



November 18, 2022

1628755 Ontario Ltd.
71 Southwood Street
Oshawa, Ontario
L1G 6L6

Attn: Mr. Max Lysyk

Dear Mr. Lysyk,

RE: Proposed Amendments to the Greenbelt Plan
ERO number 019-6216
360 Columbus Road West
Town of Whitby

Further to your direction, Evans Planning has prepared a brief planning summary for the lands located at 360 Columbus Road West. The following summary provides a review of the site context and planning status of the subject property, and reviews two preliminary development options for the lands that fall within the Provincial Greenbelt area.

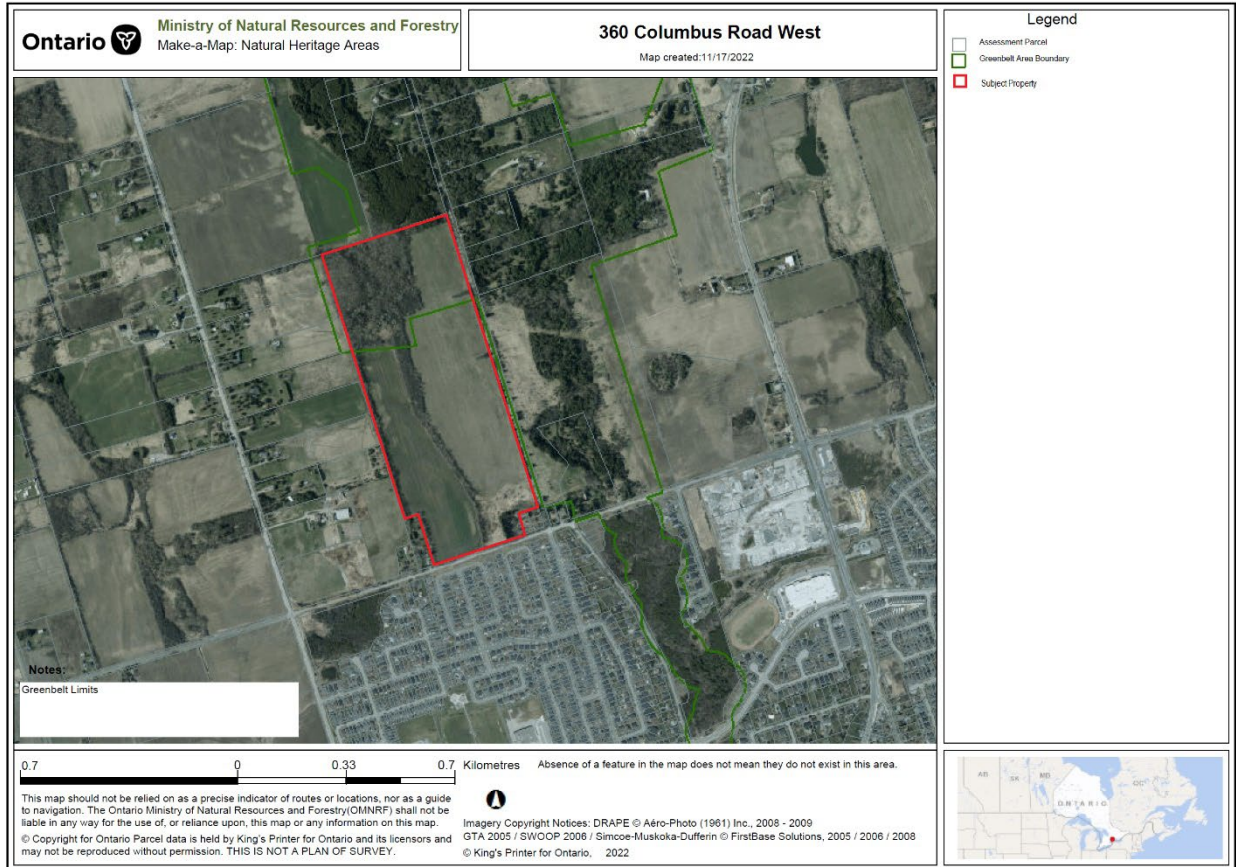
Site Location and Description

The subject land is located at the northern edge of the community of Brooklin within the Town of Whitby. The subject site is on the north side of Columbus Road West, approximately 800 metres west of Highway 12 (also known as Baldwin Street North), which serves as Brooklin's 'main street', interchanging with Highway 407.

The property is municipally described as 360 Columbus Road West, and is legally described as Part of South Half Lot 25 Concession 7.

The subject property has a total area of approximately 38.75 hectares (95.75 acres), of which, approximately 12.07 hectares (29.82 acres) fall within the Provincial Greenbelt (see air photo in Figure 1). The majority of the parcel is actively farmed and directly abuts existing, serviced land uses to the south. The property has frontage onto Columbus Road West and Cedarbrook Trail. A section of the TransCanada pipeline traverses the northern portion of the parcel from northwest to southeast.

