

TREASURE HILL

August 18, 2023

VIA EMAIL: andrew.doersam@ontario.ca
And to: ERO Website

Ministry of Municipal Affairs and Housing
Municipal Services Office - Central Ontario
777 Bay Street
Toronto, ON
M7A 2J3

ATTN: Andrew Doersam

RE: ERO Number: 019-7195
Ministry Reference Number: 18-OP-237796
Regional Municipality of Durham
6760 & 6900 Baldwin Street North, Town of Whitby
Part of Lot 1, Concession 9
TH (Brooklin) Developments Inc.
Draft Plan 19T-20G01 (Blocks 22 and 23)
PINs 26576-0430 (LT); 26576-0431 (LT)

Dear Mr. Doersam,

We are the owners of TH (Brooklin) Developments Inc. and are writing to request the Ministry of Municipal Affairs and Housing consider implementing a site-specific amendment for the lands located at 6760 & 6900 Baldwin Street North, in the Town of Whitby (the "Subject Lands"). The site-specific amendment is intended to increase the height, density and land use permissions to expedite development of two high-density residential blocks described as Blocks 22 & 23 on approved plan of subdivision 10T-20G01 (shown on Appendix A).

The Subject Lands are located within the Regional Municipality of Durham on the Southwest corner of Columbus Road West and Baldwin Street North, within a site currently under development by TH (Brooklin) Developments Inc. The Subject Lands are designated as "mixed use 1 – community central area" in the Brooklin Community Secondary Plan and zoned as "mixed use", both of which provide constraints on the development proposal by limiting density and height, among other aspects. Current permissions would allow for a maximum height of 36 metres and total density of 370 units /net hectare) across Blocks 22 and 23 (combined area of 1.85ha). This is excluding zoning and MTO setbacks which would further impact development potential. It is our opinion that the current policies artificially restrict the densities that could be achieved and supported on the Subject Lands.

TH (Brooklin) Developments Inc. respectfully requests the Minister's consideration for a site-specific amendment to the Durham Regional Official Plan that seeks to increase the height (minimum of 3 storeys and maximum of 23 storeys) increase the density (up to 500 units/net

101 Bradwick Drive, Vaughan, Ontario L4K 1K5
Tel 416-987-5500 Fax 905-326-3600

hectare, allowing for approximately 920 units, with no minimum density target) and a reduction in the 14 metre MTO structural setback to Baldwin Street (Highway 12) to a more reasonable setback of 3m, which would be more appropriate given the approved plans for the future urbanization of the immediate area and community. In addition, we are also requesting a parking rate reduction of 1.1 spaces /unit which is more commonly associated with condominium apartments of this nature. Attached for your reference is the Conceptual Site Plan (Appendix B) which illustrates our proposal for Blocks 22 & 23 that are located on the approved plan of subdivision. To reiterate, the exemptions we are seeking are intended to only apply for Blocks 22 & 23 as shown on Appendix A.

The attached development concept meets the intent of the Provincial Government's housing objectives by including a higher density on the Subject Land, which also benefits future homeowners with more affordable options of housing.

This site, located in Brooklin is within a growing area of Whitby and is proximate to developments that are underway both to the north and south. The site is well served by existing and planned infrastructure, making it possible to deliver a substantial amount of housing units in a location where the housing is intended to be.

In summary, we would ask the Minister to implement site specific policies to facilitate the development of the Subject Lands and facilitate the delivery of 920 residential units to market in the most expeditious manner possible.

We would be happy to meet to discuss this matter further.

Yours very truly,



Matthew Creador

TH (Brooklin) Developments Inc.

