

January 18, 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](mailto:EnvisionDurham@durham.ca)

**RE: Draft Growth Allocations and Settlement Area Boundary Expansions  
1085 Columbus Road, Whitby  
TBG Project No. 22937**

We are the planning consultants for the owner of the lands located at 1085 Columbus Road in Whitby. On behalf of our Client, Coronation Columbus Investments Inc., we would like 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 the extensive amount of work that they have 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 the proposed designation on 1085 Columbus Road be modified.

We support the decision to include the property within urban boundary of Whitby as the Province anticipates that there will be significant growth within the Region. The lands are within the White Belt, are adjacent to the existing urban boundary, abut a 400 series highway, and represent a logical area for expansion to the municipal border with the City of Pickering, making it a logical place for growth.

Although our Client is pleased with the lands being in the urban boundary, they have objections to the proposed Employment Area designation which would encompass the entirety of the property, exclusive of the area along Columbus Road. There is no objection with the lands along the Highway 407 corridor being Employment Area as the lands will have close access to the 407 interchange and a prominent view from the highway. It is anticipated that the best use of these lands would be for Prestige Employment uses. The objection is to the lands within the centre of the property, north to the Regional Corridor, also being designated as Employment Area. It is requested that these lands be designated as Community Use to allow for a range of land uses, which would support the creation of a Complete Community. This would allow for development for residential purposes, and would be consistent with the land use patterns proposed further east and west along the Columbus Road corridor. A sketch of our requested designations has been provided as an Appendix to this letter.

While we recognize that any change in designation would impact the overall supply, resulting in an over-supply of one land use, and an under supply of another. In this instance, the change in designation may result in an undersupply of Employment lands in the Town of Whitby. It should be noted that as part of the Envision Durham project, it was identified in the Watson & Associates report that the Town of Whitby would require approximately 192 hectares of new Employment land. The final allocation to the Town that was proposed was approximately 202 hectares, an over-supply of approximately 10 hectares. This over-supply provides some flexibility for the Region to amend the proposed Employment Area designations on lands and to identify them as Community Area instead.

We recognize that the change in designation will result in a loss of employment lands, we feel that this loss could be minimal, and can be accommodated through the greater promotion of intensification of industrial sites throughout the Region and Town. It is our opinion that the designation of a portion of these lands as Community Area rather than Employment Area will not impact the Town and Region meeting the overall employment target provided in the Envision Durham documents.

Sincerely,



Rachelle Larocque, BES, M.Sc., MCIP, RPP  
Senior Associate

cc. Joe Lombardi



## Legend



### SABE Candidates

-  Community Area
-  Employment Area
-  Appealed Employment Area (ROP Policy 14.13.7)

### Greenbelt Plan Area Boundary



### Greenbelt Plan NHS



### Existing Urban Area based on Area Municipal Official Plans (subject to refinements)



### Takeouts - Draft Regional NHS



### Takeouts - Utilities and Infrastructure



### Conceptual Regional Corridors



### Subject Site

