



East Gwillimbury Complete Communities Secondary Plan

Public Information Consultation #1

March 21, 2024



High level vision
for growth

More detailed &
site specific

Provincial Policy Documents

High level planning policy documents that sets out an overall vision to direct growth in the Province.

Regional Official Plan

Regional planning policy document that sets out an overall vision to direct growth in York Region.

Local Official Plan

Town planning policy document that sets out an overall vision to direct growth in East Gwillimbury.

Secondary Plan

A policy document that sets out context specific policies for the Complete Communities Secondary Plan area.

Community Design Plan

A more detailed plan for each geographic area within the Secondary Plan area, containing more detailed policies.

Plan of Subdivision/ Condominium

Allows for the division of properties (or units), including the locations of roads and parks.

Zoning By-law

Sets out clear rules for development, including requirements and restrictions.

Site Plan

Property-specific plan outlining the location of buildings, paths, parking and other site design details.

What is a Secondary Plan?

A **policy document** that is prepared under the Planning Act, as an amendment to a Town Official Plan.

A document that includes detailed local development policies that sets a direction to **guide growth in a defined area**.

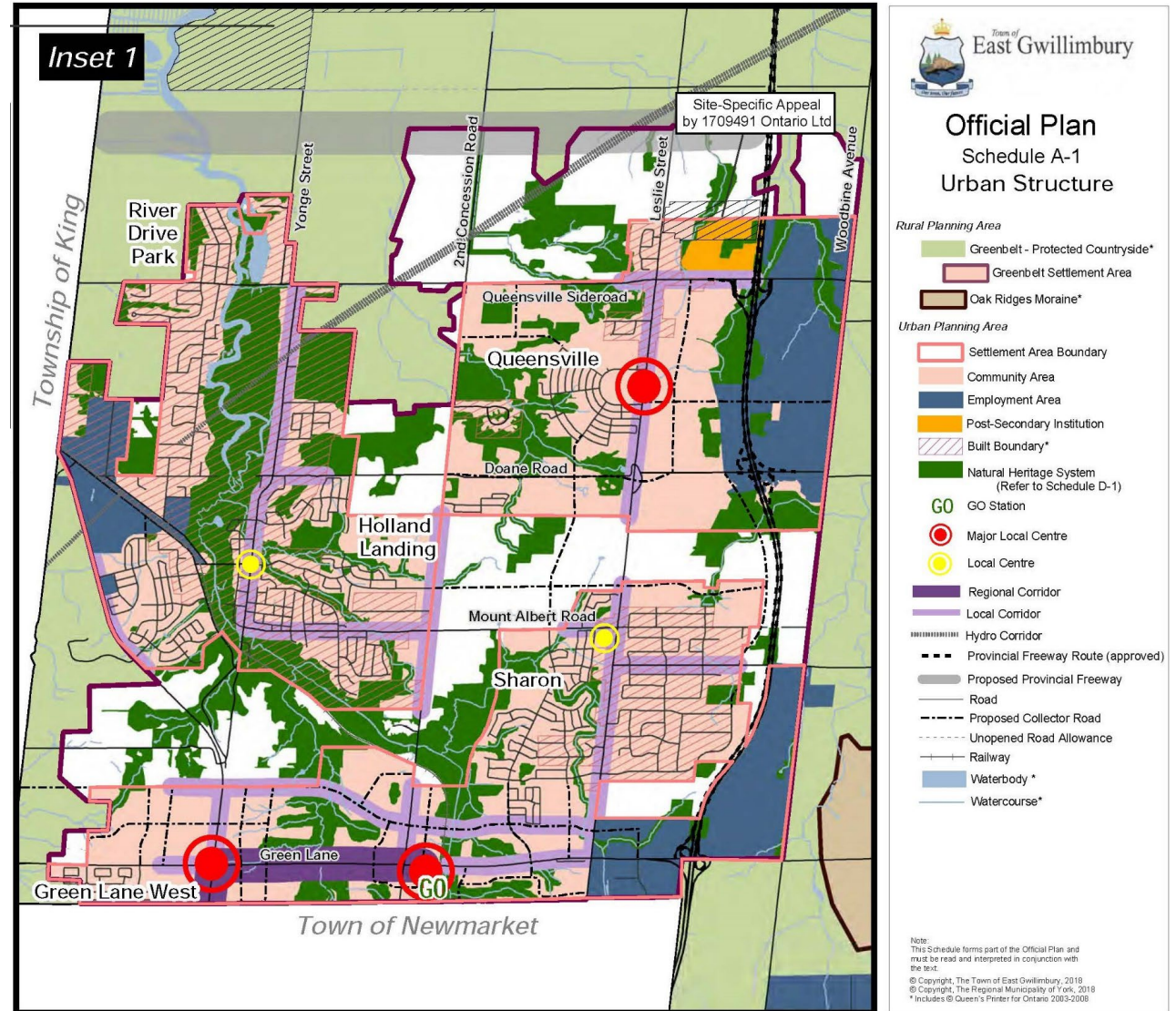
A Secondary Plan establishes:

- 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.



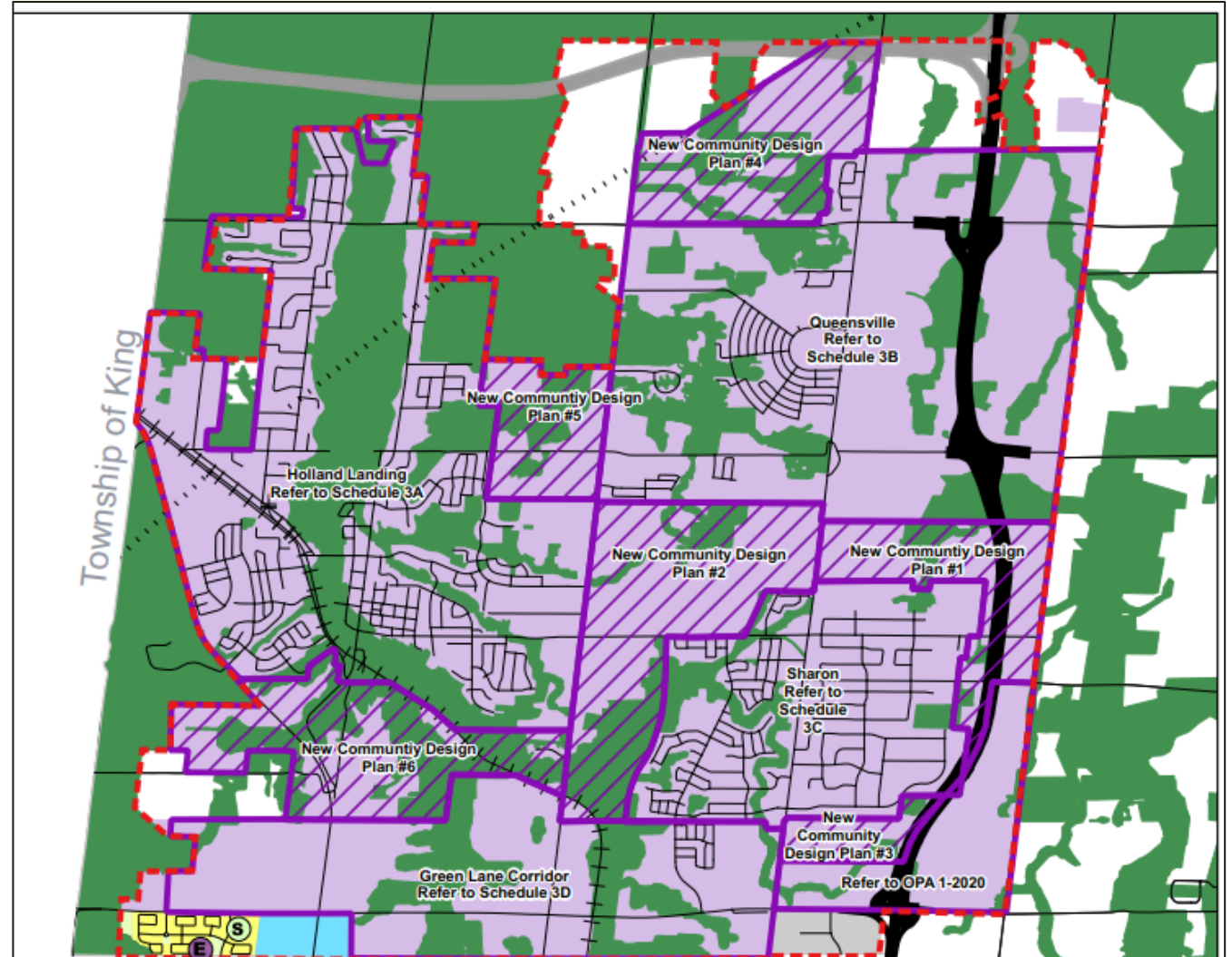
Existing East Gwillimbury Secondary Plan Areas

- Sharon
- Queensville
- Holland Landing
- Green Lane Corridor
- Highway 404 Employment Corridor
- Mount Albert



Building the Complete Communities Secondary Plan

- 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 Official Plan



- 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.



