



WESTON CONSULTING

planning + urban design

Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON
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December 4, 2022

Via email greenbeltconsultation@ontario.ca

**RE: Proposed Amendment to the Greenbelt Area Boundary Regulation
Environmental Registry of Ontario ERO No. 019-6217
3185 King Road, Township of King**

Weston Consulting is the authorized planning consultant for the registered owner of the property located at 3185 King Road in the Township of King (herein referred to as the 'subject property'). We have been monitoring the proposed mapping changes to the Greenbelt Plan (*Ontario Regulation 59/05*) that would have the effect of swapping lands in the Greenbelt. We understand that the government is now proposing to add 9,400 acres to the Greenbelt elsewhere, including a portion of the Paris Galt Moraine and 13 Urban River Valleys in the Greater Golden Horseshoe. When factoring in the land that would be removed, the Greenbelt would grow by 2,000 acres moving about 7,400 acres in 15 different areas from the Greenbelt, which was created to protect the environmentally sensitive area from development. We also understand the 1:1 offset must be achieved to ensure overall Greenbelt expansion. Therefore, we would like to request that our lands be considered for removal from the Greenbelt Plan Area thus making it suitable for residential development in the near term.



Figure 1 – Aerial Image

Greenbelt Plan

Currently, the subject property is identified as a Protected Countryside in the Greenbelt Plan Land Use schedule.



Figure 2 - Greenbelt Plan Land Use Schedule (Ontario Regulation 59/05)

Description of the Subject Property

The subject property is located north of King Vaughan Road, east of King's Highway 400, and is currently predominantly vacant with some structures and homes. The subject property has an approximate area of 27.98 hectares (69.15 acres). The property has an approximate frontage of 385 metres along King Road.

The land uses surrounding the subject property are as follows:

- North:** Directly north of the subject property is the King City Carpool Lot. Further north of the subject property are vacant agricultural lands.
- East:** Directly east of the subject property are woodlots and the Kingbridge Centre (conference venue and communications facility). Further east are vacant agricultural lands and the Kinghorn Methodist Episcopal Cemetery.
- South:** Directly south of the subject property is the Bella Gardens Event Centre (Banquet Hall and Convention Centre). Further south are lands used for industrial and truck storage uses by a variety of business entities (Dufferin Construction, Strada Aggregates and Kings Valley Paving Inc.).

West: Directly west of the subject property is the King's Highway 400. Entry and exit ramps for the King's Highway 400 directly abut the subject property at the King Street frontage. Further west of the subject property are vacant agricultural lands and the Laskey Hamlet.

Request for Removal

It is our opinion that the removal of these lands, which are adjacent to the King's Highway 400 and in close proximity to the Laskey Hamlet and King City Village Boundary present an opportunity to create more new housing to address the Province's housing crisis. A considerable portion of the subject property excludes any Natural Heritage features and environmental buffers. It is important to note that the property is not within the Oak Ridges Moraine Conservation Plan area and are instead designated Protected Countryside under The Greenbelt Plan. Future residential development can be accommodated sensitively and would not impact natural features on the property. Appropriate buffers would be instituted from the adjacent property's wooded areas and driplines.

Weston Consulting has assessed the Province's criteria for removal which include:

1. Greater than 1:1 offset must be achieved to ensure overall Greenbelt expansion;
2. Affected areas must have the potential for homes to be built in the near future;
3. Affected areas must be adjacent to the existing Greenbelt boundaries;
4. Affected areas must be adjacent to an existing urban area; and
5. Affected areas must be on or near readily serviceable land, with local infrastructure upgrades needed to service the projects to be funded entirely by the proponents.

In response to these criteria, we note the following:

1. The total removal within the Greenbelt Area, targeted at 7,400 acres will be offset by the addition of 9,400 acres which results in a net positive increase of 2,000 acres. The subject property can be removed as part of this 2000 acres.
2. The removal of the subject property from the Protected Countryside designation would not create fragmentation in Greenbelt Area, as the subject property is located close to the edge of the Greenbelt Outer Boundary.
3. The lands are located directly adjacent to the King's Highway 400 and are also near King City and the Laskey Hamlet.

Summary

Based on the planning analysis conducted and the comments provided above, we ask that the following summarized points to be considered:

- The subject property is adjacent to wooded lands and environmental features but does not contain them.
- The subject property is nearby the King City municipal boundaries and the Hamlet boundaries of Laskey. The subject property is also adjacent to lands designated Employment Area.
- The property is adjacent to the King's Highway 400 and a frontage along a public road.
- **This letter is to provide comments requesting that the lands be removed from Greenbelt Area to support residential development in the near future, as the character of the area is suitable and would provide adequate access to major roads and highway networks.**
- The lands proposed for the removal from the Greenbelt are lands similarly designated Protected Countryside and also the more restrictive Natural Heritage System. Lands proposed to be removed from the Greenbelt are all situated adjacent to Settlement Areas. The subject property is also similarly adjacent to Settlement Areas, features access to transportation networks that are underutilized and is designated the less restrictive Protected Countryside.

Based on the planning analysis provided above, our position is supportive of the removal of 3185 King Road from the Greenbelt boundary. The proposed removal meets all the criteria outlined for lands to be considered. It is our opinion that the property will accommodate new housing that in the short term to lessen the impact of Ontario's Housing Crisis.

Thank you for the opportunity to share our comments. We are open to future discussions regarding this matter. If you have any questions, please contact Katie Pandey at ext. 335.

Yours truly,

Weston Consulting

Per:



Katie Pandey, MAES, MCIP, RPP
Associate