

November 11, 2022

The Honorable Mr. Steve Clark

Minister of Municipal Affairs and Housing
777 Bay Street, Toronto Ontario
M5G 2E5

greenbeltconsultation@ontario.ca

Re: Greenbelt Consultation
More Homes Built Faster
Lands Proposed for Removal
Goldpark Group: Four Seasons Pine Valley Inc.
Block 41, City of Vaughan

Dear Minister Clark:

We act on behalf of the Goldpark Group (Four Seasons Pine Valley) Inc. who are the owners of residential development land within Block 41 in the City of Vaughan. The property is situated on the north side of Teston Road and west of Weston Road. It consists of 25 acres in total. Of the 25 acres, only 1.35 acres are currently deemed to be outside of the Greenbelt.

In order to expedite an understanding of the location of subject property, and in the interest of brevity, we are providing 4 attachments to illustrate the merits of this request. The illustrations are self-explanatory and are labeled as per below:

Attachment 1: Site Context

Attachment 2: Block 41 Land Use Plan

Attachment 3: Proposed Site Plan within the 1.35 acres that are not in the Greenbelt.

Attachment 4: Proposed Amendment to the Greenbelt Boundary.

The site is situated in Block 41 which is an emerging residential area within the City of Vaughan. Our client's property is designated as Mid-Rise Residential. The proposed site plan attached herein conforms with the Block 41 Land Use Plan. It is anticipated that the Block Plan process could be completed in 2023.

Also, of note, our client controls a property to the immediate south of the subject property in Block 40. It is also proposed for multiple mid-rise residential buildings of 12 storeys. Municipal services are readily available in the area for the build out of Block 40 and Block 41. These developments will bring much needed residential units to the market in the near term to address More Homes Built Faster policies. The site situated in Block 41 would also be suited for higher density uses including townhouses and mid-rise buildings with apartment units which would provide more affordable housing opportunities for future residents of the area.

Based on ecological work undertaken by our clients' consultants thus far, much of the 25-acre subject property, 20 acres, do not exhibit environmental qualities that would lead to the need to protect them from development. The greenbelt mapping exercise, having been completed at a high level, has simply misappropriated the vast majority of the subject property as needing to be protected from much needed residential development. Our air photo illustrations and environmental work to date bear that out. The portion of the property that does not contain environmental features and can be readily developed as part of the emerging plans illustrated herein. The balance that is environmentally sensitive can be protected.

We believe that this request is in line with how the province has made its current determinations of which lands are candidate sites for removal.

As per the provinces announcement: Strategic Removals

As we understand it the government considered properties within the Greenbelt as candidate sites for future and near-term housing development against criteria that included:

- 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.

This request meets with each of the criteria set out above. It should be noted that our client has already dedicated will dedicate the environmental lands on site to the TRCA. This will assist the province towards achieving the 1:1 environmental off-set that the province considered to be important for exclusion.

Our client would appreciate your kind consideration for this important request. The site is suited to bring on many more houses that are needed to address the future housing needs and the current housing shortfalls at no cost to the public bodies.

We would like to thank the province for the opportunity to input to the consultation process regarding the proposed amendments to the Greenbelt Plan. We look forward to our continued involvement in this important undertaking. If you have any questions in respect of our submission, please do not hesitate to reach out to us.

Yours truly,

A handwritten signature in blue ink, appearing to read "Claudio Brutto".

