

# Proposed Regional Official Plan Amendment: Protected Major Transit Station Areas

Public Open House

August 24, 2021



# Background

Metrolinx announces changes to GO East Expansion plans

**2019**

Regional Council directs staff to accelerate the development of MTSA policies, delineations, and density targets

**Nov 2019**

MTSA Policy Direction Commenting Period closes

**March 2021**

**June 2019**

Draft MTSA delineation released in Urban System Growth Management Discussion Paper for Envision Durham

**Dec 2020**

Release of MTSA Proposed Policy Directions Report

**July 2021**

Draft Protected MTSA ROPA released

**TODAY**

Public Open House

**Sep 7, 2021**

Statutory Public Meeting





# What is an MTSA?

- **Major Transit Station Area (MTSA):** The area including and around any existing or planned high order transit station within a settlement area; or the area including and around a major bus depot in an urban core. Major transit station areas generally are defined as the area within a 500 to 800 metre radius of a transit station, representing a 10-minute walk.



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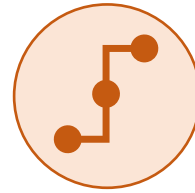
# MTSA Policy Directions – Overview



Support a broad mix of uses



Active places and streetscapes



Improved active transportation networks



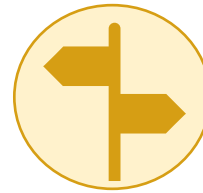
10-minute walk to pedestrian and cycling access



Compatible with rail service



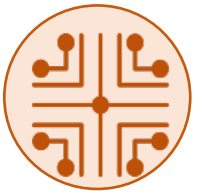
Encourages rear lanes



Design elements to improve wayfinding



Supports provision of affordable housing



Fosters place-making



Sustainable technologies



Highest development densities



Car-oriented uses are not permitted. Reduced parking is encouraged

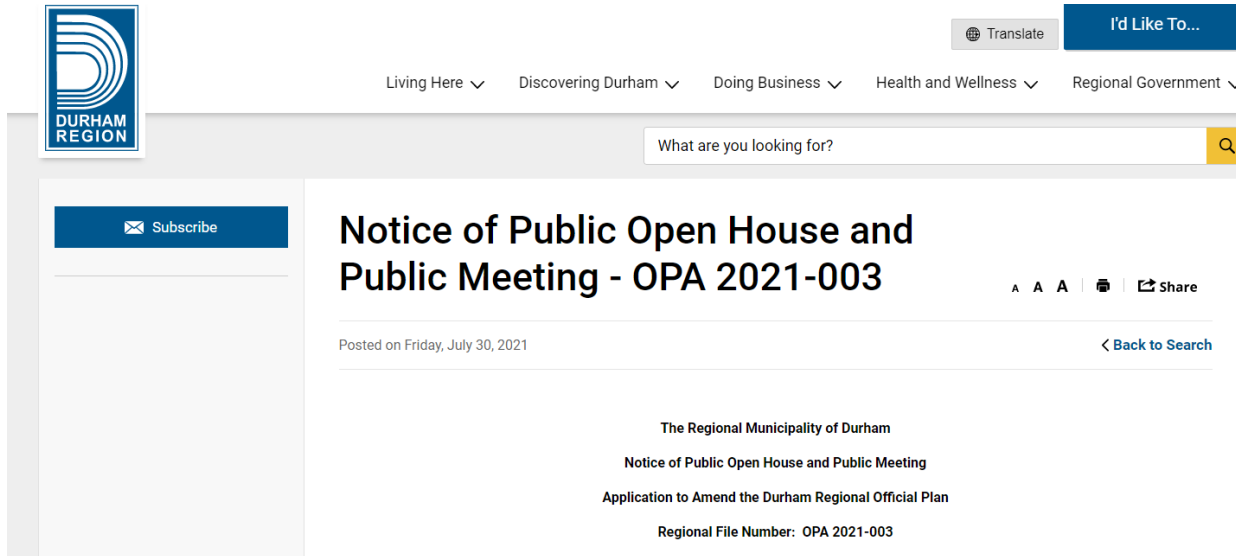


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# Proposed Amendments to the Durham Regional Official Plan for PMTSAs