Figure 1: Air Photo



Region of Durham Official Plan

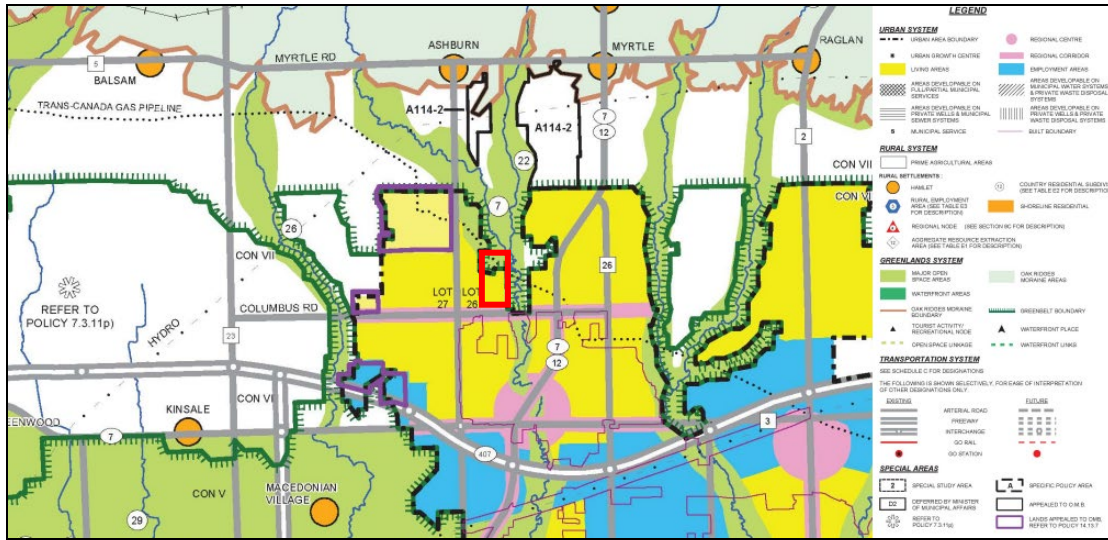
The Regional Official Plan (ROP) designates the majority of the subject land as 'Living Areas', which permits a full range of urban uses (Figure 2). Living Areas are to be developed in a compact urban form with higher densities focused along the major arterial roads. Along the Columbus Road West frontage, the lands are designated as a Regional Corridor which are planned to be developed with higher density mixed-uses, supporting higher order transit services and pedestrian oriented development. The north portion of the subject lands is designated Major Open Space, which reflects the extent of the Provincial Greenbelt area.

Whitby Official Plan

The Brooklin Community Secondary Plan (BCSP) provides several land use designations on the subject land including Low and Medium Density Residential, Local Commercial and Natural Heritage System (Figure 3).

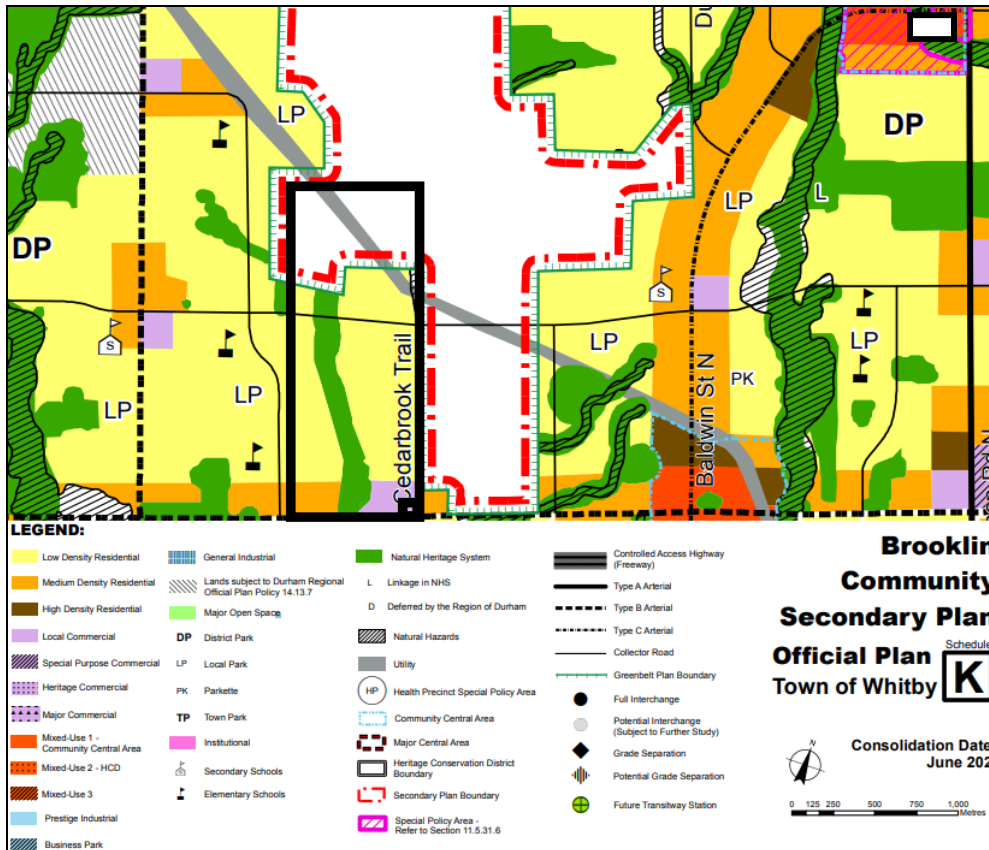
The northerly portion of the subject land within the Provincial Greenbelt was carved out of the Secondary Plan Area and is designated by the Whitby Official Plan as Major Open Space.

Figure 2: RDOP Regional Structure (Map A4)



Subject Property

Figure 3: Town of Whitby Official Plan Schedule 'K' – Brooklin Community Secondary Plan



Subject Property

Zoning By-law

The subject land is zoned Agricultural Zone (A) in Zoning By-law 1784, as amended. The 'A' Zone permits only limited residential uses and traditional farming related activities. A Zoning By-law Amendment application has been submitted for the lands south of the Greenbelt limit to rezone the property to a variety of urban zone categories which will conform to the Secondary Plan.

