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The Regional Municipality of Durham

MINUTES

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, October 5, 2021

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, October 5, 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 attended the meeting at 9:34AM
Councillor Kerr
Councillor Lee
Councillor Yamada
Regional Chair Henry
*** all members of Committee participated electronically**

Also

Present: Councillor Ashe attended for part of the meeting
Councillor Collier
Councillor Dies
Councillor Drew attended for part of the meeting
Councillor Foster
Councillor Pickles
Councillor Mulcahy attended for part of the meeting
Councillor Smith
Councillor Wotten

Staff

Present: E. Baxter-Trahair, Chief Administrative Officer
B. Bridgeman, Commissioner of Planning and Economic Development
S. Baldie Jagpat, Manager, Administrative Services
D. Beaton, Commissioner of Corporate 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
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
M. Simpson, Director of Risk Management, Economic Studies and
Procurement, Finance Department
L. Trombino, Manager, Plan Implementation
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 Lee, Seconded by Regional Chair Henry,
(78) That the minutes of the regular Planning & Economic Development
Committee meeting held on Tuesday, September 7, 2021, be adopted.
CARRIED

4. Statutory Public Meetings

There were no statutory public meetings.

5. Delegations

Moved by Regional Chair Henry, Seconded by Councillor Yamada,
(79) That the rules of procedure be suspended in order to permit the
delegation from Matthew Cory, Senior Advisor to BILD, Municipal
Comprehensive Reviews.
CARRIED ON A 2/3rds VOTE

**5.1 Teresa Shaver, Executive Director, Business Advisory Centre Durham,
re: activities completed with small businesses of Durham Region**

T. Shaver, participating electronically, appeared before the Committee to provide
an update on activities of the Business Advisory Centre Durham (BACD)
completed with small businesses of Durham Region. Highlights of her
presentation included:

- New Website August 2021
- What we offer you
- BACD Team
- Durham's Digital Main Street Squad

- BACD Services and Programs
- 2019 and 2020 Key Metrics
- Starter Company Plus Program
- Summer Company Student Program
- Summer Company Student Testimonials
- Women's Entrepreneurship Program
- She Means Business Event
- Digital Main Street
- Digital Main Street – Success Stories
- Digital Durham – Thrive Online

Moved by Councillor Kerr, Seconded by Councillor Lee,
(80) That Teresa Shaver be granted a one-time two minute extension to finish her delegation.

CARRIED

- Do It In Durham 2020 – Virtual
- Do It In Durham 2021 – Riding the Waves
- Client Grand Openings 2020
- Pivot Profiles
- Clients Reviews
- Partnerships

The Committee thanked T. Shaver and the BACD for their work.

5.2 Tim Pauley, Director, Research & Academics, Ontario Shores Centre for Mental Health Sciences, re: Update on progress toward establishing the Ontario Shores Living Lab: Canada's First Mental Health Incubator

T. Pauley, participating electronically, appeared before the Committee with respect to an update on progress toward establishing the Ontario Shores Living Lab: Canada's First Mental Health Incubator.

T. Pauley advised that the Living Lab will connect private sector companies with clinicians and scientists to develop, scientifically evaluate and commercialize new and innovative health care and mental health care technologies across the Region, Canada and hopefully internationally. Highlights of his presentation included:

- Mental Health – Care gaps
- Mental Health – General and youth
- Mental Health – Visible Minorities and People with Pre-existing MH Challenges
- Mental Health – Suicide, Financial and Substance Abuse
- What is an Innovation Living Lab?

- The Innovation Living Lab in Action
- Measures of success
- What we learned from the environmental scan
- How the Region has helped advance the Living Lab

T. Pauley responded to questions of the Committee.

5.3 Don Given, Malone Given Parsons, re: Information Report #2021-INFO-97: Envision Durham – Growth Management Study – Release of Employment Strategy Technical Report

D. Given, participating electronically, appeared before the Committee with respect to Information Report #2021-INFO-97. He advised that his delegation is a continuation of his previous request to have lands in Port Perry converted to allow for a portion of the designated area to become residential. He stated that his previous delegation was in relation to a request for a Minister's Zoning Order to permit the development of a long-term care facility in the Port Perry Employment Area. He also stated that Regional Council supported this request with some conditions, and he noted that the engineering work has been completed.

