



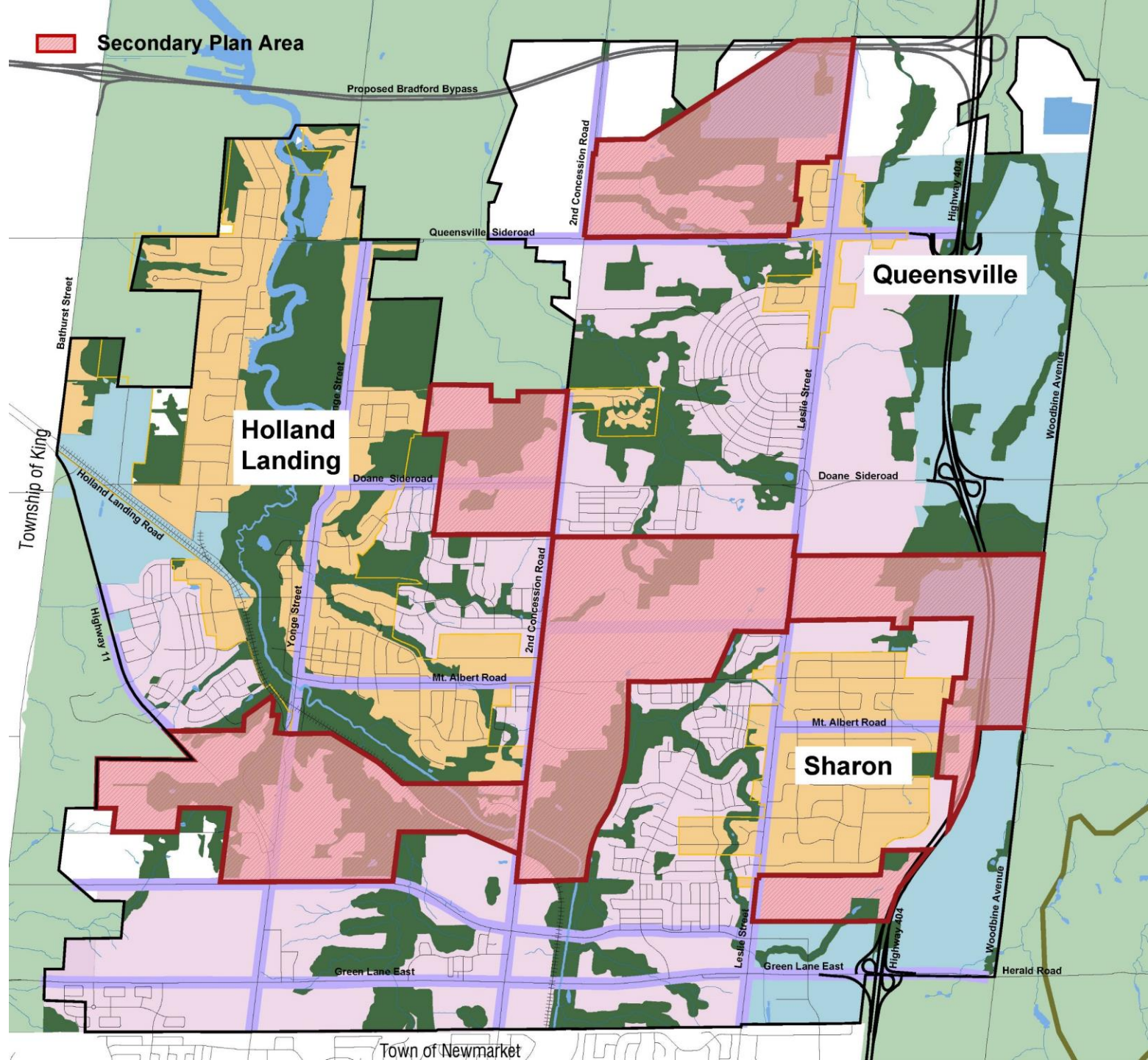
# East Gwillimbury Complete Communities Secondary Plan

February 2024



# Study Area

- Approximately 1,200 hectares (2,965 acres)
- Lands are adjacent to existing development
- Comprised of 6 Community Design Plan areas, identified as “Designated Greenfield Area” and “New Community Area” in the York Region OP



