



Adoption of new Regional Official Plan

May 17, 2023

Regional Council



Opening Remarks

Brian Bridgeman
**Commissioner of Planning and Economic
Development**

What is Envision Durham?

- A new Regional Official Plan, as Council's core planning document, provides:
 - Long-term strategy for guiding and integrating growth management, development, land use, infrastructure and service planning
 - High level structure, policies and guidance for future growth and development
 - The framework, network and assumptions for infrastructure and service master plans
 - Assumptions and forecasts for Development Charge Background Studies



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What does Envision Durham Do?

- Plans for fundamental change in Durham – near doubling of the Region’s population and jobs
- Conforms with existing Provincial Plans or does not conflict with them
- Has regard to matters of Provincial interest
- Consistent with the existing 2020 Provincial Policy Statement
- Provide policies and direction for strengthening our communities to:
 - Accommodate the needs of an aging, growing and diverse population
 - Meet obligations to address the impacts of a changing climate and protect the natural environment
 - Satisfy a growing demand for sustainable transportation alternatives
 - Use land efficiently
 - Improve the viability of Rural Settlements and further support the agricultural sector
 - Facilitate the development of high-quality job opportunities



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Many Opportunities for Public Input

- Envision Durham has been the subject of numerous opportunities for public input and engagement:
 - Public Opinion Survey (2019)
 - Discussion Papers (2019)
 - Technical studies (2020 - 2022)
 - Proposed Policy Directions (2021)
 - Growth Management Study (2021-2022)
 - Standalone amendment for MTSAs (2021)
 - Systems and SABE Mapping (2022)
 - Draft ROP (2023)



Consultation on the Draft Regional Official Plan

- Feb 10/23 – Release of draft Regional Official Plan
- Mar 6/23 – Public Open House (approx. 100 attendees)
- Mar 7/23 – Public Meeting (18 delegations)
- Apr 3/23 – Consultation period concluded (725 comments)



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What We Heard on the Draft Regional Official Plan

- Written submissions from area municipalities, conservation authorities, public agencies, community organizations, consultants on behalf of property owners, and members of the public
- Emails requesting Regional Council to “pause the Envision Durham Official Plan Review now!”
- Emails supporting the March 1, 2023 Regional Council Agenda Motion on impacts of the release and development of Greenbelt Plan lands
- Emails opposing the extension of Rossland Road East in Oshawa
- Emails requesting that Regional Council not approve the draft ROP, citing concerns that an excess land inventory will undermine affordability, safe and efficient transportation and transit, local food systems, and decarbonization goals
- Comments through online mapping viewer illustrating Regional Structure Map



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Ministry of Municipal Affairs and Housing comments

- Strongly encouraged to proceed towards consideration for adoption of new ROP this month
- Airport MZO, Pickering Airport
- Greenbelt Removals in Pickering, Ajax and Clarington
- Proposed Expansion of Uxville Rural Employment Area
- PMTSA for existing Oshawa GO/VIA Station



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Engagement with Indigenous Communities

- Outreach focused on the traditional territories of the Williams Treaties First Nations (+ circulated draft ROP to other indigenous communities upon suggestion of province)
- Proactively created opportunities to meet and share information on project
- Hosted initial meeting with Curve Lake First Nation in summer 2019 and have regularly sent information
- Held 5 touchpoint meetings with MSIFN and received extensive written comments on draft ROP
 - Revisions to traditional territory acknowledgement and prologue
 - Involvement of indigenous communities in cultural and built heritage
 - Remain opposed to SABEs, in particular Northeast Pickering
 - Request cumulative effects assessment and opportunity-cost study to be undertaken prior to decision on SABEs