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 makes for a Successful Community?

Ensuring that East Gwillimbury remains a **successful community** requires that the Secondary Plan focus on establishing the following:

- ✓ A complete community;
- ✓ A viable and financially responsible community;
- ✓ A beautiful and high-quality community;
- ✓ A healthy community; and
- ✓ A sustainable and resilient community.



- Implement the policies of the updated Official Plan and Design Guidelines;
- Ensure the identified Greenfield Density Targets are achieved; and
- Require the necessary link to the delivery of municipal service infrastructure (sewer, water, storm water management) and transportation system requirements - including a robust Active Transportation Network; and
- Implement the policy framework of the Province and York Region as it relates to East Gwillimbury.



Purpose of the Secondary Plan

Protect the defined Natural Heritage System

Create the pattern of land use and density distribution

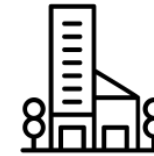
Enshrine the Primary Road Network and the key elements of the Active Transportation Network

Include a full range and mix of housing types

Include appropriate and diverse economic development opportunities

Identify an appropriate system of public parks and other public service facilities (such as schools, community centres, libraries, sports facilities)

Provide direction for the development and approval of the 6 New Community Design Plan Areas



To be prepared by the Town/Consulting Team:

Existing Conditions Report

Planning Policies Directives Report

Land Use Plan

Community Facilities Study Plan

Parkland and Recreation Facility Strategy

Retail/Commercial Market Analysis

To be prepared by the Landowners Group (LOG):

Financial Impact Study

Transportation Plan and Active Transportation Strategy

Area Servicing Plan

Sub watershed Study

Archaeological Assessment

Cultural Heritage Resources Assessment

Agricultural Impact Assessment

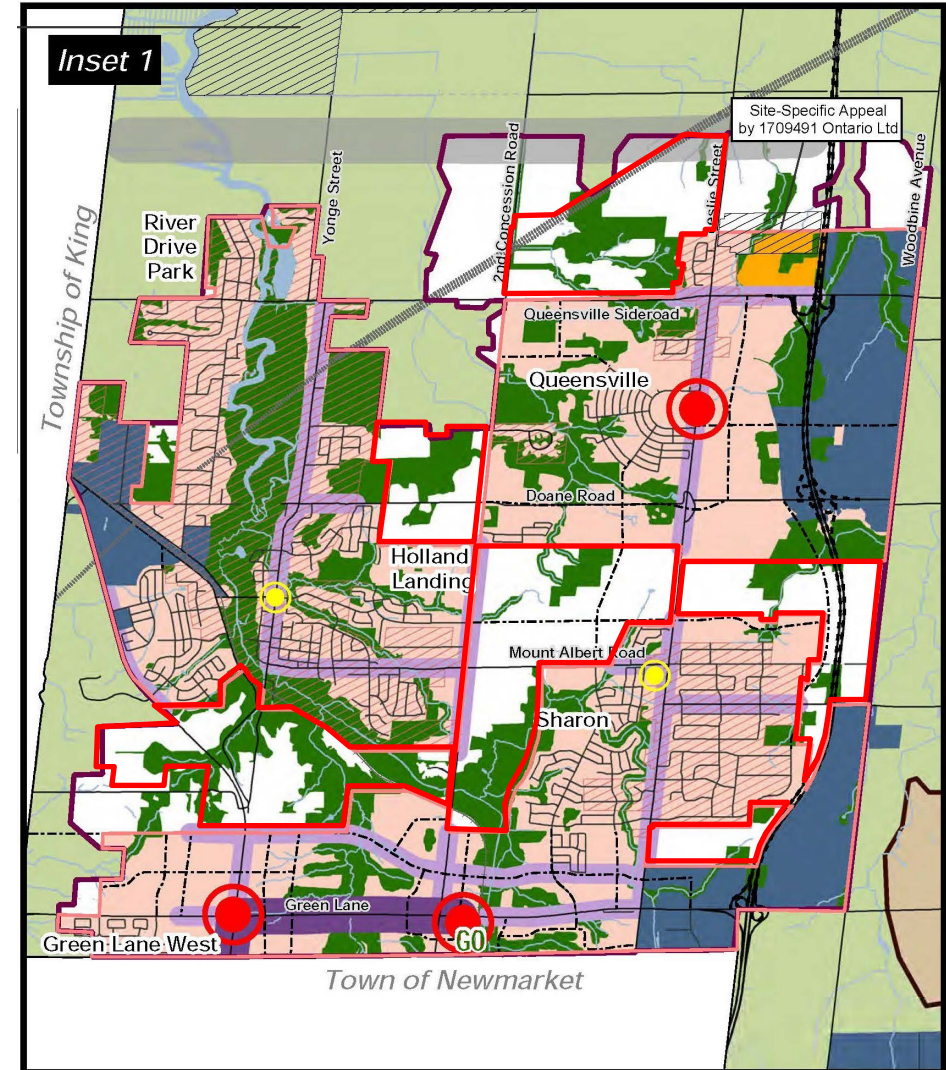
Community services and facilities are publicly accessible facilities and places where the Town, its agencies, community groups, and school boards deliver programs and services such as....

