
Planning Analysis for Greenbelt Plan Consultation

Delpark Homes (Brooklin) Inc.
7963 Ashburn Road, Whitby ON

Prepared by:

Malone Given Parsons Ltd
140 Renfrew Drive
Suite 201
Markham ON L3R 6B3



Jack Wong
MCIP, RPP

Prepared by:

GeoProcess Research
Associates
133 King Street West
Dundas ON L9H 6Y6



Ian Roul
Senior Ecologist

Prepared by:

Candevcon East Limited
1600 Stellar Drive,
Suite 402
Whitby ON L1N 9B2



Andrea Keeping
P. Eng

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Executive Summary

The Subject Property is on the southeast corner of Brawley Road West and Ashburn Road in the Brooklin Community of the Town of Whitby. The lands subject to this request are currently in the Greenbelt Plan Area within a portion of the Subject Property (the “Greenbelt Lands”). The Greenbelt Lands are adjacent to, and east of the urban settlement area of the Brooklin Community in the Town of Whitby, as shown in Figure 2 below. The Subject Property is comprised of a single parcel of land totalling approximately 20.23 hectares (~50 acres). The Greenbelt Lands subject to this request is 2.4 hectares in size. The Subject Property is currently used for agricultural and rural residential uses and are subject to a joint Draft Plan of Subdivision and Zoning By-law Amendment application.

The lands are within the Provincial Greenbelt Plan area. As such, the lands are currently unavailable for urban development. This document provides a feasibility assessment of suitability of the lands for inclusion within the adjacent settlement area of Whitby should they ever be considered for removal from the Provincial plan, with support from Geoprocess Research Associates and Candevcon East Limited. This analysis is based primarily on the policies contained in the Provincial Policy Statement 2020 and A Place to Grow: A Growth Plan for the Greater Golden Horseshoe 2020 (‘Growth Plan’). Given that a detailed development proposal has yet to be prepared specifically for the Greenbelt Lands, the analysis is based on high level criteria that capture the intent of the settlement expansion policies of these plans.

The Greenbelt Lands can provide a logical extension of the proposed Draft Plan of Subdivision to the west and can accommodate municipal services to this area. It is our opinion that, subject to additional work, the lands can conform to Provincial policies related to settlement area boundary expansions.

This area provides a strategic opportunity to contribute to the proposed development to the west and the achievement of a complete community. It is contemplated that the development of the Greenbelt Lands would provide a range and mix of housing types, including attainable housing forms.

Based on the environmental work undertaken by Geoprocess, significant environmental features will be protected from development as the current Draft Plan was the subject to a full Environmental Impact Study which included detailed assessments of the Greenbelt lands. The current Draft Plan provides buffers to wetlands, includes compensation for the removal of small woodlots (less than 0.5 ha) and includes restoration and re-naturalization of the buffer to significant environmental features. These features are concentrated on the east of the property and will be protected through the policies of the Town of Whitby.

The addition of the Greenbelt Lands into the proposed Draft Plan of Subdivision provides a logical extension of the existing Brooklin Community and has the potential to deliver

residential homes in a timely manner, given that the remainder of the Subject Property is currently subject to development applications that are under review by the Town of Whitby and Region of Durham.

1.1 Subject Site and Surrounding Area

The Subject Property is comprised of a single parcel of land totalling approximately 20.23 hectares (~50 acres) in size in the Brooklin Community of the Town of Whitby. This property is located on the southeast corner of Brawley Road West and Ashburn Road as illustrated in Figure 1 and are legally described in Table 1 below.

