

Lincolnville GO Station Area (now Old Elm) Land Use Study

May 11, 2022

Presentation to Council



Presentation Outline

1. Purpose and Objectives of the Project
2. Consultation Activities
3. Land Use Study Report
4. Proposed Land Use Plan - Schedule to OPA
5. OPA Policies and Urban Design Guidelines
6. Next Steps

Purpose and Objectives of the Project

Prepare a land use study for a potential MTSA in the Study Area that presents a framework for land uses, collector road alignment, park and school location

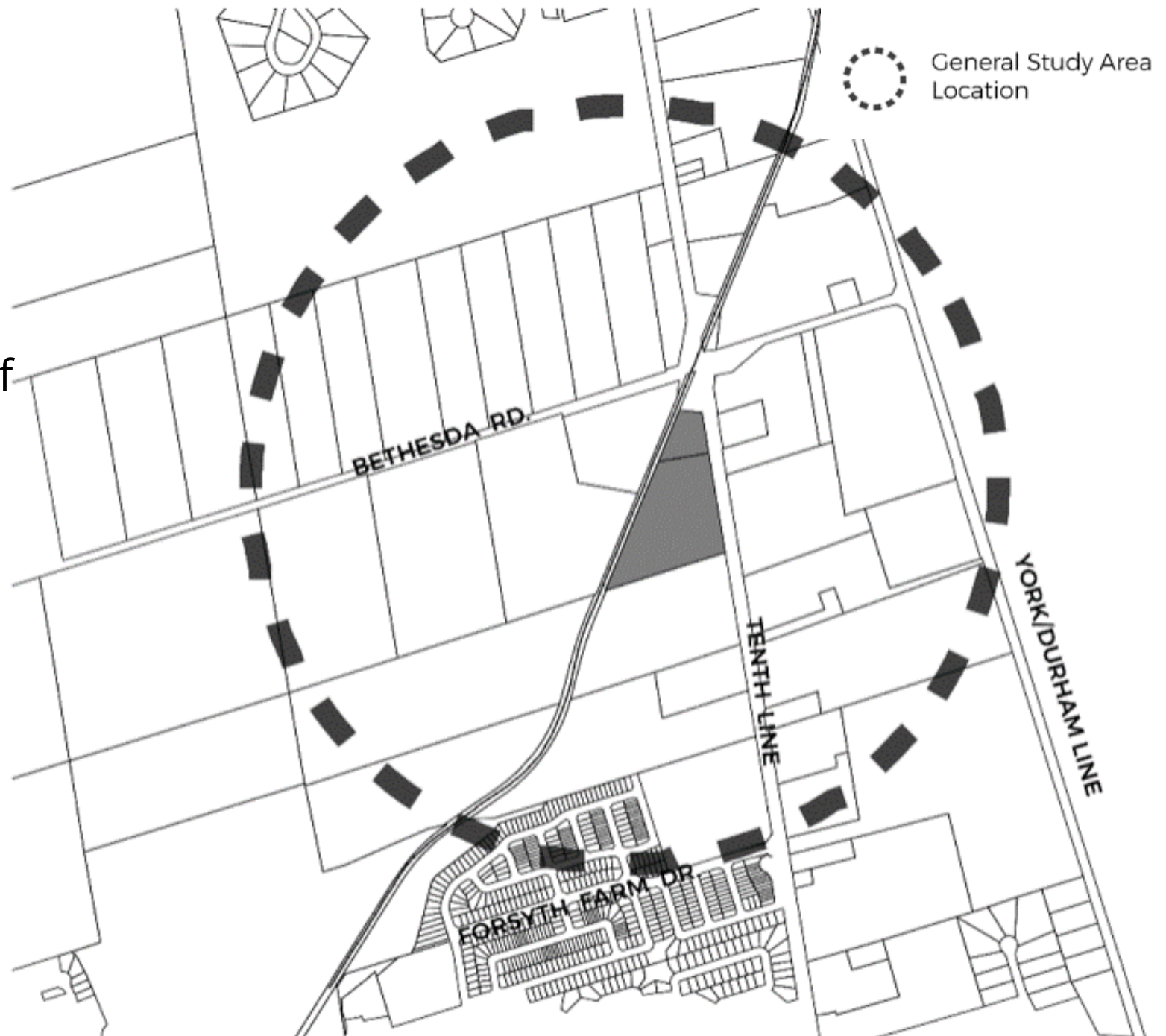
- Capitalize on the GO Station
- Create an attractive, new neighbourhood with a transit-oriented focus

Update the land use plan for lands in vicinity of the future Old Elm GO Station (formerly Lincolnville)

- Capitalize on the GO Station
- Create an attractive, new neighbourhood with a transit-oriented focus
- Coordinate with the Region of York Official Plan Review (Regional expectations and requirements)
 - *Recommend a “Major Transit Station Area”*
 - *Minimum density of 150 people/jobs per hectare*
- Conform with Provincial Policy requirements

