

September 1, 2010

Submission Number
D05.2009.001.1.002

Date of Submission:
June 11, 2010

Submission Author:
David Laren, Living Life Retirement Residences

Comments or Requested Change to Proposed ROPA 1

Analysis and Recommendation

Property: Approximately 13.6 acre parcel located on the west side of Yonge Street, just south of Morning Side Road, Part of Lot 103 Concession 1 WYS (18618 Yonge Street).

Your confirmation of our status as part of the East Gwillimbury Expansion Area would be most appreciated. Should you find that my lands are excluded from the Expansion Area then we would request that you review the boundary with the view to include our lands.

Regional staff confirms that the subject parcel (18618 Yonge Street) is not included in the ROPA 1 East Gwillimbury Urban Expansion Area.

York Region's municipal comprehensive review included the completion of forecasting and land budget work, a Regional Intensification Strategy, a comprehensive public consultation exercise throughout 2006 to 2009, infrastructure master plan updates for transportation, and water and wastewater and an updated Natural Heritage Strategy.

A thorough and detailed land budget report was made available in March, 2010. The Region's land budget is a key component of the regional municipal comprehensive review and Growth Plan conformity exercise. Detailed consultations were held with provincial staff on the land budget methodology and assumptions.

The land budget work included:

- The use of the Growth Plan's forecasts, densities and intensification for York Region.
- The completion of an intensification strategy that identifies a minimum 40% residential intensification target between 2015 to 2031, and plans for 88% of residential growth and 83% of employment growth to occur in existing Urban Areas.
- An assessment of the available residential and employment

September 1, 2010

land supplies and demonstration of the need for a proposed urban expansion, and;

- A demonstration of how the minimum designated greenfield area density target of 50 people and jobs per hectare is to be achieved.

A portion of the Whitebelt is required to accommodate the York Region's forecast growth. The Regional Official Plan and the urban area expansion Amendments ROPA's 1,2,3 implement the results of the regional municipal comprehensive review.

The boundaries for the urban area expansion amendments are:

- Clearly defined (i.e. concession streets, major natural features, utility corridors)
- Contiguous expansion to urban area
- Large enough for new generation of planned communities (block plan, secondary plan process)
- Consistent with local priorities

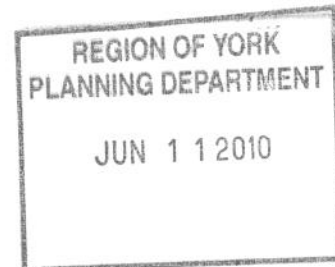
The Region will carefully monitor the pace and nature of intensification and growth.



D05.2009.001.1.002

Received June 11, 2010

June 7, 2010



Mr. Brian Tuckey
Commissioner of Planning
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Dear Mr. Tuckey

Re: 18618 Yonge St., East Gwillimbury
Urban Expansion Areas in the Town of East Gwillimbury

We are the owners of a $\pm$ 13.6 acre parcel of land located on the west side of Yonge Street, just south of Morning Side Road, described as Part of Lot 103 Concession 1 WYS.

We own, manage, and building retirement residence for seniors. Servicing the Greater Toronto Area.

We have reviewed your report to Planning and Economic Development Committee on March 3, 2010 (Item D.3) and found that it does not appear to include our lands in the East Gwillimbury Urban Expansion Area.

We are proposing to develop our lands initially for institutional use (retirement residence), and in the future for additional uses in the form of complimentary commercial use. These uses are compatible and complimentary with the uses contemplated by the Town of East Gwillimbury for the Yonge Street corridor. Also, the retirement residence use would not require the allocation of additional servicing capacity. We have had meetings with senior staff at the Town of East Gwillimbury who are receptive to our development concept, and we believe it would serve as a valuable use for both Seniors and the Community.

In the immediate vicinity of our property there are existing businesses located on Yonge Street that are commercially zoned and identified close to the Yonge-Greenland node. The exclusion of our land from the urban boundary is not appropriate when the overall vision of development along the Yonge Street corridor is considered.

Your confirmation of our status as part of the East Gwillimbury Expansion Area would be most appreciated. Should you find that my lands are excluded from the Expansion Area then we would request that you review the boundary with the view to include our lands.

We are available to meet with you to discuss this matter further at your convenience.

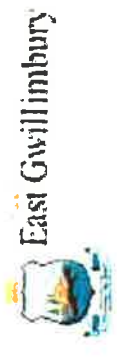
In the even that we are not included in the Urban Expansion Area, please accept this letter as our objection to the Official Plan.

Yours very truly



David Laren
Partner

cc: Mr. D . Kelly, Regional Clerk
Mayor J Young, Town of East Gwillimbury
Mr. T Webster, CAO, Town of East Gwillimbury
Mr. Tom Watson
Ms. Barbara Jeffrey, Manager, Land Use Policy and Environment



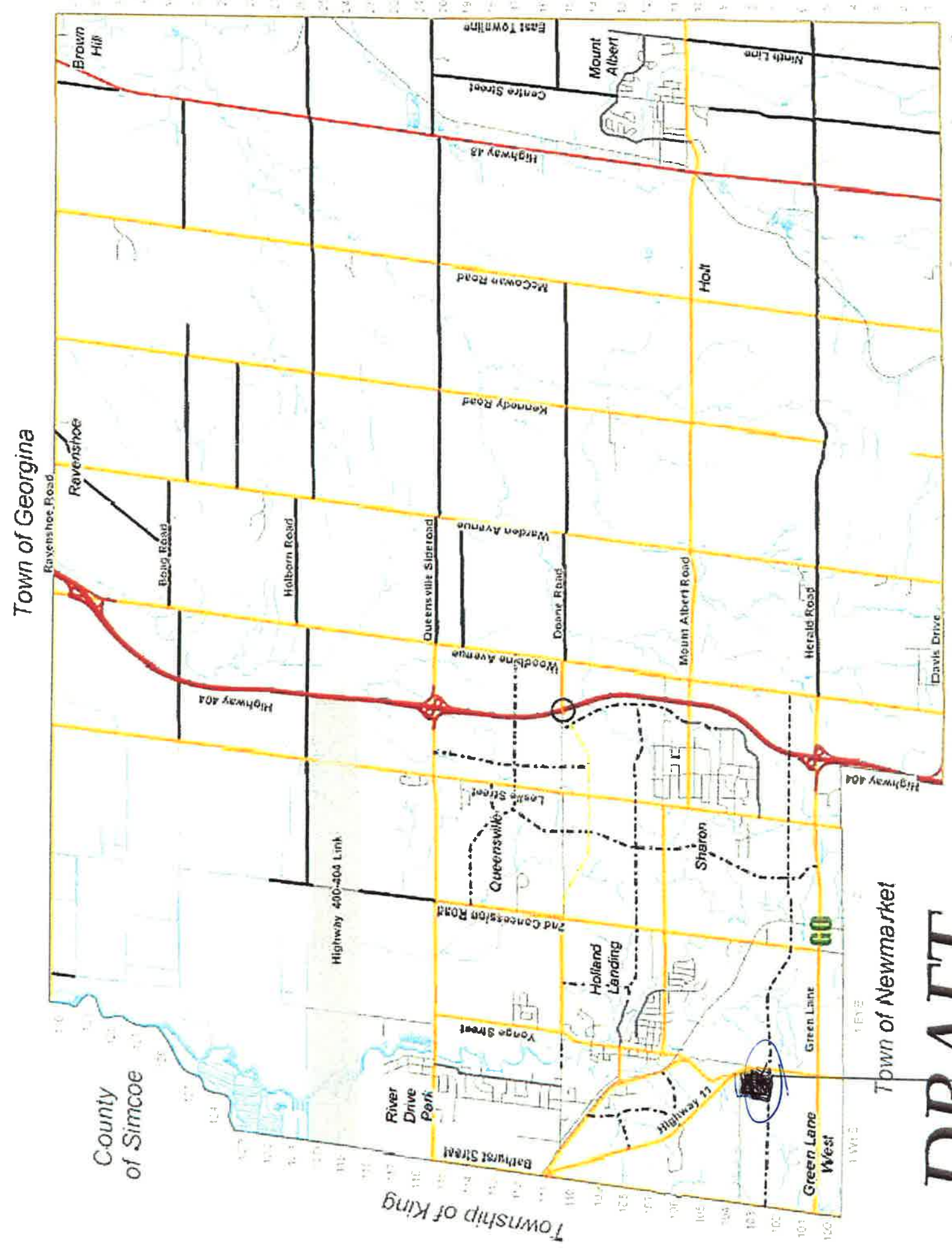
Official Plan
Schedule F
TRANSPORTATION
NETWORK

- Proposed Freeway Route (approved)
- Proposed Province Freeway
- Provincial Highway
- Regional Arterial
- Proposed Regional Arterial
- Local Collector
- Proposed Local Collector
- Rural Road
- Local Road
- Unopened Road Allowance
- Proposed Interchange
- GO Station
- GO Station
- 60
- Railway
- Lake
- Watercourse

Map prepared by the Town of Gwillimbury, 2010. All rights reserved. No part of this map may be reproduced without the written permission of the Town of Gwillimbury. The map is for informational purposes only and does not constitute a contract or warranty of any kind. The map is subject to change without notice.



