



**WESTON
CONSULTING**

planning + urban design

Clerks Department
Region of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

May 19, 2022
File 8603

Attn: Chris Raynor, Regional Clerk

Dear Mr. Freeman,

**Re: Request for Further Consideration - Urban Boundary Expansion, Community Area
York Region Committee of the Whole – Special Committee Meeting
Draft Regional Official Plan
6910 Roe Road, City of Vaughan**

Weston Consulting is the planning consultant for the owner of the property municipally known as 6910 Roe Road in the City of Vaughan, Regional Municipality of York (herein referred to as the 'subject property'). We have been engaged to assist the owner during the Region's Municipal Comprehensive Review (MCR) process. The purpose of this correspondence is to provide a formal submission on behalf of the property owner to request that the subject property be considered for the Community Area designation through the Regional urban boundary expansion exercise.

Weston Consulting has provided several pieces of correspondence to the Region throughout the Region's MCR. To reiterate our position on the subject lands, we continue to support the Region's inclusion of 6910 Roe Road for urban expansion to accommodate growth to the year 2051. However, it is our opinion that the subject lands are ideally suited for residential development given its immediate contexts and is better suited as *Community Area* rather than *Employment Areas*.

While we do not have specific comments to the proposed May, 2022 text changes that have been provided for public consultation, Weston Consulting provided detailed rationale for consideration of *Community Areas* in our letter dated June 14, 2021 which has been attached for reference. In reviewing Attachment 2- Site Specific Requests on the Draft York Region Official Plan Staff's response to our June, 2021 letter was noted as "*No Change – policy or mapping consistent with Council direction*". In our discussions with Regional Planning staff, they reiterated their position however we believe there is merit in designating the subject lands as *Community Area*.

6910 Roe Road is currently surrounded by institutional uses to the west and planned residential community to the east and north. It's our opinion that these lands are better suited to contribute to residential growth with the City and Region as a whole.

We kindly request the Regional Staff and Council consider subject property for inclusion within the *Community Area* of the preliminary urban expansion area. Thank you for the opportunity to provide this letter, we would be open to future discussions regarding this matter.

If you have any questions or concerns, please contact the undersigned at ext. 266, or Alyson Naseer at ext. 278.

Yours truly,

Weston Consulting

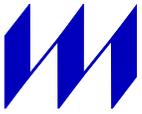
Per:

A handwritten signature in blue ink, appearing to be 'M. Quarcoopome', written over a faint blue circular stamp or watermark.

Martin Quarcoopome, BES, MCIP, RPP
Vice President

c. Laurentel Developments

Att. Weston Correspondence, June 14, 2021



**WESTON
CONSULTING**

planning + urban design

Planning and Economic Development
Region of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

June 14, 2021
File 8603

Attn: Paul Freeman
Chief Planner, Planning and Economic Development

Dear Mr. Freeman,

**Re: Request for Consideration - Urban Boundary Expansion, Community Area
Region of York Municipal Comprehensive Review
6910 Roe Road, City of Vaughan**

Weston Consulting is the planning consultant for the owner of the property municipally known as 6910 Roe Road in the City of Vaughan, Regional Municipality of York (herein referred to as the 'subject property'). We have been engaged to assist the owner during the Region's Municipal Comprehensive Review (MCR) process. The purpose of this correspondence is to provide a formal submission on behalf of the property owner to request that the subject property be considered for the Community Area designation through the ongoing Regional urban boundary expansion exercise.

The subject property is located on the west side of Huntington Road, north of Nashville Road in the community of Kleinberg. The subject property is approximately 12 hectares (29.7 acres) in size. The lands are currently used for agricultural purposes and are presently occupied by two single detached residential dwellings and multiple accessory garages. Currently, the York Region Official Plan identifies the subject property as outside of the *Urban Area* and the City of Vaughan Official Plan designates the property as *Agricultural*. The City of Vaughan Zoning By-law 188 zones the property as *Agricultural*.

We are aware that York Region is in the process of updating the Regional Official Plan as part of the MCR process to align with the new Growth Plan for the Greater Golden Horseshoe. It is our understanding that the Region has conducted background studies to guide future population and employment growth through the determination of a land needs assessment. Through our review of the Policy Direction III Report and Proposed 2051 Forecast & Land Needs Assessment Report, and our attendance at the virtual Special Council Meeting on June 10, 2021, we understand that the Region has concluded that the urban boundary will require expansion to accommodate the projected growth.

York Region is anticipated to accommodate the highest share of growth within the Greater Toronto and Hamilton Area (GTHA). A total of 3,400 hectares of urban expansion land is required to accommodate the Region's forecasted growth to 2051 based on the Provincial land needs methodology. More specifically, 2,300 hectares (2,100 ha + contingency of 200 ha) of land is

required within the *Community Area* and 905 hectares of land within the *Employment Area*. York Region has approximately 4,100 hectares of developable land, located outside of the Region’s existing Urban Area and outside of the Greenbelt available for urban expansion, known as the “whitebelt lands”. The Land Needs Assessment determined that approximately 80% of the total developable whitebelt lands in the Region will be required for the urban expansion area.

