

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2097.

The Regional Municipality of Durham

MINUTES

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, September 7, 2021

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, September 7, 2021 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM. Electronic participation was offered for this meeting.

1. Roll Call

Present: Councillor Ryan, Chair
Councillor Joe Neal, Vice-Chair
Councillor Grant
Councillor Highet
Councillor Kerr
Councillor Lee
Councillor Yamada
Regional Chair Henry
***all members of Committee participated electronically**

Also

Present: Councillor Dies
Councillor Foster
Councillor Wotten attended for part of the meeting

Staff

Present: E. Baxter-Trahair, Chief Administrative Officer
B. Bridgeman, Commissioner of Planning and Economic Development
B. Anderson, Principal Planner
P. Frizado, Director, Broadband Services
S. Gill, Director, Economic Development and Tourism
C. Goodchild, Manager, Policy Planning & Special Studies
W. Holmes, General Manager, Durham Region Transit
L. Huinink, Director, Rapid Transit and Transit Oriented Development
R. Inacio, Systems Support Specialist, Corporate Services – IT
S. Jibb, Manager, Economic Development, Agriculture and Rural Affairs
G. Muller, Director of Planning
G. Pereira, Manager, Transportation Planning
N. Prasad, Assistant Secretary to Council, Corporate Services – Legislative Services
J. Presta, Director, Environmental Services, Works Department
L. Riviere-Doersam, Principal Planner
K. Ryan, Senior Solicitor, Corporate Services – Legal Services

S. Salomone, Manager, Economic Development, Business Development and Investment
J. Severs, Manager, Economic Development, Marketing and Cluster Development
L. Trombino, Manager, Plan Implementation
A. Yearwood, Project Planner
T. Fraser, Committee Clerk, Corporate Services – Legislative Services

2. Declarations of Interest

There were no declarations of interest.

3. Adoption of Minutes

Moved by Councillor Kerr, Seconded by Regional Chair Henry,
(70) That the minutes of the regular Planning & Economic Development Committee meeting held on Tuesday, June 1, 2021, be adopted.

CARRIED

4. Statutory Public Meetings

- 4.1 Application to Amend the Durham Regional Official Plan, submitted by Vissers Sod Farm to permit the severance of a dwelling rendered surplus to a farming operation as a result of the consolidation of non-abutting farm parcels in the Municipality of Clarington, File: OPA 2021-007 ([2021-P-18](#))
-

The Chair advised that this portion of the Planning & Economic Development Committee meeting constitutes the Statutory Public Information meeting under the Planning Act for a proposed amendment to the Durham Regional Official Plan. He also advised that notice of the public meeting was advertised in the applicable newspaper and mailed to landowners and residents within 120 metres of the subject property. He noted that it is important that anyone who may have an interest in this matter make a submission prior to Regional Council making a decision.

A) Presentation

Ashley Yearwood, Project Planner, Planning Division, provided a presentation outlining the details of Report #2021-P-18 of the Commissioner of Planning and Economic Development. He advised that an application has been submitted by Clark Consulting Services, on behalf of Antonius and Theodora Vissers, to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels. He also advised that the applicants are seeking relief from the Regional Official Plan requirement for access and frontage on a public road. The subject site is municipally known as 4382 Green Road in the Municipality of Clarington and is located south of Taunton Road between Green Road and Maple Grove Road. He provided an overview of the application and

land use policy considerations. He also advised that the application has been circulated to relevant agencies and to date no inquiries have been received from members of the public.

A. Yearwood responded to questions regarding the proposed access and frontage on a public road; and if this is consistent with Regional policy.

The Chair asked if there were any persons in attendance who wished to make a submission or ask any questions.

B) Delegations

The Chair advised that there were no delegations registered and no individuals in attendance at Regional Headquarters for this matter. He asked if any members were aware of an individual who wishes to speak to this matter.

There were no persons who requested to make a submission.

