

THE CORPORATION OF THE TOWN OF EAST GWILLIMBURY
2025

AMENDMENT NO. XX-2025
TO THE OFFICIAL PLAN FOR THE TOWN OF EAST GWILLIMBURY

MAYOR

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**ACTING GENERAL MANAGER OF
DEVELOPMENT SERVICES**

Jack Krubnik

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PART 1 – THE DOCUMENTATION

1. APPROVAL PAGE

This amendment to the Official Plan for the Town of East Gwillimbury, which has been adopted by the Council of the Corporation of the Town of East Gwillimbury is hereby approved pursuant to Section 17(22) of the Planning Act, as Amendment No. XX to the Official Plan for the Town of East Gwillimbury.

DATE: _____

**Acting General Manager, Development
Services**

Jack Krubnik, MCIP, RPP
Town of East Gwillimbury

2. ADOPTING BY-LAW

THE CORPORATION OF THE TOWN OF EAST GWILLIMBURY BY-LAW NUMBER 2025-####

A By-law to Adopt Amendment No. #-2025 to the Official Plan of the East Gwillimbury Planning Area

The Council of the Corporation of the Town of East Gwillimbury, in accordance with the provisions of the **Planning Act**, R.S.O. 1990, hereby enacts as follows:

1. Amendment No. XX-2025 to the Official Plan of the East Gwillimbury Planning Area, consisting of the attached Part III is hereby adopted.
2. This By-law shall come into force and effect on the day of the final passing thereof.

ENACTED and PASSED this ____ day of _____, 2025.

Virginia Hackson, Mayor

Tara Lajevardi, Municipal Clerk

PART II – THE PREAMBLE

1. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment to the Town of East Gwillimbury Official Plan is to amend the site specific policies applying to certain lands identified on Schedule “B-3” of the Sharon Land Use Plan. This entails amending the site-specific policy framework applicable to the lands located in the northwest quadrant of Mount Albert Road and Leslie Street.

2. LOCATION OF THIS AMENDMENT

The lands affected by this Amendment are located in Block 4 and Part of Block 5, Plan 65M-4679 in the Town of East Gwillimbury and are municipally known as 1402-1410 Mount Albert Road. They consist of approximately 0.33 hectares (0.82 acres) and are generally located north of Mount Albert Road and west of Illumination Way.

3. BASIS OF THIS AMENDMENT

This Amendment is adopted by Council in response to an application to amend the existing land use policies applied to the subject property.

In considering an amendment to the Official Plan, Subsection 8.21.1 of the Plan identifies the criteria to which the Town shall have regard. Council is satisfied that the criteria of Clauses (i) to (viii) of said Subsection have been met in the following respective ways:

(i) The Need for the Proposed Use

The subject property was previously re-designated to *High Density Residential* by Town of East Gwillimbury Official Plan Amendment No. 5-2018 (OPA 5) in order to permit the construction of a phased comprehensive redevelopment plan including a retirement residence building, condominium townhouses, and an apartment building. OPA 5 also provided site-specific policy 9.4.19 (SSP) which includes policies that are more restrictive than those which would otherwise apply through this land use designation. In particular, the maximum height of a building is restricted to 7-storeys for lands abutting Mount Albert Road, whereas the *High Density Residential Area* designation would otherwise permit 12-storeys (40 metres). Owing to high groundwater levels at the subject property, it is not possible to provide more than one level of underground parking, thus 4-levels of above grade parking are needed to provide an appropriate supply for the proposed apartment building. The proposed building height would constitute 13-storeys, but maintain the 40 metre height provision of the parent land use designation, and allow the apartment building

previously contemplated as part of the comprehensive redevelopment of the northwest quadrant of Mount Albert Road and Leslie Street to proceed.

The existing SSP limits the ability to redevelop the subject property with intensified or mixed-use built form in keeping with the intent of the Provincial Planning Statement, 2024, and the Local Centre area policies of the East Gwillimbury Official Plan.

The proposed amendment conforms with Section 4.3.5 of the East Gwillimbury Official Plan as it will allow a mix of uses to occur at an appropriate location within a *Local Centre*, which are complementary to the other uses contemplated as part of the intended comprehensive redevelopment of the northwest quadrant of Mount Albert Road and Leslie Street, resulting in an active, pedestrian-oriented urban form.

(ii) Physical Suitability of the Property for the Proposed Use

The subject property is located within the Community of Sharon and is located west of Leslie Street.

The intended comprehensive development of the northwest quadrant of Mount Albert Road and Leslie Street would continue to direct taller buildings towards the Mount Albert Road frontage, while transitioning downwards in terms of height and density through the previously approved townhouse built-form as one moves north. The proposed building would serve to complement the existing streetscape established by the 7-storey retirement residence located at 1466 Mount Albert Road.

As demonstrated, the proposed development would possess an appropriate interface with adjacent uses, maintaining compliance with an angular plane projected from lower density residential areas north and west of the site and posing minimal shadow impacts, while also providing adequate setbacks, parking, and amenity space to serve future residents.