We are supportive of the Region including the subject property in the preliminary urban expansion area, however we have concerns with the property being categorized within the *Employment Area*. It is our opinion that given the context of the surrounding area, the subject property would be an appropriate location for residential uses and would more appropriately contribute to the *Community Area* designation. The subject property is adjacent to the Kleinberg Christian Academy to the west, natural heritage lands to the south and the residential Nashville Kleinberg community (North Kleinberg- Nashville Secondary Plan Area) to the west; see figure below. Currently, there are several active residential development applications under review by the City of Vaughan within the Nashville Kleinberg Area community and it is anticipated that residential development will continue within the Secondary Plan Area.

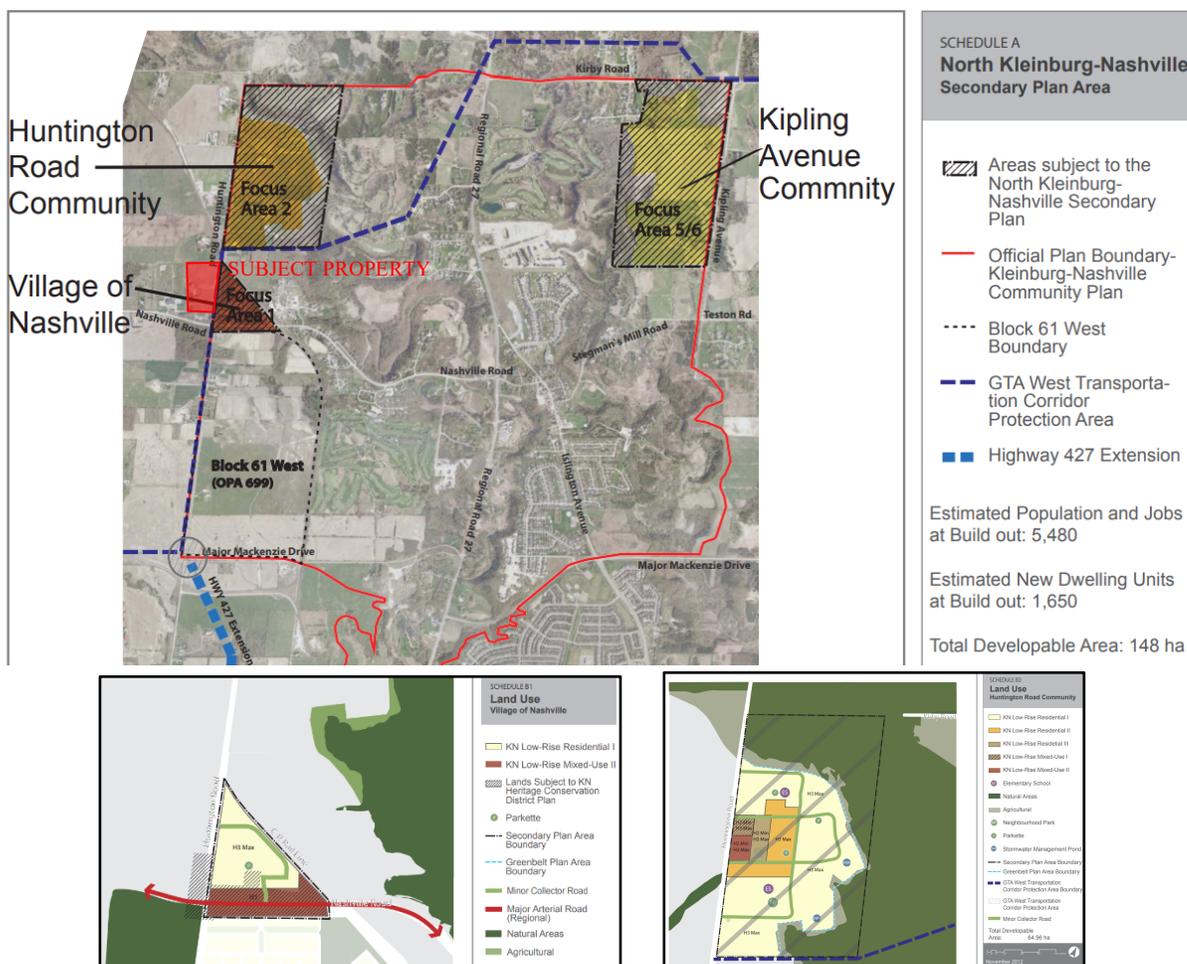


Figure 1 – North Kleinberg- Nashville Secondary Plan Land Use Schedule Excerpts



etermined that the Region requires 950
ares of land to accommodate growth
1.09% of the lands included for the

Employment Area. Therefore, it is our opinion that removing the subject property from the overall land supply for the *Employment Area* will not impact the Region's target to accommodate growth and development until 2051 and would still have 1,088 ha (including contingency lands) to meet Employment growth targets.

We kindly request consider subject property for inclusion within the *Community Area* of the preliminary urban expansion area. In addition, we request to be notified of any future reports and meetings and will continue to monitor the MCR process. Thank you for the opportunity to provide this letter, we would be open to future discussions regarding this matter.

If you have any questions or concerns, please contact the undersigned at ext. 266, or Alyson Naseer at ext. 278.

Yours truly,

Weston Consulting

Per:



Martin Quarcoopome, BES, MCIP, RPP
Sr. Associate

c. Tel Matrondola, C/o Laurentel Developments