

The Regional Municipality of Durham

MINUTES

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, March 7, 2023

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, March 7, 2023 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 Chapman, Chair
Councillor Pickles, Vice-Chair
Councillor Collier*
Councillor Kerr
Councillor Neal
Councillor Shahid
Councillor Wotten
Regional Chair Henry
***denotes Councillors participating electronically**

Also
Present: Councillor Ashe*
Councillor Crawford attended for part of the meeting
Councillor Dies* attended for part of the meeting
Councillor Foster* attended for part of the meeting
Councillor Garrod* attended for part of the meeting
Councillor Schummer*
***denotes Councillors participating electronically**

Staff
Present: E. Baxter-Trahair, Chief Administrative Officer
B. Bridgeman, Commissioner of Planning and Economic Development
S. Baldie Jagpat, Manager, Administrative Services
C. Boyd, Solicitor, Chief Administrative Office – Legal Services
S. Gill, Director, Economic Development and Tourism
C. Goodchild, Manager, Policy Planning & Special Studies
L. Huinink, Director, Rapid Transit and Transit Oriented Development
J. Hunt, Regional Solicitor/Director of Legal Services, Chief Administrative Office – Legal Services
G. Muller, Director of Planning
G. Pereira, Manager, Transportation Planning
B. Pickard, Manager, Tourism
D. Ruby, Manager, Economic Development, Business Development and Investment

J. Severs, Manager, Economic Development, Marketing and Cluster Development
N. Taylor, Commissioner of Finance
L. Trombino, Manager, Plan Implementation
R. Inacio, Systems Support Specialist, Corporate Services – IT
S. Ciani, Committee Clerk, Corporate Services – Legislative Services
L. Soto Maya, Committee Clerk, Corporate Services – Legislative Services
K. Smith, Committee Clerk, Corporate Services – Legislative Services

2. Declarations of Interest

There were no declarations of interest.

3. Adoption of Minutes

Moved by Councillor Neal, Seconded by Councillor Shahid,
(20) That the minutes of the regular Planning & Economic Development Committee meeting held on Tuesday, February 7, 2023, be adopted.
CARRIED

Moved by Councillor Shahid, Seconded by Councillor Pickles,
(21) That Item 4. Statutory Public Meetings be deferred until 11:00 AM when the Public Meeting portion of the agenda will begin.
CARRIED

4. Statutory Public Meetings

4.1 Public Meeting Report – Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)

This item was considered later in the meeting. [See page 5 of these minutes]

A) Presentation

This item was considered later in the meeting. [See pages 5-6 of these minutes]

B) Public Input

This item was considered later in the meeting. [See pages 6-13 of these minutes]

C) Correspondence

This item was considered later in the meeting. [See page 14 of these minutes]

D) Report

This item was considered later in the meeting. [See page 14 of these minutes]

5. Presentations

- 5.1 Gary Muller, Director of Planning, Simon Gill, Director of Economic Development & Tourism, and Lorraine Huinink, Director of Rapid Transit and Transit Oriented Development, re: 2023 Planning and Economic Development Department Business Plans and Budgets (2023-P-4)
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Gary Muller, Director of Planning, Simon Gill, Director of Economic Development & Tourism, and Lorraine Huinink, Director of Rapid Transit and Transit Oriented Development, provided a PowerPoint presentation with regards to the 2023 Planning and Economic Development Department Business Plans and Budgets.

Highlights of the presentation included:

- 2023 Business Plans and Budgets
- 2023 Proposed Planning/Transit Oriented Development Expenditures & Financing
- 2022 Planning Accomplishments
 - Envision Durham
 - At Home Incentive Program
 - Streamline Development Approvals Fund
- 2023 Planning Strategic Highlights
- 2022 Rapid Transit and Transit Oriented Development Accomplishments
- 2023 Rapid Transit & Transit Oriented Development Strategic Highlights
- 2023 Proposed Economic Development Expenditures & Financing
- 2022 Economic Development Accomplishments
- 2023 Economic Development Strategic Highlights
- 2023 Business Plans and Budgets
 - Risk and Uncertainties
- Beyond the 2023 Business Plans and Budget
 - Forecasted Pressures

Staff responded to questions with regards to how the lands around Highway 407 are designated and whether any development charges are received for planning exercises.

6. Delegations

There were no delegations.

7. Planning

- 7.1 Correspondence

There were no communications to consider.

