



## Staff Report

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<b>Report To:</b>	<b>Planning and Development Committee</b>		
<b>Date of Meeting:</b>	December 7, 2020	<b>Report Number:</b>	PSD-055-20
<b>Submitted By:</b>	Faye Langmaid, Acting Director of Planning and Development		
<b>Reviewed By:</b>	Andrew C. Allison, CAO	<b>Resolution#:</b>	
<b>File Number:</b>	COPA 2020-0003; PLN 41.10	<b>By-law Number:</b>	
<b>Report Subject:</b>	Southeast Courtice Secondary Plan – Recommendation Report for Official Plan Amendment 124		

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### Recommendations:

1. That Report PSD-055-20 be received;
2. That Official Plan Amendment 124 to include the Southeast Courtice Secondary Plan in the Clarington Official Plan be adopted;
3. That upon adoption by Council, the Southeast Courtice Secondary Plan be implemented by Staff as Council's policy on land use and planning matters and be implemented through the capital budget program;
4. That the Director of Planning and Development Services be authorized to finalize the form and content of OPA 124, the Secondary Plan and the Urban Design and Sustainability Guidelines resulting from Council's consideration, public participation, agency comments and technical considerations;
5. That the Urban Design and Sustainability Guidelines appended to the Secondary Plan be approved and be used by staff to guide development applications and public projects;
6. That the Director of Planning and Development Services be authorized to execute any agreements to implement the Secondary Plan once adopted by Council;
7. That OPA 124 be forwarded to the Region of Durham for approval; and
8. That all interested parties listed in Report PSD-055-20 and any delegations be advised of Council's decision regarding the adoption of the Secondary Plan.

## Report Overview

Staff are pleased to present the Southeast Courtice Secondary Plan for Council adoption based upon the extensive consultation that has occurred.

The purpose of the Official Plan Amendment 124 is to adopt the Southeast Courtice Secondary Plan and the Urban Design and Sustainability Guidelines into the Clarington Official Plan. This Amendment applies to only the lands located within the Southeast Courtice Secondary Plan Area. The policies and guidelines will guide the creation of transit-oriented neighbourhoods and include a diverse range of housing located within walking distance of shopping, services, schools and amenities. The neighbourhoods will include a variety of densities and mix of uses along Bloor Street and Courtice Road. A linked system of parks, trails and green space will support pedestrian movement throughout the area.

These new neighbourhoods will be designed to include easily recognizable sustainable design elements such as centrally located schools and parks to promote walkability, a connected system of sidewalks, trails and cycle routes supported by a diverse planting program, vegetated swales to promote groundwater infiltration as well as less recognizable features including 'green' infrastructure to address stormwater management.

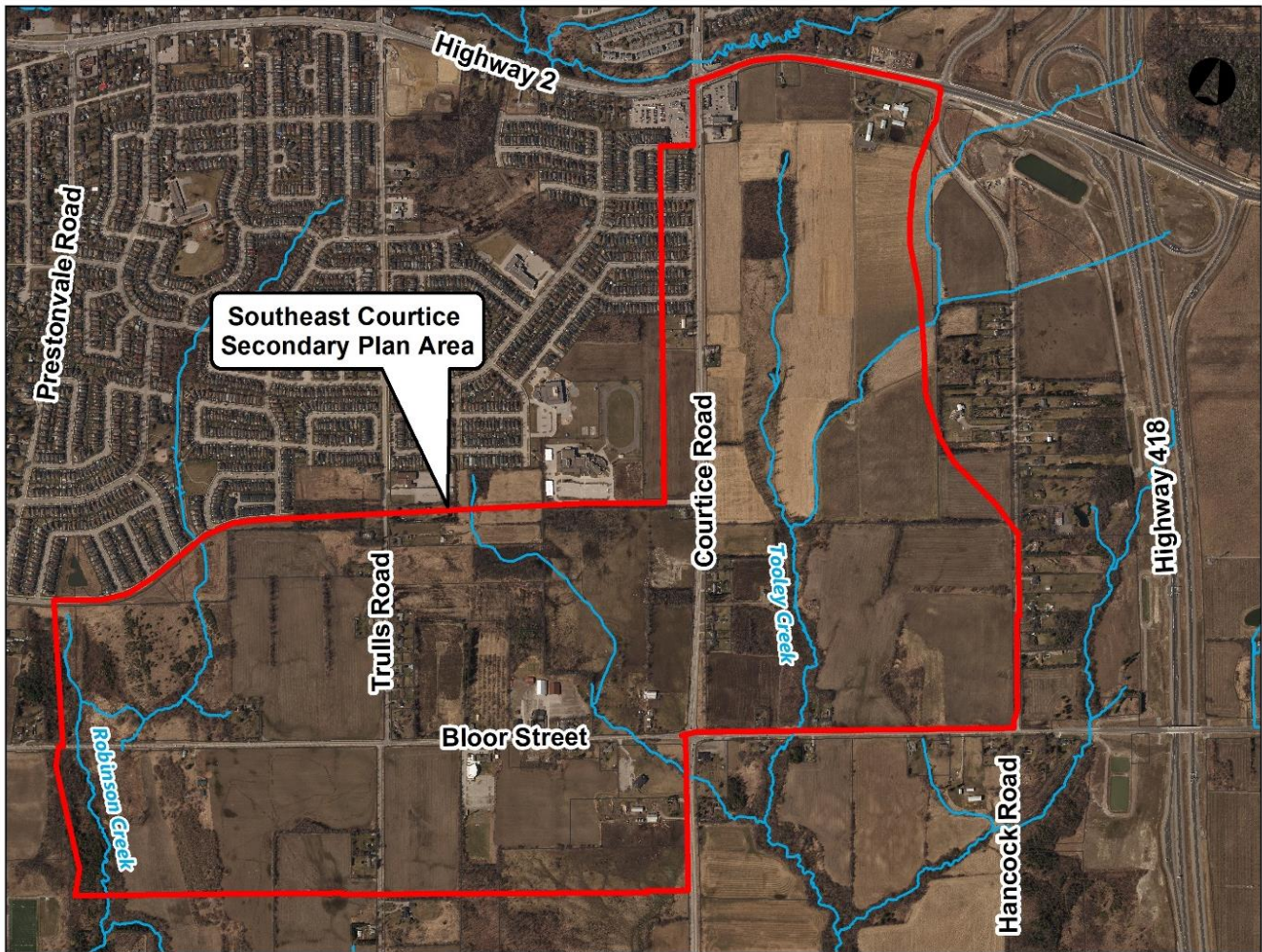
After adoption by Council, the Southeast Courtice Secondary Plan will be sent to the Region of Durham for approval.

