

Submissions and Responses from Special Meeting of Council, April 8, 2009			
Submission	Regional submission number	Issue	Regional Comment
Solmar Developments	D05.2009.1.001	Growth Forecast and Land Budget re Jane and Rutherford properties – mixed use development appropriate and permitted by Vaughan OPA 653. Region objected to OPA based on need to protect employment lands. Keep company notified of ongoing growth management work.	No comments. OPA 653 before OMB and adjourned sine die.
	D05.2009.1.012	Growth Forecast and Land Budget, Criteria for new Communities reports. Jane Rutherford Road corridor should be a Regional Centre instead of local corridor. Land Budget report indicates 90,700 intensification units in the Built-up area in order to achieve 40% residential intensification. Region should take lead and increase households in the built area to achieve greater than 40% intensification	Jane Rutherford shown as Local Corridor in the Draft ROP. This is not included in the Regional Centre. Draft Regional policy specifies a minimum of 40% Acknowledgement letter sent
David Faye & Associates on behalf of Ironrose Investments Inc.	D05.2009.1.002	Clients lands within Vaughan whitebelt in area where January 2009 land Budget report shows conceptual Highway 413. MTO presentation contains no	GTA West corridor is shown schematically in recognition of the ongoing IEA. Regional staff has consulted with MTO staff regarding the most appropriate manner to identify

		identification of the 413 right-of-way, nor reference in the Region's Master Plan. Therefore showing highway is premature MTO has completed IEA	the conceptual alignment of this proposed 400 series highways. Staff is of the opinion that Regional Plan must reflect potential for the right of way in this area of York Region. Acknowledgement letter sent
The Remington Group	D05.2009.1.003	Request that the north-east corner of 9 th line and Steeles Avenue be designated for urban uses	Staff has consulted with Markham staff who concurs with designation as Urban Area. Acknowledgement letter sent
Claudio Brutto, Brutto Consulting representing Aurora Leslie Development	D05.2009.1.004	Population and employment forecasts and land budget, Town of Aurora – Aurora 2C lands between Leslie and Highway 404, north of Wellington. Clients are proposing employment along 404 frontage and residential along Leslie Street frontage	Lands are part of Aurora Urban Area. XXXXX– acknowledgement sent Acknowledgement letter sent
MMM Group on behalf of Signature Development	D05.2009.1.005	Copy of letter to City of Vaughan regarding inclusion of lands in the urban area expansions for Vaughan	Discussion ongoing with City of Vaughan staff regarding amount and location of urban expansion required. Acknowledgement letter sent
Ms. Paula Tenuta, on behalf of BILD	D05.2009.1.006	Comments on Draft Criteria for New Communities – BILD has significant concerns with ROP inclusion of the LEED standard as mandatory – should be voluntarily; Open to municipal incentives to promote sustainable development and green building and suggestions contained	No comments Acknowledgement letter sent

Mr. Cam Milani, on behalf of Rizmi Holdings and Lucia Milani	D05.2009.1.007	Applicant owns 260 acres of land, in 3 parcels on the east side of Dufferin Street, north and south of the un-opened Kirby Sideroad in the City of Vaughan. The northerly Parcels 1 and 2 subject to transitional OP and zoning applications at the local level. Requests that transitional applications be identified in the Plan and designated for urban uses Parcel 3 zoned M4 Pits and Quarry which permits a variety of “urban” uses. OMB has ruled that the ORMCP does not apply to this parcel so would have no prohibitive effect on inclusions in the urban boundary Request meeting with the Region and the City of Vaughan	All lands are within the Oak Ridges Moraine Conservation Plan (ORMCP). Parcel 1 and 2 designated Natural Core and Natural Linkage Area. ORMCP designations are approved in the Regional Official Plan Status of the applications for local OP and zoning as transitional, are subject to legal proceedings with City of Vaughan. No official plan amendment application to the Regional Plan has been made on Parcels 1 and 2. Parcel 3 (former pit) is designated Natural Core Area and Countryside by the ORMCP. The ROP ORMCP designations on the former pit were not approved by the Minister when the balance of the Moraine Amendment was approved in 2004. That portion of the Minister’s decision remains outstanding. Map 1 Regional Structure acknowledges that the lands of the former pit have unapproved Regional official plan land use designations. The underlying land use designation of Rural was approved by the OMB in 1999, following lengthy discussions and an agreed settlement between Rizmi/Milani, the Region, City of Vaughan and TRCA, dismissing the appeals by Milani/Rizmi and approving all Regional Official Plan map designations and policy sections on the lands, save and except for then Map 7 dealing with Mineral Aggregate Resources. Designation of the lands as Urban Area as requested by Mr. Milani would be contrary to the
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			<i>Oak Ridges Moraine Conservation Act, 2001.</i> Acknowledgement letter sent
Mr. Fraser Nelson. on behalf of Metrus Development	D05.2009.1.008	Acknowledge staff's efforts in outreach, Sustainability policies subject to BILD submission	No Comment Acknowledgement letter sent
Ms Patricia A. Foran, Aird & Berlis LLP representing E. Manson Investments	D05.2009.1.009	Request for notice of upcoming meetings and decisions on Draft Official Plan	E. Manson lands in North Leslie Secondary plan area shown as part of Urban Area in Draft Official Plan. Acknowledgement letter sent
Larkin & Associates representing Memorial Gardens	D05.2009.1.010	Must acknowledge and include policies for cemeteries	Draft Official Plan policy 6.4 .6 provides cemetery policies. Acknowledgement letter sent
Peter Eliopolous on behalf of Peter and Pauls Catering	D05.2009.1.011	Lands at the South-west quadrant of Highway 400 and Aurora Road in King Township. Requesting that his property be designated Rural Area through the LEAR exercise, due to significant modification land base has experience over time.	Lands are designated Oak Ridges Moraine Countryside designation. Designation as Rural Areas may potentially permit additional uses on the lands. Lands recommended for Agricultural designation on Map 8 Acknowledgement letter sent
Malone Givens Parsons on behalf of the North Markham landowners Group	D05.2009.1.013	Regarding the Criteria for new Communities – supports region taking a lead role in sustainable development but have several concerns: Higher costs and densities in whitebelt will result in at a competitive disadvantage when compared to	No comment Acknowledgement letter sent

		existing development; Creating new communities at densities of 70 p/ha will be major challenge; The proposed Criteria including mandatory LEED is too prescriptive; Zero-carbon requirements are problematic and should be deleted	
Weston Consulting on behalf of the Church of the Pentecost	D05.2009.1.014	Clients' lands within Vaughan white belt in area where January 2009 land Budget report shows conceptual Highway 413. No studies yet undertaken by MTO Request confirmation that location of Highway 413 is conceptual and has no official standing with respect to the ROP or other municipal or provincial documents	GTA West corridor is shown schematically in recognition of the ongoing IEA. Regional staff has consulted with MTO staff regarding the most appropriate manner to identify the conceptual alignment of this proposed 400 series highways. Staff is of the opinion that Regional Plan must reflect potential for the right of way in this area of York Region. Acknowledgement letter sent
Sciberras Consulting Inc on behalf of W. J. Smith Gardens	D05.2009.1.015	Smith Gardens own 2100 acres of land in the north part of the Holland/Keswick Marsh. Designated as Specialty Crop areas in the Greenbelt Plan but also identified as provincially significant wetland and subject to a number of ROP environmental areas. Requesting that once the "master farm plan" is prepared appropriate protection and farming areas can be identified.	Greenbelt Plan permits ongoing agriculture in Natural Heritage System and in Key natural heritage features, but not the establishment of new agricultural uses. This limits the expansion of the farm operations. Lands currently under tillage have been included in the Holland Marsh Specialty Crop Area on Map 8 and environmental areas removed from those lands in Draft Official Plan. Further discussion between applicant , Conservation Authority, Province, Region and local municipality once ongoing environmental

			work by applicant is completed to determine if additional lands can be designated Specialty Crop Area Acknowledgement letter sent
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Ms. Susan Rosenthal, Davies Howe Partners on behalf of Clearpoint Developments, Upper City and 775377 Ontario Limited	D05.2009.1.016	Request for notice of upcoming meetings and decisions on Draft Official Plan	Acknowledgement letter sent
Green Earth Village (East Gwillimbury) Royal Park Homes and Signature Developments	D05.2009.1.017	Request inclusion of Green Earth Village (north of Queensville Sideroad between Leslie St and 2 nd concession) lands into the Queensville urban area	Region working with Town to determine final population and employment forecasts and amount and location of urban expansions. The potential for additional Urban Area designations in East Gwillimbury has been focused on the green Lane Area. Significant Regional transit infrastructure is being developed in south part of the Town along the Green Lane corridor. Further discussion with Town required. At least part of proposal appears to be premised on basis of communal services which policy 7.3.11 in the Draft Official Plan does not permit in Urban Areas Acknowledgement letter sent

The Domarr Foundation	D05.2009.1.018	Request inclusions of the Domarr farm Nashville Road and Highway 50 into the Kleinberg Community and the Vaughan urban expansions areas	Region working with City to determine final population and employment forecasts and amount and location of urban expansions. Acknowledgement letter sent
The Chippewas of Rama First Nation	D05.2009.3.001	Notice of Special meeting sent to Williams First Nations Coordinator	First Nation consultation strategy being developed. Acknowledgement letter sent
Ms Lucille King, Town of Aurora	D05.2009.3.002	Aurora adoption of Region's population and employment targets	Acknowledgement letter sent
Mr. John La Chapelle, on behalf of Bell	D05.2009.4.001	Recommended changes to a number of the existing Regional Plan policies in Economic Vitality, Regional Centers, Communications Corridors	Substantial rewrite of all sections identified in Bell submission. Will discuss changes during circulation

D05.2009.1.001



FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Mr. Bryan W. Tuckey, MCIP, RPP	Maurizio Rogato
COMPANY:	DATE:
Region of York	January 16, 2009
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
(905) 895-3482	4
CC:	SENDER'S REFERENCE NUMBER:
Ms. Heather Konefat, Region of York (905) 895-3482 Mr. John Waller, Region of York (905) 895-3482 Mr. John Zipay, City of Vaughan (905) 832-8545 Ms. Lynda Townsend, Townsend Rogers (905) 829-2035 Mr. Jim Kennedy, KLM Planning (905) 669-0097	
RE:	YOUR REFERENCE NUMBER:
York Region 2031-Growth Forecasts & Land Budget	

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

MESSAGE:

Please see attached.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Thank you,
Maurizio



DELIVERED VIA FACSIMILE

January 16, 2009

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

Attention: Mr. Bryan W. Tuckey, M.C.I.P., R.P.P.,
Commissioner of Planning and Development Services

Dear Sir,

RE: York Region 2031 – Growth Forecasts & Land Budget

Our office is in receipt of the *York Region 2031 Population and Employment Forecasts* and *York Region 2031 Land Budget* reports considered at the January 7th, 2009 Planning and Economic Development Committee meeting.

As the developer of *Bellaria Residences*, being a major residential high rise project located at the northeast corner of Jane Street and Rutherford Road in the City of Vaughan and landowner of a 4.1 acre parcel of land located at the northeast corner of Jane Street and Riverock Gate ("Riverock Site"); our office is an interested stakeholder in ensuring that the opportunities for mixed use development along the Jane Street Corridor be recognized and realized through the updating of the *Region of York Official Plan*.

The Jane Street and Rutherford Road quadrant is emerging as a major focal point in the City of Vaughan with various existing land uses including residential condominiums, local commercial, business offices and a regional shopping centre (Vaughan Mills).

As noted in the aforementioned reports, the Region of York must update the Official Plan for an additional 220,000 people and 105,000 jobs forecasted by the year 2031. As part of the new growth planning mandate from the Province of Ontario, "by the year 2015 and for each year thereafter, a minimum of 40% of all residential development occurring annually within each upper-and single-tier municipality will be within the built up area."

The majority of the forecasted growth (Population & Employment) is anticipated to take place in the City of Vaughan (29% and 33%) based on a 2.1% average annual growth rate.

In accordance with Provincial policy, growth must create transit-supportive, compact communities by improving the efficient use of land by means of promoting mixed-use development and live/work opportunities.

TESMAR HOLDINGS INC.

The "Riverrock Site" represents an excellent mixed use opportunity to assist the Region in achieving the 40% intensification target while maximizing the employment potential of the subject land.

Currently, the site is zoned to permit Commercial Land Uses including sensitive uses such as a hotel. Such a use is similar in built form to a residential condominium and is permitted as of right.

In September of 2006, the City of Vaughan adopted Official Plan Amendment No. 653 (OPA 653) permitting a mixed use development on the subject site.

In September of 2007, the Region of York expressed their position to refuse OPA 653 based on the need to protect the planned function of the employment area to the east, the apparent lack of demand for residential development at the location and the apparent contravention of the amendment to the *Provincial Policy Statement*.

The amendment is currently at the Ontario Municipal Board adjourned sine die.

As mentioned, the subject lands represent the ideal location for a mixed use development along a transit supported corridor which is emerging as a main focal point in the City of Vaughan and further, the subject land's current commercial zoning supports sensitive land uses which are similar in built form to the proposed residential use.

Accordingly, the mixed use development of the subject lands is a true representation of the goals and objectives of Provincial policy including the *Provincial Policy Statement* and *Places to Grow*.

Our office requests to be kept apprised of the Region's growth planning process and requests to be included as a stakeholder in the upcoming *Regional Intensification Strategy* to be reported in February 2009.

Thank you for the opportunity to comment on the aforementioned staff reports.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

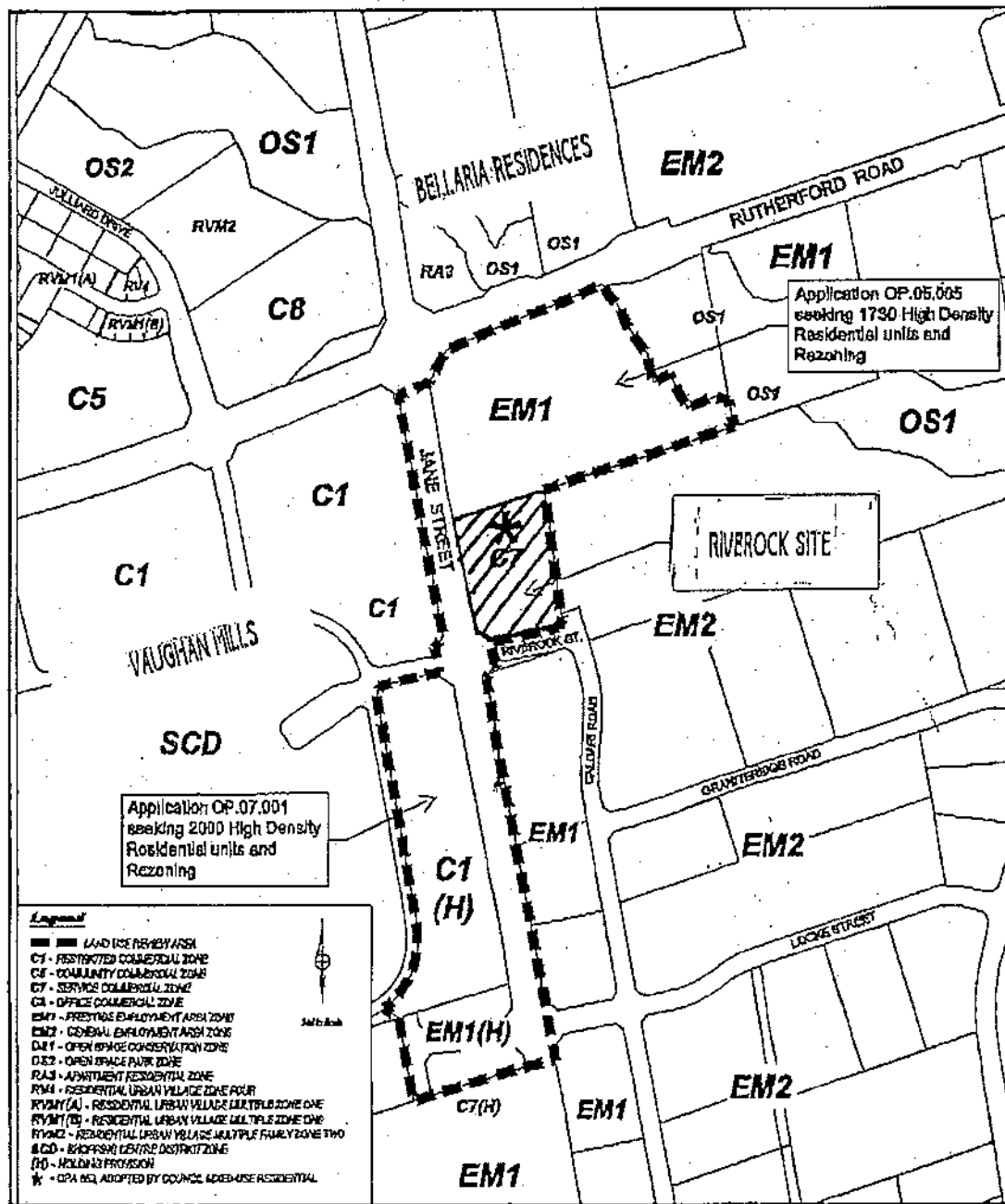
Yours truly,
TESMAR HOLDINGS INC.

