

February 3, 2023

MGP File: 20-2901

Honourable Steve Clark
Ministry of Municipal Affairs and Housing
777 Bay St, 17th Floor
Toronto, ON M7A 2J3

Attention: Andrew Doersam (Municipal Services Office -Central Ontario)
andrew.doersam@ontario.ca

**RE: ERO No. 019-5147: Durham Region Official Plan Amendment 186
Request: Employment Conversion for 1520, 1540 and 1580 Reach Street, Port
Perry**

Malone Given Parsons Ltd. (“MGP”) is the planning consultant for Rick Wannop Developments, Wannop Family Farms and Daniel and Robin Luchka, the owners of approximately 64 hectares (~157 acres) of land municipally known as 1520, 1540 and 1580 Reach Street, in the Township of Scugog - Port Perry (“Subject Lands”), as shown in Figure 1.

On behalf of our client, **we request that the Province approve our employment conversion request for a portion of the lands on the basis that it resolves servicing constraints and provides much-needed housing to the Township of Scugog.**

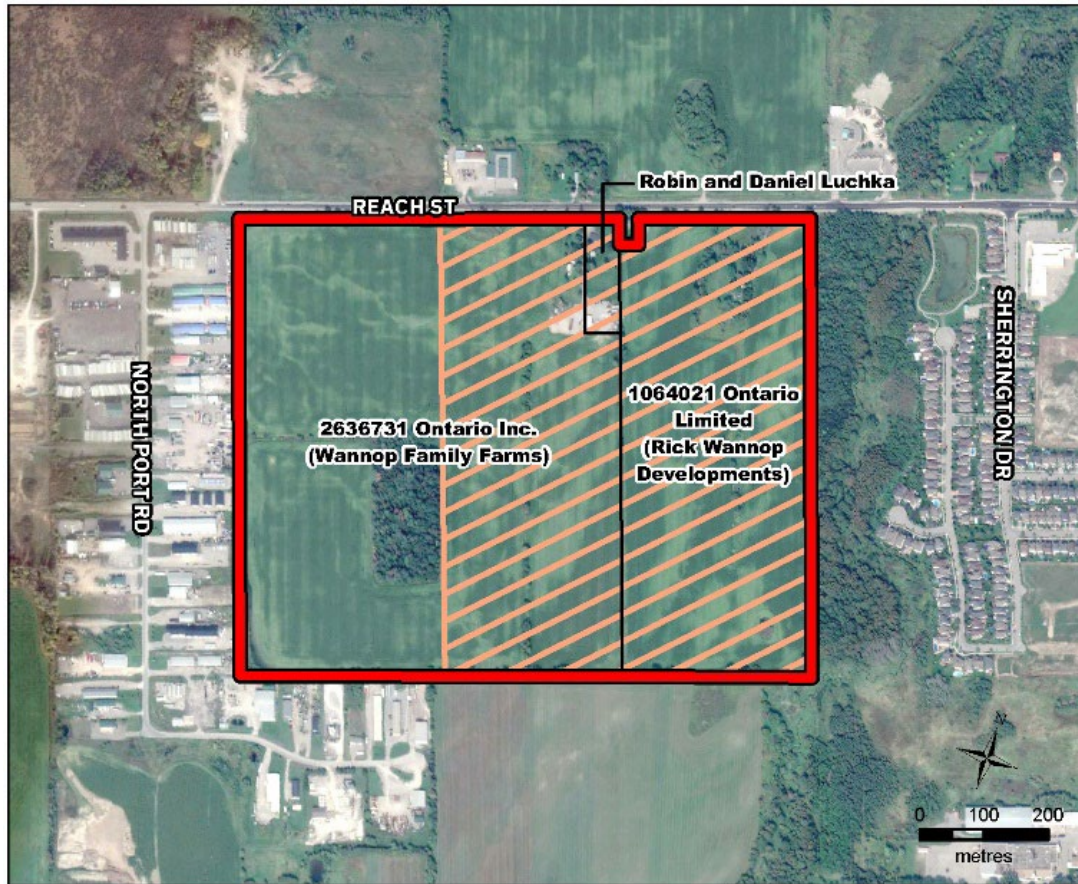
Basis for Request



We understand that posting No. 019-5147 pertains to Official Plan Amendment 186 from Durham Region which seeks to delineate and plan for seven protected major transit station areas in the Region. However, we believe that the Province should be reviewing all aspects of the Envision Durham Municipal Comprehensive Review, including employment conversions.

Given the significant housing supply and affordability issues and the anticipated timing of the completion of the GMS and adoption of the new Durham Region Official Plan (which has already exceeded the provincial conformity deadline of July 1, 2022), the Province has an opportunity now in a post Bill 23 environment to accelerate elements that will help shape the overall function of the new Durham Region OP and increase the supply of land for housing.

We have made many submissions to the Region regarding our employment conversion request, the latest being on January 18, 2023 (See Attachments). The basis for our request is that the Township of Scugog has a surplus of employment land, as per the Durham Region Growth Management Study – Phase 2 prepared by Watson & Associates Economists Ltd. (October 17, 2022). This study provides the basis on which employment conversions and Settlement Area Boundary Expansions are evaluated in Staff Report #2022-INFO-91, released November 10, 2022.

Figure 1: Site Location



-  Subject Site
-  Conversion Request to Living Area Designation (Approximate Boundary)

Source: Google (2018) & MGP (2021)

The Subject Lands (identified as CNR-17 in the Staff Report) were not supported for conversion despite the acknowledgement that the Township of Scugog has a surplus of vacant employment areas in the magnitude of 122 ha – well exceeding land needs for the 2051 planning horizon.

Scugog is forecasted to have the highest rate of intensification in the Region and is anticipated to add 100 additional housing units annually to 2051. It is expected that 1,500 housing units are to be accommodated for within the Built-Up areas of Scugog and 1,000 units in Designated Greenfield Areas to 2051. 10 hectares of Living Areas have been recommended to be added to the settlement area of Scugog, which is not sufficient to accommodate the expected growth for Port Perry to 2051.

Port Perry is constrained by employment areas and the Greenbelt, and thus is not able to accommodate further urban expansions to meet the Living Areas land needs by 2051. The eastern portion of Subject Lands subject to the conversion request features complex

topography which does not suit employment uses. Furthermore, servicing constraints prevent the employment lands west of the Subject Lands from developing further, however our client offers a feasible servicing approach through private investment, which entails permitting a more diverse use of lands including residential to make the investment economically feasible.

Approval of the requested conversion represents a cooperative approach to the servicing and development of the western portion of the Subject Lands for employment uses and at the same time providing much needed market-based housing to the Township of Scugog and Port Perry. The alternative is that the lands remain not serviceable and vacant for another 40 years or more.

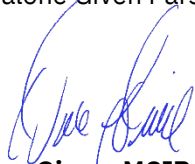
The mix of uses contemplated for the Subject Lands includes residential, retail and service commercial, a long-term care facility, associated seniors housing, and medical services, with the intention of creating an “integrated care model” with childcare options and other related jobs. The proposed mix of uses for the Subject Lands, specifically Long-Term Care, would result in at least the same number of jobs as anticipated should it remain Employment Area.

The Subject Lands are the most appropriately located and configured lands to accommodate residential uses. The Subject Lands represent a logical extension of existing community and residential areas and can provide for a more appropriate transition to employment uses. The conversion of the Subject Lands will help to supply additional much needed housing for Port Perry.

This conversion request was unanimously supported by the Township of Scugog Council at the Council Meeting held on December 21, 2020 (Resolution CR-2020-157) (Criteria 11 – Municipal Interest), and a MZO in support of a Long-Term Care Facility on these lands was supported by Regional Council on May 26, 2021 (#2021-P-14).

