



Addendum to the Regional Council Agenda

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

Wednesday, May 25, 2022

9:30 AM

Note: Additional agenda items are shown in bold

1. Traditional Territory Acknowledgement
2. Roll Call
3. Declarations of Interest
4. Adoption of Minutes
 - 4.1 Regional Council meeting – April 27, 2022
 - 4.2 Committee of the Whole meeting – May 11, 2022
5. Presentations
 - 5.1 Jamie Austin, Deputy General Manager, Business Services and Christopher Norris, Deputy General Manager, Operations, re: Durham Region Transit (DRT) 2021 Safe Driver Awards
 - 5.2 Stella Danos-Papaconstantinou, Commissioner of Social Services and Jenni Demanuele, Acting Commissioner of Works re: Updated Construction Cost Estimate and Additional Capital Financing for the Beaverton Supportive Housing Project (2022-COW-11)
 - 5.3 New Brian Bridgeman, Commissioner of Planning and Economic Development and Gary Muller, Director of Planning, re: Memorandum regarding Commissioner's Report #2022-P-11 and Staff's Response to Recommendations from Planning and Economic Development Committee**

6. Delegations

- 6.1 Zac Cohoon, Chair, Durham Agricultural Advisory Committee, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Requires 2/3rds vote to be heard

- 6.2 Daniel Hoornweg, Chair, Durham Region Roundtable on Climate Change Committee, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Requires 2/3rds vote to be heard

- 6.3 Despina Melohe, Whitby resident, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

- 6.4 Bart Hawkins Kreps, Clarington resident, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Requires 2/3rds vote to be heard

- ~~6.5 Vittorio Perroni, Whitby resident, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)~~

Withdrawn

- 6.6 Mike Borie, Pickering resident, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

- 6.7 Helen Brenner, Pickering resident, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

- 6.8 Kathleen Ffolliott, Whitby resident, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

- 6.9 Matthew Cory, Malone Given Parsons, on behalf of BILD (Durham Chapter), re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

New

- 6.10 Alyssa Scanga, on behalf of Climate Justice Durham, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)**

New

- 6.11 Phil Pothen, Ontario Environment Program Manager, Environmental Defence, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)**

New

6.12 Max Lysyk, on behalf of Lysyk Group of Companies, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

New

6.13 Rob Alexander, Chair Durham Farm Fresh Marketing Association and Farm Manager, Natures Bounty Farm, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Requires 2/3rds vote to be heard

New

6.14 Leigh Paulseth, Ajax resident, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Requires 2/3rds vote to be heard

New

6.15 Peter Cohen, Whitby resident, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

New

6.16 Lyn Adamson, Toronto resident, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Requires 2/3rds vote to be heard

New

6.17 Madeline Myers, Oshawa resident, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Requires 2/3rds vote to be heard

7. Reports related to Delegations/Presentations

7.1 Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

7.2 Updated Construction Cost Estimate and Additional Capital Financing for the Beaverton Supportive Housing Project (2022-COW-11)

8. Communications

CC 08 Correspondence from the Canadian National Exhibition Association (CNEA), re: 2022/2023 Appointment of a Representative to the CNEA

CC 09 Correspondence from the Association of Municipalities Ontario (AMO), re: Call for Nominations: 2022 - 2024 AMO Board of Directors

- CC 10 Correspondence from Tom and Jennifer Derlis, re: Envision Durham, Alternative Land Need Scenarios
- CC 11 Correspondence from Isabelle Raue, re: Envision Durham, Alternative Land Need Scenarios
- CC 12 Correspondence from Gili Adler Nevo, re: Envision Durham, Alternative Land Need Scenarios
- CC 13 Correspondence from Roger Davis, re: Envision Durham, Alternative Land Need Scenarios
- CC 14 Correspondence from Green Durham Association, re: Envision Durham, Alternative Land Need Scenarios
- CC 15 Correspondence from The Ontario Headwaters Institute, re: Envision Durham, Alternative Land Need Scenarios
- CC 16 Correspondence from Al Wright, re: Envision Durham, Alternative Land Need Scenarios
- CC 17 Correspondence from Vittorio Perroni, re: Envision Durham, Alternative Land Need Scenarios
- CC 18 Correspondence from Bonnie Galka, re: Envision Durham, Alternative Land Need Scenarios
- CC 19 Correspondence from The Corporation of the Municipality of Clarington, re: Envision Durham, Alternative Land Need Scenarios
- CC 20 Correspondence from The City of Pickering, re: Envision Durham, Growth Management Study - Alternative Land Need Scenarios
- CC 21 Correspondence from CM Planning Inc., re: Envision Durham, Growth Management Study - Alternative Land Need Scenarios
- CC 22 Correspondence from Arlene Cannon, re: Envision Durham, Alternative Land Need Scenarios
- CC 23 Correspondence from Michael May, Delta Urban Inc., re: Envision Durham, Alternative Land Need Scenarios
- CC 24 Correspondence from Lynn Child, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to**

New

reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 25 Correspondence from Illona Kirby, Ashburn resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 26 Correspondence from Carlyle Jansen, Uxbridge resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 27 Correspondence from Indira Ramlochan, Ajax resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 28 Correspondence from Jill Adams, Pickering resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 29** Correspondence from Jacob Trautmann, Whitby resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 30** Correspondence from Bev Moroz, Pickering resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 31** Correspondence from MaryAnn Jansen, Uxbridge resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 32** Correspondence from Michael Hill, Pickering resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 33 Correspondence from Mary Newman-Jordan, Ajax resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 34 Correspondence from Marie Thomas, Pickering resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 35 Correspondence from Barbara Pidcock, Ajax resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 36 Correspondence from Barbara Karthein, Port Perry resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 37 Correspondence from Peter Forint, Pickering resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5

and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 38 Correspondence from Carol Mee, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 39 Correspondence from Jeannine Simon, Pickering resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 40 Correspondence from Andrea Sahi, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 41 Correspondence from Clarette Escobar, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting Regional Council to stop urbanizing the 2,600 hectares of farmland in the region as this land is crucial for the environment and wildlife and generations to come.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 42 Correspondence from Catherine McGill, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to stop allowing more urban sprawl in the region and to use other alternatives instead of spoiling our arable land.**

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 43 Correspondence from Amanda Widdowson, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) in response to Mayor Collier’s statement on farmland and urging that the greenspace and farmland be maintained to avoid the devastating and long-lasting impacts of development over irreplaceable land.**

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 44 Correspondence from Peter Clendinneng, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to reject the proposal of urbanizing the 2,600 hectares of farmland, and to protect and preserve the Region’s prime agricultural and rural lands.**

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 45 Correspondence from George Oxenholm, Ajax resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and objecting as a taxpayer to making more land available for development and requesting Council to reconsider the decision to develop more lands**

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 46** Correspondence from Karen Chen, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to stop urban sprawl and to use other alternatives instead to accommodate population growth while keeping our greenspaces untouched.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 47** Correspondence from Ed Beach, President, Durham Region Federation of Agriculture, and Rob Alexander, Chair, Durham Farm Fresh Marketing Association regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that Regional Council support Scenario #5 with no further expansion of the Settlement Area Boundary. They state that “we feel strongly that accepting ‘Scenario 2a’ of the Land Needs Scenario Recommendation is problematic and a complete dismissal of the public consultation process which overwhelmingly supported Scenario 5.” They also state “... as an industry, we are not opposed to development outright... However, if our region is to address the housing affordability crisis, the focus must be on intensification and densification of existing development lands within the current urban boundary.”