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DURHAM**

Overview of Key Changes

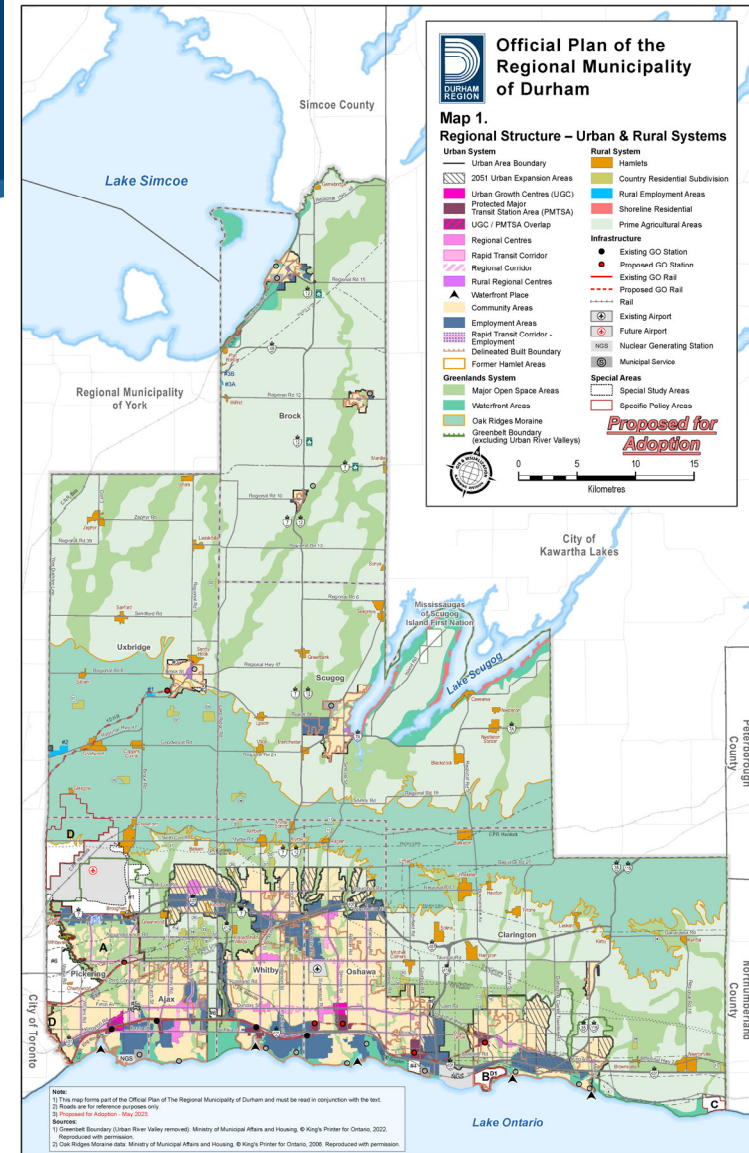


Map 1 – Regional Structure

- **Revised Symbolology for Clarity:** Regional Corridor; combined Rapid Transit Corridor–Employment designation;
- **Boundary Updates:** Port Granby SPA; Orono Urban Area Boundary and land use designations (LPAT decision); Airport Special Study Area 1; Pickering Urban Growth Centre to meet the PMTSA limits; Hamlet of Caesarea; Whitby's PMTSA along the southern boundary
- **Designation Refinements:** Northeast Pickering Community Area and Employment Area designations (Highway 407/Salem Rd. for additional Employment Area south of Hwy 407); Uxbridge Rural Regional Centre where it went outside of Urban Area Boundary; Major Open Space Area through Oshawa downtown Regional Centre.

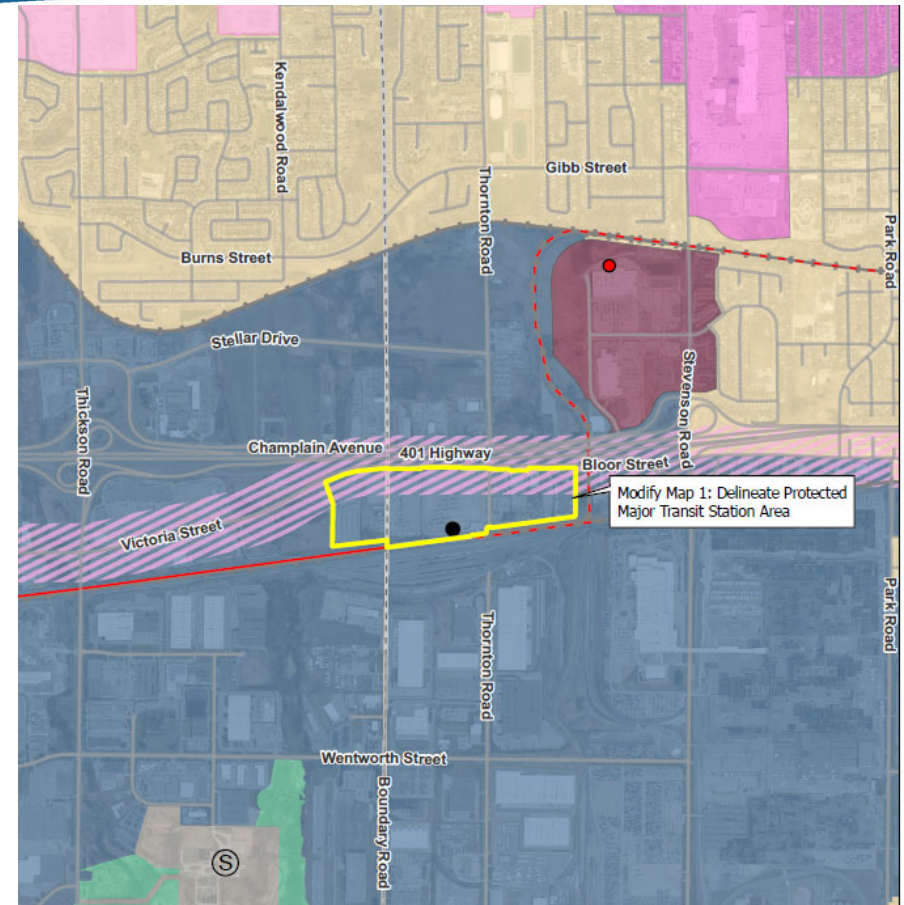


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Supplementary Recommendation: Oshawa GO/VIA Station PMTSA

- Supplementary Recommendation in response to MMAH:
 - That staff be directed to delineate PMTSA boundaries for the existing Oshawa GO/VIA station in the ROP (i.e. modifying Map 1 and Map 3a, 3b and 3d) based on the initial work undertaken with City and Regional staff in 2019; and
 - That the Minister consider the approval of an alternative density target of 25 jobs per hectare for this PMTSA, and that residential uses not be permitted within the PMTSA.



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Recommendations and Next Steps

- Adopt the Recommended Regional Official Plan
- Declare the new Regional Official Plan meets the requirements of Section 26 (1) of the Planning Act
- Direct that the Notice of Adoption be released (15 days following Adoption)
- Authorize staff to undertake any technical housekeeping changes that may be necessary
- Have the Regional Clerk submit the new Regional Official Plan to the Ministry
- Proceed with Adopting By-law



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Envision Durham

Recommended Official Plan
May 2023

Closing Remarks