# Official Plan Guiding Principles

**Principle 1** Prioritize protection and enhancement of agricultural resources and natural heritage.

**Principle 2** Support farming and its related uses to protect and maintain rural features.

**Principle 3** Ensure new development contributes to the creation of complete communities.

**Principle 4** Encourage and support a full range and mix of housing options to meet emerging needs of the population.



# Official Plan Guiding Principles

**Principle 5** Promote fiscal responsibility in an equitable and sustainable manner.

**Principle 6** Create cohesive, vibrant and connected urban communities through mixed-uses and excellent urban design.

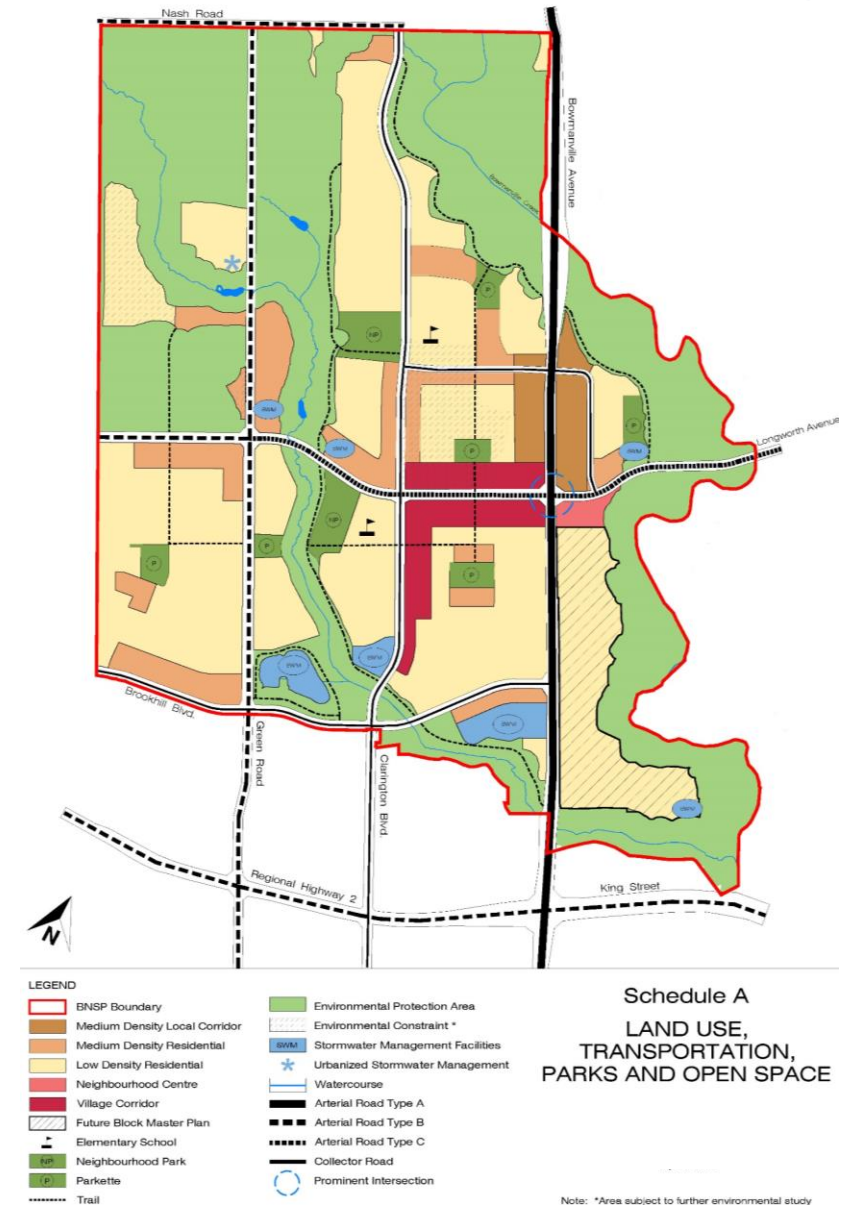
**Principle 7** Promote the creation of resilient and sustainable communities that respond to climate change impacts.