# Notice



The screenshot shows the Durham Region website. At the top left is the Durham Region logo. A navigation menu includes "Living Here", "Discovering Durham", "Doing Business", "Health and Wellness", and "Regional Government". A search bar contains the text "What are you looking for?". Below the search bar is a "Subscribe" button. The main content area features a large heading: "Notice of Public Open House and Public Meeting - OPA 2021-003". To the right of the heading are icons for font size adjustment and a "Share" button. Below the heading, it says "Posted on Friday, July 30, 2021" and a "< Back to Search" link. The notice text reads: "The Regional Municipality of Durham", "Notice of Public Open House and Public Meeting", "Application to Amend the Durham Regional Official Plan", and "Regional File Number: OPA 2021-003".

## Public Service Announcement



The screenshot shows a social media post from the "Region of Durham" (@RegionofDurham) dated July 30. The text of the post reads: "A Public Open House will be held on Aug 24 as well as a Public Meeting on September 7 as part of #EnvisionDurham's Regional Official Plan Amendment related to Protected Major Transit Station Areas. Learn more at [durham.ca/EnvisionDurham](https://durham.ca/EnvisionDurham)". Below the text is a large graphic with the "ENVISION DURHAM" logo, which consists of a stylized 'D' made of green, yellow, pink, and blue segments. Below the logo is the text "durham.ca/EnvisionDurham | #EnvisionDurham". At the bottom of the post are icons for comments, retweets (showing 1), likes, and a share icon.

## Social Media Campaign



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# Notice

A “Notice of Public Open House” and “Notice of Public Meeting” regarding the application was advertised on July 29, 2021, in the following newspapers:

- Ajax-Pickering News Advertiser
- Whitby This Week
- Oshawa This Week
- Clarington This Week



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**DURHAM REGION**

## NOTICE OF PUBLIC OPEN HOUSE AND PUBLIC MEETING

### AN APPLICATION TO AMEND THE DURHAM REGION OFFICIAL PLAN

**PURPOSE OF THE PROPOSED REGIONAL OFFICIAL PLAN AMENDMENT FILE NO.: OPA 2021-003**

The Regional Municipality of Durham is considering a Regionally initiated application to amend the Durham Regional Official Plan to implement Provincial policy directions that support transit-oriented development within Protected Major Transit Station Areas across Durham Region. The proposed amendment provides land use policies and delineation areas where these policies would apply, for “Protected Major Transit Station Areas” generally surrounding the existing Pickering, Ajax and Whitby GO Transit Stations, and the proposed station locations at Thornton’s Corners (Oshawa), Central Oshawa (Ritson), Courtnice and Bowmanville along the GO East Extension. Once adopted by Regional Council, the amendment will be submitted to the Minister of Municipal Affairs for approval under Section 16(6) of the Planning Act, RSO 1990. You are invited to participate in the following virtual events:

| Public Open House (Virtual)                                                                                                                                                                                                                                                                                     | Statutory Public Meeting (Virtual)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>When:</b> August 24, 2021<br><b>Time:</b> 6:30 PM– 8:00 PM<br><b>Description:</b> The purpose of the Public Open House is to deliver a staff presentation and provide the public with the opportunity to ask questions, and to discuss the proposed Amendment and provide comments and information to Staff. | <b>When:</b> September 7, 2021<br><b>Time:</b> 9:30 AM<br><b>Description:</b> The purpose of the Public Meeting is to provide interested parties with the opportunity to provide Durham’s Planning & Economic Development Committee comments, provide additional information relative to the amendment and make comments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| To help mitigate the spread of COVID-19 and to generally comply with the directions from the Government of Ontario, all staff and Committee members are participating virtually and will not be present in the Council Chambers.                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>To Participate:</b> Any person that is interested in discussing the proposed Amendment.<br><b>To Register:</b> Visit the Envision Durham Webpage for more information:<br><a href="http://www.durham.ca/envisiondurham">www.durham.ca/envisiondurham</a>                                                     | <b>To Participate:</b> Any person may view the Statutory Public Meeting via live streaming and make submissions concerning the proposed Amendment.<br><b>Live Streaming:</b><br><a href="https://www.eventstream.ca/events/durham-region">https://www.eventstream.ca/events/durham-region</a><br><b>Written Delegations:</b> submit your written correspondence and questions to <a href="mailto:clerks@durham.ca">clerks@durham.ca</a> by 12:00 PM on Wednesday, September 1, 2021 quoting the file number. Comments will be considered by Council prior to a decision on the matter.<br><b>Delegations:</b> If you wish to make a delegation before Committee, please submit your request in writing to <a href="mailto:delegations@durham.ca">delegations@durham.ca</a> by 12:00 PM, on Monday, September 6, 2021. Members of the public who register in advance of the meeting will be provided with the details to delegate electronically. |