Current Planning Applications on the Property

In July 2022, 1628755 Ontario Ltd. and Dr. George Lysyk submitted applications (SW-2022-05 and Z-16-22) to the Town of Whitby for Zoning By-law Amendment and Draft Plan of Subdivision for the lands at 360 and 320 Columbus Road West, respectively. The applications are currently proceeding through the municipal approvals process. The applications propose the development of 551 residential dwelling units, consisting of a mix of single detached and townhouse dwellings, a mixed-use residential and local commercial block, a stormwater management pond and an elementary school site (see attachments 1, 2 and 3 for draft plan of subdivision and servicing plans)

1628755 Ontario Ltd. and Dr. George Lysyk are ready to proceed with construction and development of the site upon obtaining the necessary approvals from the municipality.

Proposed Amendments to the Greenbelt Plan (ERO No. 019-6216)

Through the current Provincial review of the Greenbelt Plan (Proposed Amendments to the Greenbelt Plan ERO No. 019-6216) it would be appropriate for the Province to consider the removal of the northerly portion of the subject land from the Greenbelt Plan. This will aid in addressing the housing crisis and helping the Province achieve the construction of 1.5 million homes over the next 10 years.

1628755 Ontario Ltd. and Dr. George Lysyk can incorporate the Greenbelt lands within their current development applications under review with the Town of Whitby. Preliminary lotting concepts have already been designed and can be implemented very quickly. Technical studies prepared for the current submission can also easily be extended to encompass these lands.

It should also be noted that no major external servicing infrastructure would be required to service the northerly portion of the subject lands. Servicing internal to the current plan can be easily extended to service residential lots at the northerly limit of the property.

It is expected that construction of new homes can begin on these lands by 2025, subject to municipality approvals.

Development Concepts for Portion of Lands within the Greenbelt Plan

Preliminary development concepts have been prepared for the northerly limit of the site within the Greenbelt Plan. The concepts propose development of land that is currently being actively farmed (approximately 4.14 hectares) and does not differ between farmed land currently subject to the draft plan of subdivision application. The balance of the lands which are forested are not proposed to be developed, and are afforded a 10 metre buffer.

The first concept plan illustrates the development of the current Greenbelt area with 55 single detached dwellings and has not made any changes to the currently submitted draft plan of subdivision lotting for the southerly portion of the property. The first concept proposes a total unit count of 606 dwellings when incorporating the current Greenbelt area lands.



The second concept plan has slightly modified the layout of the southerly portion of the lands to better utilize developable land. This concept proposes an additional two lots within the southerly subdivision and 52 lots within the current Greenbelt area. The second concept proposes a total unit count of 605 dwellings when incorporating the current Greenbelt area lands.

Conclusion

The Province has set a bold target of building 1.5 million homes over the next 10 years to address the housing crisis and is considering removing land from the Greenbelt that can be replaced with protected land in other areas of the Province.

The area suggested for removal from the Greenbelt at 360 Columbus Road West is approximately 4.14 hectares and can accommodate 52 or 55 single detached dwellings as shown on the current concept plans, or can certainly accommodate higher density housing if preferred by the Province.

The land suggested for removal is directly adjacent to urban designated land which is currently the subject of development approval applications with the Town of Whitby. The proposed land to be removed from the Greenbelt only includes actively farmed lands and does not contain any significant natural heritage features. In fact, there is no difference in the land being farmed and proposed within the draft plan of subdivision, and the same field being part of the Greenbelt. This is yet another example of land that was split by the Greenbelt Plan when the use of the property is, and has been, the same from north to south. Perhaps, this was an error when the mapping was prepared in 2005, and should be rectified through the Province's current amendment exercise.