**Principle 8** Provide opportunities for economic growth.



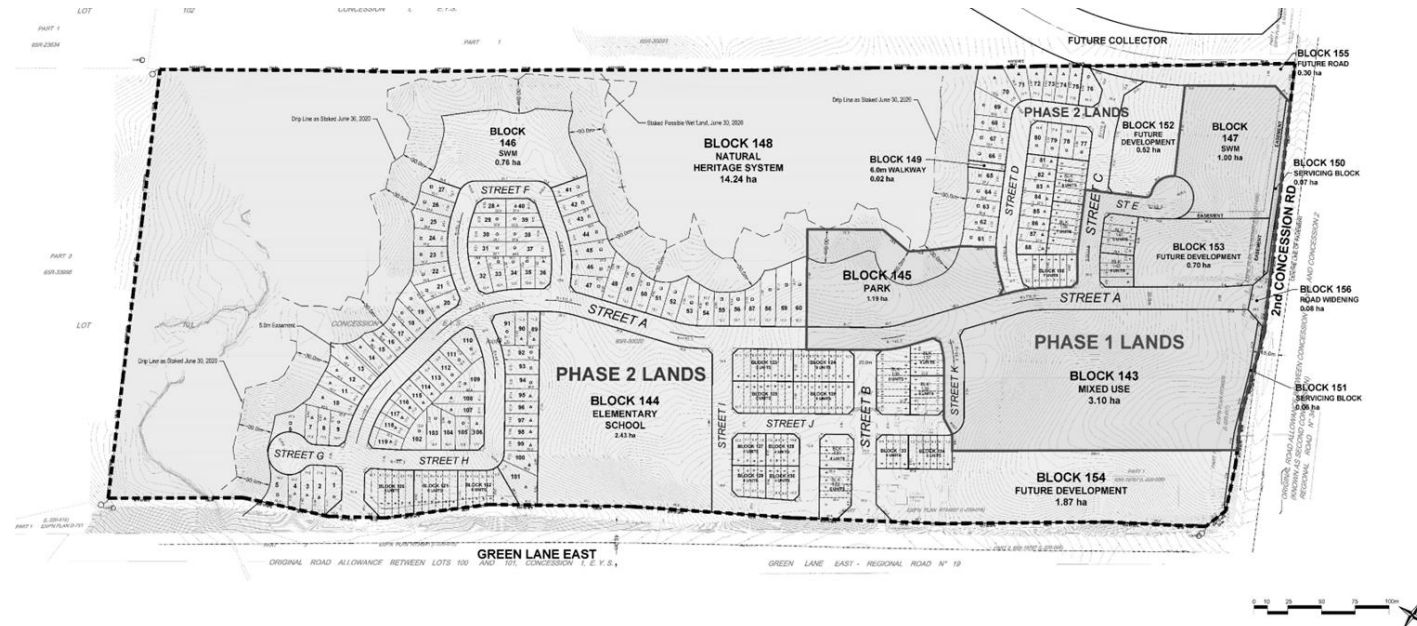
# What is a Secondary Plan

- A **policy document** that is prepared under the Planning Act.
- A document that includes detailed local development policies that **guide growth in a defined area**.
- A Secondary Plan establishes:
  - the appropriate mix of land uses;
  - the height and density of development;
  - the road network, as well as trails and transit routes;
  - the location of schools;
  - the parkland system; and,
  - protection for the natural heritage system.



# After the Secondary Plan

- The Secondary Plan is not the final step in the development approval process.
- Individual **Community Design Plans** that provide significant details that are intended to inform subsequent approvals.
- Draft Plans of Subdivision, Zoning By-laws, and in some cases Site Plan approval.
- Community Design Plans and Draft Plans of Subdivision require Council adoption, the Implementing Zoning By-laws require a full statutory approval process.



# Current Baseline Assumptions

A work in progress



**Natural Heritage System** – As defined in the Official Plan

**Primary Road Network** – As per the Master Transportation Plan

**Minor Road Network** - Interconnected with adjacent communities

**Parkland System** – Based on 5% of Gross Land Area, used to improve connectivity of the NHS, school sites, and ensure a robust public park system

