



East Gwillimbury Complete Communities Plan

TAC/LOG Meetings

January 29 . 2026



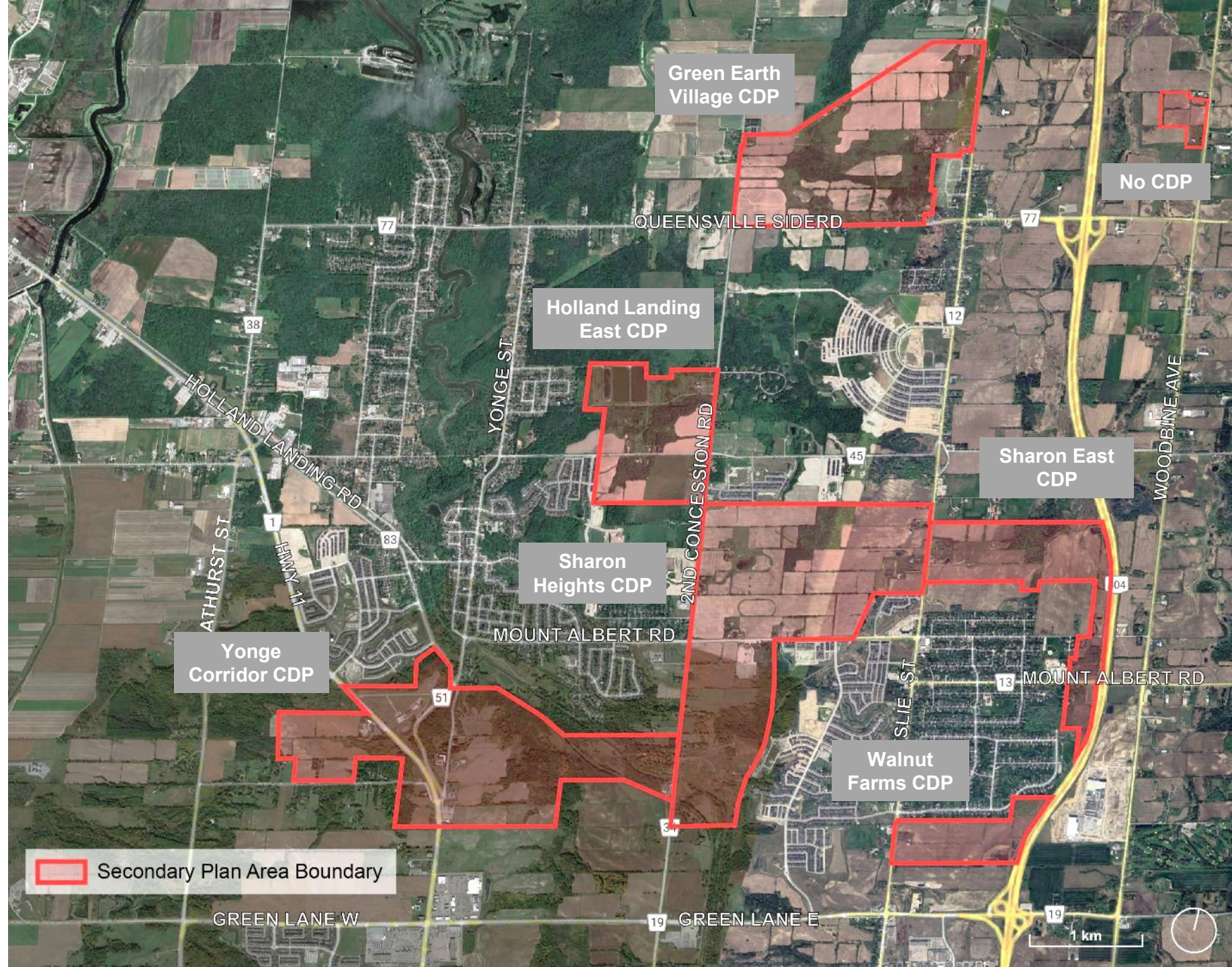
Study Process Update - Timeline

PHASE 1 Project Initiation Q1 2024	PHASE 2 Background Q1 2024 – Q2 2025	PHASE 3 Secondary Plan Preparation Q2 – Q4 2025	PHASE 4 Final Secondary Plan Q1 – Q2 2026
<ul style="list-style-type: none">• Project Team Workshops• TAC Meetings• Technical Studies• Emerging Land Use Plan 1• Council Workshop• Public Open House #1	<ul style="list-style-type: none">• Preliminary Findings• Emerging Land Use Plan 2• Technical Studies• TAC / LOG Meeting• Council Workshop• Public Open House #2	<ul style="list-style-type: none">• Draft Secondary Plan 1• Final Technical Studies• TAC / LOG Meeting• Council Workshop• Public Open House #3• Draft Secondary Plan 2	<ul style="list-style-type: none">• TAC/LOG Meetings• Public Open House #4• Council Workshop• Revise OP/CCSP• Statutory Public Meeting/Council Adoption• Submission to Province



Study Area

- Approximately 1,160 hectares (2,865 acres).
- Lands are adjacent to existing development.
- Comprised of 6 Community Design Plan Areas.



