

# Community Meeting

# Growth Management

June 2, 2021



Town of  
East Gwillimbury

East Gwillimbury

## Land Needs Assessment & Official Plan Update

### The Planning Partnership

Meridian Planning  
Consultants

N. Barry Lyon Consultants  
urbanMetrics

Plan-it Geographical

Colville Consulting

Palmer Environmental Consulting  
Group

SCS Consulting

BA Group





# You're invited to an online Community Meeting on the Town's Official Plan Review

# Official Plan Review- Community Meeting

Please join an online meeting to learn about the emerging directions with respect to the 5 discussion papers and growth management. Each meeting will begin with a brief presentation on what we've heard so far, followed by a discussion of the key directions being considered. Register to join the topics of most interest to you.

## June 2

5:00 - 6:30 pm  
**Growth Management**

7:00 - 8:30 pm  
**Complete Communities, Housing & Community Design**

## June 3

5:00 - 6:30 pm  
**Sustainability & Climate Change**

7:00 - 8:30 pm  
**Agriculture & Rural Lands**

To register for a workshop please [click here](#).

The meeting link will be sent to you the day before the workshop.

Workshops will be recorded and posted to the [project webpage](#).

The Town of East Gwillimbury is undertaking an Official Plan Review to establish an up-to-date planning framework to guide and shape the future of the community. The Official Plan is the Town's guide for managing where, when and how East Gwillimbury should grow. The Official Plan Review is being completed over the course of this year and will include numerous opportunities to be involved throughout the process.

For more information please check the project web page.

Contact:

Adam Robb, Senior Planner

905-478-4283 ext. 3872

arobb@eastgwillimbury.ca



## Town of East Gwillimbury Official Plan Update



### You're invited to an online Community Visioning Workshop

Join us for an online Community Visioning Workshop to discuss the vision and principles for the new Official Plan. At this Workshop, you will:

- Learn about the project and the background work currently underway
- Provide feedback to develop a vision and guiding principles for the Official Plan moving forward

Two online Workshops are planned for October 27th, 2020. Please register for a session that best suits your schedule:

9:30 am to 11 am

1 pm to 2:30 pm

To register for a workshop please click [here](#).

The meeting link will be sent to you the day before the workshop.

Workshops will be recorded and posted to the project webpage.

The Town of East Gwillimbury is undertaking an Official Plan Review to establish an up-to-date planning framework to guide and shape the future of the community. The Official Plan is the Town's guide for managing where, when and how East Gwillimbury should grow. The Official Plan Review is being completed over the course of the next year and will include numerous opportunities to be involved throughout the process.

For more information please check the project web page, which can be found [here](#) or contact:

Adam Robb, Senior Planner  
905-478-4238 ext. 3872  
arobb@eastgwillimbury.ca

## Community Visioning Workshop – October 27, 2020

A number of topics were raised, including:

- The need for different types of housing options and affordable housing;
- Opening up the 'whitebelt' lands for development;
- The role of infrastructure planning and capacity in facilitating growth and development;
- The need for policies that can adapt quickly to changing circumstances, including with respect to technology, parking requirements and market demand;
- Strengthening Town character, including embracing a location-specific aesthetics and stronger commercial main streets;
- Protection of high quality agricultural lands; and,
- Importance of clear communication and outreach with property owners, and transparency throughout the project.

## Draft Vision Statement

East Gwillimbury will evolve as a balanced, sustainable and **complete community**, with a mix of housing options to meet the needs of a diverse population. East Gwillimbury will offer **range** of employment opportunities, public service facilities and commercial uses supported by appropriate municipal infrastructure and a well connected multi-modal transportation network.

The Town's **unique villages** will be supported as they grow and diversify with new compatible development and a mix of uses. Character giving **natural areas and farmland** are protected for the long term.

East Gwillimbury will continue to support and celebrate a **high quality of life** for current and future residents and ensure that health, safety, equity, prosperity and resilience are prioritized.

