

## Davneet Sandhu

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**From:** noreply@townofws.ca  
**Sent:** Wednesday, June 11, 2025 1:23 PM  
**To:** Clerks General; Council Meetings  
**Subject:** New Response Completed for Deputation Form

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

Please note the following response to Deputation Form has been submitted at Wednesday June 11th 2025 1:22 PM with reference number 2025-06-11-010.

- **First Name:**  
Michael
- **Last Name:**  
Matthys
- **Street Number and Name:**  
[REDACTED]
- **Postal Code:**  
[REDACTED]
- **City/Town**  
Toronto
- **Province/Territory:**  
Ontario
- **Phone:**  
[REDACTED]
- **Email Address:**  
[REDACTED]
- **Council Meeting Date:**  
6/18/2025
- **Subject:**  
12724 12822 Tenth Line - Newstone/Tondream Draft Plan and Re-zoning Application

- **Full name of Spokesperson and Name of Group or Person(s) being Represented:**  
Michael Matthys
- **Brief Summary of Issue or Purpose of Delegation:**  
Provide an overview presentation of the proposal per Council's request.
- **Have you been in contact with a Town staff or Council member regarding your matter of interest?**  
Yes
- **Full name of Town staff or Council member with whom you spoke:**  
Hena Kabir
- **Date:**  
6/11/2025
- **Please indicate if you will be providing your deputation in-person or electronically:**  
In Person
- **I have a presentation file(s):**  
Yes
- **When will you submit your presentation?**  
Later
- **I acknowledge that the Procedural By-law permits 5 minutes for Deputations.**  
I agree

[This is an automated email notification -- please do not respond]