Vision Statement

The **Complete Communities Secondary Plan** will be prepared on the basis of the Vision Statement and associated Guiding Principles as they are articulated in the New Official Plan:

Vision Statement

East Gwillimbury will evolve as a balanced, sustainable and complete community, with a mixture of housing options to meet the needs of a diverse population and a 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, while 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 of all backgrounds and abilities and will ensure that health, accessibility, safety, equity, prosperity and resilience are prioritized.



Fundamental Principles

Principle 1 – Protect and enhance the Natural Heritage System.

Principle 2 - Ensure new development contributes to the creation of complete communities.

Principle 3 - Encourage and support a full range and mix of housing options to meet emerging needs of the population.

Principle 4 - Promote fiscal responsibility in an equitable and sustainable manner.

Principle 5 - Create cohesive, vibrant and connected urban communities through mixed-uses and excellent urban design.

Principle 6 - Promote the creation of resilient and sustainable communities that respond to climate change impacts.

Principle 6 - Provide opportunities for economic growth.



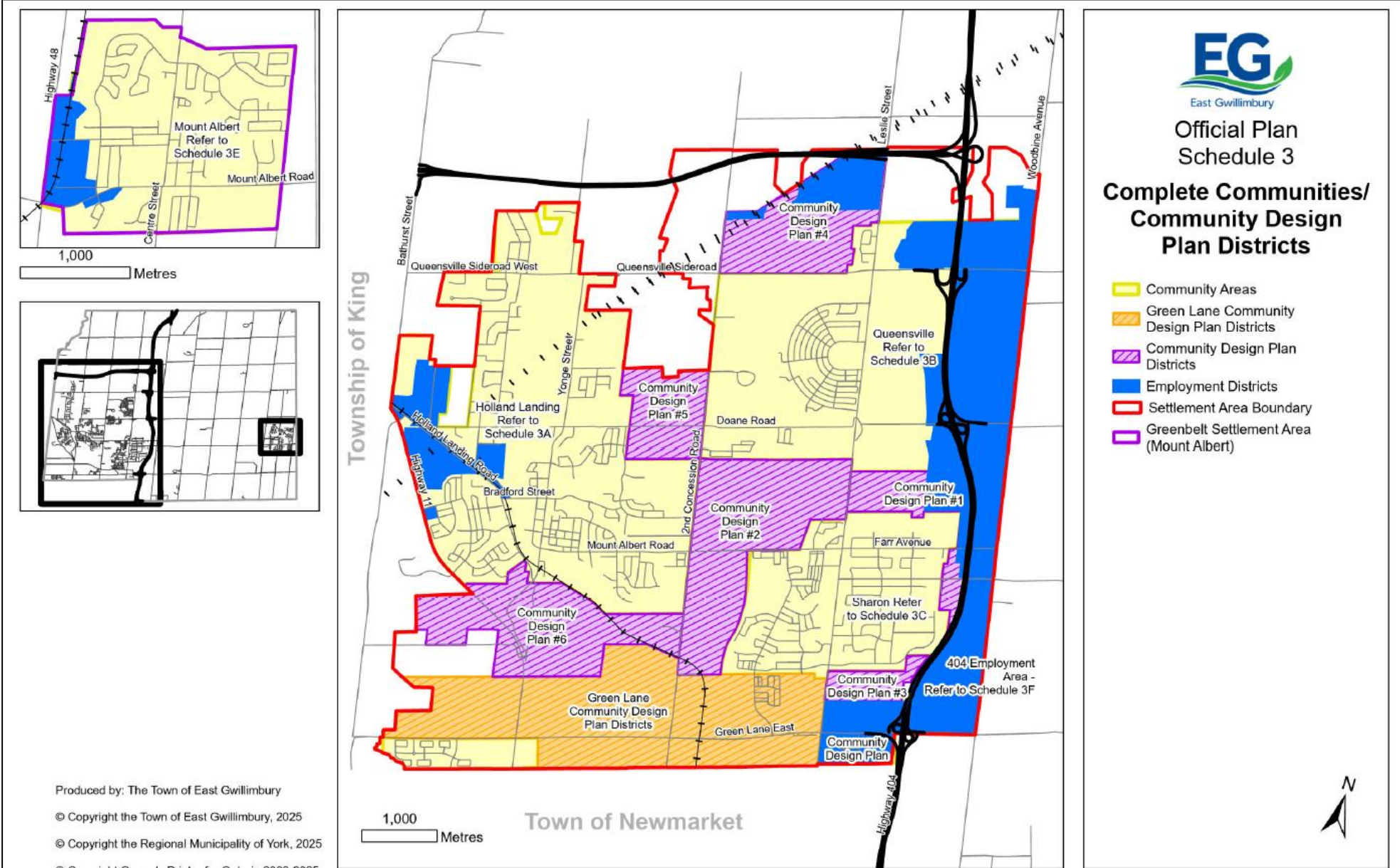
New Official Plan/CCSP

- The Town's **New Official Plan** has been prepared based on **the Council Adopted DRAFT Official Plan, dated June 2022**. Changes to the New Official Plan reflect a fulsome consideration of the commentary provided by the Region of York, updates based on legislative requirements and directives from the Province and comments from other agencies and from the public heard as this process has unfolded.
- The Town's **New Official Plan**, and the associated policy framework for the CCSP Area were released in DRAFT form to all stakeholder's, including the Province on **November 21, 2025**.
- The **CCSP** is wholly integrated into the latest version of the Town's New Official Plan. As such, all of the relevant policies of the **New Official Plan** are applicable to the future development of the CCSP.