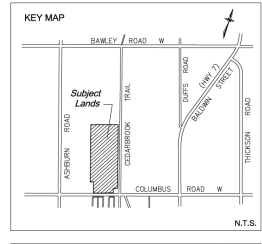
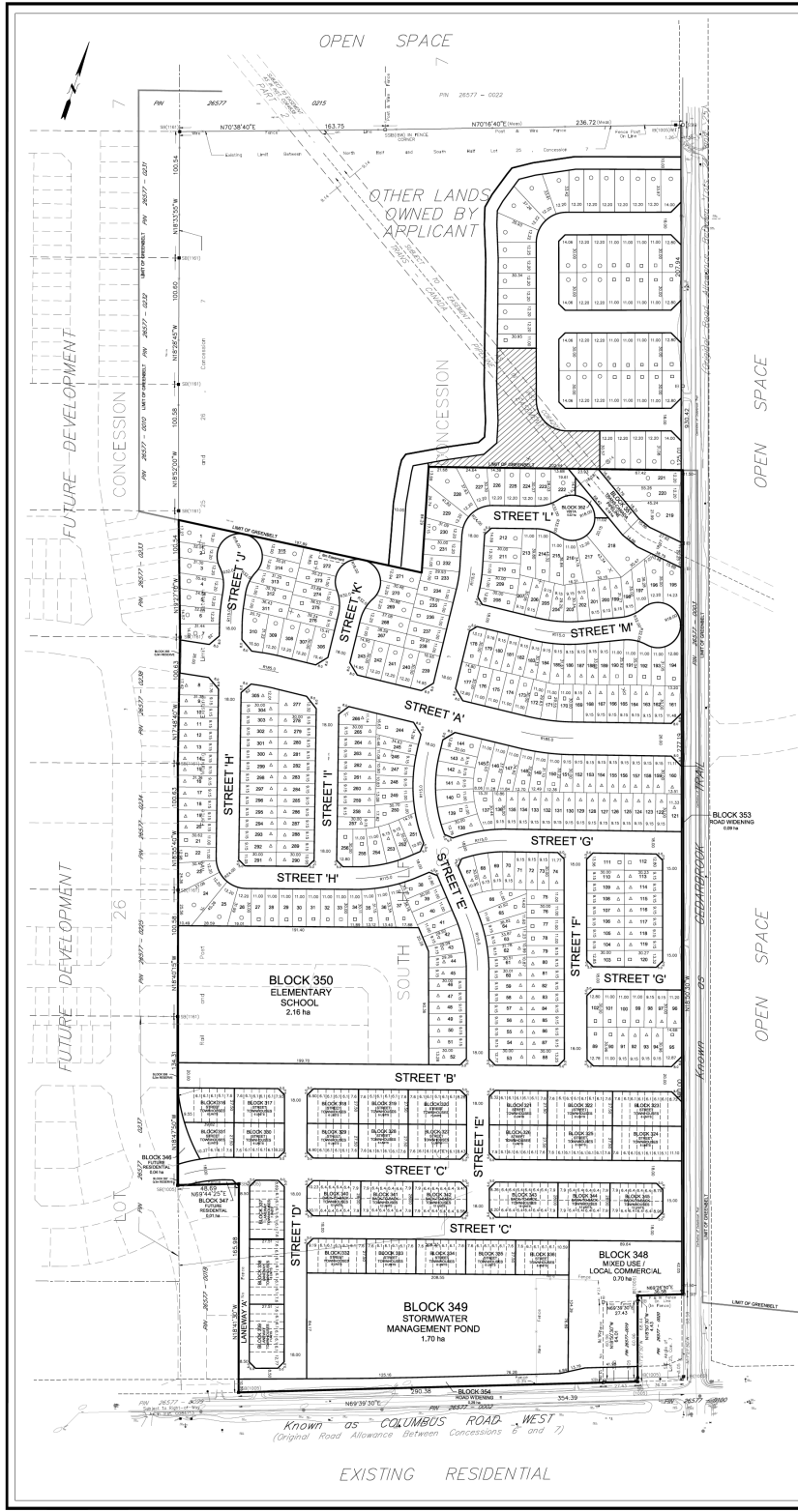
The lands proposed for removal are readily serviceable and can easily be incorporated in the development approvals for the lands to the south. Construction of new homes on the lands can be achieved by 2025, subject to municipality approvals

I trust that these materials should be sufficient for your review and presentation to MPP Coe. Should you require any additional information or materials, please contact me at your earliest convenience.

Yours truly,


Joanna Fast
RPP, MCIP

Concept 1



Overall Unit Counts

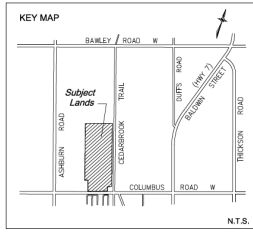
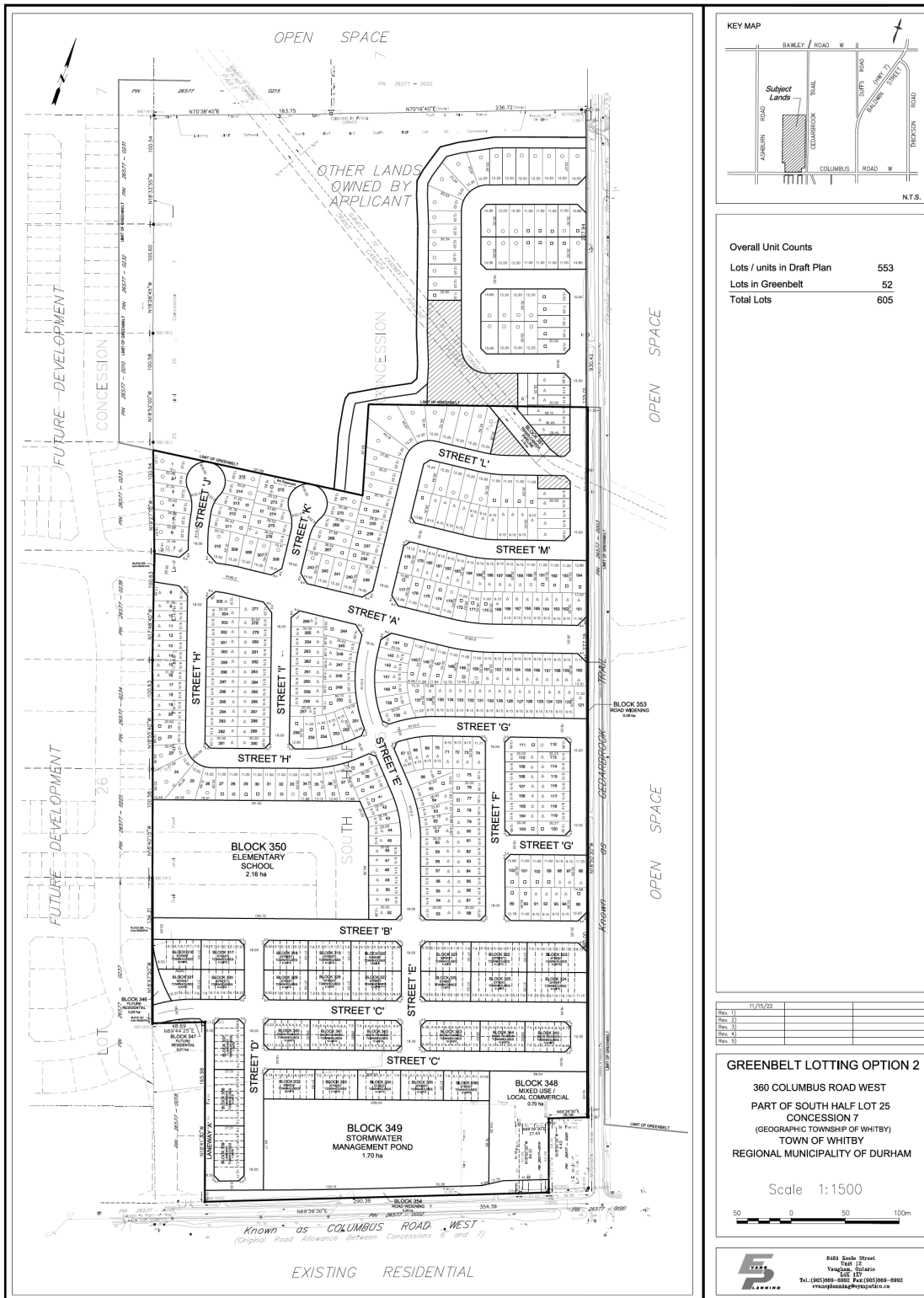
Lots / units in Draft Plan	551
Lots in Greenbelt	55
Total Lots	606