Regional Municipality of Durham



DRAFT

Living Life
Site Location
18618 Yonge St.

Submission Number
D05.2009. 001.1.003

Date of Submission:
June 14, 2010

Submission Author:
James Claggett, IBI Group on behalf of 1450117 Ontario Inc.
(The Preston Group)
Chris Barnett, David LLP

Delegation at Statutory Meeting

June 16, 2010

Comments or Requested Change to Proposed ROPA 1

Analysis and Recommendation

Property: Northeast quadrant of Yonge Street and Green Lane, Parts of Lots 102, 103 Concession 1, East of Yonge Street

This requested change is to the Town of East Gwillimbury Draft Official Plan and can be directed to Town staff.

Policies should be added to Section 3.4.5 that recognize that the detailed local municipality's Secondary Plan process will set the specific settlement area boundary and adjustments to the boundary identified on the schedule to ROPA 1 may be made without amendment to the Regional Official Plan. This request is in keeping with the Town of East Gwillimbury Council resolution C2010-242, passed June 7, 2010.

Policy 8.4.3 of the ROP states that the boundaries on Maps 1 to 12 are intended to indicate the general location and exact boundaries shall be defined in local official plans and zoning by-laws. However, the boundaries of the Urban Area identified on Map 1, are fixed where they are identified by a municipal street, rail line, parcel fabric as it exists on the day of adoption of this Plan, lot and/or concession blocks, or, other clearly identifiable physical features.

Delegation at Statutory Meeting

Support for the Town's resolution passed that would permit the local level secondary plan process to proceed before the urban expansion area is determined to permit additional lands to be considered on either side of the arterial roadway.

There are some areas within the ROPA 1 boundary where no defined feature currently exists. Once more detailed planning is completed at the secondary plan level, minor adjustments may be allowed where the current boundary line is drawn on ROPA 1.

No change required



Received June 14, 2010

D05.2009.001.1.003

IBI Group
5th Floor—230 Richmond Street West
Toronto ON M5V 1V6 Canada
tel 416 596 1930
fax 416 596 0644

June 14, 2010

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

Dear Mr. Waller:

IBI Group has been retained by 1450117 Ontario Inc. (the Preston Group) to provide planning services with respect to the Region of York Official Plan Amendment 1 process in relation to their landholdings in the northeast quadrant of Yonge Street and Green Lane, within the Town of East Gwillimbury. The legal description for these lands is Parts of Lots 102, 103 Concession 1, East of Yonge Street.

Our clients have been working with the Town through the Town's Official Plan process for the past number of years. It is the intention of our client to develop these lands into an integrated mixed use community consistent with the general intent of policies of the draft Town Official Plan as well as the Region of York Official Plan.

At this time, we wish to provide the following comment related to the urban expansion in the Town of East Gwillimbury as identified in ROPA 1. While it is understood that the urban boundary has been identified upon a Regional Land Budget exercise, our clients feel it is appropriate that the specific boundary of the respective settlement areas should be confirmed through the detailed secondary plan process which is proposed within the Town of East Gwillimbury's draft official plan. That policies should be added to Section 3.4.5 that recognize that the detailed local municipality's Secondary Plan process will set the specific settlement area boundary and adjustments to the boundary identified on the schedule to ROPA1 may be made without amendment to the Regional Official Plan.

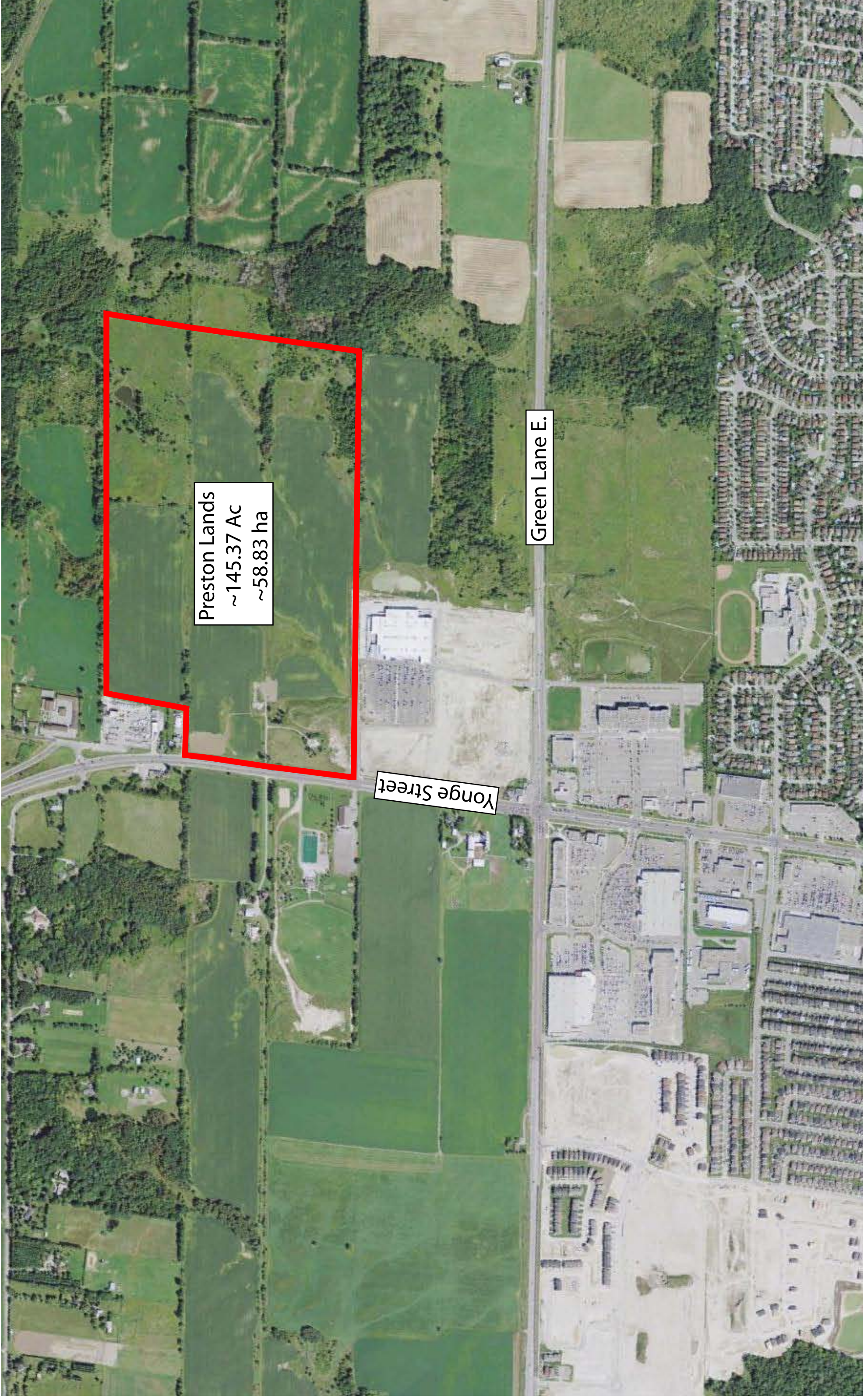
It is understood that our client's request is in keeping with the Town of East Gwillimbury Council, resolution C2010-242, passed on June 7, 2010.

We would be pleased to meet with relevant planning staff to discuss the concerns we have identified. Our client has been actively participating in the Town and Region's Official Plan review process, both through a Landowners Group and as an individual landowner. Should you have any questions please contact the undersigned. Thank you.

Yours truly,

IBI Group

James Claggett, MBA, MCIP, RPP
Director
cc. Preston Group



Preston Lands
~145.37 Ac
~58.83 ha

Green Lane E.

Yonge Street

September 1, 2010

Submission Number
D05.2009. 001.1.004

Date of Submission:
June 14, 2010

Submission Author:
Walker, Nott, Dragicevic Associates Ltd (on behalf of
Tribute Communities Inc and the Vogue Development
Group Inc)

Comments or Requested Change to Proposed ROPA 1

Analysis and Recommendation

Property: In the Town of East Gwillimbury, generally west of the approved route of the extension of Highway 404, north of Sharon and south of Queensville.

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

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

In particular, the lands situated between Sharon and Queensville represents a logical expansion of the Town's existing settlement areas. The Region has acknowledged the importance of designating lands to meet future urban area land requirements in order to provide a sufficient supply of urban land (in particular, for grade-related housing). As noted by the Region, it can take a considerable period of time to prepare and finalize detailed Secondary Plans, sub-watershed studies, master environmental

York Region's municipal comprehensive review included the completion of forecasting and land budget work, a Regional Intensification Strategy, a comprehensive public consultation exercise throughout 2006 to 2009, infrastructure master plan updates for transportation, and water and wastewater and an updated Natural Heritage Strategy.

