



REVISED

## Addendum to the Regional Council Agenda

Regional Council Chambers  
Regional Headquarters Building  
605 Rossland Road East, Whitby

**Wednesday, July 29, 2020**

**9:30 AM**

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### 7. Communications

- CC 28 Correspondence from Ira Kagan, Kagan Shastri LLP, to Honourable Steve Clark, Minister of Municipal Affairs and Housing re: Landowner Opposition to MZO Request for North East Pickering - Veraine

Recommendation: Refer to consideration of Item 12.2 under Other Business (2020-P-15)

(See attached correspondence on pages 4-5)

- CC 29 Correspondence from Katarzyna Sliwa, Dentons Canada LLP, to Honourable Steve Clark, Minister of Municipal Affairs and Housing re: Minister's Zoning Order Request – Northeast Pickering Community of Veraine, Dorsay (Pickering) Limited Response to Kagan Shastri LLP Letter dated July 22, 2020

Recommendation: Refer to consideration of Item 12.2 under Other Business (2020-P-15)

(See attached correspondence on pages 6-11)

- CC 30 Correspondence from David Hogg re: Northeast Pickering/Northwest Whitby "Gap" in the Greenbelt – Proposal for Veraine MZO Application for the Headwaters of Carruthers Creek

Recommendation: Refer to consideration of Item 12.2 under Other Business (2020-P-15)

(See attached correspondence on pages 12-13)

CC 31 The following individuals submitted email correspondence in opposition to Dorsay Development Corporation's request for a Minister's Zoning Order for lands in Northeast Pickering:

Peter Rebek  
Michelle Emory  
Carrie Boyd  
Audrey Cartile  
Steven McDowell  
Donna and Willy Bell  
Jen Ty  
Melanie Castro  
Janice Doherty  
Bryce Doherty  
Sri Chellappah  
Brenda Howie  
Nader Slim  
Karen Walker  
Sharon Fenn  
Vasco Boyce  
Robert Legault and Family  
Steve Lang  
Sandy Penn  
Jennifer Savage and Tom Efantis  
Janice Simonds  
Lynda Eisen  
Bev Foo  
Laima Lidums  
Theresa Quinn  
Mary Thachen-Cary  
David Correia  
**Jeff Michea**  
**John EG**  
**Sharon Wilson**  
**Jeffery Smith**

Recommendation: Refer to consideration of Item 12.2 under Other Business (2020-P-15)

A copy of the email correspondence has been retained on file in Legislative Services.

- CC 32 Correspondence from Katarzyna Sliwa, Dentons Canada LLP, to Honourable Steve Clark, Minister of Municipal Affairs and Housing re: Minister's Zoning Order Request – Northeast Pickering Community of Veraine, Dorsay (Pickering) Limited (“Dorsay”) - Deferral of Consideration**

**Recommendation: Refer to consideration of Item 12.2 under Other Business (2020-P-15)**

**(See attached correspondence on pages 14-15)**

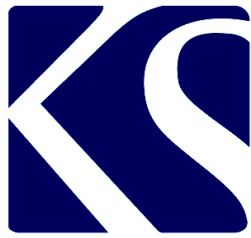
- CC 33 Correspondence from John Koke, Dorsay (Pickering) Limited to the Regional Clerk re: Northeast Pickering (Veraine) Request for Minister’s Zoning Order - Withdrawal of Delegation Request – Items 8.1 and 8.2 July 29, 2020 Meeting of Regional Council**

**Recommendation: Refer to consideration of Item 12.2 under Other Business (2020-P-15)**

**(See attached correspondence on pages 16-18)**

## **8. Delegations**

- 8.6 Brian Buckles, Member, Green Durham Association re: Dorsay Development Corporation’s Request for a Minister’s Zoning Order for Lands in Northeast Pickering and the Region’s Municipal Comprehensive Review (2020-P-15) [Other Business – Item 12.2]
- 8.7 Helen Brenner, Durham Resident re: Dorsay Development Corporation’s Request for a Minister’s Zoning Order for Lands in Northeast Pickering and the Region’s Municipal Comprehensive Review (2020-P-15) [Other Business – Item 12.2]
- 8.8 John Lawrence, Durham Resident re: Item 7. Communications – CC 27: Correspondence from the City of Oshawa, regarding Oshawa Generals Request for Support for 2021 Memorial Cup Bid, and Item 1 of the 5<sup>th</sup> Report of the Finance and Administration Committee



