

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: Goldpark Maple Inc.
2700 Teston Road East of Jane Street, City of Vaughan Block 27

Dear Minister Clark:

We act on behalf of the Goldpark Group (Goldpark Maple Inc.) who are the owners of 2700 Teston Road. The property consists of 79.07 acres. We are respectfully asking for a minor amendment to the Greenbelt Mapping.

To assist in describing our clients request we have prepared 3 illustrations as follows:

Attachment 1: Site Context

Attachment 2: Block 27 Demonstration Land Use Plan

Attachment 3: Proposed Amendment to the Greenbelt Boundary.

The property is situated at the northwest quadrant of Teston Road and Jane Street forms part of Block 27 in the City of Vaughan. Refer to Attachments 1 and 2. Our client is a member of the Block 27 Landowners Group that is advancing the approvals and development of the Block 27 for residential purposes.

The lands on the south side of Teston Road, Block 26, in immediate proximity to our client's property are fully developed with residential neighborhoods. Our client's southerly property limit has a considerable frontage on Teston Road of 2857.08 feet. Our client's property is in the immediate vicinity (across Teston Road) to the lands that are developed within Block 26.

Two access roads from Teston Road will traverse our client's site north directly from Teston Road. One spine road within Block 26, Cranston Park Avenue, lines up with the proposed future spine road on to our client's property. As such, municipal services are readily available at the periphery of our client's property. It is likely that the planning for Block 27 will be completed in 2023. Residential development could occur in 2024 or 2025.

Our client has one concern as it relates to the Greenbelt Mapping which was undertaken at a high level of geographic interpretation. Based on detailed planning work undertaken as part of the Block 27 Land Use Plan, we note that there is a 10-acre portion of the property that our client requests to be removed from the Greenbelt. It is depicted on Attachment 3. Those 10-acres could readily be developed for townhouses and will yield additional needed housing.

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 minor request meets with each of the criteria set out above. Our client will be dedicating the vast majority of the Greenbelt lands to the TRCA for preservation. We have calculated that our client will be dedicating 16 acres to the TRCA should the 10 acres be removed from the Greenbelt. This will greatly assist the province towards achieving the 1:1 environmental off-set that the province considered to be important for exclusion.

Our client would appreciate your kind consideration for this important request. The site is will increase the number of houses that are needed to address future housing needs and the current housing shortfalls at no cost to the public bodies.

