



The Regional Municipality of Durham
To: The Planning Committee
From: Commissioner of Planning
Report No.: 2009-P-**
Date: February 24, 2009

for consideration at the
Planning Committee Meeting
of March 24, 2009

**EARLY RELEASE OF
PUBLIC MEETING REPORT**

SUBJECT:

Public Meeting Report

Growth Plan Implementation “Growing Durham” Study – Proposed Amendment to the
Regional Official Plan, File: D12-05

RECOMMENDATIONS:

- a) THAT Commissioner’s Report No. 2009-P-** be received for information; and
 - b) THAT all submissions received be referred to the Planning Department for consideration.
-

REPORT:

1. PURPOSE

- 1.1 The purpose of this report is to present the proposed amendment to the Durham Regional Official Plan (ROP), to incorporate changes resulting from a review of the ROP that was initiated in accordance with Section 26(1) of the Planning Act (five-year review provision).
- 1.2 This amendment responds to “Directions” endorsed by Planning Committee on November 25, 2008 presented in the Growing Durham, Recommended Growth Scenario and Policy Directions Final Report (the Report), including additions and modifications thereto, as the basis for proceeding with the Durham Regional Official Plan Amendment (ROPA) process to implement the Growth Plan. This is the subject of the public meeting (refer to Attachment 1).
- 1.3 For convenience, and to assist in the review of this material, the proposed amendment has been consolidated into the relevant text of the ROP (refer to

Attachment 2). The consolidation illustrates the additions and deletions, and details the basis for each change.

- 1.4 This Commissioner's Report and attachments were released to the public on February 24, 2009. A "Notice of Public Meeting" regarding the proposed amendment has been advertised in the appropriate newspapers. This report was made available to the public prior to the meeting.

2. CONSULTATION

- 2.1 The public and agency consultation on the proposed amendment has involved:

- Scheduling a series of Public Information Sessions, as follows:
 - Pickering Council Chambers – March 3, 2009;
 - Ajax Council Chambers – March 4, 2009;
 - Uxbridge Council Chambers – March 5, 2009;
 - Clarington Council Chambers – March 9, 2009;
 - Whitby Council Chambers – March 11, 2009; and
 - Oshawa Main Library Auditorium – March 12, 2009.

- Scheduling the statutory public open house for March 23, 2009 at Regional Headquarters;

- Scheduling the statutory public meeting for the March 24, 2009 meeting of Planning Committee;

- Meeting with area municipal and provincial staff;

- Placing notice of the consultation process, including Public Information Sessions and Statutory Public Open House and Public Meeting in the local newspapers and on the Regional web site;

- Giving direct notice to all of those who have made submissions or requested notice through the Growing Durham Study; and

- Circulating copies of the proposed amendment to the Ministry of Municipal Affairs and Housing, all area municipalities and conservation authorities, School Boards and abutting municipalities and all those who request a copy.

3. PROPOSED AMENDMENT TO THE ROP

3.1 The proposed amendment to the ROP (Attachment 1), as annotated in the applicable ROP text (Attachment 2), implements the recommended policy directions from the Growing Durham Study. The amendment also addresses a number of “housekeeping” changes identified during the policy formulation exercise.

3.2 Key amendments proposed include:

- Revising the planning horizon of the ROP from 2021 to 2031;
- Adding policies to promote the development of complete and healthy, sustainable communities, that include a balance of jobs and population;
- Strengthening policies to support active transportation (e.g. walking and cycling);
- Strengthening policies to protect Employment Areas from conversion to other urban designations;
- Replacing the population and employment targets with forecasts consistent with Schedule 3 of the Growth Plan for the Greater Golden Horseshoe (960,000 people and 350,000 jobs), with the recognition that the Region has the opportunity to achieve an additional 25,000 jobs;
- Adding a policy to clarify that population and employment forecasts allocated to the Urban Areas in the Townships of Brock, Scugog and Uxbridge will be held in reserve for the respective municipality;

-
- Adding growth management policy objectives consistent with the Growth Plan for the Greater Golden Horseshoe, to accommodate intensification within built-up areas and density of 50 persons and jobs per hectare in greenfield areas;
 - Adding policies to reinforce the Region's intent that employment growth be balanced, with at least 50% of all forecast employment being within designated Employment Areas;
 - Adding criteria for consideration of Regional Urban Boundary Expansions to include providing for a minimum 10-year housing and employment land needs, with logical and sequential development patterns;
 - Adding new criteria for the consideration of area municipal official plan amendments to expand urban area boundaries, including:
 - achieving the targets, forecasts and growth management objectives;
 - preparing a secondary plan, with detailed criteria regarding content and requirements for approved secondary plans, including watershed plans;
 - requiring secondary plans to be developed to 75% of their dwelling unit capacity, with 25% of the medium and high density, prior to the approval of development in adjacent secondary plan areas;
 - ensuring area municipal services required to support the expansion are within the financial capability of the area municipality; and
 - taking potential conflicts between existing agricultural uses and new Urban System uses into consideration and where possible alleviate conflicts through buffering;
 - Incorporating policies for Waterfront Places into the Urban System (moved from the Greenlands System), including policies for density, housing form and floor space index targets;
 - Adding policies to introduce densities, housing form and floor space index targets for Urban Growth Centres, Regional Centres, Local Centres, Regional Corridors and Local Corridors;