## 1. Purpose of the Report

- 1.1 The purpose of this staff report is to recommend to Council the adoption of Official Plan Amendment 124 (OPA 124) to the Clarington Official Plan to include the Southeast Courtice Secondary Plan in the Official Plan. The recommendation comes following a thorough public planning process. The staff recommended OPA 124 includes the Southeast Courtice Secondary Plan and the Urban Design and Sustainability Guidelines are incorporated as Attachment 1 to this staff report.
- 1.2 This report includes a summary of the process and comments received since the release of the draft Secondary Plan and draft Urban Design and Sustainability Guidelines, and draft Official Plan Amendment on June 1, 2020.

## 2. Background

- 2.1 The Southeast Courtice Secondary Plan (Secondary Plan) area is located generally between the Robinson Creek valley in the west and Hancock Road in the east. It extends from south of Bloor Street northward to Durham Highway 2 (Figure 1).



**Figure 1: Southeast Courtice Secondary Plan Area**

- 2.2 There are approximately 60 landowners within this Secondary Plan area. Ownership is a mixture of parcel sizes, including larger farm parcels and single residential lots.
- 2.3 The Secondary Plan area contains the headwaters and tributaries of Tooley Creek and Robinson Creek. These watercourses, and their associated woodlots and wetlands add interest to this area and guide the structure of the Secondary Plan layout. These natural areas will be incorporated into an overall parks and open space system that will link the entire neighbourhood together.
- 2.4 All of the higher density uses, which range between 3 and 12 storeys, will be focused along the three Regional Corridors of Durham Highway 2, Courtice Road and Bloor Street. The remainder of the area will predominantly be single detached and semi-detached units.

- 2.5 The goals of sustainability, liveability and inclusivity link all parts of the Secondary Plan and are pursued in tandem to create a well-balanced community that meets the needs of residents and workers while respecting the natural environment.

### **3. Public Participation**

- 3.1 The preparation of this Secondary Plan has been supported by a thorough public engagement strategy, including a range of public consultation initiatives, including online and in-person events. These efforts have been in addition to all statutory meetings requirements. All landowners in the area received notice of all the public information centres held and the statutory public meeting. Also, the landowners have been informed that this recommendation report is being presented to Council.

- 3.2 All public notices, communications and review periods have been designed to ensure conformity with the requirements of both the Planning Act and Municipal Class Environmental Assessment (EA). To avoid creating confusion by sending multiple notices, and to focus Municipal resources more effectively, this project was designed to jointly satisfy the requirements of both the Planning Act and the Environmental Assessment Act.

- 3.3 In summary the following were the opportunities provided for public consultation:

#### **Project Web page**

- 3.4 To facilitate public participation and to provide information, a project web page([www.clarington.net/SoutheastCourtice](http://www.clarington.net/SoutheastCourtice)) was created. All information associated with the project including meeting notices, presentation materials, staff and consultant's reports are housed on this web page.
- 3.5 Since the project web page was created in October 2017 it has been visited by over 3,150 different people. Of that number, over 900 different people visited the web page after the draft Secondary Plan and Urban Design and Sustainability Guidelines (Guidelines) were posted to the web page on June 1, 2020.

### **Initial Planning and Development Committee Public Meeting – January 2018**

- 3.6 The Public were first invited to participate in the process at a Public Meeting before Council in January 2018. The general public and all landowners (60+) within the Secondary Plan area were invited to this meeting. Notice of the meeting was also advertised in the Clarington This Week and Orono Times newspapers and on the Municipal website for the two weeks preceding the meeting. The Public Meeting and associated staff report ([PSD-011-18](#)) outlined the proposed planning process, the composition of the steering committee and the terms of reference for the Secondary Plan. Shortly after Council approval to proceed, AECOM was hired (COD-013-18), and the Southeast Courtice Secondary Plan planning process began.