The proposed amendment and supporting materials will be available on [www.durham.ca/envisiondurham](http://www.durham.ca/envisiondurham) as of July 30, 2021. If in person attendance is required, arrangements must be made by emailing [clerks@durham.ca](mailto:clerks@durham.ca) prior to the meeting date to discuss the accommodation.

**Comments or questions?** An information report outlining the details of the proposed official plan amendment and about your appeal rights may be obtained from the Durham Region Planning Division. Contact Colleen Goodchild, Manager of Policy Planning and Special Studies at 905-668-4113 ext. 2580, or at [colleen.goodchild@durham.ca](mailto:colleen.goodchild@durham.ca).

If you wish to be notified of subsequent meetings or of the decision of Regional Council on the proposed Official Plan Amendment, you must email Colleen Goodchild at [colleen.goodchild@durham.ca](mailto:colleen.goodchild@durham.ca) or submit a written request to the Commissioner of Planning and Economic Development at the following address:

605 Rossland Road East, Box 623 Whitby, Ontario, L1N 6A3

Please include your address, telephone number, email address and the Regional file number

Personal information from those who make either oral or written submissions on the application is collected by the Region of Durham under the authority of the Planning Act and will become part of the public record.

# Notice

- **Circulated to over 40+ commenting agencies:**
  - Area municipalities
  - Conservation Authorities
  - Federal and Provincial agencies
  - School Boards
  - Internal departments and advisory committees
- Individuals and organizations that have subscribed to Envision Durham project updates



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# Purpose and Effect of the Amendment

1. Adding Policy language to certain sections and renumbering some sections of the Durham Regional Official Plan, and
2. Introduction of Schedule ‘C5’ to the Durham Regional Official Plan that includes PMTSA delineations



# Purpose and Effect of the Amendment

Provincial Policies  
(Planning Act and the Growth Plan)

Satisfy the requirements of the Growth Plan for the Greater Golden Horseshoe and the Planning Act.

Regional Policies  
(Regional Official Plan)

Establish a Regional policy framework, delineations for PMTSA and the establishment of minimum density targets in the Regional Official Plan to guide further implementation by local area municipalities

Local Policies  
(Official Plans and Zoning)



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# Policy Changes



# Transit-Oriented Communities



## Proposed Changes – Policy

Incorporate language that recognizes Protected Major Transit Station Areas and define *transit-oriented development*:

### Definition:

Transit-Oriented Development (TOD): is the clustering of high-density, compact development in proximity to transit infrastructure. The design of TOD places includes a mix of residential, community use, retail and other pedestrian amenities that support transit ridership, along with good quality active transportation connections.

# Proposed Changes - Policy

PMTSAs promote TOD communities that support innovation, entrepreneurship, and integrate mixed-use development

## Supporting Policies:

- Outlines permitted uses
- Identified prohibited uses
- Convenient access to Commuter Stations or Transportation Hubs
- Road access
- Density targets
- Inclusionary zoning
- Guidance for local area municipalities



# Proposed Changes - Policy

## Permitted Uses



Higher density residential and mixed-use buildings



Offices and major office, compatible employment, commercial (retail), and home occupations



Hotels and convention centres



Places of worship, cultural, arts and entertainment



Recreation, amenities, and public art



Public uses (infrastructure, libraries, parks, urban squares, trails, and conservation uses)