I request that the Province approve the conversion of CNR-17 for the eastern portion of the Subject Lands to Living Areas. Without this conversion, the employment lands will not be serviced, and the municipality will have limited supply of land for housing. I appreciate the opportunity to provide comment on this matter. Should you have any questions with respect to this request, please do not hesitate to contact me.

Yours very truly,
Malone Given Parsons Ltd.



Don Given, MCIP, RPP

cc: Township of Scugog Council circulated via Town Clerk, (clerks@scugog.ca)
Minister of Long-Term Care, Hon. Paul Calandra, (Paul.Calandra@pc.ola.org)
Minister of Municipal Affairs and Housing, Hon. Steve Clark, (minister.mah@ontario.ca)
MPP Todd McCarthy, MPP Durham, (Todd.McCarthy@pc.ola.org)
Richard Wannop, (rickwannopdevelopments@gmail.com)

January 18, 2023

MGP File: 20-2901

Planning and Economic Development
605 Rossland Road East
Whitby, ON L1N 6A3

via email: EnvisionDurham@durham.ca

Attention: Envision Durham

**RE: Employment Conversion Request for 1520, 1540 and 1580 Reach Street
Township of Scugog, Port Perry
Draft Growth Allocations and Settlement Area Boundary Expansions (Report
#2022-INFO-91)**

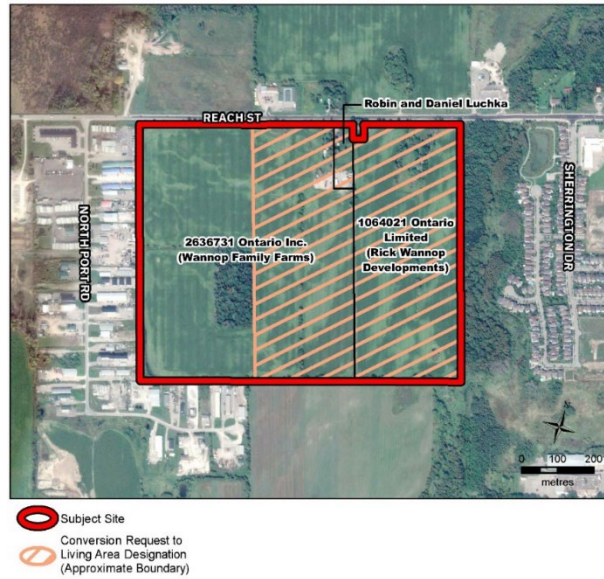
Malone Given Parsons Ltd. (“MGP”) are the planning consultants for Rick Wannop Developments, Wannop Family Farms and Daniel and Robin Luchka, the owners of approximately 64 hectares (~157 acres) of land municipally known as 1520, 1540 and 1580 Reach Street, in the Township of Scugog - Port Perry (“subject lands”), as shown in **Figure 1**.

We have previously submitted multiple requests for a portion of these lands to be converted from “Employment Area” to “Living Area” as part of the Envision Durham Municipal Comprehensive Review (**See Attachments**). This conversion request had been identified by Durham Region as CNR-17 and represents approximately 40 hectares of land for conversion.

We have reviewed the *Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations* Staff Report released on November 10, 2022 (#2022-INFO-91) and we continue to disagree with the staff recommendation that these lands are needed for employment uses (page 25). As clearly illustrated in this staff report (Page 25) and confirmed through the *Durham Region Growth Management Study (G.M.S.) – Phase 2 prepared by Watson & Associates Economists Ltd.* (October 17, 2022), the Township of Scugog has a surplus of VACANT Employment Area land in the magnitude of 122 hectares. The Watson report confirms that there is only a demand for 38 hectares of Employment land to 2051 (Figure 4-2, Page 4-4), yet there is a supply of 159 hectares of VACANT employment land in Scugog. This surplus well exceeds the land needed within the planning horizon, contrary to Growth Plan policy (2.2.8.2 b).

Furthermore, as we have stated in our previous correspondence, this land is constrained for employment uses given the costly servicing infrastructure required to bring it to market combined with the insufficient market demand for vacant employment land in Port Perry. As a result, this employment land has remained vacant for over 20 years.

Figure 1: Subject Lands



On the contrary, the Watson Report and associated Staff Report (#2022-INFO-91) are clear in that there is a demand for more Community Area land in the Township of Scugog. As illustrated in Figure 2-4 of Watson's report, Scugog is anticipated to add 100 additional housing units annually over the 2021 to 2051 period. This is an increase in the annual population growth rate of 1% from an historic average of 0.4%. However, the employment growth rate is projected to decrease from 1.9% to 0.8%.

Furthermore, the Township of Scugog is forecasted to have the highest rate of intensification at 53% in the Region, even though it is the most isolated and disconnected urban settlement area in the Region. As illustrated in Table 3-1, over 1,500 housing units are to be accommodated within the Built-Up areas of Scugog and only 1,000 in Designated Greenfield Areas to 2051. This level of intensification is historically unprecedented in Port Perry and even within the most urban of places in the Region. Nonetheless, even with the increased population growth anticipated for Port Perry, only 10 hectares of additional Community Area are proposed to be added to the Settlement Area. At a density of 34 people and jobs per hectare this only equates to 340 people and jobs over the next 20 years. Furthermore, any additional urban expansions are constrained by the Greenbelt Plan area.

It is clear from the lands need assessments by the Region and its consultants that there is a demand for Community Area lands in the Township of Scugog and there is a gross over supply of Employment Area lands. It is difficult to anticipate take up of these vacant employment lands or increase economic activity in Scugog if there is no significant population growth.

As such, we continue to reiterate that employment uses on the Subject Lands is not appropriate given the forecasted employment demand, costly servicing constraints, and poor market competitiveness for employment lands in Scugog. Furthermore, the Subject Lands can not viably accommodate large, land intensive, low density employment uses typically found in the Port Perry Employment Area given the constraints of the dramatic topography.

Thus, it would be more appropriate to designate the lands as “Living Areas” prior to Council’s adoption of the Draft Durham Region Official Plan. The conversion will provide additional land for much needed market-based housing in the Township of Scugog, Port Perry and the Region without the need to encroach into the Greenbelt Plan Area. Development of these lands as Living Area will assist in funding the costly servicing infrastructure required to open the remaining vacant employment lands in the area. Given its adjacency to the residential community to the east, the Subject Lands should not be utilized for such industrial uses that require heavy truck or strategic goods movement. The Subject Lands are adjacent to natural heritage lands and residential areas to the east and provide an opportunity to transition from employment to residential and community uses.

The mix of uses contemplated for the Subject Lands includes residential, retail and service commercial, a long-term care facility, associated seniors housing, and medical services, with the intention of creating an “integrated care model” with childcare options and other related jobs. The proposed mix of uses for the Subject Property, specifically Long-Term Care, would result in at least the same number of jobs as anticipated should it remain Employment Area.

It is our opinion that the “Employment Areas” designation on the Subject Lands is inappropriate given the characteristics outlined above. There are more appropriate opportunities to add additional Employment Areas into the settlement area boundary elsewhere in Durham Region that would be more desirable and market competitive.

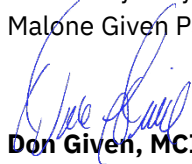
We ask Council to reconsider the conversion of the Subject Property (CNR-17) from Employment Area to Living Area.

This conversion request was unanimously supported by the Township of Scugog Council at the Council Meeting held on December 21, 2020 (Resolution CR-2020-157) (Criteria 11 – Municipal Interest), and a MZO in support of a Long-Term Care Facility on these lands was supported by Regional Council on May 26, 2021 (#2021-P-14).

