

January 16, 2023

Andrew Doersam
Municipal Services Office – Central Ontario
16th Floor – 777 Bay Street
Toronto, ON M7A 2J3

sent via email

Dear Mr. Doersam,

ERO – 019-5147 (APPROVAL TO AMEND A MUNICIPALITY’S OFFICIAL PLAN, DURHAM REGION)

Arcadis IBI Group is providing this comment letter upon the Environmental Registry of Ontario posting (019-5147) regarding the Municipal Comprehensive Review of Durham Region’s Official Plan’s ROPA 186 (i.e. its delineation of Protected Major Transit Station Areas (“PMTSAs”)) on behalf of the Lovisek family, the owners of 0 Courtice Road (the “subject lands”), in the Municipality of Clarington.

The purpose of this letter is to request a Minister’s modification and approval of the Regional Official Plan Amendment 186 with the inclusion of the subject lands to the settlement area and to the delineation of the Courtice PMTSA, as shown in Figure 1 below.

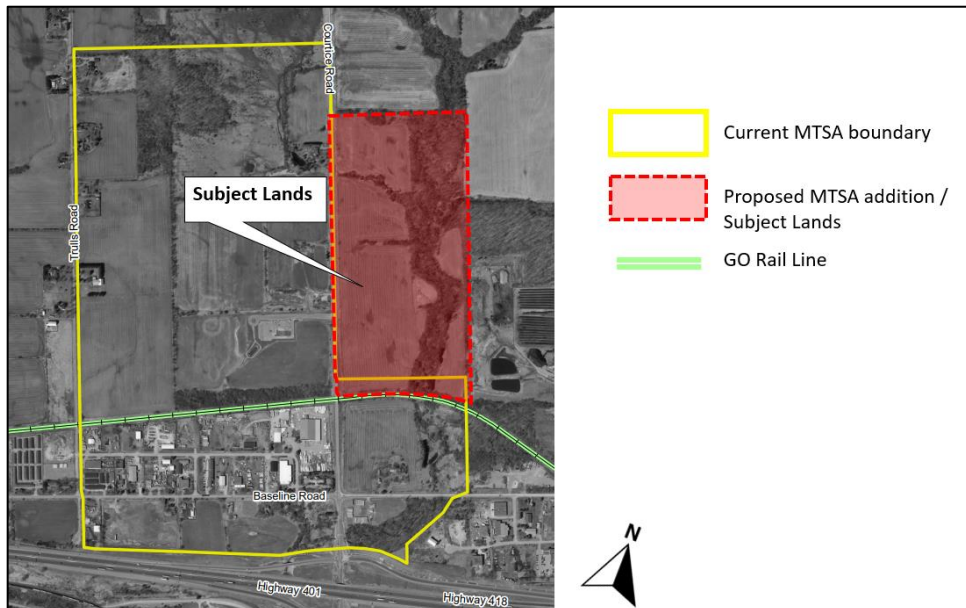


Figure 1 – The Subject Lands in relation to the draft delineation of the Courtice PMTSA. (Schedule ‘C’ – Map ‘C5b’ Protected Major Transit Station Areas, Exhibit to Regional Official Plan Amendment 186)

The subject lands are located in the Municipality of Clarington, have a total lot area of 35.5 hectares (87.7 acres) with approximately 22.7 hectares (56 acres) of developable land. The

ERO – 019-5147 RESPONSE – January 16, 2023

subject lands are currently outside the settlement area and located directly adjacent to the proposed delineation of the Courtice PMTSA, within the 800m radius of the future GO station. Our position has been that if these lands were already in the settlement area, they would have been included in the Courtice PMTSA and it would have been preferable for the Region to have first undertaken its settlement area expansion work before, or simultaneous with its PMTSA delineations.

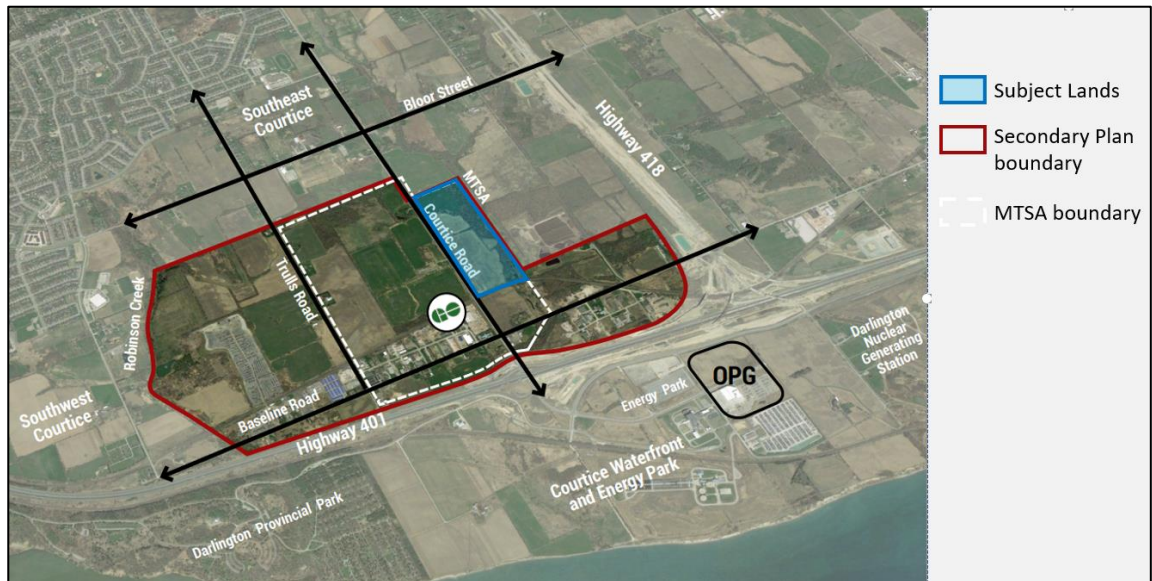


Figure 2 - The subject lands in relation to Clarington's Courtice Employment Lands and GO Station Area Secondary Plan (Courtice TOC Project Area, presented at Public Information Centre #3, March 2022)