C) Report

Moved by Councillor Hight, Seconded by Councillor Lee,

(71) A) That Report #2021-P-18 of the Commissioner of Planning and Economic Development be received for information; and

B) That all submissions received be referred to the Planning Division for consideration.

CARRIED

4.2 Application to Amend the Durham Regional Official Plan, submitted by Wichcoron Holding Limited, to permit the establishment of a golf course in the Town of Whitby, File: OPA 2021-006 (2021-P-19)

The Chair advised that this portion of the Planning & Economic Development Committee meeting constitutes the Statutory Public Information meeting under the Planning Act for a proposed amendment to the Durham Regional Official Plan. He also advised that notice of the public meeting was advertised in the applicable newspaper and mailed to landowners and residents within 120 metres of the subject property. He noted that it is important that anyone who may have an interest in this matter make a submission prior to Regional Council making a decision.

A) Presentation

Lori Riviere-Doersam, Principal Planner, Planning Division, provided a presentation outlining the details of Report #2021-P-19 of the Commissioner of Planning and Economic Development. She advised that an application has been submitted by The Biglieri Group, on behalf of Winchcoron Holdings Ltd., to permit

the development of a golf course in the Town of Whitby. She also advised that the proposed amendment represents Phase Two of the Devil's Den Golf Course development and Phase One was approved by Regional Council in 2016. She noted that the proposed amendment, if approved, would permit Phase One and Phase Two areas of the golf course to function together as a 27-hole golf course, with a shared clubhouse, pro-shop, parking and maintenance facilities.

The subject site is municipally known as 605 Winchester Road West in the Town of Whitby and is located on the south side of Winchester Road, east of Coronation Road. She provided an overview of the application and land use policy considerations. She also advised that the application has been circulated to relevant agencies and to date comments have been received from the utility companies advising they have no concerns. No inquiries have been received from members of the public.

The Chair asked if there were any persons in attendance who wished to make a submission or ask any questions.

B) Delegations

1. Manny Zanders, Mike Pettigrew and Anthony Biglieri, on behalf of Winchcoron Holdings Ltd.

M. Pettigrew, participating electronically, appeared with respect to the application to amend the Durham Regional Official Plan submitted by Winchcoron Holdings Ltd. He provided a presentation on the proposed development, including location, subject lands, Phase Two proposal, combined plan, and Phase One clubhouse. He advised that this application is for Phase Two and would be a 9-hole extension to the Phase One 18-hole golf course. He explained that there is currently a single-detached dwelling and accessory buildings on the property which will be removed as part of the redevelopment. He provided an overview of the proposed development and the proposed clubhouse from Phase One.

C) Report

Moved by Regional Chair Henry, Seconded by Councillor Yamada,
(72) A) That Report #2021-P-19 of the Commissioner of Planning and Economic Development be received for information; and

- B) That all submissions received be referred to the Planning Division for consideration.

CARRIED

- 4.3 Application to Amend the Durham Regional Official Plan, submitted by Bridgebrook Corp. to redesignate lands from Special Study Area #6 to Living Areas to facilitate the development of a 588-unit plan of subdivision, in the Township of Uxbridge, File: OPA 2021-005 (2021-P-20)
-

The Chair advised that this portion of the Planning & Economic Development Committee meeting constitutes the Statutory Public Information meeting under the Planning Act for a proposed amendment to the Durham Regional Official Plan. He also advised that notice of the public meeting was advertised in the applicable newspaper and mailed to landowners and residents within 120 metres of the subject property. He noted that it is important that anyone who may have an interest in this matter make a submission prior to Regional Council making a decision.