I request Durham Council’s support for the approval of conversion CNR-17 for the eastern portion of the Subject Lands to Living Areas. Without this conversion, the employment lands will not be serviced, and the municipality will have limited supply of land for housing.

I appreciate the opportunity to participate in the Envision Durham MCR process and provide site-specific insights on #2022-INFO-91. Should you have any questions with respect to this request, please do not hesitate to contact me.

Yours very truly,
Malone Given Parsons Ltd.



Don Given, MCIP, RPP

CC: Township of Scugog Council circulated via Town Clerk, (clerks@scugog.ca)
Minister of Long-Term Care, Hon. Paul Calandra, (Paul.Calandra@pc.ola.org)
Minister of Municipal Affairs and Housing, (Steve.Clark@pc.ola.org)
MPP Todd McCarthy, MPP Durham, (Todd.McCarthy@pc.ola.org)
Richard Wannop, (rickwannopdevelopments@gmail.com)

December 16, 2021

MGP File: 20-2901

Region of Durham - Envision Durham

ATTENTION: Chairman John Henry and Members of Durham Regional Council

605 Rossland Road East

Whitby, ON L1N 6A3

via email: John.Henry@durham.ca, clerks@durham.ca and envisiondurham@durham.ca

Dear Chairman Henry and the Members of Regional Council:

**RE: December 22, 2021, Regional Council
Durham Region MCR / Envision Durham
Employment Conversion Request
1520, 1540 and 1580 Reach Street, Township of Scugog**

Malone Given Parsons Ltd. (MGP) is the planning consultant for Rick Wannop Developments, Wannop Family Farms and Daniel and Robin Luchka, the owners of approximately 64 hectares (~157 acres) of land municipally known as 1520, 1540 and 1580 Reach Street, in the Township of Scugog - Port Perry ("subject lands").

This letter follows the motion to support the recommendation to approve the requested employment conversion for the eastern portion of the above noted lands (~41 hectares) ("requested conversion" see Figure 1), contained in Report #2021-P-25 to the Planning and Economic Development Committee (December 7, 2021 – Item 7.2 A).

As this matter moves to Council for approval of the Committee's decision on December 22, 2021, we maintain our position that there is a need for the requested conversion and the conversion conforms to and is consistent with the requirements of the Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) Durham Region Official Plan and Township of Scugog Official Plan (2010).

Approval of the requested conversion represents a cooperative approach to the servicing and development of the eastern portion of the subject lands for employment uses and at the same time providing much needed market-based housing to the Township of Scugog and Port Perry. This would be a "win-win" for Township of Scugog, Region of Durham and the property owners. The alternative is that the lands remain not serviceable and vacant for another 40 years or more.

The opportunity to create this conversion only comes around every 10 years and pursuing it now is essential in order to provide Scugog with much needed market-based housing and create a feasible servicing approach for the remaining vacant employment lands. This will be of benefit to the both the Region of Durham and Township of Scugog.

There is a need for grade-related, market-based housing in the Region, specifically Township of Scugog – Port Perry. Port Perry does not currently have a supply of greenfield housing opportunities. Future expansion of Port Perry is constrained by adjacent Greenbelt lands, limiting housing opportunities to intensification or through conversion. Per the GGH Growth Forecasts to 2051 by Hemson Consulting for MMH (August 26, 2020), between 2016-2051 the Region of Durham is forecasted to need a market-based supply of singles and semis that represent 55% of the total anticipate unit growth (~128,800 units). Port Perry is an attractive and affordable location for families looking for housing that is close to city but provides small town living. Additionally, we have learned through the pandemic a growing number of homeowners are “working-from-home” on a more permanent basis and this has expanded the demand for more affordable housing outside the major urban areas. As such, additional grade related housing opportunities should be provided for in Port Perry.

The conversion will also provide an opportunity for a much-needed Long-Term Care Facility, associated seniors housing, and medical services as part of a complete community through an “integrated care model” as well as childcare options for employee and other population related jobs. This includes community and retail/commercial services such as medical offices, health service providers, pharmacy, learning/training centers, and daycare to promote a continuity of care and healthy aging in place. This requested conversion represents potential jobs that could occur in the east residential lands to support a Long-Term Care Facility and Retirement home in a village setting that will open lands for grade-related market-based housing.

This conversion request was unanimously supported by the Township of Scugog Council at the Council Meeting held on December 21, 2020 (Resolution CR-2020-157) (Criteria 11 – Municipal Interest). The Region of Durham supported the MZO for the assisted living facility, and the Planning and Economic Development Committee supports this request. This conversion is the sole request being made for the Town of Scugog and represents a limited opportunity through this current MCR process to provide much needed market-based housing in Scugog and “open-up” the long-time vacant employment lands through a financially viable servicing approach that works cooperatively with the Region and landowner. Without the conversion, the employment lands will continue to remain vacant and not serviced for the foreseeable future.

Based on the above, we continue to stress the need for the conversion and request the Region to approve the conversion of the eastern portion of the Subject Lands to *Living Areas*.

On behalf of our clients, we appreciate the opportunity to provide our comments and input and we welcome further opportunity to meet with staff to discuss the request. Please see the attached previous submissions we have made to support our request. Should you have any questions with respect to this request, please do not hesitate to contact me.

Yours very truly,
Malone Given Parsons Ltd.





Don Given, MCIP, RPP
Principal

cc'd: Mr. Brian Bridgeman, Commissioner of Planning and Economic Development, (brian.bridgeman@durham.ca)
Simon Gill, Director of Economic Development and Tourism (simon.gill@durham.ca)
Stacey Jibb, Economic Development, Region of Durham (Stacey.jibb@durham.ca)
Township of Scugog Council via Town Clerk, Becky Jamieson (bjamieson@scugog.ca)
Mayor Drew (bdrew@scugog.ca)
Wilma Wotten, Regional Councillor Scugog (wwotten@scugog.ca)
Kevin Heritage, Director of Development Services, Township of Scugog (kheritage@scugog.ca)
Brent Puckrin, Economic Development Advisory Committee for the Township of Scugog (bpuckrin@antecappraisal.com)
Richard Wannop (rickwannopdevelopments@gmail.com)

Attachments: Figure 1: Subject Lands
Figure 2: Topographical Model for the Subject Lands
Figure 3: Preliminary Development Concept for the Subject Lands

Figure 1: Lands Subject to Conversion Request



-  Subject Site
-  Conversion Request to Living Area Designation (Approximate Boundary)

December 3, 2021

MGP File: 20-2901

Region of Durham - Envision Durham

**ATTENTION: Chairman David Ryan and
Members of the Planning and Economic Development Committee**

605 Rossland Road East

Whitby, ON L1N 6A3

via email: mayor@pickering.ca, clerks@durham.ca and envisiondurham@durham.ca

Dear Chairman Ryan and the Members of the Planning and Economic Development Committee:

**RE: Item 7.2A - Regional Report #2021-P-25
December 7, 2021 Planning and Economic Development Committee
Durham Region MCR / Envision Durham
Employment Conversion Request
1520, 1540 and 1580 Reach Street, Township of Scugog**

Malone Given Parsons Ltd. (MGP) is the planning consultant for Rick Wannop Developments, Wannop Family Farms and Daniel and Robin Luchka, the owners of approximately 64 hectares (~157 acres) of land municipally known as 1520, 1540 and 1580 Reach Street, in the Township of Scugog - Port Perry ("subject lands").

This letter addresses the recommendation contained in Report #2021-P-25 to the Planning and Economic Development Committee (December 7, 2021 – Item 7.2 A) to not approve the requested employment conversion for the eastern portion of the above noted lands (~41 hectares) ("requested conversion" see Figure 1). Further to our detailed letter submitted to the Region (October 22, 2021), we maintain our position that there is a need for the requested conversion and the conversion conforms to and is consistent with the requirements of the Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) Durham Region Official Plan and Township of Scugog Official Plan (2010).

