

September 21, 2021

MGP File: 21-2952

Richard Holy, RPP, MCIP
(Acting) Director of Development Services
City of Kawartha Lakes
Development Services Department, Planning Division
180 Kent Street West
Lindsay, ON K9V 2Y6

Dear Mr. Holy:

**RE: Flato Lindsay Community Inc
Minister's Zoning Order (MZO) Letter
Part of Lots 20 – 22, Concession 7, City of Kawartha Lakes**

Malone Given Parsons Ltd. has been retained as the planning consultant for Flato Lindsay Community Inc. (Flato). Flato is the owner of the lands East of Highway 36 (Verulam Road), North of the Trans Canada Trail, and west of Fieldside Road in the City of Kawartha Lakes ("Subject Lands").

The purpose of this letter is to provide additional details regarding the conceptual vision for the Subject Lands following the presentation made during the Committee of the Whole Meeting on September 7, 2021. Please refer to Attachment 1 to this letter for which identifies the lands for which Flato is requesting consideration of a Minister's Zoning Order (MZO).

Subject Lands – MZO Request

The Subject Lands are comprised of a total of three (3) parcels located in the City of Kawartha Lakes, generally east of Highway 36 in the Town of Lindsay. The concept plan occupies 116.1 ha (286.9 acres) of the land area. The Subject Lands are currently outside of Lindsay's Urban Settlement Boundary. A legal description of the Subject Lands is listed in the table below.

Of the total area requested for an MZO (116.1 hectares), 115 hectares of lands are on land owned by Flato, and 1.08 hectares of land is comprised of existing Pidgeon Lake Road.

The 115 hectares for Flato's MZO request are comprised of parcels 2 and 3 in their entirety, and the southern strip of Parcel 1 (5.56ha) which is required to provide for a logical boundary for the neighbourhood north of Pidgeon Lake Road in alignment with a future collector road. It should be noted that the provision of roads, stormwater management facilities, community uses and other infrastructure and public uses will be required on the surrounding parcels (also owned by Flato) to provide access and servicing from Highway 36 (subject to engineering design) and any other community uses required by the City.

Table 1 - Legal Description of the Subject Lands

Parcel #	Owner Name	Municipal Address	Legal Description	Area (ha)
1	FLATO LINDSAY COMMUNITY TWO INC.	417 Fieldside Road	E 1/2 OF LOT 22, CONCESSION 7 OPS; SAVE & EXCEPT PART 1, 57R-5547, PART 1, 57R-10653 CITY OF KAWARTHA LAKES	41.57 NOTE – 5.56ha is part of the MZO request
2	FLATO LINDSAY COMMUNITY TWO INC.	N/A	PT LT 21 CON 7 OPS AS IN R396056; KAWARTHA LAKES	40.48
3	FLATO LINDSAY COMMUNITY FOUR INC.	258 Highway 36	PT LT 20 CON 7 OPS PT 1 & 4 57R580 EXCEPT PT 1 57R5543; KAWARTHA LAKES	69.00

The Subject Lands are mostly made up of agricultural or agri-related uses. Parcels 1 and 2 are entirely occupied by agricultural lands. Parcel 3 is occupied by agricultural uses with farm-related structures on the eastern portion of the parcels adjacent to Highway 36 (Verulam Road South).

Proposed MZO Concept

A preliminary concept plan has been prepared by Malone Given Parsons Ltd. (*Attachment 2*). The Subject Site is envisioned to develop in manner that enhances and completes a neighbourhood east of Highway 36. It should be noted that most of the conceptual block plan is located on Parcels 2 and 3. The proposed concept plan encroaches slightly to the north onto Parcel 1. The 1.1 ha stormwater management pond shown on the concept plan as being outside the Subject Lands boundary is planned to be built at a future stage and will eventually result in a 3-ha stormwater management pond. It may also be necessary that stormwater management ponds be located on adjacent lands south of Parcel 3, subject to additional engineering analysis. Key elements of the conceptual plan include:

- 1) The addition of approximately 200 seniors-oriented and rental apartment dwellings to provide much needed affordable and age-appropriate housing in Lindsay. The MZO lands will provide approximately 10% affordable housing;
- 2) The addition of approximately 400 back-to-back townhome dwellings, which taken together with the apartment dwellings result in the MZO lands providing approximately 30% of all dwellings as attainable housing.
- 3) The overall addition of approximately 2,000 new homes with a mix of housing types including single and semi-detached, various forms of townhomes and apartments.
- 4) The provision of two new commercial shopping uses east of Highway 36 and near the secondary school to support the creation of a community hub and gathering place of identity for both existing and new residents;

- 5) The protection and restoration of significant environmental features that can form a green corridor connecting residents through a trail system spanning the north and south parts of the new neighbourhood.
- 6) The provision of three new parks and stormwater management ponds to accommodate the active and passive recreational needs of residents connected along the natural heritage system.