# Proposed Changes - Policy

## Prohibited Uses



Car Dealerships



Gas Stations



Storage facilities

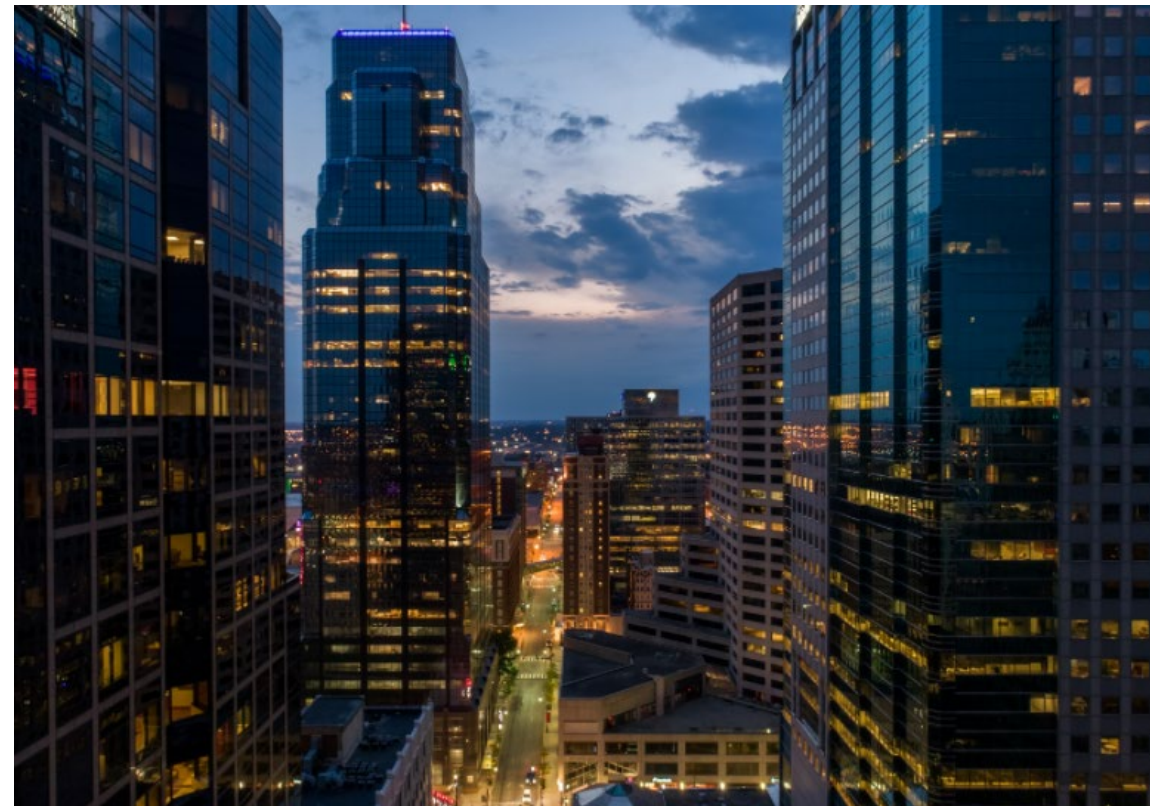


Warehouses and outdoor storage

# Proposed Changes – Policy

## Density

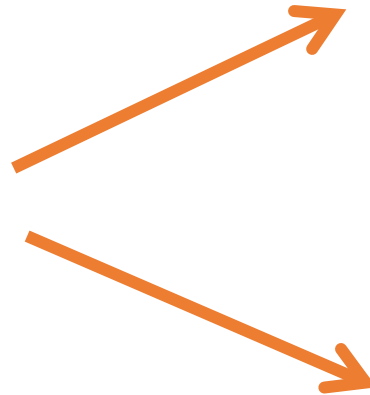
Protected Major Transit Station Areas shall be planned to accommodate a **minimum density target of 150 people and jobs per gross hectare** in accordance with the Growth Plan for the Greater Golden Horseshoe. **In cases where a Protected Major Transit Station Area and an Urban Growth Centre or Regional Centre overlap, the higher density requirements shall apply**





