

Date: December 1, 2022

Attn: Ministry of Municipal Affairs

Re: Proposed Amendments to the Greenbelt Plan
ERO 019-6217: Proposed amendments to the Greenbelt Area boundary regulation O. Reg. 59/05
ERO 019-6218: Proposed redesignation of land under the Oak Ridges Moraine Conservation Plan O. Reg. 140/02
4721 and 5061 Stouffville Road, Town of Whitchurch-Stouffville
Times 4750 Inc.

Macaulay Shiomi Howson Ltd. (MSH) is the planning consultant for Times 4750 Inc., the Owner of 4721 and 5061 Stouffville Road, in the Town of Whitchurch-Stouffville (the 'Subject Lands' or 'Site').

Times has had an opportunity to review the proposed amendments to the Greenbelt Plan and they do not have any major concerns with the proposals, except to point out that there are other areas within the Greenbelt Plan Area that provide similar, if not greater opportunity to deliver on the stated goals and objectives of the Greenbelt Amendments, including the following:

- The lands are adjacent to existing settlement areas
- The lands are adjacent to the edge of the Greenbelt area boundary
- The lands have the potential ability to be serviced in the near-term with local infrastructure upgrades to be entirely funded by proponents
- The lands proposed for removal have the characteristics that would enable housing to be built in the near-term.

In this regard, the subject property is strategically located to achieve these objectives.

SITE AND SURROUNDING AREA

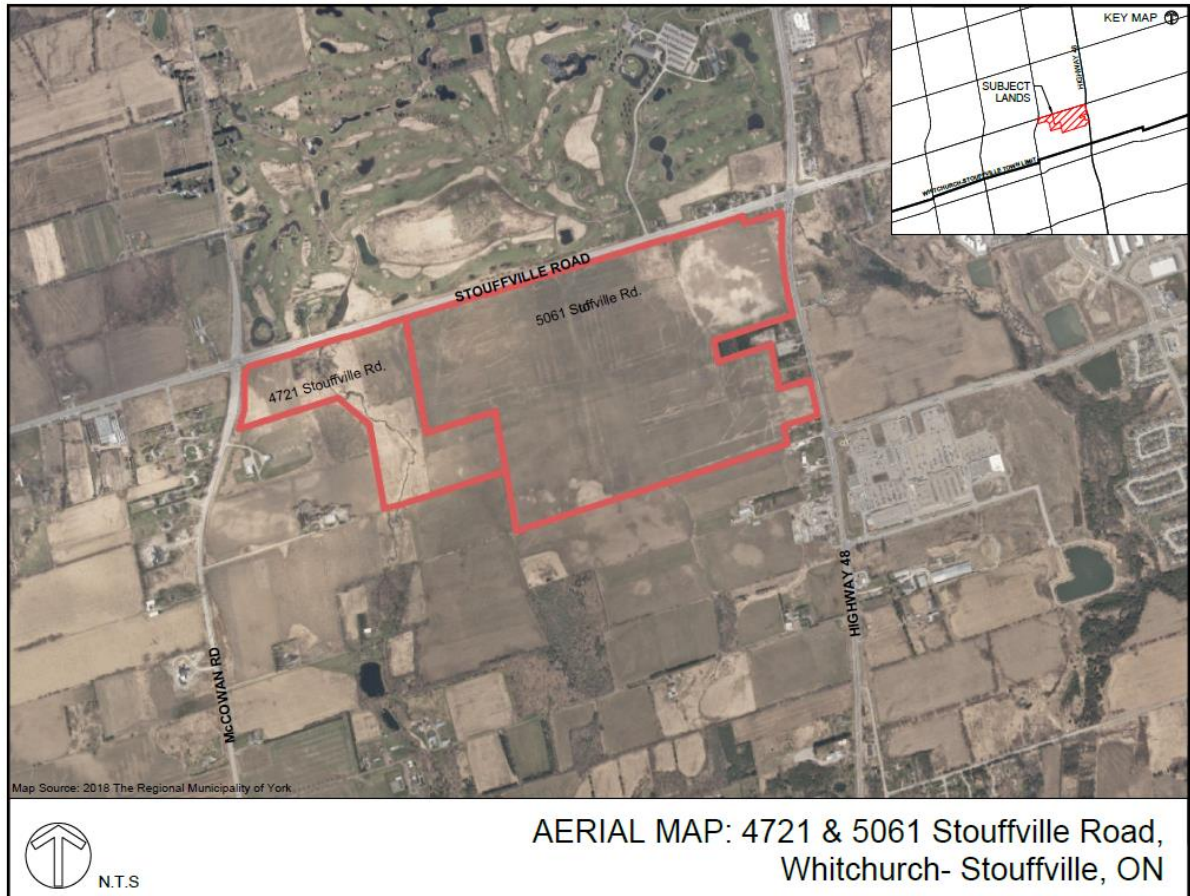
The Subject Lands are located on the west side of Highway 48, south of Stouffville Road in the Town of Whitchurch-Stouffville. The overall site is an irregularly shaped parcel, approximately 107 hectares (264 acres) in size. It has significant frontage on Stouffville Road and Highway 48.