Maurizio Rogato, B.U.R.P.I., M.C.I.P., R.P.P.
Land Development

Cc:

Ms. Heather Koncinski, Region of York
Mr. John Waller, Region of York
Mr. John Zipay, City of Vaughan
Ms. Lynda Townsend, Townsend Rogers LLP
Mr. James M. Kennedy, KLM Planning Partners Inc.

SITE LOCATION MAP



Received April 21, 2009

D05.2009.1.012



FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Mr. Bryan W. Tuckey, MCIP, RPP	Maurizio Rogato
COMPANY:	DATE:
Region of York	April 21, 2009
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
(905) 895-3482	3
CC:	SENDER'S REFERENCE NUMBER:
Ms. Heather Konefat, Region of York (905) 895-3482 Mr. John Waller, Region of York (905) 895-3482 Mr. John Zipay, City of Vaughan (905) 832-8545 Ms. Lynda Townsend, Townsend Rogers (905) 829-2035 Mr. Jim Kennedy, KLM Planning (905) 669-0097	
RE:	YOUR REFERENCE NUMBER:
York Region 2031- OP Review	

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

MESSAGE:

Please see attached.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Thank you,
Maurizio

DELIVERED VIA FACSIMILE

April 21, 2009

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

Attention: Mr. Bryan W. Tuckey, M.C.I.P., R.P.P.,
Commissioner of Planning and Development Services

Dear Sir,

RE: York Region 2031 – Growth Forecasts & Land Budget

Our office is in receipt of the *Criteria For Enhanced Centres and Corridors Policies*, *Updated Greenlands System Policy Directions* and *Land Budget and Urban Boundary Expansion* reports considered at the April 8th, 2009 Special Meeting of Council, as it pertains to the ongoing Regional Official Plan Update.

The following comments pertain to the *Criteria For Enhanced Centres and Corridors Policies* and *Land Budget and Urban Boundary Expansion* reports.

As stated previously, Tesmar is the Owner of a 4.1 acre parcel of land located at the northeast corner of Jane Street and Riverrock Gate ("Riverrock Site"); our office is an interested stakeholder in ensuring that the opportunities for mixed use development along the Jane Street Corridor be recognized (Including the 'Riverrock Site') and realized through the updating of the *Region of York Official Plan*.

Jane Street currently being designated as a 'Local' corridor in the Region of York Official Plan is intended to promote development intensity in order to enable the provision of public transit.

The Jane Street and Rutherford Road corridor in the City of Vaughan has evolved into a regional centre corridor with an array of existing land uses including a regional shopping centre (*Vaughan Mills*), office employment and existing high density residential uses.

As such, the highest densities and mix of uses (*Residential & Office*) should be directed to the Jane Street and Rutherford Road corridor to ensure continued transit expansion coupled with supporting land uses.

Establishing the Jane Street and Rutherford Road corridor as part of a 'Regional Centre' and/or a 'Key Development Area' forming part of an 'Intensification Corridor' will assist the Region in achieving the minimum 40% intensification target and other policies of the *Places to Grow* plan.

TESMAR HOLDINGS INC.

Protectionism of existing employment land adjacent to regional corridors should enable the provision of mixed use development in order to maximize site potential for live/work and job creation while assisting to achieve the primary objective of the *Growth Plan* being compact, mixed-use and transit-oriented development.

With regards to the *Land Budget and Urban Boundary Expansion* report a total of 90,700 households are required within the 'Built-Up Area' in order to achieve the minimum 40% residential intensification target.

Although intensification targets vary amongst the lower tier municipalities, the Region should consider taking the lead and increasing the number of households within the 'Built-Up Area' in order to achieve greater than the minimum intensification target prescribed as part the *Places to Grow* plan. This will decrease the need for expansion into Whitebelt areas while limiting the risk of a shortage in ground-related housing supply in southern York Region.

Our office requests to be kept apprised of the Region's growth planning process and requests to be included as a stakeholder in the upcoming workshop to be held in May 2009.

Thank you for the opportunity to comment on the aforementioned staff reports.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,
TESMAR HOLDINGS INC.

Matrizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.
Land Development

Cc:

Ms. Heather Konefat, Region of York
Mr. John Waller, Region of York
Mr. John Zipay, City of Vaughan
Ms. Lynda Townsend, Townsend Rogers LLP
Mr. James M. Kennedy, KLM Planning Partners Inc.

Received March 25, 2009

D05.2009.1.002

DAVID FAYE

& Associates

Land
Management
Group

March 25, 2009

Region of York
17250 Yonge Street, P.O. Box 147
Newmarket, Ontario
L3Y 6Z1

Attention: John Waller, MCIP, RPP
Director, Long Range and Strategic Planning Branch

Re: York Region Official Plan 5-Year Review

Dear Sir:

We represent a landowner in the City of Vaughan with property located north of Kirby Road and west of Weston Road.

Our client's land holdings are within the area identified as "White Belt" in the Region of York background study entitled "York Region 2031 Land Budget, January 2009".

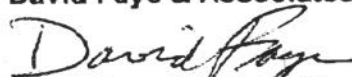
On the "Vaughan Developable White Belt" map in this background report, a proposed Highway 413 corridor has been identified north of Kirby Road.

We have viewed the MTO presentation made to the York Region Planning & Economic Development Committee on March 4, 2009 regarding the GTA West Corridor Environmental Assessment, and can find no specific identification of a Highway 413 corridor in the presentation. Nor can we find any reference to a Highway 413 corridor in the Region of York Transportation Master Plan.

It is our respectful submission that until the MTO has completed an individual environmental assessment which quantifies the future transportation needs in the western GTA and evaluates transportation system alternatives to satisfy the projected transportation needs, the identification of a Highway 413 corridor in the York Region Official Plan is premature.

Thank you for the opportunity to comment. If you have any questions, please give me a call.

Yours truly,
David Faye & Associates


David Faye, MCIP, RPP

c.c. Ironrose Investments Inc.



THE REMINGTON GROUP INC.

Received April 3/08
[Signature]

D05.2009.1.003

March 26, 2009

Mr. John B. Waller
Director Long Range Planning and
Strategic Planning Branch
The Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1

Dear John:

**RE: PLANNING FOR TOMORROW – 2009 REGIONAL OFFICIAL PLAN UP-DATE
LITTLE FARM – TOWN OF MARKHAM
NORTH EAST CORNER OF 9th LINE and STEELES AVENUE**

It is our understanding that the Regional Municipality of York is currently in the process of completing its Regional Official Plan update exercise to meet the conformity requirements of the Provincial Places to Grow legislation.

As part of the review exercise it would seem appropriate to examine all opportunities for future urban growth and to assess where and how growth should be directed in a Regional context. Further, it would seem logical that lands within close proximity to existing urban areas should be given priority when determining potential areas of urban expansion. Specifically, lands that can be developed without necessarily extending urban infrastructure; are well served with Public Transit; are not within the Provincial Green Belt; and, are not identified as having any significant environmental constraints by either the local municipality or by the Conservation Authority.

Having said this we would like to draw your attention to a parcel of land located that we own at the north east corner of 9th Line and Steeles Avenue. It is our opinion that this parcel of land, known as the "Little Farm", should be given serious consideration for inclusion in the Regional Urban Boundary. There are a number of important factors that we feel are important to consider when examining this request.

They are:

- It is immediately adjacent to the existing communities of Box Grove and Morningside Heights. Therefore to service and develop this parcel of land would not require large expenditures of funds for the extension of public services;
- It is located along Steeles Avenue which is a major transportation corridor well served by public transit. Towards that end it is important to note that the Toronto Transit Commission is currently in the process of designing a Transit facility for the area, which when completed, will be less than 400 meters from the Little Farm.

- **It is not** within the Provincial Greenbelt and it is essentially clear of any significant environmental constraints. As you may be aware the Town of Markham is currently in the process of up-dating their Natural Heritage System mapping to incorporate into their official plan. As part of this process the Town has engaged the services of a consultant who examined all the natural systems in the Town to determine which lands had the potential to be added to the natural system. While this study is on-going and has yet to be approved by Markham Council it is important to note that the Little Farm has been evaluated and no significant constraints were identified. (see attached map)

While this parcel of land is considered to be a "green field" it is rather unique given the attributes of its location. Its proximity to the existing Urban Boundary of Markham and to the City of Toronto make it seem as if it is an infill parcel of land. To include the Little Farm into the Urban Boundary at this time would seem to be a logical step in the growth of the Region. In times of fiscal restraint any parcel of land that can be developed without negatively impacting the natural environment, does not put a strain on public infrastructure and is located in an area that is well served with public transit should be given priority when it comes to expanding the urban boundary.

It should be noted that we have filed a letter with the Town of Markham indicating that we would like consideration for inclusion within the Urban Boundary as part of their Growth Management Exercise. We would like the opportunity to meet with you to discuss this situation at your convenience. Please feel free to contact the undersigned at (905) 761-8200 to arrange a meeting.

Thanking you in advance for your consideration in this matter.

Yours truly,

THE REMINGTON GROUP INC.

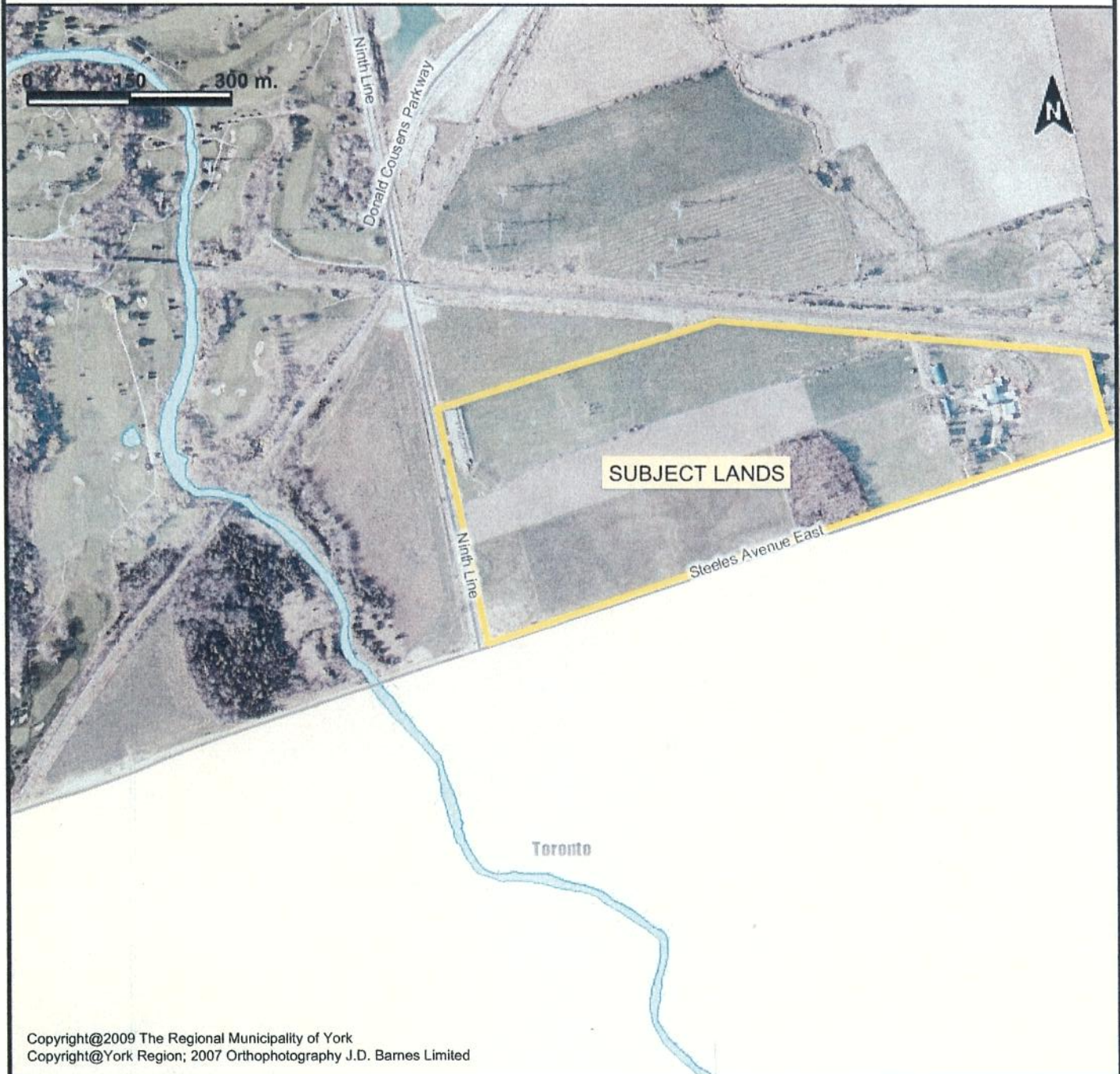


Randy Peddigrew
Senior Vice President
Land Development Division

RP/pc

Copy to:

Paul Bottomley, Regional Municipality of York
Barbara Jefferies, Regional Municipality of York
Jim Baird, Commissioner of Planning, Town Of Markham
Valarie Shuttleworth, Director of Planning and Urban Design, Town of Markham
Rudolph P. Bratty, Chairman & CEO, The Remington Group Inc.