### **Public Information Centre number 1 – June 2018**

- 3.7 The first Public Information Centre (PIC) was held on June 27, 2018. The initial PIC was to introduce the public to the project by defining the study area, the process, and the study priorities. Over 800 people were invited to this PIC. This included landowners within and surrounding the Secondary Plan area, people who had expressed an interest in the project, Council members, and steering committee members. The over 60 residents, business owners, agencies and developers attending the session were interested in how the framework for future development of this area would be created. The integrated Environmental Assessment (EA) process was introduced at the project launch to inform the community that the EA was being undertaken simultaneously with the Secondary Plan.

### **Landowner Meeting – October 2019**

- 3.8 In October 9, 2019, a meeting was held for all the landowners within the Secondary Plan area. This gave these stakeholders the opportunity to view and provide feedback on the three alternative land use concepts developed for Southeast Courtice. Of the over 60 landowners invited, approximately 30 attended the meeting.

### **Public Information Centre number 2 – November 2019**

- 3.9 The same three land use options were presented to the general public at the project's second PIC on November 5, 2019. Notice of the PIC was given in the same manner as PIC #1. Approximately 90 people attended this information centre.
- 3.10 Following the second PIC, the Municipality launched an online mapping exercise to generate additional feedback. The next major step in the public engagement process was the statutory public meeting held on June 23, 2020.

## **4. Priorities in the Secondary Plan and the Urban Design Guidelines**

4.1 The Southeast Courtice Secondary Plan, the Urban Design and Sustainability Guidelines and the preparation process has addressed the five priorities identified by Council in the Secondary Plan Terms of Reference;

- Affordable Housing
- Sustainability and Climate Change
- Excellence in Urban Design
- Community Engagement
- Co-ordination of Initiatives

### **Affordable Housing**

4.2 Clarington Council, through Official Plan policy and the Housing Task Force, supports the provision of a variety of housing types, tenure and costs for people of all ages, abilities and income groups.

### **Sustainability and Climate Change**

4.3 Clarington Council adopted a sustainable, “green lens” approach to development throughout the Official Plan. This Secondary Plan has addressed the criteria developed for Secondary Plans in Clarington’s Green Development Program and the Priority Green Development Framework.

### **Excellence in Urban Design**

4.4 The goal for any new development is to celebrate and enhance the history and character of Clarington. New neighbourhoods are to be created with a sense of place and all development should result in high quality design. The Secondary Plan policies supported by the Urban Design and Sustainability Guidelines provide substantial direction for high quality design.

### **Coordination of Initiatives**

4.5 There are several projects integrated with, and yet separate from the Secondary Plan. This includes the Environmental Assessment process for higher order roads in the Secondary Plan, the Robinson and Tooley Creeks Subwatershed Study and the Courtice Employment Lands/Major Transit Station Area Secondary Plan.

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## Environmental Assessment Process

4.5.1. The Municipal Class Environmental Assessment (EA) Act process recognizes the desirability of coordinating or integrating the planning processes and approvals under the EA Act and the Planning Act, providing the intent and requirements of both Acts are met. The aim is to streamline the planning and approvals process. The integrated approach provides proponents with the opportunity to avoid duplication.

4.5.2. The key to the EA and planning process integration is to identify when and how the EA process is addressed and EA criteria are met, through the preparation of a supplementary document showing the integration steps as follows:

- **Data Collection and Background Document Review:** Previous and ongoing land use planning and technical environmental documents collected and reviewed as evidence of inventory and assessment efforts. The technical documents have been posted for review on the project web page and circulated to the agencies for their review and comment.
- **Identification of Opportunities and Constraints (Phase 1 EA):** Based on review of the background documents along with public comments received from the first Public Information Centre (PIC), problems and opportunities associated with the development of Southeast Courtice lands were used to create the Problem and Opportunity Statement.
- **Identification of Alternative Solutions to Problem or Opportunity (Phase 2 EA):** Alternative methods to address the project need (as identified in Phase 1 of the EA) are documented, such as do nothing, development limitations, improve transit, build new roads, etc. The EA considered the Secondary Plan's goals to promote a sustainable natural environment through the protection of the identified natural heritage system within an urban setting. In addition, it is the intent of this Secondary Plan to promote the community planning and design features along with practical road layouts for the area.
- **Notifications:** All project notices and communications demonstrate clearly the integrated approach procedure regarding the Secondary Plan.
- **Consultation Events, Meetings and Documentation:** Consultation is a key component for both the Planning and EA process. All work was synchronized to ensure documentation supporting both the Planning process and the EA process.

- **Project Summary Report:** Documents will incorporate the commitments made (including EA Monitoring) into the appropriate EA and planning documents which will serve as the basis of approvals for the associated infrastructure.
- 4.6 The final steps of the Class Environmental Assessment process have not been completed yet. This will include confirming the applicable Class EA Schedule for the preferred solution (project), additional Class Environmental Assessment Phases as appropriate, project summary documentation, public notification and review. As part of this process, the Landowners Group will take the lead for the EAs for the identified road projects with the Municipality as a co-proponent.

