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# The Regional Municipality of Durham Information Report

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From: Commissioner of Planning and Economic Development  
Report: #2020-INFO-94  
Date: October 16, 2020

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**Subject:**

Update on Employment Area Conversion Submission and Review Process, File D12-01

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**Recommendation:**

Receive for information

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**Report:**

**1. Purpose**

1.1 The purpose of this report is to provide a status update and next steps in the evaluation of requests for Employment Area conversion through Envision Durham, the Region's municipal comprehensive review (MCR) of the Durham Regional Official Plan (ROP).

**2. Background**

2.1 At its June 24, 2020 meeting, Regional Council endorsed a formal process for the evaluation of requests for Employment Area conversion as part of Envision Durham. Council's approval of the submission process established the principles and criteria that will be used to evaluate requests for Employment Area conversion. It also put in place a 90-day submission window, that closed on September 23, 2020, for new and/or amended requests to be submitted to the Region for consideration.

2.2 Further details of the Employment Area Conversion Submission and Review Process can be found in [Commissioners Report #2020-P-11](#).

### 3. Status Update of Employment Conversion Requests

3.1 A total of 42 conversion request (“CNR”) submissions have been received and are distributed as follows:

- a. **Ajax:** 15 submissions
- b. **Brock:** 5 submissions
- c. **Clarington:** 9 submissions
- d. **Oshawa:** 4<sup>1</sup> submissions
- e. **Pickering:** 1 submission
- f. **Scugog:** 1 submission
- g. **Uxbridge:** 0 submissions
- h. **Whitby:** 8<sup>1</sup> submissions

3.2 Regional staff have noted there are several instances where multiple requests for Employment Area conversion overlap a property. In total, there are **approximately 665 hectares** (1,643 acres) of land currently designated as Employment Areas under request for conversion.

3.3 Additional details on each submission are summarized in Attachment #1 with location maps provided in Attachments 2 through 5.

### 4. Conclusion and Next Steps in the Evaluation Process

4.1 On October 9, 2020 Area Municipal staff were circulated the submission packages for Employment Conversion requests that applied to their municipality. In accordance with Council’s approved evaluation criteria and process, the position of Area Municipal staff and/or Councils will be used to inform the Region’s review. In order to achieve the conformity deadline for Envision Durham, **Area Municipal positions must be provided to the Region before the end of year i.e. by December 31, 2020).**

4.2 Employment Area conversions will have a direct affect on the Region’s required urban land supply and will be included as input into the Land Needs Assessment.

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<sup>1</sup> Conversion request (CNR) 24 straddles the Oshawa / Whitby municipal boundary and has therefore been identified as a submission within both Municipalities.

**5. Attachments**

- Attachment #1: Summary of Requests for Employment Area Conversion, received as of September 24, 2020
- Attachment #2: Map 1: Requests for Employment Area Conversion – Ajax and Pickering
- Attachment #3: Map 2: Requests for Employment Area Conversion – Clarington, Oshawa and Whitby
- Attachment #4: Map 3: Requests for Employment Area Conversions – Brock
- Attachment #5: Map 4: Requests for Employment Area Conversion – Scugog

Respectfully submitted,

Original signed by

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Brian Bridgeman, MCIP, RPP  
Commissioner of Planning and  
Economic Development

## Current Requests for Employment Area Conversion as of September 24, 2020

Conversion Request-ID	Municipality	Site Location (Address, if available)	Land Area (Hectares)*	Description of Request (as described by proponent)
CNR-01	Brock	Multiple lots on the east side of Sideroad 18/Laidlaw Street, south of the Beaver River Wetland Trail, Cannington	3.02	To re-designate from Employment Area to permit residential uses (35 single detached dwellings).
CNR-02	Whitby	1151 Dundas Street West	7.01	To re-designate from Employment Area to permit a mixed-use development of high density residential (maximum of 2,103 units) and ground floor non-residential uses.
CNR-03	Ajax	275 Westney Road South	1.8	To re-designate from Employment Area to permit a mixed-use development of high density residential (1,000 units) and commercial uses (805 sq. m) within the proposed Ajax Major Transit Station Area boundary.
CNR-04	Ajax	1901 Harwood Avenue North	1.04	To re-designate from Employment Area to permit a mixed-use development of residential (400 units) and employment uses (1,858 sq. m.). The southern edge of the property is proposed to remain as Employment Area.