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|-------------------------|---------------------|
| Roads | Lake Ontario |
| Highways | Area Municipalities |
| Regional Roads | York Municipalities |
| Major Roads | York Neighbours |
| Minor Roads | York Orthos 2007 |
| Proposed Unopened Roads | |
| Lakes | |

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Printed on: 26-Mar-2009 3:28:57 PM

Toronto & Region Conservation



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Legend

- Waterbody Boundary
- Local Boundary
- Regional Boundary
- Watercourses, TRCA
- Major Road
- Regional Limit
- Creek / Slope
- Watercourses of the Province
- Floodline (DRAFT)
- Floodline (Final)
- Intersect

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Markham and Vaughan
Mississauga and Brampton
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Environmental Policy Review and Consolidation Study

GREENWAY COMPONENTS

DRAFT

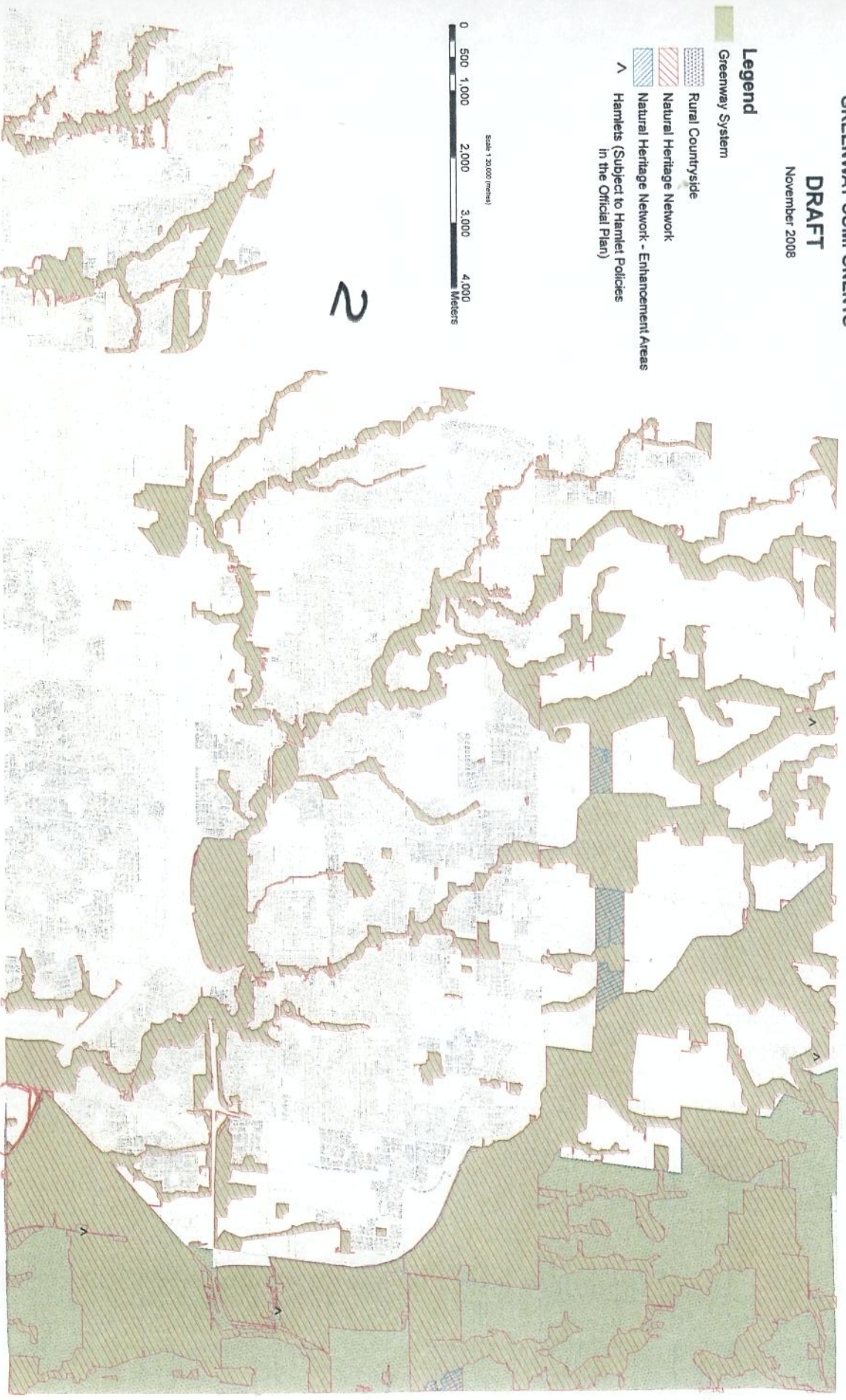
November 2008

Legend

- Greenway System
- Rural Countryside
- Natural Heritage Network
- Natural Heritage Network - Enhancement Areas
- Hamlets (Subject to Hamlet Policies in the Official Plan)



2



SUBJECT LANDS

SCHOLLEN & COMPANY INC.
Environmental Consultants
1000 Highway 70, Suite 100, Markham, ON L3R 9V4
Tel: (905) 477-1111 Fax: (905) 477-1112
www.schollen.com

KIDD
THE PLANNING PARTNERSHIP

North South Environmental Inc.
Specializing in South-Western Environmental Planning
1000 Highway 70, Suite 100, Markham, ON L3R 9V4
Tel: (905) 477-1111 Fax: (905) 477-1112
www.nse.ca

REDA



Claudio P. Brutto, MCIP, RPP, PLE
James H. Okawa MCIP, RPP

CEO
President

3300 Highway 7, Suite 610, Vaughan Ontario, L4K 4M3

Tel: (905) 851-1201 Fax: (905) 761-9890

March 2, 2009

Mr. John Waller
Director of Long Range and Strategic Planning
Planning and Development Services
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Dear: Mr. Waller

**Re: Letter of Interest: Aurora Leslie Developments, Town of Aurora
York Region 2031 Population and Employment Forecasts Staff Report
Planning and Economic Development Committee – January 7, 2009**

The intent of this letter is to notify staff that we represent a major landowner in the 2C Secondary Plan Area within the Town of Aurora. Our clients are proposing a unique 200 acre sustainable environment first community. The proposal by this landowner and others in the 2C Secondary Area of the Town will implement the current population and employment forecasts, and land budget for the Town of Aurora.

The location of the property and our clients plan is attached for your reference. We are currently preparing an Official Plan Amendment Application for these lands and with it the requisite detailed studies to support its development. We will be filing this application shortly. We would like you to be clear about our clients intentions before your good offices get too far along in the Regional OP Review/Population and Employment Forecast analyses.

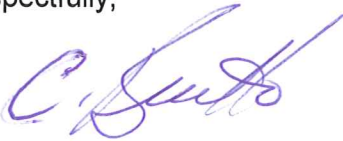
You will see from the plan that our clients are strongly committed to establishing a sustainable community consisting of a large employment area as an extension to the existing State Farm business complex to the south. Also, in respecting the natural and hilly environment of the site and the need to house more people in close proximity to their jobs and transit our clients are proposing a residential community of the highest quality with a mix of densities, the provision of schools and parks and the retention of significant green spaces for passive and active recreational activities.

It is our opinion that the Residential Population projection and Employment projection as currently contained in the Region of York Official Plan (Table 1 of the ROP, attached) and the Town of Aurora Official Plan (Appendix 1 of the Town OP, attached) is still relevant and further justification will be required to amend these projections. Particularly, we fail to understand how the population projection for the Town of Aurora could be reduced from its current projection of 75,000 to 70,400. The PPS 2005 and Provincial Growth Plan (GGH) promote the efficient use of designated greenfield areas so as to reduce the need for settlement area boundary expansions. The plan our clients are putting forth and the supporting documentation will demonstrate the ability for Aurora to achieve its current planned residential growth and therefore eliminate any need for proposed regional settlement area expansions to accommodate for reductions in the Aurora growth projections.

The 2C Secondary Plan represents the planning of the last remaining large urban area in the Town and will take into account numerous landowner development proposals including our client's lands. These Town initiatives and the evaluation of landowner development proposals are ongoing and therefore we would like to ensure the York Region Planning for Tomorrow growth plan exercise will accommodate these concurrent municipal level strategies and initiatives.

We would like to meet with Regional Staff to present our client's proposal and express our interests in greater detail. Following this letter we will contact your offices to set up a meeting to present our findings and show you what this community would look like. At this juncture please accept this letter as our formal request to be notified of any future meetings, public consultation forums related to the Planning for Tomorrow initiative and/or the York Region Growth Plan conformity exercise, as well as notices of the passage of any official plan amendment respecting any of these.

Respectfully,



Claudio P. Brutto, MCIP, RPP, PLE
CEO
Brutto Land Management Consulting Limited

CPB:

cc: Bryan Tuckey, Region of York
Paul Bottomley, Region of York
Marco Ramunno, Town of Aurora
Council of the Town of Aurora
Aurora Leslie Developments, clients
Ira Kagan, Solicitor

Attachments (4)



Addison - Yorkwood Leslie & Wellington Development Plan



Martin Associates Architects

LESLIE / WELLINGTON
Town of Aurora
Regional Municipality of York

KEY MAP



LAND USE

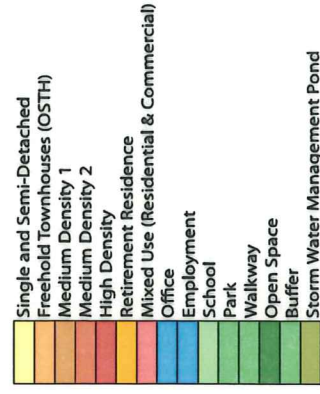


TABLE 1

	1996	2006	2011	2016	2021	2026
Aurora						
Population	36,000	49,000	56,000	63,000	69,000	75,000
Employment	14,600	19,000	22,000	26,000	30,000	33,000
East Gwillimbury						
Population	20,400	27,000	32,000	41,000	51,000	60,000
Employment	4,600	7,000	9,000	12,000	16,000	20,000
Georgina						
Population	35,900	45,000	51,000	59,000	67,000	74,000
Employment	7,500	10,000	13,000	16,000	20,000	22,000
King						
Population	18,800	22,000	25,000	29,000	32,000	35,000
Employment	6,100	7,000	8,000	10,000	11,000	12,000
Markham						
Population	179,100	253,000	281,000	304,000	326,000	348,000
Employment	97,600	148,000	169,000	185,000	200,000	212,000
Newmarket						
Population	59,000	79,000	87,000	91,000	95,000	98,000
Employment	27,200	37,000	41,000	43,000	45,000	46,000
Richmond Hill						
Population	105,100	171,000	191,000	204,000	212,000	219,000
Employment	43,100	79,000	94,000	106,000	115,000	119,000
Vaughan						
Population	136,900	221,000	254,000	281,000	305,000	330,000
Employment	83,300	151,000	172,000	188,000	202,000	215,000
Whitchurch-Stouffville						
Population	20,500	27,000	31,000	35,000	38,000	41,000
Employment	7,500	10,000	12,000	14,000	16,000	17,000
York						
Population	611,700	894,000	1,008,000	1,107,000	1,195,000	1,280,000
Employment	291,500	468,000	540,000	600,000	655,000	696,000

Appendix 1

<u>Aurora Population and Employment Forecasts</u>							
	1996	2001	2006	2011	2016	2021	2026
Aurora							
Population	36,000	41,650	50,000	56,000	63,000	69,000	75,000
Households	11,125	13,040	15,900	18,300	21,000	23,800	26,700
	14,600	17,740	19,000	22,000	26,000	30,000	33,000
Employment							
Source: York Region Planning Department * Under review							

Received Apr. 3/09



MMM Group Limited
Planning & Environmental Design
100 Commerce Valley Drive West,
Thornhill, Ontario, L3T 0A1
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www.mmm.ca

March 26, 2009

File Number: 14.08221.001.P01

Mr. Paul Robinson, MCIP, RPP
Senior Planner
Policy Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Mr. Robinson:

Subject: Proposal to Include Lands in the Urban Boundary Expansion through the City of Vaughan's Capacity Analysis Exercise - North Nashville Precinct Area, Block 67, City of Vaughan

On behalf of our client, Signature Developments, we would like to thank you for the opportunity to provide input into the City of Vaughan's capacity analysis related to the nature and location of future growth in the City of Vaughan. It is our understanding that this analysis and its recommendations will be implemented through the Official Plan review. We also understand that this will serve as input to the Region of York relative to the Region's Official Plan and the City's reaction to the land budget exercise.

MMM Group Limited has been retained to assist in bringing the proposed North Nashville Precinct Area in Block 67 on the west side of Huntington Road, north of Nashville Road and southwest of the CN rail line into the City of Vaughan's urban boundary. The subject lands are shown on the attached Figure 1, and consist of approximately 165 acres, excluding lands within the Greenbelt. Our client also owns land on the west side of the rail line. The intent of our client is to be an active participant in the City's Official Plan Review process to ensure that their objectives for the future development of their lands are taken into consideration in all facets of this initiative.

To date, Signature Developments has been proactively involved in the City's Official Plan, including attending various open houses and community meetings related to both the City and Regional

Official Plan Review initiatives. They have also undertaken preliminary discussions with both John Zipay and Grant Uyeyama of the City of Vaughan and John Waller and Augustine Ko at the Region of York to discuss the incorporation of the North Nashville Precinct area into the urban boundary.

The proposed Precinct area consists of the north-east portion of Block 67 and is located on the western boundary of the Kleinberg-Nashville Community Plan area, as well as just north of the Employment Secondary Plan Study Area. It is our understanding that the Employment Secondary Plan Study will be initiated as part of the City's Official Plan review and the Kleinberg-Nashville area has been identified as a "focus" area for growth in the review process. As a result, our clients' landholdings are part of the next logical piece of developable area in the western portion of the City to create a balance of growth within the City of Vaughan.

Our client is proposing to develop these lands for residential and neighbourhood commercial uses to create a cohesive and sustainable community that not only meets City and Regional objectives but will also tie into development on the east side of Huntington Road and the west side of the CP rail line. This will include going through the necessary Block Plan process as laid out in Section 10.2 of OPA 600.

We understand that the City is trying to balance growth to ensure that sufficient residential and employment lands are available to meet the City's future needs to 2031 and that opportunities to create "complete communities" are preserved. The Province's "Places to Grow" document defines "complete communities" as areas which *"meets people's needs for daily living through an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing and community infrastructure"*. This is supported by Section 5.2 of the Region's Official Plan which states that *"excellence in community design is essential to creating a physical place where people have the opportunities and choices required to lead rewarding lives"*.

It is our opinion that the North Nashville Precinct area provides an ideal opportunity to create a natural transition area between the predominantly residential nature of the Kleinberg-Nashville area and the vision for employment along the western portion of the City, as supported by the extension of Highway 427. It will also create the opportunity to ensure that there is cohesion between the development that will occur on the east side of Huntington Road and the east side of the CP rail line.

Access to transportation alternatives is also a key component of communities and the CP rail line which bounds our clients' landholdings to the west has been identified as a key location in the Region's Transportation Master Plan update as a "potential commuter rail line" with a proposed GO station in close proximity to the south. This provides opportunities to create a development with easy access to transit alternatives and opportunities for increased density to support transit, making the North Nashville Precinct area a logical future area to support transportation choices, such as commuter rail and high order transit.

Through discussions with City engineering staff it is our understanding that a sanitary sewer will be constructed to the mid-block of Block 64 on Huntington Road by the developer to support the proposed redevelopment of Hunters Glen Golf Course and surrounding areas. This creates an



opportunity to further extend the sanitary sewer north along Huntington Road to support development further north, such as the North Nashville Precinct area. City engineering staff also agreed that there was rationale for the inclusion of our clients lands based on the availability of future servicing in this area. As a result, we would request that the City ensure that the sanitary sewer on Huntington Road is adequately sized to accommodate this future development.

It is also our understanding through our work with York Region that water supply can also be provided through a connection to the 1800mm York Peel Feedermain located on Rutherford Road and that provisions have also been made for the future extension of a 750mm watermain north along Huntington Road.

Once again our client appreciates the opportunity to provide initial comments into the City's capacity analysis and would like to reiterate our opinion that these lands are part of a key growth area that should be included the City's urban area boundary as part of the Official Plan process. They also provide a natural transition zone between the residential and environmental nature of development to the east (Kleinberg-Nashville) and the future employment nature of the lands to the west.

We would appreciate an opportunity to meet with you to discuss this further at your earliest convenience and would also ask that we be added to any relevant stakeholder and/or mailing lists so that our clients can continue to be active participants in the City's relevant growth and development initiatives.