A thorough and detailed land budget report was made available in March, 2010. The Region's land budget is a key component of the regional municipal comprehensive review and Growth Plan conformity exercise. Detailed consultations were held with provincial staff on the land budget methodology and assumptions.

The land budget work included:

- The use of the Growth Plan's forecasts, densities and intensification for York Region.
- The completion of an intensification strategy that identifies a minimum 40% residential intensification target between 2015 to 2031, and plans for 88% of residential growth and 83% of employment growth to occur in existing Urban Areas.
- An assessment of the available residential and employment land supplies and demonstration of the need for a proposed urban expansion, and;
- A demonstration of how the minimum designated greenfield

September 1, 2010

servicing plans, etc. thereby providing the 10 year supply of land ready for development needed to meet growth forecasts. By prioritizing urban areas expansions in the Town's new Official Plan, the comprehensive planning for such areas can proceed so as to ensure that the detailed local planning framework is established in a timely fashion and therefore, the necessary urban land supply can be advanced.

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

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

area density target of 50 people and jobs per hectare is to be achieved.

A portion of the Whitebelt is required to accommodate the York Region's forecast growth. The Regional Official Plan and the urban area expansion Amendments ROPA's 1,2,3 implement the results of the regional municipal comprehensive review.

The boundaries for the urban area expansion amendments are:

- Clearly defined (i.e. concession streets, major natural features, utility corridors)
- Contiguous expansion to urban area
- Large enough for new generation of planned communities (block plan, secondary plan process)
- Consistent with local priorities

The Region will carefully monitor the pace and nature of intensification and growth.

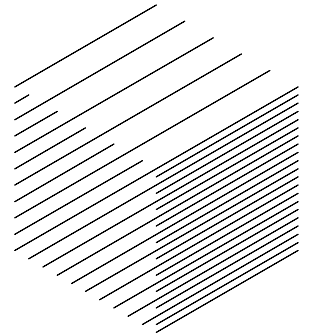
D05.2009.001.1.004

Received June 14, 2010

**Walker, Nott, Dragicevic
Associates Limited**
Planning
Urban Design

June 14, 2010

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



Attention: Mr. Bryan Tuckey, MCIP, RPP

Dear Sir:

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

90 Eglinton Avenue East
Suite 701
Toronto, Ontario
M4P 2Y3
Tel. 416/968-3511
Fax. 416/960-0172
e-mail: admin@wndplan.com
web: www.wndplan.com

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

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

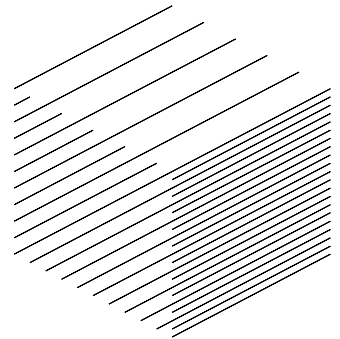
While we understand that the Region and Town have coordinated growth management work to identify the proposed urban expansion areas, Tribute and Vogue have made previous submissions to the Town of East Gwillimbury (through both its Growth Management Strategy and Official Plan Review) with regards to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

Peter R. Walker, FCIP, RPP
Wendy Nott, FCIP, RPP
Robert A. Dragicevic, MCIP, RPP
Senior Principals

Martha Coffey
Controller

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

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

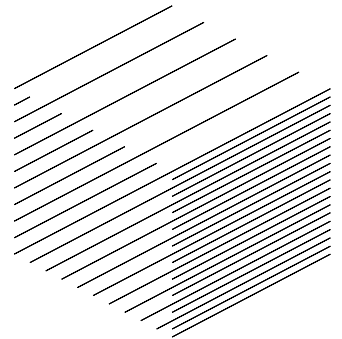


The lands situated between the existing designated settlements of Sharon and Queensville represent a logical first phase of such urban area expansion and offer the following community benefits:

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

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

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



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

Yours very truly,

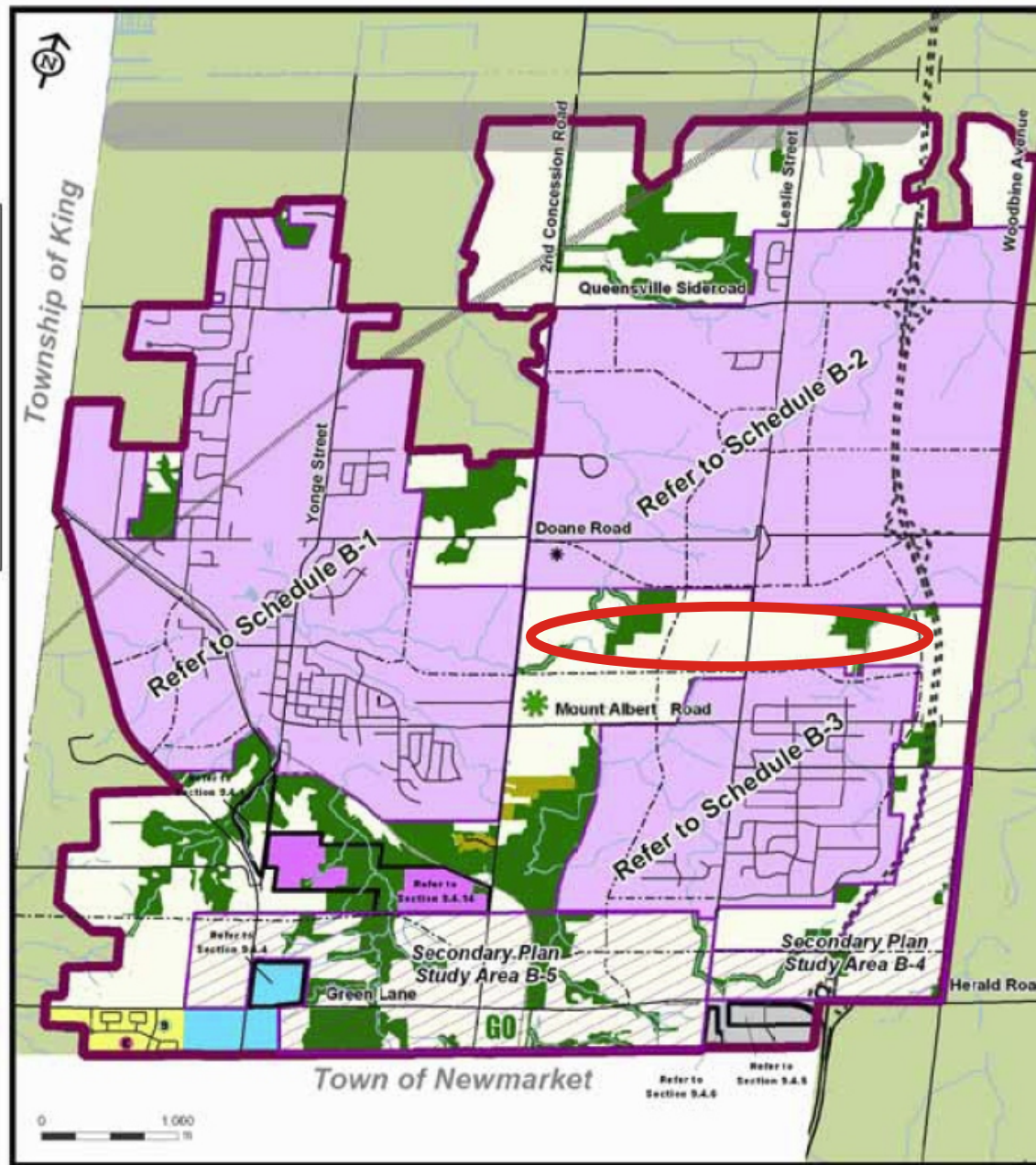
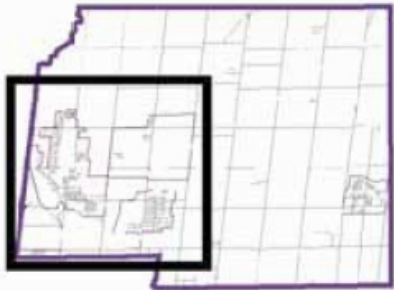
WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED
Planning · Urban Design

Wendy Nott, FCIP, RPP
Senior Principal

cc. L.Stocco, Tribute Communities Inc.
L. Greenbaum, Vogue Development Group Inc.
Clerk, Regional Municipality of York
B. Jeffrey, Regional Municipality of York
C. Barnett, Davis LLP

DRAFT

Town of East Gwillimbury Key Map



East Gwillimbury

Official Plan Schedule B Urban Planning Area Land Use Plan

- Greenbelt - Protected Countryside*
- Urban Planning Area
- Existing Secondary Plan Areas
- New Secondary Plan Areas
- General Employment
- Low Density Residential
- Estate Residential
- Commercial Mixed Use
- Environmental Protection Area (Refer to Schedule D)
- Recreation Area
- Special Rural Area
- Special Provision Area (Refer to Section 9.4)
- Conceptual Central Park Location
- GO Station
- Proposed Elementary School
- Proposed Secondary School
- Hydro Corridor
- Provincial Freeway Route (approved)
- Proposed Provincial Freeway
- Road
- Proposed Collector Road
- Railway
- Waterbody*
- Watercourse*

General Area of Vogue/Tribute Lands*

* Doane Road Alignment Under Review Through SA Process

Note:
This Schedule is a form part of the Official Plan and must be read and interpreted in conjunction with the text.