**Kagan  
Shastri** <sup>LLP</sup>  
LAWYERS

**IRA T. KAGAN**

Tel. 416.368.2100 x 226

Direct Fax: 416.324.4224

[ikagan@ksllp.ca](mailto:ikagan@ksllp.ca)

**File: 15176**

July 22, 2020

**By email**

Hon. Steve Clarke, Minister of Municipal Affairs and Housing  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 17TH Floor  
Toronto, Ontario  
M5G 2E5

Dear Minister Clarke,

**Re: LANDOWNER OPPOSITION TO MZO REQUEST FOR NORTH EAST  
PICKERING – VERAINE**

I represent a number of landowners in North East Pickering, which are the lands being referred to as Veraine. My clients strongly object to the request put forward by the City of Pickering, at the request of Dorsay Developments (Dorsay Pickering Limited) for a Minister's Zoning Order ("MZO") for Veraine. That MZO request includes lands owned by my clients.

This request for an MZO did not originate through a public process. The MZO was spearheaded by Dorsay Pickering Limited who requested the MZO at a meeting of Pickering Council on June 29, 2020. My clients reviewed the recording of that City Council meeting and were surprised to see Council being told by Dorsay's lawyer Ms. Katarzyna Sliwa from Dentons LLP, that "the Regional Chair has expressed support for Veraine, as has the Province through Ministers Bethlenfalvy and Phillips." Based on conversations my clients have had with both Regional Chair Henry and Minister Phillips, I am advised that this is a misrepresentation of the positions taken and as such, is misleading. To be clear, I am not suggesting that Ms. Sliwa knowingly mislead City Council; rather it is likely that she was acting on information provided to her by others. I understand that the Regional Planning Commissioner, Brian Bridgeman, has since sent a letter to you dated July 9, 2020 which opposes the MZO request.

Moreover, I am advised by my clients that Pickering City Councillors had been advised by Dorsay that the landowners within the MZO were made aware of the forthcoming request for the MZO and that there was a strong level of support from all the landowners. From the perspective of my clients at least, this is not true. I am advised by my clients that they were not advised in advance of the MZO neither were they consulted on it. Dorsay does not own all of the lands which are the subject of the MZO request. According to Dorsay's document "Why Veraine", they own 23% (961 ac) of the total 4,063 ac included in the MZO request. The balance of the lands are owned by approximately 147 other landowners, which include my clients.

I am advised by my client that they were completely shocked to see, for the first-time last week, all of the additional materials which Dorsay used in support of the MZO request. I am advised that this includes a 166-page Master Plan, a 92-page Planning Rational report, and 100-page Veraine Environmental Conditions Report, among other documents. I am further advised by my clients that when they spoke with Dorsay about this and enquired how the environmental limits and features were determined for the properties, Dorsay said that they had consulted aerial photography. In my client's opinion this is contrary to the normal planning process which requires extensive field investigation to be completed. My clients believe that this substandard methodology raises real questions about the validity of the material filed in support of the MZO.

My client's believe that it is entirely inappropriate and not good planning for one landowner to effectively rezone another's lands through an MZO without first consulting fully with those other landowners and having their clear consent. This is absent in the case of Veraine MZO. Accordingly, my clients respectfully request that you not proceed with the MZO request for Veraine.

Thank you

Yours very truly,

A handwritten signature in cursive script, reading "Ira Kagan".