A) Presentation

Lori Riviere-Doersam, Principal Planner, Planning Division, provided a presentation outlining the details of Report #2021-P-20 of the Commissioner of Planning and Economic Development. She advised that an application has been submitted by Malone Given Parsons, on behalf of Bridgebrook Corp., to amend the Regional Official Plan to redesignate lands from Special Study Area #6 to Living Areas in the Township of Uxbridge. The subject site is municipally known as 7370 Centre Road in the Township of Uxbridge and is located on the west side of Centre Road, east of 6th Concession Road and south of Ball Road. She provided an overview of the application and land use policy considerations. She also advised that the application has been circulated to relevant agencies and comments have been received from Bell Canada and Canada Post advising they have no concerns. Comments have also been received from the Works Department indicating that the proposed development would result in the population of Uxbridge exceeding the service population of 15,000 people for the Uxbridge Water Pollution Control Plant and that improvements to the water supply system would also be required, and from the Lake Simcoe Region Conservation Authority identifying questions regarding the meander belt mapping, stormwater management and the water balance analysis and recommending that a decision on the applications be deferred until their comments can be addressed by the applicant. She further advised that to date she has been contacted by approximately 30 residents and concerns have been raised regarding the proposed density of the subdivision application, environmental impacts and transportation impacts.

L. Riviere-Doersam responded to questions regarding the housing type shown on the west side of the draft plan of subdivision; comments from the Regional Works Department; the status of the application; and the servicing report and options submitted by the applicant.

The Chair asked if there were any persons in attendance who wished to make a submission or ask any questions.

B) Delegations

1. Matthew Cory, Mark Flowers, John Spina, Brian Henshaw, Steve Schaefer and Christine Hill, on behalf of Bridgebrook Corp.

M. Cory and M. Flowers, participating electronically, appeared with respect to the application to amend the Durham Regional Official Plan submitted by Bridgebrook Corp.

M. Cory provided a presentation on the proposed development, including Durham Regional Official Plan, draft plan of subdivision, and proposed zoning standards (R2-X) and (RM-X). He advised that the subject site is designated Special Study Area #6 in the Regional Official Plan and he outlined the requirements of Policy 12.1.3 in the Regional Official Plan. He explained that they are aware of the servicing limitations, and the nature of the servicing report and application is to bring forward what they believe is good planning and seek an appropriate servicing solution in collaboration with the Region. He stated that there are a few options and the one they are eager to look at is the potential for optimization of the servicing plant. He also advised that the draft plan of subdivision is for 588 dwelling units, including 461 single detached dwellings, 60 linked dwellings and 67 townhouse dwellings. He stated their calculations indicate this would be 53 people and jobs per hectare and an absolute density of approximately 17.3 units per net hectare. He also provided an overview of their proposed zoning standards under R2-X and RM-X. He concluded by advising that they have reviewed many of the submissions made by members of the public and his team is taking these back and intends to provide a response.

M. Flowers referenced section 7.3 in Report #2021-P-20. He advised comments recently received from Regional staff and consistent with a 2019 report of the Township of Uxbridge planning consultant, indicate there are planned upgrades to the plant that could increase the servicing capacity to accommodate a population of approximately 16,500. He acknowledged that this would still be less than the population forecasts resulting from the proposed development and other developments within the Phase 2 lands. He also stated that they believe there may be an opportunity to increase the capacity further without the need for a plant expansion through additional improvements and efficiencies, and their client is proposing that the Region undertake an optimization study of the plant to assess this potential. He further stated that their client is prepared to negotiate a front-end financing arrangement for the cost of the study with the opportunity for appropriate cost recovery in the future. He added that they anticipate making a formal request to the Region to consider this proposal.

C) Correspondence

1. Kathy Givelas
2. Cathy McArthur
3. Cade Holter
4. George Kydd
5. Andrew Creary
6. Melinda Winter
7. Javier Moreno
8. Ashley Fedrigo
9. Jack Ballinger
10. Lee Cooper

D) Report

Moved by Councillor Highet, Seconded by Councillor Grant,

(73) A) That Report #2021-P-20 of the Commissioner of Planning and Economic Development be received for information; and

B) That all submissions received be referred to the Planning Division for consideration.

