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The Regional Municipality of Durham

MINUTES

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, October 1, 2019

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, October 1, 2019 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:31 AM

Present: Councillor Ryan, Chair
Councillor Joe Neal, Vice-Chair
Councillor Bath-Hadden attended the meeting at 9:43 AM
Councillor Highet
Councillor Kerr
Councillor Lee
Councillor Yamada
Regional Chair Henry

Also

Present: Councillor Collier left the meeting at 10:53 AM
Councillor Dies
Councillor Wotten

Staff

Present: E. Baxter-Trahair, Chief Administrative Officer
B. Bridgeman, Commissioner of Planning and Economic Development
V. Chanthavong, Planner
S. Gill, Director, Economic Development and Tourism
C. Goodchild, Manager, Policy Planning & Special Studies
R. Inacio, Systems Support Specialist, Corporate Services – IT
T. Laverty, Manager, Corporate Communications
C. Leitch, Principal Planner
G. Muller, Director of Planning
G. Pereira, Manager, Transportation Planning
B. Pickard, Manager, Tourism
L. Riviere-Doersam, Principal Planner
K. Ryan, Senior Solicitor, Corporate Services – Legal Services
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

1. Declarations of Interest

There were no declarations of interest.

2. Adoption of Minutes

Moved by Councillor Highet, Seconded by Councillor Lee,
(83) That the minutes of the regular Planning & Economic Development
Committee meeting held on Tuesday, September 3, 2019, be adopted.
CARRIED

3. Statutory Public Meetings

- 3.1 Application to Amend the Durham Regional Official Plan, submitted by Jerrann Farms, to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels, in the Township of Brock, File: OPA 2019-004 ([2019-P-38](#))
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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 Region Official Plan. He noted that the purpose of the public meeting is to provide the public with information about the proposed amendment and to hear any submissions.

A) Presentation

Vannitha Chanthavong, Planner, Planning Division, provided a presentation outlining the details of Report #2019-P-38 of the Commissioner of Planning and Economic Development. She advised that an application has been submitted by Clark Consulting Services Ltd., on behalf of Jerrann Farms, to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels in the Township of Brock. The subject site is located on the north side of Thorah Concession Road 1 at the northwest intersection of Thorah Concession Road 1 and Simcoe Street, in the Township of Brock. She provided an overview of the application and land use policy considerations. She also advised that to date no submissions have been received from the public.

V. Chanthavong responded to questions regarding the existing dwellings on the property; Provincial planning policies; Regional Official Plan policy 9A.2.10; and the shape of the proposed severance.

Mr. Hugh Stewart, Planner, Clark Consulting Services, responded to questions on behalf of the applicant with respect to the shape of the proposed severance.

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

B) Delegations

There were no persons in attendance who requested to make a submission.

C) Report

Moved by Councillor Lee, Seconded by Councillor Highet,

(84) A) That Report #2019-P-38 of the Commissioner of Planning & Economic Development be received for information; and

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

CARRIED

3.2 Application to Amend the Durham Regional Official Plan, submitted by Daryl Phoenix to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels, in the Township of Brock, File: OPA 2019-005 ([2019-P-39](#))

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 Region Official Plan. He noted that the purpose of the public meeting is to provide the public with information about the proposed amendment and to hear any submissions.

A) Presentation

Lori Riviere-Doersam, Principal Planner, Planning Division, provided a presentation outlining the details of Report #2019-P-39 of the Commissioner of Planning and Economic Development. She advised that an application has been submitted by Clark Consulting Services Ltd., on behalf of Daryl Phoenix, to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels in the Township of Brock. The subject site is located on the north side of Concession 6 and west of Simcoe Street, in the Township of Brock. She provided an overview of the application and land use policy considerations. She also advised that to date no submissions have been received from the public.

L. Riviere-Doersam responded to questions regarding the farming operation; and ownership of the abutting parcel identified on Attachment #2 to Report #2019-P-39.

It was requested that Attachment #2 to Report #2019-P-39 be revised to reflect that the map depicts parcels in the Township of Brock.

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

B) Delegations

There were no persons in attendance who requested to make a submission.

C) Report

Staff responded to questions with respect to previous severances from the farm parcel; ownership of other Daryl Phoenix farm parcels; and Regional Official Plan policy 9A.2.10.

