

## **The Regional Municipality of Durham**

### **MINUTES**

#### **PLANNING COMMITTEE**

**TUESDAY, JUNE 3, 2008**

A regular meeting of the Planning Committee was held on Tuesday, June 3, 2008 in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:33 a.m.

Present: Councillor Gray, Chair, attended for part of the meeting  
Councillor McMillen, Vice-Chair  
Councillor Drumm attended for part of the meeting  
Councillor Grant attended the meeting at 9:40 a.m.  
Councillor Novak  
Councillor Ryan  
Councillor Shepherd  
Regional Chair Anderson

Also

Present: Councillor Neal attended for part of the meeting  
Councillor Perkins attended for part of the meeting

Staff

Present: G.H. Cubitt, Chief Administrative Officer, attended for part of the meeting  
A.L. Georgieff, Commissioner of Planning  
C. Boyd, Solicitor, attended for part of the meeting  
B. Bridgeman, Director, Current Planning  
N. Chornobay, Director, Strategic Planning  
C. Drimmie, Policy and Research Advisor, attended for part of the meeting  
L. Fleury, Committee Secretary, attended for part of the meeting  
C. Goodchild, Project Planner  
T. Lavery, Corporate Communications Officer  
S. Munns-Audet, Director of Corporate Communications, attended for part of the meeting  
J. Presta, Director of Environmental Services, attended for part of the meeting  
L. Riviere, Project Planner, attended for part of the meeting  
K. Ryan, Solicitor  
R. Saunders, Manager, Policy Planning & Special Studies  
L. Trombino, Senior Planner, attended for part of the meeting  
J. Weber, Senior Solicitor  
K. Yew, Manager, Plan Implementation  
T. Fraser, Committee Secretary

1. ADOPTION OF MINUTES

MOVED by Councillor McMillen,  
(130) "THAT the minutes of the Planning Committee meeting held on  
Tuesday, May 13, 2008 be adopted."  
CARRIED

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. PRESENTATIONS

A presentation by Ms. Melanie Hare, Partner, Urban Strategies Inc., was heard later in the meeting. [See Item 3. a) on pages 18 to 20 of these minutes.]

4. CORRESPONDENCE

- a) SC #2008-45 FROM MR. STEVEN A. ZAKEM, AIRD & BERLIS LLP, WRITING TO REGIONAL CLERK, PAT MADILL, ON BEHALF OF THE BROOKLIN NORTH LANDOWNERS GROUP ("BROOKLIN NORTH") IN REGARDS TO THE REGION OF DURHAM 2008 DEVELOPMENT CHARGE BACKGROUND STUDY. MR. ZAKEM HAS REVIEWED THE BACKGROUND STUDY WITH THE BROOKLIN NORTH LANDOWNERS GROUP AND HAS SENT ALONG THEIR COMMENTS IN REGARDS TO THE STUDY.
- 

MOVED by Councillor Drumm,  
(131) "THAT Standing Committee Correspondence Item SC #2008-45 from Mr. Steven A. Zakem, Aird & Berlis LLP, be referred to staff for a report to be presented at a Tri Planning, Finance and Administration, and Works Committee meeting."  
CARRIED

- b) SC #2008-46 FROM MR. ROBERT D. HOWE, GOODMAN'S LLP, WRITING TO REGIONAL CLERK, PAT MADILL, ON BEHALF OF SMOOTH RUN DEVELOPMENTS ("SMOOTH RUN") AND BROOKFIELD HOMES (ONTARIO) LIMITED ("BROOKFIELD") IN REGARDS TO THE REGION OF DURHAM 2008 DEVELOPMENT CHARGE BACKGROUND STUDY. MR. HOWE WISHES TO EXPRESS SOME OF THE CONCERNS HIS CLIENTS HAVE WITH THE BACKGROUND STUDY.
- 

MOVED by Councillor Drumm,  
(132) "THAT Standing Committee Correspondence Item SC #2008-46 from Mr. Robert D. Howe, Goodmans LLP, be referred to staff for a

report to be presented at a Tri Planning, Finance and Administration, and Works Committee meeting."

CARRIED

- c) SC #2008-47 FROM MS. LUCY STOCCO, EXECUTIVE VICE PRESIDENT, TRIBUTE COMMUNITIES, FORWARDING TO REGIONAL CLERK, PAT MADILL THEIR COMMENTS IN REGARDS TO THE REGION OF DURHAM 2008 DEVELOPMENT CHARGE BACKGROUND STUDY.

MOVED by Councillor Drumm,

(133) "THAT Standing Committee Correspondence Item SC #2008-47 from Ms. Lucy Stocco, Executive Vice President, Tribute Communities, be referred to staff for a report to be presented at a Tri Planning, Finance and Administration, and Works Committee meeting."

CARRIED

- d) SC #2008-48 FROM MR. ROBERT D. HOWE, GOODMAN'S LLP, WRITING TO REGIONAL CLERK, PAT MADILL, ON BEHALF OF CENTRAL PICKERING COMMUNITY (SEATON) LANDOWNERS IN REGARDS TO THE REGION OF DURHAM 2008 DEVELOPMENT CHARGE BACKGROUND STUDY. MR. HOWE WISHES TO EXPRESS SOME OF THE COMMENTS AND CONCERNS HIS CLIENTS HAVE WITH THE BACKGROUND STUDY.

MOVED by Councillor Drumm,

(134) "THAT Standing Committee Correspondence Item SC #2008-48 from Mr. Robert D. Howe, Goodmans LLP, be referred to staff for a report to be presented at a Tri Planning, Finance and Administration, and Works Committee meeting."

CARRIED

- e) SC #2008-49 FROM MS. PAULA J. TENUTA, DIRECTOR, MUNICIPAL GOVERNMENT RELATIONS, BUILDING INDUSTRY AND LAND DEVELOPMENT ASSOCIATION (BILD), WRITING TO REGIONAL CHAIR ROGER ANDERSON AND MEMBERS OF COUNCIL IN REGARDS TO THE REGION OF DURHAM 2008 DEVELOPMENT CHARGE BACKGROUND STUDY. MS. TENUTA HAS FORWARDED BILD'S COMMENTS AND CONCERNS IN REGARDS TO THE BACKGROUND STUDY.

MOVED by Councillor Drumm,

(135) "THAT Standing Committee Correspondence Item SC #2008-49 from Ms. Paula J. Tenuta, Director, Municipal Government Relations, Building Industry and Land Development Association, be referred to staff for a report to be presented at a Tri Planning, Finance and Administration, and Works Committee meeting."

CARRIED

- f) SC #2008-50 FROM MR. M. PESTALUKY, PRESIDENT, DELTA URBAN INC., WRITING TO REGIONAL CLERK, PAT MADILL, ON BEHALF OF THE WEST WHITBY LANDOWNERS GROUP INC. IN REGARDS TO THE REGION OF DURHAM 2008 DEVELOPMENT CHARGE BACKGROUND STUDY. MR. PESTALUKY WISHES TO EXPRESS HIS CLIENT'S CONCERNS ON THE REGION'S DEVELOPMENT CHARGE BACKGROUND STUDY.
- 

MOVED by Councillor Drumm,

- (136) "THAT Standing Committee Correspondence Item SC #2008-50 from Mr. M. Pestaluky, President, Delta Urban Inc., be referred to staff for a report to be presented at a Tri Planning, Finance and Administration, and Works Committee meeting."

CARRIED

- g) SC #2008-51 FROM MR. SCOTT JEFFREY, PRESIDENT, DURHAM REGION HOME BUILDER'S ASSOCIATION (DRHBA), WRITING TO REGIONAL CHAIR ROGER ANDERSON AND MEMBERS OF COUNCIL IN REGARDS TO THE REGION OF DURHAM 2008 DEVELOPMENT CHARGE BACKGROUND STUDY. MR. JEFFREY HAS FORWARDED DRHBA'S COMMENTS AND RECOMMENDATIONS IN REGARDS TO THE BACKGROUND STUDY.
- 

MOVED by Councillor Drumm,

- (137) "THAT Standing Committee Correspondence Item SC #2008-51 from Mr. Scott Jeffrey, President, Durham Region Home Builder's Association, be referred to staff for a report to be presented at a Tri Planning, Finance and Administration, and Works Committee meeting."