Ira T. Kagan

cc. Mr. Jamie Wallace Premiers Office, Chief of Staff  
The Honourable Peter Bethlenflavy, President of Treasury Board, MPP Pickering-Uxbridge  
The Honourable Rod Philips, Minister of Finance, MPP Ajax  
Regional Chair Henry and Members of Durham Region Council  
Mayor Ryan and Members of Pickering Council

July 27, 2020

File No.: 570803-2

**Sent Via E-mail:** [minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)

Hon. Steve Clark  
Minister of Municipal Affairs and Housing  
777 Bay Street  
Toronto, ON M5G 2E5

Dear Minister Clark:

**Re: Minister's Zoning Order Request – Northeast Pickering  
Community of Veraine, Dorsay (Pickering) Limited ("Dorsay")  
Response to Kagan Shastri LLP Letter dated July 22, 2020 (the "Letter")**

We are counsel for Dorsay, with respect to the above noted matter.

Dorsay has been working collaboratively with the City of Pickering for the past seven years to cultivate the vision for Veraine in Northeast Pickering. Veraine is a world class prototypical community focused on the mental and physical well-being of its residents and the sustainability of its natural environment. This will be accomplished through ground-breaking approaches to environmental and social place-making, healthy living practices, and community resiliency. This bold vision for Veraine is for a community that is Complete, Thriving (Sustainable) and Connected (Smart). The principles for the community were developed in close consultation with the City of Pickering, stakeholders, and experts in the fields of sustainability and community-making. The principles were endorsed by City of Pickering Council on November 25, 2019. A request for a Minister's Zoning Order ("MZO") was submitted to your office by Deputy Mayor Kevin Ashe on July 7, 2020.

We write in response to the Letter (attached for ease of reference) sent to your office from Mr. Ira Kagan of Kagan Shastri LLP on behalf of unidentified landowners in Northeast Pickering. The allegations in the Letter are troubling, however they appear to be based on a fundamental misunderstanding of Veraine, the process proposed for its approval, and the discussions that Dorsay has had with municipal and provincial representatives. We write in response to the points raised.

The Letter suggests that the MZO did not originate through a public process. This is not correct. On September 23, 2019, Pickering Council adopted Resolution #140/19 "An Age Friendly Affordable Housing Strategy", wherein Council, encouraged by the Province's *More Homes, More Choice* action plan for increased housing supply, variety, and affordability, requested that all lands within the City of Pickering that met certain criteria be considered by the Region for growth. Pickering's Planning & Development Committee considered Veraine in the context of a delegation by Dorsay on November 4, 2019. On November 25, 2019, the Veraine Principles were endorsed by Council. The MZO request was initiated by Council, at the request

of Dorsay, at the June 29, 2020 meeting of Pickering Council. The request was made in public and in the same way other requests for MZOs have been made in this and other municipalities. The proposed MZO specifically contemplates a corresponding robust public consultation process to ensure that the Veraine principles are realized. If the MZO is approved, Veraine will continue to be subject to public planning processes, including the City of Pickering's secondary planning process, area specific zoning by-laws, and plan of subdivision approvals.

Our submission to City Council indicated, in part, that Regional Chair Henry has expressed support for Veraine, as has the Province through Ministers Bethlenfalvy and Phillips. To be clear my submission was not that they had expressed support for the MZO, but for the community of Veraine. The MZO was the request being made of the Province.

Furthermore, the Letter is not correct in stating that the letter from Region of Durham Planning Commissioner Brian Bridgeman opposes the MZO request. Attached is a copy of Mr. Bridgeman's letter. In it, he asks you to pause consideration of the MZO request until the Region considers the request. Regional Council has not taken a position on the MZO. Respectfully, it has not been the Province's process with respect to recent MZOs to seek the position of upper-tier municipalities. The process followed with this MZO request is consistent with the process followed with respect to previous MZOs that have been initiated or supported by local municipalities, and approved without seeking comment from the upper-tier.

Dorsay consulted widely with the landowners within the Veraine area. Although we cannot confirm whether all of Mr. Kagan's clients were included in the discussions, because the Letter does not identify the list of clients he indicates he represents, we believe that Mr. Kagan's clients were included in this group. Dorsay consulted extensively with the landowners on the vision for Veraine, and the innovative development principles planned to be implemented. The feedback received through this consultation process was overwhelmingly positive. In any event, it is trite law in Ontario that one need not own a piece of land in order to apply to redesignate or rezone it by way of Official Plan Amendment of Zoning By-law Amendment. This is not changed in the case of a MZO. Dorsay has been open with stakeholders and the City of Pickering about the consultation with landowners within Veraine regarding the vision for the lands, and the overwhelming support received through that process. Although the vehicle for the approval of Veraine was not discussed specifically, no objections were made with respect to using any aspect of the planning process to see that the vision for Veraine comes to fruition.