Moved by Councillor Bath-Hadden, Seconded by Councillor Yamada,

(85) A) That Report #2019-P-39 of the Commissioner of Planning & Economic Development be received for information; and

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

CARRIED

3.3 Application to Amend the Durham Regional Official Plan, submitted by Werrcroft Farms Ltd., to permit the severance of a dwelling and associated accessory buildings rendered surplus as a result of the consolidation of non-abutting farm parcels, in the Municipality of Clarington, File: OPA 2019-006 (2019-P-40)

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 Region Official Plan. He noted that the purpose of the public meeting is to provide the public with information about the proposed amendment and to hear any submissions.

A) Presentation

Ashley Yearwood, Project Planner, Planning Division, provided a presentation outlining the details of Report #2019-P-40 of the Commissioner of Planning and Economic Development. He advised that an application has been submitted by Clark Consulting Services Ltd., on behalf of Werrcroft Farms Ltd., to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels in the Municipality of Clarington. The subject site is located on the east side of Vannest Road, between Concession Roads 6 and 7, in the Municipality of Clarington. He provided an overview of the application and land use policy considerations. He also advised that to date no inquiries have been received from the public.

A. Yearwood responded to questions with respect to previous severances from the farm parcel; ownership of the abutting parcel identified on Attachment #2 to Report #2019-P-40; and Regional Official Plan policy 9A.2.10.

It was requested that future reports indicate the name registered on title for other lands owned 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

There were no persons in attendance who requested to make a submission.

C) Report

Moved by Councillor Kerr, Seconded by Councillor Highet,

(86) A) That Report #2019-P-40 of the Commissioner of Planning & Economic Development be received for information; and

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

CARRIED

4. Delegations

4.1 Sherry Colbourne, President & CEO, Spark Centre, re: Update on the Durham Region Innovation District and Eastern Ontario Innovation Corridor

Ms. Colbourne provided a PowerPoint presentation regarding the Durham Region Innovation District. She advised that in March 2019 the Spark Centre began preparing a FedDev proposal in the amount of \$10 million for the development of an innovation network in the region. She explained that during this time they have refined the concept, developed marketing materials, and developed programming in order to submit a proposal. She also advised that through the process they have learned that they need to scale back the proposal as the federal government does not provide funding for infrastructure and the proposal must focus specifically on programming. She further advised that in order to submit the proposal they must have letters of commitment. She explained that they have a large number of letters of support, however without specific letters of commitment to provide matching funds, they will not have a successful submission. She also outlined other initiatives receiving funding from FedDev Ontario and the focus of the proposal from Communitech in Waterloo, MaRS in Toronto, and Invest Ottawa in Ottawa.

Ms. Colbourne advised that the revised proposal has been scaled back considerably and is a new roll-out approach, in which phase 1 includes a request of \$4.5 million or \$1.5 million per year for three years. Phase 2 would involve a second FedDev proposal and accelerate and expand to the entire region. She explained that the region includes Durham Region as well as rural partners to the east.

Moved by Councillor Lee, Seconded by Councillor Kerr,
(87) That Ms. Colbourne be granted a 2-minute extension to finish her delegation.

CARRIED

Ms. Colbourne concluded by advising that they are asking for \$4.5 million from FedDev Ontario and match funding of \$4.5 million from Durham Region. She explained that based on their calculations this will generate about \$41 million in direct GDP benefit based on the number of new start-ups they are bringing to the region. She added that this is based on receiving about \$40 million collectively, \$9 million total from FedDev Ontario and Durham Region, and \$31 million in terms of in-kind contributions from industry, investors and the existing innovation assets.

Ms. Colbourne responded to questions with respect to the Spark Centre and the Durham Region Innovation District project.

Staff responded to questions with respect to annual funding provided to the Spark Centre; the submission of financial statements; members of the Spark Centre Board of Directors; and whether staff support the funding request for the Durham Region Innovation District project.

It was requested that staff provide a report related to the delegation request from Sherry Colbourne regarding the Durham Region Innovation District prior to the 2020 Regional Business Plans and Budgets.

It was also requested that an electronic copy of the presentation from Ms. Colbourne be provided to members of the Committee. Staff agreed to provide Councillor Joe Neal with a list of Spark Centre Board Members.

4.2 Maurice Brenner, City Councillor, City of Pickering, re: City of Pickering resolution regarding An Age Friendly Affordable Housing Strategy

Mr. Brenner withdrew his request to appear as a delegation.