Yours truly,

MMM GROUP LIMITED

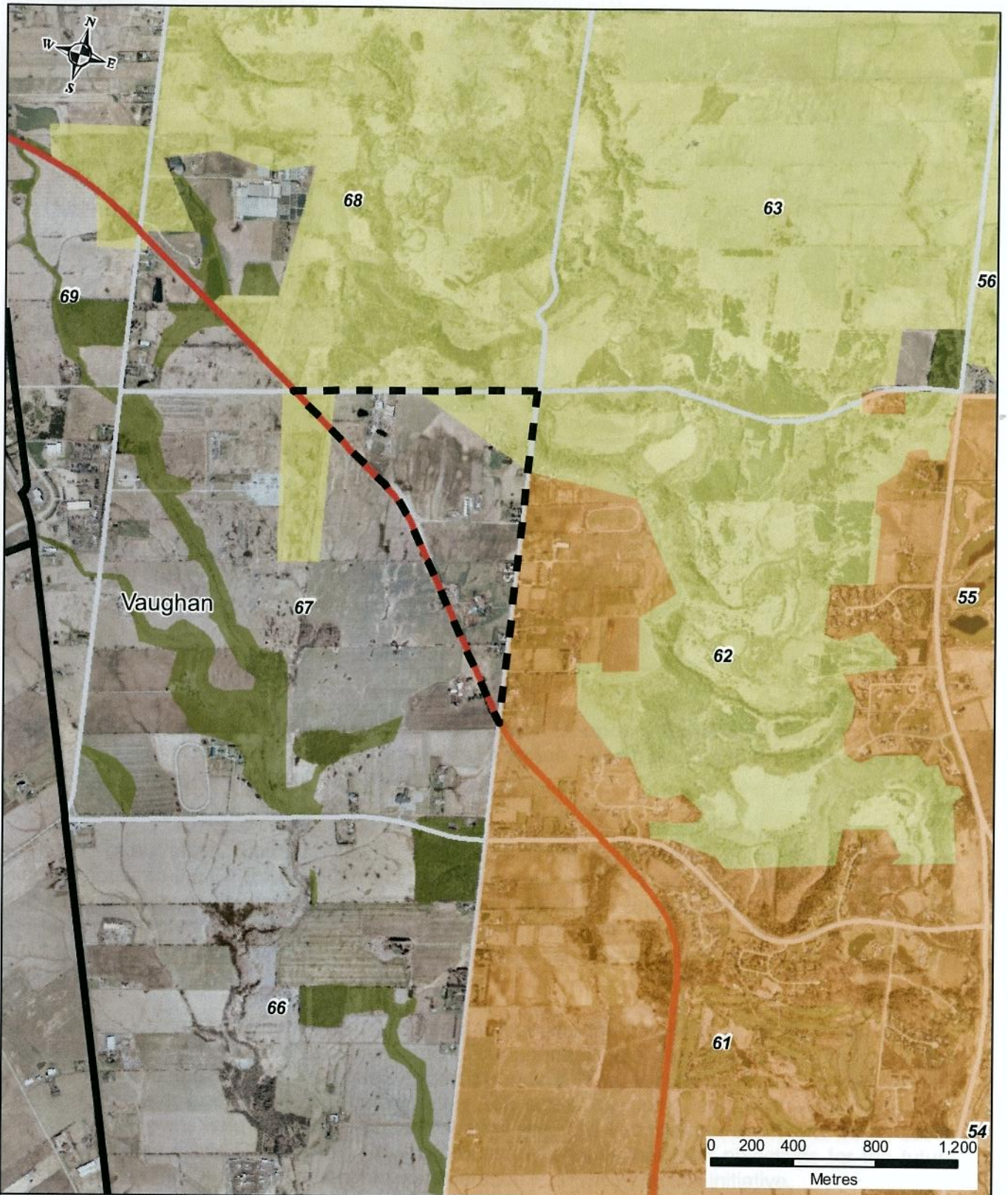
A handwritten signature in dark ink, appearing to read 'R. Bino'.

Rick Bino, P. Eng
Senior Project Manager
Municipal Engineering

A handwritten signature in dark ink, appearing to read 'Shaylagh McLaren'.

Shaylagh McLaren, MCIP, RPP
Senior Planner, Associate
Planning & Environmental Design

cc: Anthony DiBattista, Signature Developments
Sebastian Mizzi, Signature Developments
John Waller, Director, Long Range and Strategic Planning, Region of York
John Zipay, Commissioner of Planning, City of Vaughan
Grant Uyeyama, Director of Development Planning, City of Vaughan



Legend

- North Nashville Precinct
- Municipal Boundary
- Natural Heritage Areas
- Protected Countryside (Greenbelt Plan Area)
- Urban Area
- CP Rail (Potential GO Line)

Client:

Title:

Subject Lands

Prepared by:



14.08221.001.P01

Scale as Shown

Review: SM

Date: March 2009

© Queen's Printer for Ontario

Figure: 1



BUILDING A GREATER GTA
Building Industry and Land
Development Association

Received April 7, 2009

D05.2009.1.006

April 7, 2009

Mr. Bryan Tuckey
Commission of Planning and Development Services
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

**Re: *Special Meeting of Council – April 8th Public Meeting as part of the Planning & Economic Development Committee
Regional Official Plan Update, Draft Criteria for Building New Communities***

The Building Industry and Land Development Association has been actively participating in discussions with staff related to various components of the Region's Official Plan Update and Growth Plan Conformity exercise. We have provided input in to the Region's review process at stakeholder consultation sessions, formal meetings with staff, and through our Chapter meetings over the past year.

At this time, BILD and members of its York Chapter are engaged in discussions related to the Region's Draft New Communities Criteria. We have received the staff report presented to the March 4th meeting of the Planning and Economic Development Committee and present the following ***preliminary*** comments for your consideration as part of the April 8th Public Meeting proceedings for the Regional Official Plan Update. We appreciate being able to provide further input on this matter, and look forward to continued discussions.

As noted in our preliminary meeting of March 25th, we would like to reiterate the following comments for your consideration which relate specifically to the Region's proposal that all industrial, commercial, institutional, mid- to high-rise residential, ground related residential and mixed use buildings be built to a minimum LEED Criteria.

BILD is committed to promoting sustainable development and green building (new and renovation) and to housing affordability and choice, which is an objective that impacts our philosophical approach to sustainable development and green building.

20 Upjohn Rd, Suite 100
North York, ON M3B 2V9

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BUILDING A GREATER GTA
Building Industry and Land
Development Association

However, we have significant concerns with the Region's proposal to include LEED Criteria as part of a Regional Official Plan amendment and we continue to advocate that the LEED apply on a voluntary basis.

BILD recognizes and applauds York Region's leadership on sustainability. We recognize the significance of your vision for intensification, for creating complete communities, and would prefer to work with the Region to achieve this end. Additional layering of regulatory policy, increased costs and additional risk associated to mandating LEED will serve as a deterrent towards a sustainable approach to growth.

There must be a recognition that parameters, rules and standards are already in place through a recently enhanced Ontario Building Code, in addition to the options related to the numerous voluntary environmental rating and certification systems for buildings such as, Energy Star and R-2000. LEED is ultimately a brand name, such as Energy Star, and not an objective standard, vetted by government.

For BILD and its York Chapter members, the key word is voluntary. Ontario's Building Code is mandatory and everything else should be voluntary. The whole point of a uniform provincial Building Code is to ensure that developers, new home builders and professional renovators do not have to operate in a fragmented regulatory environment where each municipality has different requirements. As well, the provincial Building Code benefits from a transparent process which emphasizes objective research and public consultations.

On that basis, BILD will resist any municipality's efforts to mandate any particular green program/label apart from a municipality's own buildings and lands. The mandatory Building Code together with voluntary, market-driven green labeling programs is working effectively as witnessed by the number of builders and units registered with the various programs.

We are, however, very open to discussion of municipal incentives to promote sustainable development and green building. Any discussion of Green programs should be part of an incentive package where the builder or developer can make the proper business decision for his product and his customer. These incentives could range, for example, from streamlined approvals, the prioritization of "green applications", to reduced or deferred development charges or building permit fees for voluntary LEED or ENERGY STAR or GreenHouse developments.

For example, BILD would recommend a preferred mixed-use development charge directed to transit oriented high-rise developments. This would relieve pressure off of the flow-through costs associated to green infrastructure, and would also allow for a return on investment for the intensification of uses. This would serve as a beneficial policy incentive which would

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hopefully encourage the planning of high-rise, mixed used communities which fit in to the Region's vision for sustainability. This is just one example of several that BILD York Chapter members would be able to provide. If the home building and development industry is provided with various incentives, this approach will assist the Region with its objectives, while not forcing LEED on those who choose not to use LEED as their parameter for building. We would be pleased to continue discussion these sorts of incentive-based initiatives.

As BILD has examined the various green building programs/labels, we have come to the conclusion that they may be perceived as opportunities for developers, new home builders and professional renovators to differentiate themselves in the marketplace. Some programs are more low-rise, some are more high-rise (residential or commercial), and some are more industry-led and/or market-driven than others. In BILD's view, developers, new home builders and professional renovators should continue to be free to choose from among these programs/labels based on their own business assessment relative to their buyers' preferences and market feasibility.

If Council approves a mandated LEED Criteria, there is also a significant concern that York Region will price themselves out of the market for all dwelling types. There are substantial costs associated to LEED, which is another reason why mandating such should be reconsidered, especially in this economic climate.

If we could underscore the gravity of the situation, it is clear that sales of new homes and condos in the Region have sharply declined in the last half of 2008, from 748 total sales in June to a total of only 61 in December 2008. The total sales specific to the high-rise sector fell from 247 in June, to a mere 20 in December 2008. Sales of low-rise units fell from a high of 501 in June to a total of only 41 in December 2008.

If we were to go back and compare the sales figures of 2008 to 2007, we would see that the Region's low rise sales totaled 357 for the month of December in 2007, comparing this to a total of only 41 for 2008. In 2007, December high-rise sales reached 76, compared to only 20 for the same month in 2008. Any policies that lead to increased costs, or a more complex way to do business, must be seriously reconsidered.

Projects that *choose* to participate in any program must be assessed over a longer period in order to realize both the benefits and the areas for improvement. Setting workable and flexible guidelines, as opposed to mandating standards, will likely enhance the probability of the best projects being built within appropriate timeframes, and at reasonable costs.

In addition, the Region must recognize that in substantially all instances, condominium builders are not left to own the enhanced capital/green infrastructure once implemented, and are not in a position to benefit from a potential return of operation savings. Having to manage,



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front-end and finance costs is a serious consideration within project development. Any program has to be implemented at a pace that the market can bear.

BILD York Chapter members have also expressed a concern that if the LEED Criteria becomes mandatory, the review of sustainable building materials and design at the site plan control process will be a duplication, creating additional delay and paperwork for the applicant as they move through the municipal approvals process. The industry cannot sustain any more of this layering on of regulatory review in addition to the already existing multitude of requirements.

Also, the Region must recognize the difficulty in achieving LEED Silver in residential buildings. The technical issues associated to including LEED in to an Official Plan and a recognition of the building process must be considered. Since standards change and application requirements may change, the inflexibility of rigid requirements set out in an Official Plan may not be realistic.

BILD recommends that specifics NOT be included in the Region's Official Plan amendment. It should maintain a level of flexibility, avoid being prescriptive, allow for choice, and "recommend" that the industry embrace various Green programs and sustainable approaches to building. The Region should recognize that there are other ways of building in sustainable manners, and should focus on being all-encompassing. Following this approach will result in the buildings that the Region is aiming for, positive cash flow through continued building activity and sustained economic activity at a logical level.

The industry looks forward to continuing our efforts in a voluntary framework and to working with the Region in the spirit of supporting housing affordability and choice.

We trust that you will take these comments into consideration.

Sincerely,

Paula J. Tenuta, MCIP, RPP
Director, Municipal Government Relations

cc. Fraser Nelson, Chair, BILD York Chapter
Leith Moore, BILD Chair

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North York, ON M3B 2V9

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-----Original Message-----

From: Cam Milani [<mailto:cammilani@bellnet.ca>]

Sent: Tuesday, April 07, 2009 2:28 PM

To: Jeffrey, Barb

Subject: Special meeting of Council and other growth management reports for April 8, 2009 Comments

These are our comments on Reports D.3 - D.6 on the Planning Committee Meeting set for April 7, 2009. Please include them in that report.

We are the owners of 260 acres of land in the City of Vaughan, more particularly described as 11641 Dufferin St, (Parcel 1, 110 Acres), 11490 Bathurst St (Parcel 2, 50 acres), 11333 Dufferin St (Parcel 3, 100 Acres). All parcels are in the Oak Ridges Moraine and subject to the Oak Ridges Moraine Conservation Act/Plan. See attachments for reference.

Report D3 - Page 5 , states that the land use policies of the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan lands will not change through this review. The Region states that should the review of those plans in 2015 result in some changes, those changes can be implemented at that time. This argument should go a little further, as there are other opportunities for change in those Plans prior to 2015, such as Ministerial amendments, the completion of transitional provisions or intensification of legally existing uses. These possibilities would result in urban land uses in areas currently shown as rural, ORM or protected countryside.

The Region clearly contemplates the possibly of changes to the Oak Ridges Moraine and/or Greenbelt Plans. Should those changes take place either in 2015 or sooner as explained above, the Region should make provisions in their Official Plan today that would immediately recognize those lands for urban uses when and if they are processed through transitional status, ministerial orders and such. Further, this Official Plan should not attempt to prohibit those changes from taking place, but rather enable these changes to occur.

On a more site specific basis, Parcels 1 and 2 are the subject of transitional applications known as Z127.89 (Zoning) and OP58.89 (Official Plan). These transitional applications should be identified in your Official Plan in either a mapping footnote or a textual reference. The lands affected by these applications should be designated for future urban uses.

As stated in previous meetings with Regional Staff and various correspondences, Parcel 3 is zoned M4 Pits and quarry and permits a variety of "urban" uses. The Oak Ridges Moraine Plan designates this parcel as Countryside and Core Area. The OMB has already ruled that the Oak Ridges Moraine Conservation Plan does not apply to our matters, and as such, would have no prohibitive effect on being included in the urban boundary.

Section 2.2.8 (d) of the Growth Plan states when considering settlement area boundary expansions that "where applicable, the proposed expansion will meet the requirements of the Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plans." This section clearly states that urban boundary expansions in those Conservations Plans are not only contemplated, but encouraged. Barbara Jefferies stated in past meetings with us that the Growth Plan (which is the main purpose of this Regional Official Plan Review) prohibits urban uses in the Oak Ridges Moraine. This section clearly states otherwise and we fully expect Parcels 1-3 to be included within the urban boundary or alternatively, within an area that is not prohibited from urban

boundary expansions in the future through lower tier comprehensive reviews as contemplated in the reports presented.

From our reading of the materials, it seems that the Region is attempting to prohibit any urban boundary expansions in any other areas except for the "whitebelt", which seems to be a term coined by the Region, not the Growth Plan. The term "whitebelt" is not located anywhere in the Growth Plan. The main purpose of the Official Plan review is to bring to Region's Official Plan into conformity with the Growth Plan. Creating key terms such as "whitebelt" and basing the core principles of the Official Plan around that term is inappropriate and not in conformity with the Plan. Please explain the purpose of using the term "whitebelt".

Nowhere in the Growth Plan does it prohibit urban boundary expansions in the Oak Ridges Moraine or any other Greenbelt Area. The Plan simply states that the applicable policies under each legislation, such as the Oak Ridges Moraine Conservation Act and Greenbelt Act, apply to those lands located in those geographic areas. As stated earlier, those acts promote development in certain areas and under certain circumstances, such as transitional lands.

Section 3.2.6.2 of the Growth Plan states that planning for growth shall take into account the location and availability of existing and planned community infrastructure so that they can be provided efficiently and effectively. 2.2.8 (e) also speaks to the efficient availability of infrastructure. Parcels 1-3 are located directly adjacent to the current urban boundary and infrastructure and would best be able to serve the meaning of these sections. Sewer and water can be provided without the costly need of extending pipes into unchartered territories located in your current identified "whitebelt" areas. Parcels 1-3 would merely be able to tap directly into current infrastructure adjacent to their boundaries. The inclusion will assist in reducing the time period for cost recoveries of major infrastructure put in place by the various governments.

