

# 1501 – 1541 Scugog Line 6 Employment Land Conversion Request Envision Durham

May 17, 2023



Source: Google Maps, 2023

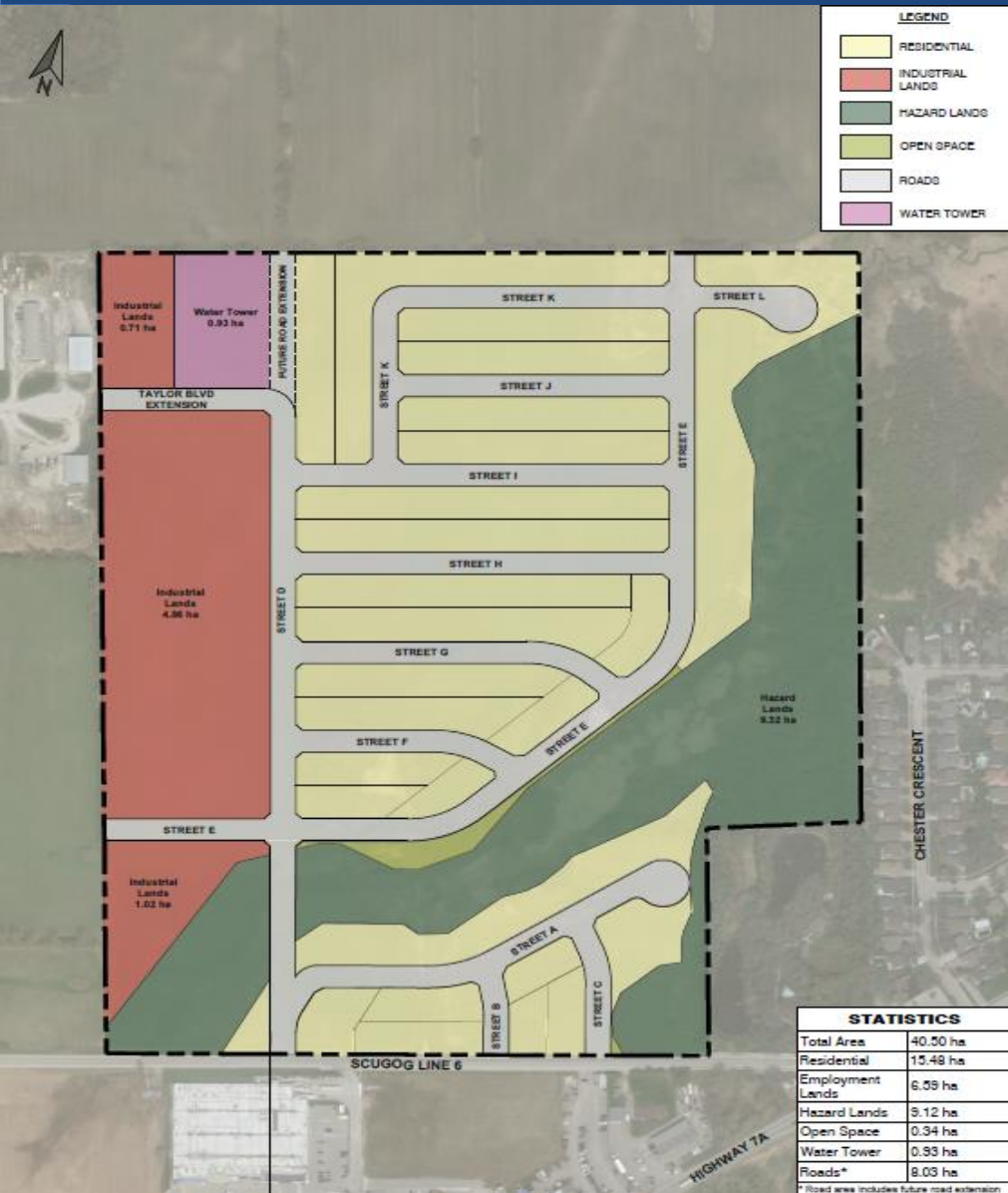
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# SUBJECT SITE – 1501 & 1541 Scugog Line 6