The Letter suggests that precise natural heritage limits have already been defined in Veraine, and takes issue with the process used for delineating those limits. To clarify, the MZO proposes to zone the lands into only two zones: Living Area and Employment Area. These two zones are to be refined (including the environmental limits and features), through further comprehensive study, including the City of Pickering's secondary planning process for Veraine, and area-specific zoning by-laws that will implement the Veraine principles. The material referenced in the Letter, and filed in support of Veraine, has been filed with the City of Pickering and Region of Durham since October 17, 2019 and is available to the public. These reports are preliminary and will be further refined through the detailed planning process. The field work referenced in the Letter is underway and will be completed through the development process, as is the typical course. Dorsay is open to considering any concerns or substantive information Mr. Kagan's clients wish to provide through this process.

In speaking with Mr. Kagan this week, I understand that he will provide us with a list of his clients and a map of their respective lands. Dorsay is open to discussions and collaboration with all landowners and stakeholders on this innovative, sustainable and bold community.

Please do not hesitate to contact me if you have any questions regarding the above.

Yours truly,

**Dentons Canada LLP**



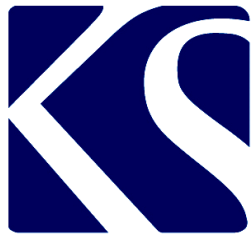
per: Katarzyna Sliwa  
Partner

KS/ak

Enclosure

Copy: Mr. Jamie Wallace, Chief of Staff, Premier's Office  
Hon. Peter Bethlenfalvy, President of the Treasury Board, MPP for Pickering-Uxbridge  
Hon. Rod Phillips, Minister of Finance, MPP for Ajax  
Regional Chair Henry and Members of Durham Regional Council  
Mayor Ryan and Members of Pickering Council  
Client





**Kagan  
Shastri** <sup>LLP</sup>  
LAWYERS

**IRA T. KAGAN**

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[ikagan@ksllp.ca](mailto:ikagan@ksllp.ca)

**File: 15176**

July 22, 2020

**By email**

Hon. Steve Clarke, Minister of Municipal Affairs and Housing  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 17TH Floor  
Toronto, Ontario  
M5G 2E5

Dear Minister Clarke,

**Re: LANDOWNER OPPOSITION TO MZO REQUEST FOR NORTH EAST  
PICKERING – VERAINE**

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Thank you

Yours very truly,

A handwritten signature in cursive script, reading "Ira Kagan". The signature is written in dark ink and is positioned below the text "Yours very truly,".

Ira T. Kagan

cc. Mr. Jamie Wallace Premiers Office, Chief of Staff  
The Honourable Peter Bethlenflavy, President of Treasury Board, MPP Pickering-Uxbridge  
The Honourable Rod Philips, Minister of Finance, MPP Ajax  
Regional Chair Henry and Members of Durham Region Council  
Mayor Ryan and Members of Pickering Council



July 9, 2020

VIA E-Mail: [Minister.mah@ontario.ca](mailto:Minister.mah@ontario.ca)

The Honourable Steve Clark  
Minister of Municipal Affairs and Housing  
777 Bay Street, 17th Floor  
Toronto, ON M5G 2E5

**The Regional  
Municipality  
of Durham**

Planning and Economic  
Development Department

605 Rossland Road East  
Level 4  
PO Box 623  
Whitby, ON L1N 6A3  
Canada

905-668-7711 ext. 2535  
1-800-372-1102  
Fax: 905-666-6208  
[Brian.Bridgeman@durham.ca](mailto:Brian.Bridgeman@durham.ca)

**B.E. Bridgeman, MCIP, RPP**  
Commissioner of Planning  
and Economic Development

Dear Minister Clark:

**RE: Request by Dorsay Development Corporation and the City  
of Pickering for a Minister's Zoning Order  
Northeast Pickering**

Dorsay Development Corporation and the City of Pickering have requested a Minister's Zoning Order (MZO) for the proposed community of Veraine encompassing an area of approximately 1,600 hectares (4,000 acres) in Northeast Pickering. This is a complex matter with Region-wide implications and, therefore, Durham Region Council will be considering the request through a staff report at their upcoming meeting on Wednesday July 29, 2020.