Consideration of the Subject Lands for Settlement Area Uses

This area provides a strategic opportunity to realize the creation of a complete neighbourhood east of the current boundary of Lindsay. It is contemplated that the proposed development would provide an appropriate range and mix of housing, including the provision of affordable housing units through the provision of purpose built rental and seniors-oriented housing.

It is proposed that the significant environmental features will be protected from development. Given the linear nature of these features, they can incorporate an active transportation 'green' spine through the community. Such a spine would enable residents to move through the neighbourhood without the use of automobiles to visit neighbourhoods, enjoy new parks, and access retail and commercial uses that are proposed to be located next to I E Weldon Public Highschool and on Highway 36.

The heart of these new neighbourhoods is the community hub formed with the colocation of the commercial use and apartments with the high school. These uses have been centrally located on the lands to provide new apartments (for purpose built rental and seniors' residences) close to existing homes and the existing community that has developed east of Highway 36 between Pigeon Lake and Weldon Road.

The additional homes and commercial use will contribute to the creation of a complete neighbourhood east of Highway 36, providing a much-needed greater range and mix of housing choices and local shopping needs for the residents of Lindsay.

Both the Provincial Policy Statement (PPS) and the Growth Plan emphasizes the need to manage and direct land uses to achieve efficient and resilient development and land use patterns. The proposed development provides an appropriate range and mix of uses to the Lindsay area that will result in the creation of a complete community east of Highway 36. The proposed development achieves the creation of a complete community in a manner that minimizes land consumption and servicing costs by proposing development in an area where road and municipal infrastructure can be logically extended.

The PPS emphasizes the development of healthy, liveable, safe and complete communities that accommodate an appropriate affordable and market-based range and mix of residential types. The proposed development will provide a range of housing types and land uses into the community including affordable housing units that will add to the City and Region's affordable housing stock. The mix of housing forms include single detached units, semi-detached units, townhouse units and mid-rise apartment units providing a range of housing choices for a variety of household demographics. Purpose built rental developments as well as housing for seniors are proposed on the Subject Lands to meet the increasing demands of these forms of housing in Lindsay.

Should you have any questions or require any additional information regarding this, please do not hesitate to contact the undersigned.

Yours very truly,

Malone Given Parsons Ltd.



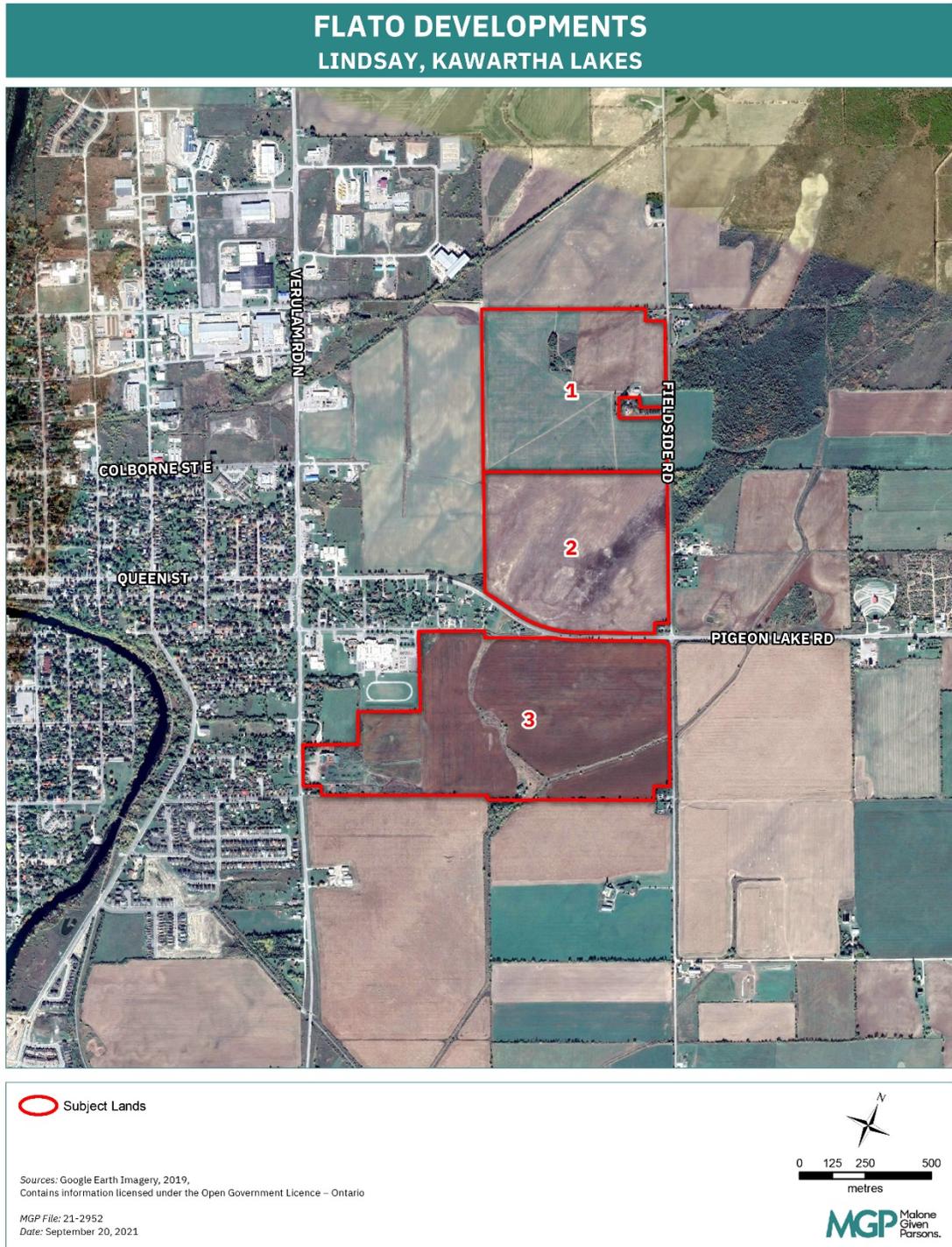
Matthew James Cory, MCIP, RPP, PLE, PMP
Principal