CARRIED

- h) SC #2008-52 FROM MS. SUSAN D. ROGERS, PARTNER, TOWNSEND ROGERS LLP, WRITING TO REGIONAL CLERK, PAT MADILL AND MEMBERS OF COUNCIL ON BEHALF OF SMARTCENTRES IN REGARDS TO THE REGION OF DURHAM 2008 DEVELOPMENT CHARGE BACKGROUND STUDY. MS. ROGERS WISHES TO ADVISE OF THEIR CLIENT'S CONCERNS TO DATE ON THE BACKGROUND STUDY AND WILL FORWARD IN THE NEAR FUTURE MORE DETAILED COMMENTS FROM THEIR CLIENT ON THE STUDY.
- 

MOVED by Councillor Drumm,

- (138) "THAT Standing Committee Correspondence Item SC #2008-52 from Ms. Susan D. Rogers, Partner, Townsend Rogers LLP, be referred to staff for a report to be presented at a Tri Planning, Finance and Administration, and Works Committee meeting."

CARRIED

- i) SC #2008-53 FROM MR. NICK J. MENSINK, PRINCIPAL, SENIOR PROJECT MANAGER AND PROJECT TEAM DIRECTOR, SERNAS ASSOCIATES, WRITING TO REGIONAL CHAIR ROGER ANDERSON AND MEMBERS OF COUNCIL REGARDING THE REGIONAL DEVELOPMENT CHARGE BACKGROUND STUDY. SERNAS ASSOCIATES IS A MEMBER OF THE CONSULTING TEAM WORKING WITH DELTA URBAN INC., REPRESENTING INTRACORP DEVELOPMENTS LIMITED AND PRESTON GROUP, COMBINED PROPERTY OWNERS OF 130 ACRES ON THE NORTH SIDE OF BLOOR STREET BETWEEN PRESTONVALE ROAD AND COURTICE ROAD IN COURTICE. MR. MENSINK STATES THAT "WE ARE ENCOURAGED BY WHAT WE SEE WITHIN THE REGIONAL DEVELOPMENT CHARGE BACKGROUND STUDY (APRIL 22, 2008) TABLE G.1: REGIONAL SANITARY SEWAGE CAPITAL COST SUMMARY RESIDENTIAL AS IT RELATES TO THE SOUTH-WEST COURTICE TRUNK SEWER FOR BOTH TIMING AND COST ALLOCATION."
- 

MOVED by Councillor Drumm,

- (139) "THAT Standing Committee Correspondence Item SC #2008-53 from Mr. Nick J. Mensink, Principal, Senior Project Manager and Project Team Director, Sernas Associates, be referred to staff for a report to be presented at a Tri Planning, Finance and Administration, and Works Committee meeting."

CARRIED

- j) SC #2008-54 FROM MR. EVAN RODGERS, MANAGER, POLICY AND SPECIAL PROJECTS, DEVELOPMENT SERVICES DEPARTMENT, CITY OF OSHAWA, WRITING TO THE CLERK'S DEPARTMENT ADVISING THAT AT THEIR MEETING HELD ON MAY 12, 2008, THE COUNCIL OF THE CITY OF OSHAWA PASSED A RESOLUTION WITH RESPECT TO THE NEW REGIONAL DEVELOPMENT CHARGE BY-LAW AND BACKGROUND STUDY.
- 

MOVED by Councillor Drumm,

- (140) "THAT Standing Committee Correspondence Item SC #2008-54 from Mr. Evan Rodgers, Manager, Policy and Special Projects, Development Services Department, City of Oshawa, be referred to staff for a report to be presented at a Tri Planning, Finance and Administration, and Works Committee meeting."

CARRIED

- k) SC #2008-55 FROM MS. TERESA FRITSCH, SENIOR VP, INTERNAL GROWTH, DEVELOPMENT, CHARTWELL SENIORS HOUSING REIT, WRITING TO REGIONAL CLERK, PAT MADILL IN REGARDS TO THE REGION OF DURHAM 2008 DEVELOPMENT CHARGE BACKGROUND STUDY. CHARTWELL SENIORS HOUSING REIT FEELS THAT RETIREMENT AND LONG TERM CARE HOMES PLACE A LOW DEMAND ON REGIONAL AND MUNICIPAL SERVICES COMPARED TO THE

GENERAL POPULATION AND AS A RESULT THEY FEEL THAT THE SUGGESTED FEE INCREASE IS EXCESSIVE. MS. FRITSCH IS REQUESTING A CLEAR EXPLANATION ON HOW THE DEVELOPMENT CHARGES ARE BEING CALCULATED FOR RETIREMENT HOMES AND THAT CHARTWELL SENIORS HOUSING REIT BE NOTIFIED OF ANY PUBLIC MEETINGS AND/OR COUNCIL DECISIONS REGARDING THIS ISSUE.

---

MOVED by Councillor Drumm,

(141) "THAT Standing Committee Correspondence Item SC #2008-55 from Ms. Teresa Fritsch, Senior VP, Internal Growth, Development, Chartwell Seniors Housing REIT, be referred to staff for a report to be presented at a Tri Planning, Finance and Administration, and Works Committee meeting."

CARRIED

- l) SC #2008-58 FROM MS. LORI RIVIERE, PROJECT PLANNER, CURRENT PLANNING, REGION OF DURHAM, WRITING TO REGIONAL CLERK, PAT MADILL ADVISING THAT A NEW APPLICATION WAS SUBMITTED BY JAMES SABISTON OF KINSALE PROPERTIES LTD., REGARDING AN AMENDMENT TO THE DURHAM REGIONAL OFFICIAL PLAN. THE PURPOSE OF THE APPLICATION IS TO RE-DESIGNATE A 29.9 HA SITE IN THE CITY OF PICKERING FROM "PRIME AGRICULTURAL AREA" TO "MAJOR OPEN SPACE" TO PERMIT THE ESTABLISHMENT OF A 12-HOLE GOLF COURSE.
- 

MOVED by Councillor Drumm,

(142) "THAT Standing Committee Correspondence Item SC #2008-58 from Ms. Lori Riviere, Project Planner, Current Planning, Region of Durham, be referred to consideration of Report #2008-P-51 of the Commissioner of Planning."

CARRIED

[See Item 5. b) on pages 14 and 15 of these minutes.]

- m) SC #2008-59 FROM MR. BLAIR LABELLE, MANAGER OF LEGISLATIVE SERVICES/DEPUTY CLERK, TOWN OF AJAX, WRITING TO THE HONOURABLE JIM WATSON, MINISTER OF MUNICIPAL AFFAIRS AND HOUSING, ADVISING THAT AT THEIR MEETING HELD ON APRIL 28, 2008 THE COUNCIL OF THE TOWN OF AJAX ENDORSED A RESOLUTION REGARDING EXPANDING THE GREENBELT
- 

MOVED by Councillor Drumm,

(143) "THAT Standing Committee Correspondence Item SC #2008-59 from Mr. Blair Labelle, Manager of Legislative Services/Deputy Clerk, Town of Ajax, be received for information."