Figure 1: Site Location

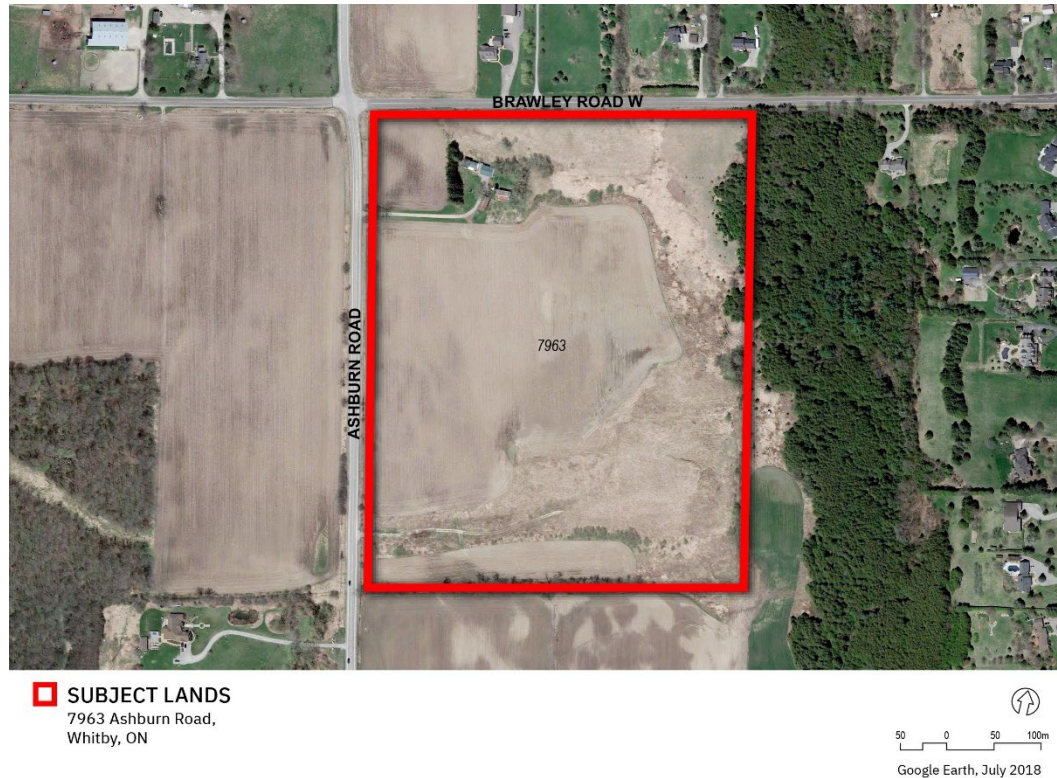
