

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: Lockburn Developments Inc.
4660 Kirby Road, City of Vaughan

Dear Minister Clark:

We act on behalf of the Goldpark Group (Lockburn Developments Inc.) who are the owners of 4660 Kirby Road in the City of Vaughan.

To assist in describing our clients request we have prepared 4 illustrations as follows:

- Attachment 1: Aerial View of Subject Site.
- Attachment 2: Site Context Air Photo.
- Attachment 3: Block 48 Map.
- Attachment 4: Proposed Amendment to the Greenbelt Boundary.

The property consists of 19.6 acres of land and is occupied by a single family rural residential unit. See Attachment 1.

The property is located on the south side of Kirby between Pine Valley Drive on the east and Kipling Avenue on the west. See Attachment 2 which illustrates the locational context of the subject property. It situated within Block 48 in the City of Vaughan.

The lands on the east side of Pine Valley Drive and south of Kirby Road are within Block 41 which contains existing residential neighborhoods in its northwest corner which is near the Subject Site. The rest of Block 41 is also designated for future residential development. Our Client Group will be developing residential units in Block

41 which is next to Block 48 immediately to the west. Block 41 is less than 0.5 km east of the subject property. See Attachment 3 for reference to the Block Plans.

Planning in the City of Vaughan typically progresses on a Block-by-Block basis. Our client is concerned that the entirety of its property has been deemed to be in the Greenbelt. Our consultants have taken a preliminary review of this property and advise that the site does not exhibit Greenbelt-like environmental features. It is devoid of natural features or watercourses. We also note that there are many similar smaller rural residential lots on the south side of Kirby Road with similar attributes, rural residential lots without features. See Attachment 4 for suggested revision to the Greenbelt Plan.

Our client would like to express their opinion that the Greenbelt Mapping in this area needs to be more carefully scrutinized as part of this process. Our client is confident that with the Greenbelt reassessment in this area, a Block Plan can emerge in relatively short order and begin to address the criteria set out by the Province for Greenbelt exclusions. As noted, municipal services are not too distant from this Block and as is the normal routine, the construction of services will be undertaken by the private sector.

We note that the lands are adjacent to the existing settlement areas west of Pine valley Drive in Block 41. The lands are adjacent to the edge of the Greenbelt area boundary. The lands have the potential ability to be serviced with infrastructure to be entirely funded by a developer's group that would emerge for the Block.

We look forward to our continued involvement in this important undertaking. If you have any questions regarding of our submission, please do reach out to us.

Yours truly,



Claudio Brutto, MCIP, RPP

President, Brutto Planning Consultant Ltd.

113 Miranda Ave, Toronto, ON MB6 3W8

Mobile (416) 453-6197

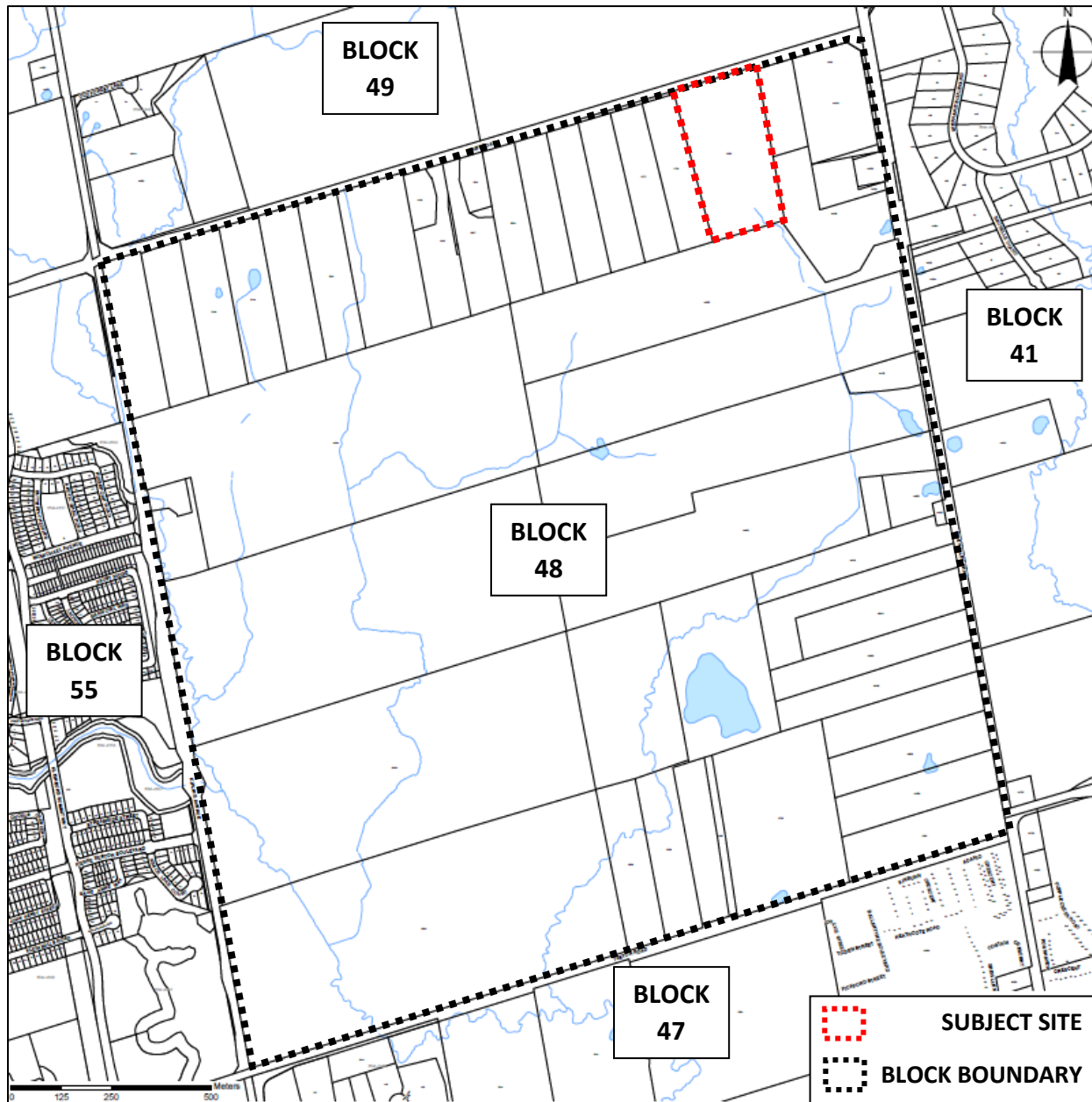
cc. Goldpark Group (Lockburn Developments Inc.)



Attachment 1: Aerial View of Subject Site (Source: York Interactive Maps, 2022)



Attachment 2: Site Context (Source: York Interactive Maps, 2022)



Attachment 3: Block 48 Map (Source: City of Vaughan, 2018)



Attachment 4: Proposed Amendment to the Greenbelt Plan Area Boundary (Source: Greenbelt Plan, 2022)