CARRIED

- n) SC #2008-60 FROM THE ONTARIO GROWTH SECRETARIAT, MINISTRY OF PUBLIC INFRASTRUCTURE RENEWAL, WRITING TO THE CLERK'S DEPARTMENT ADVISING THAT THE MINISTRY OF PUBLIC INFRASTRUCTURE RENEWAL HAS RELEASED A BACKGROUND PAPER ENTITLED "PLANNING FOR EMPLOYMENT IN THE GREATER GOLDEN HORSESHOE". THE BACKGROUND PAPER IS THE FIRST STEP IN THE EMPLOYMENT AREA ASSESSMENT REFERRED TO IN POLICY 5.3.4 OF THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2006. THE PAPER IS INTENDED TO GENERATE DISCUSSION ON LAND USE PLANNING ISSUES RELATED TO EMPLOYMENT ACTIVITIES. IT EXPLORES THE CHANGING NATURE OF EMPLOYMENT IN THE GREATER GOLDEN HORSESHOE, THE CHALLENGES OF PLANNING FOR EMPLOYMENT, AND POTENTIAL STRATEGIES TO BETTER PLAN FOR EMPLOYMENT. FOR MORE INFORMATION PLEASE GO TO [PLACESTOGROW@ONTARIO.CA](mailto:PLACESTOGROW@ONTARIO.CA) OR CALL 1-866-479-9781. COMMENTS ON THE BACKGROUND PAPER MUST BE RECEIVED BY JULY 18, 2008.
- 

MOVED by Councillor Drumm,

- (144) "THAT Standing Committee Correspondence Item SC #2008-60 from the Ontario Growth Secretariat, Ministry of Public Infrastructure Renewal, be referred to consideration of Report #2008-P-57 of the Commissioner of Planning."

CARRIED

[See Item 5. h) on pages 17 and 18 of these minutes.]

- o) SC #2008-61 FROM MR. D.F. GIVEN, PRESIDENT, MALONE GIVEN PARSONS LTD., WRITING TO COUNCILLOR JOHN GRAY AND PLANNING COMMITTEE MEMBERS IN REGARDS TO THE GROWING DURHAM STUDY. MR. GENEST HAS ENCLOSED A REPORT TITLED "LAND NEEDS IN WHITBY TO 2031", PREPARED ON BEHALF OF THE BROOKLIN NORTH LANDOWNERS GROUP REGARDING FUTURE LAND NEEDS IN NORTH WHITBY.
- 

MOVED by Councillor Drumm,

- (145) "THAT Standing Committee Correspondence Item SC #2008-61 from Mr. D.F. Given, President, Malone Given Parsons Ltd., be referred to consideration of Report #2008-P-58 of the Commissioner of Planning."

CARRIED

[See Item 5. i) on pages 24 to 26 of these minutes.]

ADDITIONAL CORRESPONDENCE ITEMS RECEIVED WITH THE ADDENDUM

- p) FROM MS. HEATHER BROOKS, DIRECTOR, WATERSHED PLANNING & NATURAL HERITAGE, CENTRAL LAKE ONTARIO CONSERVATION AUTHORITY, WITH RESPECT TO THE CENTRAL LAKE ONTARIO CONSERVATION AUTHORITY BOARD REPORT AND RESPONSE TO GRAND RIVER CONSERVATION AUTHORITY RESOLUTION REQUESTING SUPPORT OF THE ENVIRONMENTAL COMMISSIONER'S 10 RECOMMENDATIONS OUTLINED IN "RECONCILING OUR PRIORITIES, ANNUAL REPORT 2006-2007".

MOVED by Councillor Drumm,

(146) "THAT the correspondence received from Ms. Heather Brooks, Director, Watershed Planning & Natural Heritage, Central Lake Ontario Conservation Authority, be received for information."

CARRIED

5. COMMISSIONER'S REPORTS

REGIONAL OFFICIAL PLAN AMENDMENT – PUBLIC MEETINGS

The Chair advised that this portion of the Planning Committee meeting constitutes the Statutory Public Information meeting under the amended *Planning Act* for proposed amendments to the Durham Regional Official Plan. He noted that the purpose of the meeting is to provide the public with information on the proposed amendments and to hear any submissions. He added that a decision to approve or deny these applications is not being made at this time.

The Chair further advised that notices of the public meetings were published in the appropriate newspapers. A public meeting report for each amendment has been prepared by the Regional Planning Department containing background information and will be received for information today by the Planning Committee.

The Chair advised the public that it is important to make a verbal submission at these public meetings or a written submission as soon as possible after these meetings and prior to Regional Council making a decision. He explained that if a person who submits an appeal is not on record as having made a verbal or written submission, the appeal may not be considered valid by the Ontario Municipal Board.

The Chair also advised that the Commissioner of Planning would at a later date prepare recommendation reports on the amendment applications. If adopted, Regional Council will give notice of adoption and Council's decision will be subject to a 20-day appeal period. If no appeals are received, Council's decision will be final.

5. COMMISSIONER'S REPORTS

- a) APPLICATION TO AMEND THE DURHAM REGIONAL OFFICIAL PLAN, SUBMITTED BY TRINITY DEVELOPMENT GROUP INC., TO PERMIT A MIXED-USE RETAIL-OFFICE PROPOSAL IN THE TOWN OF WHITBY, FILE: OPA 2007-008 (2008-P-49)

ADDENDUM REPORT TO REPORT #2008-P-49 OF THE COMMISSIONER OF PLANNING, ONTARIO MUNICIPAL BOARD APPEAL FROM JOEL FARBER, SOLICITOR, FOGLER, RUBINOFF LLP, DATED APRIL 29, 2008, APPLICATION TO AMEND THE DURHAM REGIONAL OFFICIAL PLAN, SUBMITTED BY TRINITY DEVELOPMENT GROUP INC., TO PERMIT A MIXED-USE RETAIL-OFFICE PROPOSAL IN THE TOWN OF WHITBY, FILE: OPA 2007-008 (2008-P-50)

---

The Chair called upon Lino Trombino, Senior Planner, to give a presentation.

6. STAFF PRESENTATIONS

- a) Lino Trombino, Senior Planner, provided a PowerPoint presentation outlining the details of Reports #2008-P-49 and #2008-P-50 of the Commissioner of Planning. He advised the application is to permit a mixed-use retail-office development within the Region's Employment Areas designation at the south-east corner of Winchester Road East and Thickson Road, in the Town of Whitby. He also advised that this application has been appealed to the Ontario Municipal Board (OMB) by the applicant and the applicant has also filed appeals against the concurrent Town of Whitby Official Plan and Zoning By-law amendment applications. L. Trombino stated that from a technical point of view the filing of the appeal has resulted in a shift of the decision making responsibility to the OMB. He also stated that the Planning Department will still be required to present a recommendation to Committee and Council for their authorization to present Council's position to the OMB once a review of the application is complete.

L. Trombino explained that the subject lands have an area of 19 hectares, are vacant, have previously been used for agricultural purposes, and have a tributary of the Pringle Creek running through the easterly half of the property. He outlined the surrounding land uses and advised that the application is intended to accommodate development consisting of three components including retail, retail warehousing, and office uses. L. Trombino further advised that the applicant has filed a series of technical reports in support of the application. He noted that the Planning Department will also be examining this application from a policy perspective. L. Trombino also advised that the application has been circulated for comment and to date some comments have been received, including those from the Ministry of Transportation which indicated the Environmental Assessment for the proposed extension of Highway 407 is expected to be completed in the Spring of 2009, at which point the Environmental Assessment will be

submitted to the Minister of the Environment for review. He further advised that email and written submissions have been received from 18 different individuals. Some of the submissions have included support for the proposed development while others have cited concerns. L. Trombino concluded by outlining the next steps for the application.

L. Trombino responded to questions of the Committee with respect to the legislation regarding complete applications and the right to appeal to the OMB; and the possibility of restricting the commercial development to the amount of office development.

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

7. DELEGATIONS

- a) MR. BRENT CLARKSON, MHBC PLANNING, 7050 WESTON ROAD, SUITE 230, WOODBRIDGE, ONTARIO, L4L 8G7, ON BEHALF OF TRINITY DEVELOPMENT GROUP INC.  
RE: REPORTS #2008-P-49 AND #2008-P-50 OF THE COMMISSIONER OF PLANNING
- 

Mr. Brent Clarkson appeared before the Committee on behalf of Trinity Development Group Inc. Ms. Ingrid Beausoleil, Development Manager, Trinity Development Group; Mr. Mike Foley, Associate VP, Development, Trinity Development Group; Mr. David Argue, iTRANS; Mr. Jamie Tate, Tate Economic Research; and Mr. Russell Fleischer, TFAI, were also in attendance.

