

June 28, 2022

By E-Mail: [regional.clerk@york.ca](mailto:regional.clerk@york.ca)

Our File No.: 153244

Chair Wayne Emmerson and Members of Council  
Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON  
L3Y 6Z1

Dear Chair Emmerson and Members of Regional Council:

**Re: Stouffville Phase 3 East Landowners Group  
Comments on the Draft Region of York Official Plan**

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Aird & Berlis LLP are lawyers for Stouffville Phase 3 East Landowners Group (the "**Group**"), the members of which own approximately 49 ha of land in and around the proposed Lincolnville GO Station Major Transit Station Area ("**Lincolnville MTSA**").

This letter serves as a comment, on behalf of the Group, in respect of the draft Regional Official Plan that is scheduled to come forward to Regional Council at its upcoming meeting on June 30, 2022.

In a letter dated March 31, 2022, our client's land use planning consultants, Malone Given Parsons Ltd. ("**MGP**"), submitted a letter to York Region planning Staff, providing a comment on the draft Regional Official Plan. A further letter dated May 19, 2022 was sent to Staff to request changes to the MTSA boundary. Copies of both MGP letters are enclosed for reference.

The MGP letter dated March 31, 2022 highlighted two major areas of concern for the Group: the proposed boundary of the draft Lincolnville MTSA, and proposed Stormwater Management Policies.

Specifically, the MGP letter recommends that the boundary of the Lincolnville MTSA be modified to exclude identified environmental lands and other non-developable lands adjacent to the railway, and realigned along the eastern boundary to provide a consistent setback from 10<sup>th</sup> Line instead of an alignment which follows the location of a conceptual road, the exact location of which has yet to be finalized. This will also focus new density closer to the Old Elm (formerly Lincolnville) Go Station and provide for a mix of built forms and housing options in the remainder of the MTSA and Lincolnville GO Land Use Study Area.

The MGP letter also recommends that the Official Plan include policies to encourage combined stormwater and park facilities, and for the provision of parkland credit for usable parkland located above stormwater tanks.

Staff declined to follow these two recommendations, and they are not incorporated into the draft Official Plan that is coming before Council.

The Group reiterates its comments in the MGP letters, and urges Regional Council to consider and incorporate the recommendations prior to approving the draft Official Plan. We have also advised the Town of Whitchurch-Stouffville Council and staff of our request to York Region to amend the MTSA boundary and include policies for combined stormwater and park facilities in the new York Region Official Plan. Our client continues to work closely with the Town on the Lincolnville GO Land Use Study, and the requested MTSA boundary adjustment is required as part of this work.

Please provide our office with a copy of any notices, reports or decisions, including any Council decision(s), with respect to this matter.

If you have any questions, do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP



Andrea Skinner  
AS:MH:tp

cc. Stouffville Phase 3 East Landowners Group;  
Sandra Malcic, Director, Long Range Planning ([sandra.malcic@york.ca](mailto:sandra.malcic@york.ca));  
Mr. Dwayne Tapp, Director of Development Services, Town of Whitchurch-Stouffville  
([dwayne.tapp@townofws.ca](mailto:dwayne.tapp@townofws.ca))  
Ms. Meaghan Craven, Manager, Planning Policy | Development Services, Town of Whitchurch-  
Stouffville ([meaghan.craven@townofws.ca](mailto:meaghan.craven@townofws.ca))

Encl.

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May 19, 2022

*MGP File: 18-2759*

The Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1

via email: [sandra.malcic@york.ca](mailto:sandra.malcic@york.ca)

**Attention: Ms. Sandra Malcic MCIP, RPP  
Director, Long Range Planning**

Dear Ms. Malcic:

**RE:           Stouffville Phase 3 East Landowners Group – MTSA 71  
Draft Regional Official Plan – Comments on MTSA Boundary**

Malone Given Parsons Ltd. is the Planning Consultant for the Stouffville Phase 3 East Landowners Group (the “Group”), the members of which own approximately 49 ha of land in and around the Lincolnville GO Station Major Transit Station Area (“Lincolnville MTSA”). On behalf of the Group, we submitted a letter to York Region on March 31, 2022 regarding the Lincolnville MTSA boundary (attached).

Following a public meeting held by the Town of Whitchurch-Stouffville on the Draft Official Plan Amendment for the Lincolnville (Old Elm) MTSA on May 11, 2022, we will be discussing the proposed revisions to the boundary with the Town and ask that the Region reserve the opportunity to make any adjustments that have the support of the Town before the Region’s draft OP is finalized.