In regard to these lands, we have previously submitted several other comments throughout the Region's MCR process, including a Settlement Area Boundary Expansion ('SABE') Request (September 2020), a comment on the *Envision Durham: Proposed Policy Directions Report* (June 2021) and in regards to the Region's Major Transit Station Area boundaries (September 2021). Most recently, on November 10, 2022, the Region published its *Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations Report*. As expected, this report recommended that the subject lands be added to the Region's settlement area. This is consistent with expectations throughout the MCR process, supported by the Municipality of Clarington, through their own ongoing Courtice Transit-Oriented Community (TOC) and GO Station Area Secondary Plan. This report has been posted for comment and not yet approved by Council.

Given the current circumstances—including Clarington's Secondary Plan work, the posting of the PMTSA boundaries for comment and the advancement of the Region's SABE work, along with the changes to Durham Region's planning powers via Bill 23—that the Minister should, through his approval of the PMTSA boundaries, concurrently add the developable subject lands (and other lands in a similar circumstance) to the settlement area and PMTSA. This action would reflect the Secondary Plan work already advanced by Clarington, and save the inevitable step of later modifying the PMTSA boundaries by bringing the urban boundary and PMTSA into concordance.

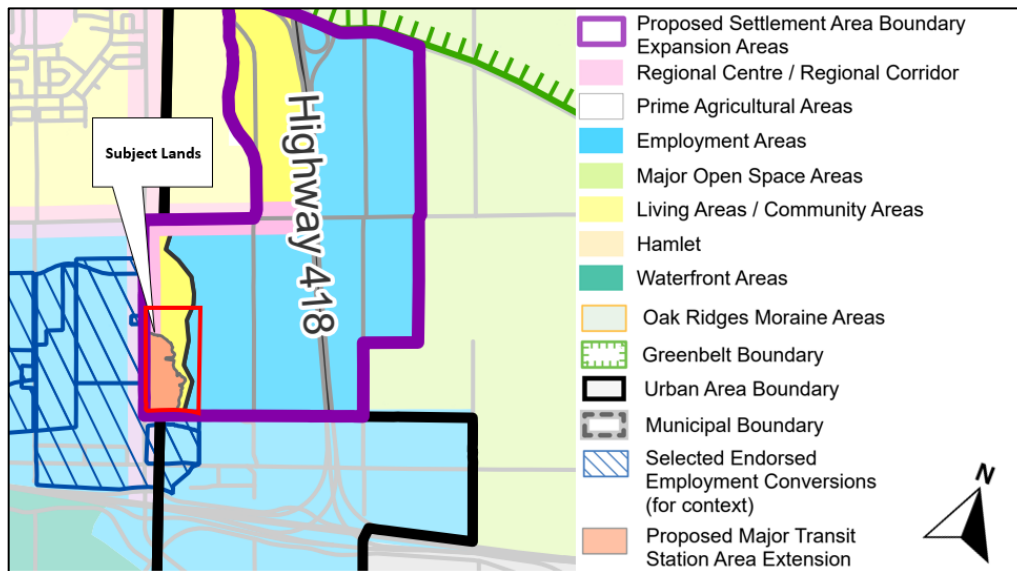


Figure 3 - The Subject Lands (BER07) are shown as a proposed SABE and proposed MTSA extension (Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations Report, November 10, 2022. Attachment #12)

Our position throughout the Region’s Municipal Comprehensive Review has been that the addition of the subject lands will contribute to the Region fulfilling its growth targets and that, in keeping with the Municipality of Clarington’s own request, its belated addition to the settlement area means the draft PMTSA boundaries are already obsolete and fail to maximize the transit-supportive development potential of the surrounding lands.

Particularly given the Province’s stated goal of building 1.5 million homes over the next decade, the development of lands with direct access to existing or planned transit should be prioritized. By modifying the boundaries to include the subject lands now would further the Region’s goals of creating a new mixed-use, complete community with opportunities for residential and commercial uses, parks and affordable housing. To exclude the lands, on the other hand, would slow the development process and delay the jobs and residents that could be placed in proximity to a transit station at the expense of auto-oriented, “bedroom community” development further from transit, elsewhere in the Region. It has been and continues to be our intent to develop these lands at a transit-supportive density of at least 150 residents and jobs per hectare, furthering the goals of the Municipality of Clarington and Durham Region, as well as the policies of the Growth Plan for the Greater Golden Horseshoe, the Provincial Policy Statement and the More Homes, Built Faster Housing Plan.

Thank you for this opportunity to comment on ROPA 186. We welcome a meeting to discuss the contents of our letter. Should you require any additional information or have any questions, please do not hesitate to contact the undersigned.

Sincerely,

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