# Proposed Changes - Policy

**Inclusionary Zoning to require the provision of affordable housing**



**A) Regional Assessment Report shall be completed**

**B) Area municipalities are encouraged to consider applications through secondary planning and zoning by-law amendment process**

# Proposed Changes - Policy

Local Plans to include detailed policies on:

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Boundaries and designations

---

Minimum density, population, employment and housing targets

---

Enable alternative development standards (reduced parking)

---

Scale and height of buildings

---

Servicing and infrastructure

---

Incorporate Urban Design Guidelines

---

Placemaking

---

Sustainable transportation policies

---



# Proposed Changes - Policy

The Region may require:

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With respective area municipality the coordination of development applications through Master Development Agreements

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Cost-sharing agreements or other measures to ensure timely delivery of infrastructure

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When above a rail corridor, all appropriate studies should be undertaken

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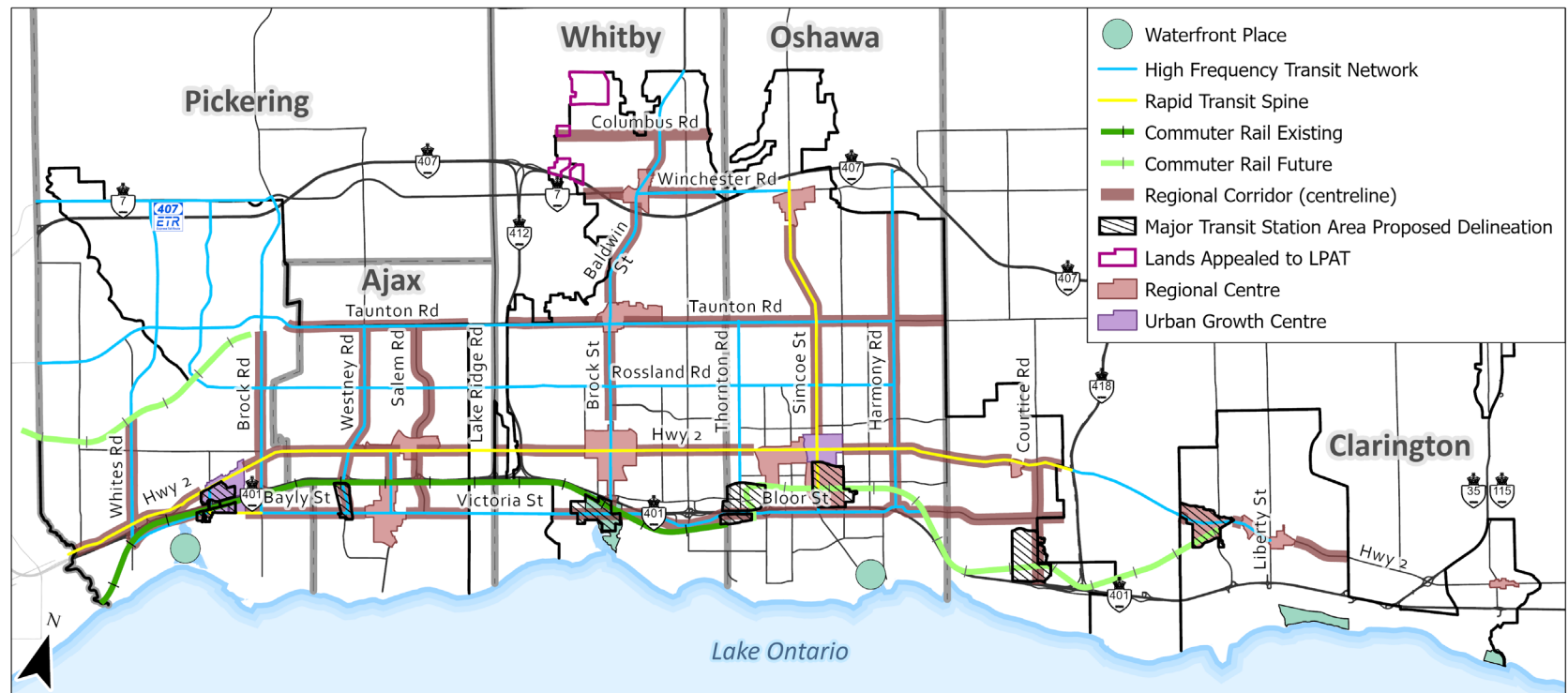
# PMTSA Delineations