Mr. Clarkson provided a PowerPoint presentation containing an overview of Trinity Development Group, the Trinity Development team, the property location and planning proposal, the concept plan, the applications required, the Retail Market Impact Analysis, the Brooklin Downtown Business Association, design considerations, building images, the appeal to the Ontario Municipal Board, considerations, community benefits, and conclusions. A copy of his presentation was provided to the Committee Secretary.

Mr. Clarkson advised that Trinity is the second largest shopping centre developer in Canada, has developed over 19,000,000 square feet, and examples of Trinity developments include Trinity Common in Brampton, Colossus Centre in Vaughan, Green Lane Centre in Newmarket, and Dufferin Steeles Market Place in Toronto. He noted that the current application is for a mixed-use development of approximately 124,000 square feet of office space and approximately 240,000 square feet of retail space, with approximately 17 separate buildings, and is anchored by a food store and Canadian Tire. He added that Trinity has letters of interest from these stores but not a signed lease at this time. Mr. Clarkson also advised of the

applications that are required for the proposal, which include an application to amend the Regional Official Plan; applications to amend the Town of Whitby Official Plan and Zoning By-law; a Fill Permit from the Central Lake Ontario Conservation Authority; a Building and Land Use Permit from the Ministry of Transportation; and a building permit from the Town of Whitby.

Mr. Clarkson outlined what the Retail Market Impact Analysis indicated and stated that the Retail Market Impact Analysis concludes there is more than enough market demand; there are differentiated developments in terms of tenant mix, chains and history; an opportunity to recapture and retain expenditures locally; and the proposal will coexist and is complementary to the existing and expanded Brooklin Major Central Area. He also stated that of the submissions he has received, 75% are in support of the proposal. Mr. Clarkson further stated that Trinity has met with the Brooklin Downtown Business Association and Trinity is committed to additional dialogue as the process unfolds. Mr. Clarkson reviewed the design considerations and building images for Brooklin Market Place.

Mr. Clarkson also stated that the appeal to the Ontario Municipal Board is a friendly appeal and is not intended to circumvent the Region's review of the application. He further stated that the appeal was necessitated as a result of terms of the real estate agreement. He also stated that the proposal is a mixed-use development and does not constitute a conversion of employment lands, will generate more employment than traditional industrial development, and will have no negative impact on downtown Brooklin. Mr. Clarkson outlined the community benefits, which included 1100 new permanent jobs, annual property taxes of approximately \$1.75 million, Development Charges of \$3.2 million, and the addition of needed retail and office space complementary to that offered in the downtown.

Mr. Clarkson concluded by stating that Trinity proposes a development which is complementary to stores in downtown Brooklin; there will be no store closures; the site is strategically located with access to arterial roads and just north of the future Highway 407; the proposal will strengthen the Brooklin economic base; provides local jobs so residents do not have to leave the community to go to work; and provides substantial benefits.

Mr. Clarkson responded to questions of the Committee with respect to the square footage of the office buildings; if Trinity would be willing to agree to an amount of commercial development relative to the amount of office development; the reason for filing the OMB appeals; if the buildings would be built to LEED standard; what the proposal includes for the area around the creek; the proposed use for the property to the west; and the zoning of the property.

Chair Gray vacated the Chair at 9:59 a.m. and assumed the Chair at 10:12 a.m. Councillor McMillen chaired the meeting in his absence.

5. COMMISSIONER'S REPORTS

- a) APPLICATION TO AMEND THE DURHAM REGIONAL OFFICIAL PLAN, SUBMITTED BY TRINITY DEVELOPMENT GROUP INC., TO PERMIT A MIXED-USE RETAIL-OFFICE PROPOSAL IN THE TOWN OF WHITBY, FILE: OPA 2007-008 (2008-P-49)

ADDENDUM REPORT TO REPORT #2008-P-49 OF THE COMMISSIONER OF PLANNING, ONTARIO MUNICIPAL BOARD APPEAL FROM JOEL FARBER, SOLICITOR, FOGLER, RUBINOFF LLP, DATED APRIL 29, 2008, APPLICATION TO AMEND THE DURHAM REGIONAL OFFICIAL PLAN, SUBMITTED BY TRINITY DEVELOPMENT GROUP INC., TO PERMIT A MIXED-USE RETAIL-OFFICE PROPOSAL IN THE TOWN OF WHITBY, FILE: OPA 2007-008 (2008-P-50)

---

Reports #2008-P-49 and #2008-P-50 from A.L. Georgieff, Commissioner of Planning, were received.

MOVED by Regional Chair Anderson,

- (147) "a) THAT Reports #2008-P-49 and #2008-P-50 of the Commissioner of Planning be received for information;
- b) THAT all submissions received be referred to the Planning Department for consideration in the processing of the application; and
- c) THAT a copy of Reports #2008-P-49 and #2008-P-50 be sent to the applicant, the Town of Whitby, and all interested persons and public bodies."

CARRIED

- b) APPLICATION TO AMEND THE DURHAM REGIONAL OFFICIAL PLAN, SUBMITTED BY JAMES SABISTON (KINSALE PROPERTIES LTD.), TO REDESIGNATE A 29.9 HA SITE IN THE CITY OF PICKERING FROM "PRIME AGRICULTURAL AREA" TO "MAJOR OPEN SPACE AREA", TO PERMIT THE ESTABLISHMENT OF A 12-HOLE GOLF COURSE, FILE: OPA 2008-001 (2008-P-51)
- 

The Chair called upon Lori Riviere, Project Planner, to give a presentation.

6. STAFF PRESENTATIONS

- b) Lori Riviere, Project Planner, provided a PowerPoint presentation outlining the details of Report #2008-P-51 of the Commissioner of Planning. She advised that the purpose of the application is to redesignate a 30 hectare site in the City of Pickering from Prime Agricultural Area to Major Open Space Area to permit the development of a 12-hole golf course. L. Riviere also advised that the subject site is located west of the Hamlet of Kinsale near the

intersection of Highway 7 and Sideline 4 in the City of Pickering. She outlined the surrounding land uses and advised that the easterly portion of the subject site is covered by a large mound of fill, which was established over a number of years. She added that a tributary of Carruther's Creek traverses the site from north to south and a small portion of the site fronting Highway 7 was previously used for commercial purposes. L. Riviere further advised that the applicant is proposing to develop a 12-hole golf course with maintenance buildings, a club house with limited food services, and a separate building with an indoor golf simulator. She also outlined the policy considerations and advised the subject site is located outside of the Greenbelt Plan Area and is within the area being considered for future urban expansion through the Region's Growth Plan Implementation Study. L. Riviere also advised that the application has been circulated for comment and comments have been received from the Town of Whitby, which stated that they have no concerns with this application. L. Riviere concluded by advising of the next steps in the processing of the application.

L. Riviere responded to questions of the Committee with respect to the amount of additional fill required at the site, and conditions that will be put in place regarding the additional fill.

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

7. DELEGATIONS

- b) MR. PIERRE CHAUVIN, MHBC PLANNING, 171 VICTORIA STREET NORTH, KITCHENER, ONTARIO, N2H 5C5, ON BEHALF OF JAMES SABISTON, KINSALE PROPERTIES  
RE: REPORT #2008-P-51 OF THE COMMISSIONER OF PLANNING

Mr. Pierre Chauvin appeared before the Committee on behalf of James Sabiston, Kinsale Properties. He introduced Mr. Jason Miller, Miller Golf Design Group, who was also in attendance.