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© Copyright, The Regional Municipality of York, 2009-09
* Includes G. Gurney's Plan for October 2003/2008

September 1, 2010

Submission Number
D05.2009.001.1.005

Date of Submission:
June 14, 2010

Submission Author:
Nicholas Macos, Black, Sutherland LLP (on behalf of
Stone Valley Developments)

Comments or Requested Change to Proposed ROPA 1

Analysis and Recommendation

Property: Part of Lot 10, Concession 4, Town of East Gwillimbury

On behalf of our client we wish to express concerns about the proposed form of the draft Official Plan Amendment.

Specifically, our client's lands are not recognized as being in an area of settlement under the provisions of the Planning Act and should have been included within the existing urban boundary.

York Region's municipal comprehensive review included the completion of forecasting and land budget work, a Regional Intensification Strategy, a comprehensive public consultation exercise throughout 2006 to 2009, infrastructure master plan updates for transportation, and water and wastewater and an updated Natural Heritage Strategy.

A thorough and detailed land budget report was made available in March, 2010. The Region's land budget is a key component of the regional municipal comprehensive review and Growth Plan conformity exercise. Detailed consultations were held with provincial staff on the land budget methodology and assumptions.

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- An assessment of the available residential and employment land supplies and demonstration of the need for a proposed urban expansion, and;
- A demonstration of how the minimum designated greenfield area density target of 50 people and jobs per hectare is to be

September 1, 2010

achieved.

A portion of the Whitebelt is required to accommodate the York Region's forecast growth. The Regional Official Plan and the urban area expansion Amendments ROPA's 1,2,3 implement the results of the regional municipal comprehensive review.

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- Large enough for new generation of planned communities (block plan, secondary plan process)
- Consistent with local priorities

The Region will carefully monitor the pace and nature of intensification and growth.

Received June 14, 2010

D05.2009.001.1.005

Black Sutherland LLP

Barristers & Solicitors • Trademark Agents

Telephone: 416.361.1500

Facsimile: 416.361.1674

Nicholas T. Macos Direct: 416.840.1319E-mail: nmacos@blacksutherland.com

June 14, 2010

VIA FAX #1.905.895.3482

Paul Belton
Manager, Development Review
Region of York
Planning and Development Services
17250 Yonge Street, 4th Floor
Newmarket, Ontario
L3Y 6Z1

Dear Mr. Belton:

Re: ROPA No. 1

We are solicitors on behalf of Stone Valley Developments. Our client is the owner of lands described as Part of Lot 10, Concession 4, Town of East Gwillimbury. On behalf of our client we wish to express concerns about the proposed form of the draft Official Plan Amendment.

Specifically, our client's lands are not recognized as being in an area of settlement under the provisions of the Planning Act and should have been included within the existing urban boundary.

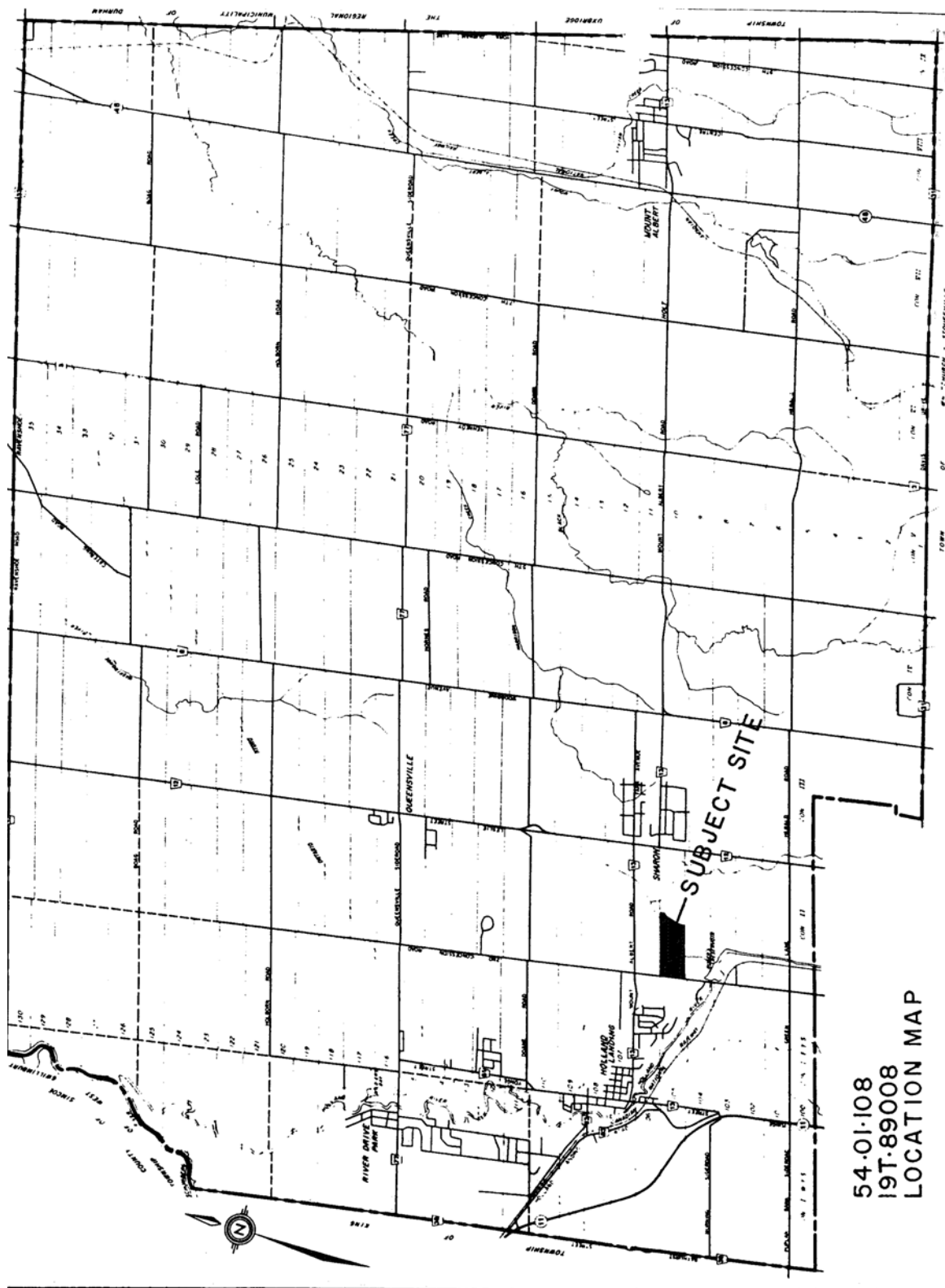
Yours truly,

BLACK, SUTHERLAND LLP

Nicholas T. Macos
NTM/tea

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c.c.: Stone Valley Developments Ltd.
Humphries Planning



Submission Number
D05.2009. 001.1.006
Delegation at Statutory
Meeting

Date of Submission:
June 15, 2010
June 16, 2010

Submission Author:
David Charezenko, iPLANcorp, on behalf of Dalton Faris

Comments or Requested Change to Proposed ROPA 1

Analysis and Recommendation

Property: 114.84 hectares immediately north of Green Lane between Yonge street and Bathurst Street. The subject lands are municipally recognized as 14, 22 and 262 Poplar Bank Sideroad, within the Town of East Gwillimbury.

Throughout the Town of East Gwillimbury Official Plan Review Process it has been our understanding that a future extension of Woodspring Avenue west of Yonge Street forms the conceptual western boundary of the Proposed Town of East Gwillimbury Urban Expansion along Green Lane.

We have always understood that said extension of Woodspring Avenue is a necessary piece of the transportation network for the Town of East Gwillimbury and in particular the community building exercise envisioned for the Green Lane corridor. Evidence of road capacities over the planning horizon of this Plan and the intended function of Green Lane as a Regional arterial road strongly suggest that the Woodspring Avenue extension will be necessary to alleviate traffic volumes in the immediate vicinity.

We understand that the quantum of undevelopable Greenfield land (defined by the Provincial Growth Plan) can not be determined until the Town of East Gwillimbury substantially completes a Secondary Plan for the subject area, whereby the Town's Natural Heritage System and the Lake Simcoe Protection Plan "exclusions" have been quantified.

York Region and Town of East Gwillimbury staff have been working closely to identify the precise location of urban boundary expansions. This work is co-ordinated with York Region and East Gwillimbury's Growth Management exercises, including the Region's land budget work. Urban expansions are consistent with the Region's land budget exercise and municipal comprehensive review.