5. Presentations

5.1 Chris Leitch, Principal Planner, re: Envision Durham – Transportation System Discussion Paper (2019-P-41)

C. Leitch, Principal Planner, provided a PowerPoint Presentation outlining the details of Report #2019-P-41 of the Commissioner of Planning and Economic Development. Highlights of his presentation included:

- Discussion Paper Context
- Transportation Planning Policy Context
- Policy Considerations
 - Land Use and Transportation

- Public Transit
- Active Transportation
- Roads and Corridor Protection
- Travel Choices
- Goods Movement
- Consultation and Engagement

Staff responded to questions with respect to the inclusion of the Port of Oshawa and St. Marys Cement dock; current Regional Official Plan policies related to the Port of Oshawa and St. Marys Cement dock; how input from the various Envision Durham discussion papers will be combined; and the anticipated Envision Durham project timelines.

With the consensus of the Committee, the order of the agenda was altered to consider Report #2019-P-41 at this time.

6.2 Reports

A) Envision Durham – Transportation System Discussion Paper ([2019-P-41](#))

Report #2019-P-41 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Lee, Seconded by Councillor Highet,
(88) That we recommend to Council:

- A) That Report #2019-P-41 of the Commissioner of Planning and Economic Development be received for information; and
- B) That a copy of Report #2019-P-41 be forward to Durham's area municipalities, conservation authorities, the Ministry of Municipal Affairs and Housing, the Ministry of Transportation, Metrolinx, and the Durham Active Transportation Committee for review and comment.

CARRIED

6. **Planning**

6.1 Correspondence

A) Correspondence from Jeff Yurek, Minister of the Environment, Conservation and Parks, dated August 16, 2019, re: requiring Conservation Authorities to re-focus their efforts to the delivery of programs and services related to their core mandate

Staff responded to questions with respect to whether proposed regulations have been released; the definition of natural hazards; and the potential of updating the memorandum of understanding between the Region and Conservation Authorities. It was noted that the Toronto and Region Conservation Authority has

requested that changes to conservation authority operations be postponed until after the current Regional Government Review.

Moved by Councillor Joe Neal, Seconded by Councillor Lee,
(89) That correspondence from Jeff Yurek, Minister of the Environment, Conservation and Parks, be received for information.

CARRIED

- B) Correspondence from Conservation Ontario, dated August 19, 2019, re: response to the letter from the Minister of the Environment, Conservation and Parks constraining Conservation Authority programs and services

Moved by Councillor Joe Neal, Seconded by Councillor Kerr,
(90) That correspondence from Conservation Ontario be received for information.

CARRIED

- C) Correspondence from Susan Cassel, City Clerk, City of Pickering, dated September 24, 2019, re: An Age Friendly Affordable Housing Strategy

Staff responded to questions with respect to the request of the City of Pickering; the definition of affordable housing; and the recommendation to refer the correspondence to staff for consideration through the Municipal Comprehensive Review.

Moved by Councillor Lee, Seconded by Regional Chair Henry,
(91) That correspondence from Susan Cassel, City Clerk, City of Pickering, be referred to staff for consideration through the Municipal Comprehensive Review.

CARRIED

6.2 Reports

- A) Envision Durham – Transportation System Discussion Paper (2019-P-41)

This item was considered earlier in the meeting. Refer to page 7 of these minutes.

- B) Provincial Policy Statement Review, Proposed Policies (ERO #019-0279) (2019-P-42)

Report #2019-P-42 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Bath-Hadden, Seconded by Councillor Yamada,
(92) That we recommend to Council:

- A) That Report #2019-P-42 of the Commissioner of Planning and Economic Development be endorsed as Durham Region's response to the Environmental Registry's posting (ERO #019-0279) for the Provincial Policy Statement Review – Proposed Policies, including the following recommendations:
- i) That, for clarification purposes, the term "Provincial Interest" be defined in the PPS, or that a reference to section 2 of the Planning Act be included;
 - ii) That a policy be included in Policy 1.1.1 that encourages the preparation and implementation of community energy plans as a component of planning for healthy, liveable and safe communities;
 - iii) That the term "market-based" in Policy 1.1.1.(6) be revised to "market informed" to better reflect the provincial policy-led planning system, and the Region's long-term planning objectives that support the provision of affordable and supportive housing, while encouraging a more compact urban form that is sensitive to local conditions;
 - iv) That the Province be requested to either release an updated Land Needs Assessment guidance document, or confirm the existing draft document, to help the Region advance Envision Durham, the Region's Municipal Comprehensive Review;
 - v) That the PPS continue to use the word "shall" in policies 1.1.3.6, 1.1.3.7 and 1.6.7.2 to assist with the implementation of orderly and sequential development and complete communities;
 - vi) That the references to Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety of the PPS be reinstated in Policy 1.1.3.8 to ensure that the review of Settlement Area boundaries is systematic, well planned and comprehensive;
 - vii) That natural heritage and hydrologic systems be added as criteria for consideration in the adjustment of Settlement Area boundaries to ensure that these reviews are systematic, well-planned and comprehensive and in sync with the Growth Plan;
 - viii) That the proposed wording changes to the land use compatibility policies in Policies 1.2.6.1 and 1.2.6.2 not be supported, as the changes could lead to greater conflict between sensitive uses and industrial/manufacturing uses;