**Housing Mix** – Mix of Low-Rise and Mid-Rise housing forms (single and semi-detached, townhouses, apartments)

**Mixed-Use Opportunity** – Primary Mixed Use Centre and Mixed-Use Corridors

**Public Service Facilities** – Located in conjunction with parks, Primary Centre, and Mixed Use Corridors

**Schools** – Assume 1 Secondary School, 6 Elementary Schools

**Density** – one concept plan, 2 density alternatives: LOW - 60 p+j/ha and HIGH - 70 p+j/ha

**Draft for Discussion**

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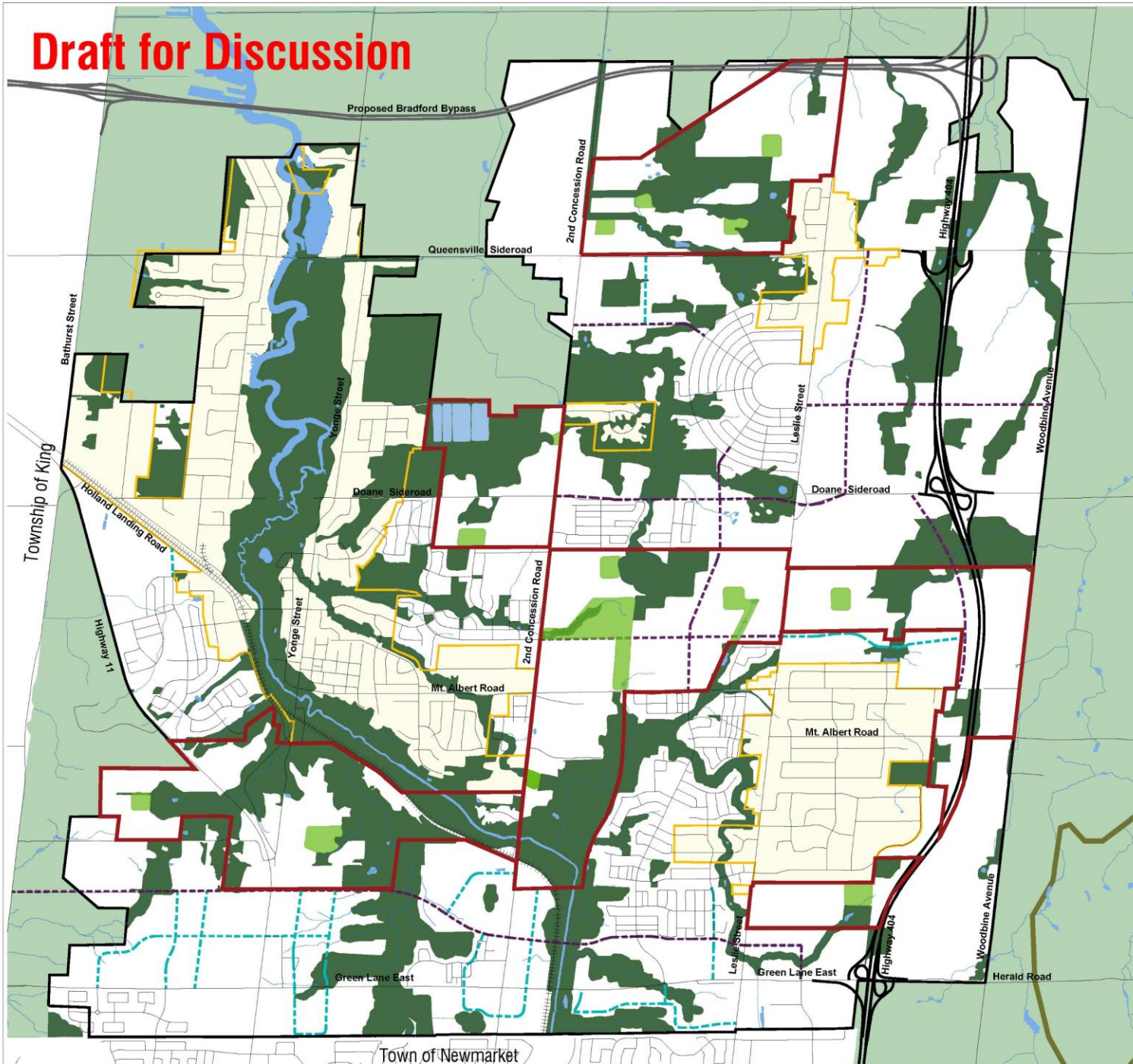
February 2024

## Emerging Preferred Plan

### Legend

- Secondary Plan Area
- Greenbelt - Protected Countryside
- Oak Ridges Moraine
- Settlement Area Boundary
- Built Boundary
- Environmental Protection
- DGA Corridors
- DGA Community Area
- DGA Employment Area
- Major Transit Station Area
- Low-Rise Residential
- Mid-Rise Residential
- Mixed-Use Corridor
- Mixed-Use Centre
- Employment Area
- Institutional
- Park
- Highway 404
- Bradford By-Pass
- Roads
- Proposed Major Collector
- Proposed Minor Collector
- Railway
- Waterbodies

