

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: 1539028 Ontario Inc.
Part of Lot 30, Concession 8, City of Vaughan

Dear Minister Clark:

We act on behalf of the Goldpark Group (1539028 Ontario Inc.) who are the owners of the residential development land within Block 55 in the City of Vaughan. Our client has previously written to the province on two separate occasions (2019 and 2021) regarding the possible removal of a small 1.85 acre that forms part of the entry area to a residential subdivision that is under construction.

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 minor request. The illustrations are self-explanatory as it pertains to the location of the property within the City of Vaughan and its proximity to the current Greenbelt.

The illustrations are the following:

- Attachment 1 – Aerial View of Subject Site
- Attachment 2 – Site Context
- Attachment 3 - Site Block 55 Draft Plan of Subdivision
- Attachment 4 – Proposed Amendment to the Greenbelt Plan Area Boundary

You will see that the Goldpark Property we seek to have considered for removal is minor in nature (1.85 acres) and is bounded on the west and east side by the recently constructed road, Kleinburg Summit Way. A total of 7 single detached residential lots could be built within months if the small parcel is removed from the Greenbelt. Attachment 3 illustrates the lotting plan.

These parcels would also be suited for higher density uses including townhouses on the westerly parcel, and townhouses and mid-rise buildings with apartment units on the larger easterly parcel which would provide more affordable housing opportunities for future residents of the area. Attachment 4 illustrates the parcels to be removed from the Greenbelt Plan to provide for these additional housing opportunities.

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 22 acres of its holding to the TRCA and as such it is significantly greater than a 1:1 environmental off-set that the province considered to be important for exclusion. Our client would appreciate your kind consideration for this minor request.

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 that reads "Claudio Brutto". The signature is fluid and cursive, with the first name "Claudio" being larger and more prominent than the last name "Brutto".

Claudio Brutto, MCIP, RPP

President, Brutto Planning Consultant Ltd.

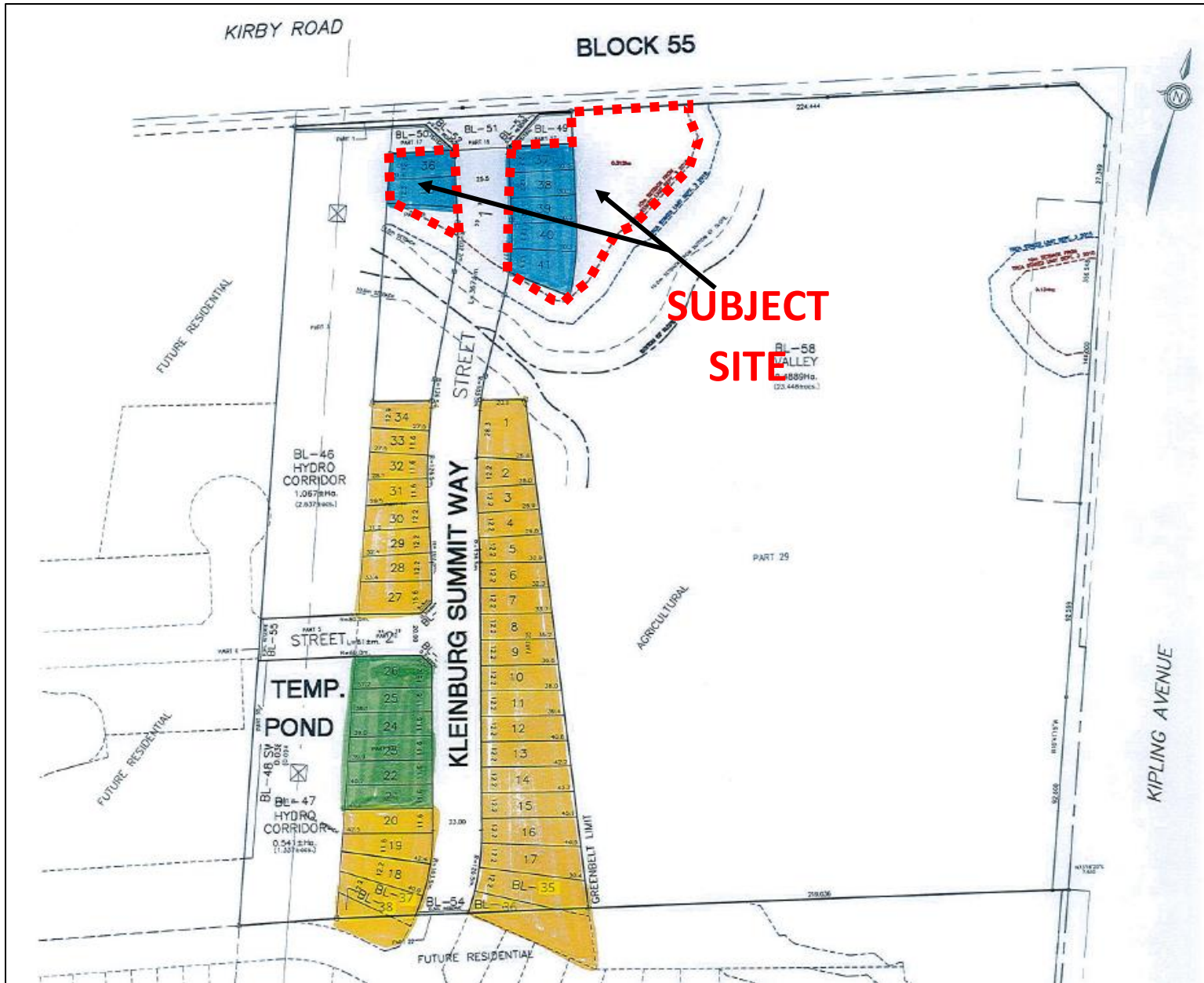
cc. Client: Goldpark Group: 1539028 Ontario Inc.



Attachment 1: Aerial View of Subject Site (Source: York Interactive Maps, 2022)



Attachment 2: Site Context (Source: York Interactive Maps, 2022)



Attachment 3: Block 55 Draft Plan of Subdivision



Attachment 4: Proposed Amendment to the Greenbelt Plan Area Boundary (Source: Greenbelt Plan, 2022)