7.2 Reports

A) 2023 Planning and Economic Development Department Business Plans and Budget (2023-P-4)

Report #2023-P-4 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Collier, Seconded by Councillor Shahid,

(22) That we recommend to the Finance and Administration Committee for subsequent recommendation to Regional Council:

That the 2023 Business Plans and Budget of the Planning and Economic Development Department be approved.

CARRIED

B) Durham Active Transportation Committee (DATC) Membership Appointments (2023-P-5)

Report #2023-P-5 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Pickles, Seconded by Councillor Wotten,

(23) That we recommend to Council:

- A) That the following citizen volunteers be appointed as “area municipal representatives” to the Durham Active Transportation Committee: Aisha Heywood (Pickering); Tanja Van Helsdingen (Ajax); Ron Lalonde (Whitby); Bob Astley (Oshawa); Connor Houston (Clarington); Kamal Mirani (Brock); Philip Smith (Uxbridge); and Marc Gibbons (Scugog);
- B) That the above-named citizen volunteers be advised of their appointment to the 2023-2026 term of the Durham Active Transportation Committee; and
- C) That a copy of Report #2023-P-5 of the Commissioner of Planning and Economic Development be forwarded to the area municipalities and the Durham Active Transportation 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

There were no advisory committee resolutions to be considered.

10. Confidential Matters

There were no confidential matters to be considered.

11. Other Business

There was no other business to be considered.

Moved by Councillor Neal, Seconded by Councillor Kerr,
(24) That the committee recess until 11:00 AM to begin the Statutory Public Meeting.

CARRIED

The Committee recessed at 10:00 AM and reconvened at 11:00 AM.

The Committee Clerk conducted a roll call following the recess and all members of Committee were present.

4. Statutory Public Meetings

4.1 Public Meeting Report – Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)

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 new Official Plan for the Region of Durham. He also advised that notice of the public meeting was advertised in the applicable newspaper and sent to the Envision Durham interested parties list (approximately 780 recipients), our agencies circulation list, and placed on the Envision Durham website. He noted that it is important that anyone who may have an interest in this matter make a submission prior to Regional Council considering the adoption of the new official plan. He stated that written submissions are to be provided by April 3, 2023.

A) Presentation

Brian Bridgeman, Commissioner of Planning and Economic Development, Gary Muller, Director of Planning, and Colleen Goodchild, Manager of Policy, Planning and Special Studies, provided a presentation outlining the details of Report #2023-P-6 of the Commissioner of Planning and Economic Development. B. Bridgeman advised that the Planning Act mandates that upper tier regions prepare and maintain an official plan and undertake municipal comprehensive reviews of the plan when required to do by the province. He noted that Durham Region has branded this municipal comprehensive review process as Envision Durham.

Highlights of the presentation included:

- Opening Remarks
- Draft New Regional Official Plan
- Prologue
- Chapter 1 – Regional Structure
- Chapter 2 – A Prosperous Region
- Chapter 3 – Healthy Communities
- Chapter 4 – Supportive Infrastructure & Services
- Chapter 5 – Vibrant Urban System
- Chapter 6 – Thriving Rural System
- Chapter 7 – Protected Greenlands System
- Chapter 8 – Connected Transportation System
- Chapter 9 – Site Specific Policies
- Public Open House – March 6, 2023
- Next Steps
- Closing Remarks with words of thanks from B. Bridgeman to the Envision Durham Team

Moved by Councillor Shahid, Seconded by Councillor Kerr,
(25) That the committee recess for 30 minutes.

CARRIED

The Committee recessed at 11:30 AM and reconvened at 12:00 PM.

The Committee Clerk conducted a roll call following the recess and all members of Committee were present.

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

B) Public Input

1. Joanna Fast, Evans Planning, on behalf of GLS Group of Companies, re: Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)
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Joanna Fast, Evans Planning, appeared before Committee on behalf of GLS Group of Companies who are the owners of 1345 Winchester Road in Oshawa.

J. Fast advised the subject lands are located on the south side of Winchester Road, east of Harmony Road. She stated the draft Official Plan mapping proposes to bring a portion of the lands into the urban area and designate it as employment area and they disagree with this proposed designation. J. Fast requested that the northerly 50 acres of land also be

designated as community area or that the employment area designation be reduced to a smaller section across Winchester Road.

