

November 18, 2015

FOR CONSIDERATION
ELECTRONIC SUBMISSION

York Region Council
Regional Clerk's Office
17250 Yonge Street
Newmarket, ON L3Y 6Z1

Attention: Members of York Region Council

Re: Consideration of 12441 Woodbine Avenue, Gormley, ON by York Region and MMAH for input to the Municipal Comprehensive Review

Dillon Consulting Limited (Dillon) is planning agent for Mr. Edmund Moss, the owner of the lands at 12441 Woodbine Avenue, Gormley (the Subject Lands).

With the Municipal Comprehensive Review being undertaken by York Region (the Region) being undertaken simultaneously with the Land Use Planning Review being undertaken by the Ontario Ministry of Municipal Affairs and Housing (MMAH), this is an opportune time for the consideration of an expansion to the Gormley Secondary Plan Area to include the Subject Lands. The outcome of these two processes will impact the ability for these lands to be developed in the future. We appreciate the opportunity to provide this letter for the Region's consideration as they provide input into the above processes.

On May 6, 2015, we submitted a Letter for Consideration regarding the Subject Lands to the Town of Whitchurch-Stouffville (the Town), for incorporation into their May 19, 2015 report on the Provincial Land Use Planning Review. This letter was copied to Teresa Cline, Senior Planner at York Region and to MMAH. The Town has acknowledged our clients desire to have the Subject Lands incorporated into the Gormley Industrial Area, and supported our desire for municipalities to be granted the power to make flexible adjustments to settlement boundaries based on the local context.

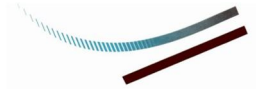
In subsequent discussions with Town staff and Councillor Kroon, the Town discussed the need for Whitchurch-Stouffville to have an additional 56 ha of employment lands based on their 2014 growth management study conducted for the Town and that the lands ought to be located along the 404 corridor.

...cont'd



235
Yorkland Boulevard
Suite 800
Toronto
Ontario
Canada
M2J 4Y8
Telephone
(416) 229-4646
Fax
(416) 229-4692

**Dillon Consulting
Limited**



PURPOSE

The purpose of this letter is to request the consideration of the Subject Lands for potential future development during these discussions. Ultimately, we would request these lands be included within the boundary of the Gormley Secondary Plan, and removed from the protected Countryside Area designation of the Oak Ridges Moraine Plan.

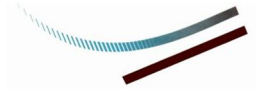
A similar letter to this was submitted to York Region staff on October 19, 2015, and incorporated into the Preferred Growth Strategy Report presented to Committee of the Whole on November 5th, 2015. Staff accepted our letter but did not agree with our rationale. We are seeking Council's support in pushing forward this request. Our client understands that this requires modifications to Provincial, Regional and Local Planning documents, and that rezoning of the Subject Lands would also be required. The attached Concept Development Plan (dated March 11, 2015) illustrates the current concept development of the Subject Lands as General Commercial and Light Employment.

We believe that this proposal is in keeping with the existing land use in the area and would be supportive of other plans related to development of the Highway 404 and Woodbine Avenue corridors. This plan also respects the environmental and flood hazard areas of the property.

EXISTING CONTEXT

The Subject Lands are located between Bethesda Side Road to the north, Warden Avenue to the east, Stouffville Road to the south, and Woodbine Avenue to the west. The Subject Lands currently feature an occasionally used single detached residence, with use of some of the lands for agriculture. The surrounding land uses include a landscaping works yard and a golf course to the north, agricultural uses to the east, the existing industrial subdivision within the Gormley Secondary Plan to the south, and a cemetery to the west.

The Subject Lands formed part of the Town's original plan area for Gormley, as part of OPA 60 which was brought forward by Council in 1989, and supported through implementing Bylaw 89-14. The original Gormley plan area included the lands along the Woodbine corridor, stretching from Bethesda Road in the north to the Town boundary with the Town (now City)



of Markham in the south. While this plan area was not approved by the Region or MMAH at the time, it shows that there has long been the general desire for the Subject Lands to be located within a developable area.

Within the industrial subdivision immediately to the south, there is a collector road, Stalwart Industrial Drive, which extends to and terminates at the south property boundary of the Subject Lands, which indicates additional contemplation for allowance of development of the Subject Lands.

The re-designation of the Subject Lands as described above is in keeping with the existing land uses, and would not negatively impact the Natural Core and Natural Linkage areas that the Oak Ridges Moraine Plan is meant to protect.

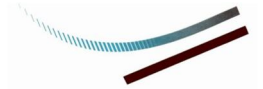
MUNICIPAL SERVICES

The existing Gormley Secondary Plan Area does not have municipal servicing (watermain, sanitary sewers, or storm sewers), but does have a water system for fire suppression. We understand that the opportunities for extension of municipal services to Gormley would either be extending services up from the south from Markham or from the west from Richmond Hill.

