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December 1, 2022

VIA ONLINE SUBMISSION & E-MAIL
(minister.mah@ontario.ca and greenbeltconsultation@ontario.ca)

Ministry of Municipal Affairs and Housing ("MMAH")
Government of Ontario
College Park 17th Floor
777 Bay Street
Toronto, ON M7A 2J3

Attention: Honourable Steve Clark

Dear Minister,

Re: Written Submission for the Proposed Amendments to the Greenbelt Plan & Greenbelt Area Boundary Regulation (O. Reg. 59/02) impacting the *Greenbelt Act*, 2005

Property: 13175, 13555, 13685 Weston Rd and 3600 King Rd, King City, Ontario
Legal Description: PT LTS 6, 7, 8, 9 & 10 CON 5 KING AS IN R668238 EXCEPT PL D1024, PARTS 1 & 2 EXPROPRIATION PLAN YR3379275
TOWNSHIP OF KING

Parcel Identification Number (P.I.N.): 03365-0193 (LT)

Zoning: RU1 Rural

Registered Owner: 1612285 Ontario Inc. c/o Oskar Group

Recommendation:

That the Government of Ontario recognize the subject Property owned by an established land development group as a viable candidate for special consideration and removal/redesignation outside of the Greenbelt Plan, and its regulatory boundaries, to strategically target and unleash the full residential development potential of approximately 462 acres in the Township of King and satisfy the near-term objectives of the *More Homes Built Faster Act* ("MHBFA").

Submission:

In recognition and support of the Government of Ontario's mandate to address housing supply shortage in the Province, the Oskar Group of companies is fully committed to play its part by earmarking the subject Property in line with our Recommendation to improve the lives of Ontarians by working collaboratively with the Province, the Regional Municipality of York and the Township of King to: (i) sustainably develop these lands for residential purposes, (ii) help bridge the supply gap and (iii) improve housing affordability. The Oskar Group has beneficially owned this Property since 1995 which pre-dates the implementation of the *Greenbelt Act* in 2005.



For the reasons which follow, the Oskar Group truly believes that this Property is an ideal candidate for removal/redesignation from the Greenbelt Plan, and its regulatory boundaries, to support the broader objectives of both the MHBFA and the MMAH. The key development features of this Property for your consideration are outlined below:

- it is located between King Road and 15th Sideroad between Highway 400 and Weston Road in the Township of King;
- the Property boundaries offer direct access to **three (3)** major roads with approximately: (a) 500 meters of frontage on King Road, (b) 900 meters of frontage on 15th Sideroad and (c) 2,000 meters of frontage on Weston Road;
- there is direct access to the King Road interchange onto Highway 400;
- it is in proximity to Downtown King City (**three (3)** blocks east of the site) and all amenities available in King City are within **ten (10)** minutes of driving distance (within a mere **four (4)** kilometers in distance);
- the Township of King is located just north of the City of Vaughan (approximately 20-minute drive) and within **one (1)** hour travel time to downtown Toronto via the Vaughan Metropolitan Centre Station operated by the Toronto Transit Commission (“TTC”);
- servicing is in close proximity to the Property with the nearest developed and serviced residential area being only **two (2)** kilometers east of the Property (image enclosed)
- King Township’s largest community, Laskay Hamlet, is located directly south of the Property on the south side of King Road with 2,730 dwellings and a population of 8,396 as of the 2021 Canadian census;
- walking trails connect to the trail system in Nobleton that is located directly south of the Property;
- York Region Transit is available within Downtown King City (Route 96) & GO Train is available at King City Station;
- Go Train Station in King City is accessible within **ten (10)** minutes driving distance and the King City Carpool Lot is right next to the Property at the King Road Interchange onto Highway 400;
- the Property is generally flat with a small portion of the land identified as having key natural features with a supporting Natural Heritage Due Diligence Study having been completed by Niblett Environmental in 2015 which can be updated as needed; and
- the Property is owned by a proven land development group with an unwavering commitment to developing this parcel couple with a willingness to work with a group of builders to break ground on this project within **three (3)** years from the draft plan approval.