2. Max Lysyk, on behalf of GLS Group of Companies, re: Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)

Max Lysyk, appeared before the Committee representing the owners of 1345 Winchester Road East in Oshawa, on behalf of GLS Group of Companies.

M. Lysyk questioned why the lands south of Highway 407 were designated as employment lands, when the majority of future community lands designation for Oshawa is all north of Highway 407. He expressed concerns with the explanation provided by Regional staff that it was because of the existence of greenfingers/Natural Heritage System (NHS) within the lands north of Highway 407 which would cause potential issues with future employment lands.

M. Lysyk stated he attended the Columbus Part II Planning Areas public information session (PIC) hosted by the City of Oshawa, which was approved as part of the 2031 growth forecast through the Municipal Comprehensive Review (MCR). He stated these lands are located north of Highway 407 and today there is still no development occurring on those lands and that at the PIC, City staff acknowledged that these lands are 5 – 10 years away from construction, but only if services are brought under Highway 407 in the near future. He added that these lands were intended to meet the growth targets as established in the 2031 Regional Official Plan (ROP) however, if the draft ROP as presented today is approved as proposed, new home construction will be delayed or stagnated, similarly to what is occurring in Columbus for north Oshawa. This is because no municipal services currently exist and the Columbus Part II Plan still hasn't been approved by City Council, therefore the possibility of appeals and delays are legitimate.

M. Lysyk stated it is imperative that the Envision Durham MCR proposes some community lands in north Oshawa, south of Highway 407 as these lands are plug-in-place subdivisions because municipal services already exist.

M. Lysyk concluded by stating they are a large rental housing supplier in Durham Region and currently receive between 20 and 30 rental inquiries daily for 2 to 3 bedroom apartments. He stated that designating lands south of Highway 407, and more specifically at their property at 1345 Winchester Road East, as an employment area does not alleviate the current need for housing, especially rental housing. He added that their goal is to provide a substantial amount of rental housing at this property and are prepared to do so in a timely manner if a logical approach is applied to the Envision Durham Regional Official Plan.

M. Lysyk responded to questions from the Committee.

3. David Aston, MHBC Planning, Urban Design & Landscape Architecture, re: Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)
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David Aston, MHBC Planning, Urban Design & Landscape Architecture, participating electronically, appeared before the Committee on behalf of his client White Owl Properties Limited for lands located at 2765 Townline Road (also referenced as Concession Rd 3, or Peter Matthews Drive) in the City of Pickering.

D. Aston noted that the subject lands are identified in the Greenlands System or the Natural Heritage System (NHS) in their entirety as protected area. They are requesting that staff review the mapping relative to approximately 2 hectares of land that have no underlying natural features that would see the designation of that portion of land as part of the NHS. They have provided information that illustrates the various underlying details that create the NHS feature and also information that they had completed by an environmental consultant to confirm what is on the ground at the property.

D. Aston, on behalf of White Owl Properties Limited, requested the following:

- Modify the Greenlands System (Map 2) to remove the portion of lands that contain no natural features, as identified by current Regional and City Official Plan mapping and confirmed by an assessment of natural features, from the Greenlands System; and
- Re-designate the portion of lands identified below to be included within the Urban System as Community Area on Regional Structure (Map 1).

D. Aston noted that they provided a submission to staff that identifies some of the details in the mapping request change.

4. Nicholas Kariunas, Whitby Resident, re: Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)
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Nicholas Kariunas, Whitby Resident, participating electronically, appeared before the Committee regarding Report #2023-P-6 of the Commissioner of Planning & Economic Development.

N. Kariunas raised concerns regarding a proposed application for a school to be built on lands in the Palmerston area where the land may not be environmentally sound; and, concerns regarding a proposed Motel 6 in Whitby. Chair Chapman clarified that these concerns should be brought to the Town of Whitby for consideration.

N. Kariunas stated that he would like to see the current areas cleaned up and expanded as more residents come into Durham Region by 2051.

5. Lori Lopes, Durham Resident, re: Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)

Lori Lopes, Durham Resident, withdrew her request to delegate prior to the meeting.

6. Abdullah Mir, Pickering Resident, re: Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)

Abdullah Mir, Pickering Resident, participating electronically, appeared before the Committee regarding Report #2023-P-6 of the Commissioner of Planning & Economic Development.

