

October 6, 2022

MGP File: 22-3133

Municipal Services Office - Central Ontario
16th floor
777 Bay Street
Toronto, ON
M7A 2J3

via email: andrew.doersam@ontario.ca

Attention: Mr. Andrew Doersam

Dear Mr. Doersam:

RE: Request for modifications to the Orfus Lands in the Region of York Official Plan

I am the planning consultant for 1176847 Ontario Limited and 514052 Ontario Limited (Orfus Realty), owners of approximately 197 hectares of land in the Township of King for the lands municipally known as 13516 Bathurst Street. The Subject Lands are located on the west side of Bathurst Street, between 15th Sideroad and King Road in the eastern area of King (See Figure 1). We are writing this letter to request modifications to the York Region Official Plan, approved by Council in June 2022 and presented to the Minister of Municipal Affairs and Housing for approval under Section 17 of the *Planning Act*.

Orfus Realty is requesting the redesignation of the lands to permit residential development along the east edge of the Subject Lands and a large public park and open space area in the remainder of the lands, based on the following.

Prior to the establishment of the Oak Ridges Moraine Conservation Plan, the Subject Lands had been subject to previous applications for development and subsequent appeals as of 1995 and 1999. These appeals have not been withdrawn or refused and no decision has been made. Negotiations with the Province to permit a revised development through a land exchange were held, but no agreeable outcome was achieved. The applications and appeals afford transitioned development application rights for the Subject Lands as per Section 15(2) "Transition, application of s. 7" of the *Oak Ridges Moraine Conservation Act, 2001, S.O. 2001, c. 31*.

"Conformity to prescribed provisions of Plan

(2) In making a decision under the Planning Act or section 9 of the Condominium Act, 1998 or in relation to another prescribed matter, a municipal council, local board, municipal planning authority, minister of the Crown or ministry, board, commission or agency of the Government of Ontario, including the Ontario Land Tribunal, shall conform to the prescribed provisions of the Oak Ridges Moraine Conservation Plan as

if the Plan were in force on or before the date the application, matter or proceeding was commenced, if,

- (a) the application, matter or proceeding was commenced before November 17, 2001; and*
- (b) on November 17, 2001, no decision has been made in respect of the application, matter or proceeding. 2001, c. 31, s. 15 (2); 2021, c. 4, Sched. 6, s. 71 (1).”*

Proposed Redesignation

The vision for the Subject Lands is three pockets of low and medium density residential development along the west side of Bathurst Street in King City. The area of the lands subject to proposed redesignations to Urban Area, Community Area, Settlement Area, and Designated Greenfield Area is approximately 74 ha (182 ac) amongst the three areas, or 37% of the total area of the Subject Lands. There is a potential to accommodate the development of 1000-1500 units comprising a mix of unit types in these areas.