Natural Heritage System Framework from East Gwillimbury Official Plan



**Draft for Discussion**

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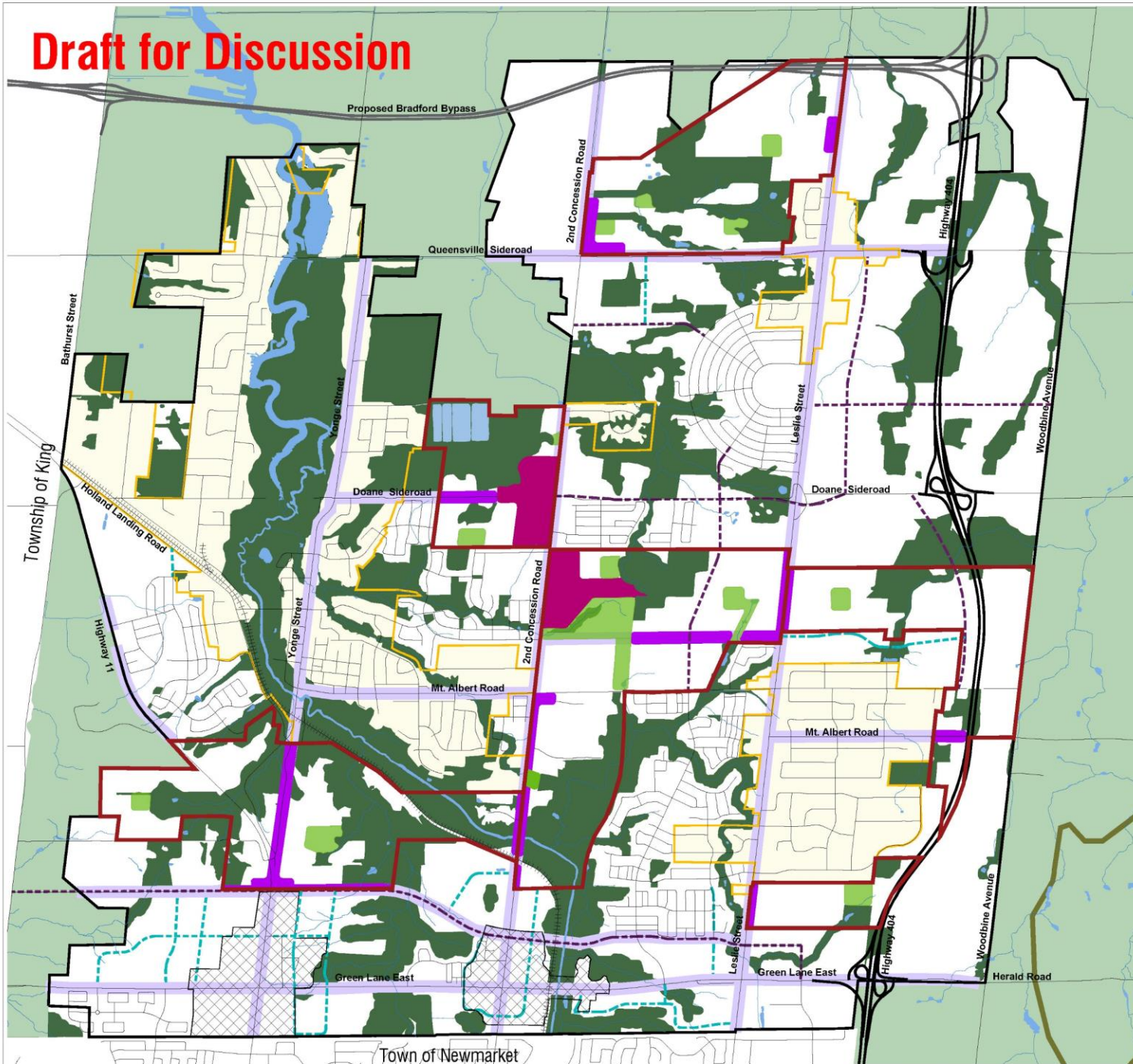
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Natural Heritage System Framework from East Gwillimbury Official Plan