Approval of the requested conversion represents a cooperative approach to the servicing and development of the eastern portion of the subject lands for employment uses and at the same time providing much needed market-based housing to the Township of Scugog and Port Perry. This would be a "win-win" for Township of Scugog, Region of Durham and the property owners. The alternative is that the lands remain not serviceable and vacant for another 40 years or more.

The opportunity to create this conversion only comes around every 10 years and pursuing it now is essential in order to provide Scugog with much needed market-based housing and create a feasible servicing approach for the remaining vacant employment lands. This will be of benefit to the both the Region of Durham and Township of Scugog.

1. **Further to discussions with Regional Staff on December 1, 2021, the requested conversion will not destabilize the balance of the Port Perry Employment Area to the south and west of the subject lands.** In fact, the exact opposite is true. The requested conversion will open up and make servicing viable for the remaining employment lands by providing financing to extending the servicing through the subject lands. There is over 220 hectares of vacant and underutilized employment land in the Port Perry Employment Area. The vacant employment lands in the south and west of the Port Perry Employment Area are more financially viable from a servicing plan and therefore have been given priority by the Region over the subject lands. The vacant employment lands to the south and west of the subject lands have better access to transportation corridors (Highway 7 / 12) and are more attractive and appropriate for employment uses. The requested conversion will help to bring services to the remaining vacant employment lands in the Port Perry Employment Area without undermining their success.
2. **Furthermore, the subject lands are not suitable for the traditional, large format employment uses given the land’s significant topography, poor access and overall lack of competitiveness to strategic employment lands clustered along the 400 series highways.** The Port Perry Employment Area represents the largest combined amount of employment land in the northern part of the Region. This supply is more than is required within the planning time frame to supply the northern employment land market area. The lands have remained vacant for more than 40 years. It is not reasonable to expect this amount of employment land to be absorbed in the employment market nor expect them to compete with major employment lands in strategic employment areas to the south that can provide better access to urban environments, 400 series highways and a large labour pool.
3. **The subject lands east of the woodlot have extremely complex and steep topography that make them unsuitable or viable for employment uses** (Regional Criteria 6 – Site Configuration). As illustrated in Figure 2 attached, the subject lands have been extensively studied from a grading and servicing perspective. East of the woodlot the topography transitions from a reasonably flat area west of the woodlot to an area with varied slopes ranging from 4% to in some areas well over 10% as the land falls towards the creek. The western portion of the lands are relatively flat and more suitable for employment uses, whereas the eastern portion is more suited for residential uses.
4. **Per Regional Report 2020-COW-23, the subject lands have significant servicing constraints that will require considerable infrastructure investments for a relatively low rate of return on jobs produced.** The Regional resolution therefore only committed funds necessary to complete the Environmental Assessment for the sanitary sewer and made no commitments to the larger capital works. Furthermore, the Region requested commitment from the landowner to construct the local roads and services before funding the larger works. However, servicing of the subject lands is only financially feasible through significant private investment. By working together with the Region, Township and the landowners and permitting a more diverse use of land that includes residential does the infrastructure investments become economically viable and help to “open up” the adjacent employment lands.

5. **There is a need for grade-related, market-based housing in the Region, specifically Township of Scugog – Port Perry.** Port Perry does not currently have a supply of greenfield housing opportunities. Future expansion of Port Perry is constrained by adjacent Greenbelt lands, limiting housing opportunities to intensification or through conversion. Per the GGH Growth Forecasts to 2051 by Hemson Consulting for MMH (August 26, 2020), between 2016-2051 the Region of Durham is forecasted to need a market-based supply of singles and semis that represent 55% of the total anticipate unit growth (~128,800 units). Port Perry is an attractive and affordable location for families looking for housing that is close to city but provides small town living. Additionally, we have learned through the pandemic a growing number of homeowners are “working-from-home” on a more permit basis and this has expanded the demand for more affordable housing outside the major urban areas. As such, additional grade related housing opportunities should be provided for in Port Perry
6. **The Region’s Land Needs Assessment has confirmed that there is a need for additional residential and community land in the Region and Scugog.** The role of a municipal comprehensive review is to consider both employment and housing needs concurrently. Both sides of the equation need to be considered and a balanced approach to growth provided in the context of the entire Region but at the local level.
7. **The subject lands are more suitable and appropriate for a mix of uses that can provide population related employment, housing, retail/commercial and recreational uses in a complete and compact urban form.** The vision includes the continuation of employment uses on the western side west of the woodlot transitioning to a vibrant, mixed use, complete neighbourhood on the eastern side that is complimentary to the existing residential uses to the east. The conceptual plan illustrates that the lands can be developed in a manner that provides for appropriate transition and separation of employment and residential uses and create a compatible interface by using the existing woodlot and proposed parks as separators between the employment and residential uses (see Figure 3).
8. **The conversion will provide an opportunity for a much-needed Long-Term Care Facility, associated seniors housing, and medical services as part of a complete community** through an “integrated care model” as well as childcare options for employee and other population related jobs. This includes community and retail/commercial services such as medical offices, health service providers, pharmacy, learning/training centers, and daycare to promote a continuity of care and healthy aging in place.
9. **The conversion request will improve the total job yield and provide for much needed Population-Related Jobs.** The conversion will not compromise the supply of employment lands and job targets for the Township or Region.
10. The property owner also owns the large parcel on the north side of Reach Street across from the subject lands and has committed to providing an easement for the region to connect their sewer to the lagoon and to providing a connection to the larger regional trail system.

This conversion request was supported by the Township of Scugog Council at the Council Meeting held on December 21, 2020 (Resolution CR-2020-157) (Criteria 11 – Municipal Interest). The Region of Durham also supported the MZO for the assisted living facility.

The requested conversion represents an limited opportunity through this current MCR process to provide much needed market-based housing in Scugog and “open-up” the long time vacant employment lands through a financially viable servicing approach that works cooperatively with the Region and landowner. Without the conversion, the employment lands will continue to remain vacant and not serviced for the foreseeable future.

Based on the above, we continue to stress the need for the conversion and request the Region to approve the conversion of the eastern portion of the Subject Lands to *Living Areas*.

On behalf of our clients, we appreciate the opportunity to provide our comments and input and we welcome further opportunity to meet with staff to discuss the request. Should you have any questions with respect to this request, please do not hesitate to contact me.

Yours very truly,
Malone Given Parsons Ltd.





Don Given, MCIP, RPP
Principal

cc'd: Mr. Brian Bridgeman, Commissioner of Planning and Economic Development, (brian.bridgeman@durham.ca)
Simon Gill, Director of Economic Development and Tourism (simon.gill@durham.ca)
Stacey Jibb, Economic Development, Region of Durham (Stacey.jibb@durham.ca)
Township of Scugog Council via Town Clerk, Becky Jamieson (bjamieson@scugog.ca)
Mayor Drew (bdrew@scugog.ca)
Wilma Wotten, Regional Councillor Scugog (wwotten@scugog.ca)
Kevin Heritage, Director of Development Services, Township of Scugog (kheritage@scugog.ca)
Brent Puckrin, Economic Development Advisory Committee for the Township of Scugog (bpuckrin@antecappraisal.com)
Richard Wannop (rickwannopdevelopments@gmail.com)

Attachments: Figure 1: Subject Lands
Figure 2: Topographical Model for the Subject Lands
Figure 3: Preliminary Development Concept for the Subject Lands

Figure 1: Lands Subject to Conversion Request



-  Subject Site
-  Conversion Request to Living Area Designation (Approximate Boundary)

REACH STREET (RR8)

