



Davies
Howe
Partners
LLP

Lawyers

400 King Street West
Toronto, Ontario
M5X 1C5

416-977-7322
1-800-387-8111
d.howe@davieshowe.com

Please refer to: **Susan Rosenthal**
e-mail: susanr@davieshowe.com
direct line: 416.263.4518
File No. 703001

November 18, 2015

By E-Mail Only to Denis.Kelly@york.ca

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

Dear Mr. Kelly:

**Re: Council Agenda Item D.2 - Draft York Region Preferred Growth Scenario
Urban Boundary Expansion – Town of Whitchurch-Stouffville
Submission by Warden North GP Inc.**

We are writing further to our letter dated August 18, 2015 (attached) on behalf of Warden North GP Inc. (Warden North) in respect of the above noted matter. Warden North is the owner of approximately 20 hectares of land in the Town of Whitchurch-Stouffville (the "Town") municipally known as 11691 Warden Avenue (the "Property").

It has recently come to our attention that Committee of the Whole considered a staff report on the above noted matter on November 5, 2015. We would note that we did not receive notice of this meeting nor of any staff reports being considered, despite our request to be so notified. Please ensure that we are included on the circulation list with respect to this matter.

We have now had the opportunity to briefly review staff's report and support the recommendation of Committee of the Whole to analyze the impact of a 40% growth intensification target and its impact on proposed growth scenarios. However, we were surprised to learn that the draft proposed Growth Scenario did not include the Property within the urban boundary.

As noted in our August 18th letter, the Property's southern boundary forms the border between the City of Markham and the Town of Whitchurch-Stouffville. The draft York Region Preferred Growth Scenario recommends that Markham's urban boundary be expanded northerly to the south border of our client's lands.



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We fail to understand the planning basis for excluding an expansion of the urban boundary of the Town of Whitechurch-Stouffville southerly, including the Property, to connect to the City of Markham's proposed urban boundary. An expansion of the urban boundary onto the Property as part of the next Official Plan Review is appropriate in the context of the Regional Structure and represents an orderly and logical expansion of the Region's urban areas. These lands can be developed while maintaining protection of the existing designated natural heritage features and can be municipally serviced. The inclusion of the Property completes the urban fabric in this part of the Town and Region.

It is particularly important for the economic health and tax base of the Town to maintain what little development land is available in the Town for such purposes. As you are no doubt aware, with the passage of the Oak Ridges Moraine Conservation Plan and Greenbelt Plan, approximately 80% of the Town is located in the Oak Ridges Moraine. This has significantly affected the economic vitality of the Town. It is, therefore, essential to facilitate the development of all developable lands outside of these environmental plans to protect and strengthen the Town's economic development.

We, therefore, request that the Property be considered for inclusion in the Region's urban boundary and the preferred growth scenario be amended to this effect. We would be pleased to meet with staff to discuss the appropriateness of doing so at staff's earliest convenience

Please do not hesitate to contact me should you have any questions.

Yours sincerely,

DAVIES HOWE PARTNERS LLP

Susan Rosenthal
Professional Corporation

SR:am
encl.:

copy: Client
Maria Gatzios, Gatzios Planning + Development Consultants Inc.



Davies
Howe
Partners
LLP

Lawyers

The Fifth Floor
99 Spadina Ave
Toronto, Ontario
M5V 3P8

T 416.977.7088
F 416.977.8931
davieshowe.com

Please refer to: **Susan Rosenthal**
e-mail: susanr@davieshowe.com
direct line: 416.263.4518
File No. 703001

August 18, 2015

By E-Mail Only to Denis.Kelly@york.ca

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

Dear Mr. Kelly:

**Re: York Region Official Plan Review
Draft Growth Scenarios and Land Budget
Submissions by Warden North GP Inc.**

We are counsel to Warden North GP Inc. (Warden North), the owner of approximately 20 hectares of land in the Town of Whitchurch-Stouffville (the "Town") in the Region of York (the "Region") located east of Warden Avenue, south of Stouffville Road, and north of 19th Avenue. The lands are municipally known as 11691 Warden Avenue (the "Property").

We are writing in respect of the recently commenced "five year review" by the Region of its Official Plan, and the Region's land budgeting exercise, which suggests potential need for the inclusion of additional lands within the Region's urban boundary.