Parcels 1-3 are the subject of an OMB hearing whereby we have appealed the most recent Regional Official Plan, OP 600, a down zoning and a license to extract under the Aggregate Resources Act. We further confirm our legal positions as stated in that hearing and request the Region to accept our positions and incorporate them into this review of their official plan. We would be pleased to sit down with the Region to explain those positions again, namely the aggregate resources designation, various environmental designations (Greenlands Systems) and land use designations.

These comments can serve the basis for discussion with Region, however, our concerns are not limited to what we have stated here. With such a small time frame between when the reports were released and the actual meeting, our concerns are forced to be somewhat general. We would like to sit down with the Region and if need be, the City, in the near future to help settle all of our outstanding concerns.

Yours Truly,
Rizmi Holdings Limited & Lucia Milani

Per. Cam Milani
encls

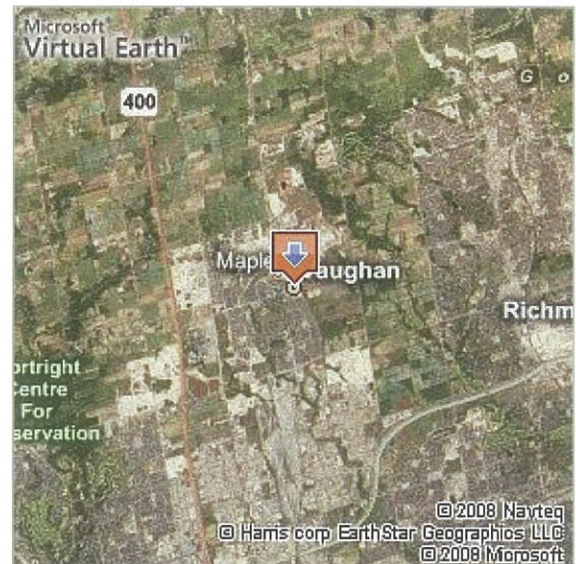


Live Search Maps



Vaughan, ON

Parcels 1-3, City of Vaughan





Live Search Maps



Vaughan, ON

Parcel 3



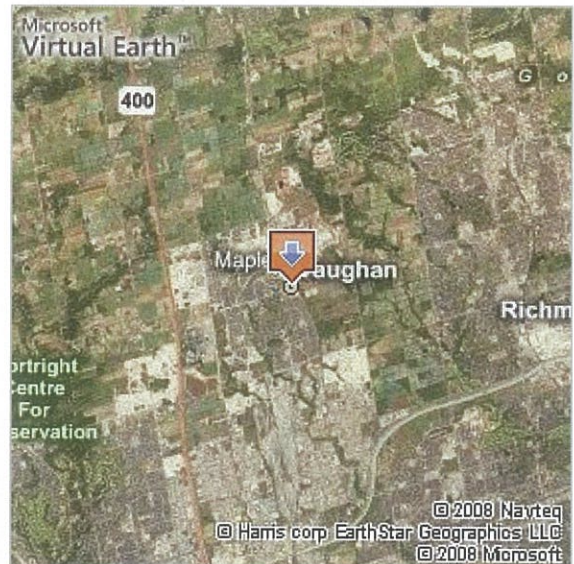


Live Search Maps



Vaughan, ON

Parcel 1



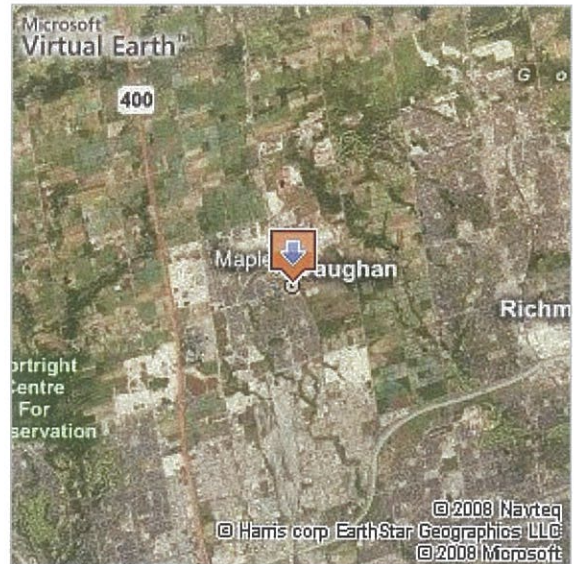


Live Search Maps



Vaughan, ON

Parcel 2





MEMORANDUM

TO:

ATTN:

FROM: Fraser Nelson

DATE: April 8, 2009

RE: York Region Public Meeting re OPA

My name is Fraser Nelson. I am here today representing Metrus Development and the various projects that Metrus manages within the Region of York.

First let me acknowledge and applaud Council's direction and staff's efforts in outreach to dialogue with BILD and its representatives. This has been extensive regarding the land budget and growth needs analysis. I support the conclusions reached in this area. The sustainability policies regarding New Communities Criteria have just started to be reviewed. I note that BILD has submitted correspondence regarding this public meeting and made particular comments on the sustainable policies. I endorse those comments and look forward to further discussion on them.

As you are only part way through the OPA process, my deputation today is to be on the record as expressing an interest, to acknowledge staff's efforts at engagement done to date and to look forward to participating in the remainder of the process.

Thank you.



Received April 9, 2009

April 9, 2009

File No. 66490

VIA EMAIL: regionalclerk@york.ca

Denis Kelly, Regional Clerk
Corporate Services Department
York Region Administration Building
17250 Yonge Street, 4th Floor
Newmarket, ON L3Y 6Z1

Dear Mr. Kelly:

**Re: Regional Official Plan Update
Special Meeting of Council – Information Report**

We represent E. Manson Investments, owners of lands in Richmond Hill, who have interest in the matter of the Region's Official Plan update. Can you please provide us with notice of any Committee or Council meetings which are scheduled to consider the proposed updated Official Plan and written notice of any decision of Regional Council respecting same.

Thank you for your help in this matter.

Yours very truly,

AIRD & BERLIS LLP


Patricia A. Foran
PAF/ek

5097858.1



April 17, 2009

OUR FILE: 1001.5

John Waller, MCIP, RPP
Director Long Range and Strategic Planning Branch
Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

Dear Mr. Waller;

Re: Regional Official Plan Update
Follow up to Deputation at Public Meeting April 8, 2009

We represent Memorial Gardens Canada Limited ("Memorial Gardens") regarding planning matters which may impact their cemetery properties. In this regard, we have worked with Memorial Gardens for more than 15 years. Memorial Gardens owns and operates cemeteries across Canada and is actively involved in the development of new cemetery properties in different provinces. In York Region, Memorial Gardens owns Highland Hills Memorial Gardens in Gormley (Whitchurch-Stouffville) and Glenview Memorial Gardens in Vaughan. To keep up with the increasing demand for cemetery space they are also actively involved in establishing new cemeteries in the Region of York and the GTA.

In the course of our representation of Memorial Gardens we have noted that cemeteries represent a "forgotten" land use in the context of traditional land use planning. Few land use planning policy documents consider this form of development, or the need to provide sufficient opportunities for cemetery development. Where it exists at all, land use policy tends to focus on recognizing existing cemeteries rather than developing new properties, irrespective of the capacity of the community's existing cemeteries. It has been our experience that planning policy documents typically fail to provide policies to guide the development of new cemeteries or identify new cemetery lands in the manner that residential, commercial, industrial, institutional and environmental land uses are typically identified. The Region of York is typical in that it does not provide land use policy direction regarding the expansion or development of new cemeteries and associated facilities. Our client is requesting that the Region of York correct this oversight by providing planning policy directed at addressing the provision and location of lands for future cemetery purposes.

Memorial Gardens currently has planning applications before the Region of York and the Town of Markham for the establishment of a new cemetery in and adjacent to the Hamlet of Dickson Hill. In support of their applications we have recently completed a comprehensive policy review of Provincial, Regional and Municipal land use policy. Our review is to be submitted to the Region and Town under separate cover in support of our client's applications.

Notwithstanding the particulars of our client's applications, the overall planning policy vacuum remains, and needs to be appropriately addressed. The need for cemeteries has paralleled the historic



To: John Waller, MCIP, RPP
Re: Regional Official Plan Update

P. 2

growth of settlements. Early burial grounds were located away from settlement areas for health and perception reasons. As the settlements grew, however, the burial grounds became part of the community and became more formalized in terms of their organization. To this end, early cemeteries were often associated with local churches, typically located within the church yard itself. As the settlement areas expanded, however, larger properties were needed to accommodate the burial needs of the settlement residents. New cemeteries, therefore, were by necessity located on the outskirts of communities as this was generally the only place properties of sufficient size could be secured. As settlement plans evolved, however, little thought was given to the provision of sufficient land for cemetery use. Nevertheless, cemeteries are a necessary social element servicing society's needs for the memorialisation and accommodation of the deceased. In addition to the practical function of accommodating society's deceased, cemeteries also contribute to the maintenance of the cultural diversity and social history of communities. As such, they represent a valuable land use that should be appropriately accommodated within the structural framework of our urban and rural communities.

Cemeteries continue to represent an often neglected land use in terms of the planning process and the associated development of urban and rural areas. Few municipalities plan for the burial and memorial needs of their citizens. Land use policy tends to focus on recognizing existing cemeteries rather than developing new properties, irrespective of the capacity of the community's existing cemeteries. Few planning policy documents provide policies to guide the development of new cemeteries, and fewer still identify new cemetery lands. Land use planning for cemeteries, however, differs from traditional land use planning due to the character associated with the type of land use itself. To this end, it has been consistently demonstrated that cemeteries represent a compatible development form with most other land uses, urban and rural. Specifically, in terms of the question of the potential impact of a cemetery on adjacent land values, for example, studies have consistently demonstrated that the value of land around cemeteries increase in time because of the location of a cemetery which is considered to be comparable to a passive park in nature, and therefore they represent a public amenity. Park-like settings with the open and natural spaces that typically characterize cemeteries are complimentary to the areas that surround them. Whereas the more common land use characterizations are considered to be "residential", "commercial", "industrial", "institutional" and "recreational", with a focus on the infrastructure requirements of their provision, cemeteries require little infrastructure for their implementation and maintenance.

In terms of "land use planning", cemeteries represent one of the few "permanent" types of land use. As such the planning horizon associated with cemetery development is significantly longer than what is employed during the development of typical land use planning policy. Whereas most planning policy documents have planning horizons of up to twenty years, the development horizon for a cemetery is often between 50 to 100 years: This development horizon is intended to span many family generations, and, as a result, contributes to the social history of an area.

The Region's population projections anticipate a growth in population from just below 1 million people to 1.5 million by 2031, an increase of over 60%. The Land Budget and Urban Boundary Expansion takes into account additional land for the traditional land uses: residential, commercial, employment, park land, etc. These are the land uses which should be grouped in urban areas as each one (except park land) requires the construction of infrastructure to support the form of development. In this regard, public infrastructure should be used efficiently, as articulated through the Provincial documents – "Places to



To: John Waller, MCIP, RPP
Re: Regional Official Plan Update

P. 3

Grown", the "Greenbelt Plan" and the "Oak Ridges Moraine Conservation Plan". Conversely, cemeteries do not require the infrastructure that traditional land uses do, but do require relatively large parcels of land – 20 to 40 hectares. Parcels of such size within existing urban areas are rare and do not represent the most efficient use of land resources.

With an increase in population, there is an increase in demand for all land uses including an increase demand for burial and memorialisation close to home. Research that has been done for Memorial Gardens shows that 60% of the population, within any catchment area, will chose interment options close to their general area of residence. This increase will translate to pressure to provide this land use but without policy guidance through the regional official plan proper guidance is not available for municipalities to address this issue in their local official plans. As this is one of the few 'permanent' land uses, higher order planning is necessary.

Cemeteries are an integral component of the social network and a necessary and important land use. The memorialisation of the deceased is a fundamental social requirement that needs to be appropriately accommodated. Cemetery providers such as Memorial Gardens provide facilities and properties that are multi-denominational, servicing many ethnic and cultural groups. We trust that the Region will consider this matter and provide appropriate land use planning policy guidance to ensure that this issue is addressed through this Official Plan review. We would be pleased to provide the Region with more information to assist in this regard.

Sincerely,

Michael T. Larkin, MCIP, RPP
Principal

cc Cosimo Casale; Cosmopolitan Associates Inc.
W. Thomas Barlow, Fasken Martineau Dumoulin LLP



April 7, 2009

Mr. John Waller
Director of Policy Planning
Regional Municipality of York
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

Dear Mr. Waller:

Re: York Region LEAR Study
Our File No. 3346

I understand that the Region of York is currently doing a study to determine the limits of agricultural land in portions of the Region within the Greenbelt and Oak Ridges Moraine. I own property located at the south-west corner of the Aurora Loydtown Road and Highway 400 identified as Lots 26 and 27, Concession V, in the Township of King. These lands are currently designated as prime Agricultural land by the Region. However, my lands have been extensively modified. The lands were used as a ginseng operation a number of years ago which seriously damaged the soil capability. Subsequently the lands were planted in trees to develop a tree nursery. However, the soil conditions remaining after the ginseng operation would not support the nursery. The lands have been heavily modified by landscaping and earth-moving and are no longer suitable for any form of agricultural operation.

Over the years I have had discussions with the Township of King and Region of York regarding alternate uses for the property. The greatest constraint to using the property for rural economic development purposes is the designation of the land as prime Agricultural lands. The Oak Ridges Moraine Plan would continue to affect the lands but would enable uses that are appropriate on the lands.

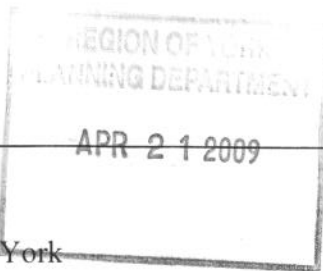
I would be pleased to meet with representatives of the Region or the consulting team undertaking the LEAR Study for the Region in order that they can review the property and determine that it is no longer an agriculturally viable parcel. In addition, I am confident that a review of the surrounding lands would show that none of the surrounding lands are used for agricultural purposes. I believe that a Rural underlying designation would be appropriate and would enable the use of the lands in a manner that would benefit the Region and the Township of King.

Thank-you for your consideration of this matter, should you have any questions regarding the property I invite you to contact me or our planning consultants, Meridian Planning Consultant in Barrie Ontario.

Sincerely



Peter Eliopolous



April 16, 2009

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

140 Renfrew Drive, Suite 201, Markham
Ontario, Canada, L3R 6B3
Tel: (905) 513-0170
Fax: (905) 513-0177

Attention: Mr. Bryan Tuckey, MCIP, RPP
Commissioner Planning and Development Services

Re: Comments – The Criteria for Building New Communities in York Region

Dear Mr. Tuckey,

I am writing on behalf of the North Markham Landowners' Group (NMLG). NMLG owns 748 hectares of land in the Markham Whitebelt, with the intention of development by 2031. Their holdings constitute 25% of the Markham Whitebelt.

With the *Best Practices for New Communities Discussion Paper* and the workshop in December 2008, York Region demonstrated its desire to take a leadership position in terms of sustainable development, and a high level of stakeholder engagement.

The Group supports the direction York Region is taking regarding sustainable development. We do however have several concerns with the *Criteria* as written which we would like to see discussed. The comments are presented on behalf of NMLG but could be regarded as equally applicable to all York Region Whitebelts.

The imposition of additional costs and substantially higher densities will place new Whitebelt communities at a competitive disadvantage. It should be recognized that these developments will have to compete with those within the current municipal settlement areas, or with developments in adjacent regions. The *Criteria* should demonstrate equity with future designated greenfield, brownfield and infill developments.

Creating new communities in the Whitebelt at 20 units per hectare (70 persons+jobs/ha) will be a major challenge. Pending decisions on environmental and other acceptable take-outs could drive this density figure even higher. Work is required to understand how these communities can be delivered while still attracting the broad spectrum of buyers. There are two topics we think worthwhile to discuss. How is the Region going to measure success and manage the process to ensure this density is achieved? What will be the Region's process for planning Whitebelt communities?

