

December 2, 2022

The Ministry of Municipal Affairs and Housing
Municipal Services Office - Central Ontario
777 Bay Street, 13th Floor
Toronto, Ontario
M7A 2J3

Re: Environmental Registry of Ontario (ERO) Number 019-6216
Proposed Amendments to the Greenbelt Plan

We are writing to you regarding the Province's initiatives and action plan to address the current housing crisis by building 1.5 million homes over the next 10 years and how our clients lands can support and contribute to the Province's mandate to support residents and businesses of the Province of Ontario.

More specifically, as detailed in ERO Posting 019-6216, the Province is currently reviewing areas of the Greenbelt that could be re-designated to accommodate approximately 50,000 homes by the year 2025. We applaud and commend the Province on recognizing that there are locations where adjustments to the Greenbelt boundaries are logical to achieve this goal.

Our client, Highmeadow Place Holdings Inc., lands (subject lands) are located at the north-east corner of Keele Street and Kirby Road in the City of Vaughan (the City), Region of York (the Region). The subject lands are approximately 102 acres in area and are located within Planning Block 21 of the City's Official Plan (OP) located immediately north of the City's current Urban Boundary, being Kirby Road. The subject lands are currently designated protected countryside and zoned greenbelt. Please see the attached figure depicting the location of the subject lands.

The subject lands are located immediately adjacent to the City's Planning Block 20 which is an existing and complete community serviced with full municipal services and infrastructure.

Through the Province's initiative 'More Homes Built Faster' we submit our clients lands which have strong merit for consideration to remove the current designation of protected countryside, greenbelt zoning and also contribute to the Province's initiatives by re-designating the subject lands to permit the development of a range of housing types, with a mix of employment and community uses. The development of the subject lands represents a logical extension of existing complete neighborhoods to the south and west including highest and best use of Keele Street and Kirby Road. Based on a review of existing and planned water, wastewater, and transportation infrastructure in the general area of the subject lands, we are confident construction of the subject lands can be initiated prior to 2025.



**PAUL BROWN
& ASSOCIATES INC.**

This proposal contributes to the Province's objective to increase housing supply and choice and also contributes to additional Provincial objectives including creating jobs and attracting more businesses. Ultimately, the proposal balances multiple Provincial objectives to create complete communities.

Our client is committed to working with the Province to provide the foundation for continuous housing choice, housing supply, and shovel ready lands in 2025 for those who are going to call the Province of Ontario, home.

Thank you for the opportunity to submit our comments and for your consideration. We look forward to continuing to be a part of the significant process.

Sincerely,

Paul Brown & Associates

Paul Brown
President



**BLOCK 21
DEVELOPERS GROUP**

**REVISED ORMCP AND
GREENBELT DESIGNATIONS**

FIGURE 8a

<ul style="list-style-type: none"> Property Boundary Railway Water Body Quaternary Watershed Boundary 	<p>Oak Ridges Moraine Land Use</p> <ul style="list-style-type: none"> Countryside Area Natural Core Area Natural Linkage Area Settlement Area 	<p>Greenbelt Designation</p> <ul style="list-style-type: none"> Greenbelt Protected Countryside/NHS
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MAP CREATED BY: GM
MAP CHECKED BY: KM
MAP PROJECTION: NAD 1983 UTM Zone 17N

1:20,000

0 100 200 400 m

PROJECT: 163331

STATUS: DRAFT

DATE: 7/21/2016