



January 10, 2023

390-21

Via Email

Attn: Honourable Steve Clark,
Minister of Municipal Affairs and Housing

Provincial Land Use Plans Branch
777 Bay Street, 13th Floor
Toronto, ON M7A 2J3
growthplanning@ontario.ca
c/o minister.mah@ontario.ca

**RE: MTSA Designation – Request for Changes to Region of Durham Official Plan Amendment 186
ERO No. 019-5147**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) provides expert land use planning advice and assists proponents secure the required municipal approvals for a variety of development projects throughout southern Ontario and would like to thank you for the opportunity to comment on Region of Durham Official Plan Amendment No. 186 (ROPA 186) via ERO No. 019-5147. We represent the landowner of the property municipally known as 63 Albany Street, Oshawa, which is located directly west of the future Central Oshawa GO Station, opposite Front Street (Appendix A).

As the Province works to address the housing crisis currently facing Ontario, it will become even more critical for Major Transit Station Areas (MTSAs) to achieve their role as strategic growth areas to be the focus of higher densities and intensification across the various regions of the Greater Golden Horseshoe. Given their connectivity within and across municipalities, MTSAs are strong candidates for high density mixed use development to facilitate the creation of complete, transit-oriented communities. In keeping with our office's recent submission to the Province via ERO No. 019-6177 dated December 23, 2022, the purpose of this submission is to provide comments and recommendations with regard to the Protected Major Transit Station Area (PMTSA) density target policies within ROPA 186 as they relate to the City of Oshawa.

Background

In November of 2019, Council directed Region of Durham Planning staff to accelerate the preparation of Major Transit Station Area policies, including delineations and density targets as a part of the broader 'Envision Durham' municipal comprehensive review process. In response, the Region adopted ROPA 186 on December 22, 2021, which establishes a policy framework and delineations for seven (7) Protected Major Transit Station Areas (PMTSAs) across the Region; including the 'Central Oshawa' PMTSA in which

the subject lands reside (Appendix B). Section 8A.2.14 of this Amendment prescribes a minimum density target of 150 people and jobs per gross hectare within PMTSAs in accordance with the Growth Plan and Section 8A.2.18b requires municipal official plans to include detailed policies for each PMTSA that establishes minimum density, population employment, and housing targets to demonstrate achievement of this overall target. ROPA 186 is currently under review by the Minister of Municipal Affairs and Housing and within a 60-day public commenting period via ERO No. 019-5147, ending February 3, 2023.

The above-noted property is designated 'Residential' within the 'Main Central Area' as well as the 'Central Oshawa Transportation Hub' boundary in the City of Oshawa Official Plan and is zoned R2 (Single/Semi Detached); R3-A.F5.5 (Townhomes); R6B(2) and R6-C(11) Apartments, LT, Nursing h-7 (Site Specific) Zone in the City of Oshawa Zoning By-law No. 60-94. On May 20, 2022, an Official Plan and Zoning By-law Amendment application was submitted to facilitate the development of a 15-storey, 286-unit multiple dwelling and eighteen (18) townhouse dwellings on the subject lands having a density of 478 units per hectare.

Major Transit Station Areas

As stated in Section 2.1 of the Growth Plan, growth is to be directed to settlement areas with prioritization of intensification within strategic growth areas including Urban Growth Centres and MTSAs/PMTSAs. Similarly, Section 8.1.10 of ROPA 186 expresses Durham Region's intent to recognize Urban Growth Centres, Regional Centres and PMTSAs in Urban Areas as focal points of urban development and intensification. Development in these areas provide a focus on investment in transit as well as other infrastructure to support forecasted growth and a diverse range and mix of housing options.

As previously noted, ROPA 186 includes a number of policy changes including the establishment of a minimum density target of 150 people and jobs per hectare within PMTSAs in accordance with Section 2.2.4.3 of the Growth Plan. This intensification target is insufficient given the anticipated scale of development within MTSAs/PMTSAs.

Given that the City of Oshawa Official Plan has not yet been updated to include PMTSA-specific policies, increasing the prescribed densities for PMTSAs in ROPA 186 would in turn improve such policies established at the municipal level, as Section 16(16) of the *Planning Act* requires that Official Plans of applicable lower-tier municipalities include policies that authorize the use of land for building and structures that support minimum densities.

In keeping with our office's previous submission requesting an increase to the density target established in Section 2.2.4.3 of the Growth Plan (via ERO No. 019-6177), our request today is to increase the PMTSA density target of 150 residents and jobs per hectare established in ROPA 186 to 500 residents and jobs per hectare to better align with the anticipated scale and density of development within a strategic growth

area like an MTSA/PMTSA. As it is anticipated that many other sites will be developed and a majority of those sites located within MTSA/PMTSA areas will contain high density development, it is clear that there is a disconnect between both provincial and regional growth targets and the level of density constructed within these areas in reality.

Recommended Changes to ROPA 186

PMTSAs require a consistent, suitable policy framework to realize their vital role in the Province's intensification targets. As such, UrbanSolutions recommends the following change to ROPA 186 to achieve the Province's vision for transit-oriented communities that MTSAs/PMTSAs emphasize:

1. Modify Policy 8A.2.14 to increase the proposed density target from 150 to 500 residents and jobs per gross hectare for Protected Major Transit Station Areas to accurately reflect the planned built form envisioned by the MTSA/PMTSA.
2. Modify Policy 8A.2.18b) to increase the overall density target from 150 to 500 residents and jobs per hectare for each Protected Major Transit Station Area to accurately reflect the planned build form envisioned by the MTSA/PMTSA

As proposed, the aforementioned change will strengthen the policy framework to provide clarity of implementation, ensure the goals and objectives of the MTSAs/PMTSAs are realized and align with realistic growth and development outcomes. The balance of ROPA 186 contains the appropriate range of policies to protect matters of provincial interest while also ensuring sufficient transportation and infrastructure requirements of any residential intensification development are secured.

Kind Regards,

UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Matthew LeBlanc, MPL, BA (Hons)
Planner

cc: Mr. David Horwood, Albany Street Investments Ltd. (via email)

Appendix A: Subject Lands in Proximity to Future Oshawa Central GO Station



Appendix B: Subject Lands within the Central Oshawa Protected Major Transit Station Area