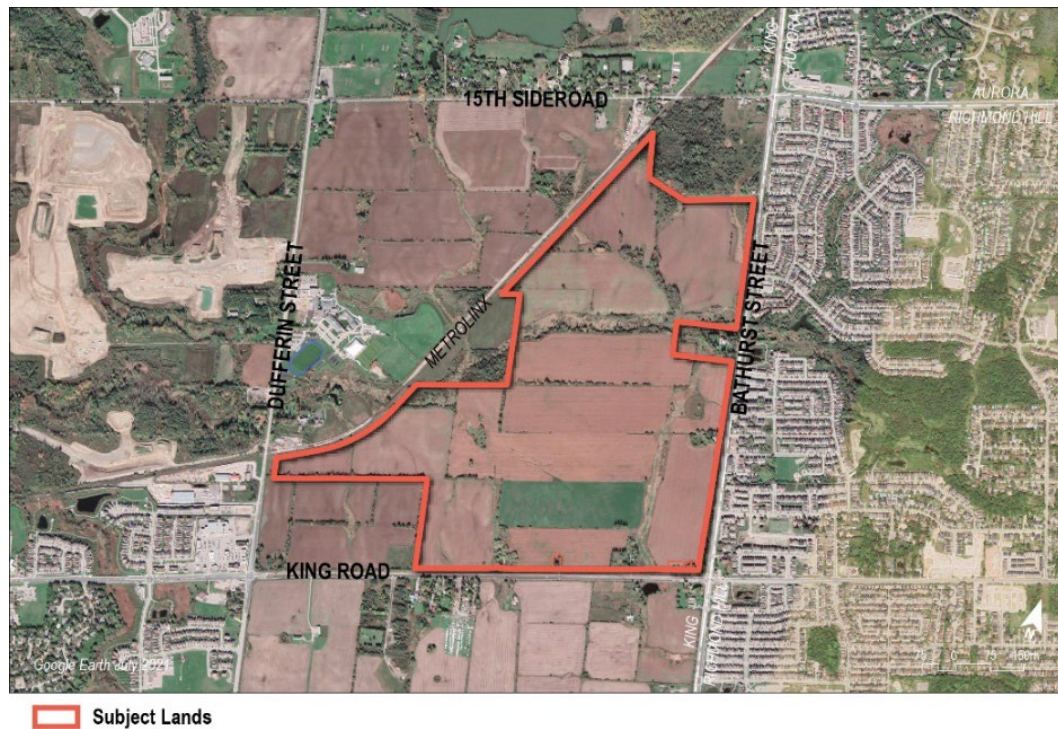
Orfus Realty is also proposing to redesignate the remaining 124 ha (305 acres), approximately 63% of the total area from Agriculture Area to Rural Area to allow for the creation of a public park which would include open space, active play areas, and restorative plantings. The lands would be dedicated into public ownership to serve the community.

We request that the Province modify the York Region Official Plan prior to approval by amending the following:

- Amend Map 1 to redesignate a portion of the Subject Lands to Urban Area;
- Amend Map 1A to redesignate portions of the Subject Lands to Community Area and Rural Area;
- Amend Map 1B to redesignate a portion of the Subject Lands to Designated Greenfield Areas;
- Amend Map 1C to redesignate a portion of the Subject Lands to Settlement Area;
- Amend Map 2 to redesignate a portion of the Subject Lands to Urban Area; and,
- Amend the remainder of the maps to reflect the changes made in previous maps.

Should these changes be made, an amendment would be required to modify the O. Reg 140/02 overlay to include a portion of the Subject Lands as well as to Schedule 2 of the Growth Plan to reflect the above changes.