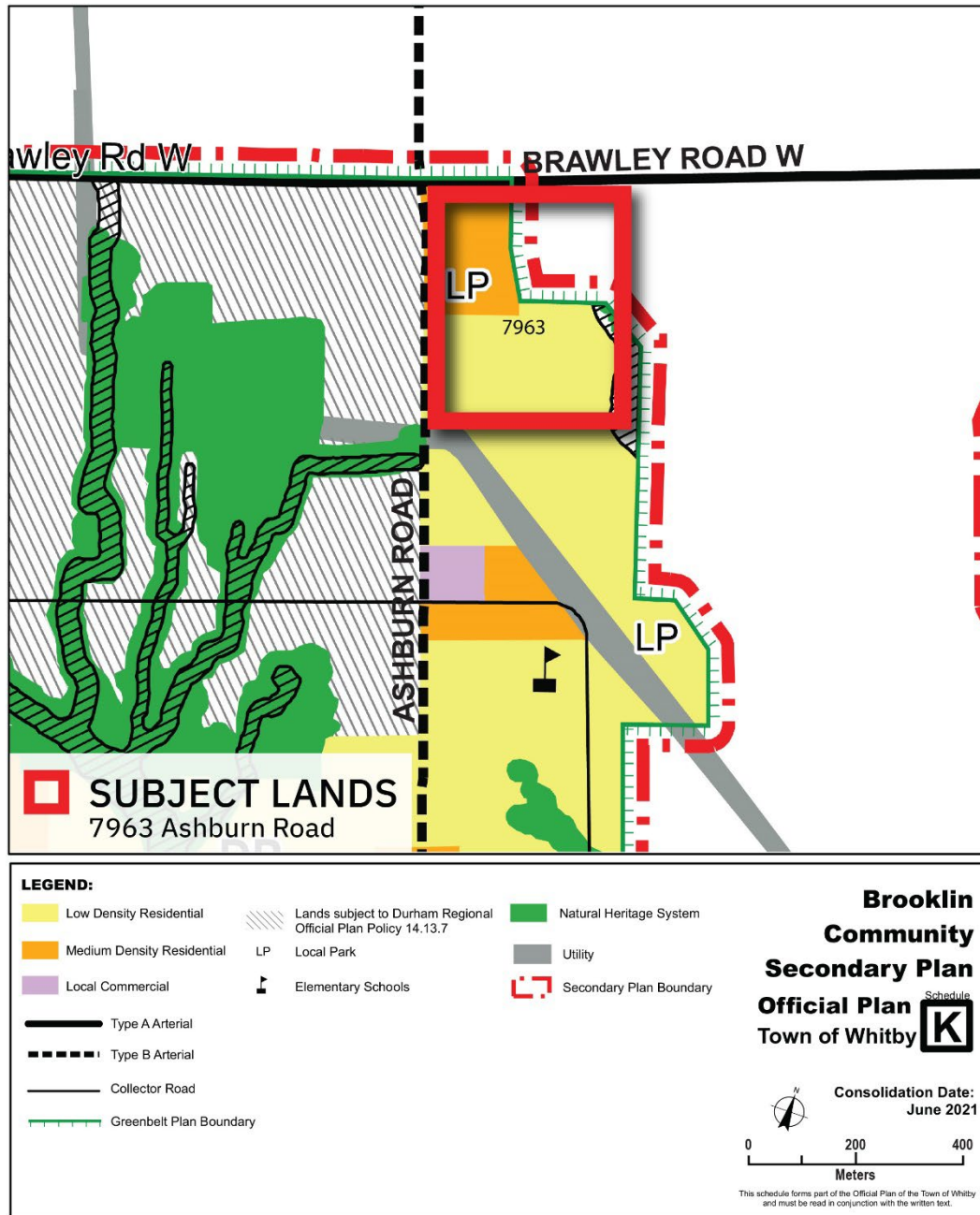