York Region's municipal comprehensive review included the completion of forecasting and land budget work, a Regional Intensification Strategy, a comprehensive public consultation exercise throughout 2006 to 2009, infrastructure master plan updates for transportation, and water and wastewater and an updated Natural Heritage Strategy.

A thorough and detailed land budget report was made available in March, 2010. The Region's land budget is a key component of the regional municipal comprehensive review and Growth Plan conformity exercise. Detailed consultations were held with provincial staff on the land budget methodology and assumptions.

The land budget work included:

- The use of the Growth Plan's forecasts, densities and intensification for York Region.

We would like to note that the Town of East Gwillimbury Draft Consolidated Official Plan, policy 3.4.5.1 states:
"Settlement Area Boundary expansions may be considered within the 2031 Community Area growth forecasts, outlined in Tables 3.1 and 3.2, following finalization of infrastructure and environmental exclusions and any adjustments for densities and phasing of development through the Secondary Plan process for the Secondary Plan Study Area B-5 identified on Schedule B."

Based on the above understanding of the planning matters affecting our client's lands we respectfully request that the Region of York recognize and be consistent with the intent of the Town of East Gwillimbury Draft Consolidated Official Plan to conduct a Secondary Plan for their Urban Expansion Area before the settlement area boundary can be determined.

Delegation at Statutory Meeting

Request that Regional recognize the secondary planning process at the local level before the settlement area can be determined at the Regional Plan level.

- The completion of an intensification strategy that identifies a minimum 40% residential intensification target between 2015 to 2031, and plans for 88% of residential growth and 83% of employment growth to occur in existing Urban Areas.
- An assessment of the available residential and employment land supplies and demonstration of the need for a proposed urban expansion, and;
- A demonstration of how the minimum designated greenfield area density target of 50 people and jobs per hectare is to be achieved.

A portion of the Whitebelt is required to accommodate the York Region's forecast growth. The Regional Official Plan and the urban area expansion Amendments ROPA's 1,2,3 implement the results of the regional municipal comprehensive review.

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The Region will carefully monitor the pace and nature of intensification and growth.

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There are some areas within the ROPA 1 boundary where no defined feature currently exists. Once more detailed planning is completed at the secondary plan level, minor adjustments may be allowed where the current boundary line is drawn on ROPA 1.



iPLANcorp

211 Main Street South
Newmarket, ON
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V: 905.895.0011 ext. 324
F: 905.895.0070
E: david.charezenko@iplanccorp.com

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York Region Character Business
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Award for Ballantrae Golf and Country
Club
CIP Outstanding Planning Achievement
Award for Ballantrae Golf and Country
Club
Outstanding Environmental Planning
Achievement
OPPI Professional Merit Award - Province
of Ontario for "New Directions"
Newmarket Chamber of Commerce Hall of
Distinction: Technology Award
Newmarket Chamber of Commerce Hall of
Distinction: Entrepreneur of the Year
Finalist

Professional Affiliations:

Ontario Professional Planners Institute
Canadian Urban Institute
Canadian Institute of Planners
Building Industry and Land Development
American Planning Association
Geomatics Industry Association of Canada
Urban and Regional Information Systems
Association
Municipal Information Systems
Association
CEO Global Network
TEC Canada
York Technical Association

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Received June 15, 2010

D05.2009.001.1.006

June 15, 2010

Delivered by Email and Mail

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

Dear Mr. Kelly

**Re: Comments on Proposed ROPA 1 - Town of East Gwillimbury Urban
Expansion - (19OP-2009-001)
Statutory Public Meeting, June 16, 2010**

iPLANcorp represents Dalton Faris whom owns approximately 114.84 hectares immediately north of Green Lane between Yonge street and Bathurst Street. The subject lands are municipally recognized as 14, 22 and 262 Poplar Bank Sideroad, within the Town of East Gwillimbury, Region of York.

On behalf of our client, iPLANcorp has been actively participating in the Town of East Gwillimbury Official Plan Review including most recently a representation at the Statutory Public Meeting for the Draft Consolidated Official Plan on June 14, 2010.

Further to our comments on the York Region Official Plan – December 2009, dated September 30, 2009, we reviewed the Proposed Amendment 1 and offer the following comments on planning matters affecting our client's lands for Regional Council's consideration.

1. Throughout the Town of East Gwillimbury Official Plan Review Process it has been our understanding that a future extension of Woodspring Avenue west of Yonge Street forms the conceptual western boundary of the Proposed Town of East Gwillimbury Urban Expansion along Green Lane. Our understanding is based on extensive consultation with Town Staff and thorough review of the background studies supporting the Proposed Urban Expansion.
2. We have always understood that said extension of Woodspring Avenue is a necessary piece of the transportation network for the Town of East Gwillimbury and in particular the community building exercise envisioned for the Green Lane corridor. Evidence of road capacities over the planning horizon of this Plan and the intended function of Green Lane as a Regional arterial road strongly suggest that the Woodspring Avenue extension will be necessary to alleviate traffic volumes in the immediate vicinity.

3. We understand that the quantum of undevelopable Greenfield land (defined by the Provincial Growth Plan) can not be determined until the Town of East Gwillimbury substantially completes a Secondary Plan for the subject area, whereby the Town's Natural Heritage System and the Lake Simcoe Protection Plan "exclusions" have been quantified.
4. We would like to note that the Town of East Gwillimbury Draft Consolidated Official Plan, policy 3.4.5.1 states: *"Settlement Area Boundary expansions may be considered within the 2031 Community Area growth forecasts, outlined in Tables 3.1 and 3.2, following finalization of infrastructure and environmental exclusions and any adjustments for densities and phasing of development through the Secondary Plan process for the Secondary Plan Study Area B-5 identified on Schedule B."*
5. Based on the above understanding of the planning matters affecting our client's lands we respectfully request that the Region of York recognize and be consistent with the intent of the Town of East Gwillimbury Draft Consolidated Official Plan to conduct a Secondary Plan for their Urban Expansion Area before the settlement area boundary can be determined.

We appreciate your consideration of these comments in finalizing the Proposed ROPA 1. We look forward to continued dialog on this planning matter.

Respectfully,
iPLANcorp™



David Charezenko, M.C.I.P., R.P.P.
Vice President, Planning & Design

Cc: Barbara Jeffrey, Manager of Land Use Policy and Environment, York Region
Dalton Faris
Dan Stone, M.C.I.P., R.P.P. - Director of Planning - Town of East Gwillimbury
Ballantry Homes Inc.

September 1, 2010

**Submission Number
D05.2009. 001.1.007**

**Date of Submission:
June 15, 2010**

**Submission Author:
Michael J. McQuaid, WeirFoulds LLP on behalf of Mr.
Andrew Madden, Doral Developments acting for the
Sharon Farm Co-Tenancy**

Comments or Requested Change to Proposed ROPA 1

Analysis and Recommendation

Property: 65 acres of land south of Sharon, north of Green Lane in the Town of East Gwillimbury.

Staff has recorded Mr. Madden's contact information to receive further notifications.

Client will be unable to attend the June 16, 2010 Statutory Public Meeting, and would like to acknowledge its support for the proposed Amendment.

Mr. Maddon would like to be notified of any further reports and/or public meetings regarding this matter and that he receive notice of any decisions of the Planning and Economic Development Committee and/or Regional Council regarding this Amendment.

June 15, 2010

Michael J. McQuaid, Q.C.

T: 416-947-5020

mcquaid@weirfoulds.com

VIA EMAIL

File 1063.00001

Chair Bill Fisch and Members of Council
The Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1

Dear Chair and Council:

**Re: Proposed Regional Official Plan Amendment No. 1
Expansion of the Town of East Gwillimbury Urban Area**

We have been asked to assist Mr. Andrew Madden of Doral Developments, which company acts for the Sharon Farm Co-Tenancy. The Co-Tenancy owns 65 acres of land south of Sharon, north of Green Lane in the Town of East Gwillimbury.

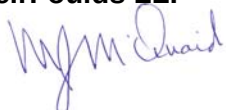
We understand that at its meeting on June 16, 2010 the Region's Planning and Economic Development Committee will hold a public meeting to consider the Proposed Amendment No. 1 to the Official Plan for the Regional Municipality of York (File 19OP-2009-001), for the purpose of expanding the Urban Area within the Town of East Gwillimbury. My client will be unable to attend the above noted meeting, however, it would like to acknowledge its support for the proposed Amendment.

Please kindly ensure that we and Mr. Maddon are notified of any further reports and/or public meetings regarding this matter and that we receive notice of any decisions of the Planning and Economic Development Committee and/or Regional Council regarding this Amendment.