Figure 1: Location Map

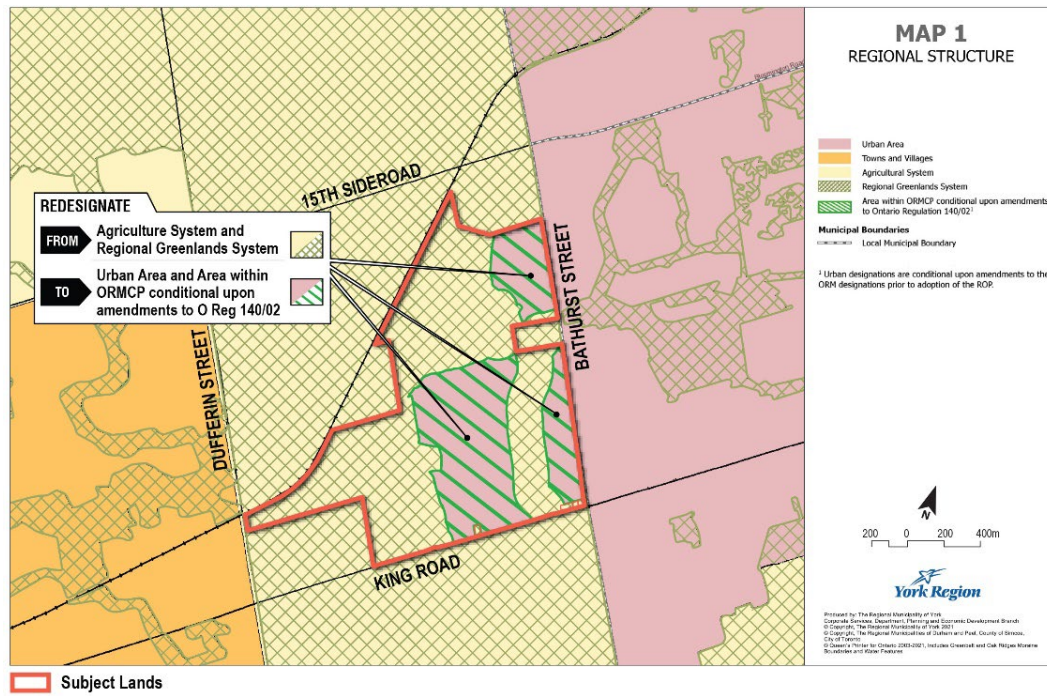


Source: Google Maps (2022) & MGP (2022)

Context

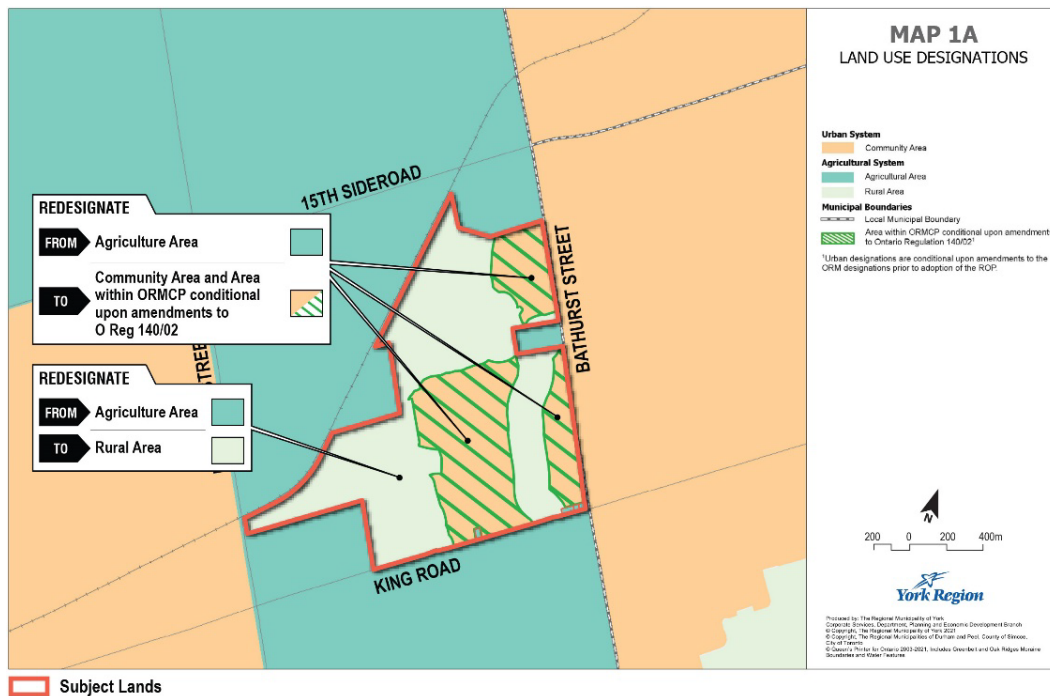
The Subject Lands are designated as Agriculture Area in the June 2022 Approved York Region Official Plan (“ROP”) and identified in the Regional Greenlands System and as Natural Linkage in the Oak Ridges Moraine (“ORM”) Area. The Subject Lands are currently used for agricultural practices. There are also limited identified natural or environmental features within the Subject Lands, as seen in the ROP mapping, including significant aquifers or ORM Conservation Landform Areas.