# Proposed Changes – Delineations

- Delineations for:

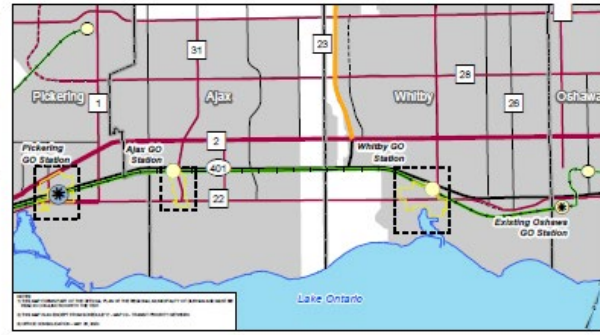
- Pickering
- Ajax
- Whitby
- Thornton's Corners
- Central Oshawa
- Courtice
- Bowmanville



**OFFICIAL PLAN OF THE REGIONAL MUNICIPALITY OF DURHAM**  
**SCHEDULE 'C' - MAP 'C5a'**  
**PROTECTED MAJOR TRANSIT STATION AREAS**

**LEGEND**

- PROTECTED MAJOR TRANSIT STATION AREA
- URBAN AREA
- MUNICIPAL BOUNDARY
- EXISTING
- COMMITTEE RAIL
- PRERAILWAY TRANSIT
- RAPID TRANSIT SPINE
- HIGH-FREQUENCY TRANSIT NETWORK
- TRANSPORTATION HUB
- COMMITTEE STATION



**OFFICIAL PLAN OF THE REGIONAL MUNICIPALITY OF DURHAM**  
**SCHEDULE 'C' - MAP 'C5b'**  
**PROTECTED MAJOR TRANSIT STATION AREAS**

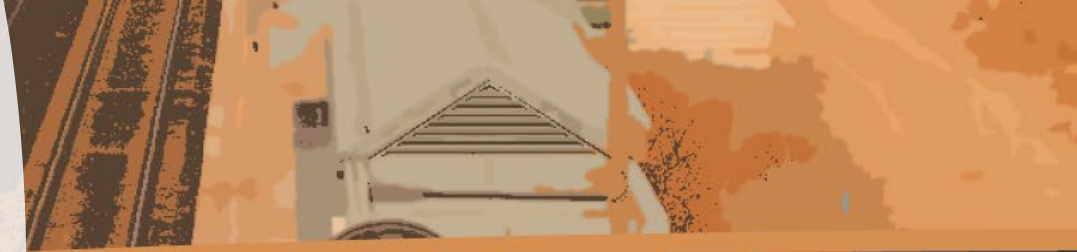
**LEGEND**

- PROTECTED MAJOR TRANSIT STATION AREA
- URBAN AREA
- MUNICIPAL BOUNDARY
- EXISTING
- COMMITTEE RAIL
- PRERAILWAY TRANSIT
- RAPID TRANSIT SPINE
- HIGH-FREQUENCY TRANSIT NETWORK
- TRANSPORTATION HUB
- COMMITTEE STATION





# Pickering GO Station



# Ajax GO Station





**106.79HA  
(263.88AC)**

# Whitby GO Station



# Thornton's Corners GO Station



# Central Oshawa GO Station



# Courtice GO Station



# Bowmanville GO Station

# Next Steps & Conclusions

## Next Steps:

- Statutory Public Open House – September 7, 2021
- A Regional Official Plan Amendment will then be presented for adoption by Regional Council, following the statutory consultation process.
- This Amendment will then require the approval of the Ministry of Municipal Affairs and Housing in accordance with the Planning Act.



# Thank you!

Colleen Goodchild, Manager of Policy Planning & Special Studies

[colleen.goodchild@durham.ca](mailto:colleen.goodchild@durham.ca)



# Proposed Regional Official Plan Amendment: Protected Major Transit Station Areas

Public Open House

August 24, 2021