Mr. Maddon's address is:
59 Leander Street,
Brampton, ON L6S 3M4

Yours very truly,

WeirFoulds LLP



Michael J. McQuaid, Q.C.

cc. Andrew Maddon

2662503.1

September 1, 2010

Submission Number
D05.2009.001.1.008

Date of Submission:
July 5, 2010

Submission Author:
Gatzios Planning & Development Consultants Inc. (on behalf of DDR GL East Limited Partnership and DDR GL West Limited Partnership)

Comments or Requested Change to Proposed ROPA 1

Analysis and Recommendation

Property:

- 1965 Green Lane (northeast corner of Green Lane and Highway 404)
- 1656 Green Lane (northwest corner of Green Lane and Highway 404)

The 427 ha of new whitebelt 'Community Land' (in East Gwillimbury) is based on an overly aggressive density target for residential growth, and appears to be disproportionately high to compensate for lower densities in designated greenfields or elsewhere.

There appears to be unallocated land for 'population related employment growth' of 2,190 jobs in the proposed urban expansion 'Community Land' area for the Town.

The 150 ha of new whitebelt 'Employment Land' is based on a density figure which may not be realistic.

York Region's municipal comprehensive review included the completion of forecasting and land budget work, a Regional Intensification Strategy, a comprehensive public consultation exercise throughout 2006 to 2009, infrastructure master plan updates for transportation, and water and wastewater and an updated Natural Heritage Strategy.

A thorough and detailed land budget report was made available in March, 2010. The Region's land budget is a key component of the regional municipal comprehensive review and Growth Plan conformity exercise. Detailed consultations were held with provincial staff on the land budget methodology and assumptions.

The land budget work included:

- The use of the Growth Plan's forecasts, densities and intensification for York Region.
- The completion of an intensification strategy that identifies a minimum 40% residential intensification target between 2015 to 2031, and plans for 88% of residential growth and 83% of employment growth to occur in existing Urban Areas.
- An assessment of the available residential and employment land supplies and demonstration of the need for a proposed urban expansion, and;
- A demonstration of how the minimum designated greenfield

September 1, 2010

area density target of 50 people and jobs per hectare is to be achieved.

A portion of the Whitebelt is required to accommodate the York Region's forecast growth. The Regional Official Plan and the urban area expansion Amendments ROPA's 1,2,3 implement the results of the regional municipal comprehensive review.

The boundaries for the urban area expansion amendments are:

- Clearly defined (i.e. concession streets, major natural features, utility corridors)
- Contiguous expansion to urban area
- Large enough for new generation of planned communities (block plan, secondary plan process)
- Consistent with local priorities

The Region will carefully monitor the pace and nature of intensification and growth.



Received July 5, 2010

Gatzios Planning + Development Consultants Inc.

File No: 65EG-0737, 0738

July 5, 2010

Ms. Barbara Jeffrey, Manager Land Use Policy & Environment
Planning and Development Services Department

Region of York

17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

**Regarding: ROPA 1 – TOWN OF EAST GWILLIMBURY URBAN BOUNDARY EXPANSION
COMMENTS ON BEHALF OF DDR GL LANDS
NW AND NE CORNERS OF GREEN LANE AND HIGHWAY No. 404
TOWN OF EAST GWILLIMBURY**

Dear Ms. Jeffrey:

I am writing as planning consultant for the following landowners to provide our comments for the Region's consideration regarding the proposed ROPA 1:

- DDR GL East Limited Partnership – 1965 Green Lane
(northeast corner of Green Lane and Highway 404)
- DDR GL West Limited Partnership – 1656 Green Lane
(northwest corner of Green Lane and Highway 404)

A map of these two properties is attached, illustrating their location relative to the ROPA 1 urban expansion boundary.

Both properties are represented by Rice Commercial Group, which has made submissions during the Region's new Official Plan process.

We attach for your review two letters that have been submitted to the Town of East Gwillimbury providing comments to the Town's draft Official Plan:

1. Aird & Berlis letter dated June 11, 2010 to the Town Clerk.
2. Gatzios Planning letter dated June 14, 2010 to Ms. Shuttleworth.

Both of these properties are included in the proposed ROPA 1 urban boundary expansion, and the landowner is supportive of this inclusion as these lands represent excellent locations for urban growth in the Town, and both have been identified by the Town for urban growth in its draft new Official Plan since the beginning of the new OP process.

We wish to point out, however, that we believe there may be insufficient land included in the currently proposed urban boundary expansion of 577 ha for the Town, and we have made submissions to the Town on this matter.

Based on our review of the **York Region 2031 Land Budget**, additional lands may be required based on, among other matters, the following points:

- The 427 ha of new whitebelt 'Community Land' is based on an overly aggressive density target for residential growth, and appears to be disproportionately high to compensate for lower densities in designated greenfields or elsewhere.
- There appears to be unallocated land for 'population related employment growth' of 2,190 jobs in the proposed urban expansion 'Community Land' area for the Town.
- The 150 ha of new whitebelt 'Employment Land' is based on a density figure which may not be realistic.

We would be pleased to review these comments with Regional staff at your earliest possible convenience.

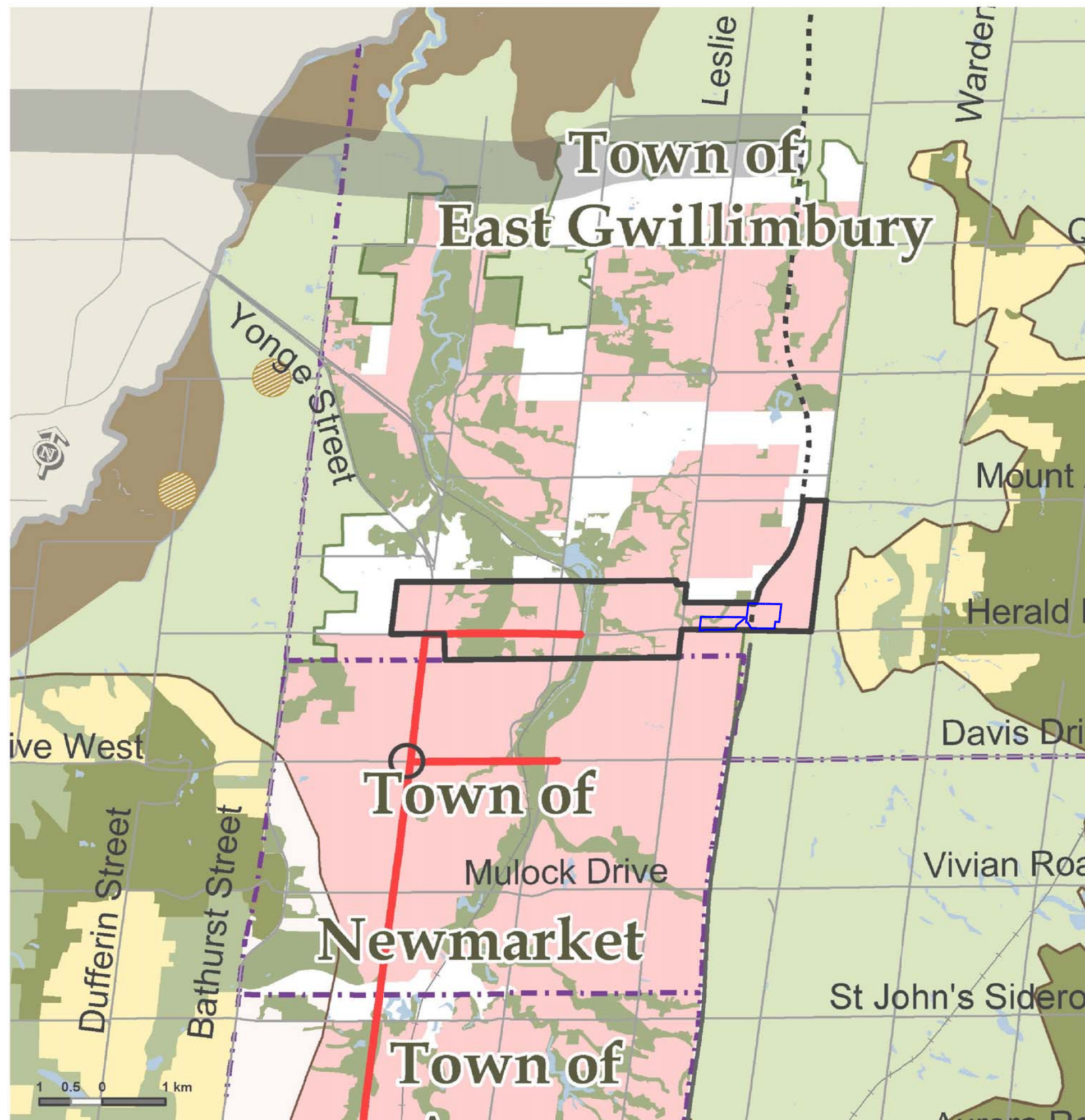
Sincerely,

Gatzios Planning + Development Consultants Inc.