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 48** Correspondence from Lesley Donaghan-Cameron, Ajax resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 49 Correspondence from Peter Rebek, Pickering resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 50 Correspondence from Helen Brenner, Pickering resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 51 Correspondence from Erin Robinson, Ajax resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to stop the urban sprawl and to protect our farmland and natural spaces which are crucial for the mental health and well being of current and future Durham residents.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 52 Correspondence from Tina Saldutto, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 53 Correspondence from Colette Cauli Brown, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need

Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 54 Correspondence from James Kelley, Ajax resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 55 Correspondence from Leslie Burritt, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 56 Correspondence from Meghan Matthies, Port Perry resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 57 Correspondence from Patricia Irving, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 58** Correspondence from Daniel Ramos, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 59** Correspondence from Jim Grundy, Greenwood resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 60** Correspondence from Tia Armstrong, Whitby resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 61** Correspondence from Brenda McLaughlin, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 62 Correspondence from Elaine Watters, Pickering resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 63 Correspondence from Diane Spurrell, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 64 Correspondence from Tanya Sagermann, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 65 Correspondence from Clare Thorpe, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 66 Correspondence from Kathryn Clark, Pickering resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5

and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 67 Correspondence from Marilyn Hubley, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 68 Correspondence from Alannah Kemp, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 69 Correspondence from Erin Byron, Kirkfield resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 70 Correspondence from Lynn Griffin, Ajax resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 71 Correspondence from Dhruv Pandit, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.**

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 72 Correspondence from Ina Mainguy, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.**

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 73 Correspondence from Nely Tomaso, Ajax resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to stop the urban sprawl and plan properly for the future and not use the farmlands and change the laws to obtain it.**

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 74 Correspondence from Jane Harding, Pickering resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.**

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 75 Correspondence from Mary Coulston, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to stop urban sprawl

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 76 Correspondence from Tracy Adlys, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 77 Correspondence from Michael Harding, Pickering resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 78 Correspondence from Valerie Bean, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 79 Correspondence from Roger Ward, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to stop the sprawl.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 80** Correspondence from George Raposo, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 81** Correspondence from Ralph Burton, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 82** Correspondence from Rusell Caracciolo, Ajax resident regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and asking the Regional Council not to approve this development.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 83** Correspondence from Michael Crowley, Ajax resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 84** Correspondence from Rose Sullivan, Whitby resident, writing to Regional Council regarding Envision Durham –

Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 85 Correspondence from Kieran Lynch-Vertolli, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.**

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 86 Correspondence from Rosemarie Herrell, Uxbridge resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.**

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 87 Correspondence from Darlene Salib, Pickering resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.**

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 88 Correspondence from Laura Stavro, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.**

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 89 Correspondence from Naomi McBride, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.**

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 90 Correspondence from Irene Moul, Pickering resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.**

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

- CC 91 Correspondence from Scott Waterhouse, Urban Planning and Land Development, Planning Manager, Planning consultants for Menkes Ritson Road Inc., regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and advising Regional Council and staff that Menkes strongly supports the Community Area Land Need Scenario 2A and Employment Area Land Need Scenario 2 as endorsed by Regional Planning Committee. The Greenfield Area densities and unit mix presented in Community Land Need Scenario 2A as recommended by Committee is most consistent with the character of Durham Region while still conforming with the objectives of the Provincial Growth Plan. In this regard, Menkes respectfully requests that at its May 25th meeting Regional Council endorse the decision of Regional Committee and support Community Area Land Need Scenario 2A and Employment Area Land Need Scenario 2.**

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 92 Correspondence from Russel Caraccioio, Ajax resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and asking Regional Council not to approve this development

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 93 Correspondence from Valerie Hunt on behalf of the Columbus Advisory Committee, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and advising that residents are not in support of high or medium density in Columbus, and expressing concerns with environmental impacts from future development, including impacts on wildlife, Natural Heritage Systems, and habitats for species at risk.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 94 Correspondence from Tushar Pant, Ajax resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 95 Correspondence from Cheryl Petherick, Whitby resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 96 Correspondence from S. Doole, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 97 Correspondence from Doug Glass, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and strongly opposing the proposal to expand the amount of land for development in Durham Region

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 98 Correspondence from Jackie Gillard, Ajax resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and advising Regional Council that they do not support expanding housing development into sensitive ecological zones; that farmland and the environmental needs of the headwaters are important; and that housing can be done via existing areas planned with increased density

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 99 Correspondence from Edward Moran, Pickering resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 100 Correspondence from Elizabeth Stocking, President, National Farmers Union Local 345 and Max Hansgen, President, National Farmers Union – Ontario, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for a Community Area

Land Need and Employment Land Need scenario that accommodates the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary by supporting a modified Community Land Area Scenario 5.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 101 Correspondence from Lyn Adamson, Toronto resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and urging Regional Council to vote for Scenario 5 and to reject Scenario 2 or any expansion greater than that set out in Scenario 4.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 102 Correspondence from Claire Malcolmson, Executive Director, Rescue Lake Simcoe Coalition, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and advising that they support a vote for scenario 4 or 5 in Durham's Land Needs Assessment and urging Regional Council to plan for sustainability and future generations, not for developer interests.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 103 Correspondence from Suzanne Huggins, Durham resident, writing to Regional Council regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and advising that they disagree any developers' proposal to pave over farmland to build single-unit housing as Durham Region must protect farmland to remain self-sustaining and that development in North Pickering could lead to intense flooding in South Ajax.

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

New

CC 104 Memorandum dated May 24, 2022 from Brian Bridgeman, Commissioner of Planning and Economic Development to Regional Chair Henry and Members of Regional Council, re: Commissioner's Report #2022-P-11 and Staff's Response to Recommendations from Planning and Economic Development Committee

Pages 26 - 43

Recommendation: Refer to the consideration of Item 1 of the 5th Report of the Planning & Economic Development Committee

9. Committee Reports and any related Notice of Motions
 - 9.1 Finance and Administration Committee
 - 9.2 Planning and Economic Development Committee
(Note: Item #1 of the Planning and Economic Development Committee Report to Council to be considered with Item 10.1 under Notice of Motions)
 - 9.3 Works Committee
 - 9.4 Committee of the Whole
10. Notice of Motions
 - 10.1 Endorse No Urban Expansion for Community Area in Durham
(Note: To be considered with Item #1 of Planning and Economic Development Committee Report to Council)
 - 10.2 Internet Providers and Extent of Coverage
11. Unfinished Business

There is no unfinished business
12. Other Business
 - 12.1 Motion from the Durham Active Transportation Committee re: June Bike Month
 - 12.2 Vaccination Policy for Members of Regional Council (2022-A-15)
 - 12.3 **Application for a 71-unit Plan of Subdivision, Claremont Development Corporation, 5113 Old Brock Road, City of Pickering, OLT Case No. PL171210 (2022-COW-12)**

New

Pages 44 - 50

13. Announcements

14. By-laws

28-2022 Being a by-law to amend By-law #42-2019 to limit the gross vehicle weight of any vehicle or any class thereof passing over a bridge forming part of the Regional Road system.

This by-law implements the recommendations contained in Item #3 of the 5th Report of the Works Committee presented to Regional Council on May 25, 2022

15. Confirming By-law

29-2022 Being a by-law to confirm the proceedings of Regional Council at their meeting held on May 25, 2022

16. Adjournment

Notice regarding collection, use and disclosure of personal information:

Written information (either paper or electronic) that you send to Durham Regional Council or Committees, including home address, phone numbers and email addresses, will become part of the public record. This also includes oral submissions at meetings. If you have any questions about the collection of information, please contact the Regional Clerk/Director of Legislative Services.



Memorandum

Date: May 24, 2022

To: Regional Chair John Henry and Members of Regional Council

From: Brian Bridgeman, Commissioner of Planning and Economic Development

Subject: Commissioner's Report [#2022-P-11](#) and Staff's Response to Recommendations from Planning and Economic Development Committee

The Regional Municipality of Durham

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

Summary

At its May 3, 2022 meeting, the Planning Economic Development Committee endorsed a motion that Recommendation A) of Report Envision Durham – Growth Management Study Land Needs Assessment – Staff Recommendation on Land Needs Scenarios, File D 12-01 be modified to read as follows:

“That the Planning and Economic Development Committee recommends to Regional Council:

A) That a Community Area Land Need Scenario 2a [hereinafter referred to as the “BILD Scenario”] with the greatest percentage of new residential growth through medium density units be prepared by staff as the basis for Phase 2 of the Growth Management Study and is endorsed as follows:

- i. an intensification rate of 50%;*
- ii. an overall designated Greenfield Area density target of 57 people and jobs per hectare by 2051;*
- iii. a unit mix generally consisting of 33% low density units, 38% medium density units, and 29% high density units; and*
- iv. an additional Community Area urban land need generally consistent with the requirements of Scenario 2.”*

The purpose of this memorandum is to:

- i. provide staff's advice to Council that the Committee's recommendation is at odds with Council's direction on Employment Area conversion requests provided at its December 22, 2021 meeting;
- ii. advise that Committee's direction for "*an additional Community Area urban land need generally consistent with the requirements of Scenario 2*", using the BILD Scenario inputs and methodology, overstates the land need, and constitutes an unworkable outcome given the combined inputs of the 2051 population forecast, intensification rate, overall designated Greenfield Area density target and the housing unit mix;
- iii. provide further information to address questions raised by Committee at its May 3, 2022 meeting regarding the BILD Scenario, and comments made during BILD's delegation on the Region's LNA;
- iv. present the land need that would be generated using the inputs from the BILD Scenario; and
- v. highlight related implications of the BILD Scenario for Council's consideration.

