

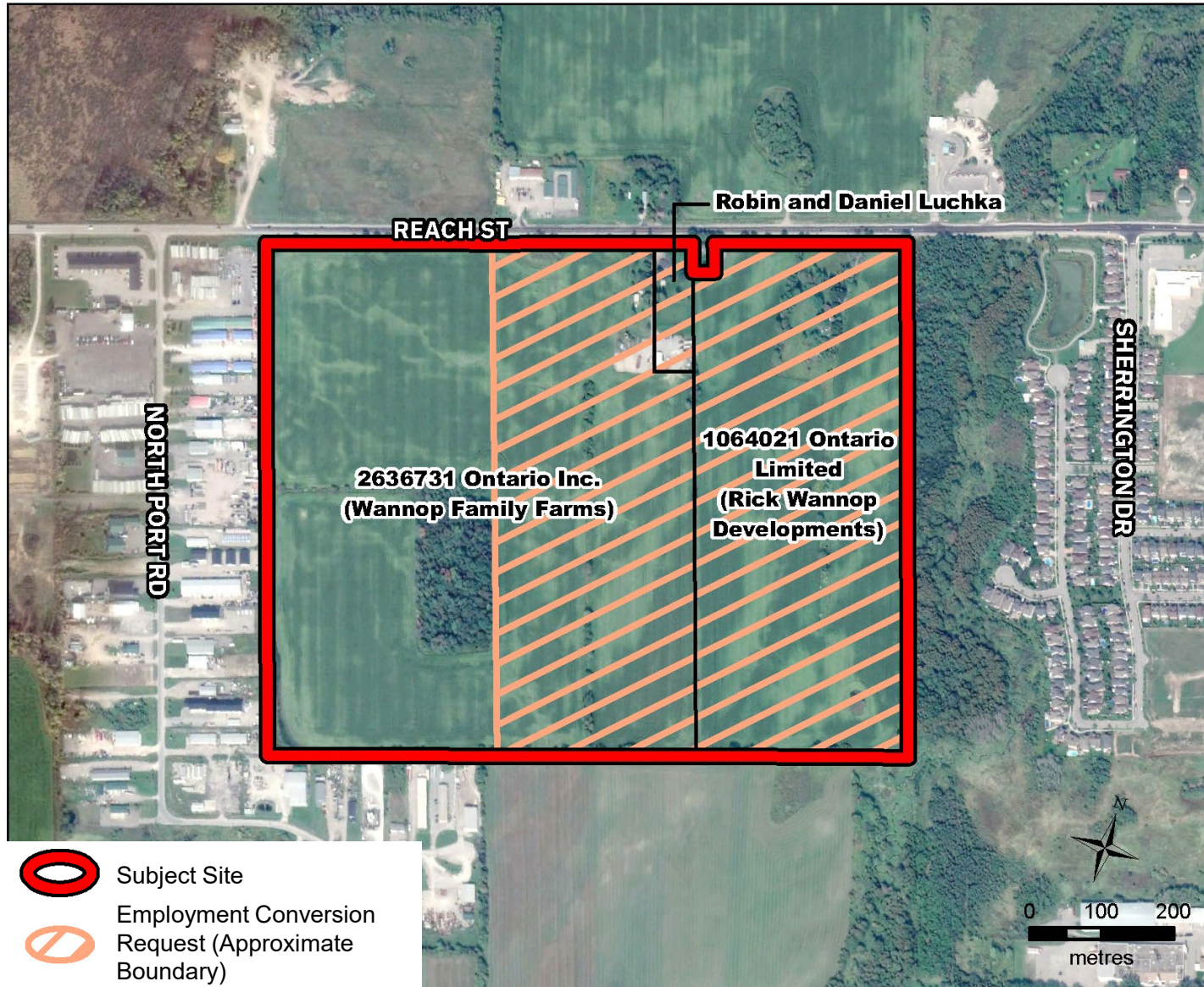
1520, 1540 and 1580 Reach Street

Employment Conversion Request for the Wannop Property, Port Perry

