

Bradford Highlands Joint Venture

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January 22, 2024

Town of Bradford West Gwillimbury
305 Barrie Street, Unit 2
P.O Box 419, Bradford ON
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**Attention: Alan Wiebe, MCIP, RPP
Manager of Community Planning**

Dear Mr. Wiebe:

**RE: Bradford Highlands Joint Venture
23 Brownlee Drive and 2820, 2824 and 2848 Line 5,
Bradford West Gwillimbury
Request for zoning order pursuant to
Community Infrastructure and Housing Accelerator
Section 34.1 Planning Act**

ICG Golf Inc., Bayview-Wellington (Highlands) Inc. and 2523951 Ontario Inc. operating as the Bradford Highlands Joint Venture ('BHJV') own the parcels of land municipally described as 23 Brownlee Drive and 2820, 2824 and 2848 Line 5 within the Town of Bradford West Gwillimbury ('Subject Lands') and is submitting this request to the Town of Bradford West Gwillimbury ('Town') to initiate processing of its zoning application for the Subject Lands pursuant to the Community Infrastructure and Housing Accelerator ('CIHA') provisions contained in section 34.1 of the Planning Act. The CIHA provides the Town the opportunity, following a review of the zoning request by BHJV, to request the Minister of Municipal Affairs and Housing to issue a Municipal Zoning Order ("MZO"), in order to accelerate the planning process with a view to providing more housing within the Town in a timely and efficient manner.

The Subject Lands comprise the lands formerly known as the Bradford Highlands Golf Course and several residential properties on Line 5. BHJV intends to develop the Subject Lands for urban residential purposes as set out in this letter and in the many previous submissions made in support of the planning and development applications filed and referenced below.

BHJV applied to the County of Simcoe (the "County") for an amendment to the County of Simcoe Official Plan on July 13, 2017 which was deemed complete on October 23, 2017. Concurrently, an application to amend the Town of Bradford West Gwillimbury Official Plan was also filed on July 13, 2017, and deemed complete on April 22, 2022. BHJV made submissions to the Town at the time the Town was considering its Growth Management Official Plan policies and suggested that the Town had understated the amount of available

land required to meet its housing and population targets. The Town rejected the submissions and BHJV appealed Official Plan Amendment No. 25 to the Ontario Land Tribunal ('OLT').

BHJV, the Town and the County of Simcoe (the "MOS Parties") entered into Minutes of Settlement dated February 3, 2020, which acknowledge that the MOS Parties jointly requested that the OLT be adjourned sine die pending the outcome of the County's Municipal Comprehensive Review ('MCR') and further acknowledging that the Subject Lands would be considered as a suitable candidate for a settlement area expansion following a phased MCR process. The MOS Parties undertook to discharge their commitments pursuant to the Minutes of Settlement in good faith.

BHJV also made submissions to the County for an expansion to the Bradford West Gwillimbury urban boundaries throughout the MCR process. The first phase of the County MCR was completed, and the resulting Simcoe County Official Plan Amendment 7 ('SCOPA 7') was adopted on August 9, 2022 without providing for any settlement area expansions. During the provincial commenting period on SCOPA 7, BHJV requested that the Minister modify SCOPA 7 to include the Subject Lands within the Bradford Settlement Area. To date, the Minister has not proceeded with modification or approval of SCOPA 7.

Given the uncertainty surrounding the planning regime and Provincial approvals, it is unclear if a decision on SCOPA 7 will be made in the foreseeable future and therefore there is reduced likelihood of a timely decision on the BHJV applications. As noted above, BHJV has been active in the MCR process and has had ongoing discussions with both the Town and the County on the appropriateness of urban development on the Subject Lands.

The Town adopted its new Official Plan on March 2, 2021. Notwithstanding submissions made on behalf of BHJV, the new Official Plan did not adopt the settlement area expansion for the Subject Lands proposed by BHJV. BHJV has appealed the approval of the new Town OP to the OLT with respect to the lands of BHJV. The OLT has requested an update on the appeal from the parties by January 30, 2024.

The Subject Lands are designated as "Rural" within both the County and Town Official Plans and are not designated "Agricultural" or used agriculturally. The Subject Lands are adjacent to the existing Settlement Area Boundary which is immediately to the east and north. In September 2015, Bradford Capital Holdings Inc. ('Bradford Capital') registered a plan of subdivision located immediately east of the Subject Lands which provided, with the consent of the Town, road connections as well as existing sanitary and watermain connections to the Subject Lands.

Throughout the many submissions made with respect to the Official Plan amendment applications, OPA 25 and the new Town OP as well as submissions made with respect to SCOPA 7, BHJV has maintained the many advantages to the Town and community that would flow from approval of its development proposal. Those are summarized below.

On November 1, 2023, BHJV submitted applications and supporting materials to the Town for a zoning by-law amendment and approval of a draft plan of subdivision which would

permit the development of the Subject Lands as a residential subdivision comprised of 998 dwelling units. The proposed unit mix consists of 342 single detached units, 196 semi-detached units, 334 street townhouse units, and 126 back-to-back townhouse units. The proposed development also includes two neighbourhood parks with a total area of 3.06 hectares and two stormwater management facilities. Those applications are not yet determined to be complete pending updated Planning Opinion Reports from our planning consultants, Malone Given Parsons Ltd. to reflect the revised process of pursuing a Zoning Bylaw Amendment through a CIHA.