Regional Planning and Economic Development Committee's recommendation is to support the BILD Scenario. The BILD Scenario:

- overstates the land need, as the inputs do not produce the land need outcome of 2,500 hectares;
- does not account for Employment Area conversions, which is at odds with Council's previous resolution to include conversions as part of the Land Need Assessment;
- overstates proposed DGA densities, while planning for densities well below what is being experienced currently;
- plans for surplus land by assuming more than half of the planned high density sites in the DGA will remain vacant/unbuilt by 2051, while reassigning the quantity of units and additional land need elsewhere and in lower density forms;
- detracts from the achievement of Regional sustainability policies and obligations; and
- deemphasizes Regional priorities that focus growth on existing communities, where services and infrastructure are either already in place or can be provided more efficiently.

If this information is required in an accessible format, please contact Planning Reception at 1-800-372-1102, ext. 2548.

Introduction

Calculating Community Area Land Need pursuant to the provincial land needs assessment (LNA) methodology is the result of detailed analysis, based on a series of inputs. The inputs include the intensification rate, designated greenfield area (DGA) density targets, available DGA land and housing mix. The Community Area Land Need (i.e. the amount of new land required to accommodate the Region's 2051 Growth Plan forecasts) is an outcome, not an input. The methodology and assumptions underlying each of the 5 scenarios examined through Envision Durham is well understood and has benefited from comment through a fulsome public process.

The approach to the LNA undertaken on behalf of the Region by Urban Strategies Inc and Watson and Associates Economists Ltd, working closely with Regional staff, has focused on:

- evidence-based analysis using Durham specific data and recent development patterns;
- seeking conformity with the Growth Plan policies and targets;
- planning future forward to 2051; and
- balancing Regional priorities such as economic competitiveness, Transit Oriented Communities, sustainability and resilience.

The BILD Scenario was not one of the 5 scenarios presented to the commenting public, advisory committees or stakeholders through the Envision Durham process, and staff have not been part of how the BILD Scenario was prepared. Staff have had to ask questions to understand the approach to developing the BILD Scenario. Additionally, there has been more than one BILD scenario (one received on April 4th and another on April 18th).

Staff have had an opportunity to ask further questions. Therefore, it is important that the differences between the LNA undertaken by the Regional team and the analysis undertaken in support of the BILD Scenario be explained. For the various reasons highlighted in this memorandum, the methodology and the outcome used by BILD is not supported by Regional staff and the Region's consultant team (the "Regional team").

Background

The Regional team examined materials submitted by BILD's Advisor, Matthew Cory, a Principal with Malone Given Parsons (MGP) who is the principal author of various correspondence and on behalf of BILD, and materials and studies submitted on behalf of

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the Northeast Pickering Landowners Group that were also relied upon in support of BILD's submissions.

To understand the BILD scenario, staff and the Region's consultants met on several occasions with Mr. Cory including on May 10, 2022 to clarify (and confirm) a number of matters that remained either unresolved or unclear when the BILD Scenario was being considered by Planning and Economic Development Committee.

It should be noted that after this memo was finalized, further materials were submitted on May 23, 2022 from MGP on behalf of the Northeast Pickering Landowners Group. Due to timing, the Regional Team has not had an opportunity to examine nor ask questions regarding these materials with the author. Therefore, due to timing constraints, the information that follows does not offer commentary on the May 23, 2022 materials submitted on behalf of the Northeast Pickering Landowners Group.

A primary purpose of this memorandum is to explain some of the differences in approach with the BILD Scenario and the potential implications on Committee's recommendation.

For the reasons outlined below, the BILD Scenario would result in surplus lands being designated to accommodate forecasted growth within the 2051 time horizon. There are a number of problems with the BILD Scenario.

Employment Area Conversions

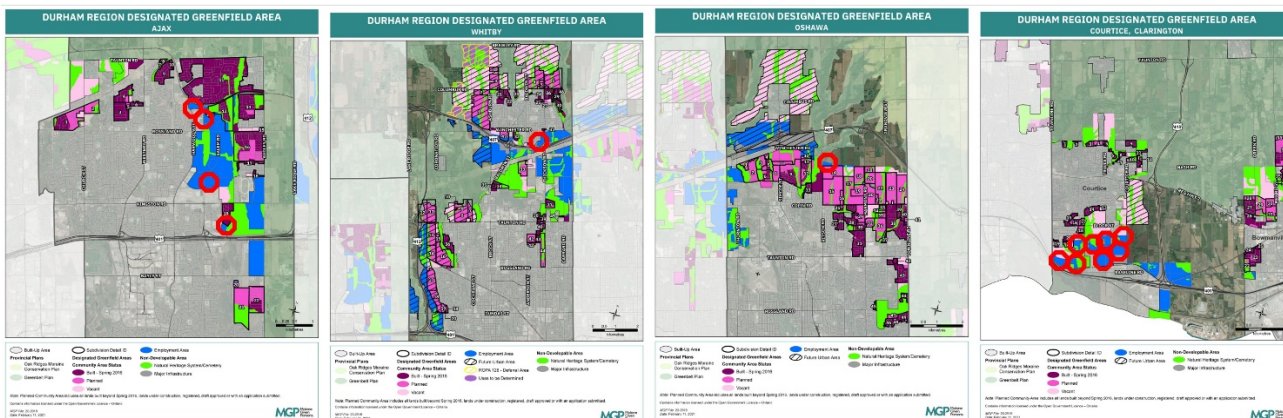
At its meeting of December 22, 2021, Regional Council considered a series of Employment Area conversion requests. The purpose for examining these requests up front was to ensure that conversions are incorporated when calculating urban area land need. In keeping with this intent, Regional Council resolved "***That the following Employment Area conversion requests be endorsed and advanced through Envision Durham, and reflected in the land budget being prepared through the ongoing Land Needs Assessment, to be implemented as part of the new Regional Official Plan...***" [emphasis added]

At the December 22, 2021 meeting, Regional Council endorsed the conversion of approximately 536 hectares of designated Employment Area land to permit non-employment uses. All but one of these conversions permit residential uses, with some that will enable a mix of residential and non-residential uses, including higher density mixed-use development.

If this information is required in an accessible format, please contact Planning Reception at 1-800-372-1102, ext. 2548.

The effect of the Employment Area conversions was to add approximately 310 hectares of Community Area land to the Designated Greenfield Area (DGA) and reduce the amount of additional Community Area land need required through Settlement Area boundary expansion (see Figure 1 below).

Figure 1: Excerpt: Designated Greenfield Analysis Prepared by MGP



○ Selected Employment Area Conversion Requests in the DGA endorsed by Council

Staff have confirmed that the employment area conversion requests endorsed by Regional Council were not factored into the analysis that informed the BILD Scenario. Therefore, **Planning and Economic Development Committee’s May 3, 2022 recommendation in support of the BILD Scenario is at odds with Regional Council’s December 23, 2021 resolution that the employment area conversion requests be reflected in the Land Needs Assessment.**

Also on December 22, 2021 Council adopted ROPA 186, which established the policy framework for Protected Major Transit Station Areas, in recognition that these locations represent unparalleled opportunities to create Transit Oriented Communities, anchored by a rapid transit station, each containing a wide range of housing opportunities, including affordable housing, a wide range of commercial, recreational and other uses and public amenities.

Since Employment Area conversions were not considered (and since the Courtice Major Transit Station Area (MTSA) is within an area that was the subject of an Employment Area conversion and part of the DGA) no residential units were included at this MTSA under the BILD Scenario.