### **Western MTSA Boundary**

**Approximately 2.1 hectares adjacent the railway line contain environmental lands, a stormwater management facility, and other non-developable uses. Since they cannot be developed, they should be excluded from the MTSA.**

If these lands were to be included within the MTSA, the densities in other areas or on the Metrolinx site would need to be increased to compensate for the undevelopable lands. The large proportion of undevelopable areas within a relatively small MTSA (33.2 ha with approximately 3 ha of arterial roads and 2 ha of open space) will impede reaching the 150 persons and jobs per ha with the density ranges and unit types currently in the Town’s draft OP, when balanced with the need to provide neighbourhood park areas, commercial space, local roads, sidewalks and other amenities to the residents.

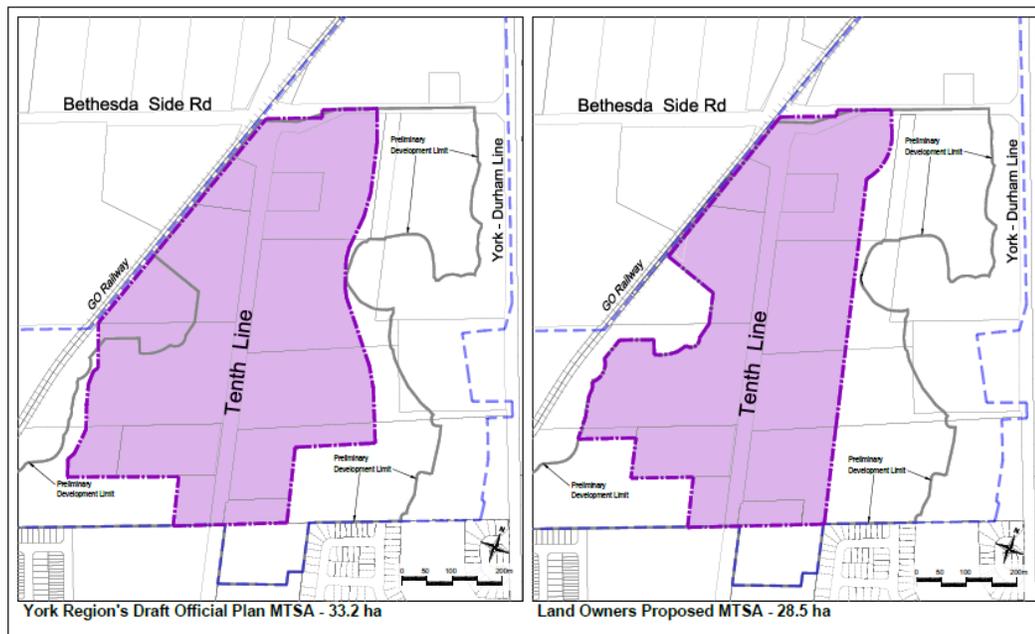
### **Eastern MTSA Boundary**

Unlike most other MTSA’s in York Region, the Lincolnville lands are largely agricultural, undeveloped parcels of land. The eastern MTSA boundary is currently based on the alignment of the proposed collector road in the draft Secondary Plan which the secondary plan states will be subject to an EA to determine its location.

**Since the location of the proposed collector road has not yet been finalized, we are requesting a consistent setback from the 10<sup>th</sup> Line right-of-way up to the north end for the east boundary of the MTSA where it will align with the collector road just south of Bethesda Road.**

The drawing below shows the request from our letter of March 31<sup>st</sup>; however, the extent of the setback from 10<sup>th</sup> Line will be discussed further with the Town.

*Figure 1 Comparison of Draft OP MTSA 71 Boundary and Proposed Boundary*



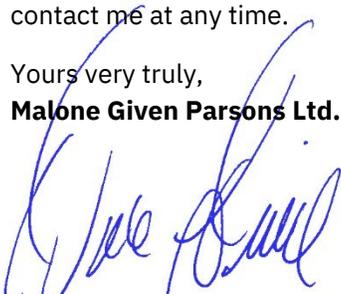
Source: York Region (2021) and MGP (2022)

## Conclusion

We ask that the Region reserve the opportunity for a boundary adjustment to the MTSA, to the satisfaction of the Town, who have been copied on this correspondence. We look forward to working with staff from the Town and the Region to ensure that the final Official Plan contains the best policies to guide the development of complete communities in the Region.

We value public consultation and thank you for the opportunity to provide comments during the MCR process. Should you have any questions or wish to discuss our comments, please contact me at any time.