The *Criteria* lacks flexibility and is too prescriptive. As written, many sustainability features are mandatory regardless of whether they are technically feasible, financially viable, or better alternatives exist. This compulsory quality of the criteria is accomplished through the frequent use of text such as "shall", "maximizes", and "Make full use of all available...". We feel the

Criteria should be less prescriptive, and instead present options that could be implemented to achieve the equivalent sustainable result.

The *Criteria* would benefit if it incorporated clear and measurable goals. For example, a 50% improvement in energy efficiency is a goal. LEED is just one vehicle to achieve it. There may be other ways to achieve the goal and we believe developers should be afforded the flexibility to determine the approach they would take to meet the goal.

The *Criteria* places no limit on what developers could be required to provide now or in the future or on the costs that could be incurred. This open-ended characteristic is troubling, and needs to be addressed.

The *Criteria* does not appear to consider economics or the financial feasibility of the various sustainability features it incorporates.

A goal of increasing energy efficiency for new buildings is commendable but it comes with a cost. A US Green Building Council study indicates initial costs escalating from 2% to 4% to 9% on average for LEED levels Silver, Gold and Platinum respectively. Anecdotally, developers might say that LEED costs are much higher.

Solar photovoltaic (PV) systems and ground source heat pumps (GSHP) are not cost justified over their life cycles. The technology breakthroughs required to make them economically viable have not happened. Both suffer from high initial costs while delivering only modest annual energy savings in urban settings. GSHP systems only yield a tiny reduction in greenhouse gas emissions. PV and GSHP systems add significantly to the purchase price of a new home. At estimated costs of \$25k-\$30k for each type of system, the resulting increased house prices will serve to deter potential buyers.

This discussion of economics could be extended to other elements included in the *Criteria* such as green roofs, permeable pavers and other low impact development options.

The requirement for Zero Carbon buildings post-2031 deserves special mention. The government of the UK, through extensive investigation of Zero Carbon for homes, predicts that the cost of new homes under such a program will increase by up to 20% yet the new communities will still fall substantially short of zero carbon. From their work, zero carbon communities will require large scale wind/biomass energy plants in/near the communities. Since this *Criteria* requirement is identified as post-2031, I suggest it be removed from the *Criteria* until the concept, costs and benefits are fully understood.

A reference is made in the March 4, 2009 York Region report accompanying the draft *Criteria* to piloting some of the elements in Regional projects. We have heard comments in another forum that piloting should be done and development accordingly delayed because some LID technologies are as-yet unproven. Implementation of those technologies on a broad scale therefore bears an element of risk. Another basis for delay is not helpful to the industry.

The *Criteria* obligates developers to provide new infrastructure systems which frankly could be beyond their capacity to deliver. Two examples are renewable technologies on a municipal,

community and site scale, and community mobility plans. It's one thing to ask a developer to produce an energy plan for their proposed development. It is quite another to expect them to provide a wind/biomass/district energy plant. Similarly, a developer can design the new community to be compact, transit-oriented and pedestrian friendly. But only the region and the municipality can ensure that transit is provided in the initial stages of the development.

For these specific *Criteria* elements, it must also be recognized that this type of infrastructure is almost certainly beyond the scope and ability of a single developer.

Lastly, the *Criteria* introduces a new requirement - a Greenlands System Assessment. We would like to understand the Region's securement policies associated with this process. Also on this topic, we have some reservations about the ability of new infrastructure to contribute to an overall net system gain by increasing natural cover etc. and would appreciate the opportunity to discuss this further with you.

We believe York Region is on the right track in developing sustainable solutions. However, the *Criteria for Building New Communities in York Region* would benefit from further discussions with stakeholders and adjustments before its final adoption. I look forward to your April 22nd meeting with BILD.

Sincerely,



Ted Nickerson

Cc Bruce Macgregor, York Region
 John Waller, York Region
 North Markham Landowners Group
 Don Given, Malone Given Parsons
 Paula Tenuta, BILD York Chapter
 Fraser Nelson, BILD



Weston Consulting Group Inc.

'Land Use Planning Through Experience and Innovation'

April 21, 2009
File No. 4127

Planning and Development Services
17250 Yonge Street, 4th Floor
Newmarket, Ontario
L3Y 6Z1

ATTENTION: Brian Tuckey, Planning and Development Services Commissioner

Dear Sir:

**Re: Land Budget and Urban Boundary Expansion: Regional Official Plan Update
Regional Municipality of York**

Weston Consulting Group Inc. is the agent for The Church of Pentecost Canada, the owners of No. 1200 Jane Street, (Part of The East Half of Lot 34, Concession 5) in the City of Vaughan.

We have recently reviewed the Land Budget and Urban Boundary Expansion report prepared by the Regional Municipality of York (April 8th 2009). Paragraph 4 on page 7 of this report states:

"The need and justification and potential location of the GTA West corridor linking highways 400 and 427 in Vaughan has yet to be determined. Until the Province determines whether a GTA West corridor is justified lands within the study area are essentially encumbered and are not readily available for development."

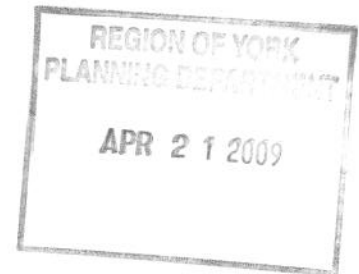
It is our understanding that MTO have not undertaken any Corridor studies to determine a route for this proposed highway. However, Attachment 3 of this document, labeled 'City of Vaughan Whitebelt Lands Required up to 2031' contains a designated route for proposed Highway 413. The location as depicted in this report is of concern to our client due to the potential effects it could have on the future development of their property.

Could you please confirm that the proposed Highway 413, as identified on Attachment 3 of the aforementioned report, is a conceptual delineation of the GTA West corridor and has no official standing with respect to the Regional Official Plan or any other Municipal or Provincial document?

Yours truly,
Weston Consulting Group Inc.



Kurt Franklin BMath MAES
Vice President



Cc: Paul Bottomley, Manager of Growth Management, Region of York
John Waller, Director of Long Range and Strategic Planning, Region of York
Pastor Alex Agyei-Gyamera, The Church of Pentecost Canada
Rosemarie Humphries, Humphries Planning Consultants Inc.



May 13, 2009

Regional Municipality of York
Planning Department
17250 Yonge Street
Newmarket ON L3Y 6Z1

Attention: Ms. Barb Jeffrey, Manager, Land Use Policy and Environment

Dear Barb:

**RE: W. J. Smith Gardens Limited
22655 Yonge Street
Town of East Gwillimbury
SCI File No. 0901**

Sciberras Consulting Inc., has been retained by W. J. Smith Gardens Limited to assist in securing agricultural development rights for the referenced property.

W. J. Smith Gardens Limited are the registered owners of approximately 2,100 acres of agricultural land generally located west of 2nd Concession Road, south of Ravenshoe Road, north of Holborn Road and east of the Holland River. The subject lands are located in the Holland Marsh area.

It is a 3rd generation family run business that has been farming in this location since 1946. The original farm was comprised of 250 acres and has expanded to its current size over the last 30 years. W. J. Smith Gardens Limited grows and packages carrots and onions serving local, national and international markets. It is the largest family owned farm in this area.

Of the 2,100 acres approximately 875 acres are actively farmed. The remaining lands will ensure adequate crop rotation and opportunity for expansion of the farming operation to meet growing demand now and into the future.

W. J. Smith Gardens Limited finds itself in an unusual situation regarding its existing farming operations and discrepancies between various provincial policies as they affect the subject property.

The W. J. Smith Gardens property is currently occupied by a single storey office building and several large storage buildings. The subject site is contained within the area known as the "Holland Marsh" and is designated as such within the Province's Greenbelt Plan.

It appears that the MNR, through aerial mapping interpretation, has designated a considerable portion of the subject site as "provincially significant wetland". As the largest, family owned, farming business within the Holland Marsh the designation of the majority of their lands as a PSW will have a significant impact on their current and future operations and the provision of food for the increasingly demanding local market.



The Province's Greenbelt Plan specifically states *"The Greenbelt is a broad band of permanently protected land which: Protects against the loss and fragmentation of the agricultural land base and supports agriculture as the predominant land use."*

Over the years the Holland Marsh area has experienced a number of farms bought, sold and severed into smaller parcels. The W J Smith Gardens farm is one of the few, if not the only, family run farms that has expanded.

The subject site is located within the "Regional Greenlands System" of the Region's current Official Plan. Within that designation areas are identified as "Significant Forested Lands" and "Wetlands". The subject site is also designated as "Rural Policy Area".

The Region is currently preparing its new draft Official Plan. W. J. Smith Gardens Limited wants to ensure that adequate policies are in place to secure their ability to expand the current active operations to meet future needs.

We look forward to further discussions with the Region, LSRCA, MNR, OMAFRA and other related Provincial ministries in the coming months regarding this situation. To assist in these discussions, Mr. Tom Hilditch of Savanta Inc. has been retained by W. J. Smith Gardens Limited and is in the process of preparing an Environmental Assessment of the property to identify any significant wildlife, plant life and/or environmental features that may exist on the property. It is our clients' intention to protect the wooded areas and to provide enhanced areas to better accommodate any wildlife while still securing lands for current and future farm production.

Utilizing the results of Mr. Hilditch's investigations we will be preparing a "master" farming plan which will identify those areas to be protected and those areas that are best suited for agricultural purposes. It is our hope that with the preparation of the master plan, the Environmental Assessment and discussions with the various government agencies we will be able to rectify the current situation to everyone's satisfaction.

I trust you will find the above information satisfactory; however, should you have any questions or require additional information, please do not hesitate to call.

Yours truly,

SCIBERRAS CONSULTING INC.

Angela Sciberras MCIP, RPP
Principal

Cc : Dan Stone, Town of East Gwillimbury
Paul & Ian Smith, W. J. Smith Gardens Limited
Neil Davis, Davis Webb LLP
Tom Hilditch, Savanta Inc.

Smith Gardens 2002



REGION OF YORK
CLERK'S OFFICE

FILE No. -

D05



FAX

FAX

FAX

Davies
Howe
Partners

TO: Mr. Denis Kelly

FIRM: Regional Clerk, Region of
York

FAX#: 1-905-895-3031

DATE: May 27, 2009

FROM: Ashley for Susan Rosenthal E-MAIL: susanr@davieshowe.com

REF: York Region Official Plan Update

MATTER#: 702025

PAGES: 2 (incl. this page)

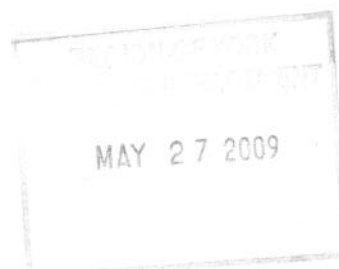
Lawyers

The Fifth Floor
99 Spadina Ave
Toronto, Ontario
M5V 3P8T 416.977.7088
F 416.977.8931
davieshowe.com**IMPORTANT NOTICE:**

This telecopy is directed in confidence to the person named above, and may not otherwise be distributed, copied or disclosed. The contents of this telecopy may also be subject to solicitor-client privilege and all rights to that privilege are expressly claimed and not waived. If you have received this telecopy in error, please notify me immediately by telephone and return the original transmission to me by mail, or destroy the same, without making a copy.

MESSAGE:

Please see attached.





Davies
Howe
Partners

Lawyers

The Fifth Floor
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T 416.977.7088
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Please refer to: **Susan Rosenthal**
e-mail: susanr@davieshowe.com

May 26, 2009

By Facsimile Transmission Only to 1-905-895-3031

Mr. Denis Kelly
Regional Clerk
The Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

Dear Mr. Kelly:

Re: York Region Official Plan Update

We are counsel for Clearpoint Developments Ltd., Upper City Corporation and 775377 Ontario Ltd. (Belmont).

We are writing to request that we be added to the circulation list and receive notice of any and all meetings, including open house, public, Council and committee meetings, reports and background reports with respect to the York Region Official Plan update. We are hereby also requesting notice of adoption with respect to the York Region Official Plan.

Should you have any questions, please do not hesitate to contact me. We look forward to receiving further information in response to our inquiry.

Yours truly,

DAVIES HOWE PARTNERS

Susan Rosenthal

SR:ks

Copy: Clients

DOS. 2009. 1. 017



green earth

May 26, 2009

Mr. Bryan Tuckey, MCIP, RPP
Commissioner of Planning and Development Services
York Region
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Dear Mr. Tuckey

**Subject: Green Earth Village Demonstration Project
Comments on Regional Official Plan Update Process**

We appreciate having had the opportunity to meet with you on March 31st to discuss the proposed Green Earth Village project in the Town of East Gwillimbury. As follow-up to this meeting, we are pleased to provide comments on the Regional Official Plan Update process in regard to the proposed Green Earth Village project, on behalf of our clients Royal Park Homes and Signature Developments.

The focus of this submission is on the basis for designating the Green Earth Village lands for urban growth in the new Official Plan. We will provide a separate submission regarding the Region's methodology in determining land needs in East Gwillimbury. We are also currently advancing our approach in regards to sustainable servicing and energy approaches in Green Earth Village, which we will share with you and your staff in the near future.

1. COMMENTS ON THE OFFICIAL PLAN UPDATE PROCESS

We support the Region's finding that there is a need for expansions to the settlement boundaries in East Gwillimbury in order to accommodate projected growth to 2031. The York Region 2031 Land Budget (January 2009) notes that approximately 514 hectares of land outside of the existing settlement areas is required to accommodate growth to 2031, including approximately 427 hectares for community expansion and 87 hectares for employment area expansion. In our view, there is a basis for additional whitebelt expansion beyond these figures, relating largely to assumptions made by the Region regarding population and employment densities.

In our letter to the Region dated October 30, 2008 we provided comments regarding the Region's Refined 2031 Forecast and Land Budget Report, and noted that there was a basis for increasing the amount of land to be designated for employment area growth. This will assist the Town in achieving their desired population to employment ratio of 2:1 and planned urban structure, and support the advancement of the planned Bradford By-pass. The planned repositioning of the post-secondary institution in Green Earth Village may also provide a basis for increasing the amount of land designated for employment growth, as the jobs associated



earth

with this major employer would no longer be within the designated urban area. The planned implementation of the Bradford By-pass by 2021 supports the appropriateness of employment growth in this corridor.

We support the Region's interpretation of the Growth Plan for the Greater Golden Horseshoe in regards to the approach to calculating density within the whitebelt areas of the Region. The Region's approach to calculating gross density on the basis of the exclusion of certain land uses such as golf courses and cemeteries is pragmatic and appropriate.

We will provide a detailed outline of our position regarding the Region's methodology in calculating land needs in East Gwillimbury in a separate submission in the near future.

2. REGIONAL SUPPORT REQUESTED FOR URBAN BOUNDARY EXPANSION ONTO GREEN EARTH VILLAGE LANDS

We understand that the Region of York will be identifying lands required to support the required urban area expansion to 2031 through the Official Plan Update process. We would request that the Region give thoughtful consideration to inclusion of Green Earth Village within the urban boundary of Queensville. The following Figure 1 identifies the urban structure of East Gwillimbury with the Green Earth Village lands included within the settlement area boundary.

Following are compelling reasons why the Region should incorporate Green Earth Village into the proposed Urban Area of the Region's draft official plan.

The Green Earth Village demonstration project will lead change in the nature of future development in the Town, Region and Province. Green Earth Village is to be developed based on sustainable community principles, with the objective of achieving both a high quality of life for



residents and employees and achieving a significantly lower carbon footprint through reductions in energy and waste and water consumption. It will be a "next generation" sustainable development pilot project, incorporating leading-edge energy and water conservation technologies and contemporary community planning principles, such as mixed uses and pedestrian-oriented design.