Mr. Chauvin advised that he has been working with Regional staff for over two years in preparing this application. He noted that applications to amend the City of Pickering Official Plan and Zoning By-law were submitted in 2005, but not circulated since a Regional Official Plan Amendment was required. He stated that this is a former clean landfill site and displayed pictures of the subject site. He also stated that the property is bisected by a tributary of Carruther's Creek and there is a former marine service operation/truck maintenance facility fronting onto Highway 7.

Mr. Chauvin also advised that the application is for a par 3 12-hole golf course that will be naturally integrated into the landscape, and will require some fill and top soil to be added to the site. He further advised that a

Market Impact Study has been completed and concluded that there is a need for this type of recreational activity in the community.

Mr. Chauvin further advised that they are placing a high emphasis on the environment and a 30 metre buffer will be included as identified in the Environmental Impact Study. He noted that the site is approximately 60% naturalized areas. Hydrological and hydrogeological assessments have been completed and indicate there is adequate water quality and water quantity and will be maintained. He added that the four ponds will also be used to support irrigation of the golf course. He also stated there is a need to further investigate the water quantity issues through a future Permit to Take Water process through the Ministry of the Environment. Mr. Chauvin further noted that there are no provincially significant natural heritage features on or within 120 metres of the site.

Mr. Chauvin further stated that one significant issue is the removal of land from the prime agricultural designation and it is their opinion that the lands are not considered prime agricultural lands. Mr. Chauvin also stated that he identifies this area of the Hamlet of Kinsale as an area within transition because of a number of constraints that limit future agriculture in the area, such as the creek and natural heritage features, the number of non-agricultural uses in the area, existing and planned infrastructure including the proposed Highway 407 extension to the north, the hydro corridor, and widening of Highway 7. He added that the Region's Growth Plan Implementation Study identifies this area as future living area. He also stated that the proposed golf course will not impact surrounding agricultural operations, Minimum Distance Separation formulae calculations have been completed, and the proposed use conforms with the Provincial Policy Statement.

Mr. Chauvin concluded by advising that an informal public meeting was held on May 11, 2008 with area residents and as a result some revisions have been made to the concept plan. He also advised that there will be a public meeting on July 7, 2008 at the City of Pickering regarding the applications that have been filed there.

Mr. Chauvin responded to questions of the Committee with respect to whether there will be night golf; if it is proposed to be a year round operation; if a driving range will be included; whether there are any active agriculture operations in the area; what would be located on top of the mound of fill; how water in the ponds will be supplemented; and if an Environmental Assessment has been completed on the previous commercial site.

5. COMMISSIONER'S REPORTS

- b) APPLICATION TO AMEND THE DURHAM REGIONAL OFFICIAL PLAN, SUBMITTED BY JAMES SABISTON (KINSALE PROPERTIES LTD.), TO REDESIGNATE A 29.9 HA SITE IN THE CITY OF PICKERING FROM

"PRIME AGRICULTURAL AREA" TO "MAJOR OPEN SPACE AREA", TO PERMIT THE ESTABLISHMENT OF A 12-HOLE GOLF COURSE, FILE: OPA 2008-001 (2008-P-51)

Report #2008-P-51 from A.L. Georgieff, Commissioner of Planning, was received.

MOVED by Councillor Drumm,

(148) "a) THAT Report #2008-P-51 of the Commissioner of Planning be received for information; and

b) THAT all submissions received be referred to the Planning Department for consideration."

CARRIED

c) MONITORING OF LAND DIVISION COMMITTEE DECISIONS OF MAY 12, 2008 MEETING, FILE: 2.1.1.8 (2008-P-52)

Report #2008-P-52 from A.L. Georgieff, Commissioner of Planning, was received.

MOVED by Regional Chair Anderson,

(149) "THAT we recommend to Council:

a) THAT Council concurs with the Land Division Committee's decisions of May 12, 2008; and

b) THAT the Land Division Committee be forwarded a copy of Report #2008-P-52 of the Commissioner of Planning, and be advised of the decision."

CARRIED

d) NUCLEAR WASTE MANAGEMENT ORGANIZATION (NWMO) UPDATE AND RESPONSE TO DRAFT DOCUMENTS: "IMPLEMENTING ADAPTIVE PHASED MANAGEMENT 2008 TO 2012" AND "NWMO TRANSPARENCY POLICY", FILE: L14-19-04 (2008-P-53)

Report #2008-P-53 from A.L. Georgieff, Commissioner of Planning, was received.

MOVED by Councillor Novak,

(150) "THAT we recommend to Council:

a) THAT the Nuclear Waste Management Organization be advised of the Region's continued strong interest in being actively engaged in the process for implementing the Adaptive Phased Management approach for the long-term management of Canada's used nuclear fuel waste;

- b) THAT Report #2008-P-53 of the Commissioner of Planning be forwarded to the Nuclear Waste Management Organization as the Region's response to the draft documents entitled 'Implementing Adaptive Phased Management 2008 to 2012' and 'NWMO Transparency Policy'; and
- c) THAT a copy of Report #2008-P-53 be forwarded to the area municipalities, the Federal Minister of Natural Resources, the Ontario Minister of Energy, the Ontario Minister of the Environment, Durham's MPs and MPPs, and the Canadian Association of Nuclear Host Communities (CANHC)."

CARRIED

- e) ENACTMENT OF THE NEW REGIONAL TREE BY-LAW AND APPOINTMENT OF A BY-LAW ENFORCEMENT OFFICER, FILE: C02-01-01 (2008-P-54)

Report #2008-P-54 from A.L. Georgieff, Commissioner of Planning, was received.

MOVED by Councillor Drumm,  
(151) "THAT we recommend to Council:

- a) THAT the Regional Tree By-law, as contained in Attachment #1 to Report #2008-P-54 of the Commissioner of Planning, be passed;
- b) THAT the Regional Solicitor be directed to prepare a by-law to appoint James Rogers of Kestrel Forestry Consulting, or his designate, as a By-law Enforcement Officer for the Regional Municipality of Durham to administer and enforce the appropriate provisions of the new Regional Tree By-law; and
- c) THAT a copy of Report #2008-P-54 and associated by-laws be forwarded to the area municipalities, the Conservation Authorities in Durham Region, the Durham Environmental Advisory Committee, the Durham Agricultural Advisory Committee, and the Ministry of Natural Resources for their information."

CARRIED

- f) 2006 CENSUS RELEASE REPORTING – INCOME, EARNINGS AND SHELTER COSTS, FILE: D01-03 (2008-P-55)

Report #2008-P-55 from A.L. Georgieff, Commissioner of Planning, was received.

MOVED by Councillor Grant,  
(152) "THAT Report #2008-P-55 of the Commissioner of Planning be received for information."

CARRIED

g) BUILDING PERMIT ACTIVITY – JANUARY TO MARCH, 2008,  
FILE: D03-02 (2008-P-56)

Report #2008-P-56 from A.L. Georgieff, Commissioner of Planning, was received. Staff responded to questions of the Committee with respect to building permit activity forecast to the end of 2008; the decrease in total value of building permits issued for the Township of Brock, Municipality of Clarington, City of Oshawa, and Township of Uxbridge; and the forecasting for 2009.

MOVED by Councillor Drumm,  
(153) "THAT Report #2008-P-56 of the Commissioner of Planning be received for information."

CARRIED

h) GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE –  
PLANNING FOR EMPLOYMENT IN THE GREATER GOLDEN  
HORSESHOE, BACKGROUND PAPER, FILE: O26-02-20

STANDING COMMITTEE CORRESPONDENCE #SC-2008-60 FROM THE  
MINISTRY OF PUBLIC INFRASTRUCTURE RENEWAL – ONTARIO  
GROWTH SECRETARIAT, DATED MAY 14, 2008 (2008-P-57)

Report #2008-P-57 from A.L. Georgieff, Commissioner of Planning, was received. Discussion ensued with respect to the importance of achieving a 50% activity rate (1 job for every 2 people) in Durham; the significance of the energy sector; and the recognition of teleconferencing, telecommuting, and satellite work centres.