CARRIED

4.4 Envision Durham: Proposed Regional Official Plan Amendment – Policies and Delineations for Protected Major Transit Station Areas, File: OPA 2021-003 (2021-P-21)

The Chair advised that this portion of the Planning & Economic Development Committee meeting constitutes the Statutory Public Information meeting under the Planning Act for a proposed amendment to the Durham Regional Official Plan. He also advised that notice of the public meeting was advertised in applicable newspapers, on the Regional website, and emailed to the Envision Durham interested parties list. He noted that it is important that anyone who may have an interest in this matter make a submission prior to Regional Council making a decision. He further advised that once adopted by Regional Council, the amendment will be submitted to the Minister of Municipal Affairs and Housing for approval.

A) Presentation

Colleen Goodchild, Manager, Policy Planning and Special Studies, provided a presentation outlining the details of Report #2021-P-21 of the Commissioner of Planning and Economic Development. She advised that the purpose is to introduce the proposed amendment to the Durham Regional Official Plan to incorporate policies and delineations for protected Major Transit Station Areas. Highlights of her presentation included:

- What is an MTSA
- Background
- Notice
- Purpose and Effect of the Amendment
- Proposed Changes – Policy
- Next Steps and Conclusions

Staff responded to questions regarding proposed new policy 8.1.15 and how this would apply to Courtice Road and the future Courtice GO Station; proposed new policy 8A.2.17 i) iv.; proposed new policy 8A.2.10 and permitted land uses; the Thornton's Corners Major Transit Station Area; the Central Oshawa Major Transit Station Area; and whether policies align with provincial plans for third party funded GO stations.

The Chair asked if there were any persons in attendance who wished to make a submission or ask any questions.

B) Delegations

1. Adrian Litavski, Johnston Litavski Ltd., on behalf of Alpa Pre-Engineered Panel Systems Inc.

A. Litavski, participating electronically, appeared on behalf of Alpa Pre-Engineered Panel Systems Inc. He advised that they have an operation located at 17 Cigas Road, Clarington, which is immediately south of the future Courtice GO Station. He also advised that they are an existing manufacturing use, and they purchased the property in February 2011. He further advised that they specialize in the manufacturing of pre-assembled construction elements.

A. Litavski advised that he submitted a letter on behalf of Alpa Pre-Engineered Panel Systems Inc. in February 2021 and many of the concerns mentioned at that time remain. He explained that their concerns focus on the issue of transition and he stated that they understand with the proposed new GO Station this area will in the fullness of time redevelop into a new urban node. He also stated that this is a well established and important industrial area within the Municipality of Clarington and he expressed concern about

the lack of specific policies recognizing existing uses and their right to continue their operations without the threat of encroachment of sensitive land uses. He further stated that the proposed amendment includes policies that set out a list of permitted uses and prohibited uses, including warehouses and open storage. He stated that open storage is an important part of his clients existing operations and therefore they have a potential conflict.

A. Litavski concluded by proposing that policies be incorporated into the Regional Official Plan to acknowledge existing industrial uses and to allow them to continue until they choose to move on, and redevelopment occurs. He stated that once a policy is established at the Regional level it can be more easily and appropriately implemented at the local level. He added that he intends to submit another letter and propose some draft language for the Region's consideration.

A. Litavski responded to questions with respect to whether he has shared his views with Clarington staff; and the proposal for residential uses south of the new GO Station.

2. Jae Truesdell, Director, Corporate Affairs, SmartCentres REIT

J. Truesdell, participating electronically, appeared on behalf of Smart Centres REIT. He advised that they own and operate eight properties in Durham, with three within the proposed Major Transit Station Area boundaries. He also advised that they are encouraged that the proposed Major Transit Station Areas include their lands and he explained that Smart Centres was founded on providing value-oriented retail to communities across Canada. He stated that for the past five years they have been intensifying their centres by adding residential, condo and purpose built rental, seniors housing, and self storage, to build mixed-use communities. He further advised that Smart Centres currently has applications or approvals for over 7,000 residential units in the Greater Toronto Area, and additional residential applications and approvals in other communities.

J. Truesdell concluded by advising that they are pleased to see that strategies presented in Report #2021-P-21 recommend a reasonable and balanced approach toward the overall growth of the Region.