I am writing to respectfully request that you pause any further consideration of the MZO request until receipt of the Region's position that will be forwarded following the Regional Council meeting.

Please feel free to contact me if you have any questions or require any additional information regarding this matter.

Yours truly,

*Brian Bridgeman*

Brian Bridgeman, MCIP, RPP  
Commissioner of Planning and Economic Development

Copy: Regional Chair John Henry and Members of Regional Council  
MPP Peter Bethlenfalvy  
MPP Rod Phillips  
Elaine Baxter-Trahair, CAO, Region of Durham  
Geoffrey Grayhurst, President & CEO, Dorsay (Pickering) Ltd.  
Marisa Carpino, Acting CAO, City of Pickering  
Aly Alibhai, Regional Director, Central Municipal Services  
Office, Ministry of Municipal Affairs and Housing

July 27, 2020

Regional Municipality of Durham  
Committee of the Whole  
605 Rossland Rd. E.  
Whitby, ON L1N 6A3

Re: Northeast Pickering/Northwest Whitby "Gap" in the Greenbelt – Proposal for Veraine MZO  
Application for the Headwaters of Carruthers Creek

I am submitting my concerns to you as part of your review of a parcel of land (approximately 2300 hectares) that is part of the headwaters of Carruthers Creek. This development is not consistent with proper growth guidelines from many reasons:

1. Sufficient land has been set aside for all the housing required to accommodate growth within existing community boundaries (source: Ontario Greenbelt Alliance).
2. Building on watersheds is unconscionable in today's environment. You are destroying the engine for nature to regenerate and it must be protected for the overall quality of our lives (just like the role of the Greenbelt).
3. The development does not encourage smart growth (i.e. built close to transit in city centres). It represents urban sprawl; a distant subdivision that requires increased automobile infrastructure instead of a walkable neighbourhood.
4. The development will drive up the overall regional costs of building and maintaining roads, sewers, and water pipes to a low-density neighbourhood.
5. The Town of Ajax and its residents are at increased risk of flooding due to the destruction of a watershed source and the commensurate issues with water run offs from a residential development.
6. This development reduces our region's ability to adapt to the warmer, wetter, and wilder climate impacts that are occurring due to climate change. More urban sprawl makes our living environment worse for everyone. Build up, not out in locations that are seamlessly connected to public transit. This is anything but that kind of development.

Development of sensitive headwaters will lead to serious consequences downstream including flooding, erosion and loss of biodiversity. Erosion due to severe weather leaves infrastructure vulnerable to damage and rupture, which can result in environmental degradation and contamination of drinking water. Additionally, the loss of prime agricultural lands in this area may have a significant impact on our local food supply in the future.

The Region of Durham should NOT move to support this outdated concept and application for another urban sprawl development. I reiterate that you should instead designate the Northeast Pickering/Northwest Whitby "Gap" in the Greenbelt as Greenbelt lands for the following 3 reasons:

1. Your recent Community Climate Adaptation Plan has identified significant increased flooding risks as a direct result of climate change and they are expecting these risks to continue to rise. We need to protect this parcel of land from development so that we can take a step to reduce flooding risks that would come with commercial development of the land parcel in an area that is environmentally sensitive.
2. The parcel of land represents prime agricultural land that can continue to make a difference to our local food supplies.
3. These lands represent the Headwaters of an important creek in the region (Carruthers Creek) which has numerous species that contribute to our biodiversity.