- Schools
- Childcare centres
- Libraries
- Pools
- Recreation facilities
- Community spaces for human services



Community Services & Facilities

Please list the community services and facilities you want to see in EG, and indicate where you would like to see them:



Housing Built Form (Low-Rise & Mid-Rise)

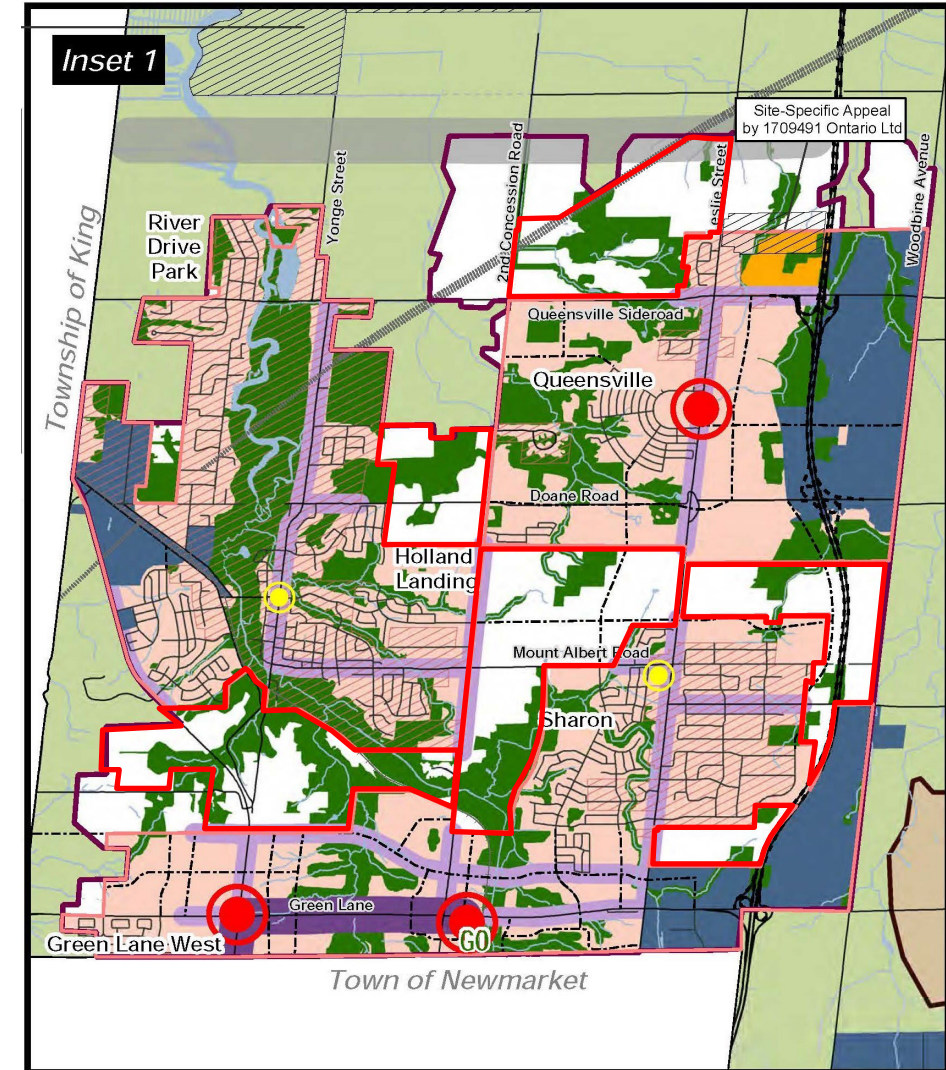
Built form policies and guidelines will play a key role in ensuring that new development meets the community's growth needs. This could include:

- Providing a range of housing options (different housing forms, tenures and multi-bedrooms units)
- Building type and density (detached, townhouses, apartments, condominiums)
- Building placement and building setbacks from the street
- Design of the public realm adjacent to buildings (street animation)
- Key intersections and view corridors



Housing Built Form (Low-Rise & Mid-Rise)

Please tell us what types of low-rise & mid-rise buildings you would like to see in EG, and show us where you would like to see them:



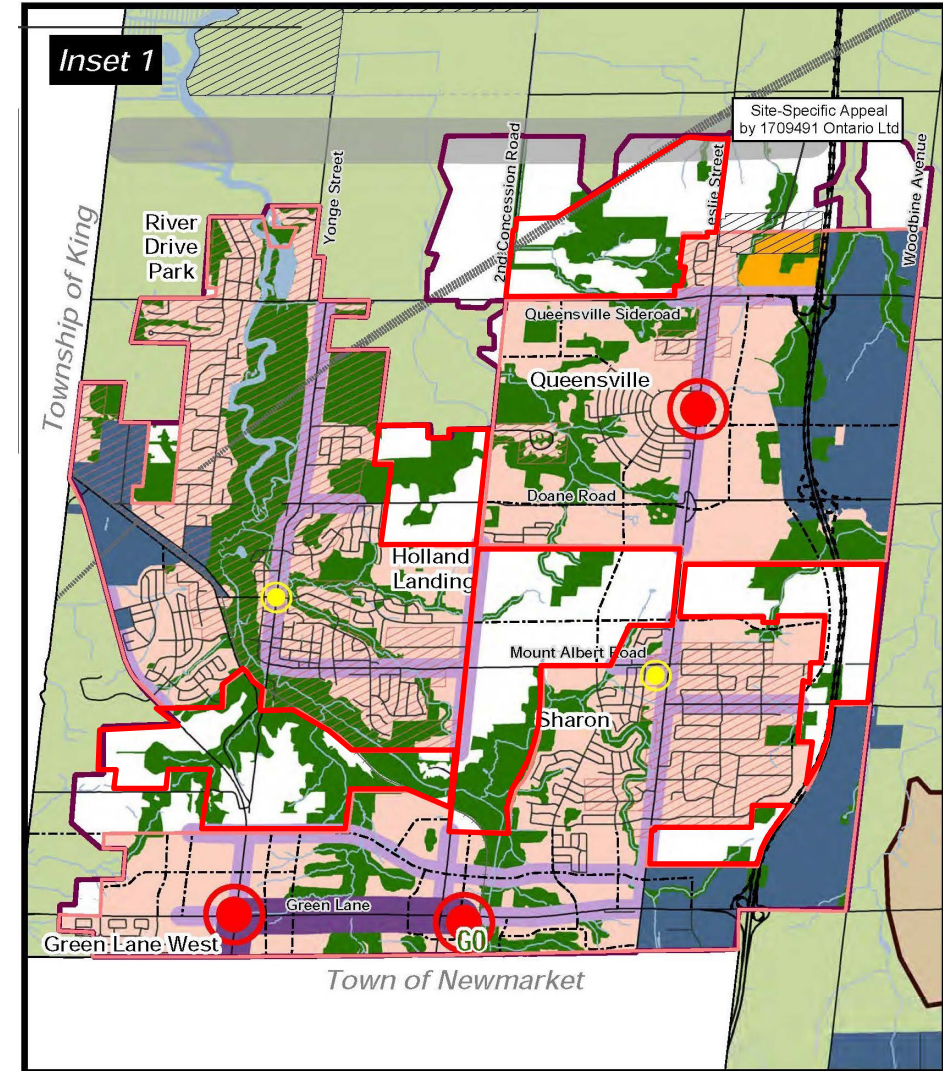
Institutional, commercial, and industrial buildings are key elements of community building as some of the most prominent building forms in any community.