A. Mir expressed concerns with not being able to afford housing despite having good jobs with good wages. He stated there is a need to build affordable homes in complete communities with a range of housing types, and a mix of schools, stores, workplaces, and parks within the existing urban boundaries. He stated to build these homes on the existing farmland and heritage lands is imprudent.

A. Mir stated that moving forward with the current Regional Official Plan would not be in the best interest of the residents of Durham Region as there is a lot of land that is being made available for development that is not required based upon studies performed by experts in the field. He noted that Planning staff recommended the approval of Scenario 4 of the Land Needs Assessment however the BILD Scenario 2A was adopted by Council instead which opened up an additional 4,000 hectares of land for development. He expressed concerns that this scenario was not one of the staff recommendations and was not presented to the public for comment prior to it being approved. He stated this will only result in more urban sprawl and loss of farmland, and the focus should be on building homes within the existing urban boundaries which would provide for an increased tax base to support the additional infrastructure while protecting greenspace.

A. Mir also stated that once the decision is made to include the additional land in the Official Plan, it can't be removed, and it would be destined to be developed. He stated the more prudent decision would be to limit the amount of land to be developed, knowing that in 10 years the Official Plan can be revisited. He asked that the Committee make sustainable and responsible decisions that balance the needs and wants of today, without taking from our collective future.

7. Ted Nickerson, Richmond Hill Resident, re: Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)

Ted Nickerson, on behalf of Durham Gateway Partners Inc., appeared before the Committee regarding Report #2023-P-6 of the Commissioner of Planning & Economic Development.

Highlights of his presentation included:

- A Transformational Project for the GTA East
- Durham Gateway Concept Master Plan
- The Opportunity to Create a Major Transportation/Transit Hub for the Eastern GTA
- Full Development of the Federal Pickering Lands Will Deliver:
 - Job Creation
 - Economic Prosperity
- Requests

T. Nickerson stated that the full development of the Federal Pickering lands would deliver job creation (56,000 - 66,000 high quality permanent jobs) and economic prosperity (\$10 billion - \$12 billion annual regional economic benefits).

T. Nickerson requests that the Committee:

- Reject the Anti-Airport Groups' messages that "there is no business case", and that a Pickering airport is not needed ever;
- Understand and embrace the full economic development of the Federal Pickering Lands and the enormous benefits it will deliver; and
- Work to advance development of these lands.

T. Nickerson responded to questions from the Committee.

8. Don Given, Malone Given Parsons, re: Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)

Don Given, Malone Given Parsons Ltd., participating electronically appeared before the Committee regarding Report #2023-P-6 of the Commissioner of Planning & Economic Development, particularly as it relates to the employment conversion for 1520, 1540, and 1580 Reach Street in the Township of Port Perry.

D. Given stated that the lands referenced today have been before the Planning & Economic Development Committee and Regional Council previously and are lands currently designated as employment in the Region's Official Plan and in the Township of Scugog's Official Plan. He noted that the Planning and Economic Development Committee previously had supported the conversion of 40 hectares that would allow the Township of Scugog to have some land that could be used for housing. Ultimately that was not approved by Regional Council, and he is requesting a

reconsideration on the basis that they think there is merit in what is being proposed and the current Council at the local level has supported the conversion.

D. Given stated that one of the things that is being proposed for the lands is to allow for nursing or retirement homes or long-term care homes and this site stands out as a great opportunity for such plans. However, if the lands stay as an employment area designation, Section 5.5.25 of the policy would be put in place which would prohibit this use for the lands in question.

D. Given stated the plan that is being proposed would allow the Town to create a small community at the edge of Town with employment lands to the west, and a residential area on 40 hectares separated by a green area and a woodlot that exists today. These lands would be the only opportunity for Port Perry to have what is called greenfield land as the balance of the municipality is fully built out, therefore they are requesting that the previous decision be reconsidered.

9. Linda Gasser, Whitby Resident, re: Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)

Linda Gasser, Whitby Resident, participating electronically, appeared before the Committee regarding Report #2023-P-6 of the Commissioner of Planning & Economic Development.

L. Gasser referenced the May 3, 2022 Planning & Economic Development Committee meeting minutes and the adoption of the BILD 2A scenario that neither staff nor the public had the opportunity to review and comment on. She also referenced a memorandum from Commissioner Bridgeman dated May 24, 2022 that described how the BILD 2A scenario was inconsistent with multiple Council positions and how it would undermine the achievement of key Regional goals.