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Approach for “High Density” Units

“High Density” Units captures a range of unit types, including back-to-back stacked townhouses and apartment units (regardless of building height). Higher density forms of townhouses are High Density Units and form an important part of the “Missing Middle”.

In order to understand the demand for High Density units, the Region’s team has undertaken a detailed review of the future population profile of the Region and examined development applications and approvals (referred to as the “pipeline”). Recent building permit activity was also used as a gauge for unit demand.

To support the BILD Scenario, an accounting of development applications was undertaken as part of BILD’s DGA Analysis, including the number of proposed/planned apartment units. However, the BILD Scenario assumes that only 5,000 of their projected 16,500¹ (or 39%) of proposed/planned High-Density units will be constructed by 2051. The other 11,600 units, and the land area they would occupy, have been assumed to remain vacant for the next 30 years.

The BILD Scenario assumes 11,600 apartment units will remain vacant, but holds the land supply for the apartment units, while adding a supply of land for low and medium density units to achieve the population forecast. By holding 11,600 high-density units as lands that will remain vacant to 2051 and adding additional land for low- and medium-density units to achieve the forecast, staff estimate that the BILD Scenario generates an additional land need of approximately 650 hectares.² **Staff do not support this approach, since it would place surplus lands within the urban area boundary beyond what is required to achieve the provincial forecasts.**

It should also be noted that 11,600 High Density units considered to be “surplus” to market demand in the BILD Scenario were still included in the land area density calculations within the 2051 time horizon. Rather than reassigning the vacant “High Density” lands to medium density, the analysis underlying the BILD Scenario keeps the “High Density” lands vacant to 2051 but adds more land to accommodate medium and low density units.

¹ BILD’s DGA analysis identifies approximately 13,000 apartment units as currently in the “pipeline” with another 3,500 included in the overall tally since they are permitted in local official plan designations.

² Using the units per hectare densities established by BILD, and the forecast DGA unit mix established in the BILD Scenario, the additional 11,600 low- and medium-density units in the DGA results in an additional land need of approximately 650 hectares.

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This has the effect of over-reporting BILD's proposed DGA densities, while basing land needs on densities well below what is being experienced currently. The actual density at 2051 under the BILD Scenario would be much lower than 57 people and jobs per hectare, and at the low end of the 2051 DGA densities in the Greater Toronto and Hamilton Area.

Assumptions for Secondary Units

BILD's Advisor and the Regional team agree that secondary units³ constitute an inherently affordable form of housing. The Region's LNA makes a discrete assumption on secondary units, whereby 3% of units have been assumed with a persons-per-unit factor similar to apartments. This is considered a conservative approach to estimating the quantity of secondary units while reflecting that it is appropriate as a way to optimize the use of land and reflect current trends.

However, the BILD Scenario makes no specific unit (or percentage) assumption for secondary units, but notes that these unit types could be allowed as an opportunity (or as a bonus) within Low Density and Medium Density Units.

By not including an explicit factor for secondary suites (and by not building in a unit allocation), the BILD scenario appears to understate the ability of secondary units to accommodate population growth.

Intensification Rate

Given the supply of land within the Built-Up Area and the findings of the Housing Intensification Study, the 50% target prescribed by the Growth Plan is appropriate and is supported by BILD's Advisor and the Regional team.

The Regional team agrees with the proposed intensification rate of 50%.

The rate is consistent with Regional staff's recommendations and the consultant team's extensive examination of Urban Growth Centres, Regional Centres, Corridors and Protected Major Transit Station Areas in the Built-Up Area. It is also noted that an additional Community Area Land Supply of approximately 225 hectares within the BUA

³ Secondary units are a self-contained residential unit with a private kitchen, bathroom facilities, and sleeping areas that are within dwellings, such as basement apartments, or within structures ancillary to a dwelling, such as above a detached garage accessed by a rear lane.

was included for intensification through Council's endorsement of employment area conversions discussed earlier.

Designated Greenfield Area Density Target

BILD's Advisor and the Regional team agree that recent development proposals in the DGA exceed the Growth Plan's minimum density target of 50 people and jobs per hectare (pj/ha), with development applications currently **exceeding** 60 pj/ha.

Regional staff's recommended Community Area Alternative Scenario 4 includes an overall DGA density of 60 pj/ha by 2051. The BILD Scenario includes a DGA density of 57 pj/ha, which although close, still understates DGA densities. The DGA density of 57 pj/ha in the BILD Scenario is incongruent with the land need, as it includes 11,600 High Density Units that it assumes will remain unbuilt, reassigns them to other lower density unit types on additional land, but includes the land for high density units (beyond 2051) as part of the land need.

It remains unclear how the overall DGA target of 57 people and jobs per hectare in the BILD Scenario was calculated.

While the overall DGA density presented under the BILD Scenario is 57 pj/ha, the underlying supporting DGA analysis shows certain vacant areas within the existing DGA projected at much lower densities (i.e. 1,055 hectares of vacant land are shown to achieve a combined density of 42 pj/ha - well below the Growth Plan minimum DGA density target of 50 pj/ha, and below the density thresholds in existing and ongoing secondary plans).

Accounting for the "Missing Middle"

The BILD Scenario purports to provide more housing than staff's recommendation to address the "Missing Middle" by increasing "medium density" units in the housing unit mix. The terms "Missing Middle" and "medium density" are not synonymous. Medium density, as defined in the BILD Scenario means row, stacked and back-to-back townhomes. It was confirmed that townhouse units that are both stacked, and back-to-back stacked, could be considered high density in the BILD Scenario.

The "Missing Middle" is a relatively new term that has developed as cities try to address the complex issues of intensification and growth, stable neighbourhoods, complete communities, housing choice and affordability. Missing Middle can be context dependent, but generally involves built form at higher densities than single or semi-detached dwellings, but at lower densities than high-rise apartment buildings. Forms of dwelling units within the

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Missing Middle includes triplexes, fourplexes, various forms of townhouses, or low-rise courtyard apartments. Missing middle units may also include live/work forms of accommodation.

The Regional team's recommendation of Community Area Alternative Scenario 4 supports the delivery of "missing middle" forms of housing, including a wide variety of multiple attached and townhouse dwellings as well as low-rise apartments, in both the medium and high density categories, allowing for detailed planning and implementation by the area municipalities.

How has market demand has been considered?

Although there is no provincial definition of market demand for housing, it is generally understood to mean the type of housing that is desired by various age groups and households of all types. Provincial planning policies require the Region to plan for a housing unit mix that will satisfy market demand – meaning that housing supply aligns to the extent possible with the full range of projected demographic and social economic needs.

The Region's consulting team, through Watson and Associates, conducted a demographic analysis and forecast to determine the future amount of housing needed to accommodate the Growth Plan population target to 2051. Each of the 5 scenarios run by the Region then considers the type of housing needed to accommodate the projected future population.

Recent building activity and development applications within the Region were assessed to confirm market demand for Scenario 4 which provides for a wide range of housing types. This shift in housing preference is further supported by changing demographics, including an aging population.

As discussed earlier, **staff do not agree with the approach under the BILD Scenario that does not recognize active development applications as an accurate source of market demand.** The BILD Scenario inherently assumes that:

- many of the high-density units in development approvals will remain unbuilt for the next 30 years;
- Seaton will not achieve its population target of 61,000 people by 2051;
- many of the Secondary Plans across the Region will not develop high-density units until after 2051; and

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- the Community Areas proposed for settlement area boundary expansion would not contain any High Density Units (including back-to-back stacked townhouses or low-rise apartments) across 2,500 hectares of developable land by 2051.

Durham's housing stock will continue to be primarily Low-Density Units

Durham's population is aging, and it is reasonable to assume the existing housing stock of low-density units will continue to become available for new residents and families. While Baby Boomers may choose to remain in their homes and age in place for as long as possible, the Baby Boomer population will be between 87 and 105 years of age by 2051. Canada's average life expectancy was 82.7 years in 2021. Many will look to downsize and move to a more manageable unit type at some point in their later stages of life.

The turnover of existing ground-oriented housing units contributes to an ample supply of ground-oriented housing for new families to live in.