New Official Plan/CCSP

- The overall intent of this approach is to, on behalf of the Town of East Gwillimbury:
 - > Establish both baseline expectations and an appropriate urban structure for future development of the CCSP Area.
 - > To enshrine appropriate development opportunities in the context of the requirement to protect the Natural Heritage System, provide for a complete community, including a range and mix of housing types and to facilitate land use/development planning in coordination with identified municipal service infrastructure requirements.
- The approach to future urban development within the CCSP Area is considered to be flexible. Land use designations and symbols are considered to be conceptual, and are to be further refined through a required, non-statutory Community Design Plan that will be subsequently confirmed through statutory Draft Plan and Zoning By-law Approvals.

Schedule 3



Development Yields/Density Targets

TABLE 3: Community Design Plan Districts – Development Yields/Minimum Density Targets

Community Design Plan Districts	Population+Employment Yield	Gross Density Target
Community Design Plan District 1 - Sharon East	2,050 people+jobs	50 people+jobs/ha
Community Design Plan District 2 - Sharon Heights	20,500 people+jobs	65 people+jobs/ha
Community Design Plan District 3 - Walnut Farms	2,650 people+jobs	65 people+jobs/ha
Community Design Plan District 4 - Green Earth Village	12,000 people+jobs	80 people+jobs/ha
Community Design Plan District 5 - Holland Landing East	3,900 people+jobs	70 people+jobs/ha
Community Design Plan District 6 - Yonge Corridor	9,400 people+jobs	65 people+jobs/ha
TOTAL	50,500 people+jobs	65 people+jobs/ha

- Development yields and gross density targets are minimums to be achieved within each Community Design Plan District.
- These development yields form the basis for the calculation of need for municipal service infrastructure, for schools, for indoor recreation facilities and libraries and for retail and service commercial GFA.

Supporting Background Studies

- The CCSP planning regime is supported by a host of more detailed technical studies. Those studies may need to explore further detail in support of the required Community Design Plans, including:
 - > **Subwatershed Study Update.**
 - > **Community Services and Parks Strategy.**
 - > **Retail/Commercial Market Analysis.**
 - > **Transportation Plan.**
 - > **Area Servicing Plan.**
 - > **Financial Impact Study.**
 - > **Archaeological Assessment/Cultural Heritage Resource Assessment.**

Supporting Implementation Tools

- The Terms of Reference for the required Community Design Plans is included as part of the New Official Plan as APPENDIX A.
- The New Official Plan is supported by a comprehensive set of Urban Design Guidelines, as amended, and as previously adopted by Council.

Key Policy Elements

- Key policy elements within the New Official Plan that are specifically focused on the CCSP Area include:
 - > **Minimum Gross Density Targets** are included within Section 2.2.2, Table 2. The Minimum Density Target for the CCSP Area is:
 - For Community Areas - 65 people and jobs/hectare.
 - For General Employment Areas - 25 jobs/hectare.
 - For Other Employment Areas - 55 jobs/hectare.
 - > **Development Phasing** is based on achieving a number of criteria, articulated in Section 2.2.4. The criteria include the important link between urban development and the provision of municipal service infrastructure.