Maria Gatzios, MCIP RPP

Copy to: Mr. Michael Rice, DDR GL East and DDR GL West
Mr. Steven Zakem, Aird & Berlis LLP
Ms. Val Shuttleworth, Town of East Gwillimbury



EXCERPT FROM MAP 1

REGIONAL STRUCTURE

- Regional Centre
- Regional Corridor
- Subway Extension
- Urban Area
- Potential Urban Expansions
 - Location, Size and Phasing to be Determined
- Towns and Villages
- Regional Greenlands System (Schematic, See Map 2)
- Oak Ridges Moraine Conservation Plan
- Oak Ridges Moraine Boundary
- Natural Core Area Designation
- Natural Linkage Area Designation
- Countryside Area Designation / Hamlet
- Greenbelt Plan**
 - Greenbelt Plan Area Boundary
 - Greenbelt Protected Countryside / Hamlet
 - Holland Marsh Specialty Crop Area
 - Parkway Belt West Plan
 - Ministers Decision on ORMCP Designation Deferred
- Provincial Highways**
 - Existing
 - Under Construction
 - Proposed
 - Conceptual - Alignment Not Defined
 - Municipal Boundary
 - Regional Boundary

York Region **Geomatics**

Produced by: Geomatics
Planning and Development Services Department
© Copyright, The Regional Municipality of York, February, 2010

© Copyright, The Regional Municipalities of Durham and Peel, County of Simcoe, City of Toronto
© Queen's Printer for Ontario 2003-2010. Includes Greenbelt and Oak Ridges Moraine Boundaries and Water Features

Subject Properties

Figure 1 to
190P-2009-001

Steven A. Zakem
Direct: 416.865.3440
E-mail: szakem@airdberlis.com

June 11, 2010

BY EMAIL: kfoster@eastgwillimbury.ca

Our File #98028

Kathleen Foster
Clerk
Town of East Gwillimbury
19000 Leslie Street
Sharon, ON L0G 1V0

Dear Ms. Foster:

Re: Town of East Gwillimbury Draft Consolidated Official Plan

We represent the following landowners:

1. DDR GL East Limited Partnership, owners of the property known municipally as 1665 Green Lane and generally located at the northeast quadrant of Green Lane and the future extension of Highway 404. The property is approximately 32.34 acres (13.09 hectares) in size.
2. DDR GL West Limited Partnership, owners of the property known municipally as 1656 Green Lane and generally described as being located at the northwest quadrant of Green Lane and the future extension of Highway 404. The property is approximately 27.01 acres (10.93 hectares) in size.
3. DDR GL Bayview Limited Partnership, owners of the property known municipally as 842 Green Lane and is generally located on the north side of Green Lane opposite the existing GO Transit Station.

This correspondence is intended to provide comments on the draft Consolidated Official Plan dated May 17, 2010 ("EGOP"). Our comments will be structured to provide general comments, and then to provide further comments with respect to each of the parcels referenced above.

General Comments

Our clients generally support the goals and objectives established by the EGOP including the long term objective of achieving intensification and efficient land use patterns. There are a number of policies set out in the plan which recognize that these goals and objectives will be achieved over the life of the Plan (to 2031) and contemplate the achievement of

these goals and objectives incrementally (for example please see policy 3.2.3). However, this long term incremental approach is contradicted by other policies in the EGOP. For example, retail, service commercial, and *Major Retail* uses are required to locate in mixed-use buildings at densities supporting transit (policy 4.5).

We intend to review the design requirements for major road facilities set out in table 7.1 to determine what, if any, impact these requirements may have on our client's landholdings.

The development approval process contemplates secondary plans and community design plans prior to the filing of development applications. Section 8.2.2.1 states that a community design plan shall only be approved by Council once a secondary plan is completed. As such, the Official Plan contemplates a lengthy process with each step to be completed prior to the next phase of implementation. In our view, it should be possible for preparation of these plans to occur simultaneously or in tandem.

The term "major retail" is defined loosely without any reference to the size of such uses. We suggest that greater clarity be provided to this definition. Furthermore, "major retail" uses are prohibited in employment areas. In our submission this is not consistent with the Provincial Policy Statement (2005) or the *Growth Plan*.

The employment areas policies of the 2005 PPS have been interpreted by the Ontario Municipal Board, on multiple occasions, as including all industrial, commercial and institutional uses. In other words, "major retail" uses are "employment uses" for purposes of the 2005 PPS. To purge "major retail" uses from East Gwillimbury's employment areas would be contrary to the 2005 PPS.

The situation is slightly different under the Growth Plan. Section 2.2.6.5 of the Growth Plan prevents the "conversion" of lands within an employment area to a non-employment use, except in accordance with a Municipal Comprehensive Review. For purposes of this policy – and this policy only – "major retail" uses are deemed to be "non-employment" uses. Under all other policies of the Growth Plan, including the Growth Plan's intensification targets, "major retail" uses are considered to be "employment" uses.

The purpose of section 2.2.6.5 is not to require the purging of "major retail" permissions from employment areas. In fact, in a background paper issued in May 2008 by the Ontario Growth Secretariat, titled "Planning for Employment in the Greater Golden Horseshoe", the Province recognized that employment areas can have existing permissions for "major retail":

Recent provincial policy changes require greater justification and coordinated planning for the conversion of lands in employment areas to non-employment uses. For example, the *Planning Act* provided the authority to municipalities to protect employment areas and both the Provincial Policy Statement 2005 and the Growth Plan require a comprehensive review to be undertaken to justify a conversion to non-employment uses. Moreover, the Growth Plan addresses a concern raised by many stakeholders about the conversion of

lands in employment areas to major retail uses. The Growth Plan clarifies that where major retail is not already permitted in an employment area, it is considered a conversion of use and must meet certain policy tests before a conversion can occur.

In our submission, sufficient work has been done to demonstrate that East Gwillimbury will require a substantial amount of additional retail commercial space in order to accommodate its existing and future population. To this end, our client prepared and filed with the Municipality a detailed Retail Market Demand, Economic Impact and Fiscal Benefits Analysis dated October 16, 2009. This analysis demonstrated that over 4 million square feet of retail commercial space would be required to accommodate anticipated population growth to the year 2031. The analysis also demonstrated that our client's land were ideally suited for such uses.

Permissions for "major retail" uses (however defined), as well as other retail uses, should be included in East Gwillimbury's employment areas. These permissions can be limited to lands along major transportation corridors and be subject to site-specific assessment criteria. Council can take comfort that s. 2.2.6.5 of the Growth Plan would prevent other employment lands that are not assigned such permission from being "converted" to non-employment uses. Our client would be pleased to discuss this further with Town staff if requested.

Property Specific Comments

1. 1665 Green Lane

Our client does not object to the designation of "Employment Area" for these lands subject to the comments set out above with respect to the range of uses permitted in Employment Areas. These lands are contiguous to other Employment Area lands located adjacent to Highway 404 and this represents a logical designation for these particular lands.

Our client is concerned with respect to policies 3.4.2.13 (ii) and (v). As noted above, retail employment uses are appropriate in employment areas and should be permitted. In fact, such uses can facilitate needed infrastructure in order to open up employment lands for other non-retail employment uses. A good example of this synergy are the lands located at the northwest corner of Highway 404 and Wellington in Aurora.

Our client supports sustainable development practices but is concerned that policy (v), and the reference to district energy, is vague. Is the landowner required to await the implementation of a district energy solution for its lands before developing? Who funds the district energy infrastructure? Further elaboration is requested with respect to this policy.

A flyover is proposed over the 404 that would terminate at Woodbine. We question the need and justification for this flyover in view of the lack of any further development to occur beyond Woodbine.

2. 1656 Green Lane

Our client does not support the proposed Employment Area designation for these lands. There are no employment lands located to the north of these lands. OPA 127, which was approved in November 2005, permits retail commercial uses on the lands to the south immediately across Green Lane from our client's lands. Instead of the Employment Area designation we suggest that the lands be designated "*Community Commercial Areas*". A full range of retail commercial uses should be permitted. As indicated above, we have justified the need for additional retail commercial space in East Gwillimbury.

3. 842 Green Lane

These lands are designated "*Major Local Centre*" and "*Regional Corridor*" which permit a broad range and mix of uses. These permissions are supported by our client subject to the comments set out earlier in this correspondence concerning the phasing of development on an incremental long term basis. Our client believes a more appropriate approach to obtain a mix and range of uses is to obtain them on the property as a whole rather than each individual building. For example, retail commercial use could be located towards the rear of the property while reserving prominent locations along Green Lane for higher density office or residential uses. This is but one possible way of achieving the objectives set out in the Official Plan without requiring each building to contain a mix of uses.

The requirement that a minimum of 35% of new housing units be affordable for low and moderate income households is arbitrary. Further clarification is required in order to better understand the basis for this policy. With respect to building heights, we reiterate our earlier comments concerning the incremental long term achievements of these types of standards.

We appreciate this opportunity to provide you with comments concerning the EGOP and wish you success in your deliberations and final adoption of this important document that will guide development within East Gwillimbury for the next 20 years.

Please provide this correspondence to all members of Council for their review and consideration. Please also provide us with notice of the Council Decision on this matter.