Claudio Brutto, MCIP, RPP
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Mobile (416) 453-6197

cc. **Goldpark Group: Four Seasons Pine Valley Inc.**

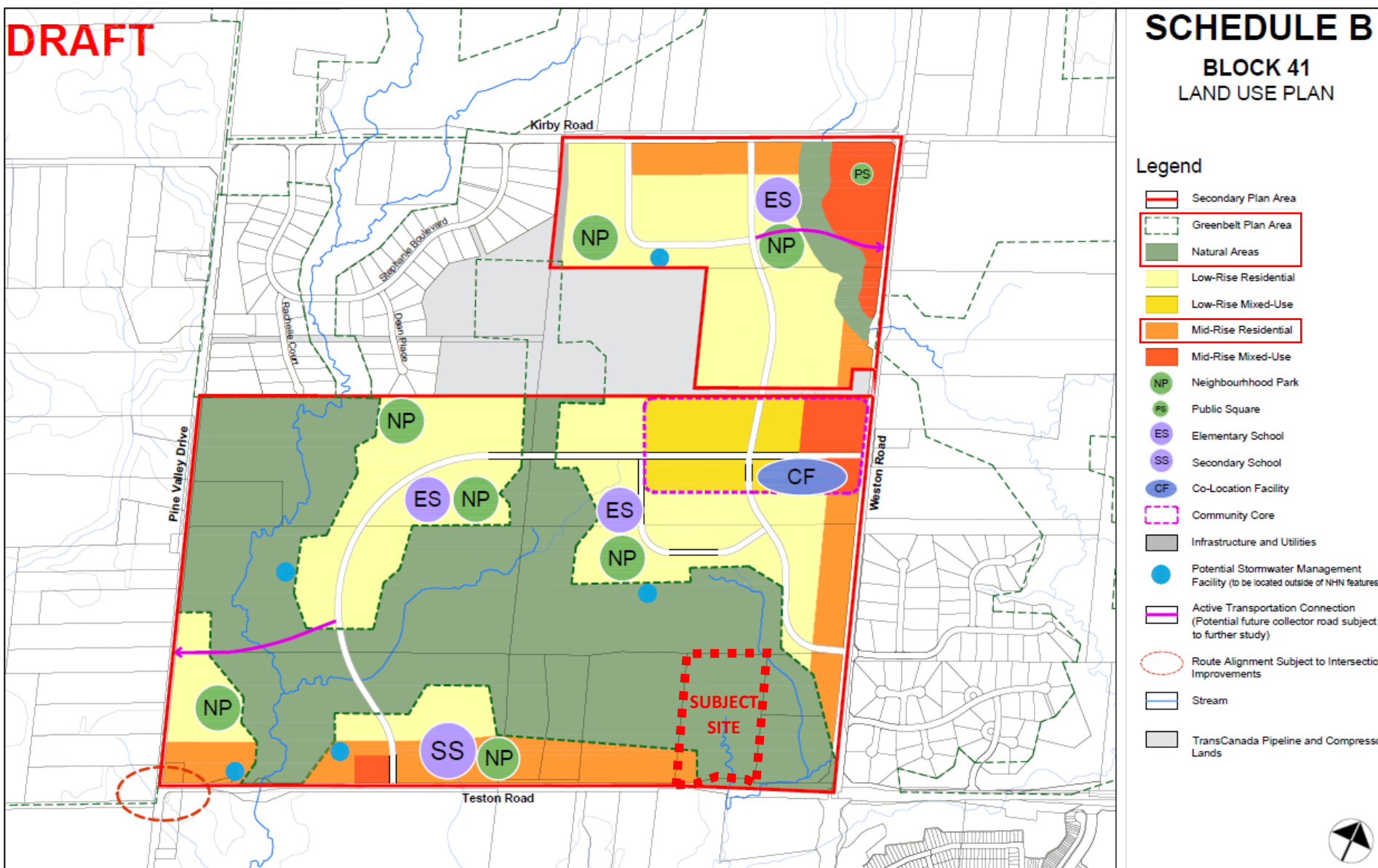


Attachment 1: Site Context (Source: York Interactive Maps, 2022)