BHJV is requesting that its request for a zoning by-law amendment be processed pursuant to section 34.1 of the *Planning Act* with the intent that Council recommend to the Minister of Municipal Affairs and Housing a MZO facilitating the proposed development.

Guidelines have been established by the Minister of Municipal Affairs and Housing as required by section 34.1 of the *Planning Act* outlining processing and consultation requirements as well as the developments and improvements to be facilitated by a zoning order under CIHA. These include enhanced community infrastructure, provision of housing, including community housing, affordable housing and market-based housing, development associated with transportation infrastructure, buildings that would facilitate employment and economic development and mixed-use developments. The guidelines also require that the proposed exemption from provincial and local land use policy requirements address both community and indigenous engagement as well as environmental protection and mitigation.

Development of the Subject Lands is a logical and natural expansion of the current settlement area boundaries for south Bradford. The estate homes on Brownlee Drive currently form a westerly residential limit and development of the Subject Lands, and the development of the Subject Lands for urban uses is a natural completion of a residential urban area. The lands were previously used as a golf course with the engineering, grading and topographic changes made from their original pre-golf course condition and are not suitable for agricultural uses. Servicing infrastructure is available to the property limits without significant capital expenditure. Development Charge revenue from the development has been previously outlined and is large without significant outlay by the Town for necessary capital infrastructure necessitated by the BHJV development. The consultant and expert reports prepared in support of the planning approvals do not disclose any hindrance preventing the approval of the proposed development.

The proposed BHJV development is a market-based housing project, providing a wide range of different building types including singles, semi-detached, street townhouses and back-to-back townhouses.

It is our understanding that CIHA requests cannot be made on lands within the Greenbelt Area. The southern portion of the Subject Lands is located within the Greenbelt Area and as such, is excluded from the proposed CIHA zoning order for the Subject Lands.

As such, the proposed development of the BHJV lands meets the guidelines established for CIHA approvals. This also meets the Town's objective of providing for more affordable

building types such as the street townhouses and back-to-back townhouse dwellings (“missing middle type housing”).

BHJV is prepared to undertake the required community engagement, indigenous engagement and environmental protection/mitigation to be undertaken required by the Provincial Guidelines as part of a Town recommendation to the Minister of Municipal Affairs and Housing for an MZO through the CIHA process.

BHJV respectfully requests that its proposed draft plan of subdivision application be processed concurrently with the CIHA based zoning review and that the Town schedule the necessary statutory public meeting in this regard.

On January 16, 2024 Town Council adopted a protocol for MZO requests the details of which were contained in Town Staff Report CAO-2024-2 the intent being to establish a consistent set of submission requirements for such requests. The adopted protocol addresses specifically the following requirements:

1. Planning Justification Report

- An updated Planning Justification Report prepared by Malone Given Parsons is included with this letter and is intended to complete the requirements for the previously submitted zoning and subdivision applications rendering them both to be “complete”

2. Functional Servicing / Stormwater Management Brief

- These materials were submitted on November 1, 2023 with the zoning and subdivision applications previously referred to.

3. Environmental Impact and Archaeological Brief

- These materials were submitted on November 1, 2023 with the zoning and subdivision applications previously referred to.

4. Community Benefit Proposal

- In addition to assisting the Town achieve its housing targets and population needs as well as the community attributes of the proposed residential development, BHJV is prepared to assist the Town with funds not exceeding \$12 million for the construction, renovation, alteration, operation and/or maintenance of the social services hub and community space for public service delivery to be located at 177 Church Street in the Town or such other municipal capital facilities that the Town may opt to provide to be paid in accordance with an agreement to be finalized by BHJV and the Town and to be coordinated with the development approvals needed for the completion of the residential subdivision proposed by BHJV.

5. MZO Request Fee

- A cheque for \$5,000.00 payable to the Town is enclosed with this letter.

Development of the Subject Lands will, if Town approvals are in place, proceed quickly and would assist the Town in meeting its Housing Pledge to the Province of Ontario adopted on August 15, 2023 and undertaking to provide a portion of the 3,440 new dwelling units between 2024 and 2031 and a resulting population of 58,030.

A MZO under section 34.1 of the *Planning Act* is an open and accountable process expediting approvals while providing for public consultation and participation and community benefits. The Subject Lands meet the criteria of a CIHA recommendation, meets the Town's adopted protocol guidelines and is an appropriate location for urban development.

BHJV respectfully requests the Town to initiate processing of the BHJV zoning application pursuant to section 34.1 of the *Planning Act*. A revised draft zoning by-law and Planning Opinion Report prepared by Malone Given Parsons Ltd is attached to this letter applicable as well to the subdivision application as noted above.

We trust that the information provided is sufficient and acceptable to process the CIHA request by BHJV. If you require any additional information, please contact the undersigned.

Regards,

Bradford Highlands Joint Venture

Nicole Sampogna

Nicole Sampogna, MCIP, RPP
(416) 991-0788

cc. Geoff McKnight, C.A.O. Town of Bradford West Gwillimbury