The Chair asked if there were any persons in attendance who wished to make a submission or ask any questions. There were no persons in attendance who requested to make a submission.

MOVED by Regional Chair Anderson,  
(154) "THAT we recommend to Council:

- a) THAT Report #2008-P-57 of the Commissioner of Planning be submitted to the Ministry of Public Infrastructure Renewal as the Region's comments on the 'Planning for Employment in the Greater Golden Horseshoe', Background Paper; and

- b) THAT a copy of Report #2008-P-57 be forwarded to the area municipalities."

CARRIED

Chair Gray vacated the Chair at 11:07 a.m. and assumed the Chair at 11:14 a.m. Councillor McMillen chaired the meeting in his absence.

**3. PRESENTATIONS**

**a) MS. MELANIE HARE, PARTNER, URBAN STRATEGIES INC.  
RE: GROWTH PLAN IMPLEMENTATION STUDY**

Ms. Melanie Hare, Partner, Urban Strategies Inc., provided a PowerPoint presentation containing an overview of the Growth Plan Implementation Study – Scenario Evaluation and Recommended Preferred Growth Scenario Working Paper. Mr. Jamie Cook, Project Manager, Watson and Associates Economists, and Ms. Ewa Downarowicz, Project Manager, Urban Strategies Inc., were also present. A copy of Ms. Hare's presentation was provided as a handout.

Ms. Hare advised of the work that has been undertaken since April, which included an initial testing and exploring phase and the preparation of the three alternative growth scenarios to develop an understanding of the implications of growth at the Regional and local levels. Ms. Hare also advised that she was recommending a preferred scenario and was seeking Committee's direction on the preferred scenario. Ms. Hare further advised that the working paper was released on May 27, 2008 and subsequently an addendum was released on June 2, 2008 to address a mapping error.

Ms. Hare outlined the key steps in the scenario analysis and advised that the market driven base case has been refined based on input from the area municipalities, other key stakeholders, and the assumptions into the document. She also advised that a Regional Growth Plan Outlook has been created, which assesses growth from a Region wide perspective and generally conforming with the Growth Plan. Ms. Hare also advised that based on this a Locally Influenced Regional Growth Plan Outlook has also been created using the alternative growth scenario concepts developed in April. Ms. Hare further advised that the Locally Influenced Regional Growth Plan Outlook results in an increase in the amount of total land demand required and this was used to illustrate the three growth scenarios for the growth evaluation. She also explained that the report references population, units and land. The Growth Plan provides forecasts in population and jobs and in order to make decisions the modeling has converted population into units and then units into land need.

Ms. Hare provided details on the Regional Growth Plan outlook. She noted that the 40% intensification target is achieved; 47 people and jobs per

hectare in greenfield lands is achieved; 2,169 hectares of future residential land and 505 hectares of future employment lands would be required; and there is a mismatch in unit demand and supply, particularly around medium density housing.

Ms. Hare also outlined the Alternative Growth Plan process. She further advised this began with the Regional Growth Plan Outlook and was then taken down to the Locally Influenced Regional Growth Plan Outlook. She also advised that the Locally Influenced Regional Growth Plan Outlook is represented in the report and shows a land need of 3,030 hectares of land. Ms. Hare noted that to get to the scenarios the notion of future centres was required and in some cases the addition of strategic lands. She outlined the allocation of growth across the Region and the observations for residential and employment lands. She also advised of the guiding principles, constant factors, and variations for defining the three growth scenarios. Ms. Hare reviewed the maps illustrating each of the growth scenarios.

Ms. Hare further advised of the growth scenario evaluation and ranking of the scenarios. She outlined the five principles for evaluating the scenarios and advised that Appendix P to the Scenario Evaluation and Recommended Preferred Growth Scenario Working Paper details the evaluation process and how the scenarios are ranked. Ms. Hare also outlined the strengths and weaknesses of the three alternative growth scenarios and provided an alternative growth scenario evaluation summary. She noted that overall Scenario 3 is the highest scoring scenario and is the Recommended Preferred Growth Scenario.

Ms. Hare further outlined the Regional forecast to 2056 for residential and employment growth. She noted that the population is forecasted to reach approximately 1,207,000 in 2056 and employment growth is expected to result in a total of 482,000 jobs in 2056 with the forecast employment activity rate expected to be 40%.

Ms. Hare concluded by outlining the next steps, which included consulting on the preferred growth scenario, refining and fine tuning the preferred growth scenario, identifying implementation implications and strategies for the recommended growth scenario, and developing policy recommendations.

A detailed question and answer period ensued. Ms. Hare and Mr. Cook responded to questions of the Committee with respect to the designation of various lands in the Town of Whitby; designating lands in north Whitby to the same extent as lands in northeast Pickering for future growth; the need to include an employment activity rate of 50% (1 job for every 2 people); the amount of land required to increase the number of jobs; the difference in figures in Table 9 between the addendum and the working paper; the person per unit calculations forecast on Table E2; the reasons for including surplus employment lands in northern municipalities in a reserve when the lands are undevelopable and concerns with this approach; the supply of employment

lands in the Township of Brock; the future living areas and employment areas in Clarington along the proposed Highway 407 link; the specific location of Harbour lands in Oshawa recommended for conversion; the reason the City of Pickering is not identified as a mobility hub when it is included as such in Metrolinx documents; the opportunities available for protecting whitebelt lands for the long term; the difference between balanced growth and measured growth; why the employment lands outside of the urban area boundary in the Township of Uxbridge are not illustrated on Map N4 and if they should be; if new technologies to deal with servicing constraints are being considered; the reason for using the term strategic growth; why Columbus is recognized as a future centre; why lands in north Brooklin have not been included as a future growth area; why the two employment area conversions in the City of Oshawa are recommended when the employment area conversion for Anderson Street and Conlin Road in the Town of Whitby is not; the wording regarding a West Whitby Secondary Plan; and the mapping of the west Whitby area.

Staff responded to questions of the Committee with respect to what will be done with the remaining whitebelt lands; the possibility of putting a hold on remaining whitebelt lands; when the Province will next review the Provincial Plans, ie. Greenbelt Plan and Growth Plan; how municipalities will keep up with infrastructure needs; and when future infrastructure needs will be reviewed.

Discussion ensued with respect to the need to circulate the recommended preferred growth scenario before endorsing; the possibility of a 120 day consultation period; the need to protect land for the future; the need to review how jobs are allocated between municipalities; the possibility of including the Darlington New Build project as a key driver; the possibility of including the Municipality of Clarington within the designation of an eastern gateway; the need to recognize that when the Greenbelt is reviewed in 2015, boundary adjustments are needed for the employment lands in the Township of Brock; the need to review technologies to deal with servicing constraints for the north before making decisions on growth; and the need to include provisions for staging.

The Committee requested the consultant to plan for a 50% activity rate (1 job for every 2 people); and to clarify the wording regarding a West Whitby Secondary Plan and review the mapping for the west Whitby area.

Chair Gray vacated the Chair at 12:16 p.m. and assumed the Chair at 1:57 p.m. Councillor McMillen chaired the meeting in his absence.

The Committee recessed for lunch at 1:10 p.m. and reconvened at 1:47 p.m.

The Chair called upon the delegations that were listed on the agenda and addendum to speak to Report #2008-P-58 of the Commissioner of Planning.

**7. DELEGATIONS**

- c) **MR. DON GIVEN, PRESIDENT, MALONE GIVEN PARSONS LIMITED, 140 RENFREW DRIVE, SUITE 201, MARKHAM, ONTARIO, L3R 6B3, ON BEHALF OF BROOKLIN NORTH LANDOWNERS GROUP  
RE: REPORT #2008-P-58 OF THE COMMISSIONER OF PLANNING**
- 

Mr. Given appeared before the Committee on behalf of the Brooklin North Landowners Group and provided a PowerPoint presentation. A copy of his presentation was provided as handout.

