

DEPUTATION REQUEST

REGIONAL COUNCIL

SEPTEMBER 16, 2021

Subject: Alternate 2051 Forecast & Land Needs Assessment Scenarios

Spokesperson: Katarzyna Sliwa

Name of Group or person(s) being represented (if applicable):

Flato Developments Inc., 2541004 Ontario Ltd., and Wyview Group

Brief summary of issue or purpose of deputation:

See attached letter.

OFFICE OF THE REGIONAL CLERK

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September 15, 2021

File No.: 568098-14

Sent Via E-Mail: regional.clerk@york.ca

Mr. Chris Raynor
Regional Clerk
Regional Municipality of York
17250 Yonge Street, 4th Floor
Newmarket, ON L3Y 6Z1

Dear Mr. Raynor:

**Re: Item F.1 - Alternate 2051 Forecast and Land Needs Assessment
York Regional Council Special Meeting - September 16, 2021
12650 Highway 27 and 13235 10th Concession, Township of King
Flato Developments Inc., 2451004 Ontario Ltd., and Wyview Group**

Kindly ensure that this letter is provided to all members of Regional Council in advance of the September 16, 2021 Special Council Meeting.

We are counsel for Flato Developments Inc., 2541004 Ontario Ltd., and Wyview Group (collectively, our "Client") with respect to the above noted matter. Our Client is the owner of the lands municipally known as 12650 Highway 27 and 13235 10th Concession, in the Village of Nobleton in the Township of King (the "Lands").

Both the Highway 27 lands and the 10th Concession lands are immediately adjacent to existing development, and are a logical extension to the Nobleton Community. Both are within the area designated 'Nobleton Village Reserve' in the King Township Official Plan. The Highway 27 lands are located on the west side of Highway 27, south of King Road, and immediately south of the existing urban boundary of the Nobleton Community. The 10th Concession lands are located on the east side of 10th Concession, north of King Road, and abutting the existing Nobleton Community urban boundary to the south and east. The Highway 27 lands abut existing residential development to the north and south. The 10th Concession Lands abut existing residential development to the south and east.

We reviewed the report dated September 3, 2021 from the Commissioner of Corporate Services and the Chief Planner regarding Alternate 2051 Forecast and Land Needs Assessment Scenarios (the "Alternate Forecast Report").

On behalf of our Client, we support Township planning staff's request that the whitebelt growth in King Township be redistributed to the Township's villages. More specifically, significant consideration and analysis is need in regard to growth being accommodated in the Village of Nobleton. Planning for the Village

Sirote ► Adepetun Caxton-Martins Agbor & Segun ► Davis Brown ► East African Law Chambers ► Eric Silwamba, Jalasi and Linyama ► Durham Jones & Pinegar ► LEAD Advogados ► Rattagan Macchiavello Arocena ► Jiménez de Aréchaga, Viana & Brause ► Lee International ► Kensington Swan ► Bingham Greenebaum ► Cohen & Grigsby ► Sayarh & Menjra ► For more information on the firms that have come together to form Dentons, go to [dentons.com/legacyfirms](https://www.dentons.com/legacyfirms)

of Nobleton should have a longer-term vision than that restricted by the capacity constraints of existing or planned infrastructure. We agree with Township staff's comments that there may be opportunities to provide increased capacity in Nobleton based on new technologies and/or when other communities that currently contribute to the assimilative capacity of the Humber River are transitioned to lake based systems. Good planning should not be limited by existing servicing availability. These consideration cannot be ignored as part of the Region's growth scenario analysis. The Lands in the Village of Nobleton are an ideal location to accommodate some of the Region's growth.

Servicing challenges are not unique to Nobleton and, as indicated in the Alternate Forecast Report, there is already an environmental assessment underway for servicing the Nobleton community. The Lands could easily be included in this process. Development of the Lands would provide an opportunity to build a complete community and for rounding out/infilling the Nobleton boundary. Importantly, the Lands would provide a servicing solution for the surrounding community, including the existing adjacent residential neighbourhoods by addressing the challenges of the current out of date septic systems.

We respectfully request that Council maintain the intensification and density targets considered at the March 18, 2021 Special Council meeting, and that the Village of Nobleton be considered for accommodating some of that growth.

We welcome the opportunity to meet with staff to discuss this matter. Please do not hesitate to contact the undersigned should you have any questions regarding the above.

Yours truly,
Dentons Canada LLP



Katarzyna Sliwa
Partner
KS/

Copy: Client
Mr. Nick Pileggi, Macaulay Shiomi Howson Ltd.