



Urban Planners • Project Managers

REGION OF YORK
CLERK'S OFFICE

FILE No. P03

May 13, 2015

Clerk's Office, Corporate Services Department
York Region Administrative Centre
17250 Yonge Street
Newmarket, ON L3Y 6Z1

Attn: Mr. Denis Kelly, Regional Clerk

Dear Mr. Kelly,

Re: York Region Official Plan Review, Municipal Comprehensive Review
and 2041 York Region Draft Growth Scenarios and Land Budget
Part of Lots 1, 2, 3 and 5 Concession 3



Further to our letter submitted to the Region dated February 23, 2015 in response to public input to the Official Plan 5-Year Review, Evans Planning Inc. acts on behalf of the Ms. Asha Rani Batra, the owner of two parcels of land comprised of approximately 54.5 hectares (134.7 acres) located to the west of Highway 404 and north of Stouffville Road shown on Figure 1, attached hereto.

The Region is concurrently reviewing the "2041 York Region Draft Growth Scenarios and Land Budget", which was presented to the Committee of the Whole, on April 9, 2015. This presentation illustrated three draft growth scenarios to forecast future employment, involving 40% intensification, 50% intensification and no urban expansion.

Utilizing the employment targets forecasted for 2041 by Amendment 2 in the Greater Golden Horseshoe (GGH), and the three draft growth scenarios further expressed at the Committee of the Whole, it would appear that additional lands should be set aside for future employment development within the Region of York, and in particular, the Town of Richmond Hill.

More specifically, the Town of Richmond Hill is accommodate an additional 9,900 to 11,800 jobs (under varied intensification scenarios) in employment growth, through to 2041. Region-wide, a need for additional employment creating lands (office, employment or community) of 1,260 to 2,460 hectares of land has been identified.



Given the forecasted amount of land required by the Town of Richmond Hill over this ten year period, it is suggested that our Client's land represents a strong locational candidate for the re-designation to permit urban employment uses.

The locational attributes of the property adjacent to the Highway 404, coupled with the previous draft designation as "Settlement Area" within the initial Oak Ridge Moraine Conservation Plan (ORMCP) and recent investment by Metrolinx, to create a public transit "hub" on abutting lands, presents a strong case for this land to be utilized in a more efficient urban manner.

We would be pleased to meet with Regional Staff to discuss this matter further.

Should you require any additional information, please contact the writer at your earliest convenience.

Yours very truly,

Paul Tobia

cc. Mayor David Barrow

Ms. Teresa Cline, Senior Planner, Planning and Economic Development
Regional Municipality of York

Ms. Ana Bassios, Commissioner of Planning and Regulatory Services,
Town of Richmond Hill

Ms. Asha Rani Batra

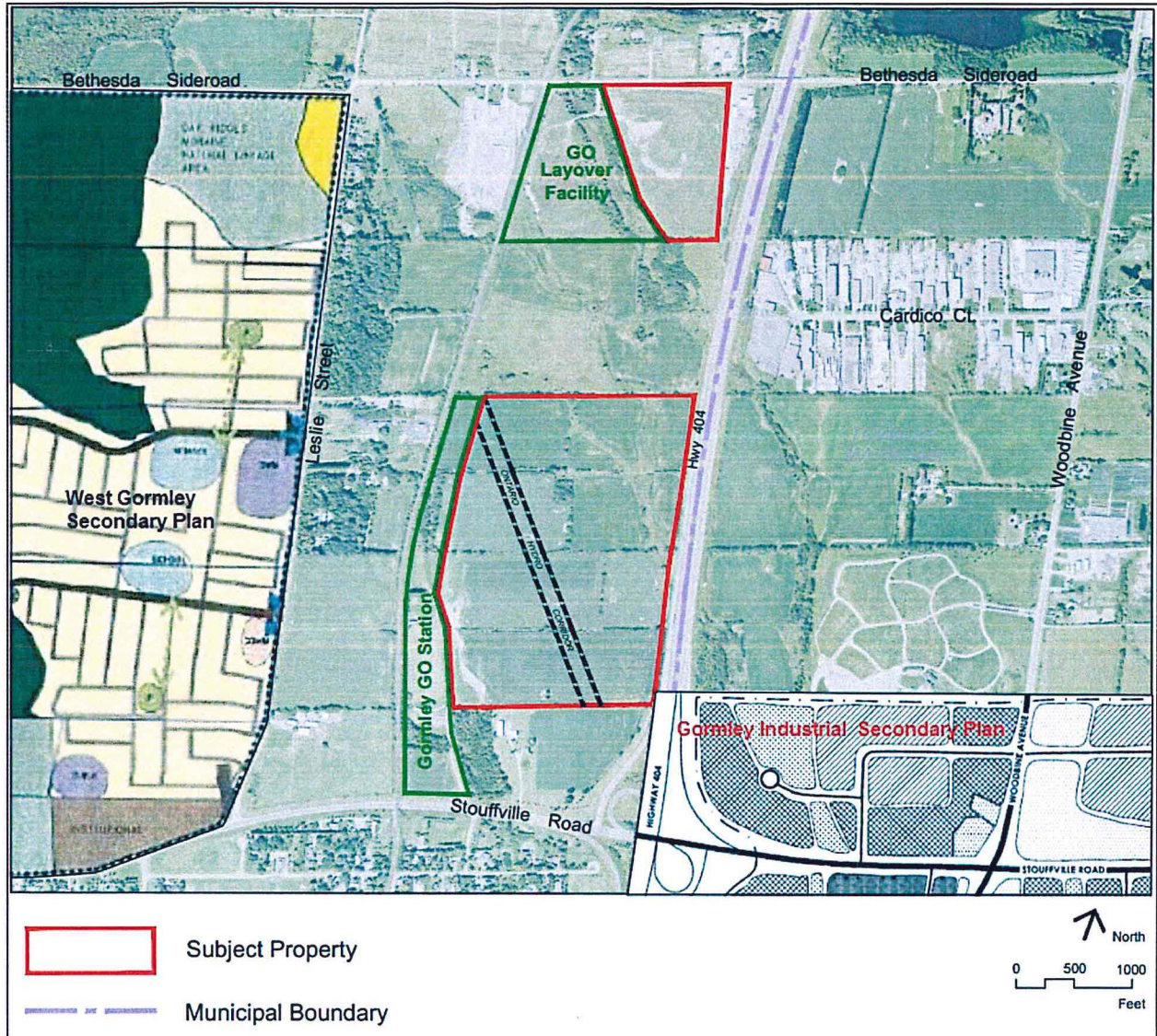


Figure 1 – Location Map

Subject Lands