Yours very truly,  
**Malone Given Parsons Ltd.**

  
**Don Given, MCIP, RPP**

- c. Mayor Iain Lovatt, Town of Whitchurch-Stouffville  
 Mr. Dwayne Tapp, Director of Development Services, Town of Whitchurch-Stouffville  
 Ms. Meaghan Craven, Manager, Planning Policy | Development Services, Town of Whitchurch-Stouffville  
 Lincolnville Landowners Group

March 31, 2022

MGP File: 18-2759

The Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1

via email: [sandra.malcic@york.ca](mailto:sandra.malcic@york.ca)

**Attention: Ms. Sandra Malcic MCIP, RPP  
Director, Long Range Planning**

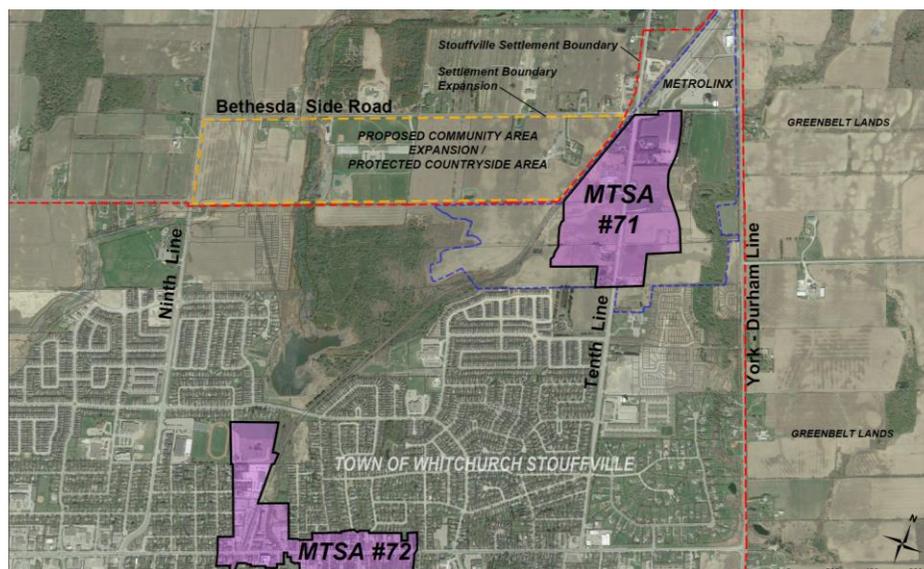
Dear Ms. Malcic:

**RE: Stouffville Phase 3 East Landowners Group – MTSA 71  
Comments on the Draft Regional Official Plan**

Malone Given Parsons Ltd. is the Planning Consultant for the Stouffville Phase 3 East Landowners Group (the “Group”), the members of which own approximately 49 ha of land in and around the Lincolnville GO Station Major Transit Station Area (“Lincolnville MTSA”). On behalf of the Group, we have reviewed the Draft York Region Official Plan (the “Draft OP”) and provide this letter with our comments on the MTSA boundary and policies, as well as on the stormwater management policies.

The Group recognizes and commends the effort that Region staff have put into the preparation of the Draft OP and appreciate the opportunity to provide comments. The Group looks forward to working with Staff to address our comments in the coming months. As we advance further discussions with Staff on the Draft OP, we reserve the right to provide additional comments.

*Figure 1 Location of MTSA 71, Town of Whitchurch-Stouffville*



Source: Google Maps (2018), MGP (2022)

## 1.0 MTSA Boundary Adjustment

*The Group is requesting that the Region refines the Draft Lincolnville MTSA (MTSA 71) boundary based on the sections below.*

The draft Lincolnville MTSA is approximately 33.2 ha. The proposed modification to the Lincolnville MTSA is shown in Figure 2 and will result in an MTSA area of 28.5 ha. The proposed modification to the Lincolnville MTSA will result in a net reduction of approximately 4.7 hectares. Approximately 2.1 ha of this reduction is attributable to undevelopable land.

