

March 6, 2023

Envision Durham

c/o Regional Municipality of Durham
Planning and Economic Development Department
605 Rossland Road East, P.O. Box 623
Whitby, ON L1N 6A3
EnvisionDurham@durham.ca

**RE: Draft Growth Allocations and Settlement Area Boundary Expansions
2236 Highway 2, Clarington
TBG Project No. 22935**

Thank you for the opportunity to provide comments on the proposed Growth Allocations and Mapping as part of the Envision Durham project. We applaud Regional Staff and their consulting team on extensive amount of work that they undertaken as part of this Municipal Comprehensive Review process. While we recognize that the overall Growth Numbers have been provided by the Province, we are also aware that the growth numbers provided are minimums. We generally support the urban boundary expansions that have been proposed as part of this process and are requesting that 2236 Highway 2 be included in the urban proposed urban boundary expansion of the Municipality of Clarington.

The Draft Settlement Boundary Expansion proposed for the town of Bowmanville in the Municipality of Clarington sees the boundary moved west to Maple Grove Road along the north side of Highway 2 and to include the Durham Regional Police Headquarters on the south side. Our Client owns the property located at 2236 Highway 2 in Clarington, which is immediately north of the Durham Regional Police Headquarters and immediately west of Maple Grove Road. The property is 22 hectares (55 acres) in size, but the request is to include only 10 hectares (25 hectares) within the urban boundary, while the remaining 12 hectares (30 acres) would remain as environmentally protected lands outside of the urban area. The property is fully serviced with municipal services and has vehicular access to Highway 2 and Maple Grove Road.

The proposed area for inclusion has been provided as Appendix 1 to this letter. The request for inclusion of these lands within the urban boundary of Bowmanville is to allow for the development of 500-550 affordable housing units, being a mix of stacked townhouses and carriage houses. We recognize that additional planning approvals will be required to implement this development, however, the intent is to see construction and occupancy of dwellings prior to the 2031 target the Province has state for the creation of 1 million new homes. The property is close to highways, transit, commercial plazas, schools, recreational facilities, making it ideally suited for inclusion in the urban boundary, and for the development for affordable housing.

We respectfully make this submission for the inclusion of these lands as part of the urban boundary. Should Regional Staff want to discuss further, we are happy to meet. Preliminary

Engineering, Traffic, and Natural Heritage investigations have been completed and can be discussed with Regional Staff should they desire.

Sincerely,

A handwritten signature in blue ink, appearing to read 'ABiglieri'.

Anthony Biglieri, MCIP, RPP
Principal

cc. Baghai Digital
Shane Baghai Developments
Kim Mullin, Wood Bull
Grant Kauffman, LGL Limited
Alfredo Casati, Rafael + Bigauskas Architects