Part of the criteria for the establishment of the current plan area through OPA 88 in 1993 (the successor to OPA 60) was that only those industries that do not use water as part of their process or discharge effluent, other than for the domestic purposes of their employees, could be hosted within Gormley. The proposed concept development for the Subject Lands includes dry industry, and is not reliant on the provision of municipal services to the Gormley area.

We are aware of various processes being undertaken by the Region, the Town, the Town of Richmond Hill, and local landowners which support the eventual provision of municipal services to the Gormley area including:

1. The Town of Richmond Hill has formally requested that the Region “upsized” the municipal services provided to the West Gormley Secondary Plan Area, which is located approximately at the intersection of Leslie Street and Stouffville Road, across Highway 404 from the Gormley Secondary Plan Area.
2. Through a Town Council motion received and referred to staff by the Region’s Committee of the Whole on November 5th, 2015,, the Town of Whitchurch-Stouffville has a formal request that this “upsizing”



include studies to extend these services along Stouffville road and across to the Gormley Secondary Plan Area.

3. The Region is currently leading an Environmental Assessment (EA) for Stouffville Road between Yonge Street and Highway 404. If the Region accepts the Town of Whitchurch-Stouffville's request, the study area for this EA could be extended to cross Highway 404 as a roadmap for the eventual extension of municipal services.
4. Discussions are happening with various owners of significant land holdings both within and surrounding the Gormley Secondary Plan Area on joint high-level studies concerning the provision of municipal services to the area, and a feasibility study is under review.

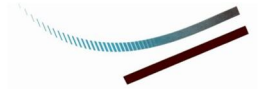
SUMMARY

To reiterate, points for consideration:

1. The Subject Lands are surrounded by a moderate level of development and have commercial and industrial uses to the south, and other businesses to the north.
2. The Subject Lands are immediately adjacent to the existing Secondary Plan Area boundary.
3. The Subject Lands are within the Highway 404 and Woodbine Avenue Corridor and would be supportive of other plans for development within this corridor.
4. The Subject Lands Development Concept respects the environmental constraints of the site and would not impact Natural Core and Natural Linkage areas of the Oak Ridges Moraine Plan.
5. The Subject Lands were at one time considered to be included in the Town's original plan area for Gormley, as evidence through OPA 60 and Bylaw 89-14.
6. The Subject Lands were at one time considered for expansion of the Secondary Plan Area as there is a road stub leading to the lands from the Gormley Industrial Subdivision to the south.
7. The Subject Lands are proposed for dry industry, and do not require municipal services be provided to the Gormley area as a precursor to development.

York Region, the Town of Whitchurch-Stouffville, and local landowners are all currently studying various strategies for the eventual provision of municipal services to the Gormley area, which would provide an increase in the demand for employment land.

Ms. Sandra Malcic, York Region
Page 5
November 18, 2015



As part of the Region's input to the Provincial Land Use Planning Review, we would support the Region in a request for the authority and flexibility for both lower and upper tier municipalities to make minor adjustments to the boundaries and land use designations within provincial plans, in order to better accommodate local conditions. This would allow for a more streamlined land use approvals process, while still maintaining the framework required to achieve the intended goals of the provincial plans.

Please treat this letter as support for a formal request that the re-designation of the Subject Lands be considered as part of York Region's Municipal Comprehensive Review, and in all future decisions regarding land use decisions for the Town of Whitchurch-Stouffville.

We look forward to your response regarding this request. Should you have any questions or wish to discuss, please contact the undersigned.