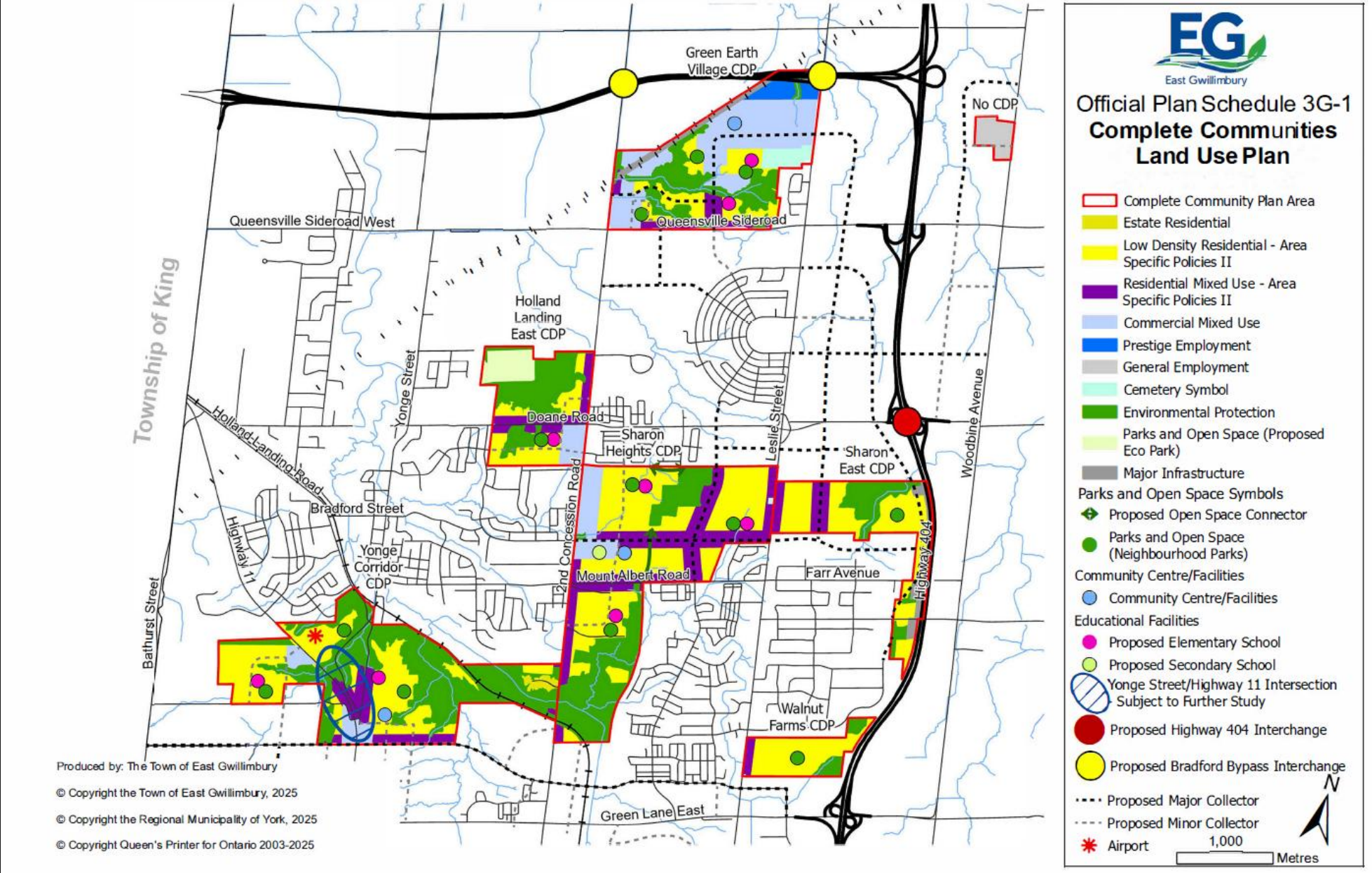
Land Use Designations + Symbols

- The Land Use Designations and Symbols that are included in Chapter 4 of the New Official Plan are generally applicable to the corresponding Land Use Designations and Symbols for the CCSP Area applied on Schedules 3G-1 and 3G-2.
- Where appropriate, these Land Use Designations and Symbols include Area Specific Policies that are applicable only to the CCSP Area.
- In a general sense, the Area Specific Policies for the Land Use Designations and Symbols that are included in Chapter 4 are intended to provide opportunities for further refinement through the Community Design Plan process - and subsequently approved through required Draft Plan and Zoning By-law processes.