Figure 2: Requested Modifications to Map 1 - ROP



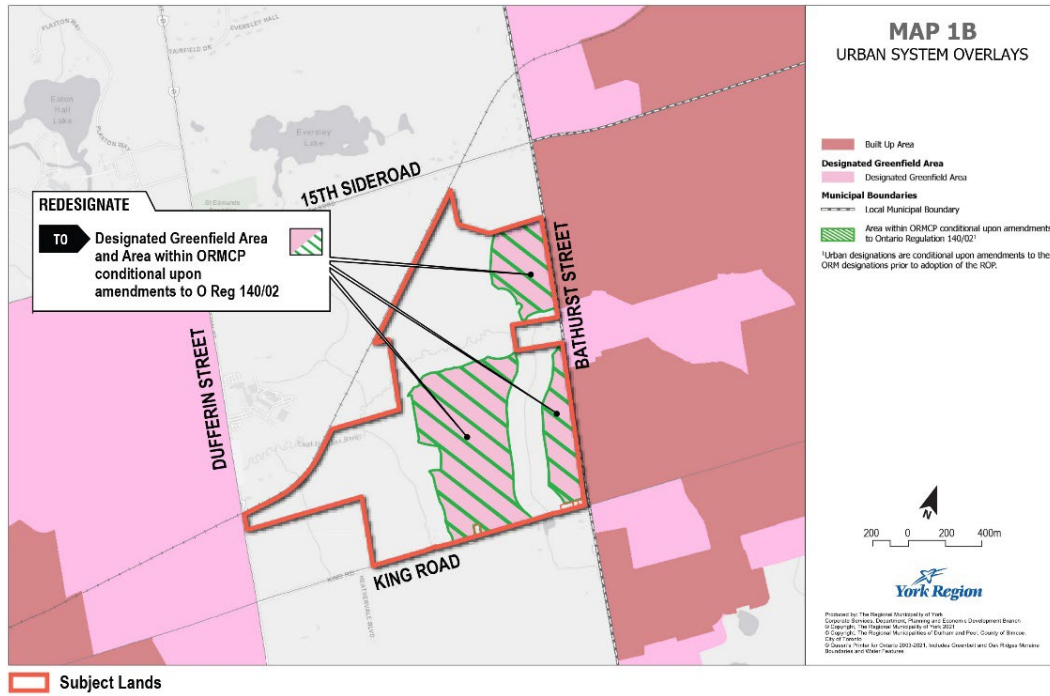
Source: Region of York (2022) & MGP (2022)

Figure 3: Requested Modifications to Map 1A - ROP



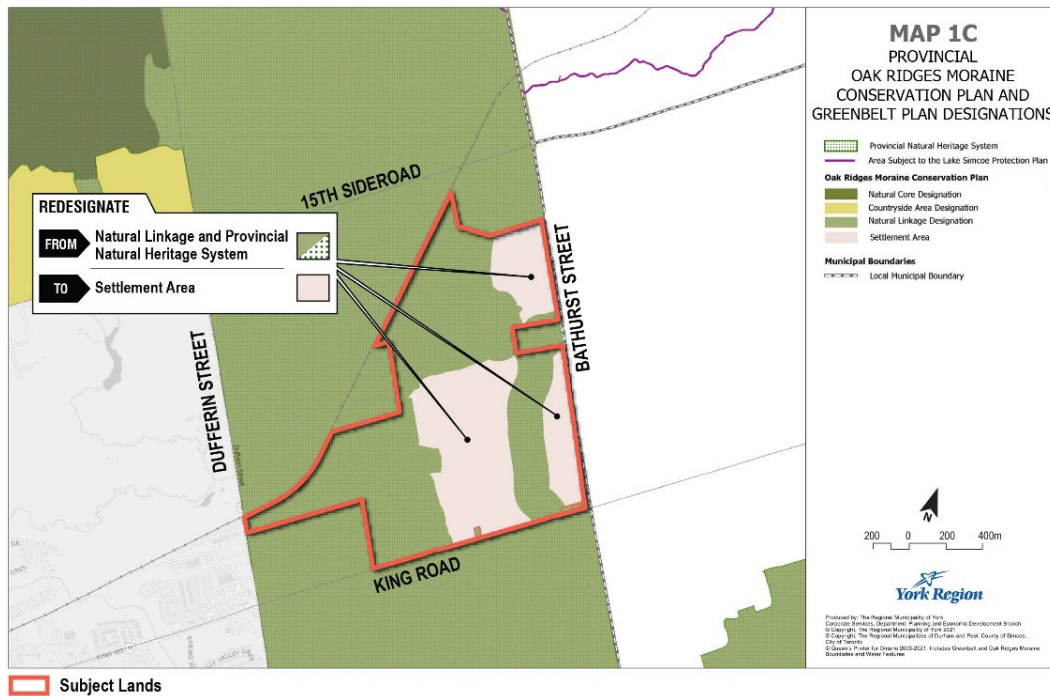
Source: Region of York (2022) & MGP (2022)

