

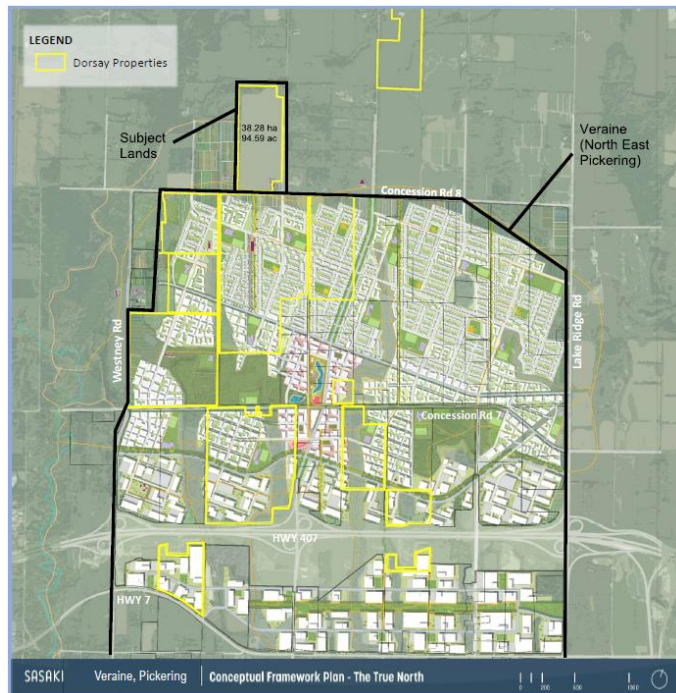
December 2, 2022

Minister Steve Clark
Ministry of Municipal Affairs and Housing
777 Bay St., 17th Floor
Toronto, ON M7A 2J3

Dear Honourable Steve Clark:

**Re: Dorsay (Pickering) Ltd.,
ERO NO. 019-6217: Request for Greenbelt Plan (2017) Boundary Adjustment,
Proposed Amendments to the Greenbelt Area Boundary Regulation
2870 Eighth Concession Rd, City of Pickering (Con 8 PT LT 7 NOW RP40R18008)
PIN 263940095**

We are counsel for Dorsay (Pickering) Ltd. (“**Dorsay**”) with respect to the above noted matter. Dorsay owns approximately 425 hectares of land within Northeast Pickering. Approximately 355 hectares are Whitebelt lands currently undergoing approvals with the City of Pickering. The Northeast Pickering Whitebelt lands are over 1,650 hectares and are surrounded by the Greenbelt. Along the northern boarder, Dorsay owns 38 hectares of land that are currently within the Greenbelt (the “**Subject Lands**”) and are contiguous to other lands within the Whitebelt. We respectfully request that the Subject Lands, as shown on the below map, be removed from the Greenbelt Plan. Dorsay also owns additional lands in the area that are within the Greenbelt but not contiguous to these lands. We are not requesting that those lands be removed.



Background

Earlier this year, the City of Pickering embarked on an extensive Secondary Plan and Municipal Class Environmental Assessment process for all Whitebelt lands within Northeast Pickering in preparation for a community known as Veraine. This emerging community based on innovative environmental and place making principles is planned to accommodate roughly 60,000 people (approximately 25,000 homes) and 40,000 jobs. Veraine is planned as a complete community where residents of all ages, stages and socio-economic levels can live, work, learn, play and thrive together. The community plan includes roughly 60 kilometres of natural trails, an abundance of open space and other environmental protections. There is careful consideration for flooding, agriculture, and the environment throughout every planning step.

Recently, the Veraine Community was identified as part of Durham Region's proposed settlement area boundary expansions ("**SABE**") released on November 10, 2022. Approximately 1,160 hectares of Community Area and 290 hectares of Employment Area are identified within this area. This is an incredible opportunity within the City and Region to accommodate additional growth through the creation of a complete community with a diverse mix of housing opportunities and jobs. We see the Subject Lands as further adding to this opportunity and benefitting from the investment that is planned to be made for infrastructure and development of these lands.

We understand that the Province is looking for opportunities to bring much needed housing to the Province. This community has undergone a substantial amount of planning, is readily accessible, with access to Highway 407 and is easily serviceable. With 38 hectares the Subject Lands can accommodate up to an additional 900 homes. Being adjacent to existing Whitebelt lands, the Subject Lands can be easily serviced and would add additional homes to an area already planned to accommodate growth.

We understand that the current "strategic removals" from the Greenbelt are based on five criteria. The Subject lands meet these five criteria as follows:

Criterion 1: Removal is offset by additions to the Greenbelt.