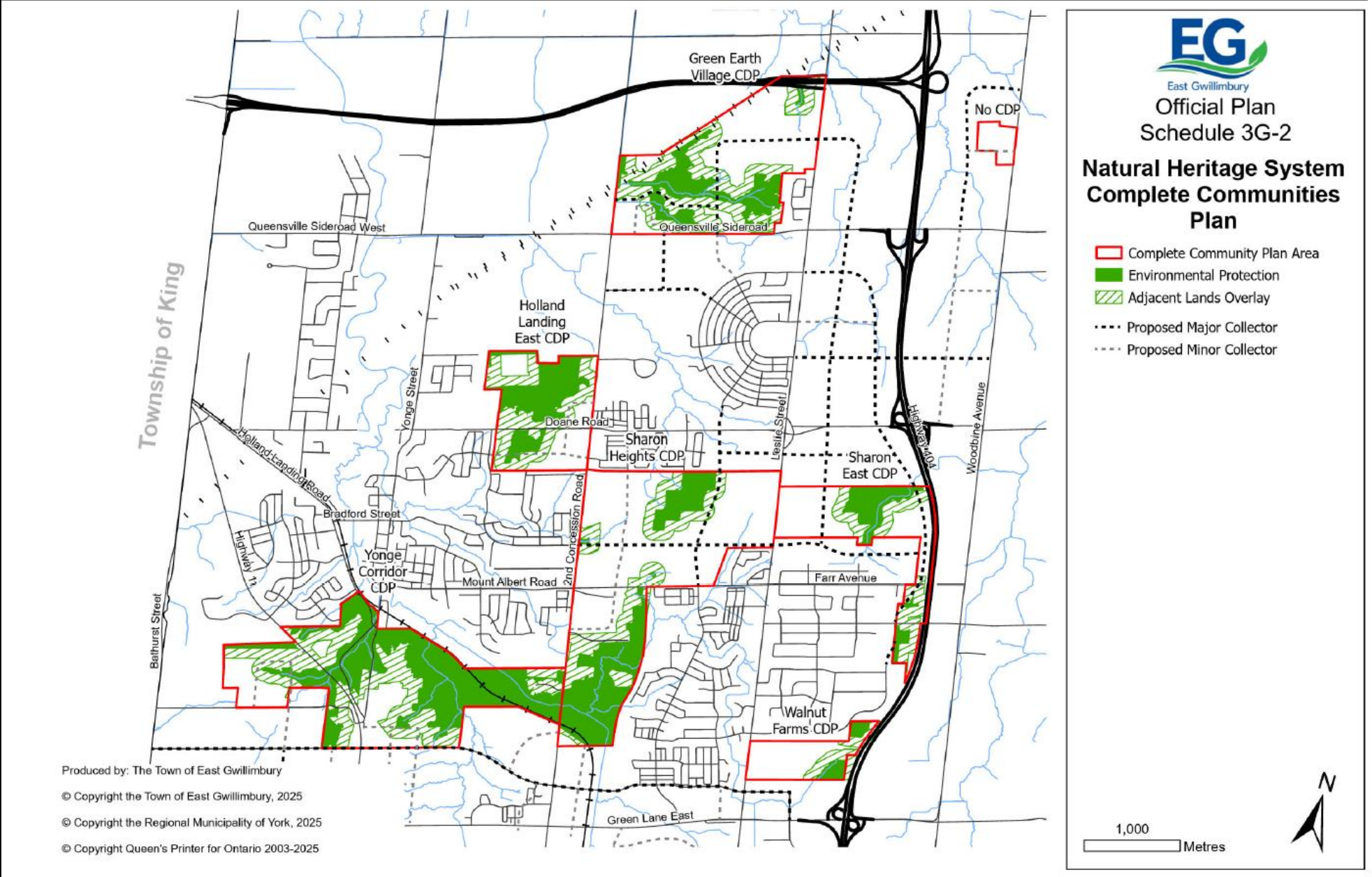
Land Use Designations + Symbols

- In addition to the Environmental Protection Designation and the Adjacent Lands Overlay and the Environmental Feature Assessment Overlay, the key Land Use Designations applicable within the CCSP Area include:
 - > Commercial Mixed Use.
 - > Residential Mixed Use.
 - > Low Density Residential.
 - > Estate Residential.
 - > Prestige Employment.
 - > General Employment.
- The Symbols applicable within this CCSP Area include:
 - > Proposed Open Space Connector.
 - > Parks and Open Space (Neighbourhood Parks).
 - > Community Centres/Facilities.
 - > Proposed Elementary School.
 - > Proposed Secondary School.
 - > Yonge Street/Highway 11 Intersection – Subject to Further Study.
 - > Proposed Highway 404 Interchange.
 - > Proposed Bradford Bypass Interchange.

Schedule 3G-1



Schedule 3G-2



Community Facilities + Parks – Methodology

- The Community Facilities and Parks Strategy assesses future needs for: (1) **Parkland**; (2) **Indoor and Outdoor Recreation Facilities**; and (3) **Libraries**.
- Long-range facility needs are determined based on population levels – **46,000 new residents** are forecasted for the Complete Communities Secondary Plan.
- Space and facility needs are informed by **current levels of service** and **provision targets** from approved East Gwillimbury Council/Board reports such as:
 - > 2018 East Gwillimbury Healthy and Active Living Master Plan.
 - > 2024 East Gwillimbury Library Services Growth Plan.
- A **policy framework and conceptual locations** for major facilities were established to accommodate growth-related facility requirements.

Parkland Needs

- The plan supports a **high-quality parks system** that supports active recreation and community connections, with most residents being within a five-minute walk of a public park.
- Approximately **85 to 90 hectares of parkland** (excluding urban parks and POPS) – or 1.9 ha/1000 persons – are required to accommodate the recommended amenities:
 - > It is estimated that the Planning Act will provide 36 to 40 hectares of this amount.
 - > Additional parkland will be needed to allow the Town to achieve its targets.
 - > This Plan has identified the former sewage lagoon site, owned by the Region, as an opportunity, once remediated, to establish a significant Community Park.
 - > Parkland requirements may be further evaluated through a future Town-wide Parks Plan.
- **Integration** with the open space / NHS network, trails network, and schools is encouraged.
- A variety of **park types** will be required, with larger parks preferred.