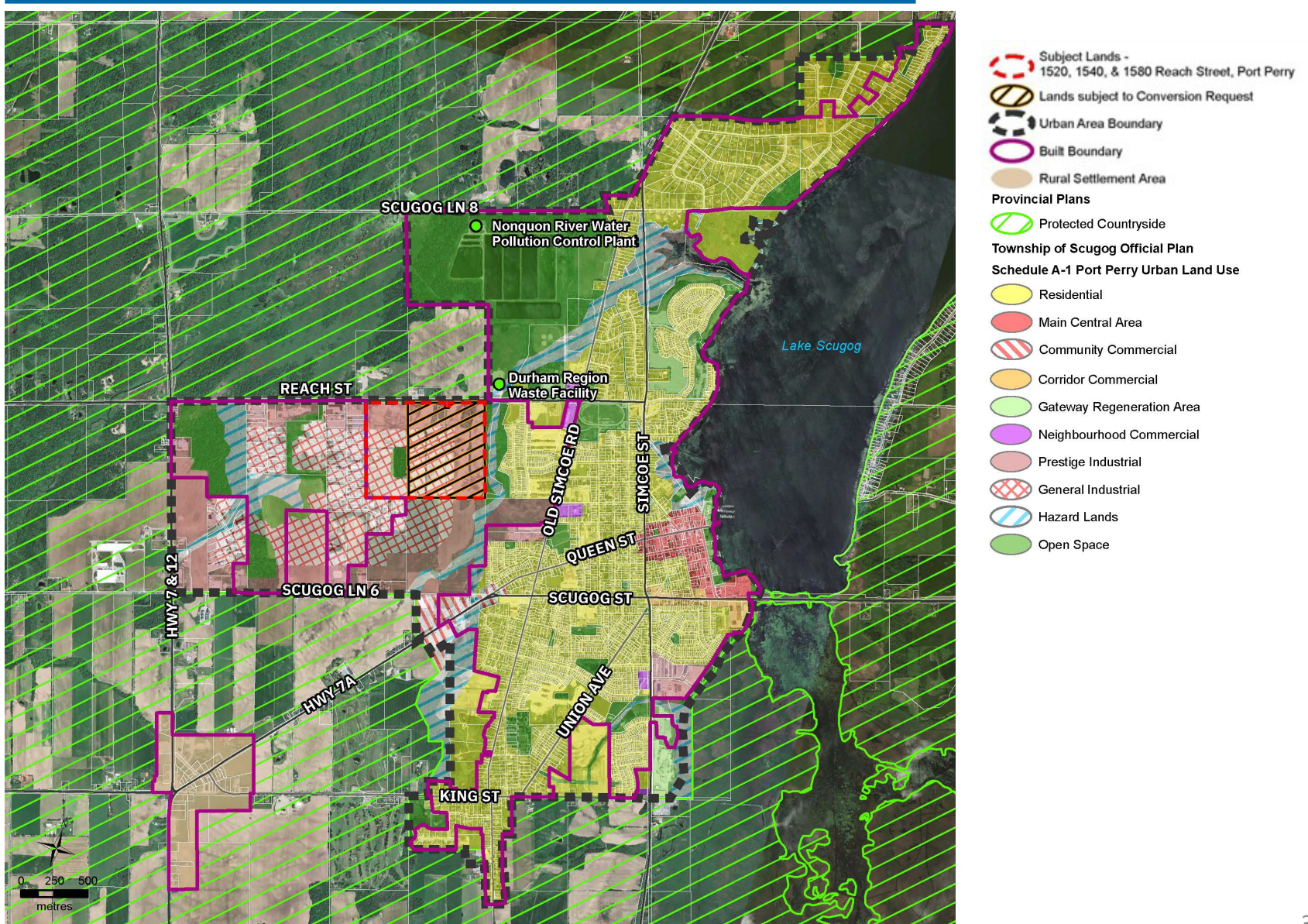
Special Council: May 17, 2023

Presented by Don Given, Malone Given Parsons Ltd.