3. Billy Tung, KLM Planning Partners Inc., on behalf of 1044971 Ontario Limited

B. Tung, participating electronically, appeared on behalf of the owners of 1218 Trulls Road, Clarington. He advised that their property is located outside of the proposed Courtice Major Transit Station Area and that he has made a written submission with respect to their interest, concerns, and the ongoing Regional Official Plan Review and Land Needs Assessment. He

also advised that their land is currently farmed and is designated employment. He stated that their property is part of a broader area of employment land conversions that is occurring in and around the Major Transit Station Area.

B. Tung advised that their concern is with respect to the consideration and interconnectedness of the creation of the Major Transit Station Area and introduction of sensitive land uses. He further stated that they believe it is more appropriate to view the Major Transit Station Areas in conjunction with the employment land conversion requests, so that their land can be more appropriately designated for something other than employment in order to avoid future land use incompatibility issues.

B. Tung responded to questions with respect to the amount of land owned by his client; the employment conversion request; and his request related to the proposed amendment.

4. Emma West, Bousfields Inc.

E. West, participating electronically, appeared on behalf of Brookfield Properties, with respect to their lands in the Municipality of Clarington. She advised that their lands are in the area proposed as a protected Major Transit Station Area and are north of the future Courtice GO Station. She also advised that they have been participating in the Envision Durham process and made a written submission earlier this year.

E. West stated that for the most part Brookfield is encouraged to see the direction that this work is taking and will follow-up with a written submission. She raised the following two items with respect to the proposed amendment:

- the need for flexible policies in the Regional Official Plan with respect to built form types or specific land uses related to the built form types. She advised that Brookfield is supportive of the concept of transit supportive development in and around the future Courtice Major Transit Station Area but requests that the draft policies be revised to make it clear that the detail of how the minimum density target of 150 residents and jobs per hectare will be achieved, will be the responsibility of the local municipalities. She stated that this flexibility is noted in a few of the draft policies but policy 8A.2.10 provides a list of permitted uses. She also stated that the list of uses is better addressed by and included in the local municipal official plan.
- the proposed timing for adoption of the Major Transit Station Areas amendment to the Regional Official Plan relative to the subsequent official plan amendment to address employment land

conversion requests. She advised that they have concerns that the draft Regional Official Plan Amendment for protected Major Transit Station Areas will be considered by Regional Council before a decision is made on the conversion requests. She stated that this is particularly important in Courtice where lands for the protected Major Transit Station Area are designated employment. She also stated if the conversion of employment lands is not supported by Regional Council and Council has already adopted this Official Plan Amendment, development would still need to achieve the minimum density target of 150 residents and jobs per hectare without residential uses. She further stated that as the vision for the protected Major Transit Station Area in Courtice is for a mixed-use community, the proposed Official Plan Amendment should include policies to allow for the conversion of the lands in the Courtice Major Transit Station Area.

E. West concluded by requesting that the proposed Regional Official Plan Amendment be modified before adoption by Regional Council and submission to the Province for approval.

C) Correspondence

1. Maurizio Rogato, Blackthorn Development Corp., on behalf of 2400245 Ontario Inc.
2. Jonathan Rodger, Zelinka Priamo Ltd., on behalf of CP REIT Ontario Properties Limited
3. Billy Tung, KLM Planning Partners Inc., on behalf of 1044971 Ontario Limited
4. Amy Shepherd, IBI Group, on behalf of 2610144 Ontario Limited and the Lovisek Family

D) Report

A question was raised with respect to the possibility of deleting item 27, new policy 8A.2.10 from Attachment #2 to Report #2021-P-21. B. Bridgeman agreed to discuss with Councillor Joe Neal following the meeting.

Moved by Councillor Lee, Seconded by Councillor Highet,

(74) A) That Report #2021-P-21 of the Commissioner of Planning and Economic Development be received for information; and

B) That all submissions received be referred to the Planning Division for consideration.

CARRIED

5. Delegations

There were no delegations.