Green Earth Village is not a site-specific development application; it is a concept proposed for approximately 135 hectares (net of environmental lands) of integrated community and employment lands as a demonstration project, with the potential for a broader application in the North Queensville planning precinct. This critical mass is essential to achieving innovation in energy and infrastructure and to influence positive change in the "whitebelt" areas of the Region.

ii) Real Opportunity for the Town and Region to Realize Innovation in the Short Term

At the Region's "Best Practices for New Communities Workshop", several key themes were identified by attendees and presented by the Regional staff to the Region's Planning and Economic Development Committee on January 7, 2009. Most of these themes are highly supportive of the Green Earth Village sustainable demonstration project, including the following:

- i. "Innovation needs to be promoted, rewarded and recognized";
- ii. The need for "Strong leadership" to make it happen;
- iii. "Consider pilots and/or demonstration projects";
- iv. "Economic advantages to sustainable shift"; and,
- v. "Cannot afford to lose this opportunity".

Green Earth Village may be the only opportunity to realize and influence this shift to more sustainable development in the short to medium term. There is significant growth potential within the existing settlement areas of East Gwillimbury, and the current planning permissions within these settlement areas (approved secondary plans and draft plans of subdivision) provide for conventional, largely low density, forms of development, suggesting that the next decade of growth within East Gwillimbury could be like the last. There does not appear to be serious interest in the land development community for embracing new development approaches. Further, the support for a project like Green Earth Village is strong at all levels of government and the notion of sustainable greenfields development is gaining widespread acceptance in the marketplace, suggesting that the right conditions exist for moving forward at this time with Green Earth Village.

Regional support and leadership is required to bring about change by supporting the Green Earth Village project.

iii) The Growth of Queensville is Promoted by the Current Regional Policy Framework

Green Earth Village represents the completion of the Queensville Community. This notion of growing and completing Queensville is consistent with the current policy direction in the York Region Official Plan, which identifies Queensville as the only "Urban Area" in East Gwillimbury (see Figure 2). Sharon and Holland Landing are designated "Towns and Villages" in the York Region Official Plan. The implication of the "Urban Area" designation of Queensville is that it is



intended to be the focus for growth is East Gwillimbury, whereas the communities of Sharon and Holland Landing are secondary settlement areas.

Incorporation of Green Earth Village into the settlement area boundary serves to support this policy direction and to promote the creation of a "complete community" in Queensville. Any growth option for East Gwillimbury that does not provide for expansion of Queensville represents a departure from this Regional Official Plan policy direction.

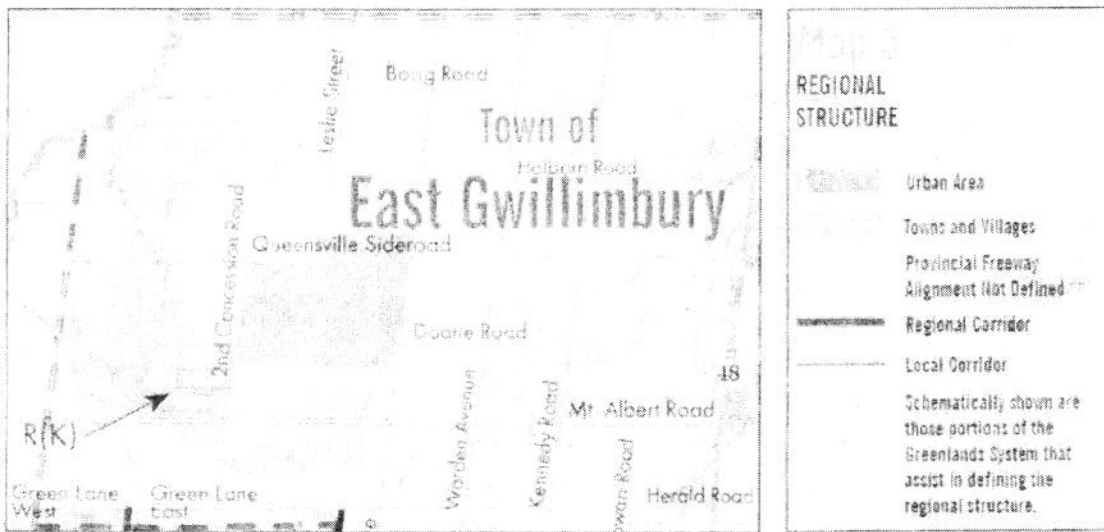


Figure 2: Existing settlements in East Gwillimbury

The growth of Queensville is also consistent with Provincial policy, including the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe, that directs growth to existing urban areas and prohibits the creation of new settlements, in order to make more efficient use of existing infrastructure, be supportive of transit use, and otherwise contribute to the creation of complete communities.

iv) Green Earth Village Completes the Queensville Community

Green Earth Village represents the most logical location for expanding the boundary of Queensville for the following reasons:

- i. the lands directly abut the existing built area of Queensville as well as the designated settlement area boundary;
- ii. the lands were previously identified as part of the Queensville Community Plan Study Area (see Figure 3); when the Queensville settlement boundary was confirmed through OPA 89, the only Study Area lands that were not ultimately included in the settlement boundary were the Green Earth Village lands;



green earth village

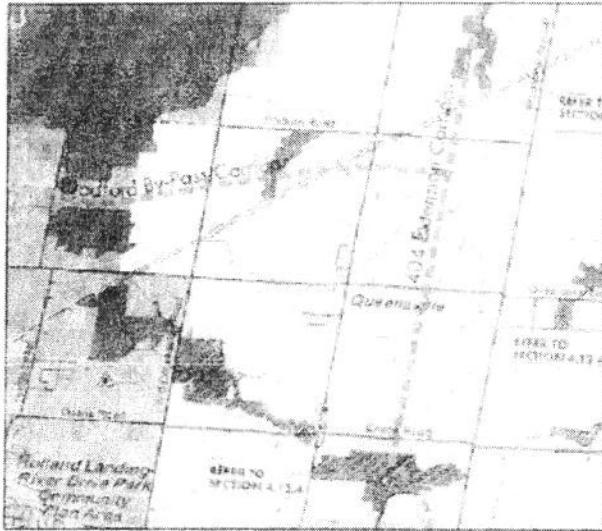


Figure 3: Original Queensville Community Study Area Boundary

- iii. an extension of the settlement area boundary would represent a "filling" or "rounding" out of the Queensville community, regularizing the community boundary and using the Bradford By-pass as a logical limit of the urban area;
- iv. the lands are well served by existing roads, including Queensville Sideroad and the 2nd Concession which are to be improved to accommodate the first phases of growth in Queensville;
- v. the lands are in close proximity to the first phases of the planned urban development in Queensville;
- vi. these lands are readily serviced through the extension of planned infrastructure; and,
- vii. Green Earth Village will contribute to a better variety of housing types in Queensville.

v) **Balanced Growth Approach**

Settlement area boundary expansion to include Green Earth Village protects the Town and Region by not "putting all its eggs in one basket". The development of Green Earth Village can proceed in addition to urban expansion elsewhere in the Town, providing more certainty of development to support municipal investments in hard and soft infrastructure and proof positive of the feasibility of sustainable design and development approaches, which can be applied in other growth areas of the Town. Should growth of other planned areas, such as the Green Lane Corridor, not proceed at the pace or in the form anticipated, the growth of Green Earth Village will provide financial benefits to help compensate for the underperforming areas.

It would be unfortunate if the Town were to find themselves in the same position ten years down the road, with approvals in place for development that does not capitalize on new technology in a meaningful way and does not advance excellence in community building.

Green Earth Village also supports community building in Queensville and creation of a complete community in East Gwillimbury. These lands are immediately adjacent to the built boundaries of Queensville and are in close proximity to the first phases of the planned urban development in



greenearthvillage

Queensville. In fact, the expansion of Queensville to include the Green Earth Village lands is the only growth option that promotes the creation of a complete community in the Town's principal urban area, in contrast to the Town's identified 2031 growth option of distributing growth to multiple centres. A continued focus on Queensville is likely the most cost effective growth option, and consistent with the current policy framework and the principle of logical extensions to existing built areas.

vi) Supported by Town's Growth Management Study

The incorporation of Green Earth Village in the settlement area of Queensville is justified from a growth management perspective. The Town's draft Official Plan document, Section 5.4.2, notes that only a portion of the lands required for Community Area expansion has been identified on Schedule A, the Urban Structure Plan, and that further settlement area expansions will be required to achieve the 2031 forecast for Community Area land. This residual growth potential, at a minimum, should be allocated to Green Earth Village to respect the Region's policy framework for East Gwillimbury, which directs growth to Queensville, and to implement the balanced growth approach. It would be prudent to identify where all potential growth will take place, in both Regional and local official plans, in order to provide the certainty that is necessary for private sector investment.

vii) Making the Post Secondary Institution and Job Creation a Reality

The landowners in Green Earth Village are prepared to work with all tiers of government to bring a post-secondary institution into Queensville. This can be facilitated through the repositioning of 50 to 80 acres of land, and potentially an alternative approach to project delivery, such as design-build. The landowners view the development of a post-secondary institution as a bona-fide business opportunity and an asset to Green Earth Village. Large institutional facilities, by virtue of their energy and servicing infrastructure requirements and building form, can be the cornerstone for innovative energy, water and wastewater initiatives. Further, a post-secondary institution can serve as a catalyst for advancing the development of the employment lands in the area.

Green Earth Village will create jobs through mixed-use, industrial and institutional development. The Town's Growth Management Study Update identifies the potential for 14,000 jobs and 8,000 people in the "North Planning District", which consists largely of Green Earth Village. Many of these jobs could be in business activity related to sustainability, including green industries or industries that benefit from the by-product of green development. In addition, the realization of a post-secondary institution will create many high paying jobs and can focus the location of creative businesses in East Gwillimbury.

viii) Green Earth Village Creates Other Benefits for the Region

Green Earth Village holds the promise of a variety of other important benefits, including:

- i. creating a catalyst for the realization of green industry and a post-secondary institution in Queensville, based on programming in environmental studies relating to the innovative Green Earth Village project and the Region's sustainability orientation;



green earth village

- ii. diverting traffic from the Green Lane corridor based on the use of the planned 404/Queensville Sideroad interchange and/or the 404/Doane Road interchange;
- iii. significantly reducing per capita water demand and sewage through the use of innovative technologies, meaning more housing and hence more revenues to the Town and Region can be achieved with less servicing allocation;
- iv. advancement in the timeframe for development for the Bradford By-pass based on the demand associated with the post-secondary institution and developing employment areas adjacent to the corridor; and
- v. other possible spinoff benefits from the sustainable pilot project, including: creating a basis and focus for green industry, attract a highly skilled and affluent population; implementation of alternative energy sources; potential municipal revenues as a supplier of district energy; demonstration of alternative transportation models, including support for transit in the Concession 2 corridor; promotion of local food production; an evolution in community development form; and innovation in water conservation and resource management.

ix) The Time is Right for Green Earth Village

While there is always resistance to change, there is a developing consensus amongst government and the public that we must change the way we live our lives and build our communities in order to sustain our society. Consumer acceptance for 'green' and sustainable products is growing. According to the Consumers Council of Canada, research undertaken in the GTA and Ottawa suggests that almost one third of new homeowners view energy efficiency as extremely important and specifically identified energy efficiency as a purchase motivator.

This alignment of political support at all levels, heightened purchaser awareness and acceptance, and, in this instance, a motivated developer, creates a rare opportunity to implement a partnership to bring about change. Green Earth Village represents a tremendous opportunity for the Region to lead change given the support at all levels at this time for the concept.

Conclusions

Green Earth Village will be a catalyst for positive change, leading a shift to sustainable greenfields development in York Region. In the Town of East Gwillimbury, Green Earth Village may be the only opportunity to realize and influence this fundamental shift in the short to medium term. The support for a concept like this is strong at all levels of government and the notion of sustainable greenfield development is gaining widespread acceptance in the marketplace.

Growth in the Region should be focused on existing urban areas, and the expansion of the Queensville boundary in the Regional Official Plan represents good planning. Queensville is the only settlement area in East Gwillimbury that is currently designated an "Urban Area" by the Region, and is intended to be the focus for growth in the Town. Provincial Policy also supports the concept of focusing growth in existing settlement areas. Green Earth Village is a logical and desired location for growth.



green earth village

A Regional settlement area expansion to include Green Earth Village in the Queensville "Urban Area" can balance the urban expansion of the Green Lane Corridor, providing more certainty of development to support municipal investments in hard and soft infrastructure reinforce the feasibility of sustainable design and development approaches.

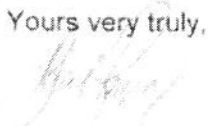
The incorporation of Green Earth Village in the settlement area of Queensville is justified from a growth management perspective. The Town's draft Official Plan designates only a portion of the lands required for Community Area expansion to 2031 and notes that further settlement area expansions will be required to achieve the 2031 forecast for Community Area land. This residual growth potential, at a minimum, should be allocated to Green Earth Village to respect the Region's policy framework for East Gwillimbury, which directs growth to Queensville, and to implement the balanced growth approach. It would be prudent to identify where all potential growth will take place, in both Regional and local official plans, in order to provide the certainty that is necessary for private sector investment.

The realization of Green Earth Village will require vision and leadership to confront the challenges associated with delivering a new form of community development. It will take time for research, refinement of the sustainable development program, negotiation of revised standards and securing planning approvals. To achieve such a paradigm shift partnership with approval authorities is of fundamental importance. Royal Park Homes and Signature Developments are prepared to embark on the process of redefining greenfield development, but can only do so with the support and leadership of the Town, Region and Province.

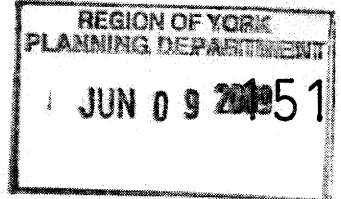
In conclusion, it is requested that the Region incorporate the Green Earth Village demonstration project lands within the settlement area boundary of Queensville through the Official Plan Update. This initiative of the landowners to meet the challenge of introducing a new form of sustainable community development should be embraced by the Region and recognized in the Official Plan.

Please contact us should you have any questions or comments.

Yours very truly,


Brad Rogers, MCIP, RPP
Block Captain, Green Earth Village

D05.2009.1.018



**THE DOMARR FOUNDATION
31 NAPIER STREET, Box 205
KLEINBURG, ON L0J 1C0**

June 2, 2009

Barbara Jeffrey
Manager, Land Use Policy and Environment
York Region
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Dear Barbara Jeffrey,

On May 28, we attended the excellent presentation at The Eagles Nest Golf Course, regarding the new Vaughan Official Plan.

The Domarr Foundation is a non-profit charitable foundation benefiting the Salvation Army and the William Osler Health Center Foundation. As directors of the Domarr Foundation, we were extremely disappointed that the land owned by The Domarr Foundation (Part of Lot 26, Concession 11) was left in the "White Belt", rendering it virtually not saleable. The charity recipients will be without their donation.

The Domarr Foundation will also be a recipient of funds from the sale of Domarr Farm (the estate of G.D. Zimmerman) at 7230 Nashville Road (Part of Lot 26, Concession 10). These lands, too, are left in the "White Belt".

We were both raised in this community and know the history of the last 50 odd years well. The Zimmerman family farm (house and barns) now sit empty. On the Agar family farm, the barns have been removed and the property is now a construction company yard.

Just drive around the block starting with the Domarr Foundation Property, which is known as the "Pie Piece". The point touches Nashville Road and runs north on Highway 50 on the west and Cold Creek Road on the east. It is now being subjected to illegal dumping, which is another issue.

By the block, we are referring to the area bordered by Nashville Road, Huntington Road, Kirby Side Road, and Highway 50.

When we were growing up here this block was made up of 10 family farms ("Countryside"). Let's look at what's there now.

Working Family Farms – 1 Farm with cattle at 10900 Huntington Road
Empty Farm Buildings – 4 Properties
Farm Buildings Removed – 3 Properties
All Buildings Removed – 3 Properties
Construction Company Yards – 6
Garbage/Recycling Yard – 1
Church/School – 1
Hydro One – Sub Station and Training Centre
Hydro Transmission Corridor
CPR Main Line divides the block in two sections

A few things jump out here.

