

March 4, 2015

**Chair Michael Di Biase,
Planning and Economic Development Committee
c/o
D. Kelly, Regional Clerk
Clerk's Office, Corporate Services Department
York Region Administrative Centre
17250 Yonge Street
Newmarket, ON L3Y 6Z1**

MGP File: 15 - 2355

VIA Email: regionalclerk@york.ca

Dear Mr. Kelly:

**RE: Sharon Heights Landowner Group
Request for notification regarding the 2014 Regional Municipal Comprehensive Review (MCR)
and Regional Official Plan (ROP) Update, and
Request for deputation regarding march 5, 2015 Committee of the Whole, Planning and
Economic Development report regarding Residential Unit Supply Inventory.**

We represent the Sharon Heights Landowner Group who own lands between the Queensville and Sharon Secondary Plan areas in the Town of East Gwillimbury (a location map is attached to this letter). On behalf of the landowners we request to be notified on all matters pertaining to the Region's 2014 MCR and ROP Update.

Of the initial reports associated with this process made available on the Region's website yesterday, we have conducted an initial review of the Residential Unit Supply Inventory Report (March 5, 2015); the report appears on the March 6, 2015 Committee of the Whole meeting agenda with a recommendation that it be endorsed by Council for use as input into the Region's Official Plan and Municipal Comprehensive Review process. Based on an initial review of the report, we have significant concerns with its assumptions and conclusions on residential unit supply that we are unable to resolve without additional information from regional staff and additional time to verify the analysis. With the intent of having an opportunity to compare our own knowledge of residential supply in the Region, and ensuring the Region's review commences based on agreed upon facts, we respectfully request that Committee revise Recommendation 1 to receive the report for information and not recommend it for Council endorsement at this time. It is further requested that staff be directed to release the background data and mapping used in this analysis to us and any other interested party (including the Building Industry and Land Development Association). This will allow us sufficient time to provide input into the analysis prior to it being recommended for Council endorsement.

On behalf of the landowners I thank you for the opportunity to participate in the Region's Official Plan Review and reserve the right to provide further comment as part of this process. If necessary please contact myself or Don Given at our office at any time to discuss matters related to the landowners that may arise out of the review process.

Yours very truly,

MALONE GIVEN PARSONS LTD.



Matthew James Cory, MCIP, RPP, PLE, PMP
Principal, Planner, Land Economist, Project Manager
mcory@mgp.ca

cc: Don Given, President MGP
Clients

Att: Sharon Heights Landowner Group – Landholdings Map

SHARON HEIGHTS LANDOWNER GROUP

Map showing land parcels, roads, and water features in the Sharon Heights area. The map includes a legend for landowners, a scale bar, and a north arrow.

Landowner

- The Acorn Development Corporation
- The Acorn Development (Sharon North) Corporation
- Beaugrave (Tribute)
- Hintonview (Tribute)
- Larendale
- Oriel Veil
- Mounthill et al (Tribute)

Total Net Area of Holdings* 210.87 ha

* Excludes area inside SAB and any area that intersects features of the NHS Categories A & B + 30m buffer

Map labels include: Queensville, Doane Road, Leslie Street, 034200507, 034200515, 034200032, 034200220, 034200035, 034200069, 034200072, 034200503, 034200454, 034200505, 034200039, 034200519, Farr Avenue, Mount Albert Road, Donlands Avenue, Ward Avenue, Howard Avenue, Colonel Weyling Boulevard, 2nd Concession Road, Hillcrest Drive, Holland Landing, Sharon, and Highway 404.

Scale: 0 100 200 400 600 Metres

Land Use Policy Designations

- Prestige Employment
- General Employment
- Low Density Residential
- Estate Residential
- Medium Density Residential
- Village Core
- Neighbourhood Commercial
- Residential Mixed Use
- Institutional
- Environmental Protection
- Parks and Open Space
- Recreation
- Agricultural/Future Urban
- Secondary Plan Study

Boundary & Transportation Information

- Final Built Boundary
- Existing Secondary Plan
- Proposed Highway
- Road
- Proposed Road

Provincial Plans

- Greenbelt Plan

Overlay Information

- Natural Heritage Sysytem (Category A & B with 30m Buffer)