- Clarifying that Regional Corridors are an overlay of the main designation (e.g. Living Areas or Employment Areas);
- Adding policies for Regional Corridors associated with Employment Areas, to accommodate uses with the greatest potential for high employee densities;
- Introducing density and housing form targets for new greenfield Living Areas;
- Reinforcing policies to ensure that an adequate supply of vacant, serviced employment land is maintained that provides sufficient market choice;
- Clarifying the suite of uses that are permitted within the Employment Areas designation;
- Confirming the prohibition of residential uses in Employment Areas;
- Discouraging sensitive uses, such as community, cultural and health facilities, from locating in Employment Areas, subject to applicable policies in area municipal official plans;
- Clarifying policies that permit limited personal service and retail uses in Employment Areas to ensure they are secondary to the permitted employment uses;
- Permitting major retail uses (retail warehouses) in Employment Areas only where currently designated as a permitted in an area municipal official plan;
- Adding a policy for the consideration of conversions in Employment Areas related to defined “downtown” or “regeneration” areas in accordance with the relevant policies of the Growth Plan and the Provincial Policy Statement;

- Clarifying that decisions of Regional Council to refuse applications or non-decisions on applications for the conversion of Employment Areas will not be subject to appeal to the Ontario Municipal Board in accordance with new provisions of the Planning Act;
- Requiring area municipal official plans to include detailed phasing plans for ultimate build-out of Employment Area lands, to demonstrate how higher density targets will be achieved;
- Updating policies on the status of the Highway 407 East individual Environmental Assessment;
- Adding policies to guide development adjacent to Transportation Hubs, Commuter Stations and Transit Spines, to enhance opportunities for intensification;
- Revising policies related to Schedule F, Potential Future Growth Areas to indicate the intent to provide context for future long-range growth and infrastructure planning;
- Add policies for the monitoring of key growth management objectives, including:
 - review of employment forecasts coincident with the release of Census data;
 - intensification rates;
 - combined density target for greenfield Living Areas; and
 - combined density target for Urban Growth Centres.

3.3 The proposed amendment also provides for expansions to the Urban Area Boundaries to address the results of the land needs analysis, which concluded that an additional 2,868 hectares¹ of land would be required to accommodate forecasted growth to 2031.

¹ The 2,868 hectares of “future growth lands” is a gross calculation that is net of Key Natural Heritage Features and major infrastructure such as the Highway 407 right-of-way and hydro corridors.

- 3.4 The consultant's recommendation to include more broad permissions for major retail uses in Employment Areas, in response to submissions from the City of Oshawa, has not been included in the proposed amendment, based upon feedback from area municipal staff, who expressed concern with the implications of controlling such permissions in the area municipal official plans.

4. PUBLIC PARTICIPATION

- 4.1 Anyone who attends the Region's public meeting may present an oral submission, and/or provide a written submission, to Regional Planning Committee on the proposed amendment. The deadline for consideration of written submissions for the recommended Amendment is **March 31, 2009**. However, any person may make a written submission at any time before Regional Council makes a decision.
- 4.2 If a person who files an appeal to the Ontario Municipal Board of Regional Council's decision on a proposed official plan amendment does not make oral submissions at a public meeting, or does not make written submissions before an amendment has been adopted by Regional Council, the Ontario Municipal Board may dismiss all or part of the appeal.
- 4.3 Anyone wishing to be notified of Regional Council's decision on the subject amendment must submit a written request to:

A.L. Georgieff, M.C.I.P., R.P.P.
Commissioner of Planning, Planning Department
Regional Municipality of Durham
PO Box 623, 605 Rossland Road East
Whitby, ON L1N 6A3

5. FUTURE REGIONAL COUNCIL DECISION

- 5.1 Planning Committee will consider the proposed amendment at a future meeting, and make a recommendation to Regional Council. Upon Council's

adoption, the amendment will be forwarded to the Minister of Municipal Affairs and Housing for approval.

- 5.2 All persons who made oral or written submissions, or have requested notification in writing, will be given written notice of the future meetings of Planning Committee and Regional Council at which the proposed amendment will be considered.



A.L. Georgieff, M.C.I.P., R.P.P.
Commissioner of Planning

RECOMMENDED FOR PRESENTATION TO COMMITTEE

Garry H. Cubitt, M.S.W.
Chief Administrative Officer

- Attachments:
1. Proposed Regional Official Plan Amendment (under separate cover)
 2. An Annotated Consolidation of the Proposed Regional Official Plan Amendment (under separate cover)