Table 1: Legal Description of Subject Lands

#	Party to	Legal Description	PIN	Area
1	DELPARK HOMES (BROOKLIN) INC.	PART LOT 26, CONCESSION 7 GEOGRAPHIC TOWNSHIP OF WHITBY, PARTS 1, 2 AND 3 PLAN 40R30893 SUBJECT TO AN EASEMENT OVER PART 2 PLAN 40R30893 AS IN CO62350 TOWN OF WHITBY	265770241	20.23 hectares (~50 acres)

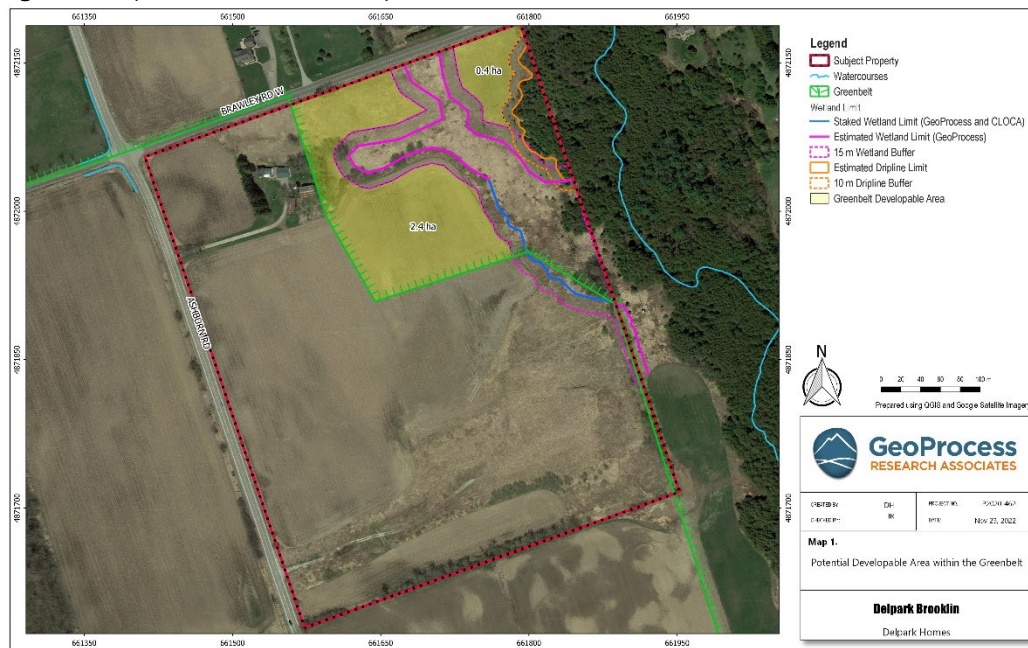
The Subject Property is currently used for agricultural and rural residential purposes. However, the lands are subject to a joint Draft Plan of Subdivision and Zoning By-law Amendment application which is currently under review by the Town of Whitby and Region of Durham. The Draft Plan of Subdivision proposes development of the property to accommodate 246 dwelling units (139 single detached dwelling units, 59 townhouse residential units, and 48 back-to-back townhouse units) a local park, a local commercial block, a future development block, an open space block, vistas, and a natural heritage system block. A gross density of 56.6 persons and jobs per hectare is achieved. A watercourse runs north-south on the east side of the Subject Lands, outside of the property boundary, within the Greenbelt Plan Area. The current land uses are reflected on the Brooklin Community Secondary Plan, as shown on Schedule K below and a copy of the submitted Draft Plan of Subdivision is provided as Attachment 1. As delineated on Figure 2 and the proposed Draft Plan of Subdivision, a portion of the Subject Property is within the Greenbelt Plan Area (“Greenbelt Lands”). The focus of this letter will be for the portion of the Greenbelt Lands (2.4 hectares) that could be brought into the Settlement Area, as shown in Figure 3 and Attachment 2.

Figure 2: Brooklin Community Secondary Plan, Schedule K



The Subject Property is located within the greater Brooklin Community, which was included in the Settlement Area Boundary in 2009 as part of the Region's Growing Durham Regional Official Plan review. The Brooklin Community Secondary Plan ("the Secondary Plan") (OPA 108) was approved by the Region on July 12, 2018. The Secondary Plan provides land use designations and policies for the existing Brooklin community and the expanded Brooklin area. The Secondary Plan is in force and effect on the properties and provides the land use framework and policies to consider approval of development.

Figure 3: Proposed Greenbelt Developable Area



1.2 Building a Complete Community

The Provincial Policy Statement 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 both emphasize the need to manage and direct land uses to achieve efficient and resilient development and land use patterns. Healthy, liveable, safe, and complete communities are built by promoting efficient development and land use patterns, accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, multi-unit housing, affordable housing, and housing for older persons). They should also accommodate institutional, recreation, parks, open space, and other uses to meet long-term needs and promote the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

The following provide a summary of policy/criteria that must be considered, at a minimum, in assessing whether a portion of the Greenbelt Lands could be added to the settlement area.

- 1) They are adjacent to a lower-tier municipal settlement area that:**
 - a. Has a delineated built-boundary;**
 - b. Has existing or planned municipal water and wastewater systems; and,**
 - c. Has no other reasonable lands to accommodate the proposed uses.**

The Greenbelt Lands are adjacent to the existing Brooklin Community in the Town of

Whitby, which is a delineated built boundary. The Greenbelt Lands are identified as Block 165 in the submitted Draft Plan of Subdivision for the Subject Property.

Given that the Greenbelt Lands are within the lands subject to the submitted Draft Plan of Subdivision, they are adjacent to an area that has planned municipal water, wastewater and stormwater systems as outlined in the Functional Servicing and Stormwater Management Report (FSSR) for Delpark Homes (Brooklin) Inc. (Candevcon East Limited, April 2022). The inclusion of the Greenbelt Lands in the Draft Plan of Subdivision could take advantage of the planned water, wastewater and stormwater servicing system planned for the proposed development as outlined below.

