

June 29, 2022

File No.: 591276-1

Sent Via Email: regionalclerk@york.ca

Mr. Christopher Raynor
Regional Clerk
The Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Dear Mr. Raynor:

**Re: Canadian Sports Development Inc.
15451 and 15517 Woodbine Avenue, Town of Whitchurch-Stouffville (the "Lands")
Proposed Employment Uses and Soccer Facility
York Region Official Plan 2022**

We are counsel for Canadian Sports Development Inc. ("**Canadian Sports**"). We are writing to you further to our attached letter dated June 15, 2022. We ask that this letter be provided to York Region Council in advance of the June 30, 2022 meeting.

Canadian Sports continues to have concerns with the draft York Region Official Plan dated June 2022, with respect to the designation of the Lands. Canadian Sports is proposing a soccer facility and employment uses on the west side of the Lands, in the employment designation land use of the Vandorf Secondary Plan. Canadian Sports has received a number of long-term commitment letters with respect to the use of the soccer facility. Additionally, the planning process for these Lands is well underway.

Canadian Sports is committed to providing a much needed, state-of-the-art soccer facility on the Lands (the "**Futbol Complex**"). The mission of the Futbol Complex is to provide the Town of Whitchurch-Stouffville, York Region, the Greater Toronto Area (the "**GTA**") and Ontario with a multi-field, state-of-the-art soccer facility which meets the local, national, and international competition standards, that will enable both youth and adults to enjoy soccer and other sports on a year-round basis.

We are advised that that there is a shortage of such soccer facilities in the GTA. Despite the construction of multiple indoor facilities over the past 10 years, there is ongoing demand. On June 16, 2022, FIFA revealed that Toronto and Vancouver will be the Canadian Official Host Cities for the FIFA World Cup in 2026. Toronto and Vancouver join 11 host cities in the USA, and three host cities in Mexico as competition venues. National Teams from around the globe will require world class training facilities to prepare for competition in North America. With the proposed redesignation of the Lands, we are losing an opportunity for such a facility.

Fernanda Lopes & Associados ► Guevara & Gutierrez ► Paz Horowitz Abogados ► Sirote ► Adepetun Caxton-Martins Agbor & Segun ► Davis Brown ► East African Law Chambers ► Eric Silwamba, Jalasi and Linyama ► Durham Jones & Pinegar ► LEAD Advogados ► Rattagan Macchiavello Arocena ► Jiménez de Aréchaga, Viana & Brause ► Lee International ► Kensington Swan ► Bingham Greenebaum ► Cohen & Grigsby ► Sayarh & Menjra ► For more information on the firms that have come together to form Dentons, go to [dentons.com/legacyfirms](https://www.dentons.com/legacyfirms)

The enclosed letter summarizes our continued concerns in further detail, with respect to the re-designation of the Lands to Agricultural Area. In a response received from the Regional staff, we were advised that affected landowners had been consulted throughout the re-designation process. We are advised that, to date, Canadian Sports was not provided with notice from the Region with respect to the re-designation of the Lands to Agricultural Area, nor was Canadian Sports consulted or asked to participate in the process that led to the re-designation of the Lands. Canadian Sports has owned the property since August 2017, and only recently became aware of the proposed change in designation from its consultants. We are retaining agricultural experts to review the proposed redesignation but this work will not be available on such a short timeframe. As such, we again ask that the Region hold off on redesignating the Lands to Agricultural Area at this time.

We appreciate the opportunity to provide comments on the York Region Official Plan and would welcome the opportunity to discuss our concerns.

Please do not hesitate to contact me should you have any questions.

Yours truly,

Dentons Canada LLP



Katarzyna Sliwa
Partner

KS/kv

Copy: Client
Mr. Randy Alcorn, Alcorn & Associates Ltd.

June 15, 2022

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SENT VIA EMAIL: regionalclerk@york.ca

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Regional Clerk
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Newmarket, Ontario
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Dear Mr. Raynor:

**Re: Canadian Sports Development Inc.
15451 and 15517 Woodbine Avenue, Town of Whitchurch-Stouffville (the "Lands")
Proposed Employment Subdivision and Soccer Facility
Regional Official Plan**

We are counsel for Canadian Sports Development Inc. ("**Canadian Sports**"). We ask that this letter is provided to the Committee of the Whole in advance of the June 16, 2022 meeting.

Canadian Sports is proposing a soccer facility and employment plan of subdivision on the west side of the Lands, in the employment designation land use of the Vandorf Secondary Plan. We understand that the proposed development has received positive support from Town officials. The planning process for the Lands is well under way, a pre-application consultation application have been submitted and is awaiting a Town pre-consultation meeting.