6. Presentations

6.1 Gary Muller, Director of Planning; Melanie Hare, Urban Strategies; and Jamie Cook, Watson and Associates, re: Envision Durham, Growth Management Study and Land Needs Assessment Update

G. Muller, M. Hare and J. Cook provided a PowerPoint presentation regarding Envision Durham, Growth Management Study and Land Needs Assessment Update. Highlights of their presentation included:

- Envision Durham Context
- Growth Management Study
 - Timeline Recap
- Land Needs Assessment Organization and Presentation
 - 1. Region-Wide Growth Analysis
 - 2. Housing Intensification Study
 - 3. Employment Strategy
 - 4. Community Area Land Needs
 - Land Needs Assessment – Summary of findings
 - Growth Management Study Team
 - Growth Management Study Process
 - Policy Context: Our Departure Point
 - Policy Context
 - Regional Structure including Centres, Corridors and MTSA's
 - What Recent Growth looks like in Durham
 - Land Needs Methodology
 - Land Needs Assessment Methodology - Components of Community Area Land Needs Assessment
 - Land Needs Assessment Methodology - Components of Employment Area Land Needs Assessment
 - Greater Golden Horseshoe Growth Forecast
 - Oshawa CMA Labour Force Growth Trends
 - Durham Region Growth Forecast
 - Durham Region Population Forecast by Age Group
 - Drivers of Future Housing Growth in Durham Region – Demographics, Socio-economics and Infrastructure Investment
 - Drivers of Future Housing Growth in Durham Region – Housing Preferences in Durham Region are Changing
 - Housing Forecast by Structure Type, 2016 to 2051
 - BUA Housing Forecast by Structure Type, 2016 to 2051
 - Conclusions
- Where are we today and Next Steps

G. Muller, M. Hare and J. Cook responded to questions with respect to the meaning of intensification and designated greenfield area; what area is included in the land needs assessment; next steps; growth forecasts; and housing affordability.

A question was raised regarding the new 2051 population and employment forecasts in relation to the Region's infrastructure investment. B. Bridgeman advised that staff have reported on this topic previously and agreed to forward Councillor Foster a copy of Report #2021-INFO-47: Growth Forecasts and Implications for Infrastructure Planning and Capital Investment.

7. Planning

7.1 Correspondence

There were no communications to consider.

7.2 Reports

A) Durham Environmental Advisory Committee (DEAC) Post-Secondary Student Membership Appointment (2021-P-22)

Report #2021-P-22 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Regional Chair Henry, Seconded by Councillor Highet,
(75) That we recommend to Council:

That Anish Panday be appointed as a Post-Secondary Student member to the Durham Environmental Advisory Committee.

CARRIED

8. Economic Development

8.1 Correspondence

There were no communications to consider.

8.2 Reports

There were no Economic Development reports to consider.

9. Advisory Committee Resolutions

9.1 Durham Environmental Advisory Committee

A) Appointment of DEAC Representative on the Friends of Second Marsh Board of Directors

Moved by Councillor Lee, Seconded by Councillor Kerr,
(76) That we recommend to Council:

That Susan Clearwater be appointed as the Durham Environmental Advisory Committee representative on the Friends of Second Marsh Board of Directors.

CARRIED

10. Confidential Matters

There were no confidential matters to be considered.

11. Other Business

11.1 Introduction of Paul Frizado, Director, Broadband Services

B. Bridgeman introduced Paul Frizado as the new Director of Broadband Services. He advised that P. Frizado started with the Region on July 5, 2021 and that he has extensive senior level experience in the Canadian telecommunications sector.

Chair Ryan welcomed P. Frizado to the Region.

12. Date of Next Meeting

The next regularly scheduled Planning & Economic Development Committee meeting will be held on Tuesday, October 5, 2021 at 9:30 AM in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

13. Adjournment

Moved by Councillor Kerr, Seconded by Councillor Lee,
(77) That the meeting be adjourned.

CARRIED

The meeting adjourned at 12:26 PM

Respectfully submitted,

D. Ryan, Chair

T. Fraser, Committee Clerk