



Quinto M. Annibale*

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November 29, 2023

Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON M7A 2J3

Attention: Hon. Minister Paul Calandra, Minister of Municipal Affairs and Housing

Dear Hon. Minister Calandra,

**RE: ERO Number 019-7739
Bill 136, *Greenbelt Statute Law Amendment Act, 2023***

Submission on behalf of Green Lane Bathurst GP Inc.

**1STLY: PT LTS 2, 3 & 4 CON 2 OLD SURVEY KING, PTS 2, 3, 5, 7, 12, 15 & 16
65R18949, KING; T/W B56391B, R691674 DELETED AS TO AS TO PARTS 8, 9, 10,
11 AND 26 ON 65R18949; S/T R691745; S/T THE RIGHTS OF OWNERS OF
ADJOINING PARCELS, IF ANY, UNDER R629352 & R304731... 2NDLY: PT LT 4
CON 2 OLD SURVEY KING, PT 17 65R18949, KING; T/W R691674... 3RDLY: PT LT 5
CON 2 OLD SURVEY KING, PTS 20, 21 & 23 65R18949 EXCEPT PTS 1 & 3
65R30367, KING; T/W B20485B, R691674; S/T R691745; S/T ESMT IN GROSS OVER
PTS 2,3,5,6,7,8,10 & 11 65R31676 AS IN YR1327408; S/T EASEMENT IN GROSS
OVER PTS 1, 4 & 9, PL 65R31676 AS IN YR1327409 (“Subject Lands”)**

I represent Green Lane Bathurst GP Inc. (the “Rice Group”), the owner of the Subject Lands. The Subject Lands are an irregularly shaped parcel of land generally bounded by Dufferin Street to the west, Miller’s Side Road to the North, and Bathurst Street to the east located in the Township of King. The Subject Lands are approximately 278 hectares in size and are currently undeveloped and are largely used for agricultural purposes.

Through the filing of O. Reg. 567/22 made under the *Greenbelt Act, 2005* and O. Reg. 568/22 made under the *Oak Ridges Moraine Conservation Act, 2001*, the Subject Lands were removed from the Greenbelt Plan Area and redesignated from “Countryside Area” to “Settlement Area” in the Oak Ridges Moraine Conservation Plan Area.

My client has been working in close collaboration with both levels of municipal government, being the Region of York and the Township of King, to advance the development of the Subject Lands as a complete community that will assist the Province in reaching its goal of constructing 1.5 million new homes by 2031 following their removal from the Greenbelt Plan Area and the Oak Ridges Moraine Conservation Plan Area.



The development, if it is allowed to proceed would include the following:

- 9,000 residential units consisting of a mixture of singles/semis, townhouses, medium density development;
- 1,930 affordable housing units in apartment form and 410 affordable secondary units
- 3 elementary school blocks at approximately 2.5 hectares each
- 6.29 hectares of commercially zoned land containing 106,000 ft² of retail space
- 22.28 hectares of park and community space
- A fire station
- A new Public Hospital to be constructed on 20.19 hectares of land

In addition, through the development of the Subject Lands, **all natural heritage features totaling approximately 64.93 hectares will be protected for the long term.**

Bill 136 as currently drafted would return the Subject Lands to the Greenbelt Plan Area and revoke the designation of the lands as “Settlement Area” in the Oak Ridges Moraine Conservation Plan Area. The result of this is that the development as currently proposed would be largely impossible.

By way of this correspondence, and in consideration of the clear benefits that development of the Subject Lands would bring to the Region of York and the Township of King, I am respectfully requesting that the draft legislation be amended to continue to keep the Subject Lands outside of the Greenbelt Plan Area and to maintain the current “Settlement Area” designation in the Oak Ridges Moraine Conservation Plan.

The Subject Lands should never have been included as part of the Greenbelt Plan Area or the Oak Ridges Moraine Conservation Plan Area in the first place. They are ideally suited for the proposed development given that they are located adjacent to a built up area in a location where municipal services are currently available or will be available in the short term. Although the lands are currently used for agricultural purposes, they are not prime farmland. Again, through the development of the Subject lands all natural heritage features will be protected for the long term.

The one-time positive economic impacts of the proposed development in the Township of King are numerous and include significant one time benefits such as \$7 billion in economic activity in the short term, \$1.8 billion in wages and salaries for families, \$62 million in development charges for York Region School Boards, and \$752 million in development charges for Municipal Services.

Permanent benefits of the development include increased population to the Township of 21,459 persons, 8,663 persons added to the labour pool, \$301 million in annual retail spending, \$525 million in annual economic activity, and 2,988 new permanent jobs including approximately 1,427 jobs generated on site alone.



I note that the process that was undertaken leading up to the removal of the Subject Lands was thoroughly investigated by the Integrity Commissioner in his report dated August 30, 2023, which cleared my client of any wrongdoing. In particular, the allegations that my client was “tipped off” about the removal of the lands from the Greenbelt Plan Area in advance of their purchase was found to not have been borne out by the evidence. My client is, in short, not part of the problem and returning the lands to the Greenbelt Plan Area and revoking the “Settlement Area” designation in the Oak Ridges Moraine Conservation Plan Area is not necessary or justified.

The Rice Group is an experienced developer that is ready to move forward with development of the Subject Lands on an accelerated basis in support of the Provincial government’s goal of constructing 1.5 million new homes by 2031. A significant amount of background work has already been undertaken by my client at considerable expense. This work clearly demonstrates the feasibility and the merits of the development. Copies of all supporting studies and documents are available on request.

On behalf of my client, I request that the Subject Lands be removed from the lands that are being returned to the Greenbelt Area through Bill 136 and that the proposed modifications shown in “Map 1” be deleted in their entirety.

Yours truly,

LOOPSTRA NIXON LLP

Per: Quinto M. Annibale