Rev. 11/25/22	
Rev. 11	
Rev. 23	
Rev. 43	
Rev. 53	

GREENBELT LOTTING OPTION 1
 360 COLUMBUS ROAD WEST
 PART OF SOUTH HALF LOT 25
 CONCESSION 7
 (GEOGRAPHIC TOWNSHIP OF WHITBY)
 TOWN OF WHITBY
 REGIONAL MUNICIPALITY OF DURHAM

Scale 1:1500

Concept 2



Overall Unit Counts

Lots / units in Draft Plan	553
Lots in Greenbelt	52
Total Lots	605

Sheet 1	11/7/22
Sheet 2	
Sheet 3	
Sheet 4	
Sheet 5	

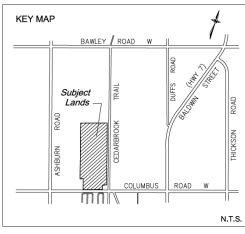
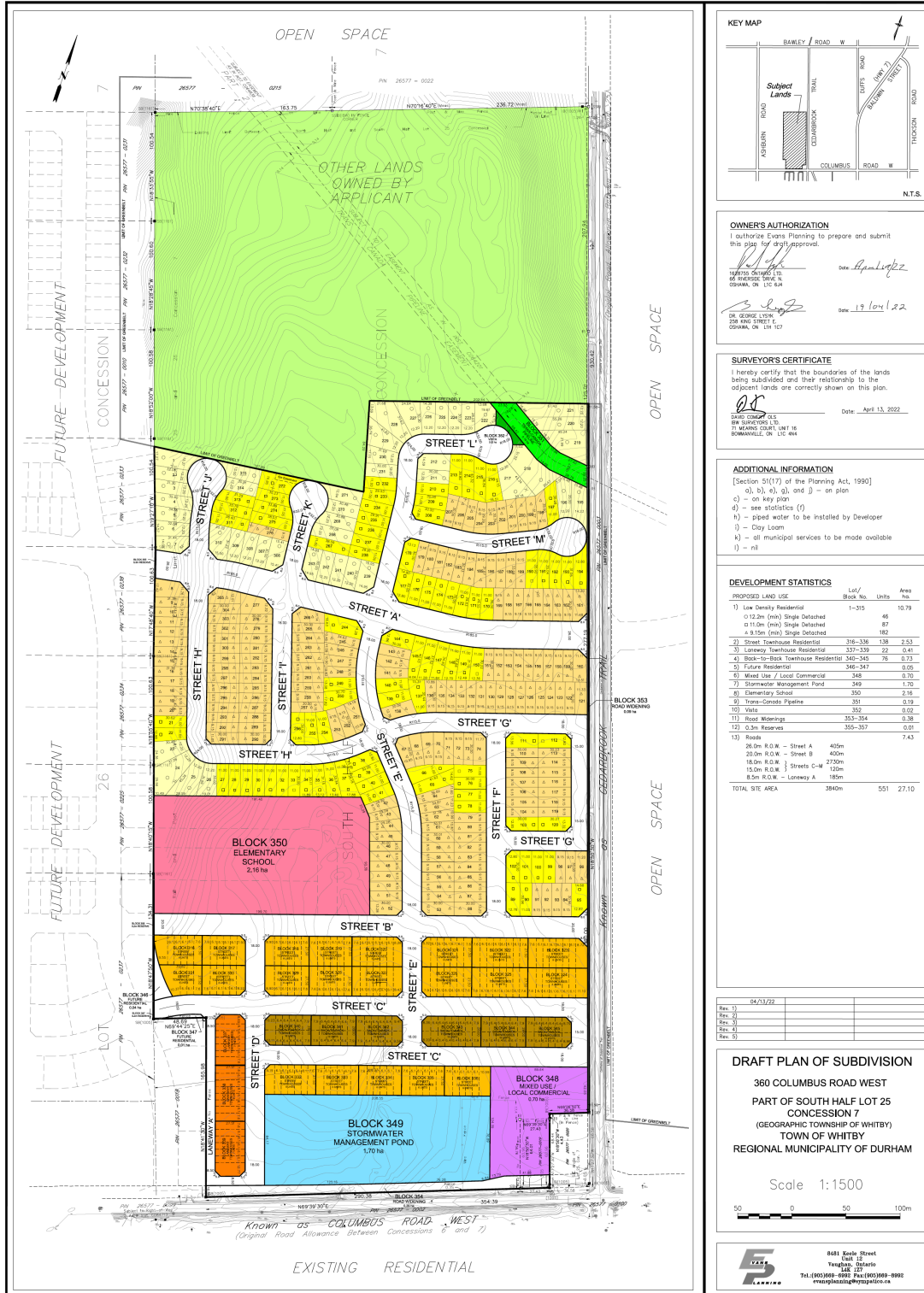
GREENBELT LOTTING OPTION 2