L. Gasser stated the adoption of the BILD 2A scenario opened the door for development on approximately 14,000 acres of prime land for urban uses. She expressed concerns that Council refuses to fully consider the impacts and the costs of so much land being designated unnecessarily for urban uses. She stated ecologically valuable lands must be preserved for many reasons and paving over these lands is unconscionable when the real reasons for the housing crisis are ignored.

L. Gasser concluded by stating that developing under the current plan will cause taxes to rise for all property owners including businesses. She stated that businesses will seek out well managed municipalities that are prepared to accommodate the diverse housing and transportation needs of their employees and where political leaders are committed to liveable communities for all residents.

10. Elyse Holwell, Malone Given Parsons, on behalf of Fieldgate Developments, re: Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)
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Elyse Holwell, Malone Given Parsons, on behalf of Fieldgate Developments, participating electronically, appeared before the Committee regarding lands located at 6483 and 6523 Country Lane in the Town of Whitby.

E. Holwell requested that Council redesignate these lands, along with the remainder of the employment lands north of Highway 407 between Country Lane and Cochrane Street, as community area.

E. Holwell stated that they had previously submitted requests for these lands, along with the other employment lands north of Highway 407, to be included in the settlement area boundary as community area. She thanked staff for including these lands in the settlement area but continue to ask that they be redesignated from employment area to community area.

E. Holwell stated that Fieldgate Homes had submitted a draft plan of subdivision and zoning by-law amendment application last year for lands immediately north of these employment lands in accordance with the approved Brooklin Community Secondary Plan. She noted that since these employment lands are adjacent to the planned residential community to the north, and there is a natural heritage system to the east and west, these areas are constrained which impacts the function of these lands for employment uses. She stated that designating these lands as community area provides for a logical extension of the planned residential uses to accommodate the projected Durham population to 2051.

11. Mark Brooks, on behalf of Friends of Pickering Airport, re: Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)
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Mark Brooks, on behalf of the Buttonville Flying Club and Friends of Pickering Airport, appeared before the Committee regarding Report #2023-P-6 of the Commissioner of Planning & Economic Development.

M. Brooks stated he is in favour of the proposed Durham Official Plan and emphasized that there is a need for an airport in Pickering now. He stated that aviation is the cornerstone of the world economy and the gateway to economic prosperity, and increased aviation capacity is needed to reach a net zero carbon future.

M. Brooks provided an overview of the passenger-capacity forecast for airports in the GTHA and how the new airport will improve aviation safety, increase prosperity, and reduce carbon emissions.

12. Bryce Jordan, GHD, on behalf of Tribute Communities and Halminen Homes, re: Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)
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Bryce Jordan, GHD, on behalf of Tribute Communities and Halminen Homes, appeared before the Committee regarding the lands owned by the two companies that are adjacent to each other just north of Newcastle Village.

B. Jordan stated the lands in question were identified as Boundary Expansion Request 39 (BER 39) through the Envision Durham process. He noted that BER 39 was not agreed to by staff and believes that staff have missed an opportunity to include a strategic parcel of land in the Newcastle urban area and hopes it can be reconsidered and included in the final Regional Official Plan.

B. Jordan illustrated on a map the location of the subject lands and stated that the lands are readily connected to the existing community by private vehicles, transit vehicles, and by active transportation routes.

B. Jordan also illustrated on a map the areas that are being considered for road improvements to better align the roads and interchanges in the area. He noted that BER 39 includes the Clarke High School and Pines Senior Public School and stated that by including BER 39 in the Newcastle Urban Area it will be possible to incorporate these important community uses into the Village and provide access through internal collector roads and local streets for vehicles and bicycles and other modes of active transportation rather than having to go onto a divided Highway to get to school.

In closing, B. Jordan requested that BER 39 be included in the Newcastle Urban Area.

B. Jordan responded to questions from the Committee.

13. Lucy Stocco, on behalf of Tribute Communities, re: Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)
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Lucy Stocco, on behalf of Tribute Communities, was in attendance with Bryce Jordan to answer any questions and did not provide a delegation on this matter.

14. Amanda Lazaridis, Louisville Homes Ltd., on behalf of the Owners of 1766 Baseline Road, re: Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)
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Amanda Lazaridis, Louisville Homes Ltd., on behalf of the Owners of 1766 Baseline Road, withdrew their request to delegate prior to the meeting.