The Property is generally located immediately south of Meadowbrook Golf and Country Club. The lands to the south of the Property are currently vacant, as are those to the east and west save for a small amount of occupied residential development. The south boundary line of the Property forms the border between the City of Markham and the Town of Whitchurch-Stouffville, as is shown on Attachment 1.

Two hamlets are located in close proximity to the Property, one in Whitchurch-Stouffville (the Hamlet of Gormley) and the other in the City of Markham (the Hamlet of Almira). Gormley is northwest of the Property and Almira is east of the Property. The Property is closest to the Hamlet of Almira behind the row of lots fronting south onto 19th Avenue in Almira.



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The urban boundary within the City of Markham is currently being proposed for expansion. While subject to appeal in connection with the hearings underway for the 2010 York Region Official Plan, it is our understanding that a settlement of the appeals of the urban boundary expansion is imminent. Should the boundary endorsed by the Region be approved, the Property will be located approximately 100 metres from the expanded Urban Boundary.

The Property is generally designated and zoned agricultural. A very small piece of the site in the northwest corner is designated and zoned ORM Countryside Area and a small portion of the site is zoned for environmental protection. The vast majority of the site contains no significant natural heritage features.

The site is currently vacant but historically it was utilized for employment uses, including a processing plant and retail commercial venture. Morra Cheese operated its manufacturing and retail operation on the site for more than 20 years.

Warden North intends to pursue the inclusion of its approximately 20 hectares into the urban boundary as part of the next Official Plan Review.

With the commencement of this review, the Region has been directed to plan for an additional 290,000 persons and 120,000 jobs beyond the current forecasts contained in Table 1 of the existing Regional OP. In the most recent OP Review reports, released in April this year, three growth scenarios were reviewed. Two suggested substantial need for urban boundary expansions, ranging in a need for between 1100-2300 hectares (after the recognition of significant intensification in the Region).

The Warden North Lands are well suited to accommodate part of any such urban boundary expansion. These lands are in close proximity to the proposed urban boundary for the Region and City Markham. An expansion of the urban boundary onto the Property as part of the next Official Plan Review is appropriate in the context of the Regional Structure and represents an orderly and logical expansion of the Region's urban areas. These lands can be developed while maintaining protection of the existing designated natural heritage features, can be municipally serviced, and completes the urban fabric in this part of the Town and Region.

It is particularly important for the economic health and tax base of the Town to maintain what little development land is available in the Town for such purposes. As you are no doubt aware, with the passage of the Oak Ridges Moraine Conservation Plan and Greenbelt Plan, approximately 80% of the Town is located



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in the Oak Ridges Moraine. This has significantly affected the economic vitality of the Town. It is, therefore, essential to facilitate the development of all developable lands outside of these environmental plans to protect and strengthen the Town's economic development.

We will continue to monitor the OP Review process and may make further comments/submissions as new reports and proposed policies are released for comment, including input into potential growth alternatives in the Region.

Please provide us with notice of any future reports, initiatives, actions, and/or meetings regarding the Official Plan review, as well as notice of any decisions of Regional Council with respect to this matter.

Please do not hesitate to contact me should you have any questions or which to discuss this matter further.

