



# GERANIUM

From the ground up™

October 6, 2022

Via email to the Environmental Registry

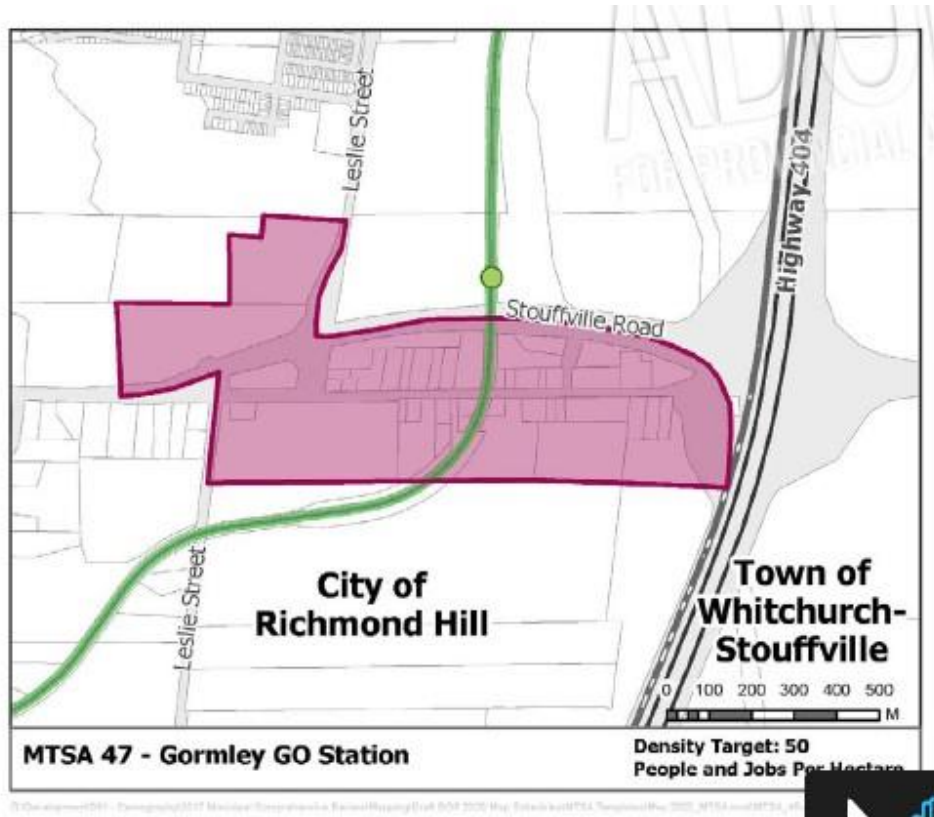
Mr. Andrew Doersam  
Municipal Services Office - Central Ontario  
16th Floor, 777 Bay Street  
Toronto, ON  
M7A 2J3

Re: ERO Posting No. 019-5865  
York Region Official Plan  
Request for Minister's Modification - Gormley Go Station MTSA

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Thank you for the opportunity to provide this request for Minister's Modification to the York Region Official Plan, as posted on the Environmental Registry, posting number 019-5865.

The York Region Official Plan, adopted in June 2022, proposes to delineate a Major Transit Station Area (MTSA) at the Gormley Go Station as shown in the pink shaded area in the figure below.





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We are writing to ask the Minister to modify and expand the MTSA to a diameter of 800 metres, as shown in the Figure A below for the reasons set out below.

