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April 7, 2024

Town of East Gwillimbury
19000 Leslie Street,
Sharon, Ontario L0G 1V0

Attn: Mr. Jack Krubnik, Acting General Manager Development Services

Dear Mr. Krubnik,

**Re: Public Consultation Plan
Sharon Corners Phase 3 (1402-1410 Mount Albert Road)
Part of Blocks Block 4 and 5, Plan 65M-4679, Parts 1 and 2, Plan 65R-40003,
Parts 1, 2, and 3, Plan 65R-40959**

Goldberg Group, acts on behalf of Wycliffe Thornridge Sharon Corners 2 Limited, the 'Owner' of the properties municipally know as 1402-1410 Mount Albert Road, and legally described as 'Part of Blocks Block 4 and 5, Plan 65M-4679, Parts 1 and 2, Plan 65R-40003, Parts 1, 2, and 3, Plan 65R-40959' (the subject property). The subject property is located at the northwest corner of the intersection formed by Mount Albert Road and Illumination Way.

A Pre-Consultation Meeting occurred on November 28, 2024 through Town File DRC.24.39, and resulting in comments from various Town departments, as well as LSRCA, and the Region of York. Submission requirements were provided by the Town following this meeting.

On behalf of our Client, we are submitting applications to amend the Town Official Plan and Zoning By-law to permit the redevelopment of the subject site with a 13-storey apartment building. The proposed building would contain 142 purpose built rental apartment dwellings with a gross floor area of approximately 20,084 square metres, with a net floor area of 11,831 square metres. Owing to the fragmentation of the Sharon Corners lands reflecting the phasing of development, the subject property possesses a lot area of only 0.3077 hectares, resulting in a unit density of approximately 461.5 units per hectare, and a floorspace index of approximately 3.84.

The proposed building would be accessed through Illumination Way, a condominium laneway connecting to both Mount Albert Road and Leslie Street, which has previously been constructed as part of a prior phase of the larger Sharon Corners development.

The following opportunities are available for public consultation as part of the Official Plan and Zoning By-law Amendment applications process:

- The community and necessary department/agencies will be notified of the complete development application through various methods including the on-site application notice sign, and on the Town's Development Application mapping system;

- Residents and stakeholders can review the submission materials, including drawings and reports through request to the Town Planning Department;
- Upon request, detailed designs and supporting studies will be made available to area residents;
- Residents and stakeholders can direct comments and questions about the application to the assigned Town Planner on the file throughout the review process;
- Within one month of submission the Owner will coordinate a meeting with the local Ward Councillor and/or Mayor in order to provide an overview of the application;
- A Council Public Meeting is expected to be organized by Town Planning Staff. This Meeting may be held virtually. Through this consultation, additional interested parties, including organized ratepayers or business groups can be identified and contacted for further consultation. Direct interactions and comments will be solicited from area residents;
- Comments provided by members of the public at the Council Public Meeting will be considered by the Owner and its consulting team. Revisions may be made to the plans as part of a formal re-submission;
- Additional Community Meetings may be scheduled by the Local Councillor at their discretion; and
- At a future date to be determined, Town Council is expected to consider a Recommendation Report from Town Planning Staff.

While Town Staff will serve as the main contact with respect to the Official Plan and Zoning By-law Amendment applications, it is typical for ourselves and the Local Councillor to also serve as a resource for residents and local stakeholders. Throughout the process, the Applicant will respond to the necessary stakeholders and will be available to attend Public or Community Meetings, as required.

We trust that the foregoing is satisfactory. However, should you require any additional information, please contact the writer at your convenience.

Yours truly,



Adam Layton, RPP, MCIP

cc. Wycliffe Thornridge Sharon Corners 2 Limited