Occupancy of these homes by young families will, along with gentle and infill intensification, support the viability of existing schools where enrolments may be declining in communities where other services are already in place. As shown in Scenario 4, 72% of housing by 2051 would be in the form of ground-oriented units – considering occupancy trends, this means approximately 4 in 5 Durham residents would be living in a ground-oriented unit by 2051.

Census Correction

At the May 3, 2022 PEDC meeting, the BILD Delegation asserted that the Region and consultant team's unit forecast estimate for 2021 was overstated by approximately 20,000 units in comparison to the 2021 Census unit count released on April 27, 2022. However, the 2021 housing estimate by the Region and consultant team was 249,100 occupied dwelling units, compared to 243,048 reported by the Statistics Canada Census (an overestimate of approximately 6,050 units or 2.5%)⁴.

The overestimate translates into roughly 100-150 hectares of additional urban area land that would need to be incorporated into any of the Region's alternative Community Area Land Need Scenarios.

⁴ The reason for the overestimate is a result of the population and housing forecast for the Region having been created in 2019, where assumptions had to be made on forecast growth post-2019 to achieve the aspirational Growth Plan targets to 2051.

If this information is required in an accessible format, please contact Planning Reception at 1-800-372-1102, ext. 2548.

The BILD Scenario inputs do not produce a 2,500 hectare land need outcome

The BILD Scenario includes many of the scenario inputs of Alternative Scenario 3, but arrives at a land need outcome of near Alternative Scenario 2.

For the reasons highlighted in this memorandum, **using the scenario inputs for unit mix, intensification rate, and DGA density target in the BILD Scenario does not produce a land need outcome of 2,500 hectares. The inputs used by BILD’s Scenario produce a land need outcome much less than 2,500 hectares (6,178 acres), closer to approximately 1,740 hectares (4,305 acres).**

Regional staff continue to recommend Community Area Alternative Scenario 4. However, to enable an “apples-to-apples” comparison, the Regional team has applied the BILD Scenario inputs, but used the same methodology developed by Watson and Associates⁵ for the 5 Alternative Scenarios, to prepare a “BILD Comparison Scenario”, as illustrated below.

BILD Scenario	Alternative Community Area Scenario 3	Alternative Community Area Scenario 2	BILD Comparison Scenario (using Watson’s LNA Model)
Unit Mix Low: 33% Medium: 38% High: 29% Secondary Units: In low and medium	Unit Mix Low: 34% Medium: 30% High: 33% Secondary Units: 3%	Unit Mix Low: 39% Medium: 25% High: 32% Secondary Units: 3%	Unit Mix Low: 32% Medium: 37% High: 29% Secondary Units: 3% ⁶
Intensification Rate: 50%	Intensification Rate: 50%	Intensification Rate: 45%	Intensification Rate: 50%
DGA Density Target: 57 People and Jobs per Hectare	DGA Density Target: 57 People and Jobs per Hectare	DGA Density Target: 55 People and Jobs per Hectare	DGA Density Target: 57 People and Jobs per hectare
Additional Land Need: ~2,500 hectares (6,178 acres)	Additional Land Need: 1,500 hectares (3,707 acres)	Additional Land Need: 2,600 hectares (6,425 acres)	Additional Land Need: 1,742 hectares (4,305 acres)

⁵ The **methodology developed by Watson** is an extension of the Provincial land needs assessment methodology, which must be followed to achieve Growth Plan conformity. This methodology is similar to the methodologies being used by other upper and single-tier municipalities in the Greater Golden Horseshoe.

⁶ The BILD Scenario embedded secondary units into low/medium, however, for the purposes of this analysis, and the reasoning referenced above in the memorandum, the secondary units remain separate for ease of illustration.

If this information is required in an accessible format, please contact Planning Reception at 1-800-372-1102, ext. 2548.

Staff continue to recommend Community Area Alternative Scenario 4. With respect to the BILD Scenario, it is the Regional team’s opinion that Planning and Economic Development Committee’s May 3rd recommendation A) iv) that “an additional Community Area urban land need generally consistent with the requirements of Scenario 2” cannot be reconciled with the inputs provided through simply the unit mix, intensification rate, and DGA Density Target of the recommendation.

Figure 2 illustrates the amount of total “whitebelt” that is available in Durham, as compared to the BILD Scenario, and staff’s recommendation of Community Area Alternative Scenario 4. The land areas are net of the Natural Heritage System, and infrastructure take-outs to be consistent with how “gross” land area is calculated for the purposes of the LNA.

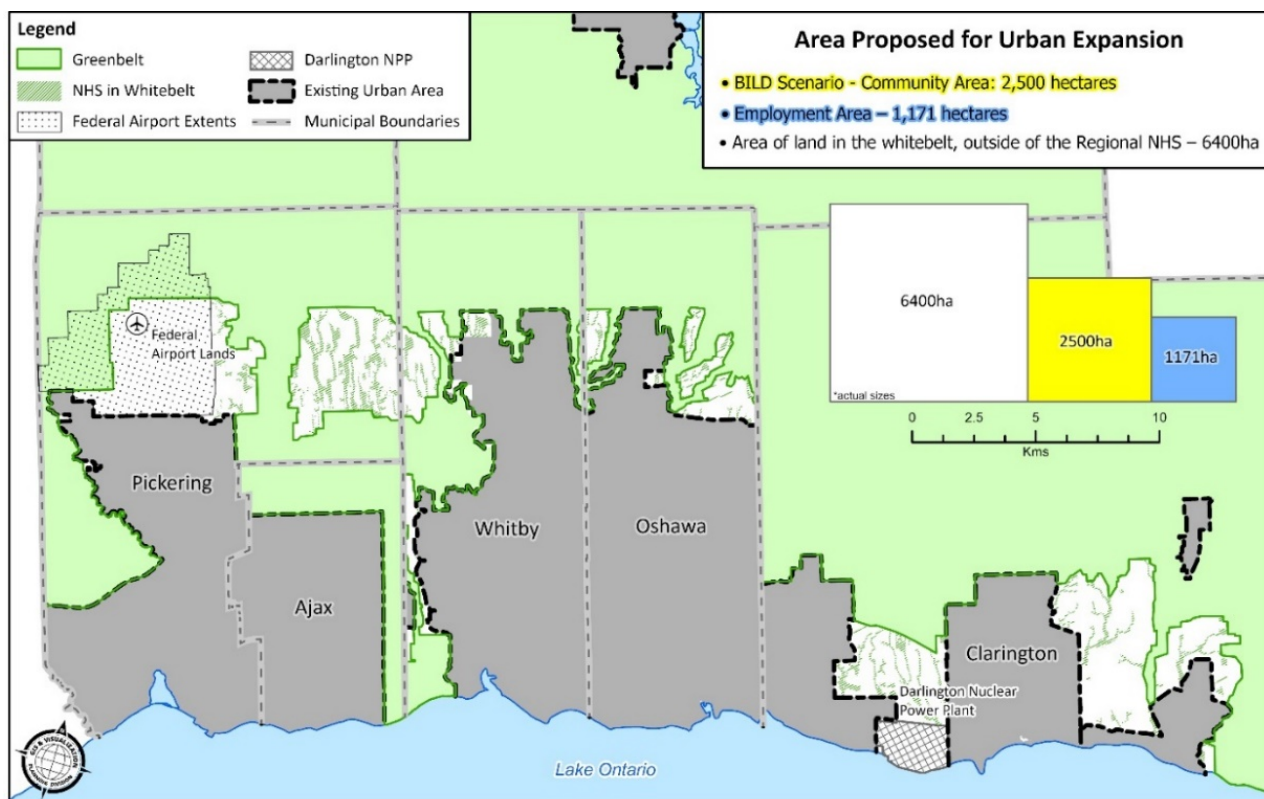


Figure 2: Illustration of the Whitebelt in Durham

If this information is required in an accessible format, please contact Planning Reception at 1-800-372-1102, ext. 2548.

Sustainability Considerations

Council has endorsed a low carbon pathway. The lifespan of municipal infrastructure such as roads, sanitary sewer and water systems can dictate energy consumption patterns and greenhouse gas (GHG) emissions for generations. The link between density and GHG emissions is well established. Lower density built form results in higher GHG emissions because people drive more, have larger dwellings to heat, and land which would otherwise be sequestering carbon (e.g. farmland and rural areas) is converted to urban development.