### Western Boundary

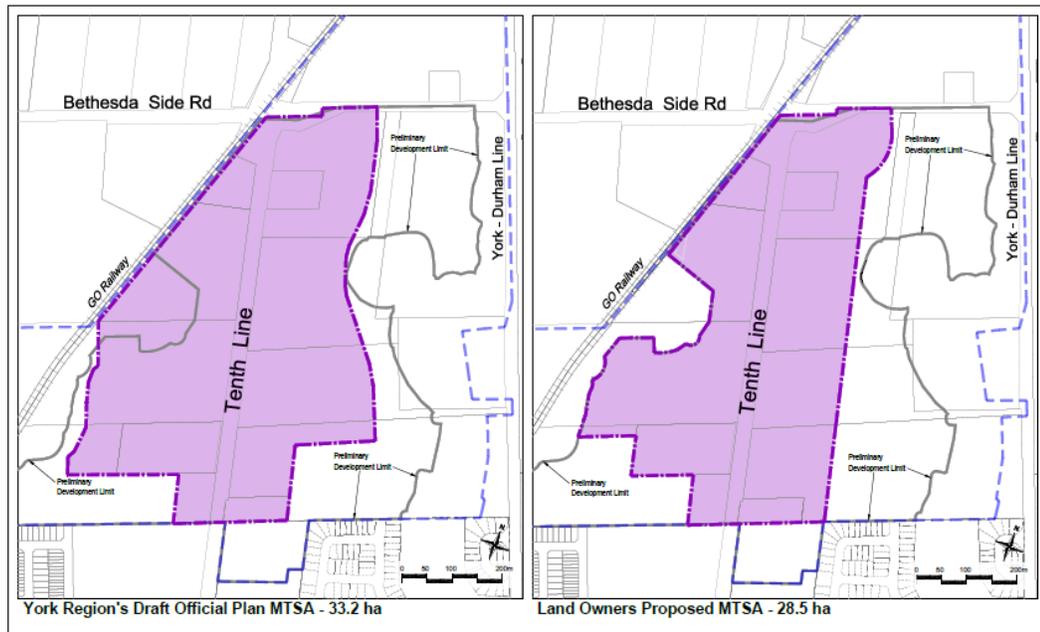
Approximately 2.1 hectares adjacent the railway line contain environmental lands, a stormwater management facility, and other non-developable uses. Since they cannot be developed, they should be excluded from the MTSA. If these lands were to be included within the MTSA, the densities in other areas or on the Metrolinx site would need to be increased to compensate for the undevelopable lands.

### Eastern Boundary

The re-alignment of the eastern boundary of the MTSA will focus the density closer to the new Lincolnville GO station, specifically in the form of some mid-rise apartments along Tenth Line. This will provide for a diverse mix of built forms and housing options in the remainder of the MTSA and Lincolnville GO Land Use Study Area, which aligns with Provincial policy. Focusing the density within a smaller area on the east side of Tenth Line will result in more opportunities to achieve the Town's desired vision for Tenth Line as a mid-rise, walkable, corridor.

In addition, unlike most other MTSA's in York Region, which appear to be defined by parcel limits or open space, the Lincolnville lands are large agricultural, undeveloped parcels of land. The eastern MTSA boundary is currently based on the alignment of the proposed collector road in the draft Secondary Plan. Engineering work recently completed for the Group has identified a more appropriate alignment to the east that will avoid the need for deep sewers and extensive filling to accommodate servicing of the lands. Since the location of the proposed collector road has not yet been finalized, we are requesting a consistent 164 metre setback from the 10<sup>th</sup> Line right-of-way up to the north end where it will align with the collector road just south of Bethesda Road.

Figure 2 Comparison of Draft OP MTSA 71 Boundary and Proposed Boundary



Source: York Region (2021) and MGP (2022)

## 2.0 Stormwater Management Policies

***We request that the Official Plan encourage combined stormwater and park facilities and recommend that lower-tier municipalities provide parkland credit for usable parklands above the stormwater tanks.***

Policy 6.5.9 requires developments to have an integrated and innovative approach to stormwater management. We believe that these combined facilities are an innovative approach to stormwater management and can be engineered to support a number of park amenities such as playing fields, trails, and vegetation such as trees, atop the stormwater facility.

Given the MTSA density targets proposed in the Draft OP and the prioritization of parks and open space, large suburban parks and stormwater ponds should be combined to provide an efficient use of the lands. This captures the spirit of the Growth Plan which requires that land be used efficiently. These combined facilities are becoming more common in York Region and are supported by the Toronto Region Conservation Authority and the Lake Simcoe Conservation Authority. As such, they should be supported at the regional level as they are an innovative approach to implementing multiple Regional priorities.

Through the Group's work on the draft Lincolnville GO Land Use Study/draft Official Plan Amendment with Town staff, the Town is generally supportive of this direction, in principle.

## 3.0 Conclusion

We and our clients recognize the extensive work York Region Planning staff have undertaken in producing the draft Official Plan. We look forward to working with Staff to ensure that the final Official Plan contains the best policies to guide the development of complete communities in the Region.

We value public consultation and thank you for the opportunity to provide comments during the MCR process. An essential component of meaningful consultation is acknowledgement of comments received. We trust the final Official Plan be supported by a comment-response matrix for all comments received throughout the MCR process (including those from this group).

Should you have any questions or wish to discuss our comments, please contact me at any time.

Yours very truly,

**Malone Given Parsons Ltd.**



**Don Given, MCIP, RPP**

- c. Mayor Iain Lovatt, Town of Whitchurch-Stouffville  
Mr. Dwayne Tapp, Director of Development Services, Town of Whitchurch-Stouffville  
Ms. Meaghan Craven, Manager, Planning Policy | Development Services, Town of Whitchurch-Stouffville  
Stouffville Phase 3 East Landowners Group