Surrounding land uses include:

- To the north are Stouffville Road, a golf course (Spring Lakes) and rural residential and commercial uses;
- To the west and south are largely rural/agricultural uses; and,

- To the east is the Community of Stouffville, although largely the lands east of Highway 48 are not developed at this time.

Figure 1 – Subject Lands Aerial Photo



Source: York Maps/Region of York/Town of Stouffville

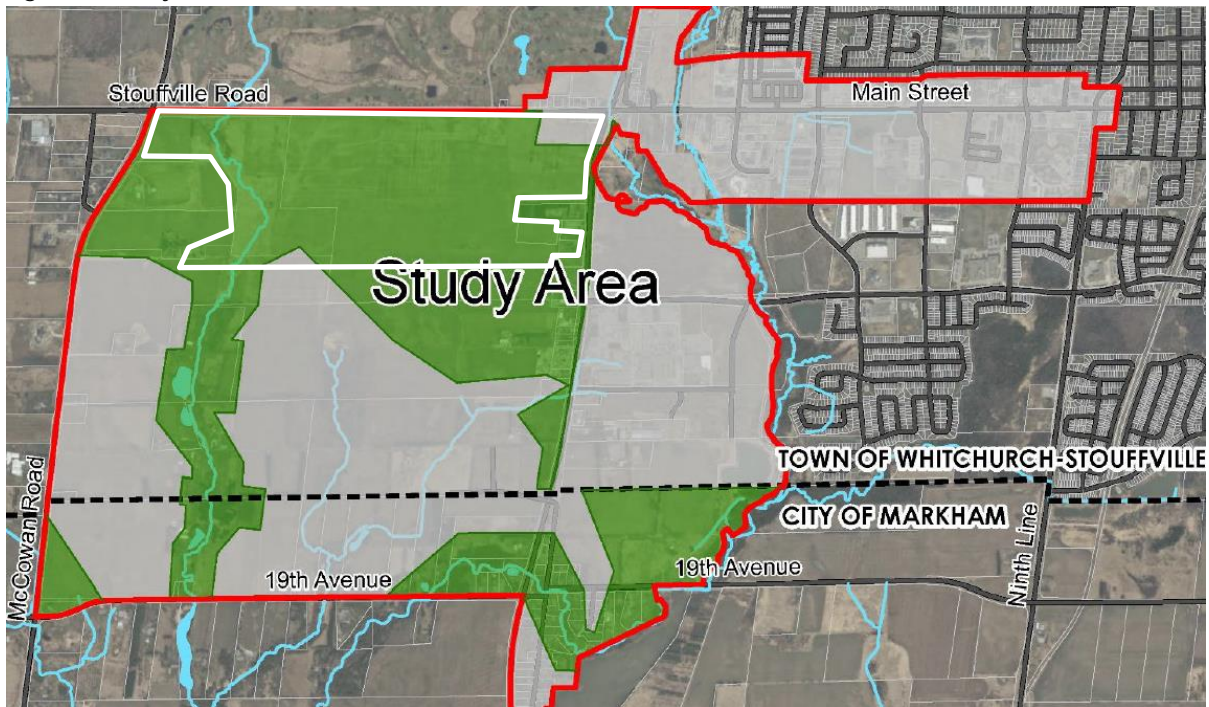
OUTLINE OF THE PROPOSAL AND REQUEST

The lands are adjacent to an existing settlement area. The Community of Stouffville is immediately to the east, new community areas (approved through MZO) are