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,



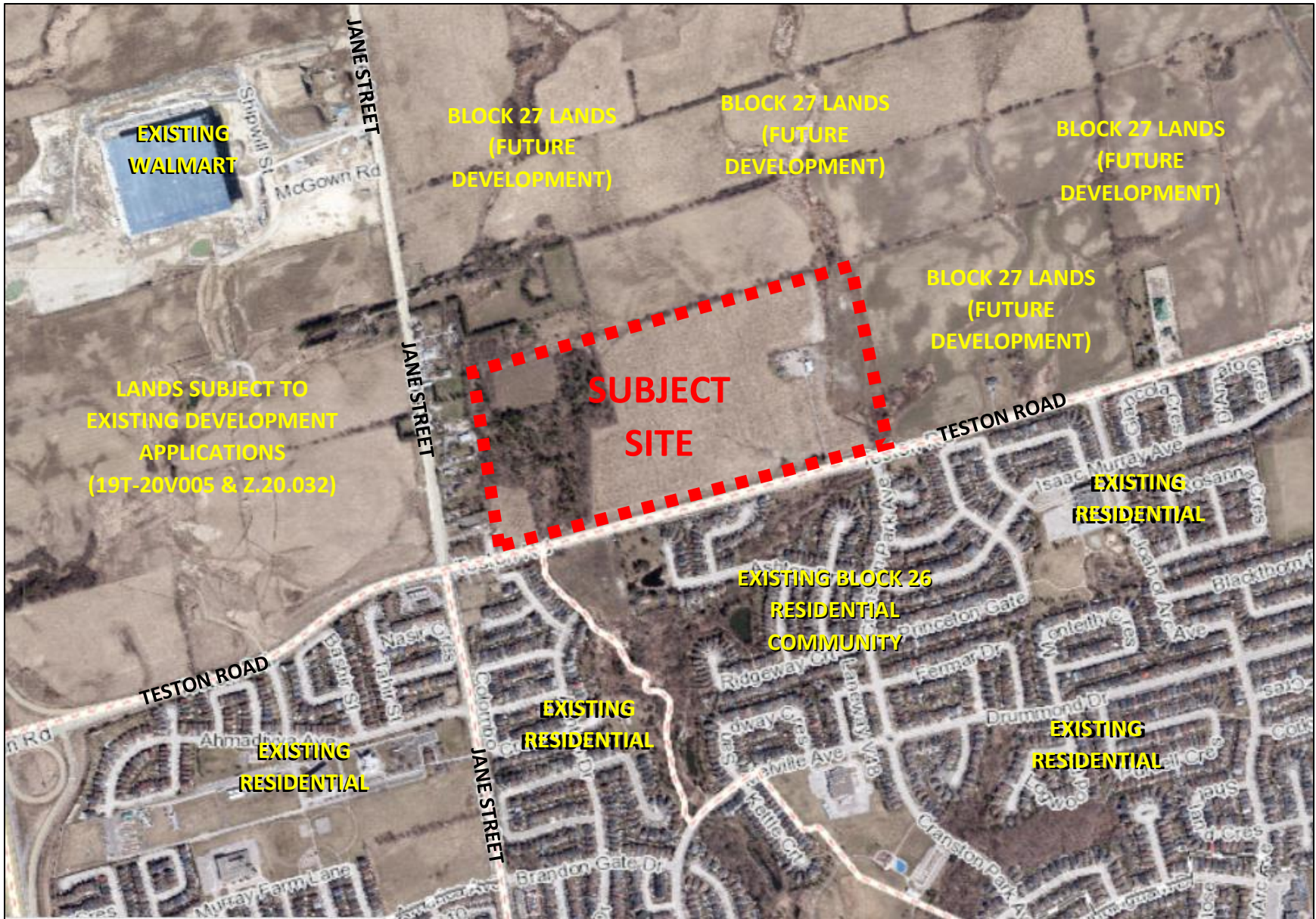
Claudio Brutto, MCIP, RPP

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113 Miranda Ave, Toronto, ON MB6 3W8

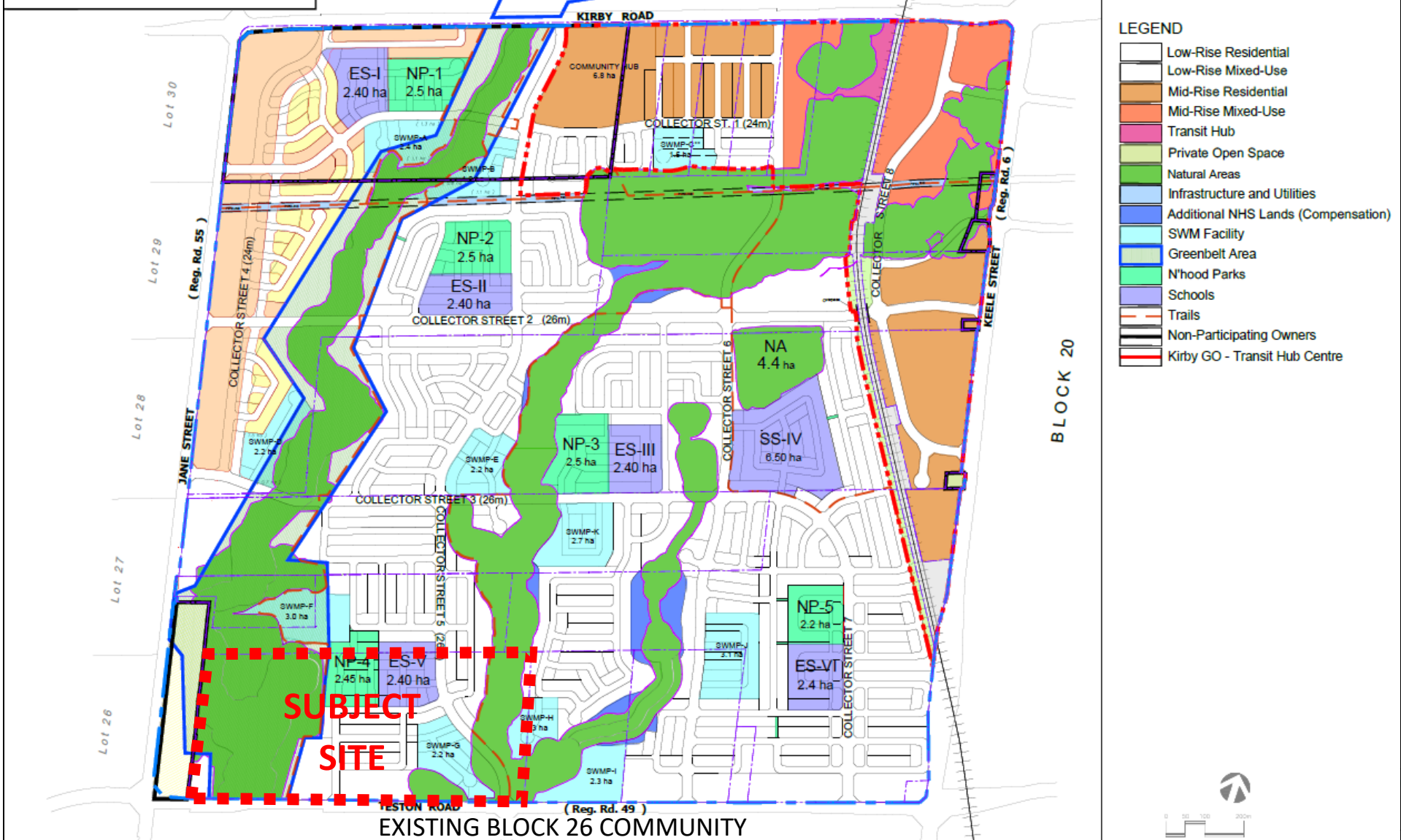
Mobile (416) 453-6197

cc. Client: Goldpark Group (Goldpark Maple Inc.)



Attachment 1: Site Context (Source: York Interactive Maps, 2022)

**BLOCK 27
CITY OF VAUGHAN
DEMONSTRATION PLAN**



Attachment 2: Block 27 Demonstration Land Use Plan



Attachment 3: Proposed Amendment to the Greenbelt Boundary