

WESTON CONSULTING

planning + urban design

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

December 4, 2022
File 11269

Via email greenbeltconsultation@ontario.ca

**RE: Proposed Amendment to the Greenbelt Area Boundary Regulation
Environmental Registry of Ontario ERO No. 019-6217
3 Starrview Crescent, Town of Mono**

Weston Consulting is the Planning consultant for Gurbaaz Real Estate Inc. the registered owner of the property located at 3 Starrview Crescent in the Town of Mono (herein referred to as the 'subject property'). We have been monitoring the proposed mapping changes to the Greenbelt Plan (*Ontario Regulation 59/05*) that would have the effect of swapping lands in the Greenbelt. We understand that the government is now proposing to add 9,400 acres to the Greenbelt elsewhere, including a portion of the Paris Galt Moraine and 13 urban river valleys in the Greater Golden Horseshoe. When factoring in the land that would be removed, the Greenbelt would grow in size by 2,000 acres moving about 7,400 acres in 15 different areas from the Greenbelt, which was created to protect environmentally sensitive regions from development. We also understand the 1:1 offset must be achieved to ensure overall Greenbelt expansion. Therefore, we would like to request that the subject property be considered for removal from the Greenbelt Plan Area. Removal of the subject property could be suitable for residential development in the near term. The lands are identified on the Protected Countryside Green Belt Plan Land Use schedule.

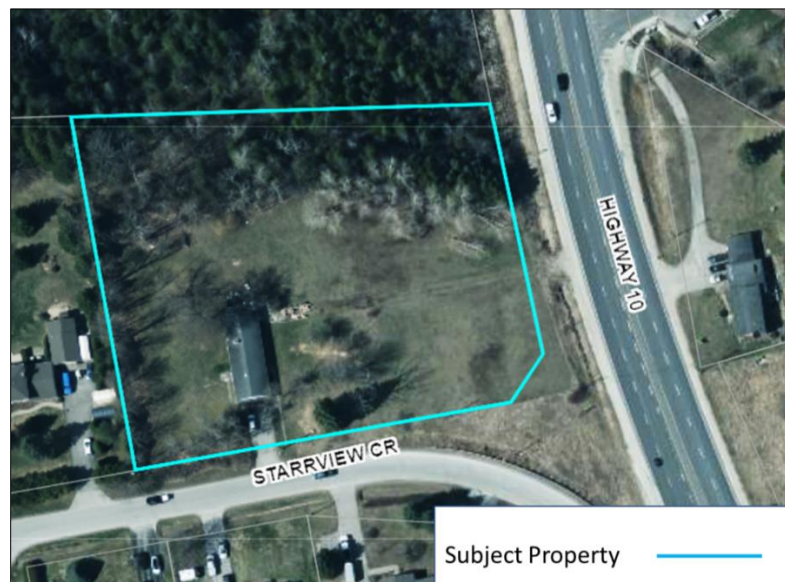


Figure 1 – Aerial Image

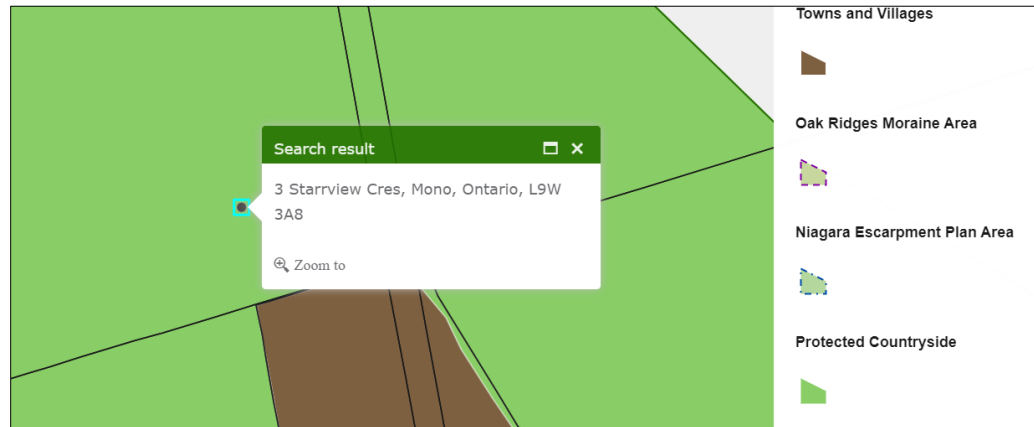


Figure 2 - Greenbelt Plan Land Use schedule (Ontario Regulation 59/05)

Description of the Subject Property

The subject property is located northeast of the Starrview Crescent and Victoria Heights Avenue intersection, west of Highway 10, and is currently occupied by a single-detached dwelling. The subject property is bordered by a park (Monora Park) to the north and by Highway 10 to the east. The subject property has an approximate area of 0.97 hectares (2.40 acres) and a frontage of approximately 101.87 metres (334.23 feet) along Starrview Crescent. The subject property has a total lot area of approximately 0.97 hectares (2.39 acres) with approximately 101.87 metres of frontage along Starrview Road. The subject property is currently occupied by a single-detached dwelling.

The land uses surrounding the subject property are as follows:

- North:** Wooded area, Monora Park, commercial plaza, a hotel is located on the northeast of the site.
- East:** Highway 10, vacant lands
- South:** Single-detached residential subdivision
- West:** Single-detached residential subdivision

The Town of Mono Official Plan (November 2018 Consolidation) designates the northern part of the property as Greenbelt Natural Heritage and the southern part as Greenbelt Protected Countryside. The Greenbelt Natural Heritage designation permits agricultural and agricultural-related uses, expansions to existing structures, and new development or site alterations subject to conditions, among others. The Greenbelt Protected Countryside designation permits commercial, industrial, and institutional uses serving the rural and agricultural sectors, as well as

recreation and tourism uses and others. Severances are permitted within the Greenbelt Protected Countryside subject to conditions.