Study Area

- Northeast corner of Stouffville
- Generally 800m radius of the future Old Elm GO Station
- The defined MTSA is within the 500m radius
- Focus is on lands included within the urban area



Summary of Consultation Activities

Public Open Houses

- June 13, 2019: Introduce project
- Oct. 10, 2019: Present analysis/evaluation of options
- October 20, 2020: Presentation to Council

Technical Advisory Committee

- Provided technical input
- TRCA, York Region, school boards, Metrolinx, and various Town departments

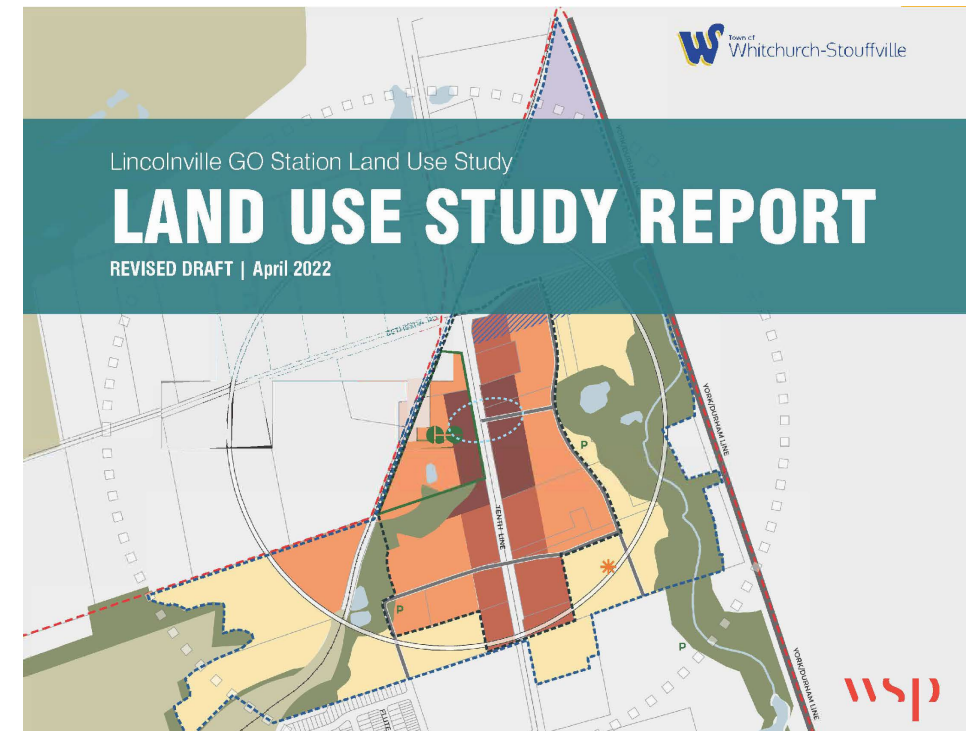
Meetings with stakeholders (landowners)

- Meetings to discuss comments from stakeholders
- Landowners Group

Land Use Study Report

Land Use Study Report was the key deliverable that informed the development of the preferred plan, the policies introduced in the OPA and the compendium urban design guidelines:

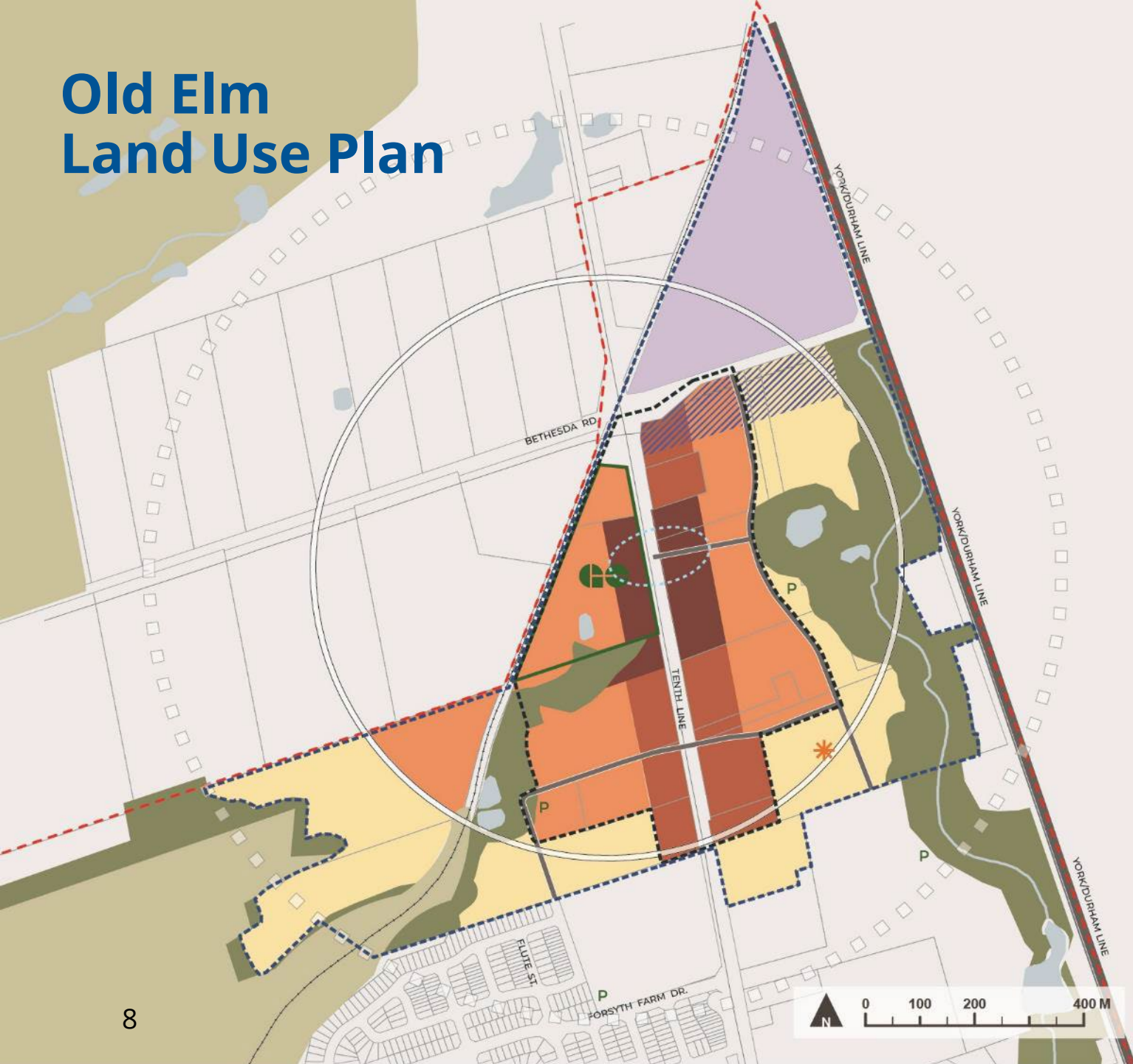
- It summarized Provincial/York Region policy requirements and expectations
- Identified 3 land use concepts and evaluation criteria
- An assessment of density target and included a market demand study to determine commercial needs
- Assessed the concepts and propose the preferred concept plan upon which the Schedule in the OPA is based on



Coordination & Refinements

- Staff had detailed discussions with stakeholders and agencies regarding draft policies.
- Town received pre-consultation applications for some lands within Study Area.
- Refinements were made based on comments from stakeholders, agencies and residents.

Old Elm Land Use Plan



LEGEND

- Major Transit Station Area (1)
- Lincolnville Boundary
- Old Elm High-Density Mixed-Use
- Old Elm Medium-High Density Mixed-Use
- Old Elm Medium-High Density Residential
- Old Elm Residential
- Old Elm Utilities / Future Layover Facility
- Required Mixed-Use Frontage Area
- Special Provision 1
- Old Elm GO Station (formerly Lincolnville)
- Watercourses / Water Bodies
- Greenland Area (OPA 137) (2)
- Regional Greenlands System
- Proposed Park Space Locations (3)
- Proposed School Location (4)
- Parcels
- Conceptual Collector Road
- Stouffville Settlement Area Boundary
- Town Boundary
- 500 m Boundary (approx. 5 min. walk)
- 800 m Boundary (10 min. walk)

Old Elm Land Use Plan (Highlights)

- Concentrates density around the GO station as a priority, and along Tenth Line as a secondary focus
- Mixed Use Corridor on Tenth Line
- Proposes a 'Major Transit Station Area'
- Road network is generally consistent with current Stouffville Secondary Plan and has been refined to reflect Transportation Study prepared by HDR

OPA Policies & Urban Design Guidelines

- Draft Policies previously presented in Oct. 2020 to Council have been refined based on input received from Town Staff, York Region, Residents, and the LOG and are reflected in the OPA policies.
- The OPA policies stemming from the draft policies, implement the Lincolnville GO Station Study (now Old Elm).
- Draft Urban Design Guidelines previously mentioned in the same Council meeting provide more detailed design guidance specific to the study area and have also been refined and revised based on comments received from Town Staff and the LOG.



MTSA Collector & Tenth Line – Plan View



Tenth Line - Looking North



Tenth Line - Looking South



MTSA Collector – Looking West



MTSA Collector – South Side Intersection



MTSA Collector – Looking East



Tenth Line – Looking South



MTSA Collector – Looking East Toward Intersection



MTSA Collector & Tenth Line – Looking Northeast



MTSA Collector & Tenth Line – Southwest Corner



MTSA Collector & Tenth Line – Northeast Corner



Tenth Line – North View Near Bus Access Lane

Next Steps

1. **May 11, 2022:** Statutory Public Meeting & Council Adoption
2. **June 2022:** Receive comments today and following meeting, finalize the OPA and UDGs along with any tweaks.
3. **After Council Adoption:** Regional approval / coordination of the OPA & Schedule

Thank you

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<https://www.cometogetherws.ca/lincolnville-go-land-use-study>