#### **Robinson Creek and Tooley Creek Subwatershed Study**

- 4.7 This Secondary Plan is located within the watersheds of the Robinson Creek and Tooley Creek. The Subwatershed Study (SWS) Existing Conditions Report was released for public comment, and a public meeting was held in November 2019.
- 4.8 The second phase of the SWS is nearing completion. In this phase, a Subwatershed Management Report will be prepared. It will provide direction regarding stormwater management controls, low impact development measures and groundwater recharge/infiltration parameters. It will also include natural heritage strategies which will protect, rehabilitate and enhance the environment within the study area. The consultants preparing the SWS, CLOCA and staff have been working together to ensure the necessary policies have been included in the Secondary Plan prior to the report being finalized. After the Secondary Plan is adopted, the development approvals process will provide additional opportunity for the implementation of the Subwatershed Study recommendations.

#### **Courtice Employment Lands and Major Transit Station Area Secondary Plan**

- 4.9 The Courtice Employment Lands (CEL) and Major Transit Station Area (MTSA) Secondary Plan is located adjoining to, and immediately south of, the Southeast Courtice Secondary Plan. Two north/south collector roads are proposed to connect these two secondary plans just north of the proposed GO Station site, within the CEL and MTSA Secondary Plan Area. The Southeast Courtice Secondary Plan, and its integrated Environmental Assessment, will take the lead in establishing the alignment of these collector roads and will establish land uses, policies, mobility and connectivity options that respond and complement the planning for the CEL and MTSA.



## **5. Official Plan Amendment and the Secondary Plan Process – Final Phase**

### **Statutory Public Meeting Notice**

- 5.1 The Public Meeting notice was provided to over 800 people including property owners inside the Secondary Plan area, landowners within 120 metres of the Secondary Plan area and interested parties. All draft and supporting documents were posted to the project web page by June 1, 2020. Clarington Communications promoted the Public Meeting on the Municipal website and through social media. Notice advertising the Public Meeting was placed in Clarington This Week and the Orono Times for three weeks preceding this meeting. All registered interested parties from the beginning of the project were either mailed or emailed the notice of Public Meeting.
- 5.2 In addition to receiving a notice of Public Meeting, external agencies and internal departments were requested to provide their comments regarding the Draft Secondary Plan and the Draft Urban Design and Sustainability Guidelines.
- 5.3 The Statutory Public Meeting Staff report ([PSD-021-2020](#)) was released for public review as part of the June 23, 2020 Special Meeting of the Planning and Development Committee agenda. The Staff Report provided an overview of the planning process for Secondary Plans, a brief overview of the planning policy framework in which the Secondary Plan has been developed, a summary of public and agency comments received to date, as well as an overview of the Southeast Courtice Secondary Plan and the Urban Design and Sustainability Guidelines.

### **Statutory Public Meeting – June 23, 2020**

- 5.4 The Statutory Public Meeting was held at Council's Planning and Development Committee virtually on June 23, 2020. The Statutory Public Meeting was the opportunity for Staff to present the Secondary Plan and the Guidelines to Council and the public to ask questions and provide feedback. The meeting was 'attended' by approximately 63 people. The Statutory Public Meeting provided the opportunity for the public to formally comment on the draft OPA, the draft Secondary Plan and the draft Guidelines. Since the Public Meeting staff has received an additional 40 written submissions. A summary of public submissions is provided in Section 7 of this report and the Public Comment Summary Table in Attachment 3 of this report.

- 5.5 A Notice of Council's decision regarding Draft OPA 124, Draft Southeast Courtice Secondary Plan and the Draft Urban Design and Sustainability Guidelines was sent following the ratification of decisions made by Committee at the Statutory Public meeting held on June 23, 2020. This notice was sent to the landowners within the Secondary Plan area and interested parties. The standard notice was modified to provide further explanation to the recipient as to why they were receiving the Notice from the Municipality and explained in plain language what the resolution meant.
- 5.6 Attachment 2 to this staff report presents the Sequence of Events regarding the Southeast Courtice Secondary Plan as well as a hyperlink to the modified Notice of Council's Decision described above. In total, each of the landowners have received six notifications including the one for this report, as the project has advanced to the recommendation stage.
- 5.7 Staff have also received comments from the Region of Durham, CLOCA, Bell, Canada Post, Durham Regional Police Service, the Kawartha Pine Ridge District School Board and the Peterborough Victoria Northumberland Clarington Catholic District School Board. A summary of their Comments is provided in Section 8 of this report and the Agency Comment Summary Table in Attachment 4 to this report. The comment tables provide a review of each comment received and a response as to how the comment/request has been addressed in the Secondary Plan.

## **6. Provincial and Regional Policy Conformity**

- 6.1 The Southeast Courtice Secondary Plan is in conformity with the Provincial Policy Statement, 2020, A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, 2019, and the Durham Region Official Plan. Collectively the directions regarding complete communities, a thriving economy, a clean and healthy environment and social equity have shaped both the Clarington Official Plan and this Secondary Plan. The Statutory Public Meeting Report [PSD-021-20](#) outlined how the Secondary Plan is in conformity to these planning documents and included the summary of the robust public engagement activities.