D. Given also advised that the Minister has decided not to grant the zoning order and they are now asking the Region for an employment land conversion to allow this process to proceed. He explained that this request is a result of earlier discussions with Regional staff, and he stated that there needs to be a cooperative approach to opening up these lands because the servicing is very expensive. He stated that his client has agreed to open up a portion of the employment lands conditional on being able to get residential opportunities.

D. Given further advised that the conversion request has not been supported by the Region's Consultant Team and that he is appearing to renew his request. He stated that he will make further submissions in writing prior to Council's decision. He also stated that converting these employment lands will provide an opportunity for residential growth within Port Perry. He further stated that they hope their proposal is seen as a balanced approach to creating both jobs and residential opportunities.

D. Given responded to questions of the Committee.

5.4 Matthew Cory, Senior Advisor to BILD, Municipal Comprehensive Reviews, re: The overall Durham Region Municipal Comprehensive Review (Envision Durham)

M. Cory, participating electronically, appeared before the Committee on behalf of the BILD Durham Chapter and Durham Region Home Builders' Association, regarding the Durham Region Municipal Comprehensive Review – Envision Durham. He advised that Regional staff has recently released four reports in support of the Land Needs Assessment and that staff have met with them on a

number of occasions to discuss their ongoing work. He also advised that during these meeting they have expressed concern that the Envision Durham work is utilizing a housing mix that substantively deviates from a market-based approach and that there is only one option being prepared for the whole housing mix for growth for the next 30 years.

M. Cory stated that the Province hired Hemson Consulting to prepare background technical work for a Place to Grow which provides a baseline market demand forecast for housing by type for the Greater Golden Horseshoe and Durham Region. He also stated that the technical report forecasted that Durham Region's housing mix would be comprised of approximately 56% low density homes and 19% apartments. He further stated that in contrast, the Land Needs Assessment reports prepared for Envision Durham are forecasting 22% of all growth will be low density homes and 48% will be apartments.

M. Cory further advised that they feel very strongly that another option needs to be included in the Land Needs Assessment. He stated that the Province's land needs assessment states that the background forecasts prepared by Hemson Consulting reflect a baseline reference scenario to be used by municipalities and form the basis for establishing a market-based supply of housing. He also stated that it is anticipated that municipalities may adjust the housing mix to achieve conformity with the intensification and density targets of the plan, but they are still to ensure that the provision of a market-based supply of housing is met to the extent possible.

M. Cory also advised that they have requested that Durham Region include another housing option as part of the Envision Durham Land Needs Assessment that is based on the Durham Region housing forecast by type prepared by Hemson Consulting. He explained that he spoke with B. Bridgeman, Commissioner of Planning and Economic Development, on October 4th and he understands that the Region will be running another scenario as part of the Envision Durham Land Needs Assessment that is based on the Hemson background work as well as another option.

M. Cory concluded by thanking the Committee and Regional staff for listening to the comments of the Durham Region Home Builders' Association and BILD Durham Chapter. He advised that they value the partnership they have with the Region. He asked for confirmation as to the timing of the release of alternative scenarios.

B. Bridgeman advised that the Planning Division will complete an alternate growth scenario using the information prepared by Hemson Consulting and may complete another growth scenario (or scenarios) as well. He also advised that the results will likely be available by late December 2021 or January 2022.

6. Presentations

There were no presentations.

7. Planning

7.1 Correspondence

A) Information Report #2021-INFO-97: Envision Durham – Growth Management Study – Release of Employment Strategy Technical Report

Staff responded to questions with respect to the Land Needs Assessment process; intensification and density targets; the employment forecast; proposed employment density target; proposed settlement area boundary expansion requirements; the possibility of a specific mixed use land use designation; recommendations related to Employment Area conversion requests; how the Land Needs Assessment technical reports will impact Employment Area conversion requests that were not supported; the timeline for proposing settlement area boundary expansion locations; late submissions for Employment Area conversion requests; the cost to expand the settlement area boundary versus intensification; whether intensification of lands located near the proposed Oshawa GO station would be included in the overall City of Oshawa density targets; proposed housing unit mix; consultation with area municipal councils and staff; and next steps.