## Eight Draft Principles

1. Ensure that the growth and evolution of the Town prioritizes the **protection and enhancement of the natural heritage system and its ecological and hydrologic functions**, including appropriate protection for those lands included in the Greenbelt and the Oak Ridges Moraine.
2. Foster a **vibrant agricultural and rural community** through support for farming and appropriate agricultural-related and on-farm diversified uses and to protect, maintain and enhance the rural character and function of lands outside of the settlement areas.
3. Ensure that new development contributes to the creation of **complete communities**, including a diverse mix of uses to easily access daily needs, a range of housing options, a multi-modal transportation system, live-work and local employment opportunities and age-friendly design that provides opportunities for people of all ages, abilities and incomes.
4. Encourage and support the creation of a **full range and mix of housing options** to meet the needs of a growing and diversifying population, including a mix of densities, unit types and tenures, as well as affordable, accessible and attainable housing options.

## Eight Draft Principles

5. Coordinate new growth with **infrastructure planning and investment** to support logical and sustainable development patterns, the creation of complete and successful communities and the achievement of the Town's intensification and density targets.
6. Create **cohesive, vibrant and connected urban communities** through the promotion of successful, mixed-use historic main streets, attention to urban design and architectural excellence and the protection of the Town's cultural heritage.
7. Promote the creation of **resilient and environmentally sustainability communities** which recognize and respond to the impacts of climate change, including the promotion of green building technologies, green infrastructure, compact development and reducing reliance on private vehicles.
8. Provide opportunities for **economic development**, including support for new and existing economic generators, protection of employment areas, provision of appropriate infrastructure and services and the creation of strong and attractive commercial main streets.



**EG is preparing discussion papers for the Town's  
Official Plan Review that focus on:**



**We want you to join the conversation!**

Email [planning@eastgwillimbury.ca](mailto:planning@eastgwillimbury.ca) to arrange a  
15 minute conversation with our Planning Team!

**For more information, visit [www.eastgwillimbury.ca/opreview](http://www.eastgwillimbury.ca/opreview)**

- > Campaign launched on March 25, 2021.
- > 15 individual conversations were held with residents to hear feedback on the themes.
- > Conversations were held over the phone or through virtual meetings, as an innovative engagement opportunity during COVID-19.
- > Due to the success of the campaign, additional “Chats” will be scheduled throughout the remainder of the project.
- > This engagement is supplemental to the statutory public consultation opportunities that will also be scheduled for the project, and the feedback received ties in with the comments received from our previous visioning workshops.