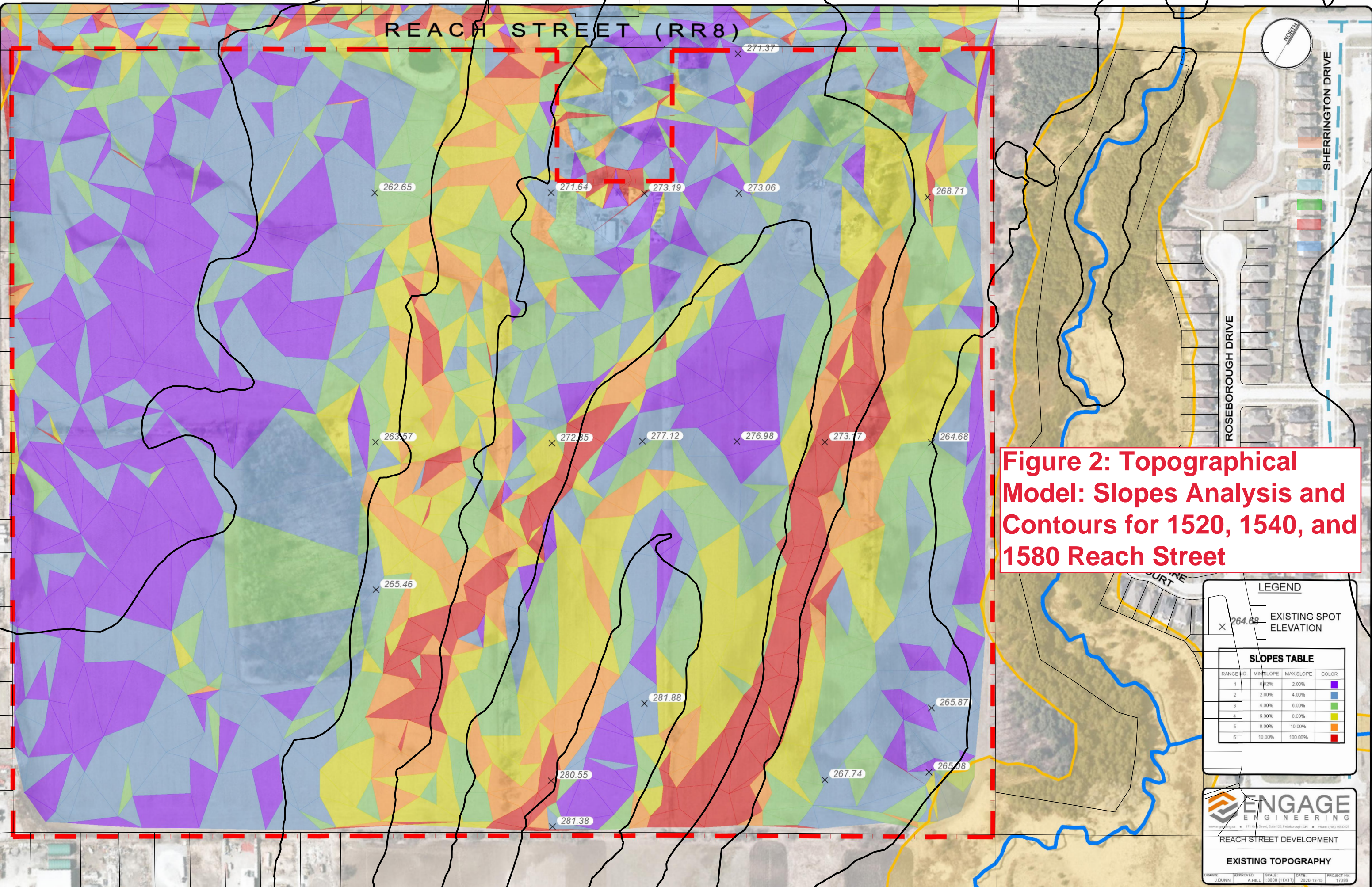


Figure 2: Topographical Model: Slopes Analysis and Contours for 1520, 1540, and 1580 Reach Street

LEGEND

EXISTING SPOT ELEVATION

264.68

SLOPES TABLE

| RANGE NO | MIN SLOPE | MAX SLOPE | COLOR |
|----------|-----------|-----------|----------|
| 1 | 0.02% | 2.00% | Blue |
| 2 | 2.00% | 4.00% | Green |
| 3 | 4.00% | 6.00% | Yellow |
| 4 | 6.00% | 8.00% | Orange |
| 5 | 8.00% | 10.00% | Red |
| 6 | 10.00% | 100.00% | Dark Red |

ENGAGE ENGINEERING

REACH STREET DEVELOPMENT

EXISTING TOPOGRAPHY

SCALE: 1" = 3000' (11x17)