Minimum Parkland Required

TABLE 4: Community Design Plan Districts – Minimum Parkland Required

Community Design Plan Districts	Gross Land Area	Minimum Parkland Dedication Required
Community Design Plan District 1 - Sharon East	45 ha	2 ha
Community Design Plan District 2 - Sharon Heights	300 ha	14 ha
Community Design Plan District 3 - Walnut Farms	44 ha	2 ha
Community Design Plan District 4 - Green Earth Village	178 ha	8 ha
Community Design Plan District 5 - Holland Landing East	77 ha	3 ha
Community Design Plan District 6 - Yonge Corridor	151 ha	7 ha
TOTAL	795 ha	36 ha (4.5%)

- Neighbourhood Parks are identified symbolically on Schedule 3G-1.

Recreation + Library Facility Needs

- Additional **recreation and library facilities** will be needed to support the Secondary Plan area and allow the Town to maintain its service levels. This includes:
 - > A **major community centre** and **twin pad arena** (different sites).
 - > Three **library branches**, co-located with community facilities where possible.
 - > A variety of **outdoor park amenities** such as playgrounds, splash pads, sport courts, sports fields, and off-leash areas within appropriate park types.
- Major facilities are identified symbolically within the Complete Communities Plan Area on Schedule 3G-1.
- The required Community Design Plans will confirm the distribution and location of major facilities, in accordance with the policies of the Plan.

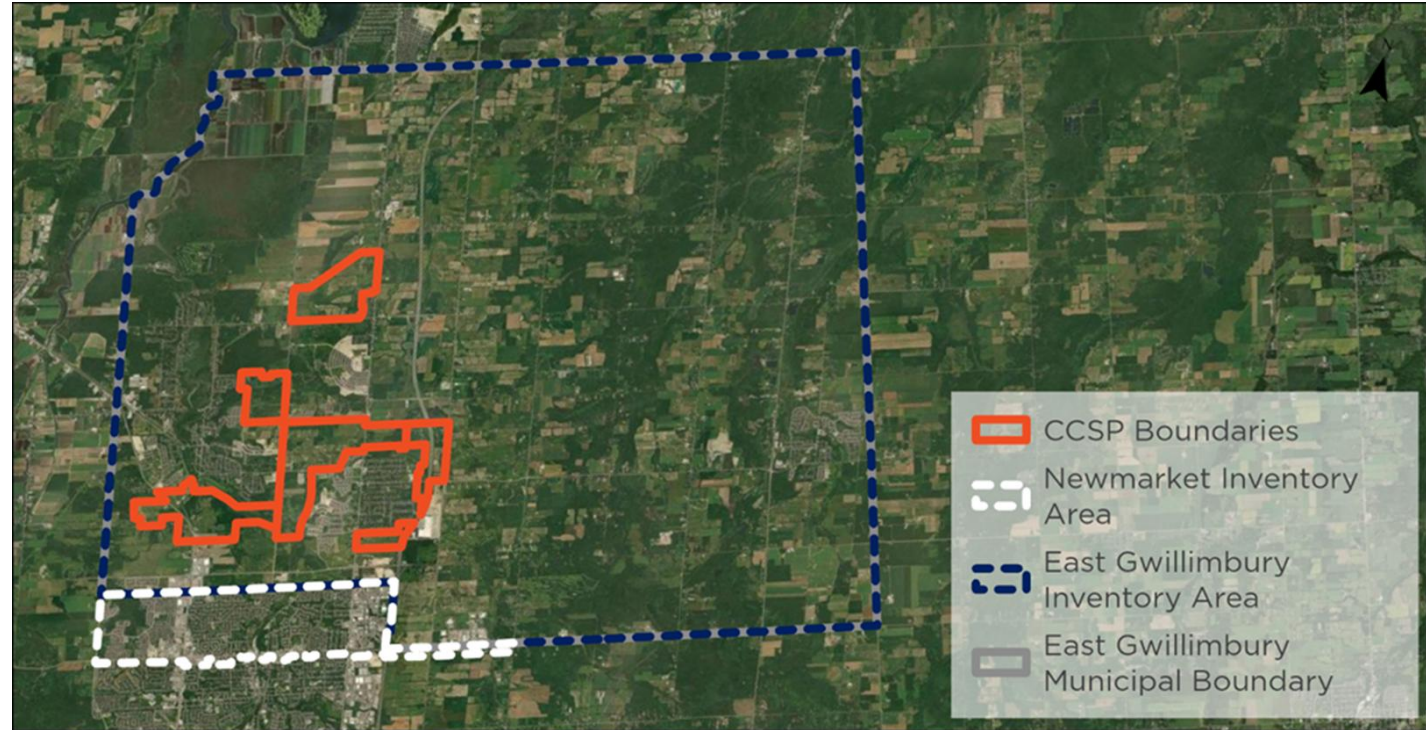


Purpose/Scope

- Undertake a commercial market study to determine the most appropriate commercial structure for the new community, including the amount of commercial space, the location for future commercial space, and the planned function of future commercial nodes.
 - > Reviewing site and access characteristics of the CCAP Area
 - > Quantifying market draw
 - > Conducting an inventory of existing and proposed retail/commercial establishments
 - > Reviewing retail and commercial trends
 - > Conducting a market analysis
 - > Identifying planned functions and market draw of secondary plan area
 - > Recommending locations and sizes of commercial nodes