Township of King

Town of Newmarket

**Draft for Discussion**

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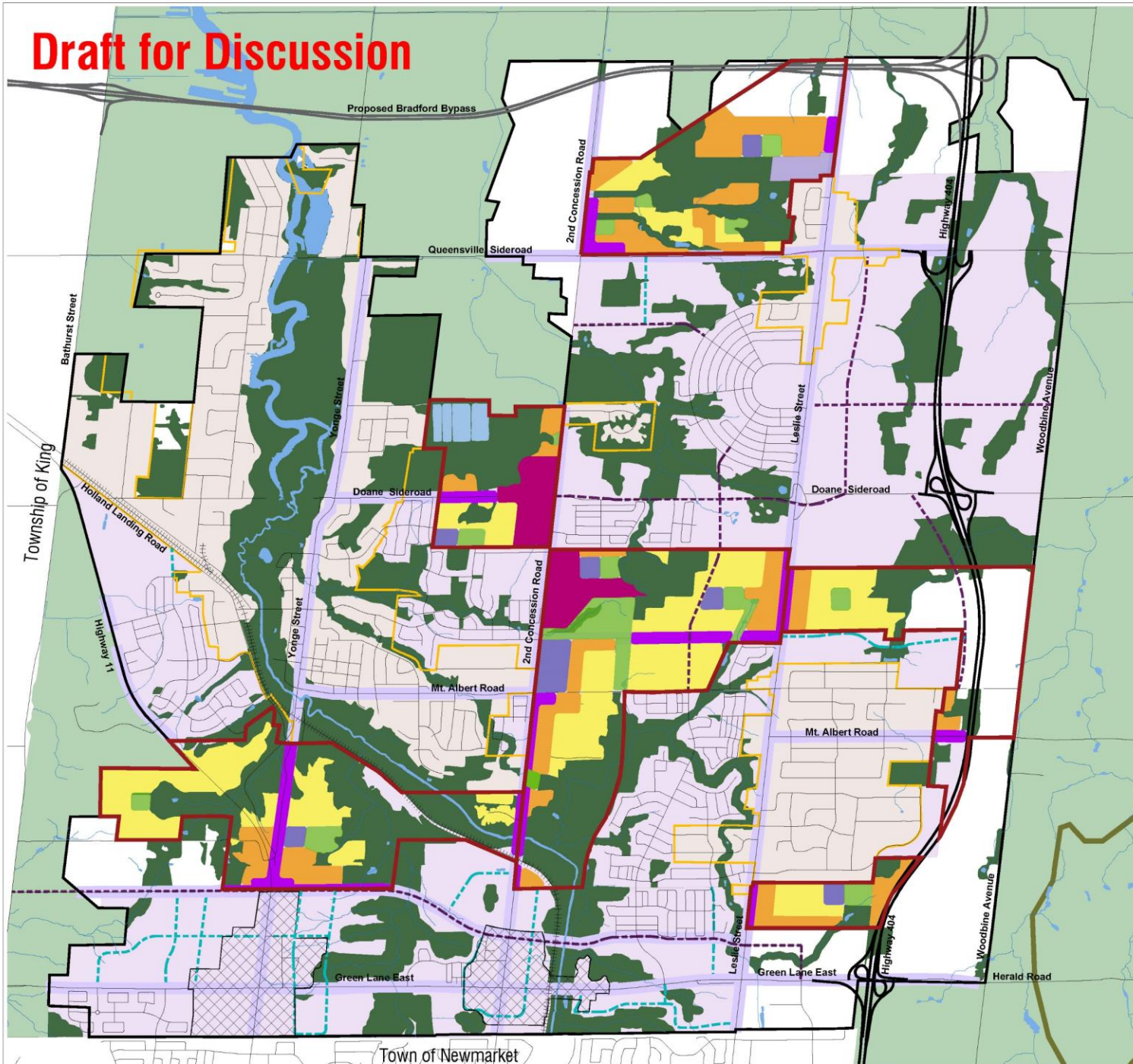
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**Draft for Discussion**

