



Sent By E-Mail & Mail

June 15, 2016.

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

Attention: Mr. Wayne Emerson  
Regional Chair, and  
Members of Regional Council

Dear Chair Emerson, and Members of Council:

Re: Amendments to the Provincial Growth Plan  
For the Greater Golden Horseshoe

I understand that Committee of the Whole at its meeting on June 16 will consider a report from the Region's Chief Planner with recommendations as to the process of providing feedback to the Province on the various proposed Policy Amendments to the Provincial Growth Plan, Greenbelt Plan and Oak Ridges Moraine Conservation Plan.

Regrettably I am not able to attend the Committee Meeting and speak in deputation; and accordingly am writing this letter to express various thoughts and opinions for your consideration.

I will address my comments specifically to the Growth Plan.

There is no question that the proposed Amendments to the Growth Plan will forever change the fabric of communities in the Region and GTA in a way that we have not seen before or imagined. Certainly in my 42 years of being in the development industry and in particular in York Region I would never have imagined that any Government would dictate, to the extent proposed, as to how young generations of future home buyers would have their choice of housing so severely restricted.

I believe the Provincial Government does not appreciate the impact that its proposals for intensification and densities, through a "one size fits all" decree, will have on municipalities and families across the GTA.

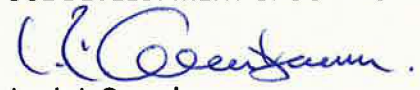
I strongly urge the Region to carefully examine and understand the type of communities that will result, with the preponderance of medium and high density development, and ask itself if this is really what it wants to see happen.

As well the impacts of these policies on Regional/Municipal finances need to be examined in the context of delivery of infrastructure that they have already committed to; and their revenues/cash flows.

Upon review of Ms. Shuttleworth's report before you on June 16, I note that there are recommendations to consult with the Province, other Regions in the GTA and the local Municipalities. But nowhere in the report is there mention of, or a recommendation to consult with the Development and Building Industry, who after all are the Region's/Municipalities' partner in shaping the growth and development of the Region. I strongly encourage you to ensure that the Development Industry, through OHBA/BILD and its local chapter organizations, are included in the discussions/analyses of the new Growth Plan policies.

I thank you for your consideration.

Yours very truly,  
THE VOGUE DEVELOPMENT GROUP INC.



Louis I. Greenbaum

cc: Bruce McGregor  
Valerie Shuttleworth