## **7. Public Submission Summaries**

### **General Public Comments**

- 7.1 General inquiries were brought forward regarding the timing of construction, project completion, and clarification on the boundary of the Secondary Plan. Other inquiries touched upon the details related to the Secondary Plan project and the impacts on specific properties within the Secondary Plan area. Related comments included topics such as decisions on future and surrounding land uses, proposed densities, housing, roads/extensions, traffic and servicing.

- 7.2 Comments were received regarding Secondary Plan boundary adjustments, street realignments, future infrastructure, stormwater management, and noise and odour from nearby potential industrial facilities. Many comments supported environmentally protected lands and features/habitat, increased vegetation, parks, schools, community facilities, transportation and neighbourhood connectivity.
- 7.3 More specific concerns were related to seasonal maintenance of roads, wildlife protection, Tooley Creek, groundwater and the impact to property development potential. No submissions from the general public were directly related to a proposed Secondary Plan policy or Urban Design and Sustainability guideline. The comments have informed the proposed Secondary Plan policies, giving regard to the concerns expressed. Support and gratitude from the public were also expressed.
- 7.4 Specific comments were received including the request for additional lands to be designated for high density/mixed use along Durham Highway 2 and resizing the adjacent park. A request to shift the Neighbourhood Park and the elementary school south of Bloor Street, as well as to realign Farmington Drive were also received.

### **Landowner Group**

- 7.5 The Landowners Group (LOG) represented by Delta Urban Inc. as well as two developer/landowners are members of the project Steering Committee. The LOG provided several sets of comments regarding the Secondary Plan and the Urban Design and Sustainability Guidelines since release for the Public Meeting in June 2020. Comments were policy and guideline specific. They ranged from being minor in nature, (grammar, numbering, consistent terminology) to extensive in that they sought changes to land use provisions that were more aligned with developer expectations (height, density and built form).
- 7.6 The LOG also provided detailed comments regarding school and park locations, the environmental constraints overlay and the extent of the environmental study area.
- 7.7 All public comments, including those from the LOG, are included in the Public Comments Summary Table in Attachment 3 to this report. The summary table provides an outline of the comment received as well as a response as to how the comment/request has been addressed.

## **8. Agency Comments**

### **Central Lake Ontario Conservation (CLOCA)**

- 8.1 The extensive comments provided by CLOCA support environmental protection, recommend conservation and appropriate mitigation measures are incorporated, and helped strengthen the policy structure of this Secondary Plan.

- 8.2 CLOCA has encouraged sustainable initiatives be incorporated throughout the Secondary Plan and Urban Design Guidelines. This includes low-impact development and stormwater management features within the road network and open space system. Maintaining ecological integrity is necessary to conserve natural features within the area. This includes minimizing creek crossings and ensuring trails are planned and constructed carefully.
- 8.3 Additional recommendations were noted specifically relating to meeting the Durham Region Official Plan's woodland cover target of 30% to support ecosystem health; the creation of green streets; low-impact developments; and proposed roads and modifications related to potential flooding, drainage, and overall topography. To achieve "complete streets" design, CLOCA encouraged that the streets incorporate active transportation routes (bike lanes), permeable paving, trees and vegetation as well as stormwater planters. New development should be separated from designated vegetated protection zones to minimize impacts.

### **Region of Durham**

- 8.4 Staff have received two extensive sets of comments from the Region of Durham since the release of the draft Secondary Plan and draft Urban Design Guidelines in June 2020.
- 8.5 The Region of Durham has provided guidance on Regional Corridor and general land use policies and Regional servicing as it relates to future development in the Secondary Plan area. The comments were supportive of the Secondary Plan including higher density, built form requirements along Regional Corridors. Policy direction to ensure that adequate access and spacing of arterial roads to accommodate higher traffic volumes as well as for all modes of transit were provided. Policy suggestions have strengthened how the public realm and surrounding land uses are shaped, while promoting an attractive community design.
- 8.6 Region of Durham staff note there is a high degree of respect for natural systems in Secondary Plan area which is complemented by referencing the existing Clarington Official Plan policies. Regional Staff encourage an increase in tree planting along pedestrian routes.
- 8.7 The Region also suggested policy changes to enhance pedestrian routes, provide better connectivity within the street network, on trails and within development blocks in order to allow for a more walkable community to and from nearby transit stops and amenities. Further comments for the proposed roads and extensions recommended ensuring all street users, especially cyclists, be accommodated by adhering to Provincial road design standards. Design consistency is required for the active transportation network including trails, crossings, and sidewalks.

