



York Region Standard Condominium Corporation # 972 and #1008

SUBMISSION FOR COUNCIL MEETING ON OCTOBER 29, 2025

1. The Board of Directors of YRSCC 972 and YRSCC 1008 represent 1,500 people living in 9015 and 9017 Leslie Street, which is about 70% of the residents in the East Beaver Creek (EBC) area
2. I attended the Committee of the Whole last week and listened to your questions and comments.

There was some discussion about redesignating EBC as a Key Development Area. I would like to point out that Council approved the EBC area as a Local Centre through the updated City Structure in OPA 18.3 in August 2022. Then on October 23, 2024, Council approved Staff Report SRPBS.115 and directed Staff to develop a Secondary Plan for EBC area as a Local Centre with transportation and technical studies based on the densities of a Local Centre.

We would rather have the densities and building heights constrained by the upper limits of a Local Centre rather than have the *sky high* densities and building heights of the upper limits of a Key Development Area. That is appropriate for an area serviced by a subway or train, not the EBC.

So I ask you, why would you consider changing the designation of EBC to a Key Development Area from a Local Centre? We would appreciate the rationale behind that notion.

To put things into perspective, the size of the subject land owned by Parkway Hotels is 5 hectares. The EBC area is 40 hectares, eight times the size of the Parkway land. The proposed development of 6.51 FSI (same density as Richmond Hill Centre) on a small site is clearly an “overdevelopment”. Therefore, Council should follow advice in the Background Report to “spread” the densities further east of East Beaver Creek Road and other parts of the City.

I would like to pick up on a point Councillor DiPaola made about the Sheraton Parkway application. We *wholeheartedly agree* that a world class hotel and convention centre be built on that site. It would be an employment hub with a lot of activity. What we *don't* want are the proposed overly high towers surrounding the hotel and convention centre. *That* is our objection.

3. I would like to reiterate our support for findings in the Background Report, specifically:
 - 1) 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.
 - 2) In order to ensure balanced growth throughout the City Structure, EBC should not absorb a significant share of the City's projected housing growth.
 - 3) The highest densities and tallest building heights are generally proposed to be directed along Highway 7 and Leslie Street.



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4. Most of the community workshop participants survey participants chose Option 1 as their preferred option as it has the lowest densities and heights. However, we are open to a hybrid of Option 1 and Option 3 pending the outcome of traffic and technical studies to determine the capacity of infrastructure to support these densities.
5. We support the suggestion made by Councillors at the COW meeting last week for the Project Team to evaluate the impact of each of the three options on the traffic condition in the area.
6. We also support new options to increase the development density to the east of East Beaver Creek Road and put taller buildings alongside Highway 404. This means spreading the density further east to Hwy 404 where currently, there are no residential developments.
7. At the COW meeting, some Councillors expressed concern about not meeting the provincial housing targets if we do not support the designation of the Sheraton land as a Key Development Area. This concern has been addressed in the Background Report, which recommended “balanced growth” throughout the City Structure, and that EBC should not absorb a significant share of the City’s projected housing growth beyond what its infrastructure can sustain.

We will continue to support the development of EBC as a Local Centre and fully expect that the Secondary Plan will be used to guide redevelopment proposals such as the Parkway Hotels application and other forthcoming development proposals.

Submitted by Vincent Ching
On behalf of YRSCC 972 and YRSCC 1008 Board of Directors
October 28, 2025