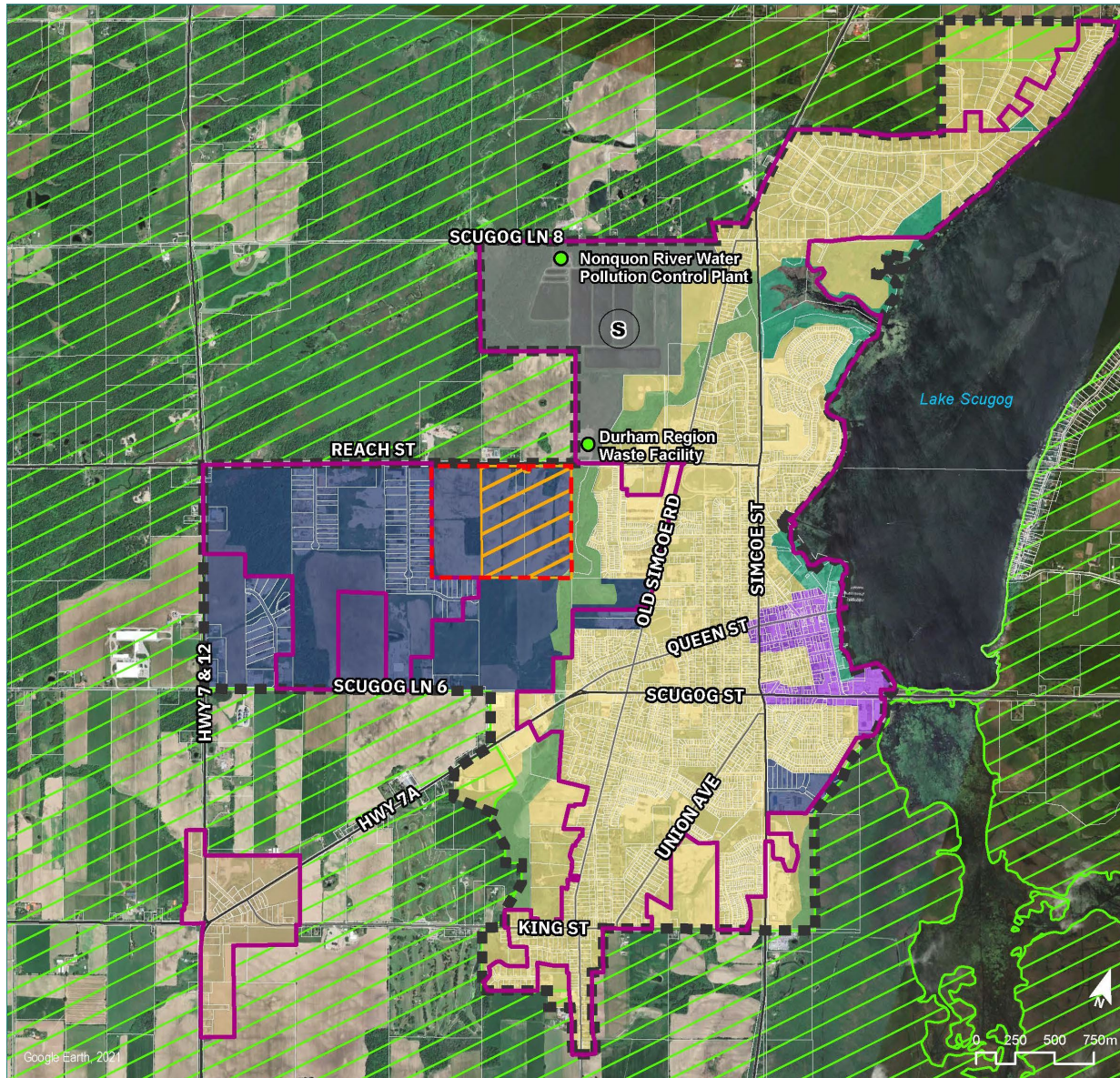
Employment Conversion Request



Land Use Designations – Township of Scugog OP



Land Use Designations – Recommended Region of Durham OP



- Subject Lands - 1520, 1540, & 1580 Reach Street, Port Perry
- Lands subject to Conversion Request
- Urban Area Boundary
- Built Boundary
- Rural Settlement Area
- Provincial Plans**
- Protected Countryside
- Map 1. Regional Structure - Urban & Rural Systems**
- Urban System**
- Rural Regional Centres
- Community Areas
- Employment Areas
- Greenlands System**
- Major Open Space Areas
- Waterfront Areas
- Infrastructure**
- Municipal Service

Employment Designation Constraints

Land Use Compatibility & Sensitive Land Uses within Employment Areas

5.5.26 *Prohibit residential uses, long-term care and retirement homes, elementary and secondary schools from locating within Employment Areas. This policy does not limit or prevent area municipal official plans and zoning by-laws from prohibiting additional sensitive land uses from locating within Employment Areas, as deemed appropriate for the local context.*

Approving the conversion will:

- Enable development of 650-800 residential units and LTC facilities with associated medical services;
- Allow for the private investment of servicing in order to optimize remaining employment land utilization; and,
- Promote efficient use of land.

Design Concept