# Newstone Tenth Line Development

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**Town Council Meeting**

June 18, 2025

**SvN**

# Site Overview + Context



Site north of Tenth Line



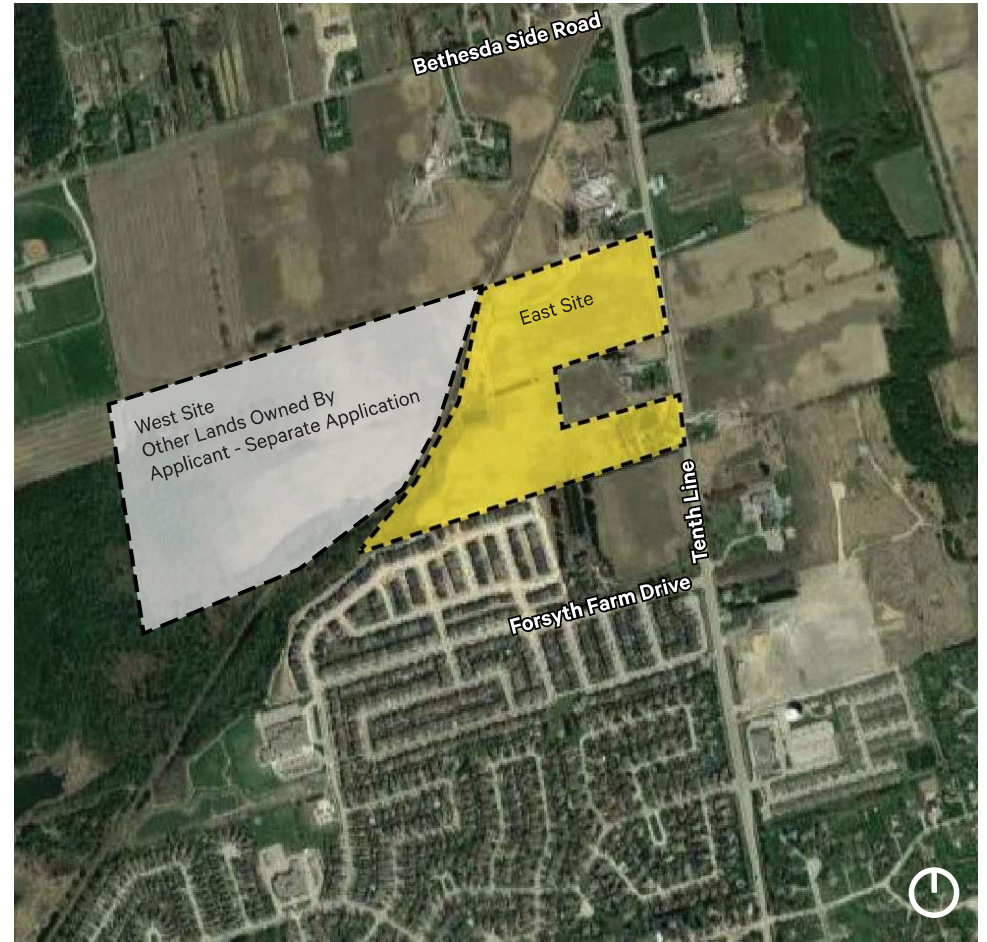
Rail Corridor



Wetlands north of site



Sumac bushes along rail corridor



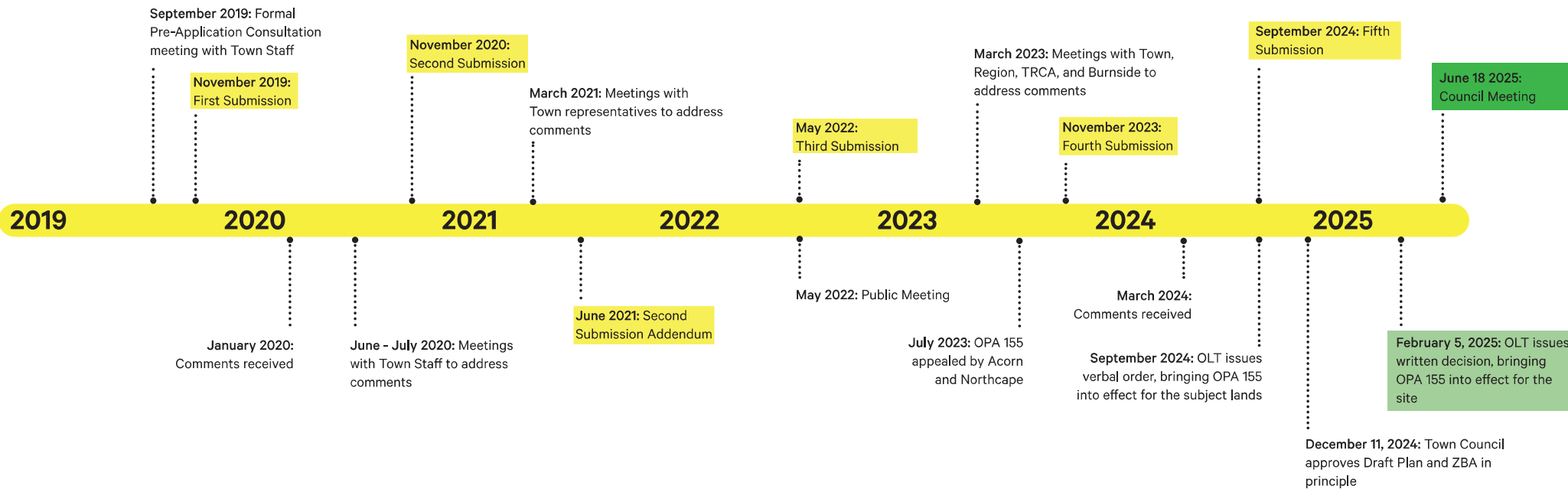
Site Aerial

# Project and Consultation Timeline

Since 2019, the project has been a collaborative effort involving Town and Regional staff, commenting authorities, and the public.

The proposal has evolved over time in response to comments, feedback, and meeting discussions, with each submission reflecting these changes.