<b>Conversion Request-ID</b>	<b>Municipality</b>	<b>Site Location (Address, if available)</b>	<b>Land Area (Hectares)*</b>	<b>Description of Request (as described by proponent)</b>
CNR-05	Oshawa	305 Columbus Road West	25.3	To re-designate from Employment Area to permit residential uses. Request includes lands outside of proponent's ownership. Proposal would enable the development of 750 to 1,062 units on the lands owned by the proponent.
CNR-06	Whitby	Lands north of Victoria Street & west of Montecorte Street	18.0	To re-designate from Employment Area to permit a mixed-use development of residential (4,900 units) and at-grade retail and service uses.
CNR-07	Ajax	Northeast and Southeast corners of Salem Road & Kerrison Drive	11.8	To re-designate from Employment Area to Regional Centre to permit a mixed-use development of high-density residential (2,873 units, of 171 assisted and 470 seniors housing units) and non-residential uses including office, gym, hotel, medical, retail, community, convention, movie theatre (43,175 sq. m). The eastern portion of the site is proposed to remain as Employment Area.
CNR-08 *note: a submission form was not received for this request	Whitby	1730 Dundas Street West	2.21	To re-designate a portion of the subject lands fronting Dundas Street West from Employment Areas to Living Areas to permit a mixed-use development including a seniors' building.
CNR-09	Ajax	South side of Bayly Street East, east of Shoal Point Road	1.71	To re-designate from Employment Area to permit residential uses (85 townhouse dwellings).

<b>Conversion Request-ID</b>	<b>Municipality</b>	<b>Site Location (Address, if available)</b>	<b>Land Area (Hectares)*</b>	<b>Description of Request (as described by proponent)</b>
CNR-10	Pickering	1802 and 1902 Bayly Street and 2028 Former Kellino Street (referred to as "Durham Live Lands")	90.5	To re-designate a portion of the lands from Employment Area to add residential (up to 1,650 units inclusive of a component of affordable housing units) and retail uses (up to 32,500 sq. m.)
CNR-11	Clarington	1766 Baseline Rd, (Courtyce)	11.08  **overlaps with CNR-41	To re-designate from Employment Area to permit mixed-use residential (1,097 units) and non-residential uses include office, commercial and retail (37,660 sq. m.)
CNR-12	Whitby	1275 Dundas Street West	5.51	To re-designate the subject lands from Employment Area to permit mixed-use residential (200 units) and office/commercial development (90,000 sq. m.)
CNR-13	Brock	276 Cameron Street East, (Cannington)	13.62	To re-designate the subject lands from Employment Area to Living Area to permit residential uses.
CNR-14	Ajax	1,3,5 & 7 Rossland Road East and 901 Harwood Ave. North	3.9	To re-designate the subject lands from Employment Area to Living Area to permit residential development (Phase 1 approximately 275 to 300 units with further intensification potential over the long term).
CNR-15	Ajax	1401 Harwood Avenue North	6.1	To re-designate from Employment Area to Living Area to permit the development of townhouses and a retirement/long term care facility.  A Minister's Zoning Order (438/20) has been issued permitting the retirement and long-term care component of the request.