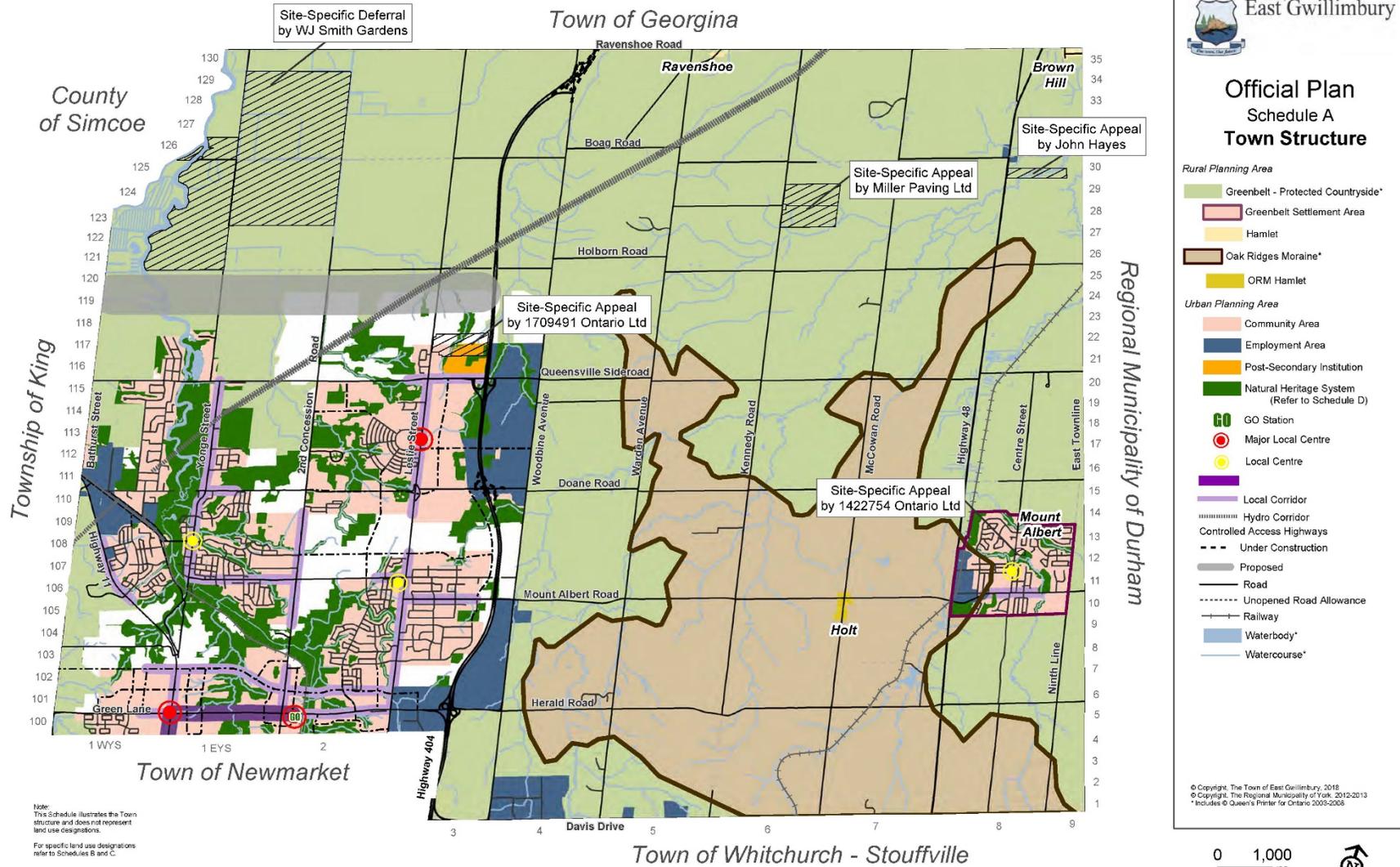


## Discussion Paper Theme:

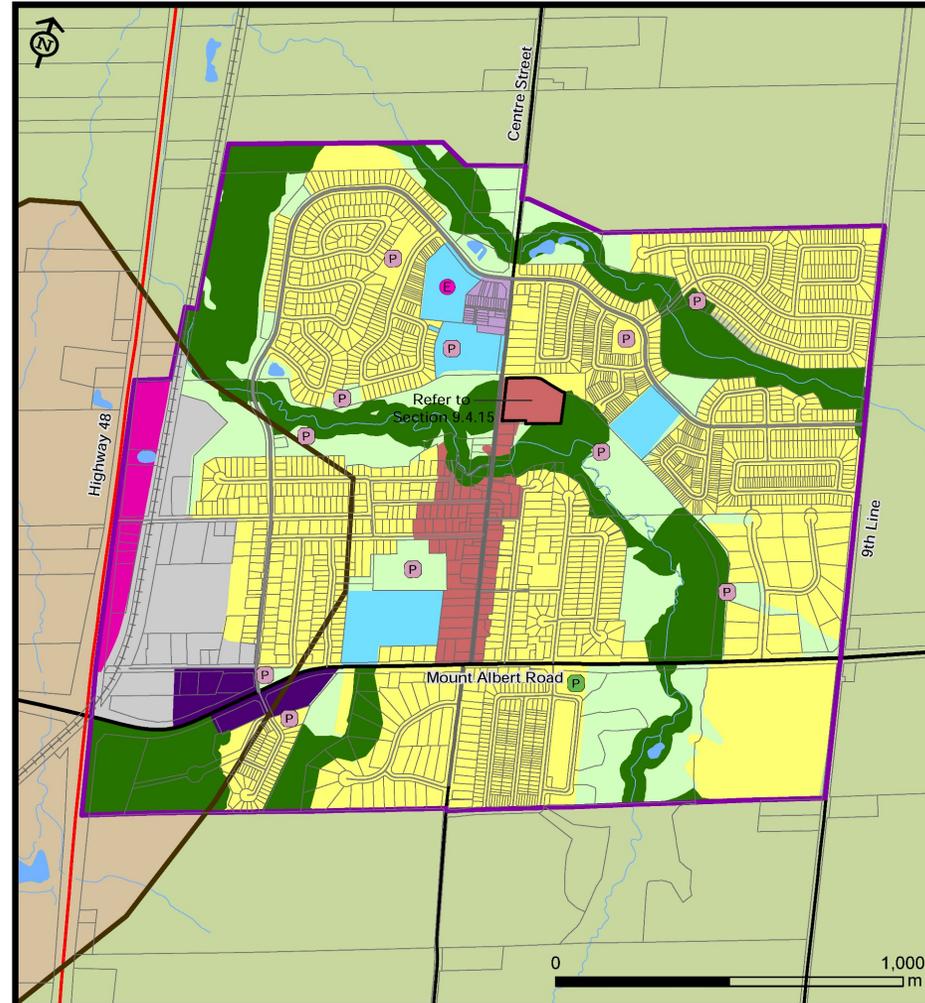
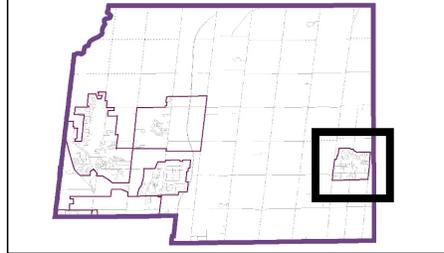
## What we have heard so far:

<p><b>Vision and Guiding Principles</b></p>	<ul style="list-style-type: none"> <li>- Make EG a destination and create community attractions (ex: market square)</li> <li>- Build complete, balanced, equitable, and inter-connected communities</li> </ul>
<p>Complete Communities and Balanced Growth</p>	<ul style="list-style-type: none"> <li>- Grow responsibly, in a logical and co-ordinated manner</li> <li>- Phase growth, don't let development overwhelm existing community</li> </ul>
<p>Housing</p>	<ul style="list-style-type: none"> <li>- Consider creative and alternative options for housing (ex: more rental)</li> <li>- Ensure affordability and options for future generations</li> </ul>
<p>Community Design</p>	<ul style="list-style-type: none"> <li>- Protect our main streets and community character</li> <li>- Make sure new development is sympathetic and designed to a high standard</li> </ul>
<p>Sustainability and Climate Change</p>	<ul style="list-style-type: none"> <li>- Protect our natural environment and integrate it within development</li> <li>- Create even more ways to enjoy nature via connected trails and parks</li> </ul>
<p>Agricultural and Rural Lands</p>	<ul style="list-style-type: none"> <li>- Maintain a diversified agricultural base and protect Holland Marsh</li> </ul>

- > Moving forward **comprehensive planning** for the future is needed – linking growth projections with infrastructure investment
- > Have a **healthy land supply to accommodate** EG's share of **growth** within the Region and GTA
- > Meeting Provincial forecasts allows the Town to receive **funding** for provincial services like education
- > Have **already begun the growth process**, outlined in the approved Official Plan work that was done in 2010
- > The **future sanitary servicing option** is not only required for the existing Urban Area of EG but is also required for the future growth of Aurora and Newmarket – the option will service all of northern York Region



Town of East Gwillimbury Key Map



 Town of East Gwillimbury

### Official Plan Schedule C-1 Greenbelt Settlement Area - Mount Albert Land Use Plan

-  Greenbelt - Protected Countryside\*
-  Oak Ridges Moraine
-  Mount Albert Secondary Plan Area
-  General Employment
-  Low Density Residential
-  Medium Density Residential
-  Village Core Area
-  Community Commercial
-  Neighbourhood Commercial
-  Institutional
-  Environmental Protection Area
-  Parks and Open Space
-  Special Provision Area  
(Refer to Section 9.4)
-  Elementary School
-  Proposed Elementary School
-  Existing Park
-  Proposed Park
-  Provincial Highway
-  Arterial Road
-  Collector Road
-  Local Road
-  Railway
-  Waterbody\*
-  Watercourse\*

Note:  
This Schedule forms part of the Official Plan and must be read and interpreted in conjunction with the text.  
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\* Includes © Queen's Printer for Ontario 2003-2008