- 8.8 Region of Durham staff initially expressed concern that Clarington staff were proceeding to recommend to Council the Adoption of the Secondary Plan prior to final revisions to the Functional Servicing Report and the Transportation Report. Updates to these reports are ongoing and are being coordinated with Region of Durham staff. During recent meetings, neither Clarington nor Region of Durham staff, or the consultants preparing the reports, anticipate that any final findings from either of these reports will impact the Secondary Plan.
- 8.9 Recommendations from both the Functional Servicing Report and the Transportation Report will be addressed during the development application process. Policies have been included in the Secondary Plan to this effect. At the same time, if the report findings necessitate amendments to the Secondary Plan, Region of Durham staff, in consultation with Clarington staff can incorporate the necessary amendments into the Secondary Plan prior to Region of Durham Approval.

### **School Boards**

- 8.10 The Kawartha Pine Ridge District School Board (KPRDSB) and the Peterborough Victoria Northumberland and Clarington Catholic District School Board (PVNCCDSB) support the configuration of the neighbourhoods and the proposed elementary school locations identified in the Secondary Plan. While the Boards are pleased with the direction and potential population in the Southeast Courtice Secondary Plan, they note continuous monitoring of development within and around the area will be conducted by the Boards to determine whether additional elementary or secondary school sites are required.
- 8.11 The KPRDSB has indicated their desire for the two sites located north of Bloor Street while the PVNCCDSB has requested the site south of Bloor Street. These School Boards are also working together to release a joint Education Development Review and have advised that this review may demonstrate the projected need for additional elementary school sites in Courtice.

### **Other Agencies and Clarington Departments**

- 8.12 Comments have been received from Durham Regional Police Service, Canada Post, and Bell Canada. These agencies suggested minor policy modifications to the Secondary Plan or Urban Design and Sustainability guidelines. Generally, comments from these agencies are more pertinent at the development application stage.
- 8.13 The Clarington Legislative Services Department, Financial Services, and the Clarington Fire & Emergency Services Department generally had no objections to the Secondary Plan.

- 8.14 Staff from Clarington’s Public Works Department – Infrastructure Division are on the Secondary Plan Steering Committee and have been providing continuous and invaluable input to the Secondary Plan and Urban Design and Sustainability Guidelines since the beginning of the project.

### **Indigenous Consultation**

- 8.15 The Curve Lake First Nation provided valuable information to the Secondary Plan process, raising concern for potential environmental impacts to drinking water quality, fish and wild game, territorial lands, archaeology and Aboriginal heritage and culture. In response to the comments, staff have included Curve Lake First Nation as an interested party for the two ongoing Subwatershed studies. Staff and Curve Lake First Nation liaison staff have also committed to bi-monthly meetings to continue our open dialogue.
- 8.16 All agency comments are included in the Agency Comments Summary Table in Attachment 4 to this report. The summary table provides an outline of the comment received as well as a response as to how the comment/request has been addressed.

## **9. Key Revisions to the Secondary Plan since the Public Meeting**

- 9.1 The recommended OPA 124 attached to this report, reflects the changes made in response to extensive public participation and comments, agency comments and staff’s continuing review. While a considerable number of comments were received by CLOCA, the Region of Durham and the Landowner Group, the concerns raised and the staff response to them, did not significantly change the direction of the Secondary Plan or the Design Guidelines from the drafts released on June 1, 2020. The following summarizes the changes made to the Secondary Plan and the Urban Design and Sustainability Guidelines.
- 9.2 Changes to Schedule A – Land Use
- The High Density/Mixed Residential designation at Durham Highway 2 and Courtice Road has been expanded south along Courtice Road and east along Durham Highway 2.
  - Farmington Drive has been shifted eastward south of Bloor Street; and
  - The elementary school, neighbourhood park and parkette have shifted south of Bloor Street.