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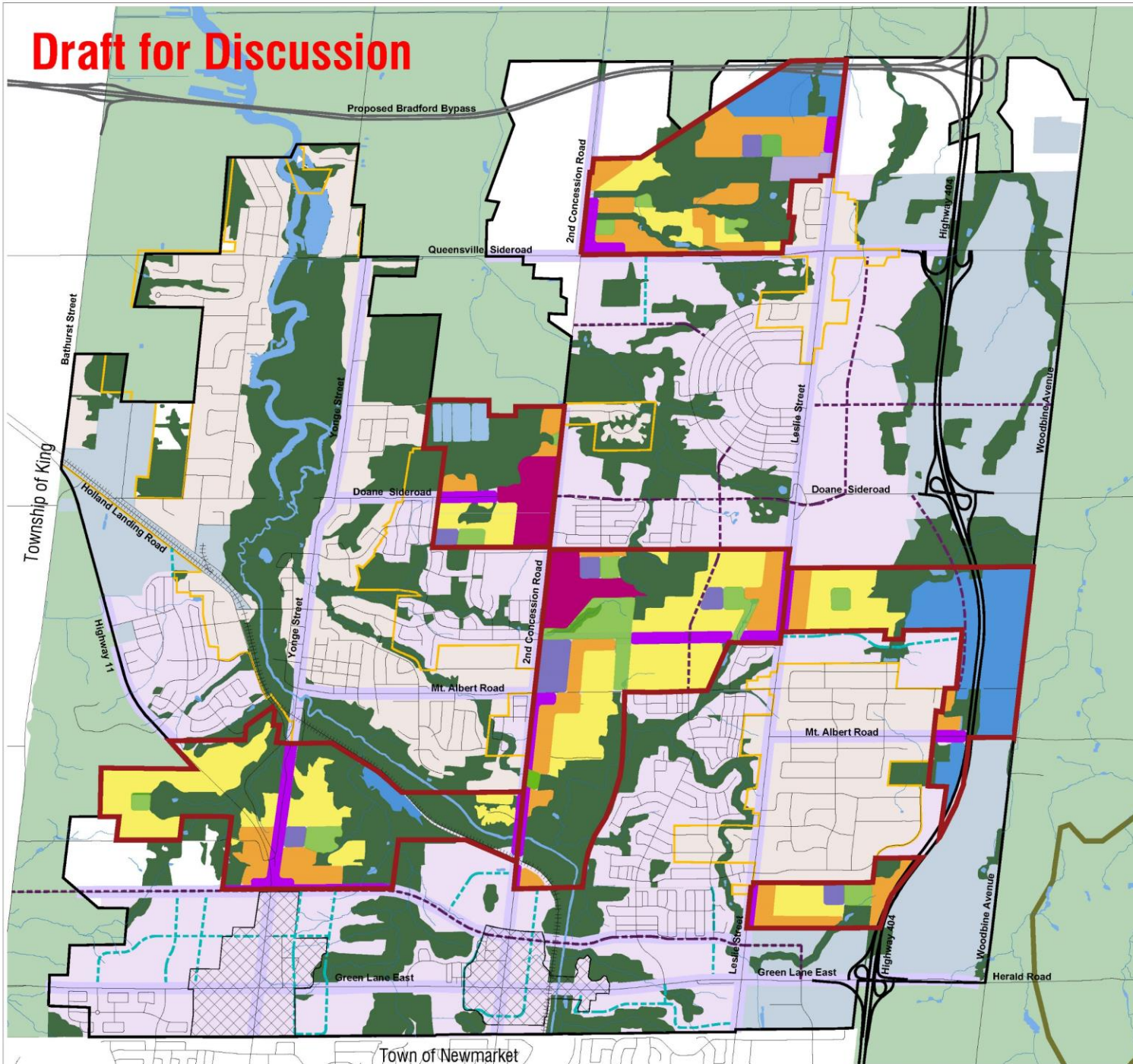
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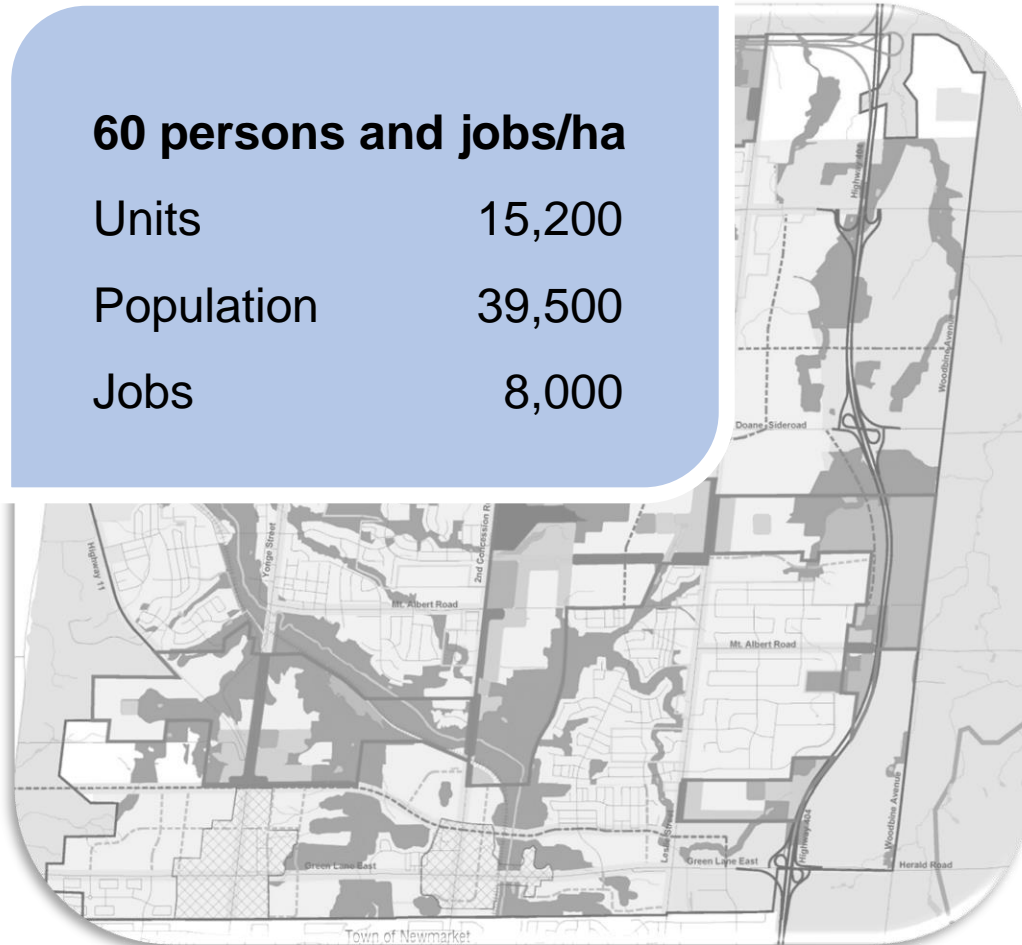
Town of Newmarket