1. This is no longer "Countryside"/farms and never will be again.
2. The extreme Northwest corner of Vaughan will become an eye sore and embarrassment to the city if allowed to sit there without designation.
3. The 427 terminus has been announced and is no longer a factor.
4. The direct CP rail accessibility (no roads to cross) makes the west side of this block prime to be included in the "enterprise zone".
5. On the west side of highway 50 is the fully serviced and designated Region of Peel. This leaves only one of the four corners at Highway 50 and Nashville Road not designated.
6. The recipients of The Domarr Foundation run the risk of receiving next to nothing from the sale of their property! Is this fair or necessary?

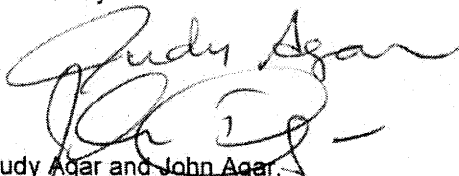
On behalf of the two charities receiving funds from the Domarr Foundation, we would respectfully suggest that approximately 120 hectares be included in the "Enterprise Zone".

The area we are suggesting is bounded by Highway 50 on the west to the Hydro Transmission Corridor on the East. Nashville Road is the south boundary line to the Hydro One property line on the north.

At the same time, we formally request that the properties owned by The Domarr Foundation (Part of Lot 26 Concession 11) and the Estate of G.D. Zimmerman (Part of Lot 26 Concession 10) be included in the "Enterprise Zone" as part of the 2010 Official Plan for the City of Vaughan.

We thank you, in advance, for your consideration of our suggestion and request. We look forward to meeting and discussing this with you or your committee. Please feel free to contact us at 905-893-1360.

Yours truly



Judy Agar and John Agar,
Directors, The Domarr Foundation,
Estate Trustees for the estate of G.D. Zimmerman

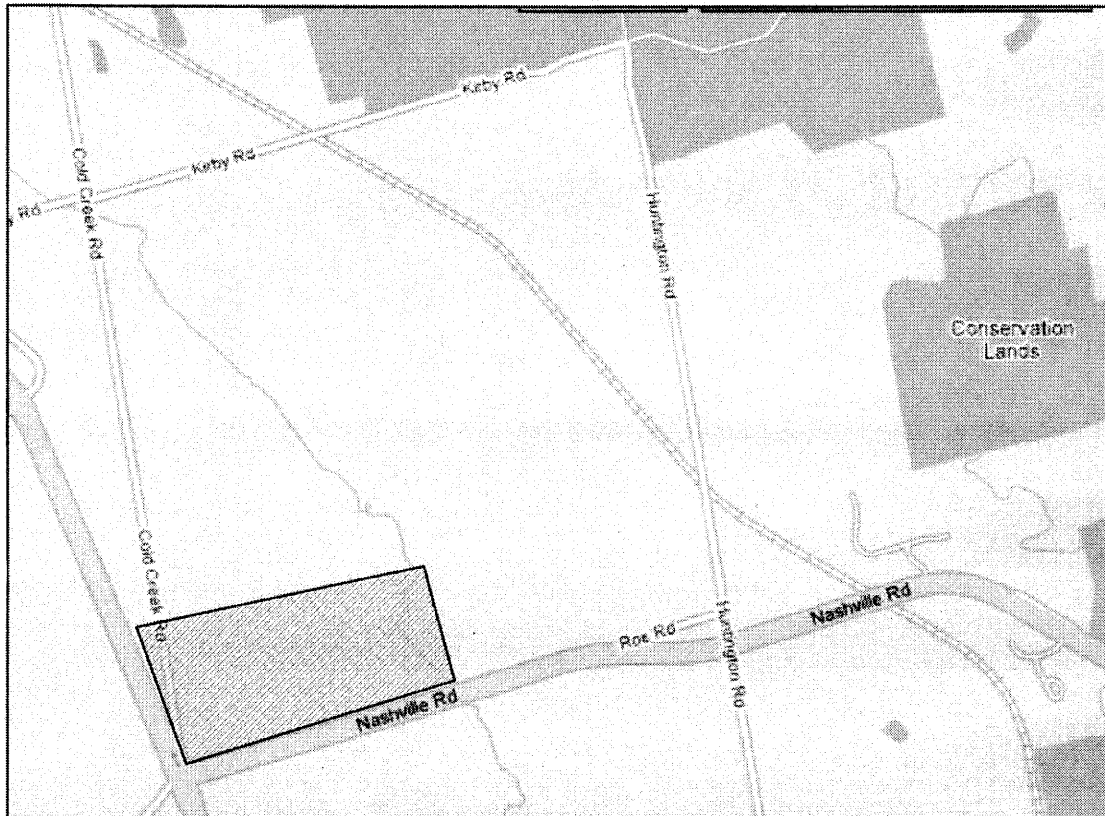
cc: David L. Dorsch, Solicitor, Domarr Foundation,
Keith Lohnes, The Salvation Army, and
Anne Randell, William Osler Health Centre Foundation.

Attachment: #1. Suggested Inclusion in the Enterprise Zone and
#2. Requested inclusion in the Enterprise Zone

7230 Nashville Road
#1 Suggested Inclusion



7230 Nashville Road
#2 Requested Inclusion





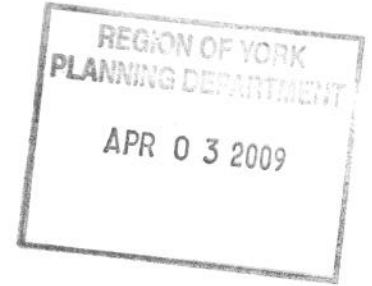
Chippewas of RAMA
First Nation

standard

5884 Rama Road, Suite 200
Rama, Ontario L0K 1T0

T 705.325.3611 F 705.325.0879

A Proud Progressive First Nation Community



March 30, 2009

York Region
Planning and Development Services Department
Box 147
17250 Yonge Street
Newmarket, ON L3Y 6Z1

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

Re: York Region Official Plan 5 Year Review

Dear Mr. Waller:

As a member of the Williams Treaties First Nations, Rama First Nation acknowledges receipt of your letter of March 27, 2009.

A copy of your letter has been forwarded to Karry Sandy-McKenzie, Barrister & Solicitor, Coordinator for Williams Treaties First Nations for further review and response directly to you. Ms. Sandy's address is 8 Creswick Court, Barrie, ON L4M 2J7 and her telephone number is (705) 792-5087.

We appreciate your taking the time to share this important information with us.

Sincerely,


Chief Sharon Stinson Henry

c: Council, Rama First Nation
Jeff Hewitt, General Counsel
Karry Sandy-McKenzie, Barrister & Solicitor
Chief Rodney Monague Jr., Portfolio Chief for Williams Treaty Nations

SSH/sw

Received April 8, 2009

Town of Aurora
1 Municipal Drive,
Box 1000, Aurora, ON L4G 6J1

April 8, 2008

C03-C09-09

Bryan Tuckey
Planning and Development Services Commissioner
York Region Administration Building
17250 Yonge Street, 4th Floor
Newmarket, ON L3Y 6Z1

SENT VIA E-MAIL

bryan.tuckey@york.ca

Dear Mr. Tuckey:

**Re: Item 1 - Memorandum from the Director of Planning and Development
Regional Population and Employment Forecasts**

Please be advised that this matter was considered by Council at its meeting held on Tuesday, April 7, 2009. In this regard, Council adopted the following resolution.

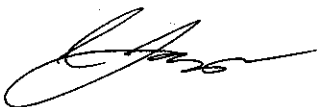
THAT Aurora Council endorse the Region of York population, household and employment forecasts, as approved by Regional Council on January 22, 2009, as set out in table 1; and

Town of Aurora – Growth Forecasts – Prepared by York Region as part of "Planning for Tomorrow" TABLE 1						
Year	2006	2011	2016	2021	2026	2031
Population	49,600	57,300	63,700	68,200	69,700	70,400
Households	15,700	18,400	20,800	22,800	23,800	24,500
Employment	20,300	25,300	29,800	32,900	34,100	34,700

THAT staff be directed to forward Council's resolution for inclusion on the York Region Special Council Meeting agenda related to the York Region Official Plan 5-year Review agenda of April 8, 2009.

The above is for your information and any attention deemed necessary.

Yours truly,



per: Lucille King, MPA
Director of Corporate Services/Town Clerk

LK/ce



**EXTRACT FROM SPECIAL COUNCIL MEETING NO. 09-09
HELD ON TUESDAY, APRIL 7, 2009**

**1. Memorandum from the Director of Planning and Development
Regional Population and Employment Forecasts**

Moved by Councillor Buck

Seconded by Councillor MacEachern

THAT Aurora Council endorse the Region of York population, household and employment forecasts, as approved by Regional Council on January 22, 2009, as set out in table 1; and

THAT staff be directed to forward Council's resolution for inclusion on the York Region Special Council Meeting agenda related to the York Region Official Plan 5-year Review agenda of April 8, 2009.

CARRIED



April 7, 2009

Mr. Bryan Tuckey, MCIP, RPP
Commissioner of Planning and Development Services
Region of York
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

Re: York Region Official Plan Review

Dear Mr. Tuckey,

Bell Canada thanks you for the opportunity to provide a preliminary comment letter on the Region of York's Official Plan Review. We understand that a draft document is not yet available for review however; it is one of Bell's objectives to be proactively involved in early stages of the planning process. We would like to provide the following comments to be considered as part of your Official Plan Review process.

As you are aware, Bell Canada is Ontario's principal telecommunications infrastructure provider. The *Bell Canada Act*, a federal statute, requires that Bell manage and operate most of the trunk telecommunications system in Ontario. Bell is also responsible for the infrastructure that supports most 911 emergency services in the Province.

The Provincial Policy Statement (PPS) and the Places to Grow document both strongly support the integrated planning of communities, including telecommunications infrastructure. The PPS specifically requires that "planning for infrastructure and public service facilities shall be integrated with planning for growth so that these are available to meet current and projected needs" (Section 1.6.1). Furthermore, the PPS states that infrastructure should be located to support the delivery of emergency management services (Section 1.6.3). We note that the definition of infrastructure in the PPS includes communications/ telecommunications.

In light of Provincial policy, it is critical to understand the complexity of expanding and enhancing the telecommunications network to accommodate growth, both through outward expansion of an urban area and through intensification, infill and redevelopment. All types of growth and development place demands on the telecommunications network and its associated support infrastructure. Beyond simply extending fibre or copper cable, growth and development can precipitate the need for reinforcement and replacement of the support infrastructure. Reinforcement and replacement of the telecommunications network can represent an extensive and costly undertaking, which needs to be managed to avoid disruption of public services. This is particularly critical in relation to the provision

Bell Canada
Development and Municipal Services Control Centre
Floor 5 BLUE, 100 Borough Drive
Toronto, Ontario
M1P 4W2

Telephone 905-853-4044
Fax 905-895-3872
john.lachapelle@bell.ca

of 911 emergency services and the operating services essential to the York Region's businesses operating in a global economy.

We were pleased to see that the Region recognizes the importance of telecommunications/communications to the growth and development, and that specific policies exist in the Region's Official Plan (Section 6.5 – Communications Corridors and Transmission Facilities). We would note, however, that the policies seem to be geared towards communications corridors and towers and do not reflect the entire communications/telecommunications infrastructure components required to support a growing community.

The continual advancement of telecommunications technology, coupled with the need of rapid information transfer, have a significant impact on the future growth, development and economic vitality of a Region and/or municipality. As communities move towards an emphasis on leading edge technological advancement to support the growth of existing businesses and ensure an areas ability to attract new employment opportunities, it is important to be cognizant that much of the "backbone" of these new advancements relates to Bell Canada's infrastructure. Telecommunications will continue to have a significant impact on the sustainability and competitiveness of the Region. To properly reflect all of the facets of communications/telecommunications systems we would recommend that the following changes be incorporated into the revised Official Plan. Our proposed modifications are shown in *italics*:

SECTION 3.2 – ATTRACTING ECONOMIC DEVELOPMENT

We were happy to see that the Region recognizes the impact that telecommunications technology and rapid information transfer can have on attracting businesses to York Region. To support this objective we would suggest that the following be added to Section 3.2 as follows:

It is the policy of Council:

9. *To undertake discussions with telecommunications providers regarding the feasibility of servicing existing and future employment areas with leading-edge telecommunications services, including broadband technology, to attract knowledge-based industries and support the technological advancement and growth of existing businesses;*

SECTION 5.3 – REGIONAL CENTRES

Regional Centres are intended to be focal points of municipalities within the Region and contain a higher concentration of mixed-use and intensification. As a result, it is important to have an understanding of the existing infrastructure system and capacity as growth and development can create the need for reinforcement and replacement of the support network along with extending fibre or copper cable. Consequently, we would request that the following be added to Section 5.3.9.c. as follows:

Coordinate infrastructure investment, in consultation with the Region, to coincide with the built-out of the Regional Centres, including:

- iv) *utilities, such as communications/telecommunications*

SECTION 6.5 – COMMUNICATIONS CORRIDORS AND TRANSMISSION FACILITIES

It is the policy of Council:

1. That the Region, together with local municipalities, the business community and other parties, will cooperate to establish a high-caliber electronic communications network, ~~perhaps~~ including but not limited to fiber optics, ~~telecommunications~~ broad band and satellite networks. *This includes facilitating coordination between growth management and the maintenance and expansion of the telecommunication sector, both in terms of technological advancement and service provision;*
2. The major hydro-electric power lines, oil lines, gas lines and inter-regional and/or interprovincial *telecommunications/communication* lines crossing the Region of York above or below ground be constructed, maintained and operated so as to minimize their impact on people, the adjacent uses of land and the environment, and to support the urban structure of this Plan. This may include shared rights-of-way *and/or easements on private property* in order to reduce impact on adjacent lands and resources.
4. That utilities be constructed according to the following criteria:
 - a) that facilities be located so as to avoid the principal elements of the Region and local Greenlands System and to minimize the use of agricultural lands;

- b) that in the future, buried cables or improved appearance steel pole structures be used ~~where possible~~ *where feasible* in urban areas or where the visual impact would be high, provided the facilities have satisfied the requirements of the Environmental Assessment Act; where the Act is applicable.¹

¹ The telecommunications sector is not subject to the Environmental Assessment Act.

- k) *The local municipality and utility provider have determined the appropriate locations for large utility equipment and considered the locational requirements for larger infrastructure.*

- 5. To seek the cooperation of corporations and commissions responsible for the regulation, transmission and delivery of utility and communications/ *telecommunications* services within the Region in planning the future development and staging of their systems with the regional and area municipalities in order to implement the policies in this Plan and area municipal official plans. *This will include facilitation coordination between growth management and the maintenance and expansion of the telecommunication sector, both in terms of technological advancement and service provision;*

We would like to thank you for the opportunity to provide preliminary comments into the Region of York's Official Plan Review and would ask that Bell be advised any further opportunities to participate in the planning process such as meetings, reports, decisions, etc. related to this matter. We would ask all documents and information be forwarded to our Development and Municipal Services Control Centre:

Mr. John La Chapelle, MCIP, RPP
Manager – Municipal Relations
Access Network Provisioning, Ontario
Development and Municipal Services Control Centre
Bell Canada
Floor 5 BLUE, 100 Borough Drive
Toronto, Ontario
M1P 4W2

April 7, 2009

5

If you have any questions, please direct them to the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read 'J. La Chapelle', with a long horizontal flourish extending to the right.

John La Chapelle, MCIP, RPP
Manager – Municipal Relations
Access Network Provisioning, Ontario

cc: Wayne Corrigan - Associate Director - Access Network – Bell Canada
Scott Moon - Associate Director – Access Implementation – Bell Canada
Chris Tyrrell - MMM Group Ltd.