A new Zone 4 reservoir and feedermain distribution network is planned to provide water service to the Draft Plan of Subdivision which could also service the Greenbelt lands. The construction of this infrastructure is scheduled for the third/fourth quarter of 2027 as per the Regional Municipality of Durham's Development Charge Background Study (2021). Once the reservoir and feedermain are built, there will be a 150mm diameter watermain constructed in the northwest corner of the subdivision on Street 'C' and a 150mm diameter watermain within Street 'D' (refer to Drawing FSP in Attachment 3). Between these two proposed watermains, the Greenbelt lands can be serviced and the necessary looping achieved.

Wastewater servicing will be provided for the Draft Plan of Subdivision, as shown on Drawing FSP in Attachment 3, which can also service the Greenbelt lands. This includes a 200mm diameter sanitary sewer within Street 'C' connecting to the future Mattamy (Brooklin) Limited and Lakeview Homes developments to the south, ultimately discharging into the existing 525mm diameter sanitary sub-trunk located at Montgomery Avenue and Columbus Road.

In accordance with the Brooklin Secondary Plan Watershed Planning, Hazard Lands and Stormwater Management Stage 3 Final Report (Candevcon Limited, November 2018), a SWMF, identified as SWMF L43, is required to service the Draft Plan of Subdivision lands. The preliminary details of the SWMF are outlined in the Brooklin Secondary Plan Area Sub-Area Study (SAS) Sub-Area 2A (SCS Consultants, August 2022) and the Functional Servicing Report, Mattamy (Brooklin) Limited, 7613 Ashburn Road (SCS Consultants, August 2022). A storm sewer system is proposed within the Street 'D' right-of-way as outlined in the FSSR (Candevcon East Limited, April 2022) and shown on Drawing FSP in Attachment 3, to convey flows from the Draft Plan of Subdivision lands to SWMF L43. This storm sewer system can be sized to ensure sufficient capacity to convey the additional flows from the Greenbelt lands, should it be developed. Similarly, the SWMF has been designed such that it is able to accommodate the Draft Plan of Subdivision lands and could be modified to accommodate the additional flows from the subject Greenbelt lands.

Durham Region is undertaking its Official Plan review process to update the Official Plan to the 2051 planning horizon. As part of this review, the Region has released preliminary settlement area expansion mapping for lands planned to accommodate growth to this horizon. Based on this mapping the majority of the whitebelt areas are proposed to

accommodate growth to 2051. Limited areas, predominantly located along the Highway 412 corridor, are the only remaining lands to accommodate any additional future growth and given the location of these areas, the lands are anticipated to be most suitable to accommodate employment growth.

There are no other opportunities in Whitby to accommodate additional housing in a master planned area that would contribute to the creation of a complete community. The Greenbelt Lands have the potential to accommodate additional housing and serve as an extension to the Brooklin community.

2) The lands can be cost effectively and efficiently serviced and there is sufficient capacity in existing and planned infrastructure and public service facilities.

Based on a preliminary analysis provided by Candevcon, sanitary and water servicing can be cost effectively and efficiently extended from the portion of the Subject Property in the Settlement Area to the Greenbelt Lands. The optimal extension of sanitary and water services would be from the local roads proposed within the Draft Plan of Subdivision. The Greenbelt Lands can accommodate growth in a manner that extends roads and municipal servicing infrastructure in a logical and cost-effective manner.

The Greenbelt Lands benefit from proximity to public service facilities, schools, parks, and commercial uses proposed in the Draft Plan of Subdivision and the Brooklin Community.

3) The lands will be developed at a minimum density that supports the achievement of minimum density targets of the upper- or single-tier municipality.

The Subject Property provides an overall density of 56.6 persons and jobs per hectare. Should the Greenbelt Lands come into the Settlement Area Boundary, it is anticipated that the Greenbelt Lands can contribute to the overall density of the Subject Property to exceed the minimum designated greenfield area density established in the Durham Region Official Plan.

4) Significant natural heritage and hydrological features will be protected.

