

June 24, 2020

Chair Emmerson and Members of Regional Council

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

Re: Distribution of Population and Employment to 2051

Dear Sirs and Madams,

We are writing on behalf of our clients, Royalpark Homes and SigNature Communities, in response to the proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe that proposes to update the Distribution of Population and Employment Growth in the GGH (Schedule 3) to the year 2051.

Of the three Population and Employment growth forecasts prepared by the Province, we request that the Region of York support the High Growth Scenario outlook for their Municipal Comprehensive Review and long term planning exercise. The application of the High Growth Scenario will ensure land availability and policy frameworks are in place for long term growth in the Region, and more specifically, for the Town of East Gwillimbury. The Region is expected to experience steady growth to 2051 and beyond and to support the future development of complete communities, economic opportunities, job creation, and affordable housing. To achieve good, comprehensive planning, we request that the Region include all of the Whitebelt Lands within East Gwillimbury within an appropriately defined Settlement Area.

East Gwillimbury is the only municipality in the “north” that has substantial “Whitebelt” lands with approximately 1,700 hectares. Assuming that 500 hectares of that land is dedicated to employment, the remaining 1,200 hectares is available for residential development. The Region’s Municipal Comprehensive Review should consider the expansion of East Gwillimbury’s settlement area boundary to include the Whitebelt Lands to not only provide certainty for the Town with regard to accommodating future growth, but to also ensure the opportunity for comprehensive planning, the cost-effective and efficient delivery of service infrastructure (future growth is dependent on the commissioning of the Upper York Servicing Solution and Water Reclamation Centre), transportation improvements, and transit delivery. We believe that this request is appropriate given the Province’s proposed update to the growth forecasts and extension of the time horizon of the forecasts and policies to 2051.

At this point in time, the Region must strategically consider all of the issues of urban structure, built form, housing mix, housing affordability, as well as infrastructure and service delivery in the context of market acceptance and investment attractiveness to the expanded horizon of 2051.

In closing, we hope that this letter proves to be helpful as the Region works toward an appropriate growth management strategy. Our team welcomes any opportunity to meet with staff to discuss the opportunity to work with them, and with Council to ensure a healthy, sustainable, and prosperous future for York Region.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ron Palmer", with a stylized flourish at the end.

Ron Palmer, BES, MCIP, RPP
Principal

c.c. Doug Skeffington, Royalpark Homes
Sebastian Mizzi, SigNature Communities
Paul Freeman, Chief Planner, Region of York
Marco Ramunno, General Manager, Development Services, Town of East Gwillimbury