

Date: December 4, 2022

Attn: Ministry of Municipal Affairs

Re: Proposed Amendments to the Greenbelt Plan
ERO 019-6217: Proposed amendments to the Greenbelt Area boundary regulation O. Reg. 59/05
ERO 019-6218: Proposed redesignation of land under the Oak Ridges Moraine Conservation Plan O. Reg. 140/02
1863106 Ontario Inc.
11430 Leslie Street
Amir-Hessam Ltd. and 668152 Ontario Limited
11280 Leslie Street

Macaulay Shiomi Howson Ltd. (MSH) is the planning consultant for 1863106 Ontario Inc. and Amir Hessam Ltd. and 668152 Ontario Limited, the Owners of 11280 and 11430 Leslie Street in the City of Richmond Hill (the 'Subject Lands' or 'Site').

Times has had an opportunity to review the proposed amendments to the Greenbelt Plan and they do not have any major concerns with the proposals, except to point out that there are other areas within the Greenbelt Plan Area that provide similar, if not greater opportunity to deliver on the stated goals and objectives of the Greenbelt Amendments, including the following:

- 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.

In this regard, the subject property is strategically located to achieve these objectives.

SITE AND SURROUNDING AREA

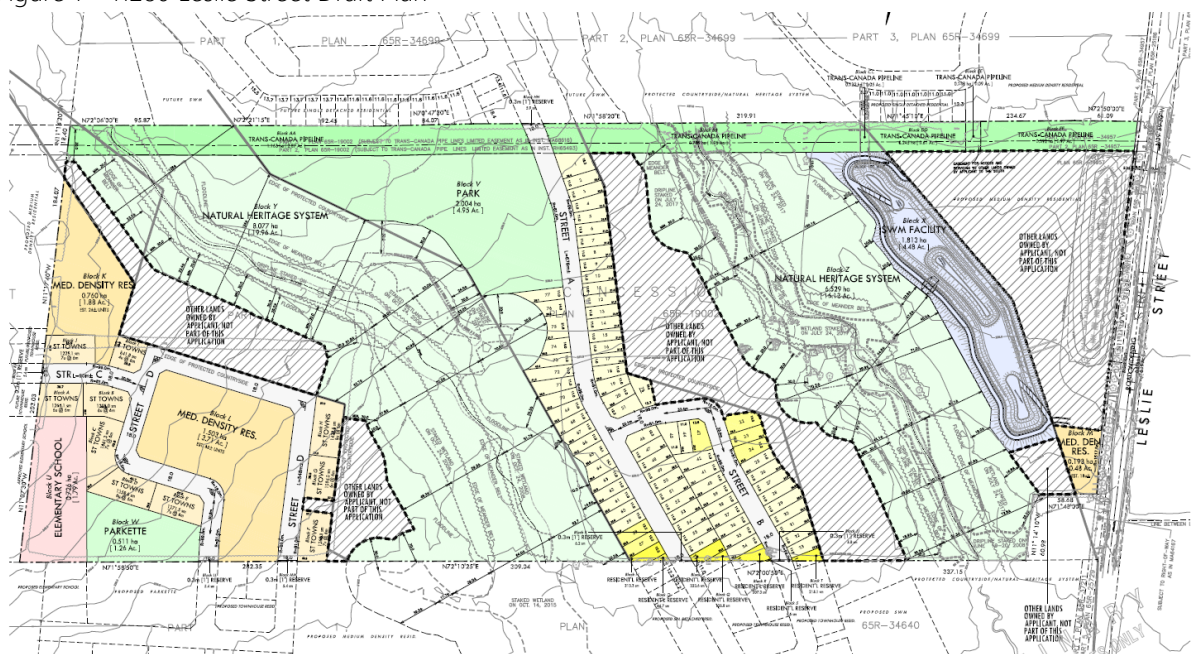
The Subject Lands are located within an actively developing urban environment. The sites are subject of development approvals already, including site plan approval and draft plan approval. The sites have significant frontage on Leslie Street and are located about 1 kilometre north of Richmond Green (a major recreation and park space) and a major high school and retail uses. They are close to transit uses, including GO transit infrastructure and are close to Highway 404.

OUTLINE OF THE PROPOSAL AND REQUEST

The lands are within an existing settlement area. However, the Greenbelt river valley cut a major swarth through the properties and make these areas inefficient for development. The sites have been the subject of full environmental reports, and even then, the Greenbelt lands protect more than would be expected.