- ix) That the Province be requested to provide additional guidance regarding the appropriate transition area, or distance separation, between industrial and manufacturing uses and non-employment uses, including providing additional clarity regarding Places of Worship that are regarded as sensitive land uses;
- x) That the term “regional economic development corporation” in Policy 1.3.2.5 be changed to “Planning Authority” to be consistent with other policies in the PPS;
- xi) That the Province be requested to confirm whether it intends to release updated population and employment forecasts for the Greater Golden Horseshoe that would allow the Region to use a 25-year planning horizon in its Municipal Comprehensive Review;
- xii) That the Province clarify that the upper-tier planning authority is the level which has responsibility for ensuring residential growth can be accommodated for a minimum of 12 years, and that the three-year supply of residential units is also maintained at the Regional level. In addition, it should be clarified that the upper or single-tier municipality would be responsible for defining the “regional market area”;
- xiii) That the proposed wording changes to Policy 1.6.6.3 be revised to address and safeguard the financial and operational risks to a municipality associated with privately-owned communal services;
- xiv) That proposed Policy 1.6.6.7 of the PPS be deleted related to the integration of stormwater and water/sewer planning, as the responsibilities of municipalities in single-tier and two-tier systems differ;
- xv) That Policy 1.6.7.5 not be deleted as its removal is inconsistent with the PPS overall, as the Province and municipalities are to support the timely planning and implementation of transportation infrastructure improvements, coincident with the scale and pace of development, and the failure to provide this statement does not support the principle of promoting transit supportive development;
- xvi) That, for clarification purposes, the term “wayside” not be deleted from the heading in Policy 2.5.5, as the policy is specific to wayside pits and quarries;
- xvii) That the Province provide guidance regarding how excess fill can be managed by the planning and development approvals process and suggest that excess fill can be managed through engineering approvals for developments following the draft approval stage;

- xviii) That the definition of the term “conserved” remain the same as per the 2014 PPS to recognize that municipalities do not have the authority to “approve” or adopt archaeological and heritage impact assessments; and
- xix) That a reference to climate data be added to the definition of “impacts of a changing climate”; and
- B) That a copy of Report #2019-P-42 be forwarded to the Ministry of Municipal Affairs and Housing, and Durham’s area municipalities and conservation authorities.

CARRIED

C) Recommendation for Award – Regional Cycling Plan Update (2019-P-43)

Report #2019-P-43 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

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

- A) That Request for Proposals RFP-1029-2019 (the "RFP") for a Regional Cycling Plan Update to be completed by September 2020 be awarded to WSP Inc. at an upset limit of \$140,000, plus applicable taxes be funded, as follows:

Prior Financing (Program Number: 23020)	\$90,000
2019 Transportation Master Plan (Program Number: 23020)	<u>\$50,000</u>
TOTAL	<u>\$140,000</u>

- B) That the Commissioner of Finance be authorized to execute the Consulting Services Agreement and any amendments required to complete the work.

CARRIED

7. Economic Development

7.1 Correspondence

There were no communications to consider.

7.2 Reports

There were no Economic Development reports to consider.

8. Advisory Committee Resolutions

There were no advisory committee resolutions to be considered.

9. Confidential Matters

There were no confidential matters to be considered.

10. Other Business

There was no other business to be considered.

11. Date of Next Meeting

The next regularly scheduled Planning & Economic Development Committee meeting will be held on Tuesday, November 5, 2019 at 9:30 AM in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

12. Adjournment

Moved by Councillor Kerr, Seconded by Councillor Yamada,
(94) That the meeting be adjourned.

CARRIED

The meeting adjourned at 11:27 AM

Respectfully submitted,

D. Ryan, Chair

T. Fraser, Committee Clerk