



## York Region Standard Condominium Corporation # 972 and #1008

### SUBMISSION FOR COMMITTEE OF THE WHOLE MEETING ON OCTOBER 22, 2025

1. The Board of Directors of YRSCC972 and YRSCC 1008 represent about 70% of the residents in the East Beaver Creek (EBC) area, about 1,500 people living at 9015 and 9017 Leslie Street.
2. We support the Secondary Plan process for EBC to guide growth management and provide an informed approach to planning for higher population densities. In due course, Council will be required to approve multi-million-dollar investments in municipal infrastructure such as roads, transportation, sewer, water and wastewater capacities, schools, community centre, library, parks to cope with more people and cars at the EBC. The Secondary Plan will provide a fact-based and comprehensive way to assess the cumulative impacts of growth on infrastructure. It will identify what is required to build a complete community at EBC.
3. We therefore applaud the Secondary Plan process and congratulate staff on a very well written, balanced report (SRPBS.25.087). Their Secondary Plan will form the basis upon which future and current development applications can be objectively assessed. Therefore, Council must allow the EBC Secondary Plan to be developed until completion. Your allocation of \$2 million is a good investment and its outcomes should be heeded.
4. Additionally, we support the following findings in the Background Report:
  - A) Each of the three Land Use Options meets and exceeds the minimum population density and jobs per hectare as stated in the Provincial Planning Statement with EBC as a Local Centre
  - B) To ensure balanced growth throughout the City Structure, EBC should not absorb a significant share of the City's projected housing growth.
  - C) The highest densities and tallest building heights are generally proposed to be directed along Highway 7 and Leslie Street.
5. At the Community Workshop, the EBCSP project team presented three land use options for the EBC area. We support Option 1, with the caveat that the *maximum height be amended to 15 storeys for the lands to the south of 9015 and 9017 Leslie Street*. The remainder of the EBC study area may be considered for maximum heights greater than 15 storeys especially for the area along Highways 404 and 7 (east of the Sheraton site).

Submitted by Vincent Ching  
On behalf of YRSCC 972 and YRSCC 1008 Board of Directors  
October 21, 2025