360 COLUMBUS ROAD WEST
 PART OF SOUTH HALF LOT 25
 CONCESSION 7
 (GEOGRAPHIC TOWNSHIP OF WHITBY)
 TOWN OF WHITBY
 REGIONAL MUNICIPALITY OF DURHAM



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 York, ON M3J 2S4
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 evanslanning@ymail.com

Attachment 1 – Draft Plan of Subdivision SW-2022-05



OWNER'S AUTHORIZATION
 I authorize Evans Planning to prepare and submit this plan for draft approval.

[Signature] *[Signature]*
 DATE: 19/04/22

SURVEYOR'S CERTIFICATE
 I hereby certify that the boundaries of the lands being subdivided and their relationship to the adjacent lands are correctly shown on this plan.

[Signature] Date: April 13, 2022

ADDITIONAL INFORMATION
 [Section 51(17) of the Planning Act, 1990]
 c) - 0), 0), 0), and j) - on plan
 c) - as key plan
 d) - see statistics (f)
 k) - piped water to be installed by Developer
 l) - Clay Loam
 m) - all municipal services to be made available
 n) - nil

DEVELOPMENT STATISTICS

PROPOSED LAND USE	Lot/Block No.	Units	Area (ha)
1) Low Density Residential	1-315	1079	
0 12.0m (min) Single Detached		46	
0 11.0m (min) Single Detached		87	
0 9.15m (min) Single Detached		182	
2) Street Townhouse Residential	316-336	138	2.53
3) Lane-way Townhouse Residential	337-339	22	0.41
4) Back-to-Back Townhouse Residential	340-343	76	0.73
5) Future Residential	346-347	0.00	
6) Mixed Use / Local Commercial	348	0.70	
7) Stormwater Management Pond	349	1.70	
8) Elementary School	350	2.10	
9) Transit-Connects Pipeline	351	0.19	
10) Voids	352	0.02	
11) Road Reserves	353-354	0.38	
12) 0.3m Reserves	355-357	0.01	
13) Roads		7.43	
80.0m R.O.W. - Street A	405m		
20.0m R.O.W. - Street B	400m		
18.0m R.O.W. - Streets C-W	2700m		
15.0m R.O.W. - Streets C-W	120m		
8.5m R.O.W. - Lane-way A	185m		
TOTAL SITE AREA	3840m	551	27.10