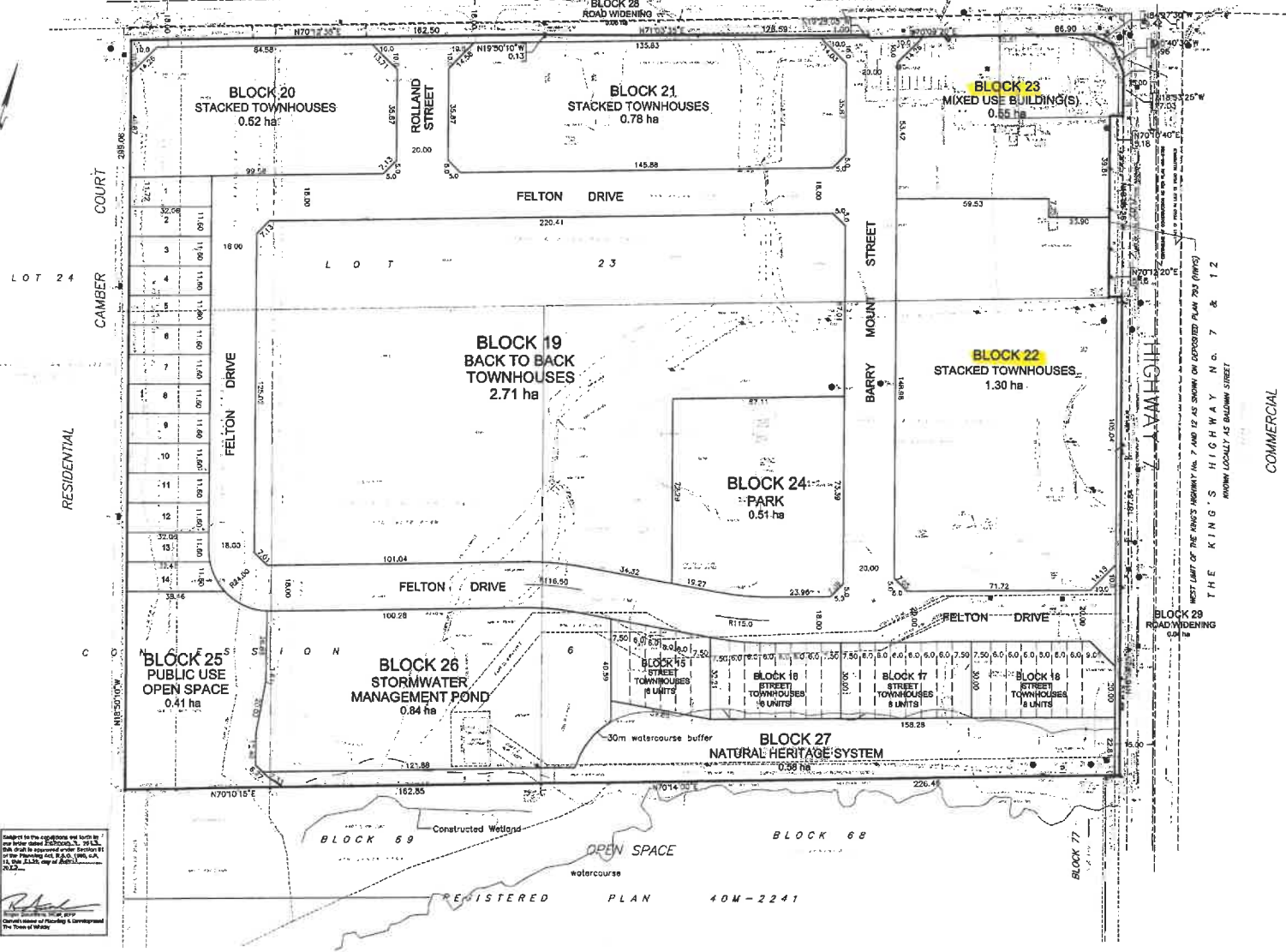
Encl.

APPENDIX A

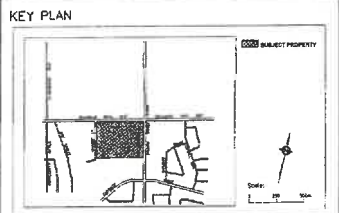
FUTURE DEVELOPMENT

KNOWN AS COLUMBUS ROAD WEST
(ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 6 AND 7)

COLUMBUS ROAD WEST



Part of Lot 23
Concession 6,
(Geographic Township of Whitby)
Town of Whitby
Regional Municipality of Durham



SCHEDULE OF LAND USE

Lot/Block	Land Use	Units	Area/ha
Lots 1-6	Single Family det. (1.1m GPM)	14	0.52
Blocks 15-18	Street Townhouses det. & 1m GPM	30	0.60
Block 19	Back to Back Townhouses		2.71
Block 20-22	Stacked Townhouses		2.00
Block 23	Mixed Use Building(s)		0.55
Block 24	Park		0.51
Block 25	Public Use Open Space		0.41
Block 26	Stormwater Management Pond		0.84
Block 27	Natural Heritage System		0.58
Block 28-29	Road Widening		0.12
Public Roads	Streets 18-20m ROW - 1,200m		1.91
Total		41	11.29

OWNER'S AUTHORIZATION

I, the undersigned, hereby authorize Malone Olsen Partners Ltd. to prepare and submit this Draft Plan of Subdivision to the Town of Whitby.

[Signature] November 30, 2022
TH (Brooklin) Developments Inc. Date

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

[Signature] February 26, 2021
Paul Gilman Date
P.L.S. Inc. Surveyor

ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 31(17) OF THE PLANNING ACT, CHAPTER F.13 (R.S.O. 1990):

- (1) - Full name of the Surveyor.
- (2) - As shown on the Draft and Copy Plan.
- (3) - As shown on the Draft and Copy Plan.
- (4) - Land to be used in accordance with the Schedule of Land Use.
- (5) - Call to search, title, city and files.
- (6) - Full municipal services to be provided.

NOTE: Considers release to Canadian Geomatics Datum.
Contour Interval is 1m with 20m reprojected.

SCALE: 1:750

Date Revision By

Date	Revision	By
Oct 17/21		
Nov 2021		
Nov 2022		
Nov 2022		

Prepared For:
TH (Brooklin) Developments Inc.

MGP Malone Olsen Partners
140 Ravel Road, Suite 200, Whitby, ON L1M 1K7
MGP Fax: 19-2848

Subject to the regulations and terms of the Motor Vehicle Emissions Act, 1990, and the Planning Act, R.S.O. 1990, c.431, s. 20.22, and the Planning Act, R.S.O. 1990, c.431, s. 20.22.

[Signature]
Surveyor