Durham Region's January 2020 climate emergency declaration calls for climate change to be considered a **high priority** in all decisions of Regional Council. Following the declaration, Regional Council adopted an updated GHG target of **net zero by 2050**. For Durham to reasonably achieve its climate commitments, three broad strategies must be implemented concurrently:

1. Reducing energy consumption across all sectors through compact and efficient urban development and supporting infrastructure;
2. Electrification of transportation and building heating energy use and transition to net zero sources of electricity, and
3. Enhancing carbon sequestration in agricultural and natural heritage systems.

Compact development helps to support efficient public transit (reducing energy needed for transportation) and increases the opportunities for low carbon district energy systems, enabling emissions reductions in the building sector. A land use pattern that relies more on lower density forms of development could create significant risks that high energy demand will compromise Durham's ability to align with its low carbon pathway.

Economic Development Considerations

The Region is developing a new Economic Development Strategy. Consultation has been undertaken with representatives from our post-secondary institutions, corporate CEOs, and Executives from large and small employers. The importance of vibrant urban cores with housing diversity were recurring themes in discussing the prerequisites for economic growth. We heard that regions that attract and retain talent will grow their prosperity and doing so requires financially attainable urban housing and quality of place.

Global competition for talent is driving decisions for business investment. Since today's knowledge workers can work from almost anywhere, the places they will choose to live will be walkable, compact, diverse neighbourhoods, that offer culture; restaurants, bars and cafes, parks, and arts and entertainment. Intensification of the Built-Up Area will create more of these areas in Durham Region, and help to increase Durham's attractiveness to, and competitiveness for, in-demand talent.

Limiting new urban expansion to only the land required to accommodate growth through compact and efficient built form while also intensifying the Region's existing Urban Areas is central to sustainable economic development best practices and in order to advance Durham's continued economic growth, diversity, and competitiveness.

Infrastructure and Financing Considerations

The Growth Plan directs municipalities to undertake land use planning and infrastructure planning in an integrated and coordinated manner, and also to make effective use of infrastructure. As discussed in this memorandum, the BILD scenario underestimates DGA densities, and plans for surplus land within the urban area by 2051.

Having an accurate understanding of the development potential of growth areas is necessary for informing future infrastructure master plans, including major sewer and water plant facilities, as well linear infrastructure such as sewer and watermains, roads, and transit facilities. Development Charge background studies are based on an understanding of the planned potential of new communities, informed by assumptions that are clear and consistent.

Relationship to Strategic Plan 2020-2024

Council's decision on the Community Area Land Need has direct implications on a suite of Strategic Plan goals and priorities. Selection of a lower density alternative land need scenario, such as the BILD Scenario, has the potential to adversely affect the following Strategic Plan goals and priorities:

Goal	Objective	Description	Commentary
Goal 1 – Environmental Sustainability	1.3	Protect, preserve, and restore the natural environment, including greenspaces, waterways, parks, trails, and farmlands (intensification targets, preservation of natural green space)	The BILD Scenario would include additional farmland within the urban area beyond what is required to achieve the provincial forecasts.
	1.4	Demonstrate leadership in sustainability and addressing climate change (net-zero targets)	The BILD Scenario moves further away from achieving net-zero.
	1.5	Expand sustainable and active transportation (prioritizing active transportation and pedestrian oriented public realms)	By providing for less compact communities, the BILD Scenario places higher priority on automobile travel.
Goal 2 – Community Vitality	2.1	Revitalize existing neighbourhoods and build complete communities that are walkable, well-connected, and have a mix of attainable housing (compact, walkable/bikeable development in proximity to transit infrastructure)	The BILD Scenario assumes future communities will be: spread further afield, less compact, where proximity to transit and cycling facilities are likely to be more remote and less economical.
Goal 3 – Economic Development	3.3	Enhance communication and transportation networks to better connect people and move goods more effectively (transit-oriented development planning)	The BILD Scenario would require transportation networks to connect at greater distances, moving people less effectively while making transit use less efficient.
	3.5	Provide a supportive environment for agriculture and agri-food industries (preservation of farmland in Durham)	The BILD Scenario would place more farmland under pressure for urbanization than is necessary to achieve the Region’s population forecast to 2051.

If this information is required in an accessible format, please contact Planning Reception at 1-800-372-1102, ext. 2548.

Implications of the BILD Scenario for Future Planning

Should Regional Council opt for the BILD Scenario, the following issues are anticipated as future official plans are being implemented:

- Surplus Community Area lands would need to be designated in area municipal official plans, even though it will exceed what is required to achieve the 2051 forecast population;
- Municipalities will be challenged to require (or demonstrate a need) for a balance of unit types to achieve complete communities (including High Density Units) through new secondary plans in the DGA, if only ground related units can be demonstrated to achieve the forecast; and
- If High Density Units are provided (which would still likely be encouraged) in the DGA, there will be a mismatch between the forecast population and the development potential/quantity of urban area land. This mismatch will pose a long-term challenge in planning for infrastructure, parks, schools or other facilities as needs would exceed what would be required for the forecast population.

Conclusion

The Regional team's approach to the LNA has focused on evidence-based analysis and considers recent development patterns occurring in Durham. The outcome of the LNA seeks conformity with the **entirety of the Growth Plan policies and accompanying targets** for intensification and greenfield density. The staff-recommended community area land need scenario is future-focused, and balances previously endorsed Regional priorities such as sustainability, resilience, economic competitiveness and goals for Transit Oriented Communities.

Regional Planning and Economic Development Committee's direction recommends the BILD Scenario. The BILD Scenario:

- overstates the land need, as the inputs do not produce a land need outcome of 2,500 hectares;
- does not account for Employment Area conversions, which is at odds with Council's resolution to include conversions as part of the Land Need Assessment;
- over-states proposed DGA densities, while planning for densities well below what is being experienced currently;

If this information is required in an accessible format, please contact Planning Reception at 1-800-372-1102, ext. 2548.

- plans for surplus land by assuming more than half of the planned high density sites in the DGA will remain vacant/unbuilt by 2051, while reassigning the quantity of units elsewhere;
- detracts from the achievement of Regional sustainability policies and obligations; and
- deemphasizes Regional priorities to focus growth in existing communities, where services and infrastructure are either already in place or can be provided more efficiently.

It continues to be unclear whether the BILD Scenario will have an impact on overall housing affordability when compared to Community Area Alternative Scenario 4.

Recommendation

For the reasons noted in this memorandum, **it is recommended that Council revise Committee's recommendation to support staff's recommendation of Community Area Alternative Scenario 4.**

However, if Council chooses not to support staff's recommendation, or the recommendation of Planning and Economic Development Committee for the reasons highlighted in this memorandum, but support urban area expansion, Council may also choose one of the following options [none of which are recommended by staff]:

- i) direct staff to apply the inputs to the LNA model as proposed in the BILD Scenario, but with a resulting Community Area Land Need of 1,742 hectares, notwithstanding that it detracts from the achievement of complete communities and includes more urban land than is required;
or,
- ii) direct staff to revise the inputs to the LNA model to arrive at a land need of ~2,500 hectares as indicated in Alternative Scenario 2, subject to the following:
 - a. Requesting the Province for a lower intensification rate of 45% for Durham, notwithstanding the supply of intensification sites within Durham's Built Up Area readily allows the Region to meet or exceed the 50% intensification rate, detracts from the support for transit oriented development, includes more urban land than is required and would not conform to the Growth Plan;
 - b. Revise the Unit Mix of Scenario 2 with greater weighting on medium density units; and

If this information is required in an accessible format, please contact Planning Reception at 1-800-372-1102, ext. 2548.

- c. Initiate Phase 2 of the Growth Management Study after the Province provides a response to a Regional request for a lower 45% intensification rate, notwithstanding evidence that supports a minimum 50% intensification rate.
or,
- iii) direct staff to request the Province to provide a higher 2051 population and employment forecast for Durham to implement the BILD Scenario, and account for the employment area conversions, notwithstanding the current population forecast is already viewed as aspirational, is based on a near doubling of the recent pace of residential development and includes more urban land than is required;
or,
- iv) direct staff to implement Alternative Scenario 3 with a Community Area Land Need of 1,500 hectares, notwithstanding challenges to implementation due to the amount of ground-oriented housing that would be required in the Built-Up Area and includes more urban land than is required.