The Protected Countryside is comprised of the 3 geographic specific policy areas:

- Agricultural System
- Natural System
- Settlement Area

The property is located within Settlement Areas.

The Town of Mono Comprehensive Zoning By-law 78-1 (April 2021 Consolidation) zones the property as Suburban Residential (RU). Suburban Residential (RU) zoning permits single-detached dwellings, accessory apartments, home occupations, and public parks.

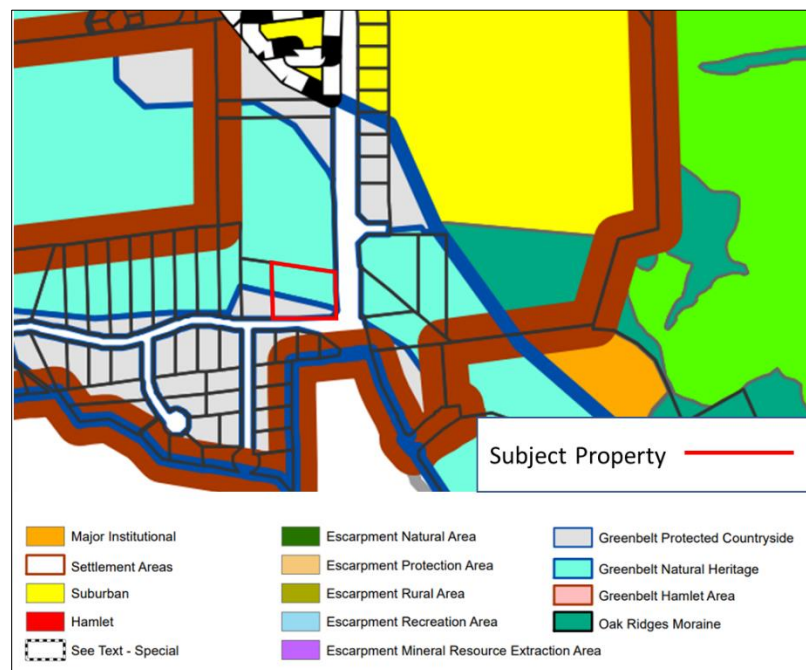


Figure 3 – Town of Mono Official Plan- Schedule A

Request for Removal

It is our opinion that the removal of these lands, which are adjacent to the Urban Boundary with municipal services and is being used for residential use, will help create more new housing to address the Province's housing crisis. The subject lands, at 2.40 acres, are sized to accommodate more housing. The property is not within Niagara Escarpment Area or Watershed Protection area as indicated on the Town Official Plan Schedules D and F. The property includes a treed area on the northern portion that would be avoided and well-buffered for future development. Residential development can be accommodated sensitively and would not impact natural features on the property.

Weston Consulting has assessed the Province's criteria for removal which include:

1. Greater than 1:1 offset must be achieved to ensure overall Greenbelt expansion;
2. Affected areas must have the potential for homes to be built in the near future;
3. Affected areas must be adjacent to the existing Greenbelt boundaries;
4. Affected areas must be adjacent to an existing urban area; and
5. Affected areas must be on or near readily serviceable land, with local infrastructure upgrades needed to service the projects to be funded entirely by the proponents.

In response to these criteria, we note the following:

1. The total removal within the Greenbelt Area, targeted at 7,400 acres will be offset by the addition of 9,400 acres which results in a net positive increase of 2,000 acres. The subject property can be removed as part of this 2000 acres.
2. The landowner is committed to constructing homes as soon as possible. Given the current use of the property for residential purposes and the immediate residential context of the site, being located within 800 metres from community services and retails, development of the subject lands would be consistent with what is already occurring.
3. The subject property is close to the edge of the Greenbelt boundary and is within Settlement Area.
4. The subject property already within Town of Mono Settlement Area boundary on two sides with frontage on two public roads.
5. There are services readily available along the north and west frontages of the property.

Summary

Based on the planning analysis conducted and the comments provided above, we ask that the following summarized points to be considered:

- The property is already being used for residential use, and removal of the property from Green Belt designation would not impact the compatibility of future uses with the neighbourhood.
- The subject property is **adjacent to the existing residential subdivision** as well as **community services and facilities** as noted above.
- The subject area property is also fairly flat and is **not within Specialty Crop Area or Prime Agricultural Area**.
- The property has frontages alone on two public roads.
- **This letter is to provide comments requesting that the lands be removed from Green Belt Area to support residential development in the near future, as the character of the area is suitable and would provide adequate access to major roads.**

Based on the planning analysis provided above, our position is supportive of the removal of 3 Starrview Crescent from the Greenbelt boundary. The proposed removal meets all the criterial

outlined for lands to be considered. It is our opinion that the property will accommodate new housing that in the short term to lessen the impact of Ontario's Housing Crisis.

Thank you for the opportunity to share our comments. We are open to future discussions regarding this matter. If you have any questions, please contact Katie Pandey at ext. 335.

Yours truly,

Weston Consulting

Per:

A handwritten signature in black ink that reads "K. Pandey". The signature is written in a cursive style with a horizontal line underneath the name.

Katie Pandey, MAES, MCIP, RPP
Associate

c. Gurbaaz Real Estate Inc.