(iii-v) Location Considerations: Adequacy of Road/Accessibility/Services

The proposed amendment would facilitate the next phase of the comprehensive redevelopment plan for the northwest quadrant of Mount Albert Road and Leslie Street. The amendment will intensify underutilized lands within the Sharon Community and a *Local Centre*. Sanitary sewer and watermain connections have previously been installed within the development in anticipation of the proposed building constituting this phase. Despite the proposed increase in residential density on the subject site, technical analysis has indicated that there is no impact on downstream servicing infrastructure.

Access to the subject property will be provided off of Illumination Way, a private road which has previously been approved and designed to accommodate the proposed development. The larger property forming part of the intended comprehensive development plan possesses frontage onto both Leslie Street and Mount Albert Road, both of which are Region of York *Arterial Roads*.

The internal road network will provide efficient inter-connections within the redevelopment lands, and will include sufficient pedestrian and traffic calming infrastructure, sidewalks, and open spaces in order to ensure a safe means of movement within the development and connectivity to the Sharon Community and Regional Trail network. The details of the proposed site configuration will be coordinated with the Town as part of a concurrent application for Zoning By-law Amendment, and a future application for Site Plan Control approval.

The subject property is located abutting Mount Albert Road, and is in close proximity to Leslie Street, both of which provide transit opportunities. Connectivity to existing and planned transit will only be enhanced through the comprehensive redevelopment of the lands with a compact built form at transit supportive densities.

(vi) Compatibility with Surrounding Land Uses

The proposed use has already been considered and approved through OPA 5. The subject amendment seeks to simplify the SSP established through OPA 5 and eliminate an inconsistency between the parent land use designation and the SSP. The inter-relationship between the proposed development and the abutting uses to the north and west have previously been considered through the many applications approved for the prior phases of the comprehensive development of this quadrant of Mount Albert Road and Leslie Street.

The proposed amendment conforms with Section 3.2.3 as it will focus high density development and a mix of uses within a *Local Centre* and along a *Local Corridor* and a Region of York *Arterial Road*.

Similarly, the subject lands and form of development have been considered in the design of the previously constructed internal laneway network as envisioned by the comprehensive redevelopment plan.

(vii) Municipal Financial Impact

The continued redevelopment of the northwest quadrant of Mount Albert Road and Leslie Street as part of the intended comprehensive development plan will generate additional tax revenues for the Town. Additionally, Development Charges collected through the comprehensive development of the quadrant will be used to pay for services for new growth within the Town.

Further improvements to the public realm and right-of-way have also been facilitated by the Developer, including the construction of a multi-use pathway between Leslie Street and the Regional Trail, as well as a long awaited crosswalk at Illumination Way and Mount Alber Road.

(viii) Potential Effect on Population and Community

The amendment to the existing SSP to allow the increased height and density envisioned for this subsequent phase of development will help to diversify the housing stock within the Town of East Gwillimbury through the addition of 142 purpose built rental apartment dwellings. On a technical level, the amendment to the SSP will simplify the implementation of same and eliminate inconsistency with the parent Official Plan policy to allow greater population density where it is already envisioned to occur.

The proposed development will aid the intensification within the built boundary and at a *Local Centre*, as well as along a *Local Corridor* and *Regional Arterial Road*.

PART III – THE AMENDMENT

1. INTRODUCTION

All of the part of this document entitled “PART III – THE AMENDMENT”, consisting of the following text, constitutes Amendment No. #-2025 to the Town of East Gwillimbury Official Plan.

2. DETAILS OF THE AMENDMENT

The Town of East Gwillimbury Official Plan is further amended as follows:

- a. Section 9.4.19 is amended to read as follows:

9.4.19 Part of Lot 12, Concession 2

The lands in Part of Lot 12, Concession 2 in the Town of East Gwillimbury and designated High Density Residential shall be developed and used in accordance with the following additional provisions:

- (a) Townhouses may be permitted in association with one or more apartment buildings and/or retirement homes, provided, in the entire area designated High Density Residential:*
 - i. A minimum of 50% of the dwelling units are located in apartment buildings and/or retirement homes; and*
 - ii. At least one apartment building/retirement home is built prior to or at the same time as the townhouses.*
- (b) The permitted maximum building height is 13-storeys and 40-metres for any building within 60 metres of Mount Albert Road.*
- (c) The permitted maximum Floor Space Index shall be 4.0 for any specific phase of development, calculated on the basis of ‘Net Floor Area’ as defined in the implementing Zoning By-law.*

3. IMPLEMENTATION AND INTERPRETATION

The implementation of this Amendment shall be in accordance with the provisions of the Planning Act, the relevant policies of the applicable Provincial Plans, and the respective policies of the York Region Official Plan and the Town of East Gwillimbury Official Plan.

The provisions regarding the interpretation of the Official Plan of the Town of East Gwillimbury, apply in regard to this Official Plan Amendment. In the event of conflict with the Official Plan or any Amendment thereto, the provisions of this Site Specific Policy shall prevail unless otherwise specified.