By way of background, the Oskar Group was formally founded in 2003 by the Hung family of Taiwanese-descent. Prior to this inception, the Hung family had pre-existing roots in the Ontario land development business dating back to 1995. The Oskar Group has cultivated a reputation as part Ontarians for environmentally-sustainable development with an inclusive approach to community planning approach which has affectionately become known as “The Oskar Way”. For example, the Oskar Group is the creator of ‘Kinsland’ – an agrihood development that is a sustainable, resilient and walkable community that provides farmland protection, local food security and diverse housing options (www.kinsland.ca).

We welcome the opportunity to continue to collaborate with the MMAH and its Greenbelt consultation team to explore the synergies that can be created by recognizing this Property for its



true potential outside of the Greenbelt Plan to support the MHBFA goal of building 1.5 million homes by complementing the Government of Ontario's balanced approach with The Oskar Way.

Yours very truly,

BIANCHI PRESTA LLP

Per: *Matthew Presta* on behalf of:

DOMENIC C.S. PRESTA, B.A., M.B.A., J.D., CERTIFIED SPECIALIST (CONSTRUCTION LAW)

DP/mdp

CC: Client

Encls.

Supporting Documentation List:

- 1) Transfer - Instrument No. YR793512 dated March 22nd, 2006
- 2) Parcel Abstract - P.I.N. 03365-0193 (LT) dated November 30th, 2022
- 3) Plan of Survey for the Property
- 4) Aerial Map of Township of King outlining Property in Red
- 5) Aerial Map of Township of King outlining Property in Red overlaid with Greenbelt regulated area in relation to Serviced Neighbourhoods



Properties

PIN 03365 – 0072 LT *Interest/Estate* Fee Simple
Description PT LT 6 CON 5 KING; PT LT 7 CON 5 KING; PT LT 8 CON 5 KING; PT LT 9 CON 5
 KING; PT LT 10 CON 5 KING AS IN R668238 ; KING
Address KING

Consideration

Consideration \$2.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name HUNG, CHIA CHUN
Address for Service 3660 Midland Avenue
 Unit 100
 Scarborough, Ontario
 M1V 4V3

I am at least 18 years of age.

I am not a spouse

This document is not authorized under Power of Attorney by this party.

Name HUNG, SHAO EN
Address for Service 3660 Midland Avenue
 Unit 100
 Scarborough, Ontario
 M1V 4V3

I am at least 18 years of age.

I am not a spouse

This document is not authorized under Power of Attorney by this party.

Transferee(s)**Capacity****Share**

Name 1612285 ONTARIO INC.
Address for Service 3660 Midland Avenue
 Unit 100
 Scarborough, Ontario
 M1v 4v3

Trustee

Signed By

Howard Lawrence Waldman	7636 Yonge St. Thornhill L4J 1V9	acting for Transferor(s)	Signed	2006 03 22
Tel	9058813116			
Fax	9058813199			
Howard Lawrence Waldman	7636 Yonge St. Thornhill L4J 1V9	acting for Transferee(s)	Signed	2006 03 22
Tel	9058813116			
Fax	9058813199			

Submitted By

HOWARD WALDMAN LAW OFFICE 7636 Yonge St.
Thornhill L4J 1V9

2006 03 22

Tel 9058813116
 Fax 9058813199

Fees/Taxes/Payment

<i>Statutory Registration Fee</i>	\$60.00
<i>Land Transfer Tax</i>	\$0.00
<i>Total Paid</i>	\$60.00

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 03365 – 0072 PT LT 6 CON 5 KING; PT LT 7 CON 5 KING; PT LT 8 CON 5 KING; PT LT 9 CON 5 KING; PT LT 10 CON 5 KING AS IN R668238 ; KING

BY: HUNG, CHIA CHUN
HUNG, SHAO EN

TO: 1612285 ONTARIO INC. Trustee

1. HUNG, SHAO EN

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 1612285 ONTARIO INC. described in paragraph(s) (C) above.
- (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph() and as such, I have personal knowledge of the facts herein deposed to.
- (g) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of _____ who is my same-sex partner described above in paragraph(s) ().
-

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	2.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	2.00
(h) VALUE OF ALL CHATTELS –items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	2.00

4.