Significant natural heritage features have been assessed through the completion of an Environmental Impact Study. This work included Ecological Land Classification breeding bird surveys, breeding amphibian surveys, vegetation surveys, headwater drainage feature assessments and staking the limits of wetland features with the Central Lake Ontario Conservation Authority. Appropriate buffers to these wetlands have been determined and 2.4 ha of tableland is located within the Greenbelt, directly adjacent to the zoned residential lands. Development of the tableland Greenbelt lands outside of the appropriate buffers, coupled with naturalization of these buffers will protect these natural heritage and hydrologic features.

The 2.4 ha of Greenbelt protected lands adjacent to the proposed draft plan are suitable

for immediate development based on the conditions on the site, the policies of the Town of Whitby and the regulations of the Central Lake Ontario Conservation Authority.

5) The lands can comply with the minimum distance separation formulae.

Additional work will be undertaken to demonstrate the lands will comply with the MDS formulae.

6) They will support the achievement of complete communities for the lower-tier municipality by:

- a. Featuring a diverse mix of land uses including residential and/or employment uses;**
- b. Having convenient access to:**
 - i. A range of transportation options including transit and active transportation;**
 - ii. Public service facilities;**
 - iii. An appropriate supply of open spaces, parks, trails, and other recreational facilities; and,**
 - iv. Healthy and affordable food options, including urban agriculture.**
- c. Providing a range and mix of housing options, including additional residential units and affordable housing.**

The proposed Draft Plan of Subdivision for the portion of the Subject Property within the Settlement Area provides an appropriate range and mix of uses that will result in the creation of a complete community. Should the Greenbelt Lands be included in the Settlement Area as part of the Draft Plan of Subdivision application, the lands could expand upon the uses currently contemplated on the Subject Property and contribute to the achievement of a complete community.

Again, given that the Greenbelt Lands are abutting the lands within the Settlement Area subject to the Draft Plan of Subdivision, the lands have convenient access to the active transportation opportunities, public facilities and park services anticipated in the proposed development.

More attainable housing forms (i.e. townhouses of all forms, secondary units, etc.) can be provided on the Greenbelt Lands and could provide a logical extension to the residential forms anticipated in the adjacent proposed development.

7) The lands have the characteristics that would enable housing to be built in the near-term.