- Commercial centres should reinforce the streetscape and provide an urban street frontage.
- Institutional uses should be in prominent areas within proximity to housing, parks, and community facilities.
- Employment areas located with prominent visibility from major arterial roads, highways and intersections.
- Located to address the street with well-defined massing and increased areas of glazing
- Direct pedestrian connections from building main entrances to public sidewalks, future transit areas and other amenities.



Commercial, Employment & Institutional

Please tell us what type of commercial, employment & institutional uses you believe are needed in EG, and show us where you would like to see them:

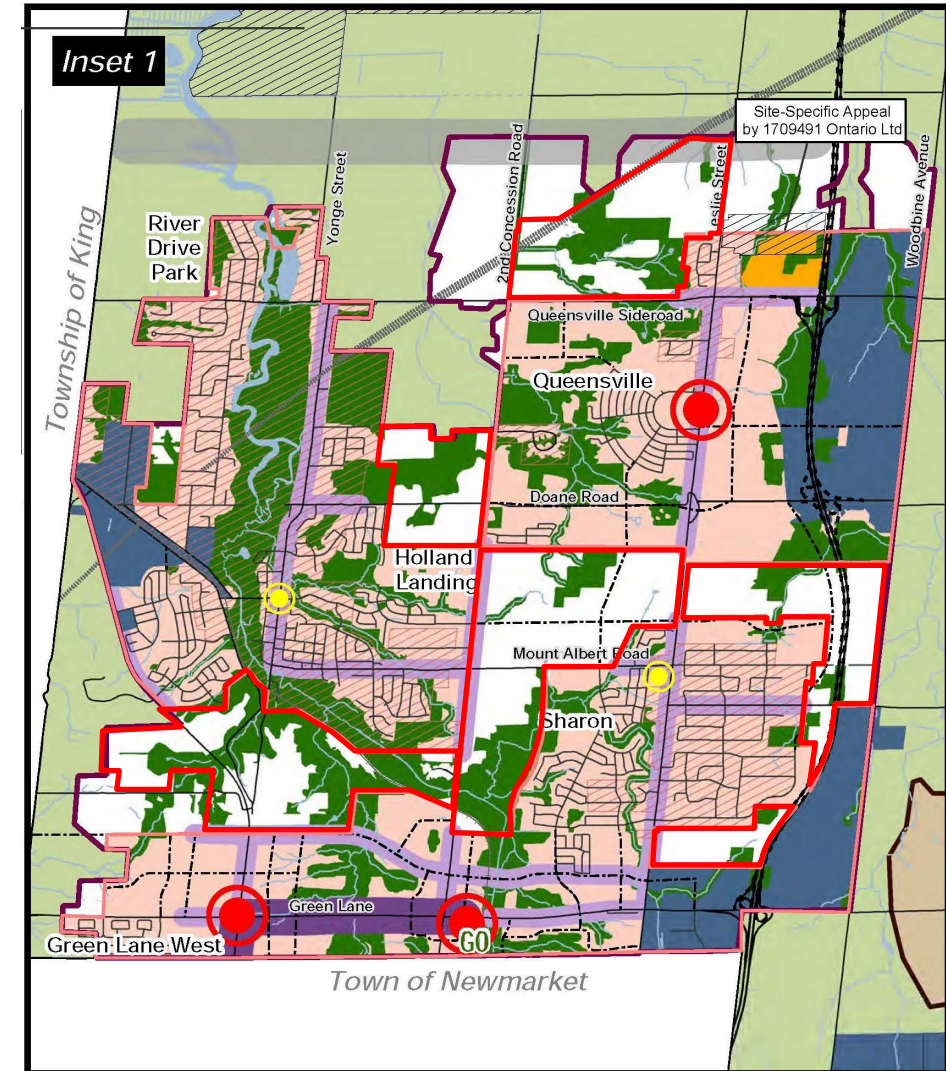


The Secondary Plan provides an opportunity to build environmentally sustainable, resilient and forward-thinking communities. Guiding principles in planning for parks and open space:

- Protect natural heritage features
- Expand natural heritage areas
- Create open space connections
- Supporting seamless mobility and active lifestyles
- Create diverse open space and opportunities
- Create active and play spaces for all ages and abilities throughout the year
- Support community services and facilities



Please tell us what type of park amenities you would like to see in EG, and show us where you would like to see them:

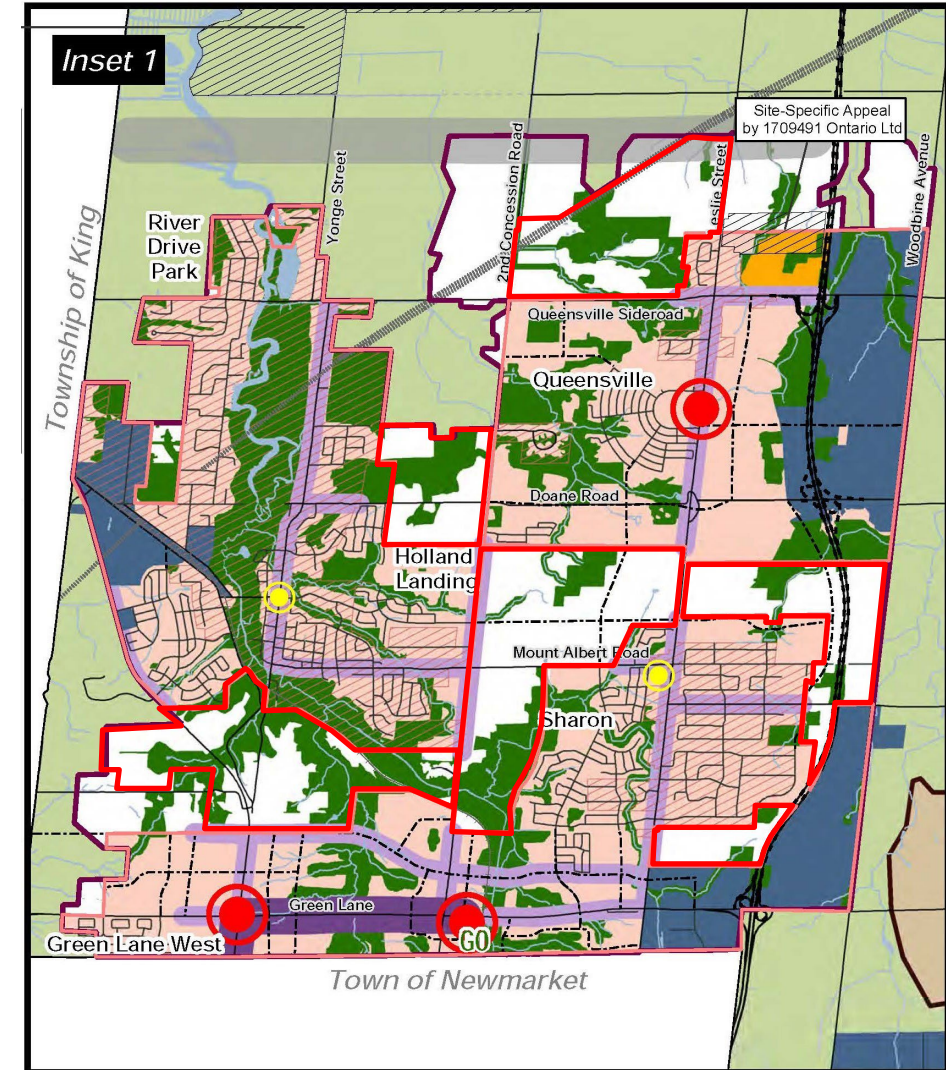


Mixed-use centres can be a focal point of a community, and mixed-use corridors can promote mobility and planning for a multi-modal network that meets the needs of the community.

- Focal points of activity for a community
- New road network and connections across the GO Transit rail corridor
- Transit connections within the area and to the existing GO Transit station and TTC subway stations
- Improving cycling and pedestrian networks
- Complete streets
- Integrating land use and transportation planning



Below tell us what type of street and transportation elements you desire in East Gwillimbury, and show us where you would like to see mixed-use centres and corridors



What's Next? – Community Design Plans

Community Design Plans will be required for each of the geographic districts of the Secondary Plan. They will provide significant details that are intended to inform subsequent Planning approvals, such as:

- Identify the protection and enhancement of the Natural Heritage System
- Coordinate the overall delivery of municipal service infrastructure and public service facilities and to provide the layout of the local road network
- Articulate the character and scale of proposed development
- Identify, and consider the layout and function of the public parks system and the active transportation network
- Clarify and enshrine the land use and density distribution

For more information, or to provide feedback,
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