immediately to the south. Servicing solutions for the area are available and a landowner group is forming to deliver the services.

Figure 2 below outlines the subject lands (in White outline) in the context of the Community of Stouffville to the east and the new urban area (approved through Minister's Zoning Order and now also in the Region of York Official Plan Urban Area).

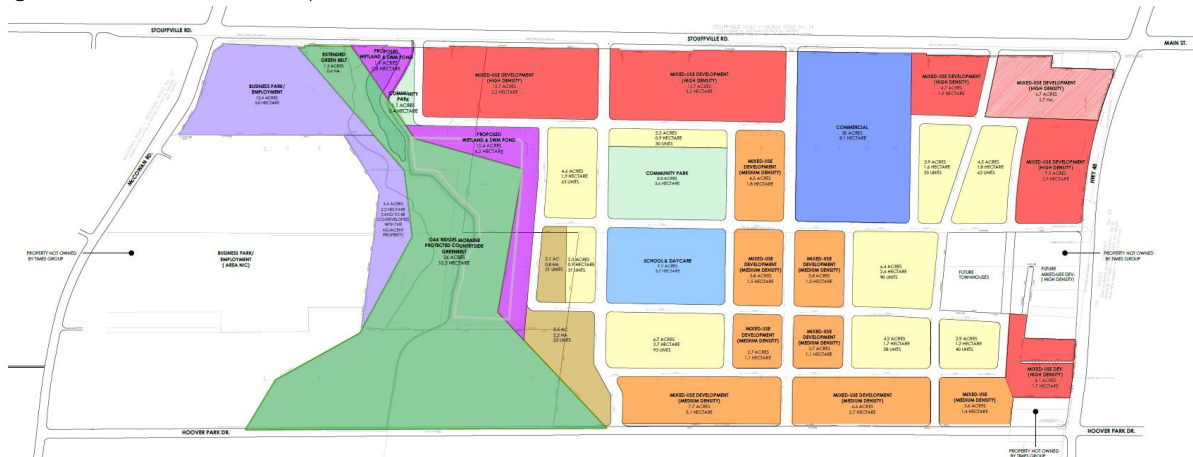
A portion of the north east corner of the subject lands is within the Urban Area and forms an important part of the gateway to the Community of Stouffville. Development applications for these lands will be submitted shortly for a mixed use development.