15. Peter Cohen, Whitby Resident, re: Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)

Peter Cohen, on behalf of Climate Justice Durham, participating electronically, appeared before the Committee regarding Report #2023-P-6 of the Commissioner of Planning & Economic Development.

P. Cohen stated that currently India is the biggest agricultural producer while the United States is the biggest agricultural exporter. He stated that most of America's agriculture comes from states like California, Texas, Nebraska and Minnesota and those states have been facing more severe and more frequent droughts directly limiting their agricultural crops. He added that India's agriculture industry is very heavily dependent on being able to accurately predict monsoons and that is increasingly hard to do because of climate change. He noted that this impacts us because agricultural supplies are dwindling, and Ontario is perfectly poised to be able to meet increased demands.

P. Cohen added that Ontario has a growing technology sector that can help develop new technologies for farming. He stated that to give that up and pave over the land instead, is a massive opportunity lost.

P. Cohen stated that the Region can accommodate the expected population growth within our existing urban boundaries, and he asked the following questions:

1. How does Council plan to justify this unnecessary opportunity cost? How do Councillors plan to justify building on previously undeveloped land which is more likely to have infrastructure missing or is inadequate instead of building within our existing urban boundaries where it's more likely to be within the service range of our existing infrastructure?
2. How do Councillors plan to justify turning down the cost-effective option presented now that it will be taxpayers who are footing the bill? Alternatively, how do Councillors plan to advocate for the province to reintroduce development charges and take the costs off the back of taxpayers?
3. Why did members of Regional Council including those who are here today, choose to support Scenario 2A (the BILD scenario) in the first place, which was absent from public consultation? Staff expressed concerns that BILD had left out key factors when they were estimating the amount of land that their scenario would use and that's not ideal for a land use scenario.

P. Cohen responded to questions from the Committee.

16. Adam Santos, Weston Consulting, on behalf of Beaverton Common, re: Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)
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Adam Santos, Weston Consulting, on behalf of Beaverton Common, participating electronically, appeared before the Committee regarding a 57 hectare parcel of land generally located at the northwest corner of Beaver Avenue and Hwy. 12 in Beaverton, in the Township of Brock.

A. Santos stated that a 7.6 hectare portion of land previously subject to unemployment conversion (referenced as CNR 23) was before this committee previously, and that these lands are located behind the existing Independent Grocer and McDonald's Plaza, south of Beaver Avenue and west of Hwy. 12.

A. Santos expressed concerns with the new Regional Official Plan's Employment Area designation of these lands. He stated their client has a vision of redeveloping the 7.6 hectares with an age in place community consisting of 100 long term care beds, 136 retirement home suites, and 72 life lease rental units geared towards senior living, but these uses would appear to be only permitted within the Region's Community Area designation.

A. Santos requested that staff reconsider the merits of an Employment Area conversion of CNR 23 to a Community Area designation as there is a growing need in the Township for retirement geared facilities; the proposal would allow job creation on these lands; and it meets a market based need for housing society's most vulnerable and growing populations.

17. Shahram Emami, Pickering Resident, re: Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)
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Shahram Emami, Pickering Resident, appeared before the Committee regarding 150 hectares of Whitebelt lands between Sideline 14 and 16, 7th Concession Road and Highway 7, in the City of Pickering.

S. Emami stated these lands are not being included in the settlement boundary area expansion request by the City of Pickering and referenced page 16 of Report #2022-INFO-91: Envision Durham Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations that states: "Lands next to the federal airport lands, identified as Special Study Area in the current ROP are proposed to remain outside the Urban Area Boundary since there is sufficient opportunity in northeast Pickering along Highway 407 and the lands are not yet required for Employment Area expansion. Residential and population related sensitive land uses would not be permitted in this location due to potential airport noise exposure. These lands are proposed to remain outside the Urban Area

Boundary until such time that federal decision to build an airport is made, at which point they may be comprehensively planned for suitable uses”.

S. Emami requested a settlement boundary expansion in the Town of Ajax and the City of Pickering. He stated there are Whitebelt lands sitting idle, while lands are being taken out of the Greenbelt with much controversy. He further stated that the Whitebelt lands between Sideline 14 and 16 could be used for purposes that are compatible for community land, even if a decision is made to build an airport.