DRAFT FOR DISCUSSION PURPOSES

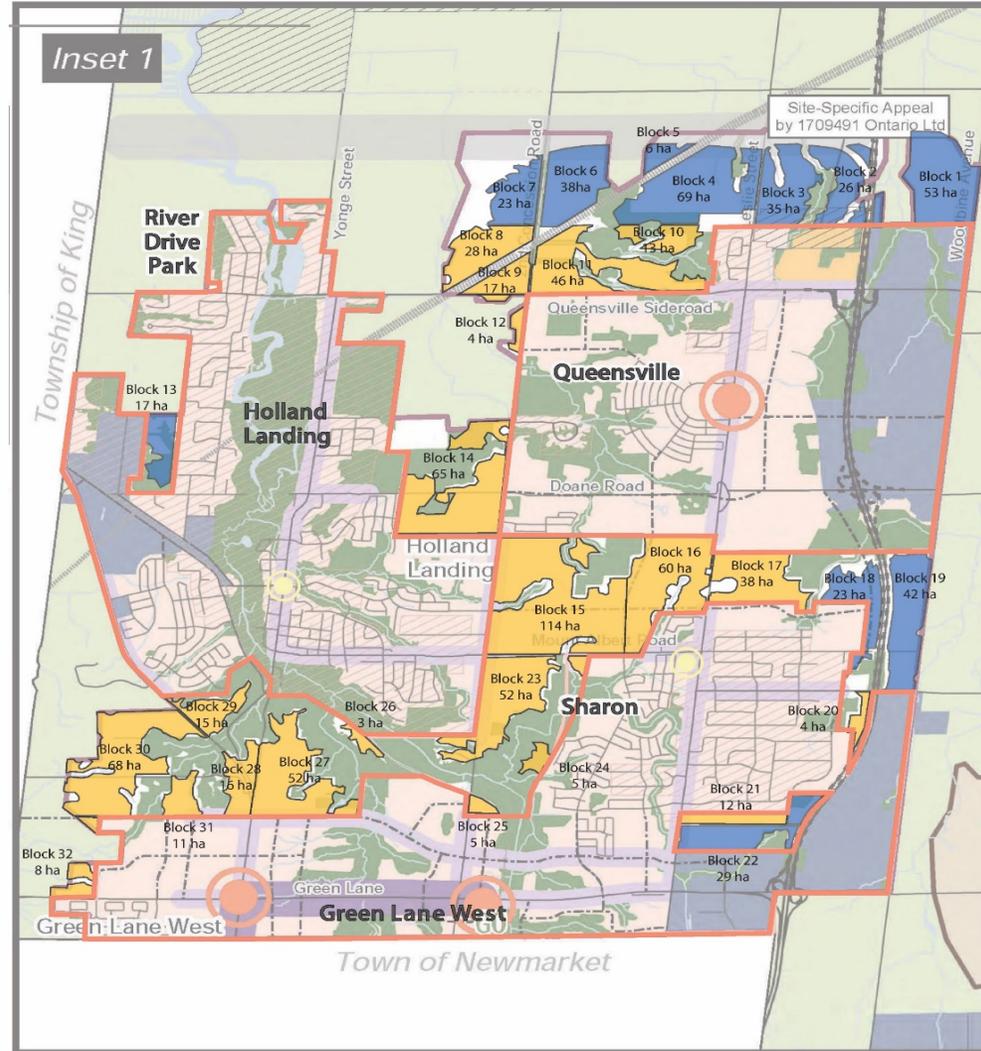
MAP 1 REVISED  
Whitebelt Land Area Assumptions  
Refer to Table 1

Block	Land Area (ha)
1	53
2	26
3	35
4	69
5	6
6	38
7	23
8	28
9	17
10	13
11	45
12	4
13	17
14	65
15	114
16	60
17	38
18	23
19	42
20	4
21	12
22	29
23	52
24	5
25	5
26	3
27	52
28	16
29	15
30	68
31	11
32	8
<b>Residential</b>	<b>635</b>
<b>Employment</b>	<b>361</b>
<b>TOTAL</b>	<b>996</b>

Employment Lands  
 Residential Lands

- Notes:
1. Areas are approximate and rounded
  2. Greenbelt, NHS, and Hydro corridor not included in total

Note:  
This Schedule illustrates the Urban Structure and does not represent land use designations.  
For specific land use designations refer to Schedules E and C-1.