Cc: client and consultants.

Attchs: MZO Site Location and Conceptual Vision Block Layout

Attachment 1

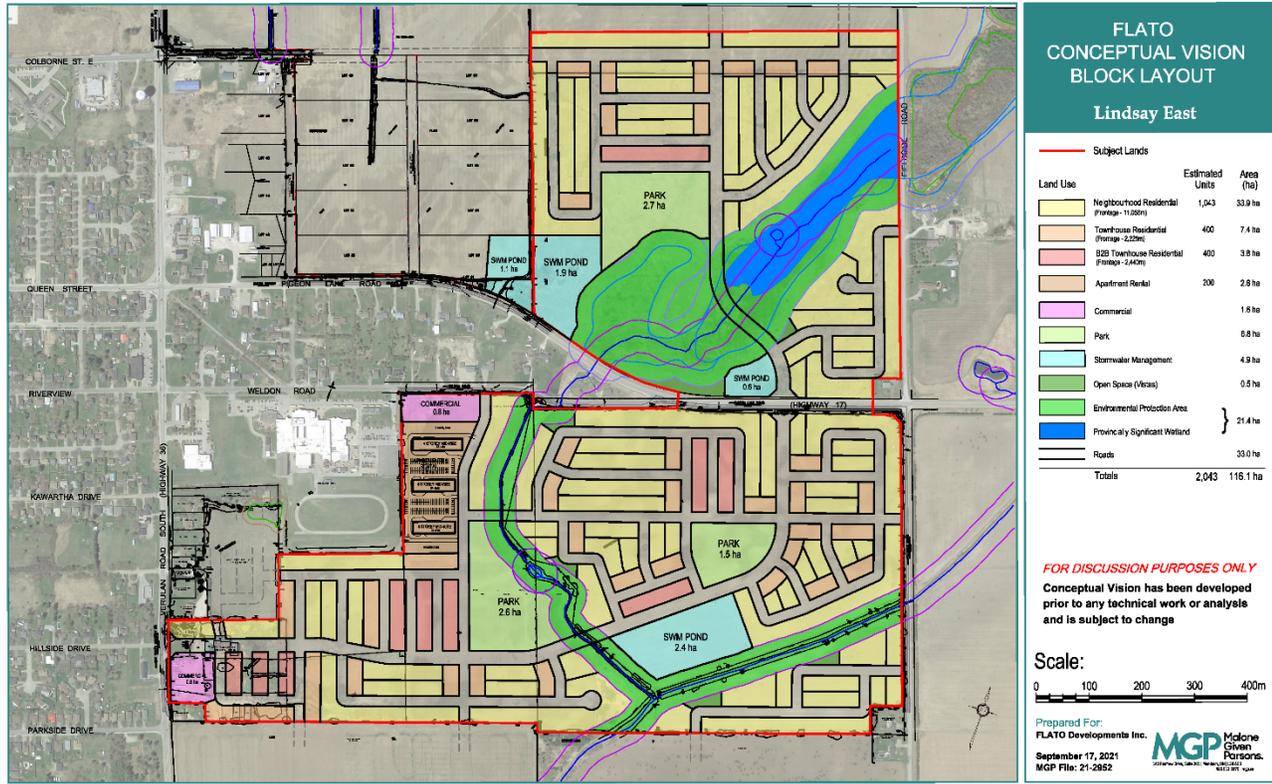
Figure 1: Site Location



Source 1: Malone Given Parsons (2021), Google Earth (2019)

Attachment 2

Figure 2: Conceptual Vision – Block Layout for MZO Request



Source 2: Malone Given Parsons (2021)