Figure 4: Requested Modifications to Map 1B - ROP



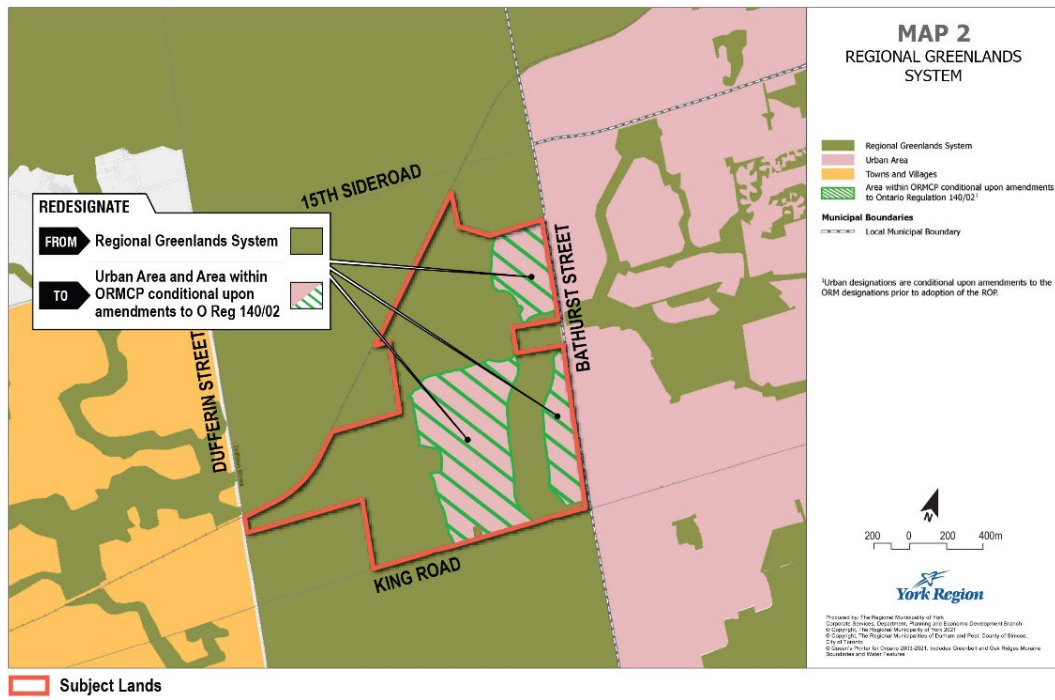
Source: Region of York (2022) & MGP (2022)

Figure 5: Requested Modifications to Map 1C - ROP



Source: Region of York (2022) & MGP (2022)