Official Plan  
Schedule A-1  
Urban Structure

**Rural Planning Area**

- Greenbelt - Protected Countryside\*
- Greenbelt Settlement Area
- Oak Ridges Moraine\*

**Urban Planning Area**

- Settlement Area Boundary
- Community Area
- Employment Area
- Post-Secondary Institution
- Built Boundary\*
- Natural Heritage System (Refer to Schedule D-1)
- GO Station
- Major Local Centre
- Local Centre
- Regional Corridor
- Local Corridor
- Hydro Corridor
- Provincial Freeway Route (approved)
- Proposed Provincial Freeway
- Road
- Proposed Collector Road
- Unopened Road Allowance
- Railway
- Waterbody\*
- Watercourse\*

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**Table 1 - Development Capacity Assessment**

	Land Area (ha)	Density	Pop/Jobs Capacity
<b>Built Up Area</b>			
Population	n/a	n/a	15,613
Jobs (PRE + ELE)	n/a	n/a	3,636
<b>Total (BUA Lands):</b>	<b>n/a</b>	<b>n/a</b>	<b>19,248</b>
<b>Designated Greenfield Area</b>			
Community Land	1,400	64	89,600
<i>Population</i>	<i>1,400</i>	<i>56</i>	<i>78,440</i>
<i>PRE Jobs</i>	<i>1,400</i>	<i>8</i>	<i>11,160</i>
ELE Jobs	419	45	18,820
<b>Total (DGA Lands):</b>	<b>1,819</b>	<b>60</b>	<b>108,420</b>
<b>Whitebelt Lands</b>			
Community Land	635	74	46,941
<i>Population</i>	<i>635</i>	<i>66</i>	<i>41,714</i>
<i>PRE Jobs</i>	<i>635</i>	<i>8</i>	<i>5,227</i>
ELE Jobs	361	40	14,440
<b>Total (Whitebelt Lands):</b>	<b>996</b>	<b>62</b>	<b>61,381</b>
<b>Total:</b>			<b>189,049</b>
<b>Total Population:</b>			<b>135,766</b>
<b>Total Jobs:</b>			<b>53,283</b>

*Note: Net developable area for BUA unavailable at time of writing. BUA population and jobs based on 4% intensification rate set by York Region as part of 2016 to 2041 growth timeline.*

- > **Allocate** a minimum population of **135,000 people** and a minimum of **55,000 jobs** to the year **2051**
- > **Include** all of the "**whitebelt**" lands within East Gwillimbury for **urban development** to facilitate appropriate comprehensive planning
- > **Support** the Province's ongoing approval, funding and development of the **Highway 400-404 Connecting Link**
- > **Move forward** with the **Upper York Sewage Solutions Project** and the **Water Reclamation Centre**
- > **Permit** the Town to **comprehensively** manage the long-term land supply over the entire 2051 planning horizon, to properly **respond** to the **market** and to ensure a **competitive development environment**

- > In the short-term:
  - The Town will play an important role in the Region by servicing demand for **ground-related residential units**
  - increasing housing prices will shift demand to **more townhouses**, and, in the longer-term, eventually **stacked townhouses and apartments**.
  
- > Strong demand for **well located, accessible Employment Land** uses.
  
- > There are two key issues with **urban separators** in the ‘whitebelt’:
  - Where should they be located?
  - What are they comprised of?
  
- > “Village Core Areas” and “Major Local Centres” have the **capacity** to accommodate additional businesses.
  
- > Consider identifying a key site for a **future Major Institutional use** (hospital, college/university).

- > Continue to work with the Region on Growth Allocations and infrastructure investment
- > Complete the early consultation on key topics
- > Finalize the Background Report – Q2/Q3 2021
- > Consultation on DRAFT Official Plan – Q4 2021
- > Statutory Public Meetings + Council Adoption – Q4/Q1 2022