- 5 formal submissions, and 2 addendums
- Several meetings with Town Staff, members of Council, and the Region, TRCA, and Burnside
- Virtual Public Meeting was held on May 11, 2022





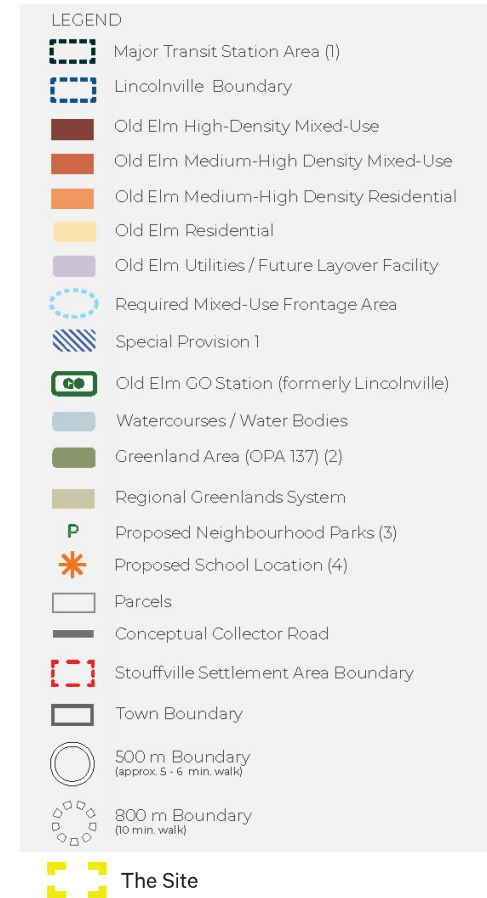
# Policy Overview

## Old Elm (Formerly Lincolnville) GO Land Use Study (OPA 155)

- OPA 155 was adopted by Town Council and York Region on February 15<sup>th</sup> and July 4<sup>th</sup> 2023, respectively.
- Portions were appealed in 2024; partial OLT approval was issued in March 2024.
- An OLT decision on February 5<sup>th</sup> 2025 brought OPA 155 into full force for the subject site.
