion of the Town's existing settlement areas. The Region has acknowledged the importance of designating lands to meet future urban area land requirements in order to provide a sufficient supply of urban land (in particular, for grade-related housing). As noted by the Region, it can take a considerable period of time to prepare and finalize detailed Secondary Plans, sub-watershed studies, master environmental servicing plans, etc. thereby providing the 10 year supply of land ready for development needed to meet growth forecasts. By prioritizing urban areas expansions in the Town's new Official Plan, the comprehensive planning for such areas can proceed so as to ensure that the detailed local planning framework is established in a timely fashion and therefore, the necessary urban land supply can be advanced.

The lands situated between the existing designated settlements of Sharon and Queensville represent a logical first phase of such urban area expansion and offer the following community benefits:

- Facilitation of the further northerly extension of Colonel Wayling Boulevard as a by-pass route to Leslie Street;
- Ability to be serviced with currently-planned infrastructure; in particular, the infrastructure advanced within the Sharon West community;
- Completion of the elementary schools and neighbourhood park sites advanced through the Tribute plan of subdivision within the Sharon urban area;
- The extension of the west Sharon valley sanitary sewer trunk will facilitate the servicing of current and future employment lands along the Hwy. 404 corridor and the "Whitebelt" lands (this sewer is currently being sized to accommodate 1200 ha of external lands); and,
- Represents a development incentive for Tribute to advance appropriately-sized servicing infrastructure for the northerly portion of the Hwy. 404 employment lands to east.
- Advancement of the completion of the north-south collector road between Sharon and Queensville, which will provide a further alternative traffic route to Leslie Street;
- Facilitate the extension of Thompson Drive, the planned east-west collector road, between Holland Landing and the Woodbine/Hwy. 404 corridor; and,

- Through the extension of the West Sharon valley sanitary sewer trunk, and the York Durham Sanitary Trunk Sewer (YDSS) sewer along 2nd Concession Road, provide an opportunity to extend municipal infrastructure between the Sharon and Queensville communities and facilitate the servicing of the "Whitebelt" lands.

The extension of the West Sharon valley sanitary sewer trunk was sized to include sanitary flows from the northern part of the Sharon community and these Tribute and Vogue lands. Sanitary flows in this sewer have been assessed and designed, in anticipation of these lands being developed for urban use. Similarly, the YDSS trunk sewer extension along 2nd Concession Road is sized to accommodate all "Whitebelt" lands. As well, the proposed Regional trunk watermain along 2nd Concession will directly service this area, together with Town trunk watermain along the collector roads. Therefore, additional road, sanitary and watermain infrastructure beyond that currently proposed by the Town is not required to service the area between the presently-designated settlement areas of Sharon and Queensville.

We thank you for providing an opportunity to submit comments on Regional Official Plan Amendment No. 1. Please feel free to contact the undersigned, or Walter Hugo, of our office with any questions or comment.

Yours very truly,

WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED
Planning · Urban Design



Wendy Nott, FCIP, RPP
Senior Principal

cc. L.Stocco, Tribute Communities Inc.
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Clerk, Regional Municipality of York
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Town of East Gwillimbury Key Map