Rev. 1) 04/13/22

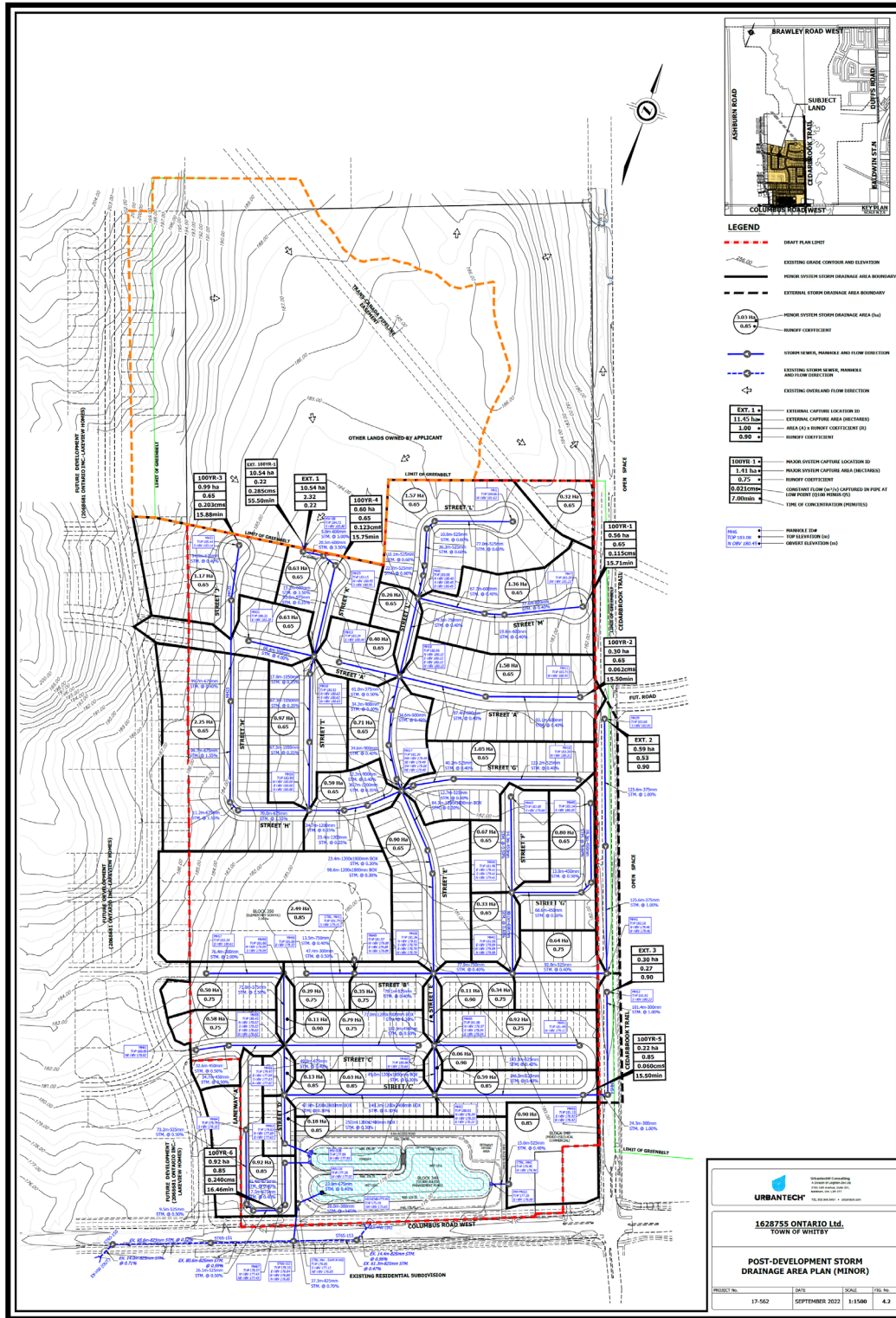
Rev. 2)	
Rev. 3)	
Rev. 4)	
Rev. 5)	

DRAFT PLAN OF SUBDIVISION
 360 COLUMBUS ROAD WEST
 PART OF SOUTH HALF LOT 25
 CONCESSION 7
 (GEOGRAPHIC TOWNSHIP OF WHITBY)
 TOWN OF WHITBY
 REGIONAL MUNICIPALITY OF DURHAM

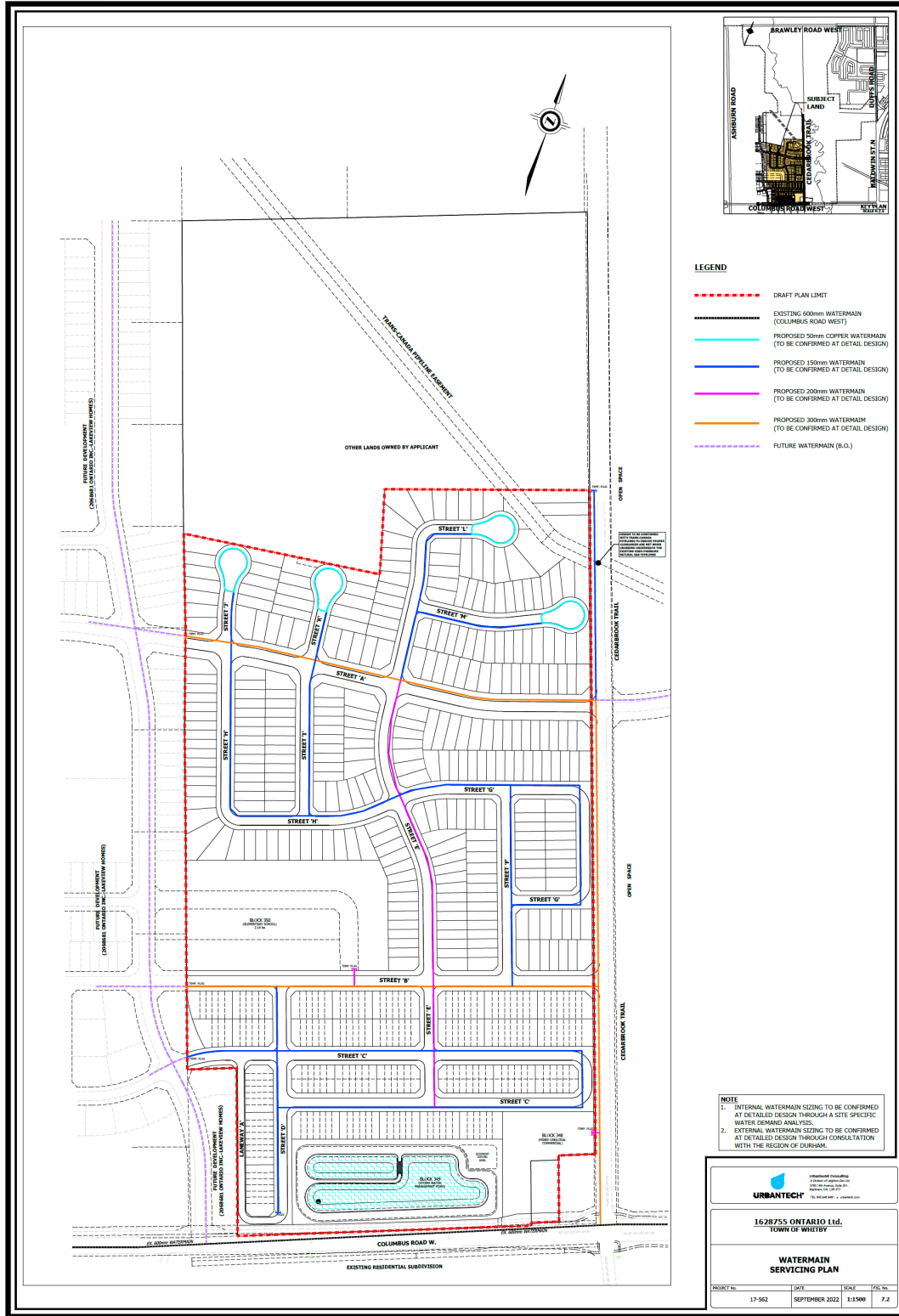
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EVANS PLANNING
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 evansplanning@evansplanning.ca