DATE: 2020-12-15

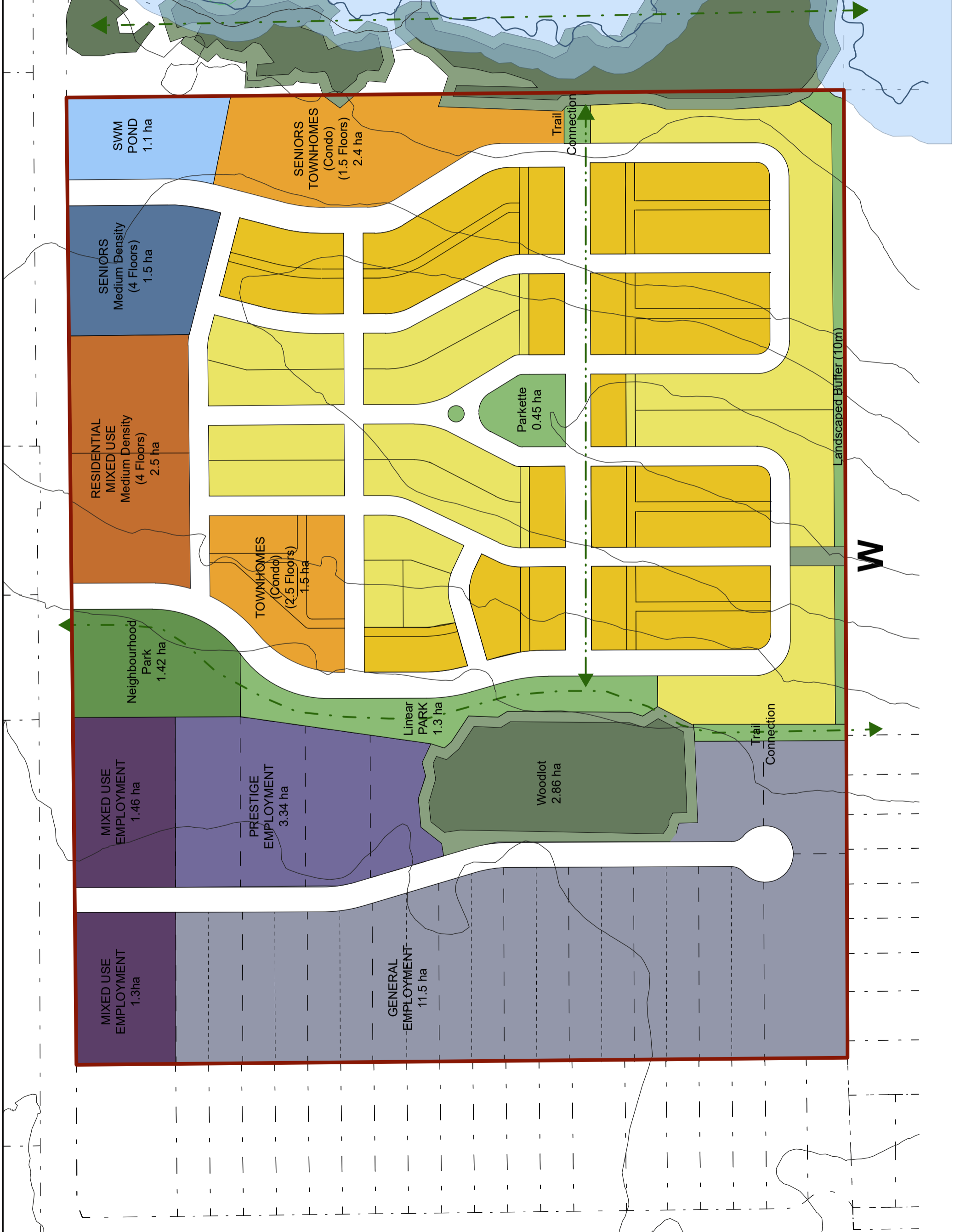
PROJECT NO: 17089

PRELIMINARY DESIGN CONCEPT

Reach Street,
Port Perry, Ontario

- Subject Lands (62.8 ha)
- Woodlot
- Woodlot Buffer
- Watercourse Setback
- Neighbourhood Park
- Linear Park Parkette, Trail Connections
- Stormwater Management Pond
- Mixed Use Employment
- Prestige Employment
- General Employment
- Seniors/LTC (4 Floors)
- Residential/Mixed Use (4 Floors)
- Residential Condo
- Laneway Accessed Homes
(Singles, Semis, Towns)
- Street Access Homes
(Singles, Semis, Towns)
- Watertower Conceptual Location
- Possible Trail Connections

Date: November 24, 2020
 Job: 20-2901
 Prepared By: AH
 Prepared For: Richard Wannop Developments



October 22, 2021

MGP File: 20-2901

Region of Durham
605 Rossland Road East
Whitby, ON L1N 6A3

via email: brian.bridgeman@durham.ca and envisiondurham@durham.ca

Attention: Mr. Brian Bridgeman, Commissioner of Planning & Economic Development

Dear Mr. Bridgeman:

**RE: Durham Region MCR - Employment Conversion Request
1520, 1540 and 1580 Reach Street, Township of Scugog**

Malone Given Parsons Ltd. (MGP) is the planning consultant for Rick Wannop Developments, Wannop Family Farms and Daniel and Robin Luchka, the owners of ~64 hectares (~157 acres) of land municipally known as 1520, 1540 and 1580 Reach Street, in the Township of Scugog - Port Perry ("subject lands"). On behalf of the property owners, MGP submitted an employment conversion request for the eastern portion of the subject lands (~41 hectares) (See Figure 1). The preliminary concept plan prepared in support of the conversion anticipates a yield of 650 to 800 residential units (

This letter addresses the Land Needs Assessment Reports (LNA) in regard to the Envision Durham Growth Management Study and Municipal Comprehensive Review (MCR). Specifically the following letter refutes the conclusions of the "*Employment Strategy Technical Report, File D12-01*" (September 24, 2021) which does not recommend the requested conversion of the subject lands (See *Appendix D: Evaluation of Sites Against Conversion Criteria CNR-17* (Scugog)).

Respectfully, we disagree with this conclusion and maintain that there is a need for the conversion, and the conversion conforms to and is consistent with the requirements of the Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) Durham Region and Township of Scugog Official Plan (2010).

The conversion request represents good planning, is in the public interest and is needed based on the following:

1. The subject lands are not suitable for the traditional, large format employment uses permitted given land's significant topography, lack of available services, poor access and overall lack of competitiveness to strategic employment lands clustered along the 400 series highways.

2. The subject lands have significant servicing constraints that will require considerable infrastructure investments. Servicing of the subject lands is only financially feasible through significant private investment. A more diverse use of land that includes residential makes the infrastructure investments economically viable and would “open up” the adjacent employment lands.
3. There is a need for more housing opportunities in the Region and Port Perry. Future expansion of Port Perry is constrained by adjacent Greenbelt lands, limiting other greenfield opportunities and new housing relying primarily on intensification.
4. The conversion will provide for a much-needed Long-Term Care Facility and associated seniors housing and medical services as part of a complete community through an “integrated care model”.
5. The subject lands are more suitable and appropriately used for a mix of uses that can provide a mix of employment opportunities, housing, retail/commercial and recreational uses in a complete and compact urban form.
6. The conversion request will improve the total job yield and provide for much needed Population-Related Jobs. The conversion will not compromise the supply of employment lands and job targets for the Township or Region.
7. The Township of Scugog Council supports the conversion and Regional Council supported the MZO for the Long-Term Care Facility.

DETAIL RATIONALE

1. The conversion is needed because the lands are not suitable for employment uses.

The eastern portion of the subject lands have complex and steep grading that make the land unsuitable for employment uses (Criteria 6 – Site Configuration). Whereas the western portion of the lands are relatively flat and therefore more suitable for employment land employment uses.

The subject lands also have poor locational characteristics that render them uncompetitive with other vacant employment lands in the Region. The *Employment Strategy Technical Report* is incorrect in its assessment that the subject lands have direct access to Hwy 7 and Scugog Line 6. The subject lands are not located on or within a major transportation corridor and goods movement infrastructure (Criteria 3 – Location) and therefore do not offer direct access to major transportation corridors and goods movement infrastructure (Criteria 4 – Access).

The subject lands are far (20+ minute drive) from the primary employment areas in Durham Region (Criteria 5 – Employment Area Configuration). Per the *Employment Strategy Technical Report*, the primary opportunity and preferred location for jobs and employment generating uses are on large clusters of lands along the 400 series highway and major transportation corridors. Lands with these characteristics have been identified by the MCR as best suited for employment uses.

The subject lands are not within a strategic employment area and should not be treated or evaluated as though they are. The subject lands are too far north to garner market attraction and compete with serviced employment lands in the south of the Region. The subject lands have a limited access to the regional employee pool, poor access, and longer travel distances and therefore should not be considered within the same market as the strategic employment lands for the Region.

The site-specific characteristics of the subject lands severely limit their market potential and competitiveness adjacent other vacant employment lands in the Region with better access to 400 series Highways. Users of the Port Perry Employment Area have primarily been independent business that need open storage, are small scale, and require little to no labour pool. The realization of employment uses on the subject lands is very challenging (given the site characteristics and location) and have limited market opportunity and as such the lands have remained vacant for an extended period of time.

2. The lands have significant servicing constraints that require considerable infrastructure investments (Regional Report 2020-COW-23). Servicing is only financially feasible through private investment which requires a more diverse use of land including residential to make the investment economically viable.

The Port Perry Employment Area, to which the subject lands are part, has approximately 270 hectares of net developable employment land of which over $\frac{3}{4}$ is currently vacant (172 hectares) or underutilized (45 hectares) (*Port Perry Employment Area Community Improvement Plan* March 2019, by Sierra Planning and Management for the Township of Scugog). The *Port Perry Employment Area Community Improvement Plan (Port Perry CIP)* states that the Port Perry Employment Area represents above only 5% of the regional employment land supply.

Of the vacant and underutilized land in the Port Perry Employment Area, only about $\frac{1}{4}$ (53 hectares) of the land is fully serviced. The remaining 116 hectares are not serviced. An additional 48 hectares are only potentially partially serviceable for water only. These un-serviced lands have been subject to numerous studies to determine how to service the land which have concluded that servicing the subject land is not financially feasible in the near term. Recently, the landowners have retained Engage Engineering to complete a preliminary servicing review. This work has demonstrated that the lands can be serviced by way of a gravity fed sewer line along Reach Road (contrary to the conclusion of the Employment Strategy Technical Report for CNR-17 Scugog which stated enhanced infrastructure will be needed). Once complete this study will be shared and circulated for input.