Following an exhaustive review of the land supply available in the market, we have placed the lands under contract because they met all of the tests of our search criteria. Our search efforts were guided by and the subject lands meet the following principles:

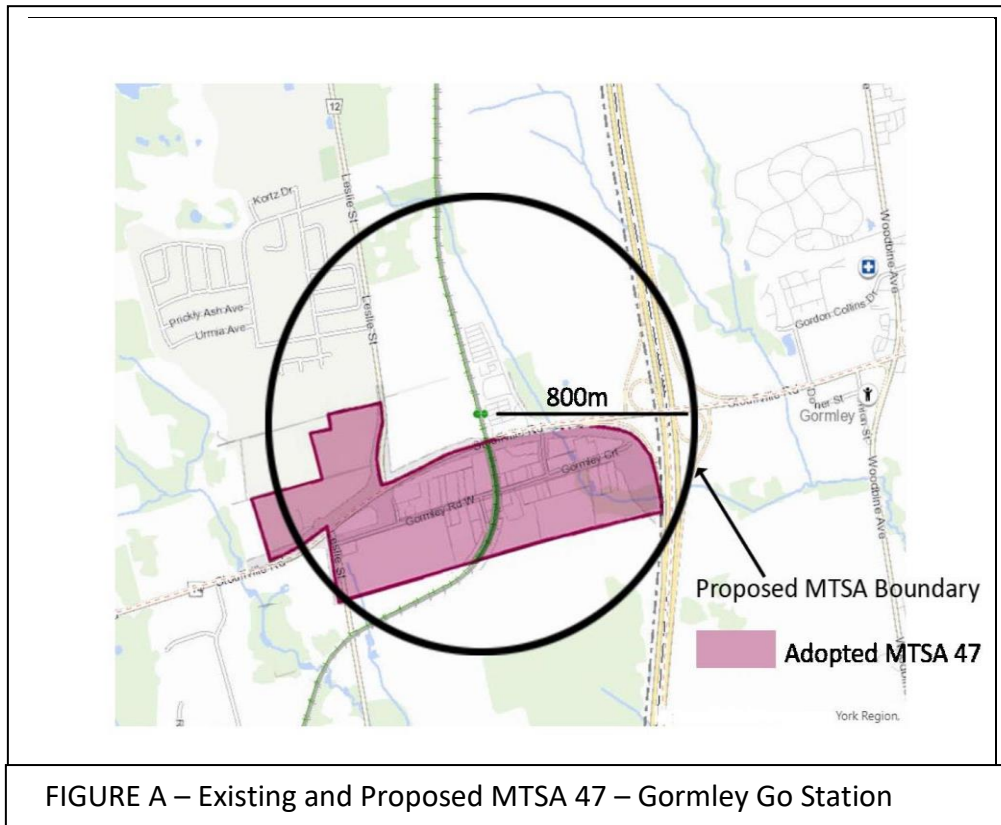
- 1) They are adjacent to a lower-tier municipal settlement area that:
  - a. Has a delineated built-boundary;
  - b. Has existing or planned municipal water and wastewater systems; and
  - c. Has no other reasonable lands to accommodate the proposed uses.
- 2) The lands can be cost-effectively and efficiently serviced and there is sufficient capacity in existing and planned infrastructure and public service facilities;
- 3) The lands will be developed at a density that supports the achievement of the minimum density targets of the upper- or single-tier municipality;
- 4) Any significant Natural Heritage and Hydrological features will be protected;
- 5) The lands can comply with the minimum distance separation formulae;
- 6) They will support the achievement of complete communities for the lower-tier municipality by:
  - a. Featuring a diverse mix of land uses including residential and/or employment uses;
  - b. Having convenient access to:
    - i. A range of transportation options including transit and active transportation;
    - ii. Public servicing facilities;
    - iii. An appropriate supply of open spaces, parks, trails and other recreational facilities; and
    - iv. Healthy and affordable food options, including urban agriculture.



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- c. Providing a range and mix of housing options, including additional residential units and affordable housing.



## Conclusion

The Provincial government has already made a substantial public transit investment in the Gormley Go Station. Expanding the MTSA as requested will help to maximize the return on investment that has been made in this public facility and accelerate new development that will generate community benefits in the form of more housing and jobs located in close proximity to transit services.

Yours very truly,

GERANIUM

Cheryl Shindruk, MCP, MCIP, RPP  
Executive Vice President