

Ms. Colleen Goodchild
Manager, Policy Planning & Special Studies
The Regional Municipality of Durham
Via email: colleen.goodchild@durham.ca

Dear Ms. Goodchild,

RE: 2610144 Ontario Ltd Comment Letter- Draft New Regional Official Plan, Envision Durham

As the owners of 1766 Baseline Road, located on the northeast corner of Baseline Road and Courtice Road in the Municipality of Clarington (“Site”), we have been actively engaged in Envision Durham since its inception in 2019. We respectfully submit this letter requesting clarification and to provide comment as it relates to the proposed Regional Structure of the Site on Map 1 of the draft new Regional Official Plan (“ROP”)

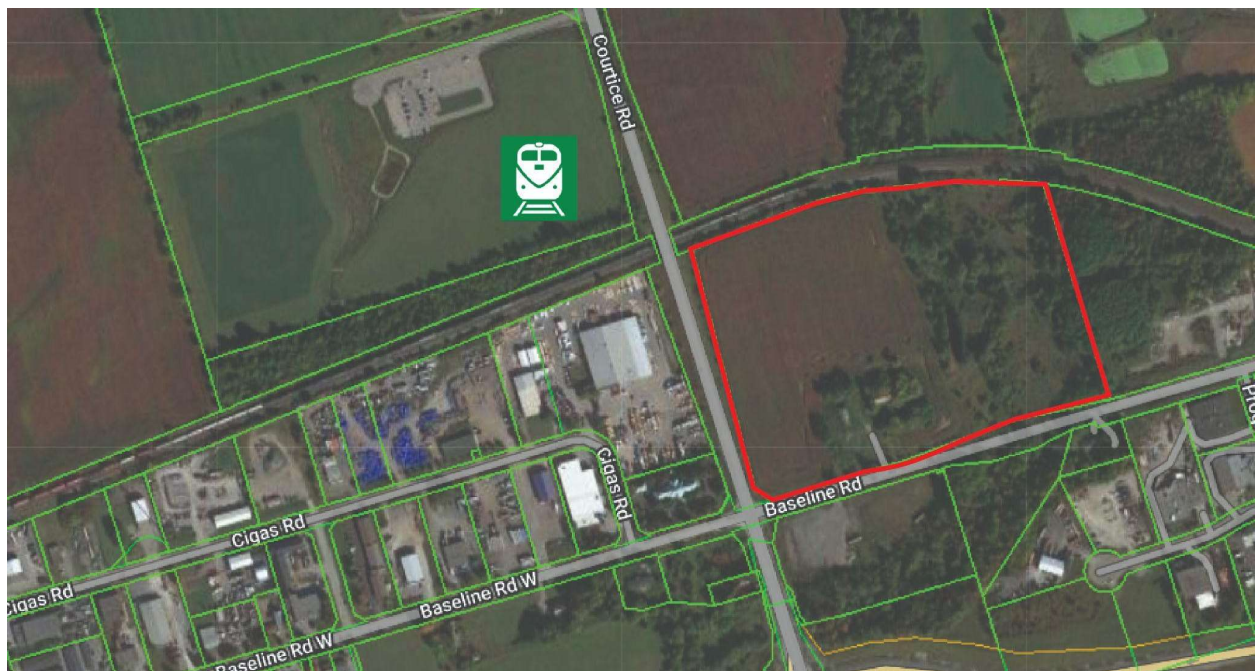


Figure 1: Site location

We have reviewed the first draft of the new ROP released February 2023 and are generally supportive of the direction the Region has taken with the overarching vision for the Region, in particular the policies relating to Strategic Growth Areas and Protected Major Transit Station Areas. Where we identify concern relates to:

1. The proposed change to the Regional Council endorsed Courtice PTMSA Boundary (approved on December 7, 2022) which appears to remove a portion of the Site from the PMTSA. Figure 2 on the following page illustrates the Council endorsed PTMSA Boundary for Courtice clearly indicating the entirety of 1766 Baseline Road being within the PTMSA Area.
2. The refinement of the employment conversion area applicable to our site that was endorsed by Regional Council in November 2022. Figure 3 below demonstrates the area as identified in Staff Report 2022-INFO-91 next to the Proposed Map 1 Regional Structure. From this Figure it appears that the entire Site is no longer subject to an approved conversion, and that the easterly portion of the site and a significant part of the Baseline Road frontage is to remain Employment Land.