Regional Report 2020-COW-23 (September 16, 2020) identified a cost estimate of approximately \$18.3 million to service 56 hectares of employment land along Reach Street (the western portion of the subject lands). Per Table 1 of Regional Report 2020-COW-23, this potential investment was evaluated to only attain approximately 39 potential new jobs per \$1million investment – a relatively low rate of return compared to other infrastructure investments for employment lands in the Region.

The resolution from Regional Report 2020—COW -23 therefore only committed funds to complete the necessary Environmental Assessment for the sanitary sewer and made no commitments to the larger capital works. Per the conclusions of that report, the Region has requested a commitment from the landowner/developer to construct the local roads and services before Regional funding the larger works. However, given the employment market conditions previously mentioned, investment in servicing from the landowners is not viable based on employment uses alone.

The only way to servicing the subject lands through private investment and opening a portion up for employment uses is through permissions for a marketable mix of residential and commercial uses. If the eastern portion of the subject lands are used for a mix of uses that includes residential, development can support the extension of the sanitary sewer to the western balance of the lands and provide the internal road structure to support the extension to the planned water tower. This would then allow the western lands to be open up for the employment. As well, if the conversion is allowed to proceed, it would enable the Region to loop the water service from Reach Road to the new water tower site and then out the 6th Line. The landowners have committed to service the employment lands to the west if the conversion was granted (See Appendix A for meeting minutes).

The vacant employment lands in the south and west of the Port Perry Employment Area are therefore more financially viable from a servicing plan and therefore have priority. The subject lands are also less desirable compared to the vacant employment lands to the south and west in the Port Perry Employment Area that have more direct access to local corridors (Highway 7/ and 12).

3. There is a need for more housing opportunities in the Region and Port Perry. Future expansion of Port Perry is constrained by adjacent Greenbelt lands, limiting other greenfield opportunities and new housing relying primarily on intensification.

The MCR Land Needs Assessment concluded that there is a need for additional residential and community land. Port Perry's current urban area is constrained by adjacent Greenbelt lands which constricts the Township's ability to expand its urban boundary. There are no significant land opportunities for housing in Port Perry within the urban area to 2051.

It is estimated that only 17 hectares of land is currently available within Port Perry for residential development. This amount of land will only provide an opportunity for around 300 new housing units to Port Perry by 2051. Therefore, the only feasible and reasonable means to add residential lands to the Town's Urban Area is through conversion of employment lands.

The subject lands are the most appropriately located and configured lands to accommodate residential uses. The subject lands represent a logical extension of existing community and residential areas and can provide for a more appropriate transition to employment uses. The conversion of the subject lands will help to supply additional much needed housing for Port Perry.

4. The subject lands are more suitable for a mix of uses that can provide an opportunity for housing, employment, retail/commercial and recreational uses within a complete and compact urban form.

The subject lands are adjacent to existing residential uses and community amenities at the edge of the Township's western urban area. The subject lands are more appropriate for a mix of use that can provide a compact and complete urban form that integrates employment, commercial and much needed housing and community uses, particularly a new Long Term Care Facility & retirement home.

The vision provides for the continuation of employment uses on the western side of the Subject Lands and then transitions to a vibrant, mixed use, complete neighbourhood on the eastern side that is complimentary to the existing residential uses to the east. The vision includes provisions for retail/commercial service uses along Reach Street, seniors housing and assisted living, a mix of housing opportunities, a large central public park, a series of smaller parkettes, and an extensive open space system, trails and pedestrian pathways.

This type of mixed-use land use supports a more sustainable community model where people can live, work and play in the same neighbourhood. This further reinforces the role that planning plays in supporting the economic resilience, productivity, and success of the regional economy. Designating the entirety of the Subject Lands exclusively for employment does not optimize the use of the land.

5. The conversion will provide for much needed for Long-Term Care and seniors housing and services as part of a complete community.

There is a need for land to accommodate a new Long-Term Care facility in Port Perry. The Province has prioritized the need for new or upgraded LTC facilities to address Ontario's aging population and condition of current LTC facilities. In accordance with the "*Age-Friendly Durham Strategy and Action Plan*", it is expected that by 2031, 34% of the total population of Durham will be residents aged 55 or older. The need for seniors housing and long term care beds is confirmed and supported by the Land Needs Assessment Technical Reports.

Southbridge, the only Long-Term Care provider in Port Perry (Port Perry Place), has expressed interest in the subject lands as they are the most appropriately configured and strategically located lands in Port Perry for a new Long-Term Care facility. Southbridge urgently requires suitable vacant land in Port Perry to accommodate a new Long Term Care home (up to 200 beds) to maintain their licencing agreements with the Province. The requested conversion would assist in delivering these much-needed LTC beds to the community.

The overall redevelopment vision for the Subject Lands is to plan for and comprehensively integrate a Long-Term Care (LTC) Facility and seniors housing into the overall design of the new neighbourhood so that "fits" into and compliments both employment, residential and retail/service commercial uses envisioned through the conversion. An integrated campus model is envisioned that co-locates learning and health services to meet the changing needs of seniors. This includes community and retail/commercial services such as medical offices, health service providers, pharmacy, learning/training center, and daycare to

promote a continuity of care and healthy aging in place in the same neighbourhood as health needs increase. It also allows for seniors and families with varying needs of independence to live in the same location as the campus can accommodate different levels of care.

6. The conversion request will improve the total job yield and provide for much needed Population-Related Jobs. The conversion will not compromise the supply of employment lands and job targets for the Township or Region.

The economic landscape of the Region is shifting from employment land employment being a large component of job growth. There is a growing concentration of jobs in the knowledge/creative based economies that require flexible and innovative office space solutions. Employers who deliver these jobs increasingly prefer to locate in mixed-use, amenity rich, urban areas, rather than in traditional mono-use employment areas.

Permitting non-employment uses will allow the Subject Lands to adapt to a changing employment market where young, educated workers are prioritizing workplaces that are increasingly accessible and closer to amenities. This type of development can attract a range of residential and non-residential investments which in turn supports the economic resiliency of the Township and Region. A mixed-use development would contribute to the creation of a complete community and offer residents the ability to live, work and play in the same area. Further, it will aid the delivery of shovel-ready employment land on the western portion of the Subject Lands as it would allow the landowner to fund the servicing of these lands.

The basis of this request to allow non-employment uses on the eastern portion of the subject lands will not remove the employment component, but rather provide greater flexibility for higher-densities and mixed-uses. The proposal would re-position the lands from a single-use employment site to a multi-use development.

This request is not intended to eliminate the employment function from the site, but to add permission for residential and population-related servicing jobs. Future development of non-employment uses on the eastern portion of the subject lands would be expected to generate at least 1,500 jobs, (anticipated job estimated if only employment uses were to proceed).

The requested conversion would provide for much needed population-related jobs, which is anticipated to be the largest sector of job growth sector in the Region by the *Employment Strategy Technical Report*. The development of a Long-Term Care Facility on the subject lands that would include assisted living and senior's facilities through an integrated campus care model also generate a significant number of jobs. This facility would be supported by medical offices, health service providers, pharmacy, daycare, and other population service retail/commercial services that would promote a continuity of care and healthy aging in place. The integrated campus care model may also include an innovative training facility or post secondary college outpost for personal service workers that co-locates with the LTC facility to provide integrated, real-life experience learning for personal service workers while providing the LTC an additional level of care and support. The Long-Term Care facility and associated uses will contribute to the overall employment numbers.

7. The Township of Scugog Council supports the conversion and Regional Council supported the MZO for the Long-Term Care Facility.

This conversion request was supported by the Township of Scugog Council at the Council Meeting held on December 21, 2020 (Resolution CR-2020-157). (Criteria 11 – Municipal Interest). The Region of Durham also supported the MZO for the assisted living facility.

