

May 15, 2023

Regional Chair and Members of Council
The Regional Municipality of Durham
Planning and Economic Development Department
605 Rossland Road East, PO Box 623
Whitby, Ontario, L1N 6A3

Dear Regional Chair and Members of Council,

RESPONSE TO ENVISION DURHAM – RECOMMENDATIONS ON THE NEW REGIONAL OFFICIAL PLAN, FILE: D12-01

Arcadis Professional Services (Canada) Inc. is in receipt of the report titled *Envision Durham – Recommendations on the new Regional Official Plan, File: D12-01*, and is providing the following comments on behalf of the Lovisek family, the owners of 0 Courtice Road (the “subject lands”), in the Municipality of Clarington.

The subject lands are located in the Municipality of Clarington, have a total lot area of 35.5 hectares (87.7 acres) with approximately 22.7 hectares (56 acres) of developable land. The subject lands are currently identified through the Regional Official Plan (ROP) to be within the *2051 Urban Expansion Area* and a *Protected Major Station Area (PMTSA)* as depicted in *Map 1 – Regional Structure – Urban and Rural Systems* of the Final Draft ROP for Council Consideration on May 17, 2023.

Throughout the Envision Durham process, we were consistent in our position that the subject lands were ideally located to provide transit-oriented development due to its proximity to a major investment in public transit namely, GO Transit’s plan for a new Courtice station. Following the release of the November 10, 2022 Settlement Area Boundary Expansion (SABE) report, we expressed support of Staff’s recommendation that these lands (also identified as BER-7) be included within the SABE as “Employment Area, Community Area, and Major Transit Station Area,” consistent with our own longstanding position. At that time the Minister of Municipal Affairs and Housing posted the Region’s OPA 186 (delineation of PMTSAs) for comment on the Environmental Registry of Ontario to which we also responded to restating our position that now that these lands are proposed to be within the SABE, they should also concurrently be added to the PMTSA.

We have previously submitted several other comments throughout the Region’s Municipal Comprehensive Review process, including a Settlement Area Boundary Expansion Request (September 2020), a comment on the *Envision Durham: Proposed Policy Directions Report* (June 2021) and in regards do the Region’s Major Transit Station Area boundaries (September 2021). We have consistently reiterated our belief these lands should be included in the SABE throughout the MCR process, supported by the Municipality of Clarington, through their own ongoing Courtice Transit-Oriented Community (TOC) and GO Station Area Secondary Plan.

Ahead of Council’s approval of the Final ROP, we are seeking clarification on the PMTSA delineation on *Map 3a – Transit Priority Network, 3b – Road Network, and 3d – Active Transportation Network*. As seen in the figures below, there is a discrepancy between the PMTSA boundary in these maps. It is our understanding that technical housekeeping refinements will be undertaken to perfect Council’s adoption of the Regional Official Plan within the statutory 15-day period, prior to submission to the province. We are seeking clarification that the PMTSA boundaries will be updated in Map 3a, 3b & 3d to reflect the boundary in Map 1 for consistency as part of the technical housekeeping refinements.