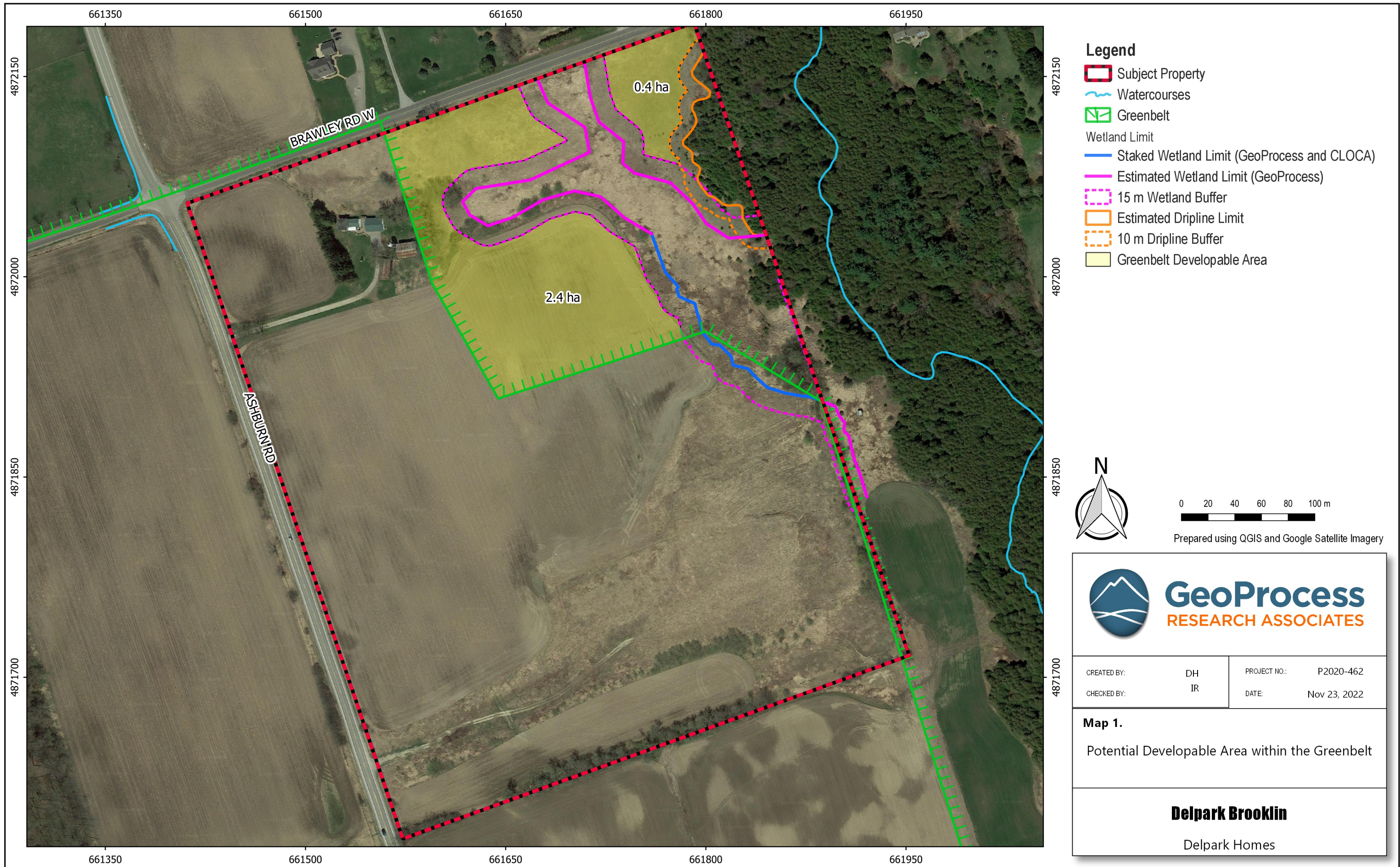
The proposed Draft Plan of Subdivision is currently under review by the Town of Whitby, Region of Durham and other external agencies. It is anticipated that the Subject Property will receive Draft Plan Approval by 2023. Should the Greenbelt Lands be included in the Draft Plan of Subdivision application, it would have the characteristics that would enable housing to be built in the near term.