Based on the above we request the Region reconsider the recommendations of the *Employment Strategy Technical Report* as they relate to the subject lands and approve the conversion of the eastern portion of the Subject Lands to *Living Areas*.

It is our opinion that this conversion request represents good planning and is in the public interest. These lands need a balance approach to housing and employment development in order to open them up and make investment in infrastructure feasible. This request will provide for much needed housing and open up currently unserviceable employment lands.

On behalf of our clients, we appreciate the opportunity to provide our comments and input and we welcome further opportunity to meet with staff to discuss the request. Should you have any questions with respect to this request, please do not hesitate to contact me.

Yours very truly,
Malone Given Parsons Ltd.



Don Given, MCIP, RPP
Principal

cc'd: David Ryan, Chair - Planning and Economic Development Committee, Durham Region (mayor@pickering.ca)
Township of Scugog Council via Town Clerk, Becky Jamieson (bjamieson@scugog.ca)
Mayor Drew, (bdrew@scugog.ca)
Wilma Wotten, Regional Councillor Scugog (wwotten@scugog.ca)
Kevin Heritage, Director of Development Services, Township of Scugog (kheritage@scugog.ca)
Richard Wannop (rickwannopdevelopments@gmail.com)

Figure 1: Subject Lands and Lands Subject to Conversion Request





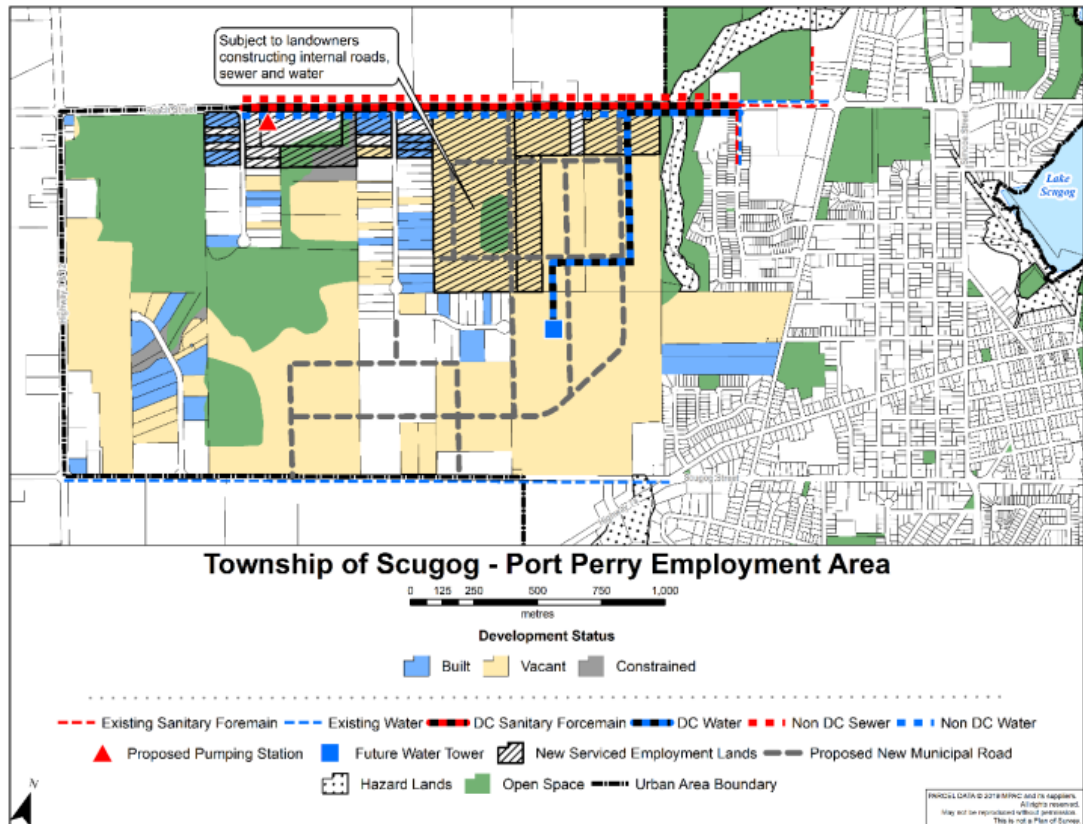
-  Subject Site
-  Conversion Request to Living Area Designation (Approximate Boundary)

Figure 2: Preliminary development concept



Figure 3: Figure 8 from Regional Report 2020-COW-23 – Port Perry Employment Area



From: [Richard Wannop](#)
To: [Don Given](#); [Allyssa Hrynyk](#)
Subject: Fwd: Port Perry Employment Lands Servicing - Meeting re: Wannop Lands Follow-up
Date: October 22, 2021 9:18:27 AM
Attachments: [image003.png](#)

----- Forwarded message -----

From: **Stacey Jibb** <Stacey.Jibb@durham.ca>
Date: Wed, Feb 19, 2020 at 12:13 PM
Subject: Port Perry Employment Lands Servicing - Meeting re: Wannop Lands Follow-up
To: Richard Wannop <rickwannopdevelopments@gmail.com>
Cc: Simon Gill <Simon.Gill@durham.ca>, Gary Muller <Gary.Muller@durham.ca>, pallore@scugog.ca <pallore@scugog.ca>, kheritage@scugog.ca <kheritage@scugog.ca>, Wilma Wotten <wwotten@scugog.ca>, Tobe Otvos <Tobe.Otvos@durham.ca>, Derek Williams <Derek.Williams@durham.ca>

Hello Rick,

As follow up to our meeting in January regarding the Employment Lands Servicing (ELS) Project and your properties located on the south side of Reach St in Port Perry; we have compiled the below meeting notes and action items.

Meeting notes:

- There was discussion regarding how various servicing projects will be prioritized for acceleration.
- The estimated job potential of each employment area would be evaluated against high-level engineering cost estimates, design and process requirements for each proposed servicing project.
- The Region's confidence in each proposed servicing project will be measured by the potential employment yield of each area, and the demonstrated willingness of the owner to actively market and entertain offers to develop or sell the lands for employment uses measured against the above estimated cost, timing and process requirements.
- The sanitary sewer pumping station and associated works is currently projected in the Region's DC Background Study for EA/design in 2025 and construction in 2027. The aim of the Township is to accelerate the timing of the works and to obtain certainty around the timing.
- Some staff and Councillor Wotten made a site visit to the Wannop Lands on the south side of Reach St.
- R. Wannop has committed to, in some manner, 70-75 acres of land for immediate deployment for employment development. He indicated that he would prepare a revised plan delineating the area for immediate employment development.
- The Region's Land Needs Assessment was raised as a topic of discussion, but the Employment Land Servicing project is independent and entirely unrelated to the Land

Needs Assessment process.

Action items:

- Determine potential job-yield for the areas to be serviced versus the estimated dollar of investment required [analysis underway by the Region as part of the ELS Project]
- Inquire about whether the Region is considering expanding uses within the Regional Official Plan Prestige Employment classification to include institutional uses. There is a concern that residential uses (retirement home) is being proposed. The Township would need to advise on the proposed occupancy of the building and whether it would be classified as an institutional use. A determination would then need to be made whether it is compatible with the employment area.
- Confirm status and timing of the proposed new water tower [Tobe, Derek, and Aaron Christie to advise current status of land acquisition and project design]
- The Region proposed for consideration the option of entering into a legal agreement (between the Region and Rick Wannop) concerning the 70-75 acres identified for immediate deployment, with the purpose of providing an effective commitment to immediately deploying these lands for employment type uses. Options proposed included: an Agreement Not to Convert, or granting an Option to Purchase and Direct Title. The Region will follow up shortly to discuss these options further.

Thank you,

Stacey



Stacey Jibb | Manager, Agriculture & Rural Economic Development

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