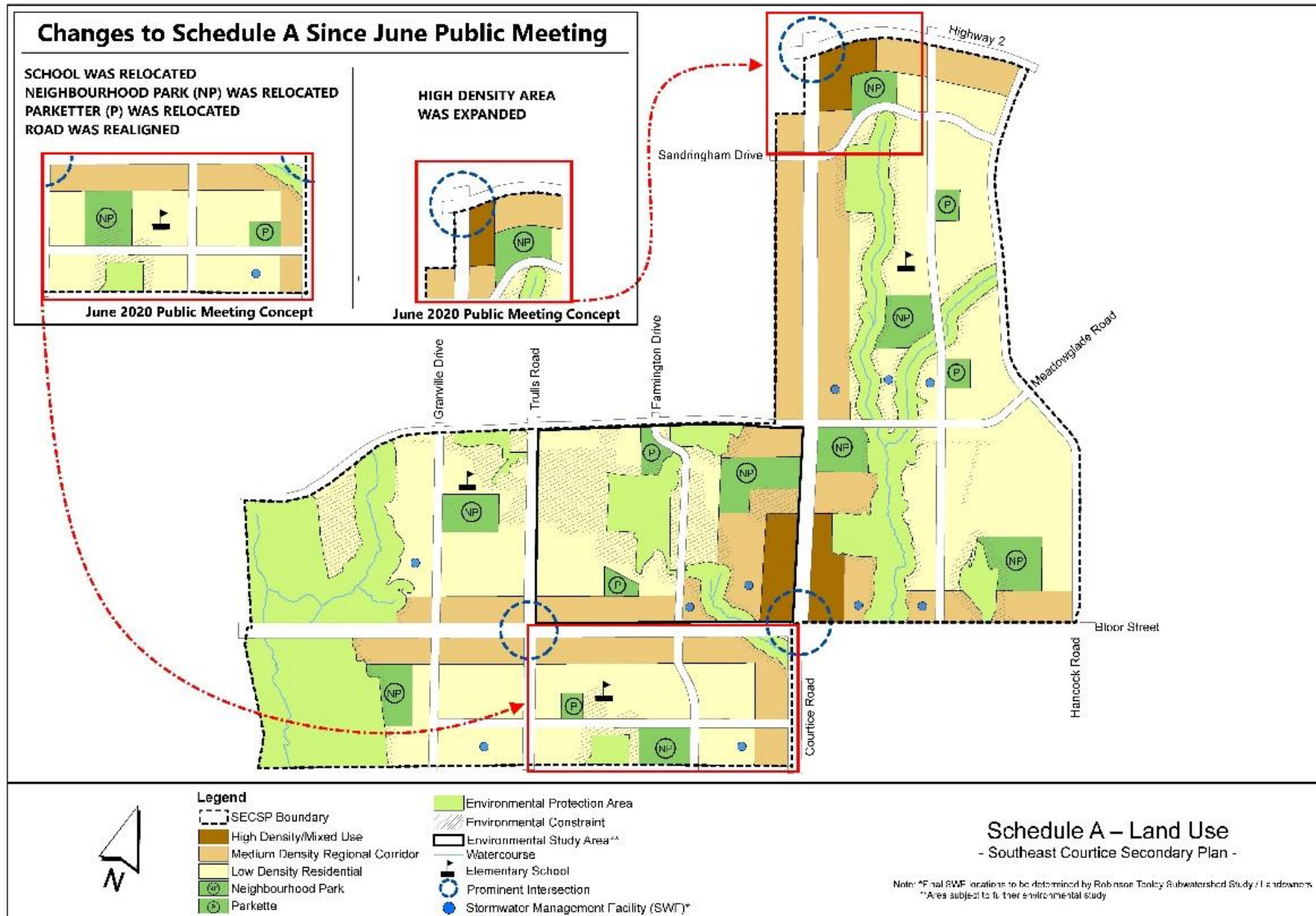


Figure 2. Changes made to the Land Use Schedule presented at the public meeting

9.3 Changes to Schedule B – Transportation, Parks and Open Space

- Farmington Drive, south of Bloor Street, has been shifted eastward
- Elementary School symbol south of Bloor Street has been shifted westward.
- Neighbourhood Park south of Bloor Street has been relocated to the south
- Parkette south of Bloor Street has been relocated to the west.

9.4 Summary of revisions to Secondary Plan policies:

- Reorganization of the document layout including an expanded Community Structure chapter;
- Objectives have been added to many sections including Land Use, Urban Design and Transportation;
- Many numeric references have been removed from the Urban Design chapter;
- Policies regarding Environmental Protection, Stormwater Management and Cost Sharing have been added;
- At many intersections with Regional Corridors, the minimum height of buildings is four storeys;
- The multiway design for Bloor Street and Courtice Road is no longer a requirement, but instead encouraged particularly in proximity to the High Density/Mixed Use areas at Bloor and Courtice Roads;
- Additional Rear Lane policies have been included; and
- Affordable Housing Policies have been strengthened (see Section 9.4.1.)

**Affordable Housing Policies**

9.4.1. Clarington Council, through Official Plan policy supports the provision of a variety of housing types, tenure and costs for people of all ages, abilities and income groups. These Council policies are also reflected in the adopted Affordable Housing Tool Kit as outlined in the staff report [CAO-013-19](#).

9.4.2. The Clarington Affordable Housing Toolkit has the following recommendations that are being implemented through this Secondary Plan:

- **Encouraging affordable housing through Secondary Plan policies:** The Terms of Reference for the Secondary Plan as approved by Council and agreed to by the Landowners Group includes affordable housing as a priority for the project.



- **Expedited approvals:** The Secondary Plan includes policy that any project with a component of rental units designated and approved by CMHC at 80% of the average market rent will be given priority processing.
- **Accessory Units:** The Secondary Plan includes policies that provide for accessory units in detached or semi-detached units, expanding the supply of rental units in the community.

9.4.3. Following the statutory public meeting, and after more research, staff included policies in the Secondary Plan that require either the dedication of land for affordable housing or contribution of funds to the Municipality to support development of affordable housing units. In discussions with the Landowners Group, they have selected the option of providing funds to the Municipality through a voluntary contribution agreement.

9.4.4. Once Council adopts the Secondary Plan, Planning staff will present to Council's Task Force on Affordable Housing about how other Secondary Plans will continue to implement this approach and how the Municipality should treat these funds.

9.4.5. The Secondary Plan policies for the provision of land or funds for affordable housing are not linked to additional density.

9.5 The Southeast Courtice Secondary Plan implements the affordable housing policies of the Clarington Official Plan as well as the direction of the Clarington Affordable Housing Toolkit in collaboration with the private sector.