Moved by Councillor Lee, Seconded by Councillor Yamada,
(81) That Information Report #2021-INFO-97 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

B) Correspondence from Paula Tenuta, SVP, Policy & Government Relations, BILD, re: Information Report #2021-INFO-97: Envision Durham – Growth Management Study – Release of Employment Strategy Technical Report and the Durham Region Municipal Comprehensive Review (Envision Durham)

Moved by Regional Chair Henry, Seconded by Councillor Kerr,
(82) That correspondence from Paul Tenuta, SVP, Policy & Government Relations, BILD, be referred to staff.

CARRIED

C) Correspondence from Stacey Hawkins, Executive Officer, Durham Region Home Builders' Association, re: Information Report #2021-INFO-97: Envision Durham – Growth Management Study – Release of Employment Strategy Technical Report

Moved by Regional Chair Henry, Seconded by Councillor Kerr,
(83) That correspondence from Stacey Hawkins, Executive Officer, Durham
Region Home Builders' Association, be referred to staff.

CARRIED

- D) Correspondence from Susan Cassel, City Clerk, City of Pickering, re: Information Report #2021-INFO-97: Envision Durham – Growth Management Study – Release of Employment Strategy Technical Report

Revised correspondence from the City of Pickering was circulated following the meeting.

Moved by Regional Chair Henry, Seconded by Councillor Kerr,
(84) That correspondence from Susan Cassel, City Clerk, City of Pickering, be referred to staff.

CARRIED

7.2 Reports

- A) Application to Amend the Durham Regional Official Plan, submitted by 1725596 Ontario Limited 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 2021-001 (2021-P-23)

Report #2021-P-23 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Joe Neal, Seconded by Councillor Hight,
(85) That we recommend to Council:

- A) That Amendment #184 to the Durham Regional Official Plan, to permit the severance of a dwelling rendered surplus to a farming operation as a result of the consolidation of non-abutting farm parcels, be adopted as contained in Attachment #3 to Report #2021-P-23 of the Commissioner of Planning and Economic Development; and
- B) That "Notice of Adoption" be sent to the applicant, the applicant's agent, the Municipality of Clarington, the Ministry of Municipal Affairs and Housing, and all other persons or public bodies who requested notification of this decision.

CARRIED

8. **Economic Development**

8.1 Correspondence

There were no communications to consider.

8.2 Reports

A) Business Advisory Centre Durham Annual Update (2021-EDT-5)

Report #2021-EDT-5 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Lee, Seconded by Councillor Kerr,
(86) That Report #2021-EDT-5 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

B) Local Food Business Retention and Expansion Project: Annual Implementation Update (2021-EDT-6)

Report #2021-EDT-6 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Regional Chair Henry, Seconded by Councillor Grant,
(87) That Report #2021-EDT-6 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

C) Durham Region – Music Sector Strategy Project (2021-EDT-7)

Report #2021-EDT-7 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

The Committee thanked the Economic Development Division for their support of the Oshawa Music Awards and promoting the Region's music industry.

Moved by Councillor Kerr, Seconded by Councillor Highet,
(88) That Report #2021-EDT-7 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

9. Advisory Committee Resolutions

There were no advisory committee resolutions to be considered.

10. Confidential Matters

There were no confidential matters to be considered.

11. Other Business

11.1 Proposed Regional Official Plan policies to permit Secondary Units in the Greenbelt

Councillor Joe Neal inquired as to whether the draft Regional Official Plan will include policies to permit additional dwelling units within the Greenbelt.

B. Bridgeman agreed to review and respond to Councillor Joe Neal directly.

12. Date of Next Meeting

The next regularly scheduled Planning & Economic Development Committee meeting will be held on Tuesday, November 2, 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 Yamada,
(89) That the meeting be adjourned.

CARRIED

The meeting adjourned at 11:09 AM

Respectfully submitted,

D. Ryan, Chair

T. Fraser, Committee Clerk