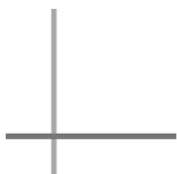
July 5, 2010
Page 5

Yours truly,

AIRD & BERLIS LLP

Steven A. Zakem

SAZ/sw
6788624.1





Gatzios Planning + Development Consultants Inc.

Files: 65EG-0737, 0738, 0739

June 14, 2010

Planning & Building Services
Town of East Gwillimbury
19000 Leslie Street
Sharon, Ontario
L0G 1V0

Attention: Ms. Val Shuttleworth, MCIP RPP, General Manager

**Regarding: TOWN OF EAST GWILLIMBURY DRAFT OFFICIAL PLAN (May 2010)
ADDITIONAL COMMENTS ON BEHALF OF DDR GL LANDS
NW AND NE CORNERS OF GREEN LANE AND HIGHWAY 404**

Dear Ms. Shuttleworth:

The comments in this letter are provided to the Town with respect to the Draft Official Plan on behalf the following landowners:

1. DDR GL East Limited Partnership – 1965 Green Lane (east of Highway 404)
2. DDR GL West Limited Partnership – 1656 Green Lane (west of Highway 404)

As you know, Mr. Steven Zakem of Aird & Berlis LLP submitted correspondence on June 11, 2010 to the Town on behalf of both of these landowners, providing comments to the Draft OP. The comments provided below are in addition to that letter.

COMMENT 1: Insufficient land available for 'POPULATION RELATED EMPLOYMENT JOBS'

The Town's urban expansion 'Community Area' of 427 ha is comprised of:

- a. 7,360 new residential units @ 20 u/ha = **368 ha**
 - b. 580 new major office jobs = 14,260 sq.m GFA @ 45% coverage = **3.2 ha**
 - c. 2,240 new major retail jobs @ 40 j/ha = **56 ha**
- TOTAL = 427 ha**

comment 1:

As indicated in the staff reports, the 7,360 units is equivalent to 20,000 people, and draft OP policy 4.8.1.3 states that these new 'Community Areas' are to meet or exceed a minimum density of 20 uph and a minimum density of 70 residents and jobs per hectare. In comparison, we note that the Growth Plan indicates a minimum of 50 people & jobs / ha, which results in a target of 400 ha. The Town's density targets are very aggressive.

comment 2:

The York Region 2031 Land Budget states that there are to be 2,190 'population related employment jobs' accommodated in the 'Community Area', and therefore no extra land was assigned for those jobs in the 'Employment Area'. However, the identified total of 427 ha for 'Community Area' has no extra land added to it for the 2,190 population related employment jobs. Calculated at the Growth Plan's 50 people+jobs / ha, these 2,190 jobs would require an additional 44 ha of 'Community Area'. Calculated at the draft OP policy 4.2 density of 40 jobs / ha, these 2,190 jobs would require an additional 55 ha of 'Community Area'.

conclusion:

The new 'Community Area' lands are intended to accommodate a total of 20,000 people plus 580 major office jobs, plus 2,240 major retail jobs, plus the unaccounted for 2,190 population related employment jobs, for a total of 25,010 people + jobs. At the Growth Plan's minimum of 50 people + jobs per hectare, this would result in 500 ha of new 'Community Area' being required. In contrast, we believe that the total 'Community Area' identified of 427 ha is insufficient.

We are also submitting a letter detailing these particular comments to York Region as part of the public meeting process for ROPA 1.

COMMENT 2: DDR GL West lands more appropriate for 'Community Lands' rather than 'Employment Area'

We believe that the DDR GL West lands (north side of Greene Lane and west side of Highway 404) are ideally suited for inclusion in the Community Area instead of the Employment Area category, and their addition to the Community Area category would provide lands for the 'population related employment jobs' that are thus far unaccounted for in the land budget. Additional Employment Area could be designated elsewhere to ensure that the identified need for 150 ha of Employment Area is met in the Town overall.

We also believe that the 'local corridor' illustrated along Green Lane on the west side of Leslie should be extended east along this stretch to meet Highway 404.

COMMENT 3: DDR GL East lands appropriate as 'Employment Area' calculation of 'ancillary uses' clarification

These lands, located on the northeast corner of Green Lane and Highway 404, are currently included in the 'Employment Area' urban expansion. Pursuant to section 4.2 of the draft OP we anticipate that these lands will be eventually be designated as

Prestige given their location at a major intersection, and numerous submissions on behalf of this landowner have been indicating the desired type and mix of land uses felt to be appropriate for these lands.

The draft OP policies generally indicate that 'ancillary uses' are permitted to a maximum of 20% of total employment in the Employment Area in the Secondary Plan. We suggest that this policy is best implemented on an area calculation basis, as opposed to the suggested approach of calculating a percentage of total jobs in the area – a calculation we feel is very nebulous and difficult to accomplish, especially on an on-going basis once specific sites and areas have been developed for specific uses.

Mr. Mike Rice of Rice Commercial Group, representing these landowners, will present these comments, as well as those provided in the Aird & Berlis LLP comment letter, in a deputation at tonight's public meeting.

We would be pleased to review these comments with the Town at your earliest possible convenience.

Sincerely,

Gatzios Planning + Development Consultants Inc.

A handwritten signature in blue ink, appearing to read 'MGatzios', is written over a faint, rectangular blue ink stamp.

Maria Gatzios, MCIP RPP

Copy to: Mr. Michael Rice, DDR GL East and DDR GL West
Mr. Steven Zakem, Aird & Berlis LLP

Submission Number
D05. 2009.001.1.009
Delegation at Statutory
Meeting

Date of Submission:
June 16, 2010

Submission Author:
Claudio Brutto, Brutto Consulting (on Behalf of Wycliffe
Sharon Development)

Comments or Requested Change to Proposed ROPA 1

Analysis and Recommendation**Delegation at Statutory Meeting**

Generally pleased with the East Gwillimbury Official Plan and the progress of the regional official Plan. Request that given the large amount of natural heritage lands in the Town that should additional urban expansion areas be required once the secondary planning work is completed that the remnant lands owned by Wycliffe Sharon development in the area of Mt. Albert Road and Leslie be considered for future urban area.

The Region has conducted a regional municipal comprehensive review that has determined the amount of urban expansion that is required. The location of these lands has been as consultative process with the area municipality.

September 2, 2010

Submission Number
D05.2009.001.2.001

Date of Submission:
June 10, 2010

Submission Author:
Karen Wight

Comments or Requested Change to Proposed ROPA 1

Analysis and Recommendation

I am unable to attend the meeting this month but would like to continue to add my request that opportunities for land development be shared more equitably between all residents of East Gwillimbury. I own 10-acres, I would like to take a portion of my property to build my retirement home. Please consider a fair approach in your planning efforts.

Not within ROPA 1 East Gwillimbury Urban Expansion Area.

Issue reviewed as part of ROP comments D05.2009.2.013 and D05.2009.2.022. as follows:

The property is with the Greenbelt Plan Area and designated Agricultural Policy in both the Region's 1994 Official Plan and the Town's 1997 Rural Area Plan (OPA95).

Policy 2.3.4.3 of the 2005 Provincial Policy Statement permits residential lots in prime agricultural area only where there is a *residence surplus to a farming operation* as a result of farm consolidation.

The Town of East Gwillimbury consent policies, in place since 1982, identify that a consent for non-farm residential purposes is subject to the 1956 landholding clause that would not permit severance of an agricultural lot less than 20 hectares.

Response sent to Mrs. Wight by Email January 12, 2010

Recieved June 10, 2010

D05.2009.001.2.001

From: Karen Wight
Sent: Thursday, June 10, 2010 1:27 PM
To: FutureYork
Subject: amendment

I am unable to attend the meeting this month but would like to continue to add my request that opportunities for land development be shared more equitably between all residents of East Gwillumbury. I own 10-acres, I would like to take a portion of my property to build my retirement home.
Please consider a fair approach in your planning efforts.
Karen Wight

Submission Number
D05. 2009.001.2.002
Delegation at Statutory
Meeting

Date of Submission:
June 16, 2010

Submission Author:
Maxine Widemeyer

Comments or Requested Change to Proposed ROPA 1

Analysis and Recommendation

Delegation at Statutory Meeting

The secondary planning process at the local level should proceed to refine the urban expansion area before the Regional urban expansion area can be finalized

The Region has conducted a regional municipal comprehensive review that has determined the amount of urban expansion that is required. The location of these lands has been as consultative process with the area municipality.

There are some areas within the ROPA 1 boundary where no defined feature currently exists. Once more detailed planning is completed at the secondary plan level, minor adjustments may be allowed where the current boundary line is drawn on ROPA 1 in accordance with Policy 8.4.3. This Policy states that the boundaries on Maps 1 to 12 are intended to indicate the general location. Exact boundaries shall be defined in local official plans and zoning by-laws. However, the boundaries of the Urban Area identified on Map 1, are fixed where they are identified by a municipal street, rail line, parcel fabric as it exists on the day of adoption of this Plan, lot and/or concession blocks, or, other clearly identifiable physical features.