Thank you for the opportunity to share my concerns,

David Hogg

[REDACTED]

July 28, 2020

File No.: 570803-2

**Sent Via E-mail:** [minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)

Hon. Steve Clark  
Minister of Municipal Affairs and Housing  
777 Bay Street  
Toronto, ON M5G 2E5

Dear Minister Clark:

**Re: Minister's Zoning Order Request – Northeast Pickering  
Community of Veraine, Dorsay (Pickering) Limited (“Dorsay”)  
Deferral of Consideration**

We are counsel for Dorsay with respect to the above noted matter.

As set out in our previous correspondence, Dorsay has been working collaboratively with the City of Pickering for the past seven years to cultivate the vision for Veraine in Northeast Pickering. Veraine is a world class, prototypical community focused on the mental and physical well-being of its residents and the sustainability of its natural environment. This will be accomplished through ground-breaking approaches to environmental and social place-making, healthy living practices, and community resiliency. This bold vision for Veraine is for a community that is Complete, Thriving (Sustainable) and Connected (Smart). The principles for the community were developed in close consultation with the City of Pickering, stakeholders, and experts in the fields of sustainability and community-making. The principles were endorsed by City of Pickering Council on November 25, 2019. A request for a Minister's Zoning Order (“MZO”) was submitted to your office by Deputy Mayor Kevin Ashe on July 7, 2020.

Throughout the master planning process for Veraine, Dorsay consulted landowners within Veraine and other impacted stakeholders. The responses received through this process were overwhelmingly positive. Dorsay intends to undertake further robust stakeholder engagement, which is reflected in the corresponding comprehensive public consultation process that is contemplated by the MZO.

There is tremendous confusion and misinformation among various stakeholders regarding this MZO and its implementation. This MZO request is different, not just in terms of scale, but also in that it keeps the planning approval and environmental process at the local level and continues to allow for the opportunity to engage with stakeholders, agencies and the community through the official plan process with the City of Pickering, contemplating that Pickering zoning can be more restrictive and contemplating the use of additional tools such as an interim control by-law. This needs to be clearly communicated to the various stakeholders.

Region of Durham staff recently raised concerns with the MZO request and process. Respectfully, the MZO process, as a legislative tool, is purposefully separate and distinct from the MCR process. The MZO process is one between the local municipality and the Minister. Nonetheless, Dorsay is committed to maintaining its track record of meaningful and cooperative consultation with stakeholders. **Accordingly, on behalf of Dorsay, we request that you defer your consideration of the MZO to allow Dorsay to work collaboratively with the Region of Durham, Ajax and other stakeholders to address their concerns.**

Please do not hesitate to contact me should you have any questions.

Yours truly,  
**Dentons Canada LLP**



Katarzyna Sliwa  
Partner

KS/ak

Copy: Mr. Jamie Wallace, Chief of Staff, Premier's Office  
Hon. Peter Bethlenfalvy, President of the Treasury Board, MPP for Pickering-Uxbridge  
Hon. Rod Phillips, Minister of Finance, MPP for Ajax  
Regional Chair Henry and Members of Durham Regional Council  
Mayor Ryan and Members of Pickering Council  
Client

July 28, 2020

**Sent Via E-mail:** [delegations@durham.ca](mailto:delegations@durham.ca)

Mr. Ralph Walton  
Regional Clerk  
Regional Municipality of Durham  
605 Rossland Road East  
Whitby, ON L1N 6A3

Dear Mr. Walton:

**Re: Northeast Pickering (Veraine) Request for Minister's Zoning Order  
Withdrawal of Delegation Request – Items 8.1 and 8.2  
July 29, 2020 Meeting of Regional Council  
Dorsay (Pickering) Limited ("Dorsay")**

We write to request that you withdraw the delegation requests of Mr. John Koke and Mr. Matthew Cory, (and those others listed to be on the line) currently listed as Items 8.1 and 8.2 on the agenda for the July 29, 2020 meeting of Regional Council. We also ask that you kindly provide a copy of this letter to the Regional Chair and all of Regional Council in advance of the meeting scheduled for tomorrow.