Attachment 2 – Storm Drainage Area Plan

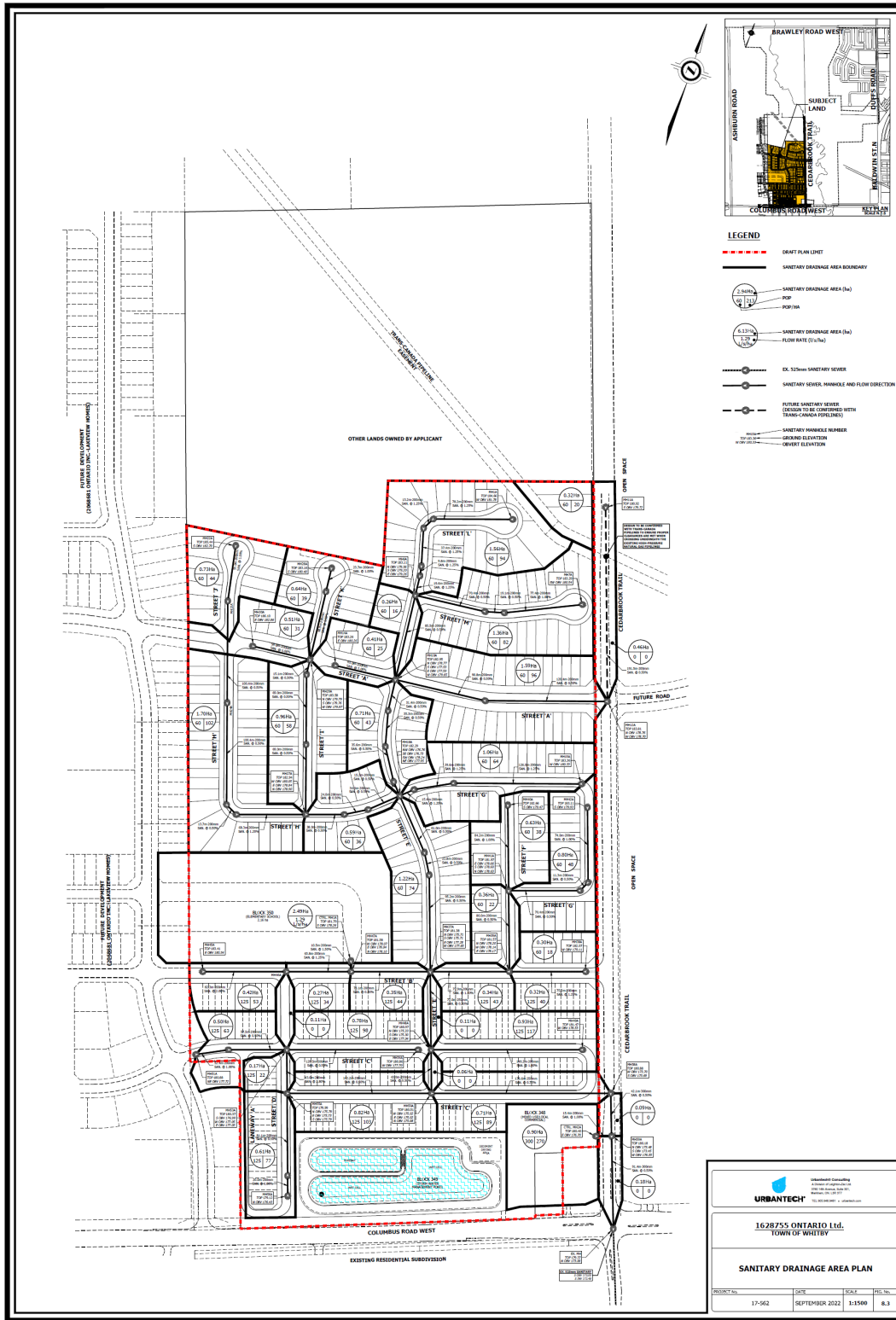


Attachment 3 – Watermain Servicing Plan



File: P:\Projects\17-562-Broadly\Utility\Report\Functonal Servicing Report\CDrawings & Figures\Figures 1-2 - Watermain Servicing Plan.dwg - Revised by: J.BLANCK - Thu, Sep 22 2022 - 13:28:00

Attachment 4 – Sanitary Drainage Area Plan



URBANTECH
 UrbanTech Consulting
 1628755 ONTARIO Ltd.
 TOWN OF WHITBY

SANITARY DRAINAGE AREA PLAN

PROJECT No.	DATE	SCALE	FILE No.
17-562	SEPTEMBER 2022	1:15000	8.3