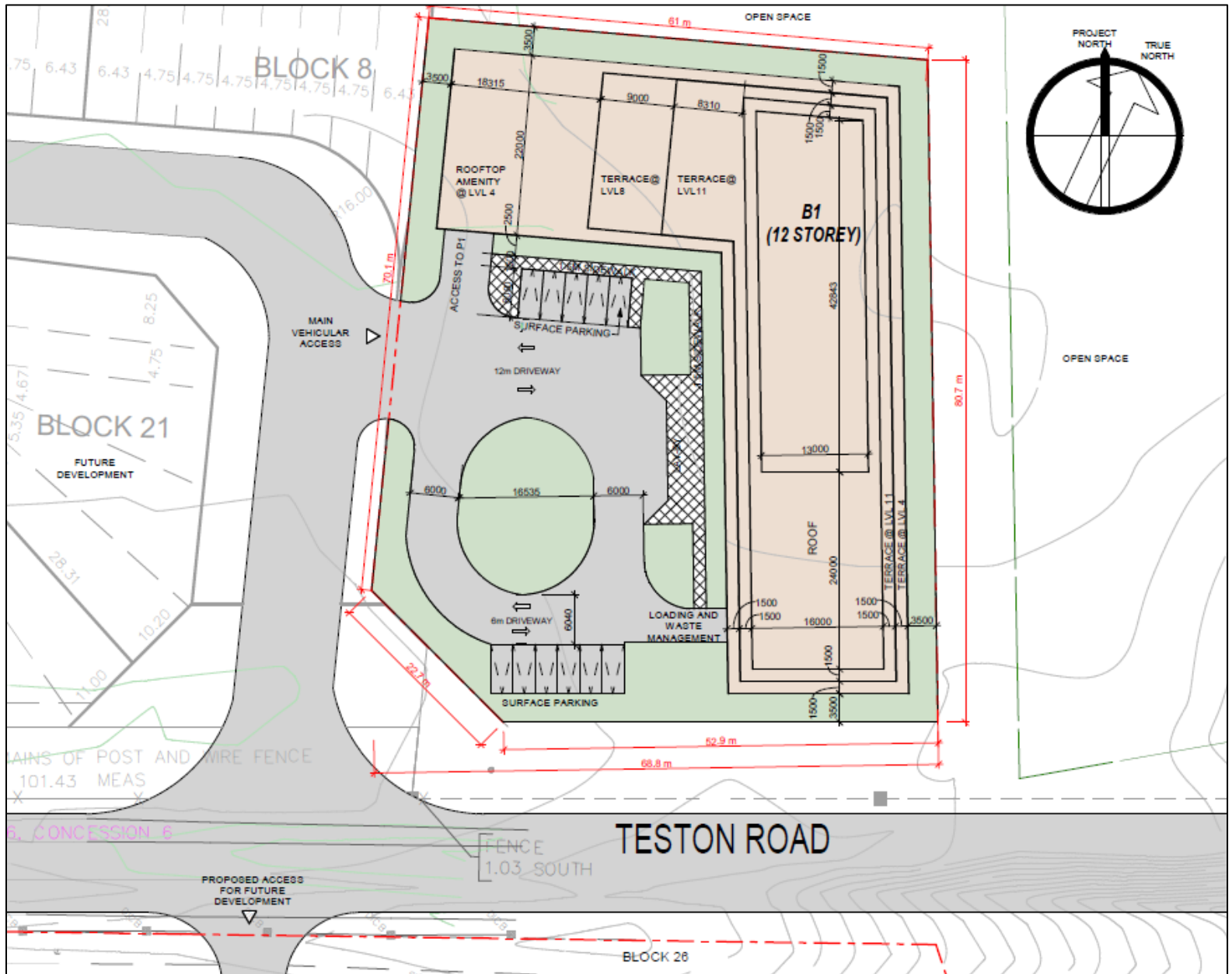
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SCHEDULE B