Earlier today, Dentons on our behalf submitted the attached letter to Minister Clark, requesting that consideration of the Minister's Zoning Order Request for Veraine be deferred to allow for continued discussions with, and address the concerns raised by the Region of Durham, Town of Ajax, and other stakeholders that have recently been brought to our attention. The delegations are therefore no longer necessary.

Veraine is a cutting-edge community that puts the health of its residents and the environment first. The vision is bold, and the product of years of development with leading consultants from around the world in planning (Boston), stormwater management (Great Britain), and transportation (Italy). The vision includes a mix of housing and aging in place options, innovative stormwater management practices, re-establishing the Carolinian forest native to Veraine, forward-thinking transportation planning, and alternative energy options including geothermal, district energy, and maximization of solar yield. The goal is a world class community that will make Northeast Pickering, the Region and the Province the model for sustainable, healthy development, on a global scale.



In developing this vision, Dorsay consulted with landowners and other interested stakeholders, and is committed to continuing to do so. The MZO builds upon this, by relying upon and proceeding in concert with parallel planning processes to be initiated by the City of Pickering. In this vein, we have requested that the Minister temporarily pause his consideration of the MZO request in order to allow further discussions to take place with the goal of addressing the Region's concerns while also acknowledging, as the MZO does, the need to bring housing to market and jobs to the Region, faster. The Report of the Commissioner of Planning and Economic Development (#2020-P-14, Item 12.1) suggests that the Region's Municipal Comprehensive Review will not be completed by July 2022, as required by the Province, and requests a further year for its completion. Although we understand the rationale for a delay, it is to the detriment of the current and pressing need for housing and jobs in the Region and our client looks forward to working with the Region and exploring opportunities to shorten these timeframes, to the benefit of the Region as a whole.

### **Why did we ask for the MZO?**

Based on new population projections we do not expect this development would have taken away growth for other logical growth areas in Durham. The Region has attempted to approve these lands being included in the urban boundary twice now, only to be thwarted by the previous Provincial government and revised planning policy. The additional population projections for 2041 and 2051 to plan for and new methodology to consider market demand will support the inclusion of North East Pickering in this MCR once again.

In the past, the MCR process has taken 5 to 6 years each time and was not ultimately approved by the Province in the form approved by the Region. The MZO advances these lands during the term of this Pickering Council, this Regional Council and this provincial government.

This is an innovative, sustainable and complete community. It requires bold planning and bold decisions. A MZO helps advance these plans, discussions and opportunities with institutional and employment users. Approval would advance a varied housing supply, supply more homes, improve affordability and create more jobs.

### **Why defer now?**

We have been in discussions with the Province, Region and Pickering, and each has expressed support from for the vision and community of Veraine.

The MZO process proposed has never been completed before and there is tremendous confusion about its implementation. It is a complex project and the MZO is atypical in that it maintains the integrity of the planning and environmental approval process by keeping the official plan process with the City of Pickering, contemplating that Pickering zoning can be more restrictive and contemplating the use of additional tools such as an interim control by-law. This needs to be communicated to the various

stakeholders. We want other parties to be satisfied that Veraine moving forward makes good planning sense.

Although the MZO would rezone the lands for living areas and employment areas, it does not provide zoning standards. These are left the Official Plan and additional zoning. It does not therefore provide land-use approvals. Indeed, the MZO is only the first step in a long process. Unlike other MZO's, this is only the first step and gets the Region to where it has tried to be twice with respect to these lands. This MZO is very specific in requiring all other public input and agency circulation be incorporated into a planning process that would have been undertaken had the MCR been completed first.

We're not asking to bypass the public process or government approvals We are not proposing to impair water quality or increase downstream flooding fact we're not proposing anything the region hasn't already approved twice. There is an opportunity now to move forward with a precedence setting community that supports the policy direction of the Province, the Region and the City of Pickering. This project could help support and showcase planning and environmental practices that the Region and lower tier municipalities are striving to achieve in community developments.

To this end, we will defer the MZO and look forward to continuing collaborative discussions with the Region to bring Veraine forward in a timely manner.

Yours truly,

**Dorsay (Pickering) Limited**



Per.

John Koke

Vice President Development

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Enclosures

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