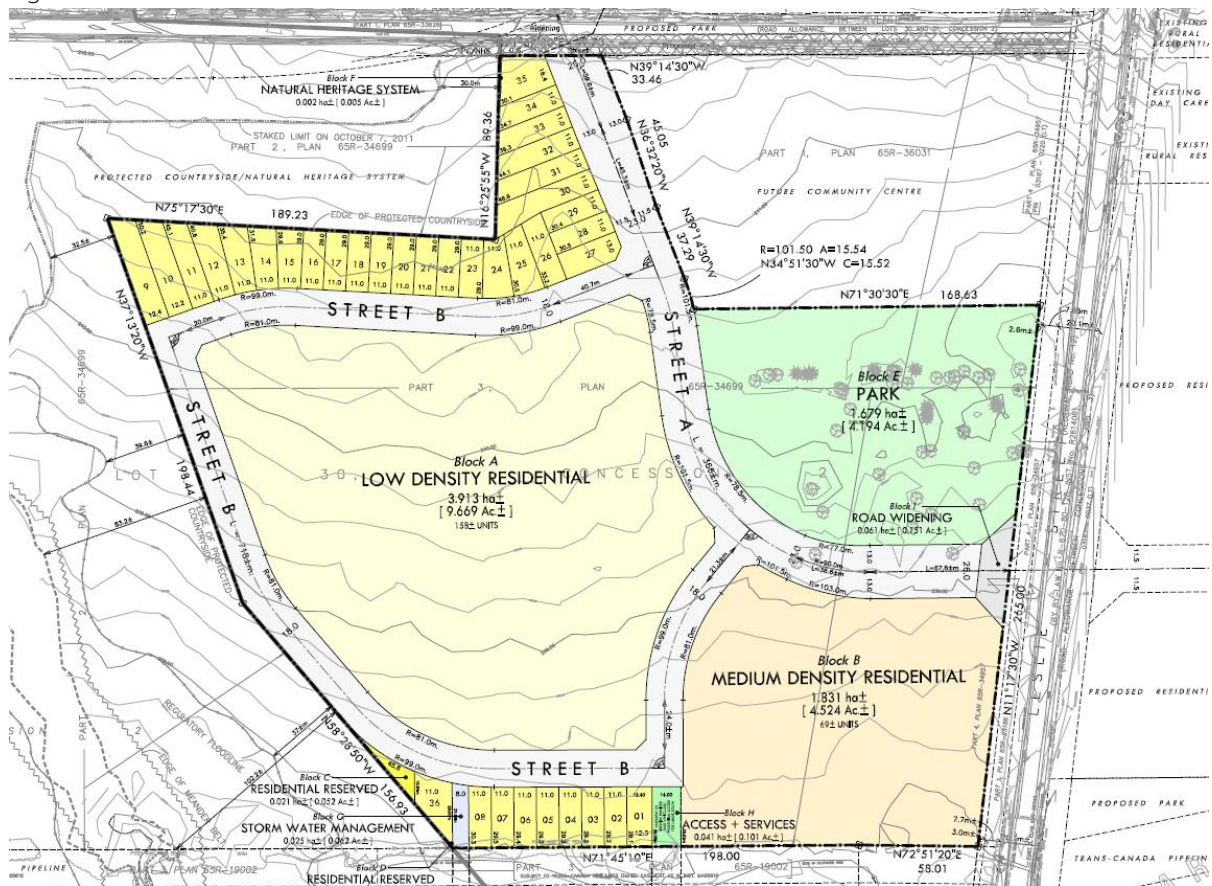
The draft plans below outline the areas (in hatching) that are within the Greenbelt, but would be otherwise developable, based on a science based approach to environmental planning. What this means is that there is a huge opportunity to develop these hatched areas, and develop them very quickly, as the servicing and planning for these areas would not be difficult or take a lot of time to complete.

Figure 1 – 11280 Leslie Street Draft Plan



This concept shows the hatched areas along the west side of both creeks, which could achieve additional housing units, while still maintaining the ecological integrity of the area. The environmental corridors are still 100m wide, minimum. As noted, these areas could be developed very quickly and achieve units in a short period of time, assisting with housing delivery.

Figure 2 – 11430 Leslie Street



The lands to the west of Street B are within the Greenbelt, but the corridor here has been reviewed from an environmental perspective and these lands could allow one additional row of houses along the west side of Street B, while still maintaining the ecological integrity of the area. The environmental corridors are still 100m wide, minimum. As noted, these areas could be developed very quickly and achieve units in a short period of time, assisting with housing delivery.

JUSTIFICATION/RATIONALE

In support of the request to redesignate these lands within the Greenbelt, we believe that the property meets the objectives outlined above, as noted below:

- 1) The lands are immediately adjacent to developing urban areas;
- 2) The majority of the subject lands are presently farmed. There are no environmental features that would be impacted by the proposed development areas and the environmental corridors would still be more than 100m wide.
- 3) The draft plans demonstrate the ability to deliver significant additional housing supply to the area and this can be done quickly and using the servicing already being brought to the area for the nearby development. New trunk services are not required. This quick supply of housing can deliver anywhere assist with the housing supply and affordability concerns.

The Owners appreciate the opportunity to provide comments on the proposed Greenbelt Amendments. Respectfully, it is our view that there are additional lands which can that provide similar, if not greater opportunity to deliver on the stated goals and objectives of the Greenbelt Amendments.

We have outlined our view on this above and would appreciate an opportunity to discuss this property further with the Ministry of Municipal Affairs. If you require anything further, please contact me directly.

Sincerely,

MACAULAY SHIOMI HOWSON LTD.

Nick Pileggi

Nick Pileggi, MCIP, RPP
Principal