**SCHEDULE 'C' - MAP 'C5b'
PROTECTED MAJOR TRANSIT
STATION AREAS**



Exhibit 2 to Regional Official Plan Amendment 186

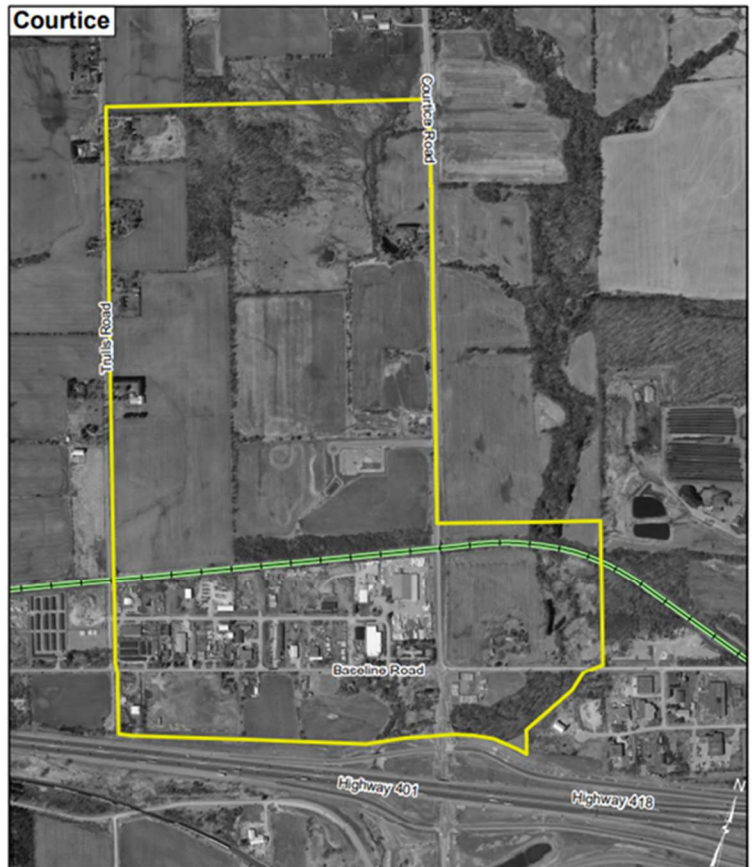
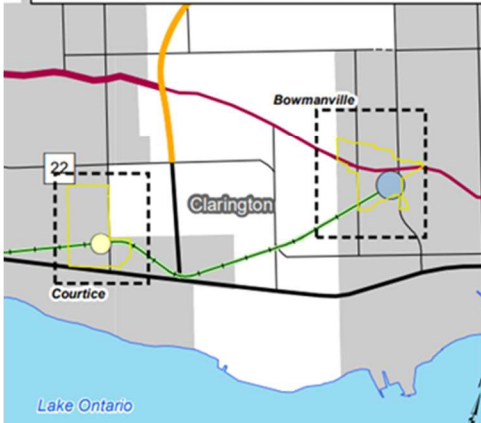