- Site's designations include:
  - High-Density Mixed Use
  - Medium-High Density Mixed Use
  - Medium-High Density Residential
  - Residential
  - Greenlands
  - Watercourses
  - Proposed neighbourhood park
  - Required mixed-use frontage area
- Direction is for a complete, transit-oriented medium - high density residential community with a mixed-use area along Tenth Line.
- Our proposal aligns with and implements the planning direction of OPA 155.



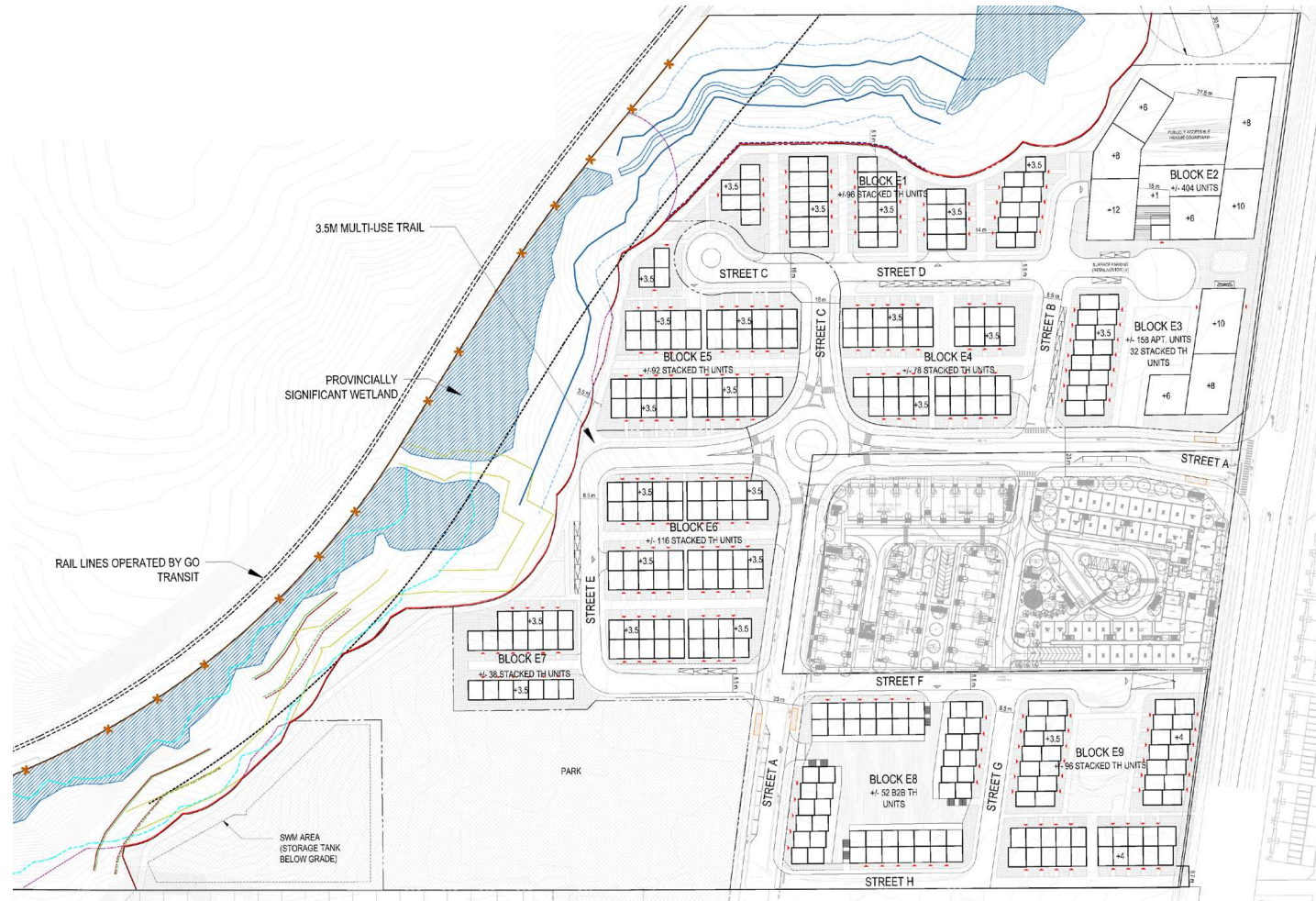
Official Plan Schedule F5 - Old Elm GO Station Area