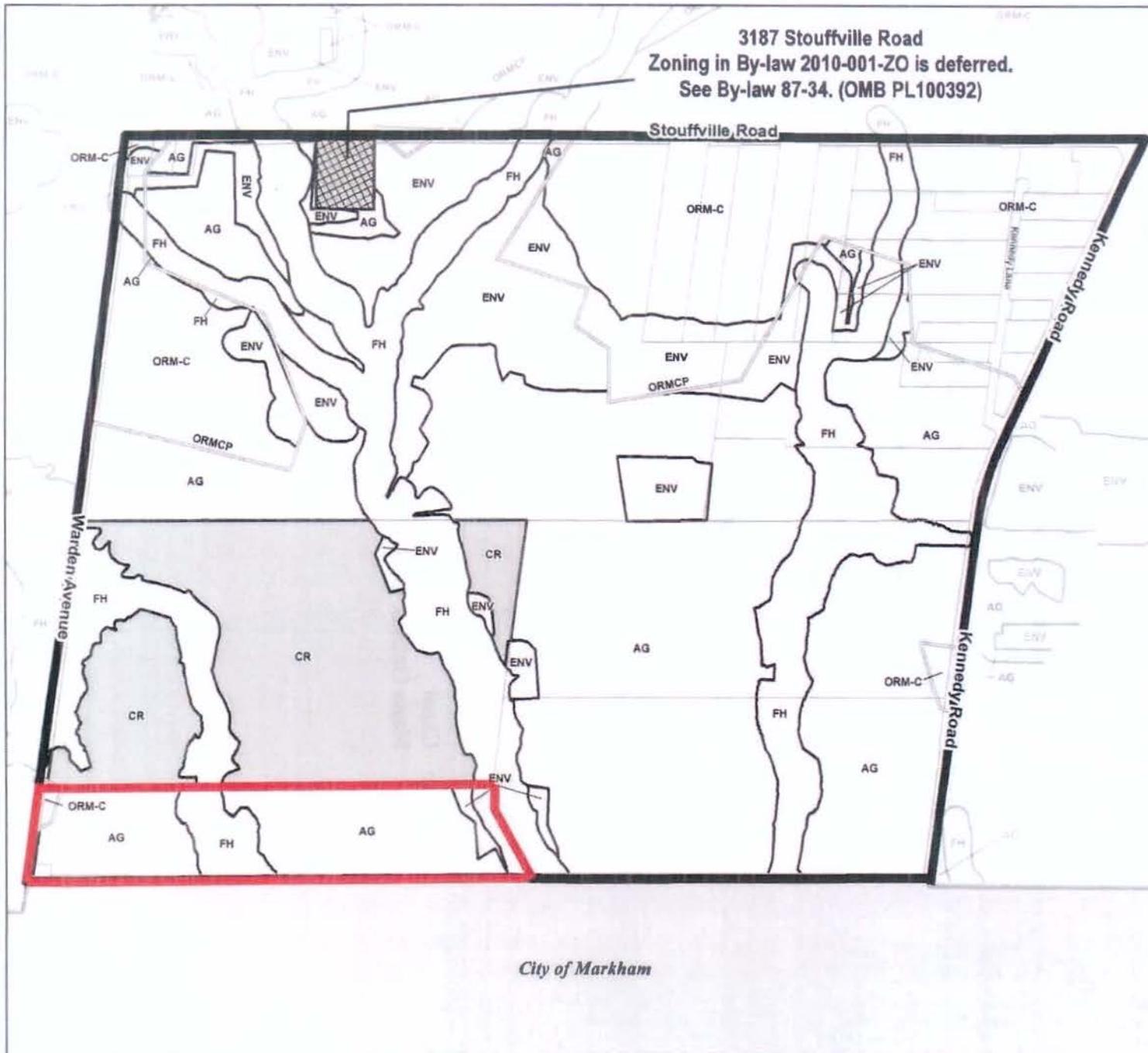
Yours sincerely,

DAVIES HOWE PARTNERS LLP

Susan Rosenthal
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- ZONE DESCRIPTION**
- Section 4**
 AG - Agricultural
 ENV - Environmental
 FH - Flood Hazard
 ORM-C - Oak Ridges Moraine Countryside
 ORM-L - Oak Ridges Moraine Linkage
 ORM-NC - Oak Ridges Moraine Natural Core
- Section 5**
 RPS - Residential Private Services
 RV - Residential Village
 R1 - Residential 1
 R2 - Residential 2
 R3 - Residential 3
 R4 - Residential 4
 RM1 - Residential Multiple 1
 RM2 - Residential Multiple 2
- Section 5A**
 RN1 - New Residential 1
 RN2 - New Residential 2
 RN3 - New Residential 3
 RN4 - New Residential 4
 RN5 - New Residential 5
- Section 6**
 CM1 - Downtown Mixed Commercial
 CM2 - Western Approach Mixed Commercial
 CM6 - Commercial Residential Mixed - Ballantrae
 CG - General Commercial
 CL - Local Commercial
 CV - Village Commercial
 CR - Recreational Commercial
- Section 7**
 EB/EBP-G - Employment Business Park / - Gormley
 EH/EH-G - Employment Heavy / - Gormley
 EL/EL-G - Employment Light / - Gormley
 ED - Employment Disposal
 EX - Employment Extraction
- Section 8**
 I - Institutional
 OS - Open Space
 D - Development Reserve
- Section 9**
 h - Holding Symbol
 f - Flood Vulnerable
 t - Temporary Use
 w - Water Restriction
 WDA - Waste Disposal Area

0 50 100 200 300 400 m

Town of Whitchurch-Stouffville
 Zoning By-law 2010-001-ZO
 Revised: November 2014