Figure 6: Requested Modifications to Map 2 - ROP



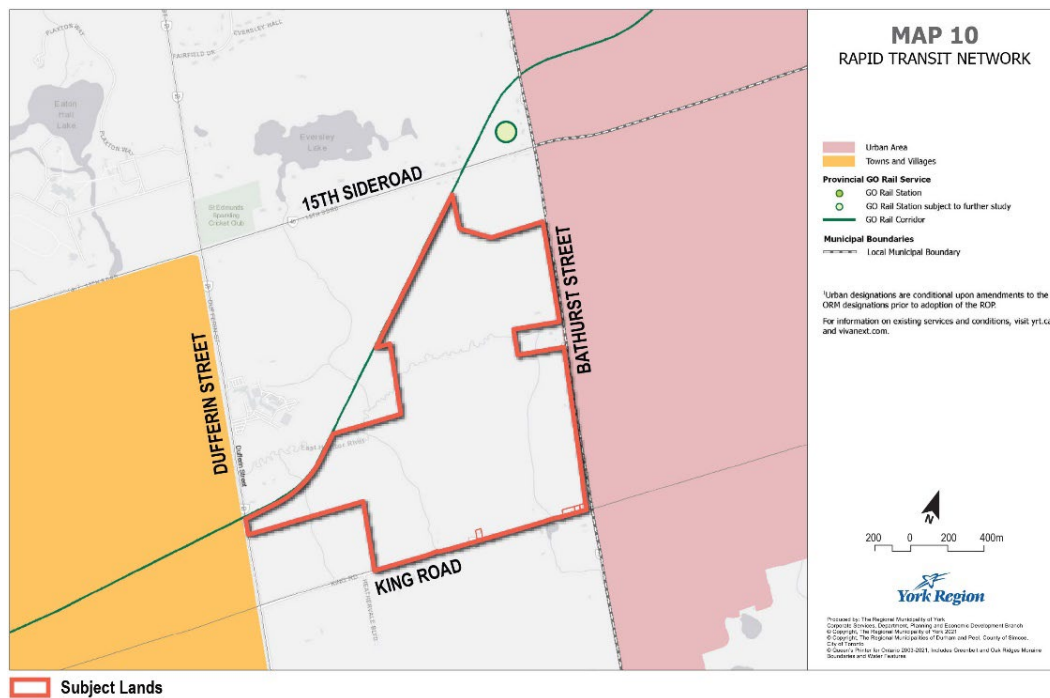
Source: Region of York (2022) & MGP (2022)

Rationale

The Subject Lands are within the ORM boundary, however, were subject to applications and appeals prior to the implementation of the ORMCP and are therefore subject to the transition policies of the *Oak Ridges Moraine Conservation Act, 2001*.

The lands border the settlement boundary of the City of Richmond Hill. The East side of Bathurst Street within Richmond Hill is fully developed and serviced for urban uses. The Subject Lands are in proximity to a potential GO Station (subject to further study), on the northwest corner of 15th Sideroad and Bathurst Street in the ROP (See Figure 7). Developing a portion of the lands will provide an opportunity to create complete neighbourhoods by introducing other land uses and expanding the housing stock of York Region.

Figure 7: Potential GO Station - ROP Map 10



Source: Region of York (2022) & MGP (2022)

In the ROP, Natural Linkage Areas are meant to “*protect critical natural and open space linkages between Natural Core Areas and along rivers and streams of the Oak Ridges Moraine*”. The Subject Lands proposed to be added to the Urban Area do not contain identified natural heritage features in ROP. Additionally, the lands are not adjacent to Natural Core Areas, however, are adjacent to Settlement Areas in the ORM.

The ROP estimates a projected population forecast of 50,300 people to 2051 in King. Allowing for development within a portion of the Subject Lands will help to accommodate this population forecast and meet the housing needs required for the future.

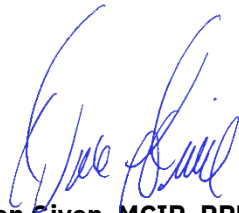
If integrated into the urban fabric, the Subject Lands and surrounding community would benefit from a developed complete community with a large renaturalized/rehabilitated open

space and a public park as the core feature of the community. Developing a functioning open space area and park system is a critical part in upholding the integrity of the area and would further benefit the community.

The Subject Lands are privately owned lands which do not currently benefit the public at large. Approving the requested redesignations would bring approximately 124 hectares of land into public ownership, allowing the greater public to benefit from the potential naturalized park/open space area this can become, and would also add residential lands which would benefit from existing infrastructure and services, representing an efficient use of land. The proposal provides mutual benefits to both future King and York Region homeowners as well as to the Township and we ask the Province to redesignate the requested portions of the Subject Lands to Urban Area, Community Area, Rural Area, Designated Greenfield Area, and Settlement Area prior to the Province's approval of the York Region Official Plan.

If you have any questions or would like to meet to discuss the content of this letter, please do not hesitate to contact me at (416) 230-1526.

Yours very truly,
Malone Given Parsons Ltd.



Don Given, MCIP, RPP

cc: Orfus Realty