Retail + Service Commercial Uses – Base Information

- The following data was used as key background information for the formulation of our report:
 - > 6 CDP areas
 - > CDP's have a collective land area of +/- 1,160 hectares (2,865 acres)
 - > Total CCSP buildout population = +/- 46,000 people
 - > 485,000 square feet of commercial development in the development pipeline



The inventory study area includes all of East Gwillimbury, and a portion of Newmarket

Retail + Service Commercial Inventory

East Gwillimbury retail/service commercial inventory:

- Beer, Wine, Liquor: **20,200 sq.ft. - (1,875 m²)**
- Food Store Retail: **241,400 sq.ft. - (22,425 m²)**
- Non-Food Store Retail: **603,400 sq.ft. - (56,055 m²)**
- Services: **482,500 sq.ft. - (44,825 m²)**
- Vacant: **15,400 sq.ft. - (1,430 m²)**
- Non-Retail in Retail: **13,200 sq.ft. – (1,225 m²)**

Total: 1,376,100 sq.ft. – (127,845 m²)

Conclusions:

- Most commercial space is concentrated around Green Lane and Yonge Street – not centrally located to the Town.
- There is considerable outflow of expenditures to Newmarket and to a lesser extent – Georgina.
- The community is reasonably well served by major non-food retail opportunities.
- There will be a direct growth-related need for more food, services and other commercial facilities serving the day-to-day and weekly needs of future residents.

Retail + Service Commercial GFA Target

Warranted Retail Square Footage

- Based on urbanMetrics per capita analysis, the buildout population for the Secondary Plan Area warrants approximately:
 - > **250,000 to 325,000 sq.ft. of food retail space** – (23,225 m² to 30,195 m²)
 - > **250,000 to 325,000 sq.ft. of non-food store retail space** - (23,225 m² to 30,195 m²)
 - > **350,000 to 450,000 sq.ft. of service space** – (32,515 m² to 41,805 m²)
- Total: 850,000 to 1,100,000 sq.ft.** – (78,965 m² to 102,196 m²)

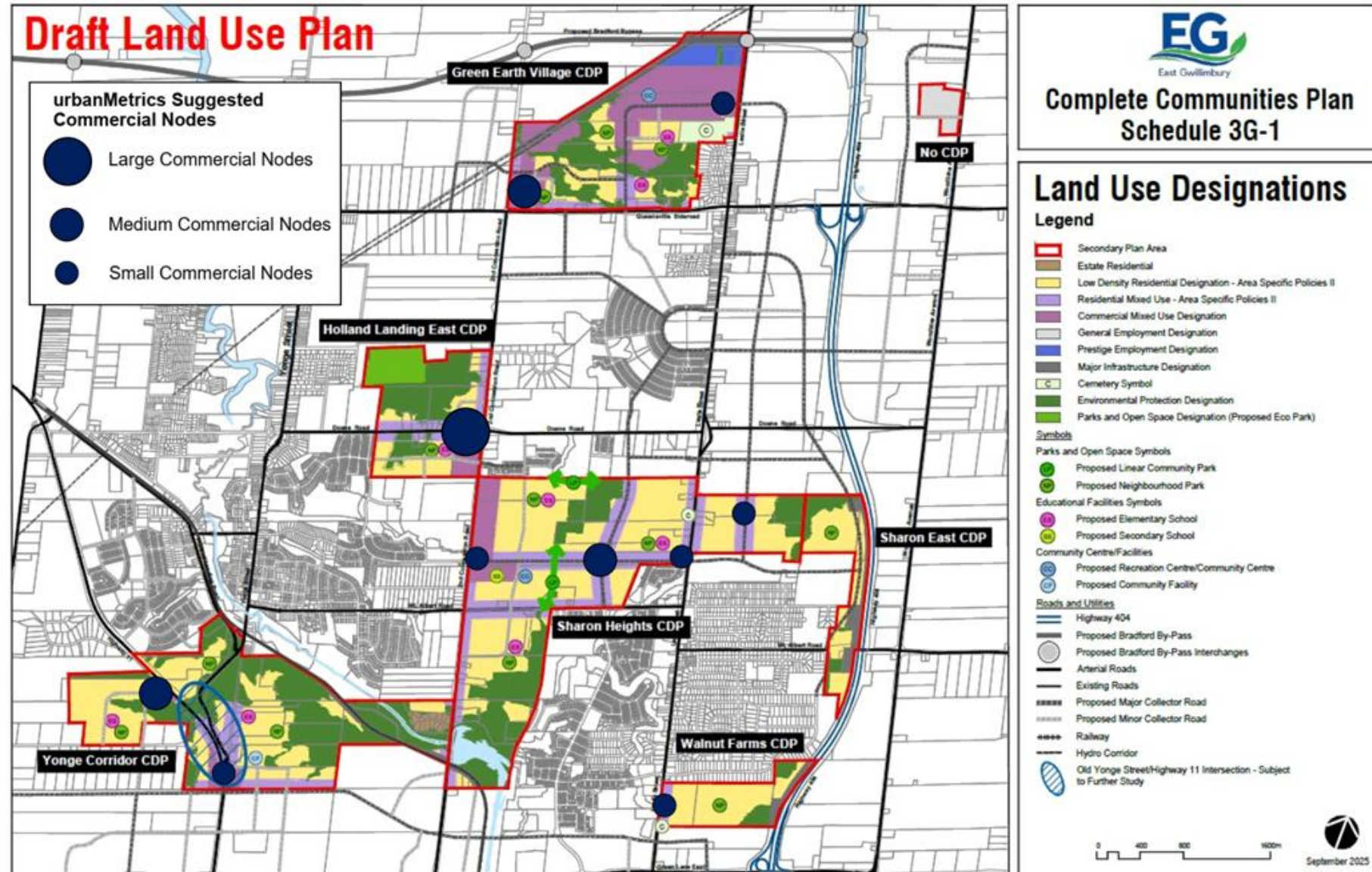
Commercial Needs - Retail Category	Warranted Space for Buildout CCSP Population (Sq Ft)	Range	
<u>Store Categories</u>			
Food Store Retail	294,300	250,000	325,000
Convenience and Speciality Food	98,100		
Supermarkets & Grocery	171,700		
Beer, Wine Liquor	24,500		
Non-Food Store Retail	284,100	250,000	325,000
Apparel and Accessories	23,000		
Building and Outdoor Home Supply	92,000		
Furniture, Home Furnishings & Electronics Store	40,300		
General Merchandise	36,800		
Miscellaneous Retailers	23,000		
Pharmacies & Personal Care Stores	69,000		
Services	420,600	350,000	450,000
Food Services & Drinking Places	122,700		
Finance, Insurance and Real Estate	30,700		
Health Care	76,700		
Personal Care	98,100		
Local Office Services ¹	17,300		
Other ⁴	75,100		
Total	999,000	850,000	1,100,000