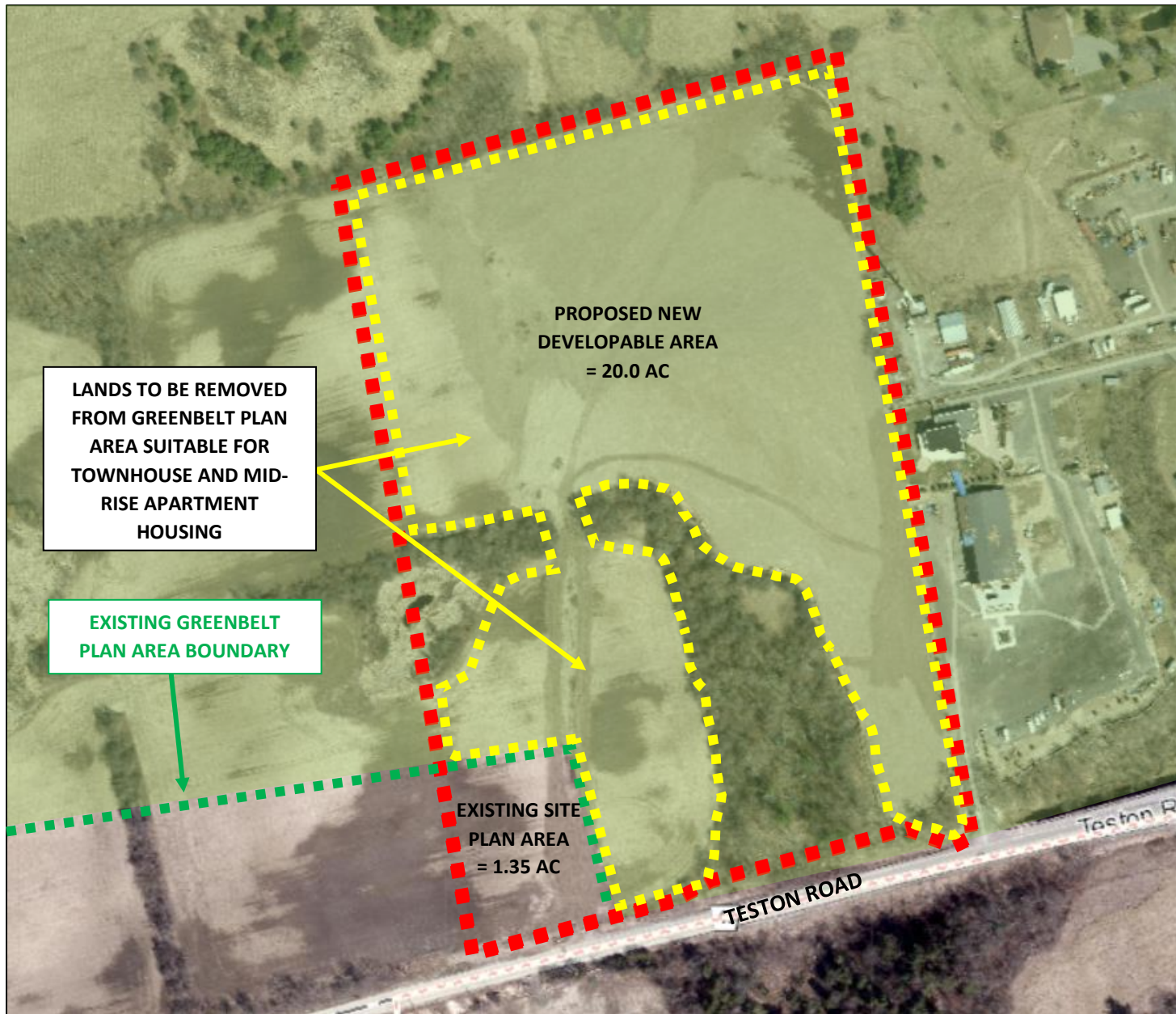
BLOCK 41 LAND USE PLAN



Attachment 2: Block 41 Land Use Plan (Source: City of Vaughan, 2019)



Attachment 3: Proposed Site Plan within the 1.35 acres that are not in the Greenbelt



Attachment 4: Proposed Amendment to the Greenbelt Boundary