This memorandum has been prepared in consultation with the consultant team, the CAO's Office, the Regional Clerk, the Economic Development and Tourism Division, Legislative Services – Legal Services, Works Department, and Finance Department.

Sincerely,

Original signed by Gary Muller for

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



The Regional Municipality of Durham Report

To: Regional Council
From: Commissioner of Planning and Economic Development, Commissioner & Medical Officer of Health
Report: #2022-COW-12
Date: May 25, 2022

Subject:

Application for a 71-unit Plan of Subdivision, Claremont Development Corporation, 5113 Old Brock Road, City of Pickering, OLT Case No. PL171210

Recommendation:

That it be recommended to Regional Council:

- A) That the Commissioner of Planning and Economic Development be authorized to settle Claremont Development Corporation's appeal of the application before the Ontario Land Tribunal (OLT) on the terms set out in the attached confidential memorandum from the Commissioner of Planning and Economic Development, the Commissioner & Medical Officer of Health and the Regional Solicitor
 - B) That the Commissioner of Planning and Economic Development be authorized to execute any agreement and documents necessary to implement the settlement of the appeal by Claremont Development Corporation, to the satisfaction of the Commissioner & Medical Officer of Health and the Regional Solicitor
-

Report:

1. Purpose

- 1.1 The purpose of this report is to provide information regarding a Plan of Subdivision and Zoning By-law Amendment application that has been appealed by Claremont Development Corporation (the Applicant) to the OLT and to obtain

authorization and approval from Regional Council to settle the appeal based on negotiated terms with the Applicant. Given that this is a legal matter before a Tribunal and the settlement discussions are confidential until approved by the OLT, the terms of the settlement and the Region's position of the application are contained in the attached confidential memorandum.

2. Subject Site and Surrounding Lands

- 2.1 The subject site is located at 5113 Old Brock Road, in the Hamlet of Claremont, City of Pickering (refer to Attachment 1). The site is 33.86 hectares (83.67 acres) in size. It is located on the west side of Brock Road, north of Central Street (Regional Road 5). The site is currently used for agricultural purposes.

3. Applications and Appeals

- 3.1 In March 1990, Toko Investments made an application to the Region of Durham for draft approval of a plan of subdivision for 27-units on private services, on a portion of the site (referred to as the Phase 1 lands). In June 1990, Toko Investments submitted a Zoning By-law Amendment application to the City of Pickering for the remainder of the site (referred to as the Phase 2 lands). These applications are considered as transitional applications under the Oak Ridges Moraine Conservation Plan.
- 3.2 In 2011, the Applicant entered into a Sale and Purchase Agreement for the site. In October 2012, the Applicant submitted revised applications and background studies for 27 lots on the Phase 1 lands. These lands were considered to be outside of the Hamlet boundary and there was discussion with the Ontario Ministry of Municipal Affairs and Housing regarding an amendment to the Pickering Official Plan for the minor rounding-out of the Hamlet boundary.
- 3.3 In November 2017, the Applicant appealed the City of Pickering's non-decision on the subject applications within the statutory timeframe to the Ontario Municipal Board (now the OLT). The appeal applied to both the Phase 1 and Phase 2 lands.
- 3.4 In 2018, revised applications were submitted to the City of Pickering which encompassed both the Phase 1 and Phase 2 lands. The City of Pickering did not circulate these applications due to the ongoing appeal process.
- 3.5 On August 23, 2019, the Local Planning Appeal Tribunal (LPAT) (the predecessor to the OLT) dismissed the motions put forward by the Applicant. On August 27, 2020, LPAT reviewed and reversed the August 23, 2019 decision and outlined

that the proposed plan of subdivision include both the Phase 1 and Phase 2 lands and directed the City of Pickering to circulate the 2018 revised materials.

- 3.6 In December 2020, David Masters (a resident of Claremont), a party to the LPAT appeal, obtained leave to appeal the LPAT's decision to Divisional Court. In May 2021, the Divisional Court rejected David Masters' appeal and upheld the August 27, 2020 LPAT decision in favour of the Applicant. David Masters' application for leave to appeal to the Ontario Court of Appeal was denied.
- 3.7 In August 2021, the City of Pickering circulated the revised applications to the Region and other commenting agencies. The revised application proposes 71 single-detached lots on private services, two park blocks, stormwater management plan and a noise attenuation block (refer to Attachment 2). The Region provided comments on the applications in November 2021.

4. Private Servicing of Subdivision

- 4.1 All subdivisions in the Region that will be privately serviced are reviewed by the Region's Health Department to ensure that the proposed subdivision meets the requirements of the Council-approved [Drilled Wells and Lot Sizing Policies as Applied to Consents \(Severances\) and Draft Plans of Subdivision \(durham.ca\)](#) (Lot Sizing Policy). The Lot Sizing Policy provides minimum areas that must be available on newly created lots to ensure there is room for a private sewage system and a reserve sewage system area that can be used in the future.
- 4.2 The Lot Sizing Policy also sets out the requirement for the completion of a hydrogeological study on the development lands to confirm that the development will not have a negative impact to groundwater quality and quantity both on and off site.
- 4.3 The Ontario Ministry of the Environment, Conservation and Parks (MECP) Technical Guidelines D 5-5 and D 5-4 must be applied when completing the hydrogeological study. The MECP D 5-5 Guideline provides an assessment for the water supply at the site. The MECP D 5-4 Guideline provides an assessment for the impact of the private sewage systems on groundwater quality.
- 4.4 The Lot Sizing Policy sets out limiting factors for the size and number of the lots that can be created in a subdivision. The size of the lots that can be created is dependent on the area available for the sewage system on each lot. The number of lots is dependent on the MECP D-5-5 and D-5-4 Guideline assessments. The D-5-4 assessment includes calculating the predicted concentration of nitrates in

the groundwater at the property boundary as a result of the new private sewage systems. This nitrate concentration cannot exceed the amount set out in the Guideline.

- 4.5 Based on the Region's Lot Sizing Policy, a proposal is evaluated with the use of conventional sewage systems for sizing and nitrate production. The Lot Sizing Policy does not permit a subdivision application to propose advanced technologies for private sewage systems for the purpose of increasing the number of lots that can be accommodated.
- 4.6 The proposed lot sizes for the Applicant's subdivision are compliant with the Lot Sizing Policy based on conventional sewage system sizing. However, when the nitrate assessment was completed as part of the hydrogeological study following the MECP D-5-4 Guideline, the proposed 71 lots would produce higher than allowable nitrate concentrations at the property boundary. The Applicant is proposing the use of nitrate reducing treatment units as part of the sewage systems for all 71 lots.
- 4.7 A peer review of the Applicant's hydrogeological study was completed by a third-party hydrogeologist retained by the Region, including evaluating the use of proposed nitrate reducing technology.
- 4.8 The Applicant has addressed all other requirements in relation to the Lot Sizing Policy and the MECP Guidelines.

5. Conclusion

- 5.1 Regional staff are seeking authorization by Regional Council to settle the Applicant's appeal before the OLT based on the negotiated terms.
- 5.2 This report has been reviewed by Corporate Services – Legal Services.