### **Summary of Revisions to the Urban Design and Sustainability Guidelines**

9.6 Like the Secondary Plan, the Urban Design and Sustainability Guidelines have been reorganized into a more standardize format. The above described changes to the Secondary Plan policies has necessitated minor changes. As with the Secondary Plan policies, there are no major shifts in direction since the Draft Urban Design and Sustainability Guidelines were presented at the public meeting.

9.7 All comments received regarding the Urban Design and Sustainability Guidelines are in the Urban Design and Sustainability Guidelines Comments Summary Table in Attachment 5 to this report. The summary table provides an outline of the comment received as well as a response as to how the comment/request has been addressed.

## 10. Fiscal Impact Analysis Summary

- 10.1 Large scale development proposals can require significant public investment. The Municipality also needs to understand what the long-term revenue and expenditure impact of the proposed developments would be before they are approved. The Official Plan requires that a Financial Impact Analysis (FIA) be undertaken for Secondary Plans. Accordingly, staff have undertaken a Financial Impact Analysis for the Southeast Courtice Secondary Plan.
- 10.2 The Southeast Courtice Secondary Plan will guide development of approximately 295 hectares of land. The Secondary Plan area is anticipated to undergo significant growth and development, with a planned population of approximately 12,694 residents and 5,036 residential units including 13 parks (eight neighbourhood parks and five parkettes), 10 stormwater management facilities and three elementary schools.
- 10.3 Residential and commercial growth has a significant financial impact to the Municipality through both the initial investment in infrastructure as well as the annual costs of providing services to a growing community.
- 10.4 While there are tools in place to fund capital infrastructure that is required for growth, the ongoing cost of providing services are not covered by such charges. These services are borne by the Municipality's taxable assessment; therefore, it is important to determine if the new assessment growth in the Secondary Plan area will be sufficient to pay for the ongoing operations which are associated with that growth.
- 10.5 The FIA includes assumptions and estimates which are based on the best information available at the time of writing. The actual design of the Secondary Plan, the timing of the development, type of development, and service impact will all modify the actual results.
- 10.6 As summarized by the FIA, it appears that there will be a relatively minor shortfall in the annual revenue generated to contribute to operating costs, there are impacts of growth that accrue to the community. On the other hand, economic growth from additional small businesses needed to service the population, business to business sales, and cultural diversity are all positive outcomes of this growth that do not impact the Municipality's bottom line as it does not directly attribute to property tax or user fee revenues.
- 10.7 The FIA recommends that the Municipality revisit the Development Charges Study before the five-year required review once all the secondary plans currently underway are completed in order to ensure that all capital costs are properly included and recovered.

## 11. Next Steps

- 11.1 As with other secondary plans and given the number of documents and comments from Council. Some technical changes to wording or schedules may take place prior to the Municipality forwarding the documents to the Region of Durham for approval. Recommendation #4 requests Council authorize the Director of Planning and Development Services to finalize the form and content of OPA 124.
- 11.2 Once Clarington Council adopts OPA 124, it will be forwarded to the Region of Durham for review and approval. The Region has various options. It may approve, approve with modifications, deny or make no decision (in other words defer making a decision) regarding OPA 124 and the Secondary Plan.
- 11.3 Prior to issuing a decision on OPA 124, it is anticipated that Region of Durham staff will provide a list of proposed modifications to the Director of Planning and Development Services. Staff will review those proposed modifications and bring a report to Council outlining the proposed modifications. Council will then be able to provide comments to the Region of Durham on the proposed modifications before the Region of Durham issues its decision.
- 11.4 Once the Region of Durham issues its decision, the landowners and those people on the interested parties list will be notified and a 20-day appeal period is provided. Any person or organization that has provided comments to Clarington Council prior to the adoption of OPA 124, and/or to the Durham Region prior to issuing its decision, has the right to appeal all or part of the Official Plan Amendment. Once the OPA is approved and the appeal period lapses, the Secondary Plan becomes part of the Official Plan and it would be in full force and effect.

## 12. Concurrence

Both the Director of Financial Services and Director of Public Works concur with the recommendations of this report.

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## 13. Conclusion

- 13.1 The Southeast Courtice Secondary Plan will guide the development of a transit supportive neighbourhood that will be the future home for about 12,000 residents. This Secondary Plan encourages a diverse range of housing units within walking distance to shopping, services, schools and amenities. The conservation of the natural environment and the development of a robust active transportation network is provided as a foundation for this plan. Densities will be concentrated along the Regional Corridors (Durham Highway 2, Bloor Street and Courtice Road) while the remainder of the area will support low density housing.
- 13.2 It is respectfully recommended that Council Adopt Official Plan Amendment 124 to include the Southeast Courtice Secondary Plan and Urban Design and Sustainability Guidelines into the Clarington Official Plan.

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### **Attachments:**

- Attachment 1 - OPA 124, Southeast Courtice Secondary Plan and UDSG
- Attachment 2 – Sequence of Events
- Attachment 3 – Public Comments Summary Table
- Attachment 4 – Agency Comments Summary Table
- Attachment 5 - Urban Design and Sustainability Guidelines Comments Summary Table

### **Interested Parties:**

List of Interested Parties available from Department.