18. Matthew Cory, Malone Givens Parson, on behalf of Northeast Pickering Landowners Group, re: Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)
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Matthew Cory, Malone Given Parson, on behalf of Northeast Pickering Landowners Group, appeared before the Committee regarding Report #2023-P-6 of the Commissioner of Planning & Economic Development.

M. Cory stated he agrees with Northeast Pickering being brought into the settlement boundary area as it completes the whole northern portion of the municipality.

M. Cory provided the following comments:

- 1) Detailed submissions on modifications to the employment and community area divisions in Northeast Pickering were provided prior to the draft Official Plan coming out and requested it be reviewed prior to the final OP coming back to Council for approval;
- 2) They had provided a robust natural heritage system evaluation and field work provided by their consultant and are requesting that work be considered and incorporated into the Region’s natural heritage system and final Official Plan; and
- 3) That a rural land use designation be included in the Regional Official Plan or major land use designation in the official plan, or that the major open space designation is appropriate to allow for the full range of complementary rural uses next to urban uses.

19. Grant Morris, Grant Morris Associate Ltd., re: Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)
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Grant Morris, on behalf of Lamont Estates, appeared before the Committee regarding 3580 Audley Road, in the Kingsdale area.

G. Morris stated extensive work has been done on the 16 acres including all the necessary studies and assessments and their plan addresses all issues.

He requested that staff take a second look at this area and that it be included in the urban area of the new Regional Official Plan.

G. Morris responded to questions from the Committee.

20. Joell Vanderwagen, Oshawa Resident, re: Envision Durham – Release of the Draft New Regional Official Plan (2023-P-6)

Joell Vanderwagen, Oshawa Resident, appeared before the Committee regarding Report #2023-P-6 of the Commissioner of Planning & Economic Development.

J. Vanderwagen expressed concerns with commercial developments and big box stores and the need for urban design guidelines and retrofitting some of these areas to make them more walkable for residents. She stated the number one objective of the Official Plan should be to create walkable communities and referenced the transit supportive guidelines when developing the draft new regional official plan to assist with making walkable communities.

J. Vanderwagen responded to questions from the Committee.

C) Correspondence

1. David Aston, MHBC Planning, Urban Design & Landscape Architecture, on behalf of White Owl Properties Limited
2. Keith MacKinnon and Tim Schilling, KLM Planning Partners Inc., on behalf of Setcon Investments Inc.
3. Rachelle Larocque, The Biglieri Group Ltd., on behalf of the Property Owners of 1501 and 1541 Scugog Line 6, Port Perry
4. Thomas Melymuk, Melymuk Consulting Limited, comments on Durham Live, Pickering – Land Use Designation (Map 1)
5. Thomas Melymuk, Melymuk Consulting Limited, comments on Regional Natural Heritage System (Map 2a)
6. Anthony Biglieri, The Biglieri Group Ltd.
7. Rachelle Larocque, The Biglieri Group Ltd., on behalf of Casey Todd
8. Rachelle Larocque, The Biglieri Group Ltd., on behalf of Coronation Columbus Investments Inc.
9. Adam Santos, Weston Consulting, on behalf of Beaverton Common

10. Amanda Lazaridis, Louisville Homes Ltd., on behalf of the Owners of
1766 Baseline Road

D) Report

Staff responded to questions with regards to the process for submissions on the draft new Regional Official Plan; the reconsideration process for submissions; what is protected by the enhanced natural heritage system; process for determination of settlement area boundary expansions and if landowners are part of any discussions; the process if a municipality wants the Region to consider that there be flexibility applied to policies such as density requirements along major transit spines and other matters; and, where police stations and paramedic stations can be built.

Moved by Councillor Kerr, Seconded by Councillor Wotten,

(26) A) That Report #2023-P-6 of the Commissioner of Planning and Economic Development be received for information; and

B) That all submissions received on the Draft Regional Official Plan be referred to the Planning Division for consideration.

CARRIED

Chair Chapman thanked staff for their hard work putting together the draft new Regional Official Plan.

12. Date of Next Meeting

The next regularly scheduled Planning & Economic Development Committee meeting will be held on Tuesday, April 4, 2023 at 9:30 AM in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

13. Adjournment

Moved by Councillor Wotten, Seconded by Councillor Neal,

(27) That the meeting be adjourned.

CARRIED

The meeting adjourned at 2:00 PM

Respectfully submitted,

B. Chapman, Chair

K. Smith, Committee Clerk