# Emerging Preferred Plan

## Preliminary Density Assumptions

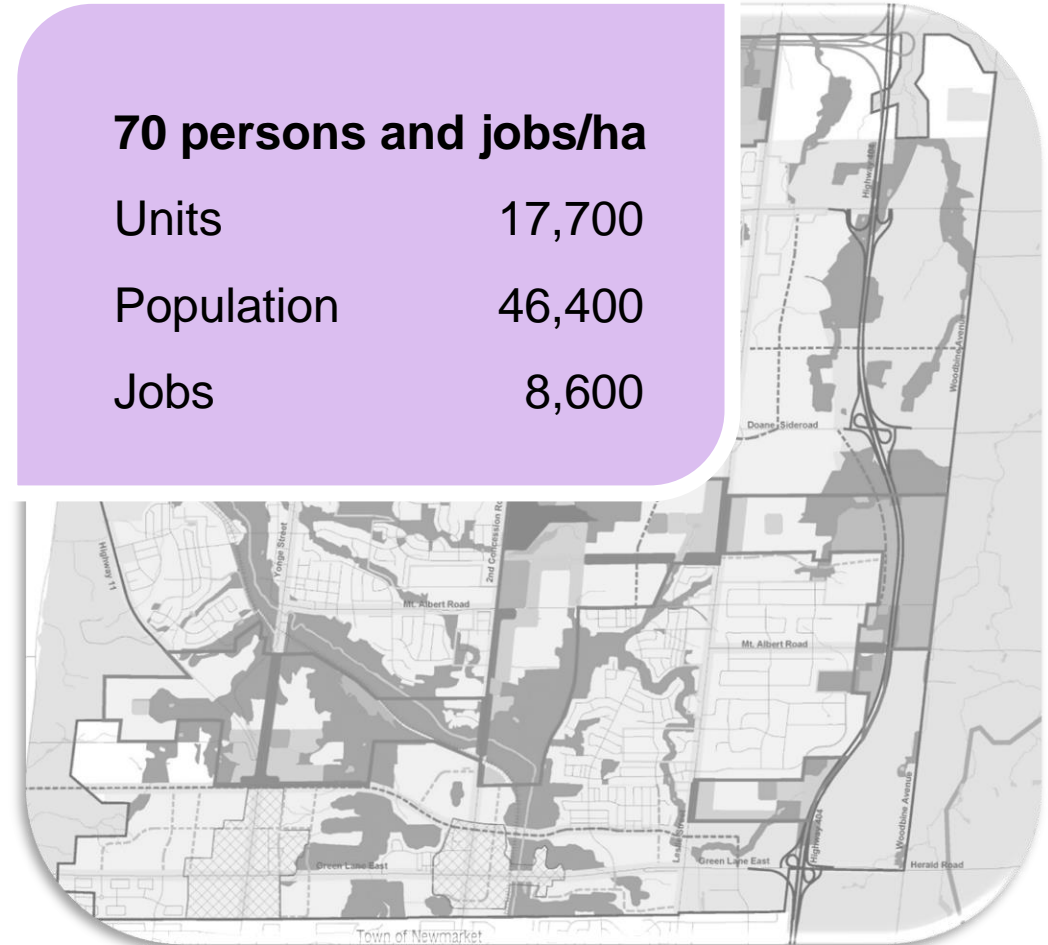
### 60 persons and jobs/ha

Units	15,200
Population	39,500
Jobs	8,000



### 70 persons and jobs/ha

Units	17,700
Population	46,400
Jobs	8,600



# Consultation Strategy

Anticipated engagement with Council, Staff & Agency representatives of TAC, the public and community stakeholders, and Indigenous Communities

## PHASE 1 Emerging Preferred Plan

- Discuss vision and principles, and Emerging Preferred Plan
- TAC Meeting
- Public Information Session #1
- What We Heard memo

## PHASE 2 Draft 1 Secondary Plan

- Draft 1 input from TAC
- Comment and response matrix

## PHASE 3 Draft 2 Secondary Plan

- Draft 2 input from TAC
- Public Open House
- What We Heard memo
- Comment and response matrix

## PHASE 4 Final Secondary Plan

- TAC Meeting
- Final comment and response matrix
- Final Secondary Plan
- Statutory Public Meeting

Indigenous Communities Engagement



Online Engagement / Project Website

# Next Steps

1. Discuss Emerging Preferred Plan with Council (Feb. 21) and the Landowners Group
2. Public Workshop – end of March
3. Confirm/Refine the Emerging Preferred Plan
4. Preparation of Draft 1 Complete Communities Secondary Plan