Yours sincerely,

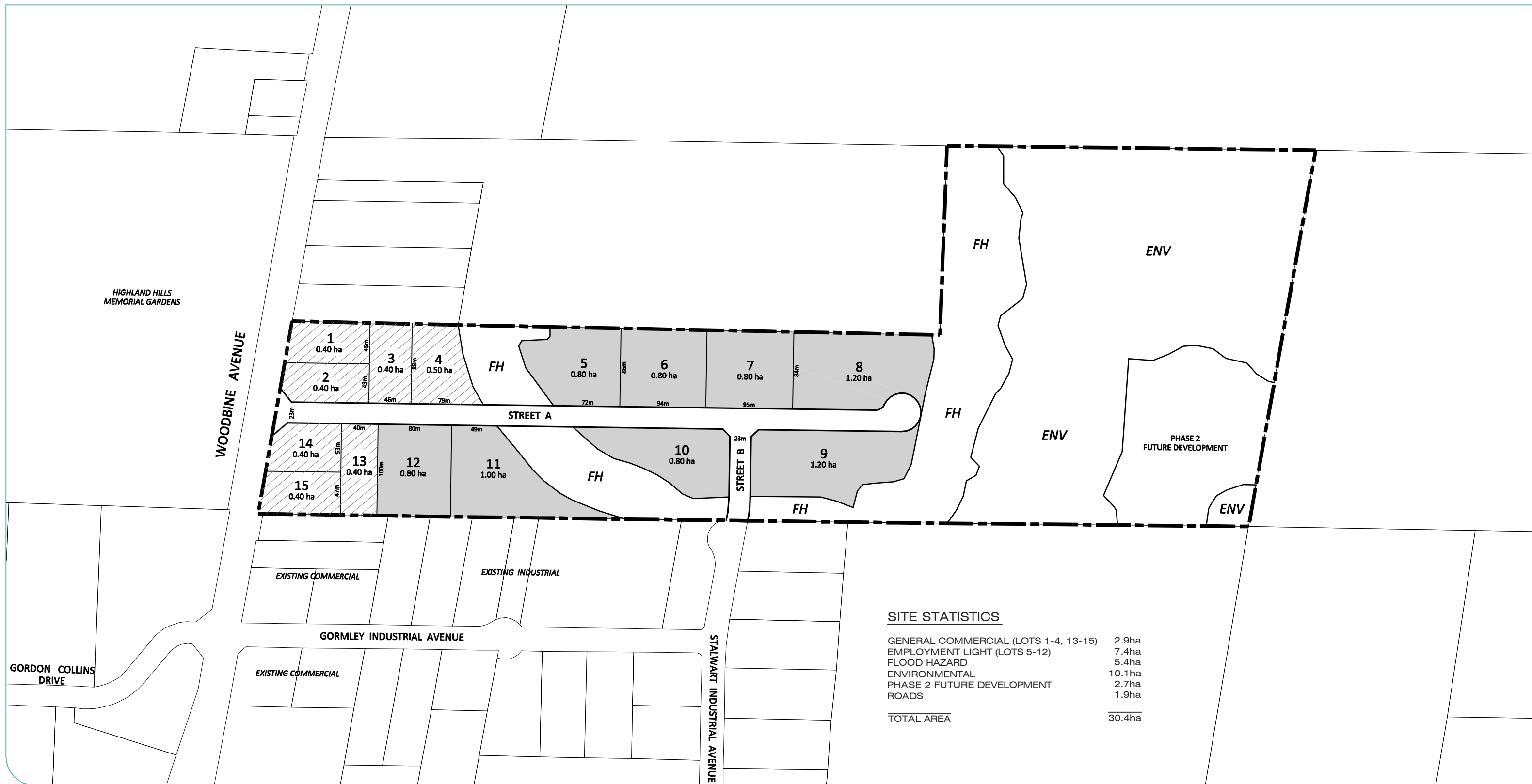
DILLON CONSULTING LIMITED

Heather Swan, MCIP, RPP, P.Eng., PMP
Project Manager, Associate

Encl.
Our File: 15-1684

Attachments: Concept Development Plan (March 11, 2015)

CC: Mr. Edmund Moss, Property Owner
Mr. Alan Drodz, Manager of Planning, Town of Whitchurch-Stouffville
Councilor Hugo Kroon, Town of Whitchurch-Stouffville



SITE STATISTICS

GENERAL COMMERCIAL (LOTS 1-4, 13-15)	2.9ha
EMPLOYMENT LIGHT (LOTS 5-12)	7.4ha
FLOOD HAZARD	5.4ha
ENVIRONMENTAL	10.1ha
PHASE 2 FUTURE DEVELOPMENT	2.7ha
ROADS	1.9ha
TOTAL AREA	30.4ha

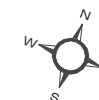
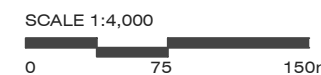
12441 WOODBINE AVE
TOWN OF WHITCHURCH-STOUFFVILLE

CONCEPT DEVELOPMENT PLAN
FIGURE CP-1

- PROPERTY BOUNDARY
- PROPOSED GENERAL COMMERCIAL
- PROPOSED EMPLOYMENT LIGHT
- FLOOD HAZARD
- ENVIRONMENTAL

File Location:
\\34cdillon\cad\cad\2015\151684 12441 woodbine
stouffville\08-planning\151684-08-site.dwg
March, 12, 2015 2:09 PM

MAP/DRAWING INFORMATION
Mapping base from Region of York, YorkMaps.ca.
Site boundary, dimensions and areas are based on above
noted mapping source and cannot be verified as accurate.
CHECKED BY: EM / HS
DESIGNED BY: JMM



PROJECT: 15 1684
STATUS: DRAFT
DATE: 03/11/15