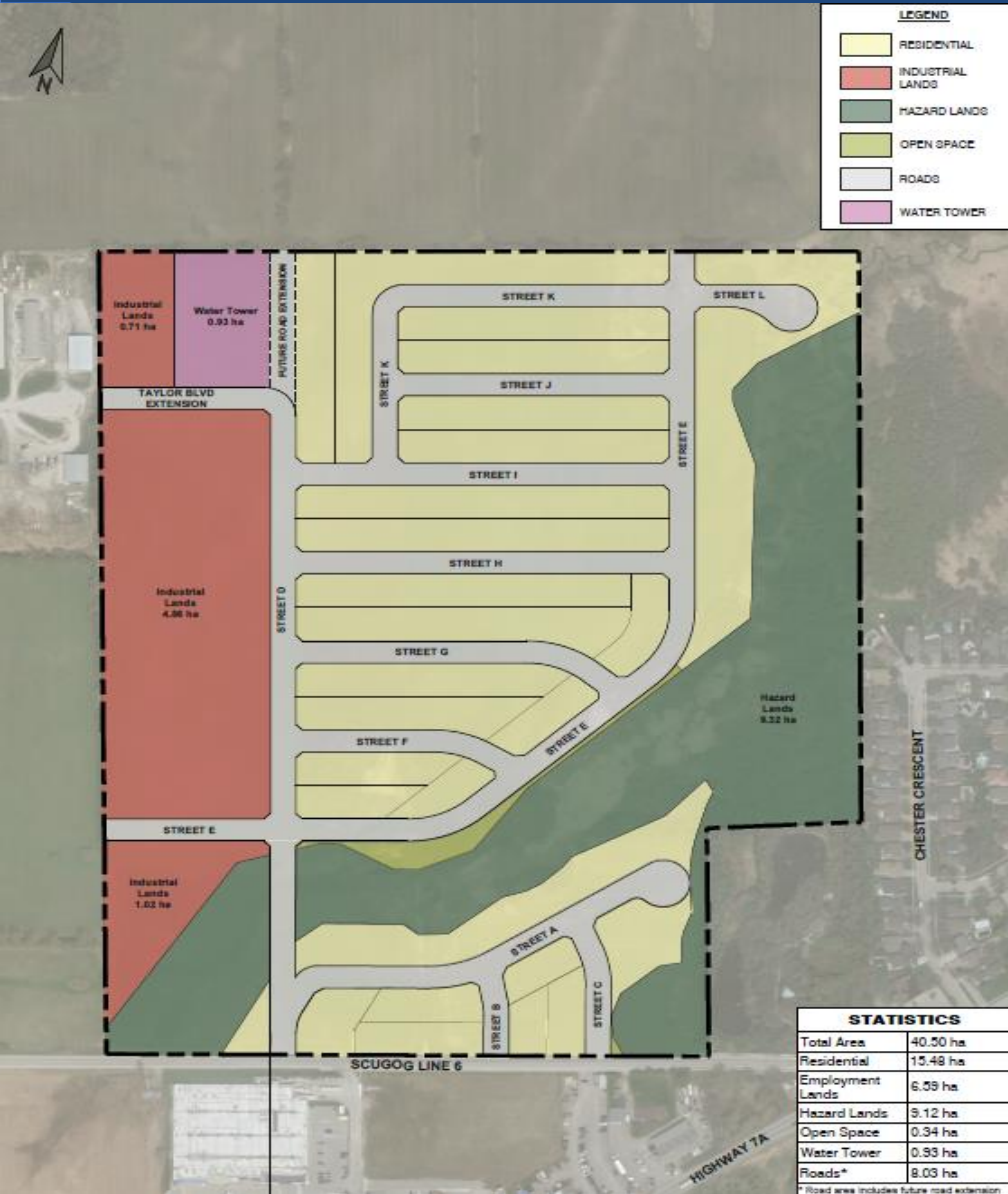
- Located on the west side of Port Perry within the Urban Area.
- Designated *Employment Areas* in Draft Durham Regional OP.
- Designated *Prestige Industrial* and *General Industrial* in Scugog OP.
- Site is fully serviced
- Site is within an area poised for future development.

# PROPOSED EMPLOYMENT LANDS CONVERSION



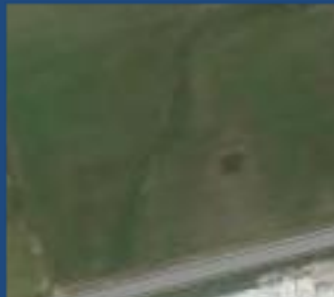
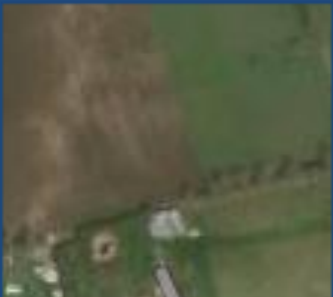
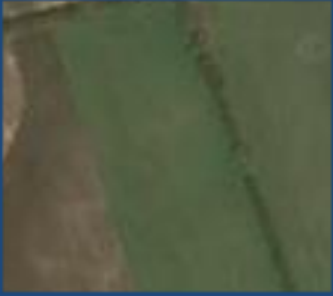
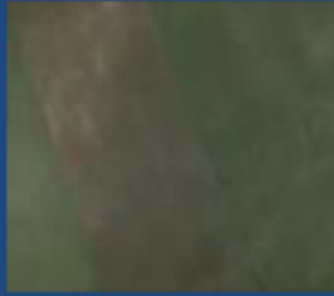
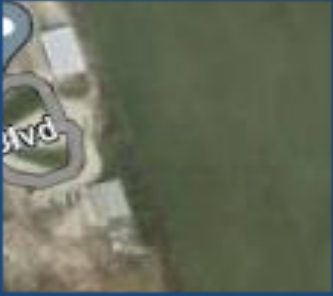
- Request:
  - Redesignate eastern portion of the Site to *Community Areas* in the Draft Durham Regional OP and;
  - Maintain western portion as *Employment Areas* with a *Prestige Employment* designation in the Scugog OP
- Oversupply of 122 hectares of Employment lands in 2051
- Residential lands support the development of Employment lands.
- Township anticipated to grow at an annual population rate higher than annual growth rate experienced over the most recent 15-year Census period (2006-2021).
  - Region-wide D.G.A. density of 53 people/jobs per ha by 2051

# PROPOSED EMPLOYMENT LANDS CONVERSION



- Subject Site represents logical area for employment lands conversion
  - Appropriately situated
  - Supports transition to sensitive land uses to east and south
  - Maintains employment areas
- Net benefit result gained through the proposed conversion

Thank you



Source: Google Maps, 2022

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Godland Mills - Walmart Supercentre LCBO