Explanation for nominal considerations:

- c) beneficial owner to trustee (evidence required to be submitted)
-

5. The land is subject to encumbrance

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 65 Registration No. YR793512 Date: 2006/03/22

B. Property(s): PIN 03365 – 0072 Address KING Assessment – Roll No

C. Address for Service: 3660 Midland Avenue
Unit 100
Scarborough, Ontario
M1v 4v3

D. (i) Last Conveyance(s): PIN 03365 – 0072 Registration No. R668238
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Howard Lawrence Waldman
7636 Yonge St.
Thornhill L4J 1V9



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #65

PAGE 1 OF 1
PREPARED FOR MPRESTAL2
ON 2022/11/30 AT 23:34:09

03365-0193 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LTS 6, 7, 8, 9 & 10 CON 5 KING AS IN R668238 EXCEPT PL D1024, PARTS 1 & 2 EXPROPRIATION PLAN YR3379275; TOWNSHIP OF KING

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

OWNERS' NAMES
1612285 ONTARIO INC.

CAPACITY SHARE
TRST

PIN CREATION DATE:
2022/02/16

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2022/02/16 **					
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44 (1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 1998/11/23 **					
A20842A	1958/07/23	BYLAW				C
<i>REMARKS: RE: BY-LAW 1144, AMENDING BY-LAW 929. (AFFECTS ALL/PART/VARIOUS LANDS 2008/02/19 D. WALLEN, ADLR)</i>						
65R687	1972/10/03	PLAN REFERENCE				C
R668495	1995/11/14	CHARGE	\$3,805,100		HONG, SHIH HO YU, MEI JUNG	C
YR793512	2006/03/22	TRANSFER	\$2	HUNG, CHIA CHUN HUNG, SHAO EN	1612285 ONTARIO INC.	C
<i>REMARKS: TRUST PAPERS SENT</i>						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

PLAN OF SURVEY OF
PART OF LOTS 6 TO 10 INCL., CONCESSION 5
TOWNSHIP OF KING
REGIONAL MUNICIPALITY OF YORK
(FORMERLY COUNTY OF YORK)
Scale: 1" = 200'-0"
DONALD E. ROBERTS O.L.S. 1989

I REQUIRE THIS PLAN TO BE DEPOSITED
UNDER THE REGISTRY ACT.