The Lands east of the Vandorf Secondary Plan are currently designated "Rural Area" on Map 8 of the existing York Region Official Plan. The "Rural Area" designation permits the proposed soccer facilities uses, that includes proposed recreational uses, outdoor playing fields and soccer fields. However, Map 1A to the June 2022 draft of the York Region Official Plan ("**YROP**") identified these eastern lands proposed for the soccer facility as "Agricultural Area", instead of the "Rural Area" designation. Also, the western portion of the lands is depicted as Hamlet on Map 1A. Attached for ease of reference, please see Map 8 and Map 1A, both depicting the location of the Lands.

On May 26, 2022, we provided comments on the December 1, 2021 draft YROP and mapping, noting that the Lands were incorrectly proposed to be designated Agricultural Area, rather than Rural Area. We request that the Lands be removed from the proposed Agricultural Area designation of the YROP, prior to approval of the York Region Official Plan, and remain Rural Area (as currently exists).

We appreciate the opportunity to provide comments on the York Region Official Plan and would welcome the opportunity to discuss our concerns.

Fernanda Lopes & Asociados ► Guevara & Gutierrez ► Paz Horowitz Abogados ► Sirote ► Adepetun Caxton-Martins Agbor & Segun ► Davis Brown ► East African Law Chambers ► Eric Silwamba, Jalasi and Linyama ► Durham Jones & Pinegar ► LEAD Advogados ► Rattagan Macchiavello Arocena ► Jiménez de Aréchaga, Viana & Brause ► Lee International ► Kensington Swan ► Bingham Greenebaum ► Cohen & Grigsby ► Sayarh & Menjra ► For more information on the firms that have come together to form Dentons, go to [dentons.com/legacyfirms](https://www.dentons.com/legacyfirms)

Please do not hesitate to contact me should you have any questions.

Yours truly,

Dentons Canada LLP

DocuSigned by:
Katryna Vergis-Mayo
07A5AE640DDE4B2...

Per: Katarzyna Sliwa
Partner

KS/kv

Copy: Client
Mr. Randy Alcorn, Alcorn & Associates Ltd.

MAP 8

AGRICULTURAL and RURAL AREA



- Rural Area
- Agriculture Area
- Holland Marsh Specialty Crop Area
- Towns and Villages
- Subject to Minister's Order February 3, 2015 and special provision policies 6.2.19 and 6.4.14

- Greenbelt Plan**
 - Greenbelt Plan Boundary
 - Hamlet
- Oak Ridges Moraine Conservation Plan (ORMCP)**
 - ORMCP Boundary
 - Hamlet

- Provincial Highways**
 - Controlled Access Highways
 - Controlled Access Highways (Under Construction)
 - Other Provincial Highways

- Municipal Boundaries**
 - Regional Municipal Boundary
 - Local Municipal Boundary

Town of
Newmarket



MAP 1A

LAND USE DESIGNATIONS

Urban System

- Community Area
- Employment Area

Agricultural System

- Holland Marsh Specialty Crop Area
- Agricultural Area
- Rural Area
- Hamlet

Provincial Highways

- Existing
- Under Construction

Municipal Boundaries

- Regional Municipal Boundary
- Local Municipal Boundary
- Area within ORMCP conditional upon amendments to Ontario Regulation 140/02*

*Urban designations are conditional upon amendments to the ORM designations prior to adoption of the ROP.

May 26, 2022

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Proposed Employment Subdivision and Soccer Facility
Regional Official Plan**

We are counsel for Canadian Sports Development Inc. ("**Canadian Sports**") with respect to the above noted matter.

We reviewed the December 1, 2021 draft of the York Region Official Plan ("YROP") and mapping. We note that there is a mapping error with respect to the Lands.

Canadian Sports is proposing a soccer facility and new employment "infill" of approximately 72 acres, in addition to the proposed employment uses on the west side of the Lands, in the Vandorf Secondary Plan. The proposed application has received positive support from Town staff, the Mayor and Councillors. As you may be aware, the planning process for the Lands is well underway with the preparation of development plans, preliminary servicing studies, a statutory pre-consultation meeting application, and various other studies being prepared.

The Lands are currently designated "Rural Area" on Map 8 of the existing York Region Official Plan. The "Rural Area" designation permits recreational uses, 'outdoor playing fields', such as golf courses and soccer fields. However, Map 1A to the December 1, 2021 draft of the YROP has now incorrectly identified the eastern portion of the lands as "Agricultural Area", instead of the "Rural Area" designation. The western edge of the lands is depicted as Hamlet on Map A1. Attached for ease of reference please see Map 8 and Map 1A, both depicting the location of the Lands.

We look forward to your confirmation that the error will be corrected as soon as possible, and the proper, existing designation for the Lands will be reflected correctly in the next iteration of the draft YROP.

Should you have any questions, please do not hesitate to contact me. We appreciate your attention to this matter.

Yours truly,

Dentons Canada LLP



Katarzyna Sliwa
Partner

KS/kv

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