Attachment 1

Draft Plan of Subdivision

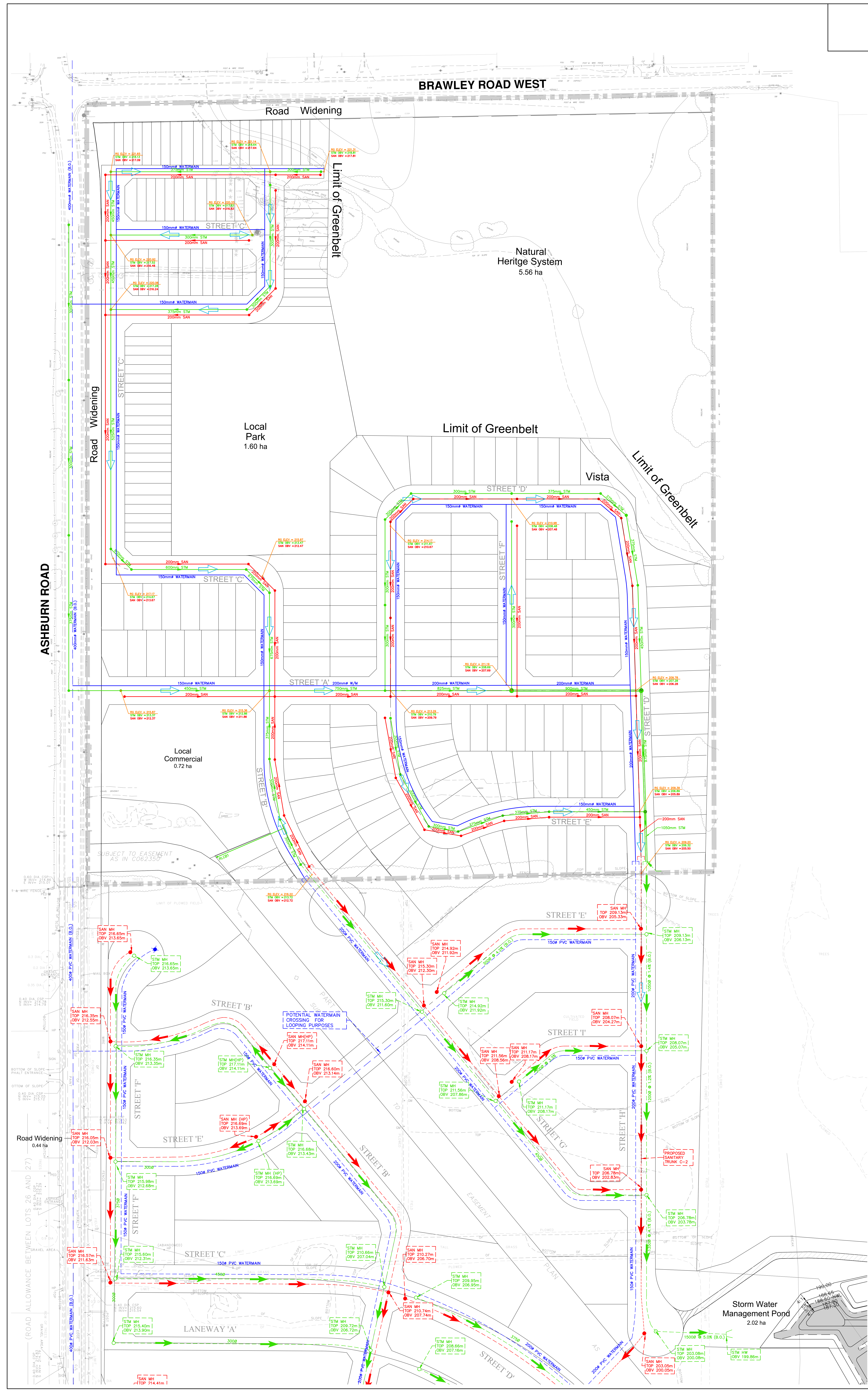
Attachment 2

Potential Greenbelt Developable Area



Attachment 3

Functional Servicing Plan



KEY PLAN
N.T.S.

NOTES:
1. ALL MEASUREMENTS IN METRES, PIPE SIZES IN MILLIMETRES, UNLESS OTHERWISE SPECIFIED.

LEGEND

- EX. STORM SEWER AND FLOW DIRECTION
- PROP. STORM SEWER AND FLOW DIRECTION
- EX. SANITARY SEWER AND FLOW DIRECTION
- PROP. SANITARY SEWER AND FLOW DIRECTION
- EX. FOUNDATION DRAIN COLLECTOR AND FLOW DIRECTION
- PROP. FOUNDATION DRAIN COLLECTOR AND FLOW DIRECTION
- EX. WATERMAIN
- PROP. WATERMAIN
- OVERLAND FLOW DIRECTION

APPROVED BY
Public Works Department
Date: _____

APPROVED
P.Eng.
Approval of the Regional Review Unit, for the purposes described in the applicable Regional Subdivision or Servicing Agreement. The Region is relying on the technical skill and ability of the P. Eng. sealing and signing this drawing.
By: _____
Date: _____

REVISIONS				
No.	BY	DATE	DESCRIPTION	APPROVED

THE CORPORATION OF THE TOWN OF WHITBY
Public Works Department

DELPARK - ASHBURN

FUNCTIONAL SERVICING PLAN

CANDEVCON EAST LIMITED
CONSULTING ENGINEERS & PLANNERS
1600 STELLAR DRIVE, SUITE 402 WHITBY, ONTARIO L1M 8B2
TEL (289) 315-3680 FAX (905) 794-0611

SCALE: 1:750

DRAWN BY: L.W.

DESIGNED BY: L.W.

CHECKED BY: _____

REVISION DATE: December 2021

PROJECT No. **E18001**

DRAWING No. **FSP**

REVISION DATE: December 2021

FILE: E18001-FSP.dwg