# Overview of Proposal

## Key Statistics

- **Site Area:** 14.9 ha
- **Total Parkland dedication:** 1.84 ha (12% of site area)
- **Total Units:** 1,162
- **Non-Residential GFA:** 2,830 sqm



Proposed Development - Site Roof Plan



# Land Conveyances

**The following lots/blocks will be conveyed to the Town:**

1. Block SWM (0.66 hectares) for stormwater management
2. Park Block South (1.67 hectares)
3. Park Block North (0.17 hectares)
4. Environmental Protection Block (4.32 hectares)
5. Road Widening Block North (0.02 hectares) and Road Widening Block South (0.01 hectares) for Tenth Line widening
6. Road Conveyance Block 1 (0.96 hectares)

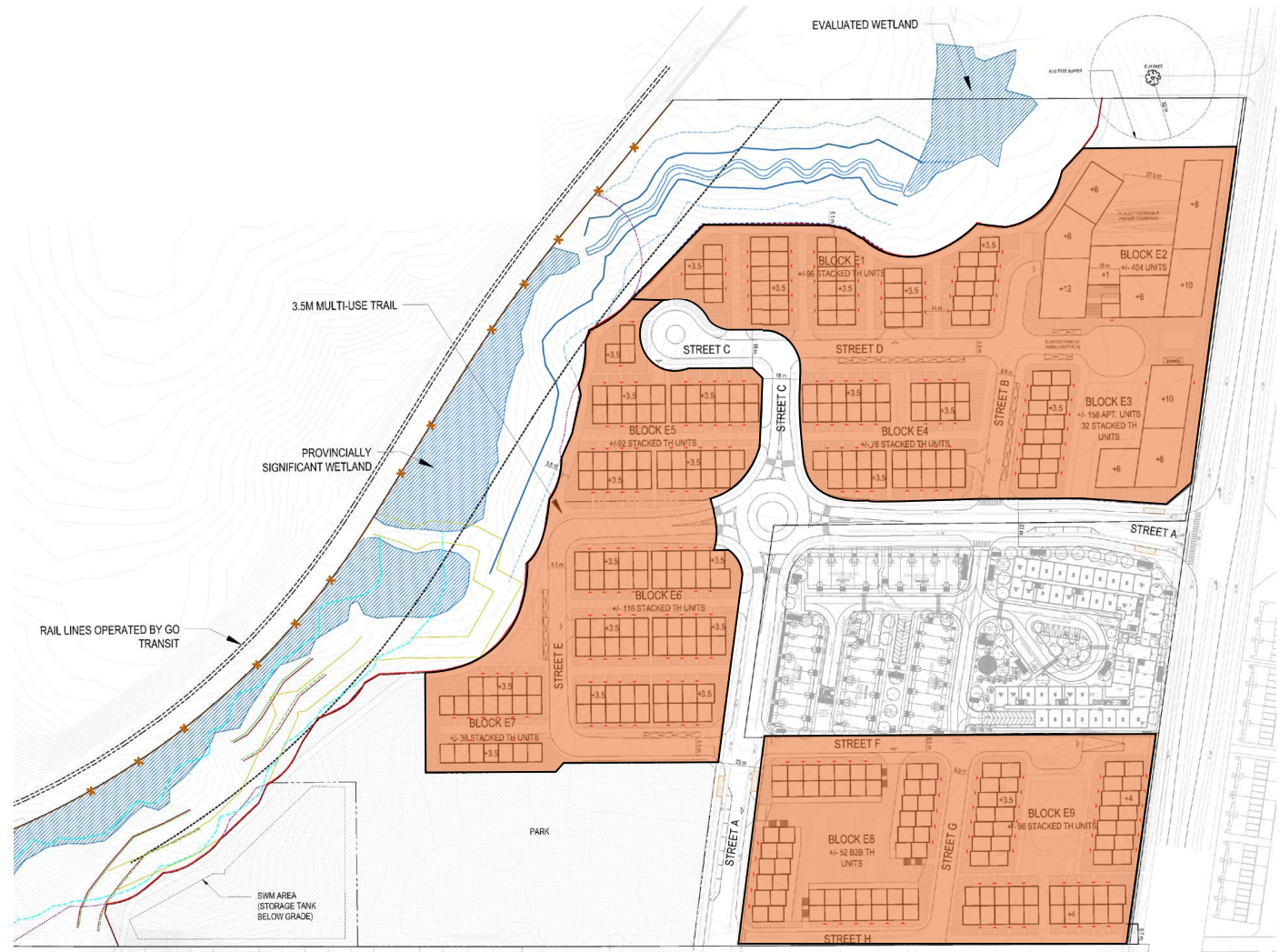


Proposed Development - Site Roof Plan



# Development Areas

- **Total Units:** 1,162
  - 52 back-to-back townhouses
  - 548 stacked back-to-back townhouses
  - 562 apartments
- **Non-Residential GFA:** 2,830 sqm
- **Parking Spaces:** 1,796
  - 84 spaces at-grade
  - 1,712 spaces below grade



Proposed Development - Site Roof Plan

# Summary

- **Alignment with OPA 155 & Town Official Plan:** The proposal transforms the site into a transit-supportive, mixed-use neighborhood, contributing to the Old Elm Major Transit Station Area vision and meeting the density target of 150 people/jobs per hectare.
- **Follows to Urban Design Guidelines:** Introduces environmentally-friendly, high-quality, and transit-supportive design, in line with the Old Elm GO Station Area Urban Design Guidelines.
- **Public Parks and Integration with Nature:** The proposal introduces two new public parks that integrate with the surrounding natural areas through new pedestrian and bicyclist paths.
- **Public Streets:** The conveyance of a new public street and the widening of Tenth Line provide adequate vehicular access for the development.
- **Housing Development:** The proposal delivers 1,162 new housing units within direct access to a GO Station, promoting higher-order transit use.
- **Servicing Allocation:** The proposal can be serviced by borrowing excess sanitary sewer capacity from Sub-Trunk 3 on an interim basis. This allows the Town and Region to create more housing while optimizing the use of available services. Once Sub-Trunk 1 is extended it will service the entirety of the proposal.



Artist's rendering of public realm in northeast block



Artist's rendering of common courtyard space between townhouses

**Thank you!**

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