Figure 2: Council Endorsed Courtice PTMSA Boundary

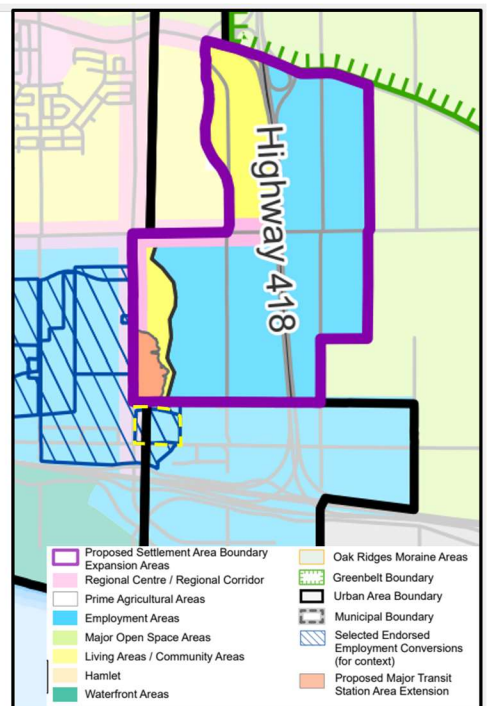
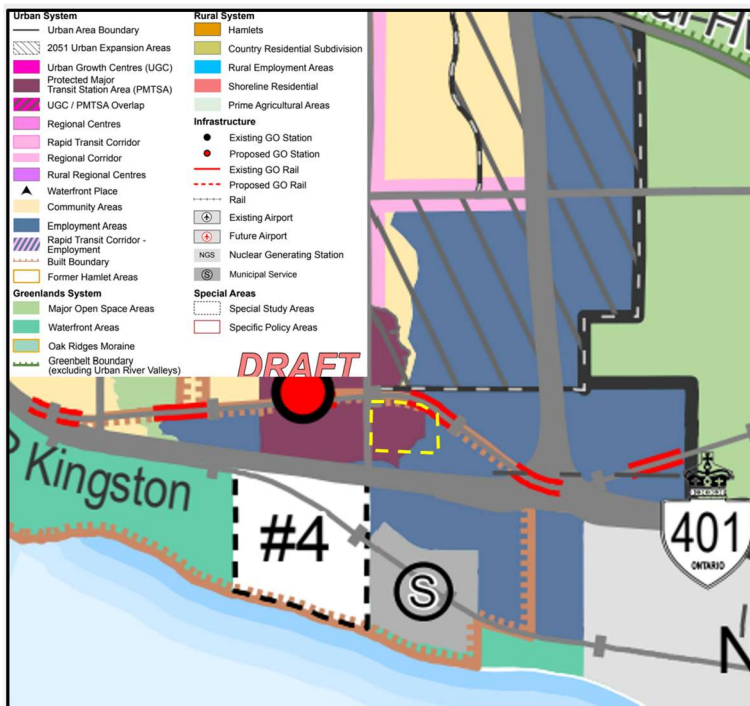


Figure 3: Refinement in Conversion Area since November 2022

We acknowledge that s.5.2.10 of the draft ROP permits minor refinements to the boundaries of the PTMSA without amendment to the Plan. Further s.12.1.3 indicates that alignments and boundaries of the Urban Areas on Map 1 are not intended to be exact locations or extents of designations.

All that being said, we kindly request staff confirm our interpretation of Map 1 of the draft ROP and clarify if 1766 Baseline Road is no longer fully within the PTMSA and that only part of our lands are considered for conversion.

It is our opinion that the Site being wholly within an 800 metre radius from the future GO Station that PMSTA is the most appropriate Urban Structure Designation for the entirety of the Site. Based on our review of the Employment Areas Policies outlined in Section 5.5 of the draft new ROP (in particular s.5.5.2, s.5.5.22 and s.5.5.26) , we feel that having a dually designated Site limits the developability of the PTMSA areas and could create land use compatibility issues and/or demand large separation distances between uses which erodes the compact nature of development best suited for PTMSAs.

We also feel that having part of the Site designated as Employment Areas is not necessary for the protection of jobs. One of the draft new ROP's objectives for PTMSAs is to support development that contributes to their role as mixed-use transit-oriented communities where innovation and entrepreneurship is encouraged. Further, .s.5.2.2 directs intensification of employment generating uses such as office and major office, major institutional uses and mixed-use development to Strategic Growth Areas, including PTMSAs. It is our complete intention to ensure that the future development of the Site will conform with the directions of these policies and that job generating uses will be included when we proceed with future planning approval to implement municipal land use and zoning entitlements.

In conclusion, we respectfully request staff and Regional Council to ensure that the entire site of 1766 Baseline Road remains a PTMSA designation in order to protect for the future development of the site into a balanced community where residents can live, work, shop and access services.

Sincerely,

Amanda Lazaridis

2610144 Ontario Limited