Retail + Service Commercial Locations

Commercial Nodes:

- **6 Small** - approximately 50,000 square feet
- **3 Medium** - approximately 100,000 square feet
- **1 Large** - 250,000 square feet or greater

These Nodes generally correspond to the **Commercial Mixed Use** and **Residential Mixed Use** Designations on Schedule 3G-1



Retail + Service Commercial GFA Required

TABLE 5: Community Design Plan Districts – Retail and Service Commercial Minimum GFA Targets

Community Design Plan Districts	Minimum Retail + Service Commercial GFA Target
Community Design Plan District 1 - Sharon East	-
Community Design Plan District 2 - Sharon Heights	23,250 m2
Community Design Plan District 3 - Walnut Farms	4,750 m2
Community Design Plan District 4 - Green Earth Village	14,000 m2
Community Design Plan District 5 - Holland Landing East	23,250 m2
Community Design Plan District 6 - Yonge Corridor	14,000 m2
TOTAL	79,250 m2

- The Community Design Plan Districts are required to accommodate retail and service commercial uses, generally in relation to their expected population and locational attributes, and generally in accordance with the estimated minimum Gross Floor Area requirements identified in Table 5.

Elementary and Secondary Schools

- This Plan, in consultation with the School Boards, identifies the need for a total of 8 Elementary Schools and 1 Secondary School, as follows:
 - > 1 Secondary School and 3 Elementary Schools in District 2 – Sharon Heights;
 - > 2 Elementary Schools in District 4 – Green Earth Village;
 - > 1 Elementary School in District 5 - Holland Landing; and
 - > 2 Elementary Schools in District 6 – Yonge Corridor.
- All schools are identified symbolically on Schedule 3G-1.

Next Steps

- Public Open House #4– **February 17, 2025**
- Special Council Education Workshop – **February 18, 2026**
- Comments from the Province - **February 26, 2026**
- TAC/LOG to provide comments – **February 26, 2026**
- Refine New Official Plan/CCSP and release to all stakeholders, except the Province – **Late March, 2026**
- Statutory Public Meeting/Council Adoption – **May, 2026**
- Final Revisions
- Submission to the Province for Approval

After the New OP/CCSP

- The approval of the New Official Plan is not the final step in the development approval process for lands within the CCSP.
- The New Official Plan provides a comprehensive planning policy framework that is intended to inform the preparation of **Community Design Plans** for each of the 6 Community Design Plan Areas, including:
 - > Walnut Farms CDP.
 - > Sharon Heights CDP.
 - > Yonge Corridor CDP.
 - > Sharon East CDP.
 - > Holland Landing East CDP.
 - > Green Earth Village CDP.
- Individual **Community Design Plans** that provide significant details that are intended to inform subsequent development approvals, including:
 - > Draft Plans of Subdivision/Condominium.
 - > Zoning By-laws.
 - > Site Plan approval, where appropriate.
- **Community Design Plans** and **Draft Plans of Subdivision/Condominium** require additional and more detailed technical support and Council adoption.
- **Implementing Zoning By-laws** require a full statutory approval process.