PLAN 65R-

RECEIVED AND DEPOSITED -

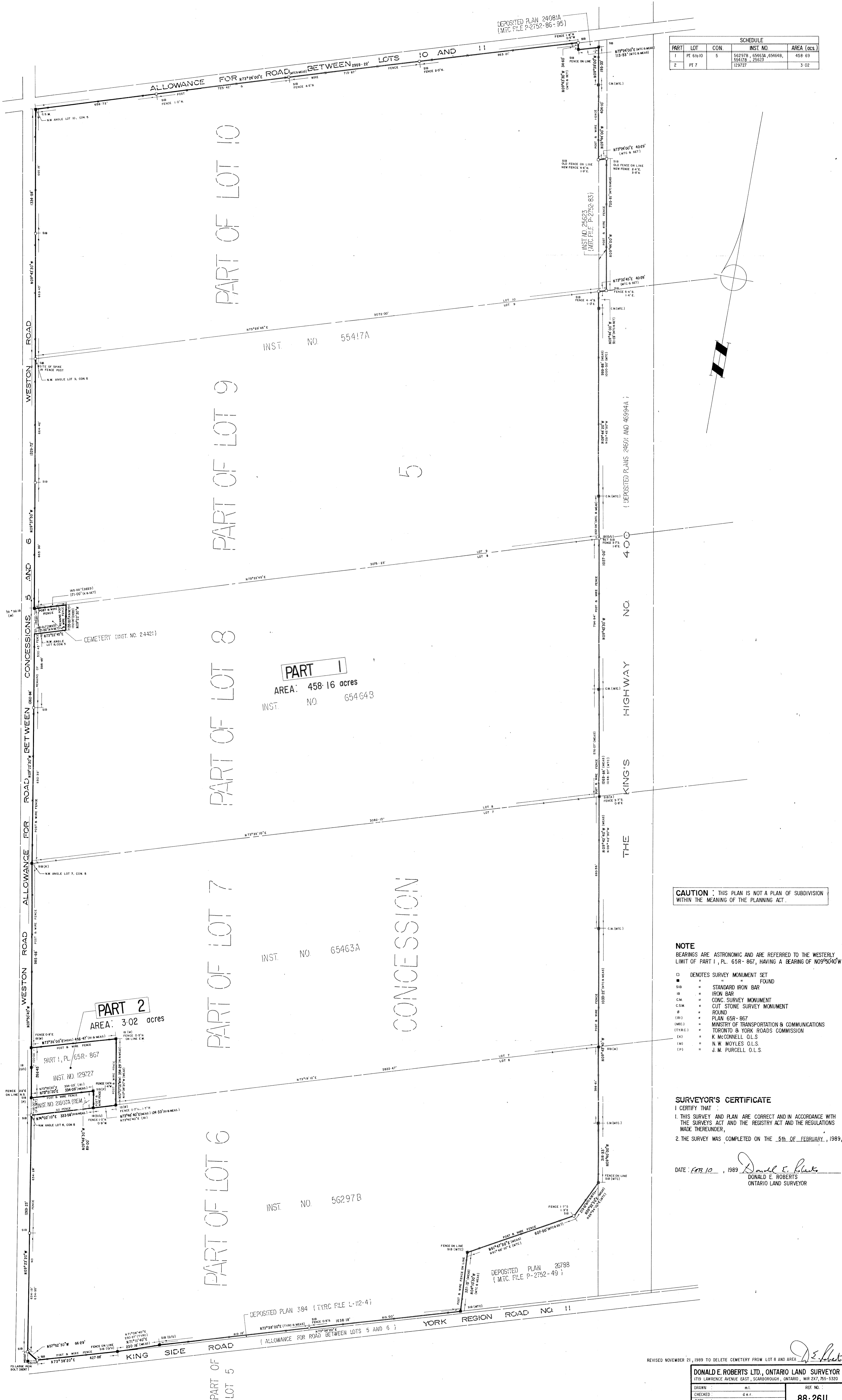
DATE: February 10, 1989

DATE: _____, 1989

Donald E. Roberts
DONALD E. ROBERTS
ONTARIO LAND SURVEYOR

DEP. LAND REGISTRAR FOR THE REGISTRY
DIVISION OF YORK REGION (NO 65)

SCHEDULE				
PART	LOT	CON.	INST. NO.	AREA (acs.)
1	PT 6 to 10	5	56297B, 65463A, 65464B, 55417B, 25623	458.69
2	PT 7		129727	3.02



CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION
WITHIN THE MEANING OF THE PLANNING ACT.

- NOTE**
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY
LIMIT OF PART 1, PL. 65R-867, HAVING A BEARING OF N09°50'40"W.
- (S) DENOTES SURVEY MONUMENT SET
 - SIB " STANDARD IRON BAR FOUND
 - IB " IRON BAR
 - CM " CONC. SURVEY MONUMENT
 - CSM " CUT STONE SURVEY MONUMENT
 - R " ROUND
 - M " PLAN 65R-867
 - (TYRC) " MINISTRY OF TRANSPORTATION & COMMUNICATIONS
 - (K) " TORONTO & YORK ROADS COMMISSION
 - (M) " K. MCCONNELL O.L.S.
 - (M) " N.W. MOYLES O.L.S.
 - (P) " J.M. PURCELL O.L.S.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS
MADE THEREUNDER,
2. THE SURVEY WAS COMPLETED ON THE 5th OF FEBRUARY, 1989.

DATE: Feb 10, 1989 *Donald E. Roberts*
DONALD E. ROBERTS
ONTARIO LAND SURVEYOR

REVISED NOVEMBER 21, 1989 TO DELETE CEMETERY FROM LOT 8 AND AREA

13175-13685 Weston Rd & 3600 King Road, Township of King (~462 acres)

2022



November 30, 2022



OAK RIDGES MORAINE

13685 Weston Rd
13555 Weston Rd
13175 Weston Rd
3600 King Road

WESTON RD

HWY 400

KING RD

SERVICED NEIGHBOURHOOD

2KM

4KM

KING CITY

KING CITY GO STATION

LASKAY HAMLET

GREENBELT