COMMENTS ON FINAL REGIONAL OFFICIAL PLAN FOR COUNCIL ADOPTION

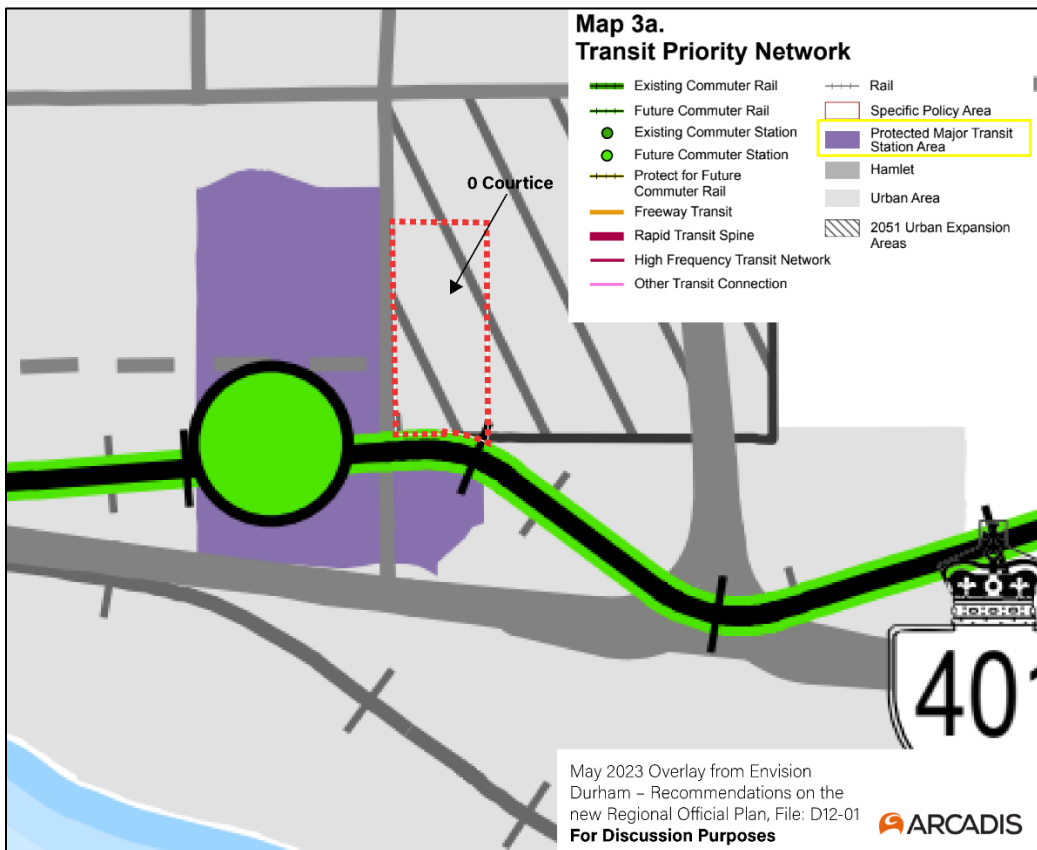
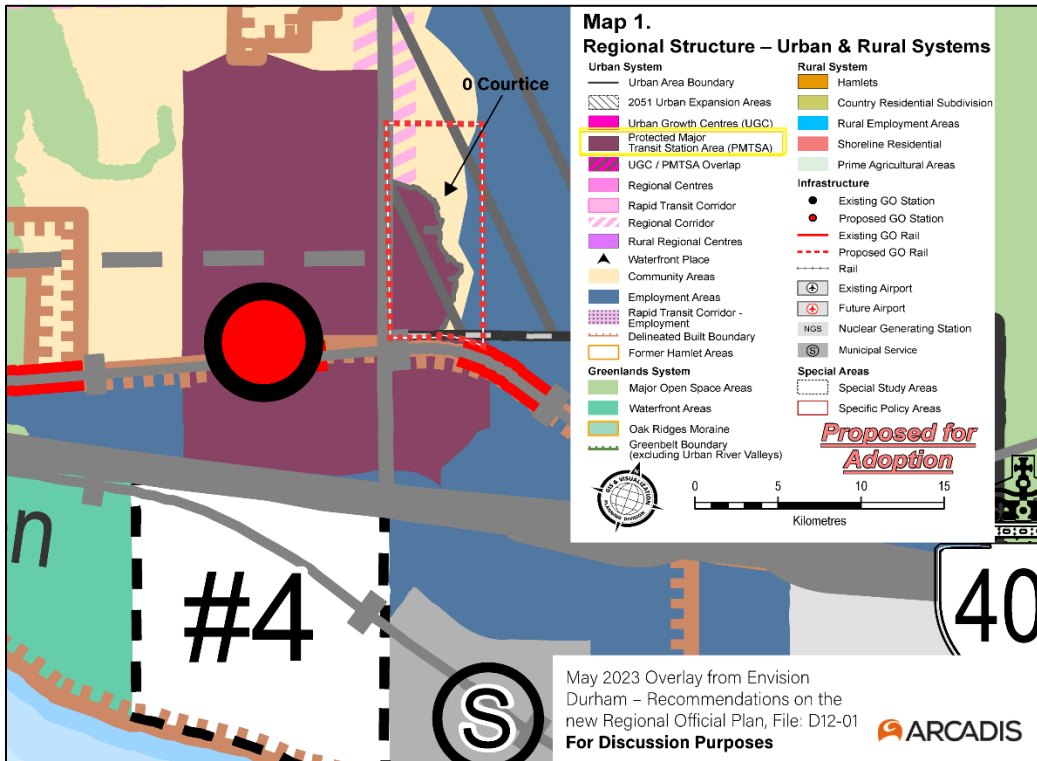


Figure 1 - Excerpts of Map 1 and 3a of the Final ROP showing the discrepancies between the PMTSA boundary. (PMTSA delineation shown on map 3a is the same on maps 3b and 3d)

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We believe that our client's lands will contribute to the Region fulfilling its 2051 growth targets, particularly with the Province's increased emphasis on the need to dramatically increase the region's housing supply, and that this is a crucial first step towards opening up the transit-supportive development potential of the surrounding lands.

Particularly given the Province's stated goal of building 1.5 million homes over the next decade, the development of lands with direct access to existing or planned transit, the inclusion of these lands will further the Region's goals of creating a new live/work community with opportunities for residential and commercial uses, parks and affordable housing. It has been and continues to be our intent to develop these lands at a transit-supportive density of at least 150 residents and jobs per hectare, furthering the goals of the Municipality of Clarington and Durham Region, as well as the policies of the Growth Plan for the Greater Golden Horseshoe, the Provincial Policy Statement and the More Homes, Built Faster Housing Plan.

Thank you for this opportunity to comment and participate throughout the Envision Durham process. We appreciate the Region's efforts in undertaking this review and inviting our comments. Should you require any additional information or have any questions, please do not hesitate to contact the undersigned.

Sincerely,

ARCADIS PROFESSIONAL SERVICES (CANADA) INC.



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