Mr. Given advised that he wished to explain his client's concerns with Scenario 3.

Mr. Given reviewed the principles of his presentation made at the April 1, 2008 Planning Committee meeting. He advised that on April 1, 2008 he presented a drawing of the Region and how he saw the Region in the future. During the presentation he indicated that over the longer term the Region should be striving toward a higher activity rate; protecting employment lands for the longer term; creating a new structure focused on the Highway 407 corridor; and planning beyond a 20 year horizon. Mr. Given stated that he feels it is imperative to move forward the discussion on the 2056 planning horizon so that the look of the Region and its structure over the longer term is known and can be worked toward. Mr. Given further stated that if the Region took this approach the residential land that is left would be known and could be distributed equitably. He also stated that if this was done with some structure that recognizes there is a benefit in large masses of employment areas being located, the Region can intercept the flow of jobs and create some powerful attraction to come into the Region. Mr. Given displayed his drawing of the Region and advised that what can be seen is a large cluster of employment lands along the proposed Highway 407 extension and the links. He further stated that if you based the employment lands on a 400 metre band as displayed in Scenario 3 you would not get a substantial block of land. He added that what the Region should want instead is something that has some mass to it and is powerful enough to compete with other employment lands within the GTA.

Mr. Given stated that the second priority is the efficient use of planned or available infrastructure. He outlined policies within the Provincial Policy Statement. He stated that north Brooklin has the cheapest cost of servicing on a per hectare basis and it should be a Regional priority to go after the low hanging fruit first. Mr. Given added that this would allow for the Region to use these revenues to fuel the Development Charges so that the Region can pay for development elsewhere in the future. Mr. Given also stated that this would be a sequential growth pattern that conforms with the Provincial Policy Statement and from a business perspective allows the Region to grow in a manner that pays for things in the future. Mr. Given displayed a map

outlining the infrastructure capacity in north Whitby and advised that servicing is right at the door step of north Brooklin.

Mr. Given also advised that he has seen the revised figures released on June 2, 2008 and needs more time to review them. He further advised that he met with Regional staff on Friday, May 30, 2008 about the amount of green space being taken out of the whitebelt lands. He stated he also has an issue with the information the Region is using and the licenses attached to it, as he feels there is more green space that is going to be taken out, which will push the boundaries out farther. Mr. Given referenced the takeouts in north Oakville which he felt would probably be the norm and added that he expects this is what local councils in the Region will be faced with when they come to do their official plans. Mr. Given displayed maps outlining the land requirements he thinks will be needed. He also stated that he is wondering if the Region should be increasing the green space takeouts to deal with prospective linkages, enhancements and buffers. He further stated that additional time is needed to match the data, as the difference may be a couple of thousand hectares.

Mr. Given concluded by advising that if he had to choose a Scenario today he would choose Scenario 2, however he thinks there is a way Scenario 3 can be modified to reflect his concerns, and he is hoping before any direction is given on a scenario there would be clear direction on modifications to Scenario 3 before being released for public consultation.

Mr. Given responded to questions of the Committee.

d) **MR. BRYCE JORDAN, PRINCIPAL, PLANNING MANAGER, SERNAS ASSOCIATES, ON BEHALF OF TRIBUTE COMMUNITIES AND RUNNYMEDE DEVELOPMENT CORPORATION LIMITED  
RE: REPORT #2008-P-58 OF THE COMMISSIONER OF PLANNING**

---

Mr. Jordan appeared before the Committee on behalf of Tribute Communities and Runnymede Development Corporation Limited. He advised that the principals of Tribute Communities and Runnymede Development Corporation Limited; Ms. Wendy Nott, Walker, Nott, Dragicevic Associates Limited, and Ms. Audrey Jacobs, IBI Group, were also present.

Mr. Jordan also advised that Tribute Communities and Runnymede Development Corporation Limited have significant land holdings in the northeast Pickering area. He stated that it is his client's belief that Scenario 3 is an appropriate starting point for input and discussion. He added that his clients agree with an approach of not endorsing Scenario 3 at this time

Mr. Jordan referred to figures 11B, 12B and 13B in the Addendum to the Scenario Evaluation and Recommended Preferred Growth Scenario Working Paper, dated June 2, 2008. He noted that in all three scenarios the lands in northeast Pickering are included and that the only difference is on Map 11B

where additional future employment area is shown in the vicinity of the proposed Pickering Airport.

Mr. Jordan stated that from their perspective balanced growth is the goal and they feel the discussions in the next phase will be very important in coming to a conclusion. He also stated that taking into account all considerations will likely lead to some redistribution or tweaking of the urban expansion areas in Scenario 3.

Mr. Jordan further advised that he wishes to make the Committee aware that the City of Pickering is the only municipality for which there is a deficit in land supply. He stated that a comment he will be bringing forward in the discussions on Scenario 3 is that the employment lands near the proposed Pickering Airport shown in Scenario 1 would help to make up this deficit. Mr. Jordan concluded by advising that he feels these are the issues to be brought up in the next phase of the study and he is anxious to proceed to the discussion phase.

e) **MR. TONY BIGLIERI, THE BIGLIERI GROUP LIMITED, 20 LESLIE STREET, SUITE 211, TORONTO, ONTARIO, M4M 3L4, ON BEHALF OF RE: REPORT #2008-P-58 OF THE COMMISSIONER OF PLANNING**

---

Mr. Biglieri appeared before the Committee on behalf of Highmark Homes.

Mr. Biglieri advised that Highmark Homes owns land at the northwest corner of Anderson Street and Conlin Road in the Town of Whitby. He also advised that the conversion of these lands to living areas was approved by Regional Council in September 2006 through the adoption of Amendment No. 114 to the Regional Official Plan.

Mr. Biglieri referred to page 2 of the Scenario Evaluation and Recommended Preferred Growth Scenario Working Paper and outlined the sentence "Building on the Region's Official Plan Review process and in response to the Growth Plan direction, the Region of Durham initiated the Growing Durham study in August 2007". He stated that his client's and the two employment area conversion requests in the City of Oshawa were approved by Regional Council during the Official Plan Review and he is questioning why these employment area conversions are being looked at again.

Mr. Biglieri also stated that he had no knowledge the consultant would specifically comment on their employment area conversion application. He further stated that he submitted a letter to the consultant indicating he would be willing to provide additional information since the conversion has been approved by Regional Council and would discuss this with them.

Mr. Biglieri referenced the second paragraph on page vi) of the Scenario Evaluation and Recommended Preferred Growth Scenario Working Paper and stated that he was not involved or included in any consultation and they

thought from a broad perspective they would be included in some consultation since Regional Council approved three employment area conversion requests through the Official Plan Review process.

Mr. Biglieri also referenced page 35 of the Scenario Evaluation and Recommended Preferred Growth Scenario Working Paper. He stated that this recommends that his client's site be retained in the Employment Area designation. Mr. Biglieri stated with Council's direction in 2006 he thought they would be able to talk to the consultants on why the conversion to Living Area made sense.

Mr. Biglieri requested the Committee to request the consultant to review in a more detailed way the decision of Regional Council in September 2006 relating to the approved employment land conversions, including Anderson Street and Conlin Road in the Town of Whitby and the two in the City of Oshawa.

Mr. Biglieri responded to questions of the Committee. Mr. Biglieri advised that the conversion of these lands to living areas is currently under appeal at the Ontario Municipal Board.

**5. COMMISSIONER'S REPORTS**

**i) GROWTH PLAN IMPLEMENTATION STUDY – SCENARIO EVALUATION AND RECOMMENDED PREFERRED GROWTH SCENARIO WORKING PAPER, FILE: D12-05**

**STANDING COMMITTEE CORRESPONDENCE #SC-2008-61 FROM MR. D.F. GIVEN, PRESIDENT, MALONE GIVEN PARSONS LTD., DATED MAY 20, 2008 (2008-P-58)**

---

Report #2008-P-58 from A.L. Georgieff, Commissioner of Planning, was received. An addendum to Attachment #1 was received as a handout. A presentation was heard earlier in the meeting. [See Item 3. a) on pages 18 to 20 of these minutes.] Delegations were heard earlier in the meeting. [See Items 7. c) to e) on pages 21 to 24 of these minutes.]