Figure 2 – Subject Lands in Context of Urban Areas to East and South



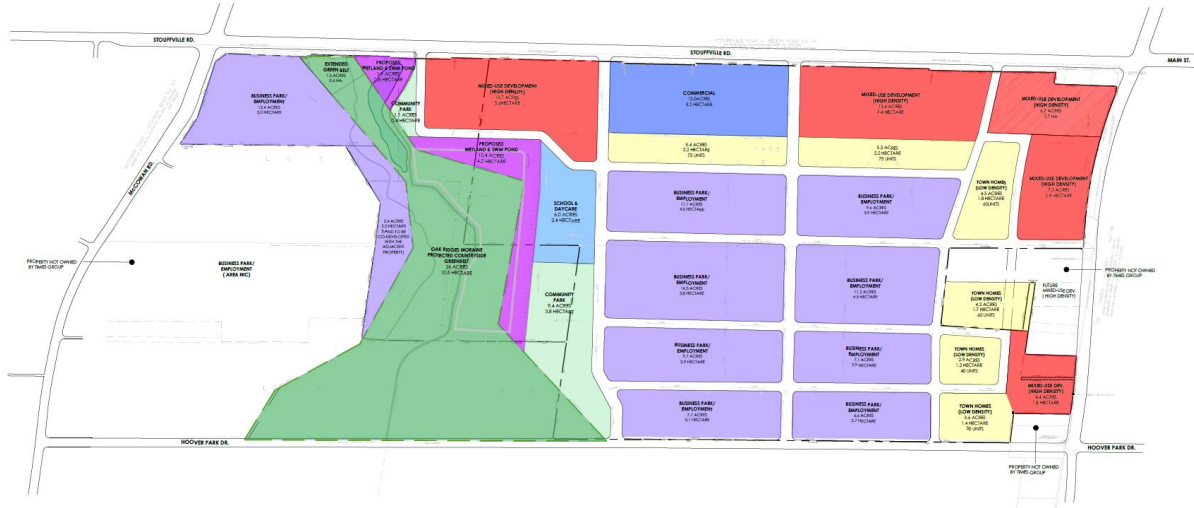
In support of this re-designation request, Times has prepared two concept plans that demonstrate how the subject lands can be developed.

Figure 3 – Mixed Use Concept Plan



This concept includes a variety of uses, including residential and commercial mixed use along the major arterial roads (Highway 48 and Stouffville Road), lower density residential uses interior to the site and employment uses close to McCowan Road. Together, this plan could provide up to 8,000 residential units and more than 500,000 square feet of commercial and industrial space.

Figure 3 – Employment and Mixed Use Concept



This concept includes a variety of uses, including residential and commercial mixed use along the major arterial roads (Highway 48 and Stouffville Road) and employment uses along the interior of the site and close to McCowan Road. Together, this plan could provide over 6,000 residential units and more than 2,000,000 square feet of commercial and industrial space.

JUSTIFICATION/RATIONALE

In support of the request to redesignate these lands within the ORM, we believe that the property meets the objectives outlined above, as noted below:

- 1) The lands are immediately adjacent to existing urban areas (to the east) which include residential and commercial uses. In addition, the new urban areas to the south will be emerging shortly, placing the subject lands into an even closer urban context;
- 2) The majority of the subject lands are designated Countryside Area (the Natural Linkage and Natural Core areas will remain protected) and are presently farmed. There are no environmental features that would be impacted by the proposed development areas. We have completed preliminary Hydrogeological Investigations and are confident that the subject lands can be developed without impacting any groundwater or ORM functions.
- 3) The proposed concept plans demonstrate the ability to deliver significant housing supply to the area. The plans can deliver anywhere from 6,000-8,000 units, which can assist with the housing supply and affordability concerns.
- 4) The proposed concept plans demonstrate the ability to deliver significant employment and jobs to the area. The plans can deliver anywhere from 500,000 – 2,000,000 square feet of commercial, industrial and employment square footage to the area, which would deliver significant employment to the Town of Stouffville.
- 5) A landowner group has formed with the intention of providing services to the area. Times is a member of the group. the servicing of the lands to the south (and the northeast corner of the subject lands) will bring trunk services to the area, making the development of the subject lands a reality.

Since this process is already underway, the timing for servicing is reduced and the timing for ultimate development on the subject lands can be achieved quickly (assisting in the delivery of housing supply, in the next 5-10 years).

Times appreciates the opportunity to provide comments on the proposed Greenbelt Amendments. Respectfully, it is our view that there are additional lands which can that provide similar, if not greater opportunity to deliver on the stated goals and objectives of the Greenbelt Amendments.

We have outlined our view on this above and would appreciate an opportunity to discuss this property further with the Ministry of Municipal Affairs. If you require anything further, please contact me directly.

Sincerely,

MACAULAY SHIOMI HOWSON LTD.

Nick Pileggi

Nick Pileggi, MCIP, RPP
Principal