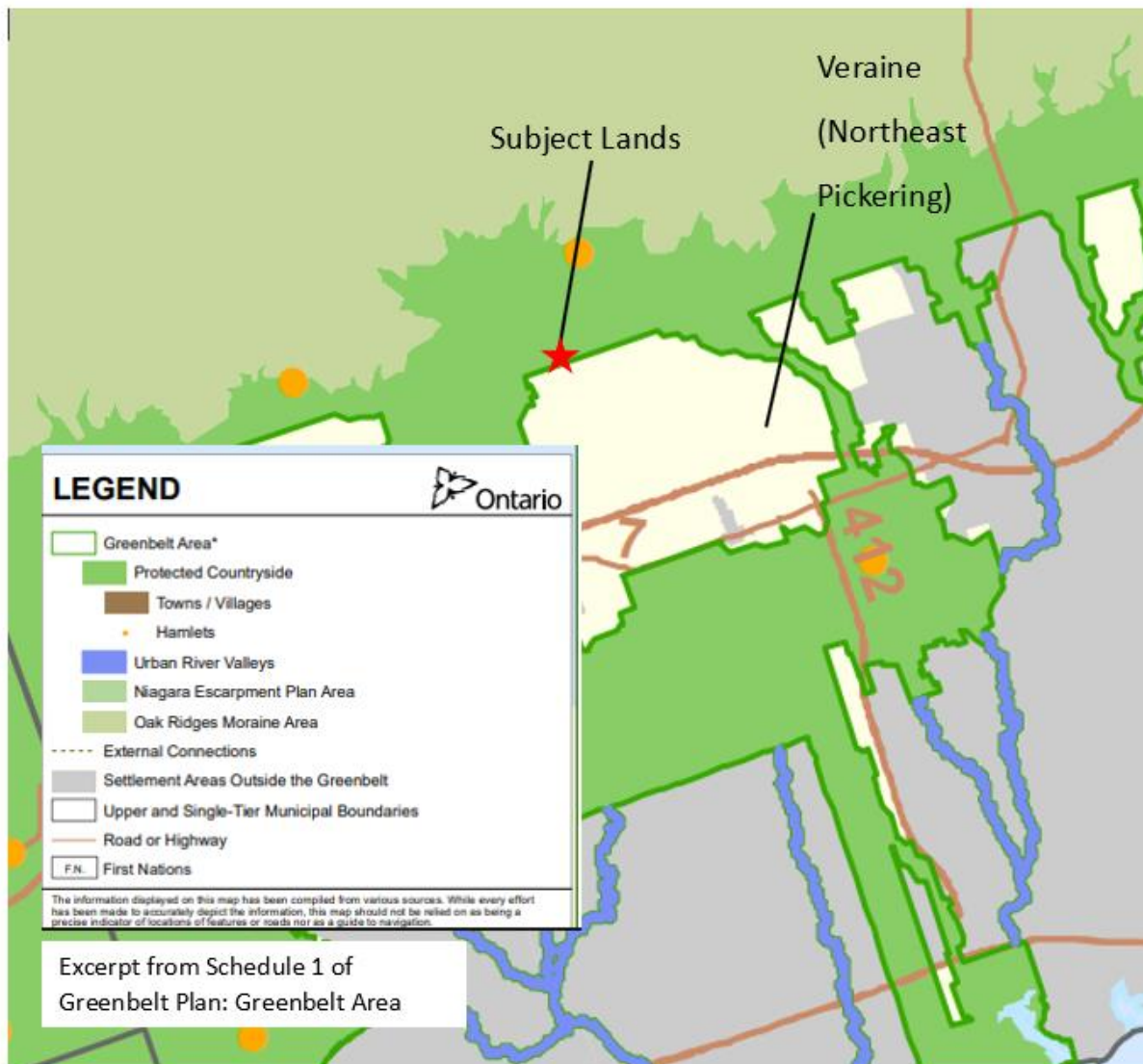
In January of this year, the Northeast Pickering Landowners Group, of which Dorsay is the largest member, advised that through the regulated development approvals process, the Landowners Group would support the addition of the Urban River Valleys with the Carruthers Creek, East Duffins, and Lynde Creek Watersheds as additional Greenbelt lands. This is in line within the offset that is currently proposed.

Criterion 2: Lands are adjacent to existing settlement areas.

As mentioned, Regional staff have recommended that the Veraine community in Northeast Pickering be included in the Settlement Area Boundary. Once approved, the Subject lands will be adjacent to an existing settlement area.

Criterion 3: Lands are adjacent to the edge of the Greenbelt area boundary

As depicted in the image below and referenced above, the Subject Lands are on the very edge of the Greenbelt boundary. On the other hand, they are also adjacent to Whitebelt lands and the emerging Veraine community creating a seamless opportunity for redevelopment.



Criterion 4: The lands have the potential ability to be serviced in the near-term with local infrastructure upgrades entirely funded by proponents.

The Region of Durham and the City of Pickering have been anticipating growth in Northeast Pickering for many years and as a result, have planned for the extension of services and identified capacity to this area. Water and sanitary services can readily be supplied, and can potentially be available for occupancy of the first homes by 2027.

Criterion 5: The lands proposed for removal have the characteristics that would enable housing to be built in the near term.

Servicing to the site is coming from the south (water) and west (waste water). With Community lands identified north of the Highway 407 Employment Corridor, the natural phasing of the Veraine community will be west to east commencing at the Westney Gateway located at Westney Road and 7th Concession. These lands will be in one of the first phases of development.

The characteristics and/or features of the Subject Lands do not warrant inclusion in the Greenbelt Plan Boundary. Of the 38 hectares, only 3 hectares constitute natural heritage lands. These 3 hectares are not proposed to be developed. Furthermore, our client has commissioned a natural heritage analysis and will forward it shortly.

We thank you for providing this opportunity to comment on the proposed amendments to the Greenbelt Area Boundary. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

Dentons Canada LLP



Katarzyna Sliwa
Partner

Enclosure

Copy: Client