Chair Gray vacated the Chair at 3:36 p.m. Councillor McMillen assumed the chair in his absence.

Detailed Discussion ensued with respect to the need to identify lands that are not designated for growth now but are planned for growth in the future; the possibility of including a comment that designated employment lands that are undevelopable will be planned for within the urban area; the amount of green space being planned for and the amount of takeouts for natural features; the need to plan for additional employment areas and an activity rate of 50%; the amount of future employment areas being planned along the proposed Highway 407 extension; the possibility of adding an additional 200 metres on

each side of the Highway 407 corridor; the possibility of including future employment areas along the entire Highway 407 corridor; the importance of the potential Pickering Airport; the possibility of including additional future living areas in north Whitby up to Brawley Road; the designation of lands at Anderson Street and Conlin Road in the Town of Whitby; the need to review the lands in west Whitby; the options for adding additional lands if there is a faster uptake than forecasted; the possibility of having a consultation period of 120 days; the number of meetings scheduled to be held with area municipalities; the study work plan schedule; the amount of developable employment areas within the Township of Brock; when the early release of the recommended growth management and policy directions report will be and for how long; and when the recommended preferred growth scenario will be released for public consultation. Discussion also ensued with respect to what the scenario would look like with a 50% activity rate and the possibility of having such a scenario outlined.

Staff was requested to include Schedule 'F' of the Regional Official Plan adopted through Amendment No. 114 as an Appendix Q to the Scenario Evaluation and Recommended Preferred Growth Scenario Working Paper; and to include a footnote on Map N6 to reflect that the lands located at Anderson Street and Conlin Road in the Town of Whitby are subject to an employment conversion application which has been approved by Regional Council through Amendment No. 114 and is currently under appeal at the Ontario Municipal Board.

The Committee also requested that it be noted that vacant Employment Areas in the Township of Brock although designated are not serviceable or suitable for employment uses and new areas are needed and will be accommodated or planned for within the boundaries of the Township of Brock. Staff was further requested to reword the comment on page 32 of the Scenario Evaluation and Recommended Preferred Growth Scenario Working Paper to reflect this.

Staff was further requested to forward a status memo each month to the area municipal Planning Directors outlining the status of the study and the meetings scheduled to be held with each municipality, and to copy all members of Planning Committee and the Regional Chair.

MOVED by Regional Chair Anderson,

- (155) "a) THAT Planning Committee receive the Consultant's Scenario Evaluation and Recommended Preferred Growth Scenario Working Paper;
- b) THAT Planning Committee authorize staff to proceed with public and agency consultation on the Recommended Preferred Growth Scenario, Scenario 3 Reinforcing Existing Communities, with the addition of the lands set out in parts c) and d);

- c) THAT the following lands be designated as future Employment Area:
  - i) the whitebelt lands east of the proposed Pickering Airport and west of the currently designated future employment area;
- d) THAT the following lands be designated as future Living Area:
  - i) the whitebelt lands south of Brawley Road in the Town of Whitby; and
- e) THAT the Consultant review expanding future Employment Area designations along the Highway 407 corridor."
 

CARRIED

8. EARLY RELEASE REPORTS

There were no Early Release Reports to be considered at this time.

9. ADVISORY COMMITTEES

a) DURHAM AGRICULTURAL ADVISORY COMMITTEE

i) DAAC RESOLUTION – FARMLAND ASSESSMENT AND TAX RECOMMENDATION

MOVED by Councillor Novak,  
 (156) "THAT we recommend to Council, subject to the approval of the Finance & Administration Committee:

THAT, on behalf of the agricultural industry, the Region of Durham requests that MPAC, along with the Provincial Ministries of Finance, Energy, Environment and Municipal Affairs and Housing examine the current assessment policy approaches for agricultural uses to ensure that no negative economic impacts are incurred within the agricultural industry and specifically, that MPAC and the Province be requested to:

- a) Review and provide clarification with respect to property classifications between agricultural and agricultural related land uses and commercial uses. Below are examples of specific areas that should be reviewed:
  - i) While the commitment of the Province to a balanced and sustainable property assessment system for the renewable energy sector is supported and acknowledged, a special focus

- on farm power generation and the production of crops for on-farm power generation be considered;
- ii) On or off farm facilities for storage, processing, packing and handling of farm products; farm co-ops; facilities used to handle grains and fruit; and other facilities such as evaporators for maple syrup, be reviewed; and
  - iii) On farm markets which sell produce that is primarily grown on the farm be re-examined and receive special consideration;
- b) THAT the Province and MPAC review its current legislation and practices to ensure that agricultural assessment methodology and property classifications are applied consistently across the province (e.g. bunkhouses);
  - c) THAT DAAC supports the recent Provincial Budget announcement and the Province's commitment to ensure a fair appeal process at the Assessment Review Board by placing the onus of proof on MPAC to prove accuracy of an assessment;
  - d) THAT MPAC be requested to continue and expand its efforts to improve its customer service processes and capabilities to ensure that agricultural inquiries and requests for information disclosure are processed in a timely and complete manner;
  - e) THAT, as previously requested by the Region of Durham, the Provincial Education Tax (PET) on agricultural property be set at the same multiple as the municipal tax ratio on agricultural property within a specific municipality;
  - f) THAT the Province of Ontario agrees to financially compensate municipalities for any negative financial impacts which may result from these changes. At the same time, the Province agrees to financially compensate the municipal sector for the negative financial impacts that resulted from the downloading of the Provincial Farm Property Tax Rebate Program in 1998; and
  - g) THAT this resolution be forwarded to the GTA Regional Municipalities, the Association of Municipalities of Ontario (AMO), the Ontario Municipal Finance Officers' Association (MFOA), the GTA Federations of Agriculture, the Ontario Federation of Agriculture (OFA), and the GTA Agricultural Action Committee (GTA-AAC) for endorsement."

CARRIED

ii) MINUTES OF MAY 6, 2008

MOVED by Councillor Novak,  
 (157) "THAT the minutes of the Durham Agricultural Advisory Committee meeting held on May 6, 2008 be received for information."  
 CARRIED

b) DURHAM ENVIRONMENTAL ADVISORY COMMITTEE

MOVED by Councillor Novak,  
 (158) "THAT the minutes of the Durham Environmental Advisory Committee meeting held on May 8, 2008 be received for information."  
 CARRIED

c) DURHAM TRAIL CO-ORDINATING COMMITTEE

There were no minutes presented at this time.

There were no outstanding items to consider at this time with respect to the above-mentioned Advisory Committees.

10. STATUS REPORTS ON REGIONAL OFFICIAL PLAN AMENDMENT APPLICATIONS

a) STATUS REPORT: APPLICATIONS CURRENTLY BEING PROCESSED

MOVED by Councillor Novak,  
 (159) "THAT the Status Report, Applications currently being processed, be received for information."  
 CARRIED

11. CORRESPONDENCE OUTSTANDING ITEMS

MOVED by Councillor Novak,  
 (160) "THAT the items currently outstanding be received for information."  
 CARRIED

12. OTHER BUSINESS

There was no other business to consider at this time.

13. DATE OF NEXT MEETING

The next regularly scheduled Planning Committee meeting will be held on Tuesday, September 2, 2008 at 9:30 a.m. in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

14. ADJOURNMENT

MOVED by Councillor Novak,  
(161) "THAT the meeting be adjourned."  
CARRIED

The meeting adjourned at 3:45 p.m.

---

T. Fraser, Committee Secretary

---

J. Gray, Chair  
Planning Committee