6. Attachments

Attachment #1:	Location Sketch
Attachment #2:	Proposed Draft Plan of Subdivision
Confidential Attachment #3:	Confidential memorandum for the Commissioner of Planning and Economic Development, Commissioner & Medical Officer of Health and the Regional Solicitor, dated May 25, 2022

Respectfully submitted,

Original signed by Gary Muller for

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

Original signed by

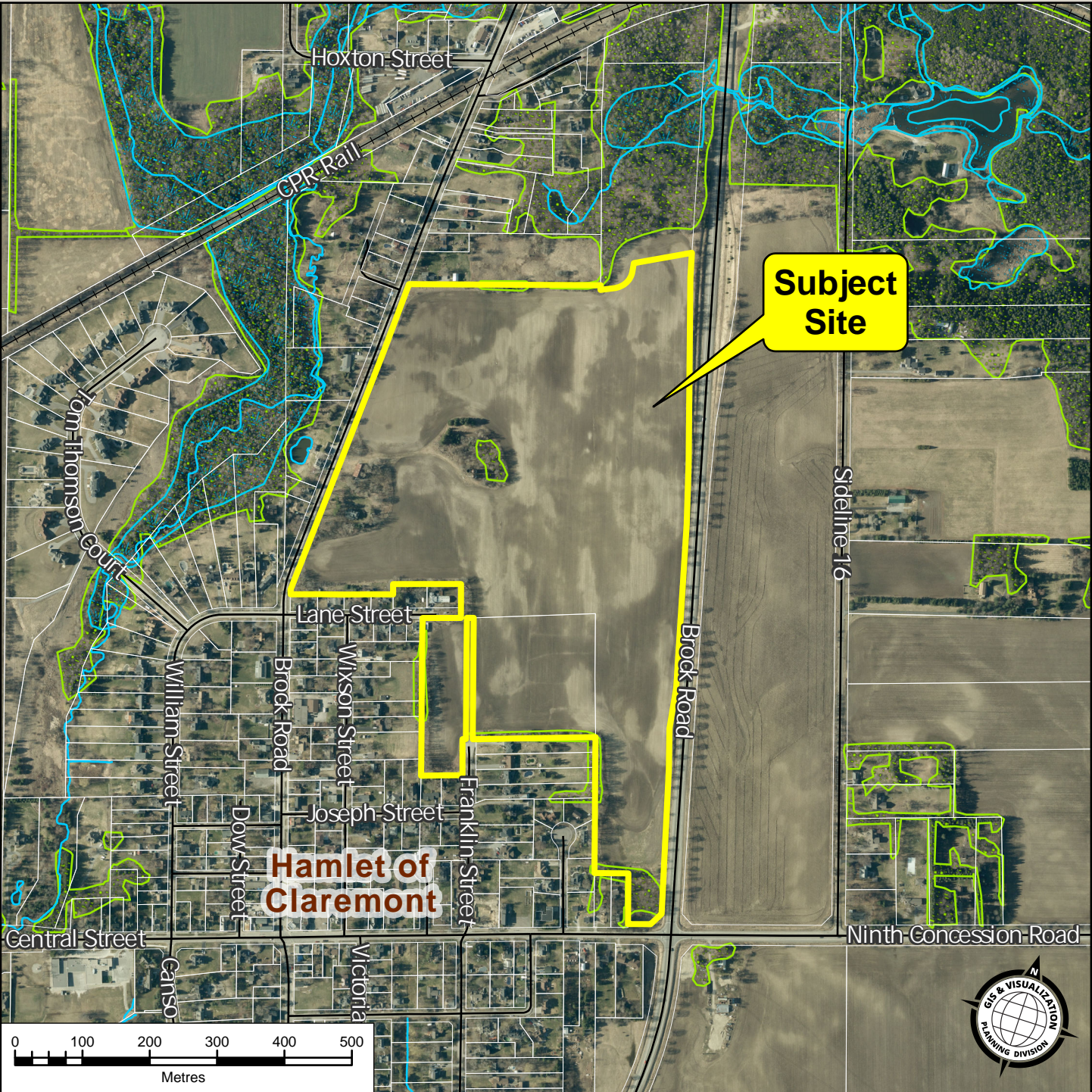
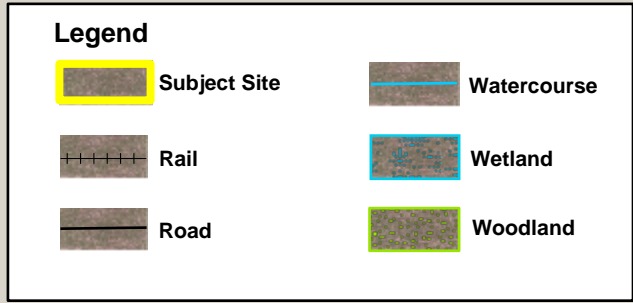
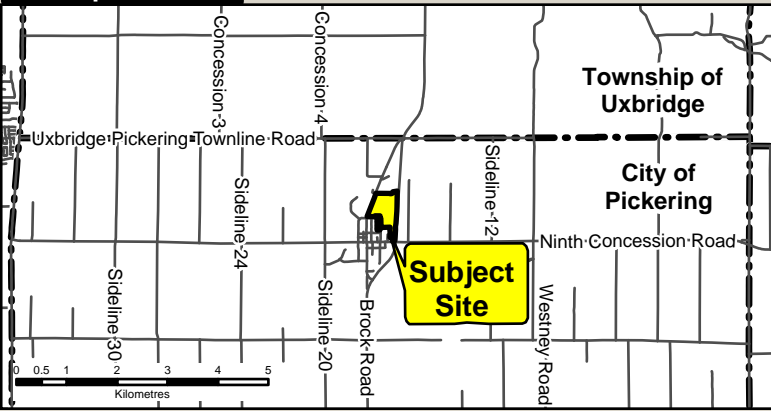
R.J. Kyle, BSc, MD, MHSc, CCFP,
FRCPC, FACPM
Commissioner & Medical Officer of
Health

Recommended for Presentation to Regional Council

Original signed by Nancy Taylor for

Elaine C. Baxter-Trahair
Chief Administrative Officer

Municipal Context



Data Sources:
 PARCEL DATA: Ownership © Teranet Inc. and its suppliers. Assessment © 2020 MPAC and its suppliers.
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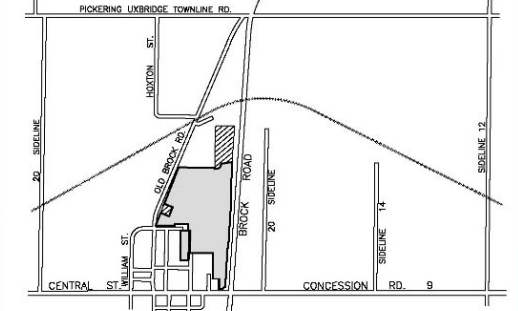
This map has been produced from a variety of sources.
 The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials.
 The Region hereby disclaims all representations and warranties.



Draft Plan of Subdivision
18T-90016

Part of Lots 17 & 18, Concession 9
 (Geographic Township of Pickering)
 Lots 32, 47 & 48, and Part of Lot 31,
 Registered Plan 12
 City of Pickering
 Regional Municipality of Durham

Key Plan



Legend: SUBJECT LANDS OTHER LANDS OWNED BY APPLICANT

Schedule of Land Use

Lot/Block	Land Use	Units	Area(ha)
1-70	Estate Residential Lots	70	22.58
71	Existing Lot	1	0.51
72	Park		1.70
73-74	SWM Pond		3.46
75	Open Space		0.35
76	30m Open Space Buffer		0.46
77	16m Emergency Access		0.29
78-82	to be conveyed to adjacent lot		0.41
83-85	Road Widening		0.75
86-95	0.3m Reserves		0.04
	Roads Streets A-D (20m R.O.W.)	1,605m	3.31
Total			33.86

NOTES

All measurements are in metres.
 All elevations refer to Geodetic Datum.
 All corner roundings are 5.0mR, unless otherwise stated.
 Lot frontages are measured 7.5m back from the street line

Owner's Authorization

I, Boaz Feiner of Claremont Developments Inc., hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the City of Pickering.

Boaz Feiner Jul-14-2021
 Boaz Feiner Date:
 Claremont Developments Inc.

Surveyor's Certificate

I hereby certify that the boundaries of the land to be subdivided and their relationship to the adjoining properties are correctly shown on this Draft Plan.

C.P. Edward July 13, 2021
 C.P. Edward, O.L.S. Date:
 Rady-Pentek & Edward Surveying Ltd.

Additional Information

- As required under section 51(17) of the Planning Act (R.S.O. 1990 C.P. 13)
 - a), e), f), j) As shown on Draft Plan.
 - b), g) As shown on Draft and Key Plans.
 - c) As shown on Key Plan.
 - d) Residential.
 - h), k) Private services (Municipal services are not available).
 - i) Still Loam soil.
 - l) As shown on Draft Plan.
- Note: Contours relate to Canadian Geodetic Datum.

Prepared by: **MGP Malone Given Parsons** Project No. 12-2110
 Date: January 31, 2018
 Revised: March 1, 2018
 July 2021
 Nov 4, 2021
 Nov 10, 2021
 Nov 12, 2021
 Mar 21, 2022