<b>Conversion Request-ID</b>	<b>Municipality</b>	<b>Site Location (Address, if available)</b>	<b>Land Area (Hectares)*</b>	<b>Description of Request (as described by proponent)</b>
CNR-16	Brock	950 Concession Road 5 (Part of Lot 15, Concession 4)	31.68	To re-designate from Employment Area to Living Area to permit residential development (approximately 200 units)
CNR-17	Scugog	1520, 1540 and 1580 Reach Street	31.0	To re-designate a portion of the property from Employment Area to Living Area to permit a mixed-use development.
CNR-18	Oshawa	204 to 230 Cordova Road and 742 and 744 Oxford Street	0.64	To re-designate from Employment Area to Living Area to permit residential development.
CNR-19	Ajax	250 Rossland Road East	6.95	To re-designate from Employment Area to permit a mixed-use development of high-density residential (1,090 units) and non-residential uses, including office and retail (24,343 sq. m.).
CNR-20	Ajax	650 Beck Crescent	0.69	To re-designate from Employment Area to permit a mixed-use development of high density residential (200 units) and office (5,420 sq. m.).
CNR-21	Ajax	493 Bayly Street West	0.9	To be included in the boundary of the Ajax Major Transit Station Area and to permit a mixed-use development of high density residential (1,100 units) and non-residential uses, including service, commercial, office and retail (1,858 sq. m.)

<b>Conversion Request-ID</b>	<b>Municipality</b>	<b>Site Location (Address, if available)</b>	<b>Land Area (Hectares)*</b>	<b>Description of Request (as described by proponent)</b>
CNR-22	Ajax	190 Westney Road South	0.6	<p>To be included in the boundary of the Ajax Major Transit Station Area and to permit a mixed-use development of high density residential (1,100 units) and non-residential uses, including service, commercial, office, retail, and supermarket (2,787 sq. m.)</p> <p>Note: the subject site is already within the Ajax GO Station Mixed Use Area as per the Town of Ajax Official Plan and the submission is requesting higher residential densities be permitted.</p>
CNR-23	Brock	Beaver Avenue, Beaverton	7.6	To re-designate from Employment Area to permit residential development (103 single detached and semi-detached dwellings and 120 apartment units) in the southern portion of the existing Employment Area.
CNR-24	Whitby and Oshawa	North and south sides of Stellar Drive, west of Thornton Road South	34.0	To be included in the boundary of the Thornton's Corner Major Transit Station Area and allow for associated mixed-use permissions.
CNR-25	Whitby	North and south sides of Stellar Drive, immediately east of the Durham College Whitby campus	12.5	To be included in the boundary of the Thornton's Corner Major Transit Station Area and allow for associated mixed-use permissions.
CNR-26	Clarington	1305 Trulls Road (East of Trulls Road, north of the CP Rail line)	26.69 **overlaps with CNR-41	To be included in the boundary of the Courtyce Major Transit Station Area and allow for associated mixed-use permissions.



<b>Conversion Request-ID</b>	<b>Municipality</b>	<b>Site Location (Address, if available)</b>	<b>Land Area (Hectares)*</b>	<b>Description of Request (as described by proponent)</b>
CNR-27	Clarington	1246 Prestonvale Road	3.24  **overlaps with CNR-27	To re-designate a portion of the site from Employment Area to allow for residential uses as per the Southwest Courtyce Secondary Plan, including approximately 100 low density units on the applicant's property.
CNR-28	Ajax	221 Church Street South (Annandale Golf Course)	25.4	To re-designate from Employment Area to introduce additional employment, retail and residential uses on the developable portion of the subject lands.
CNR-29	Whitby	East side of Anderson Street, directly north of Highway 407.	3.22	To re-designate from Employment Area to permit a mixed-use development including residential (305 retirement residential units) and commercial, office, and daycare uses (5,841 sq. m.).
CNR-30	Clarington	1593 Bloor Street and 1614 Trulls Road	45.0	To re-designate from Employment Area to permit residential uses (ranging from low to medium density) to be further determined through the Southeast Courtyce Secondary Plan.
CNR-31	Ajax	493 and 509 Bayly Street East, and surrounding lands	2.0	To re-designate the subject property to Living Area with the Regional Corridor Overlay.  The submission also encourages the Region to consider the conversion of the surrounding lands on the south side of Bayly Street between Shoal Point Road to Audley Road.

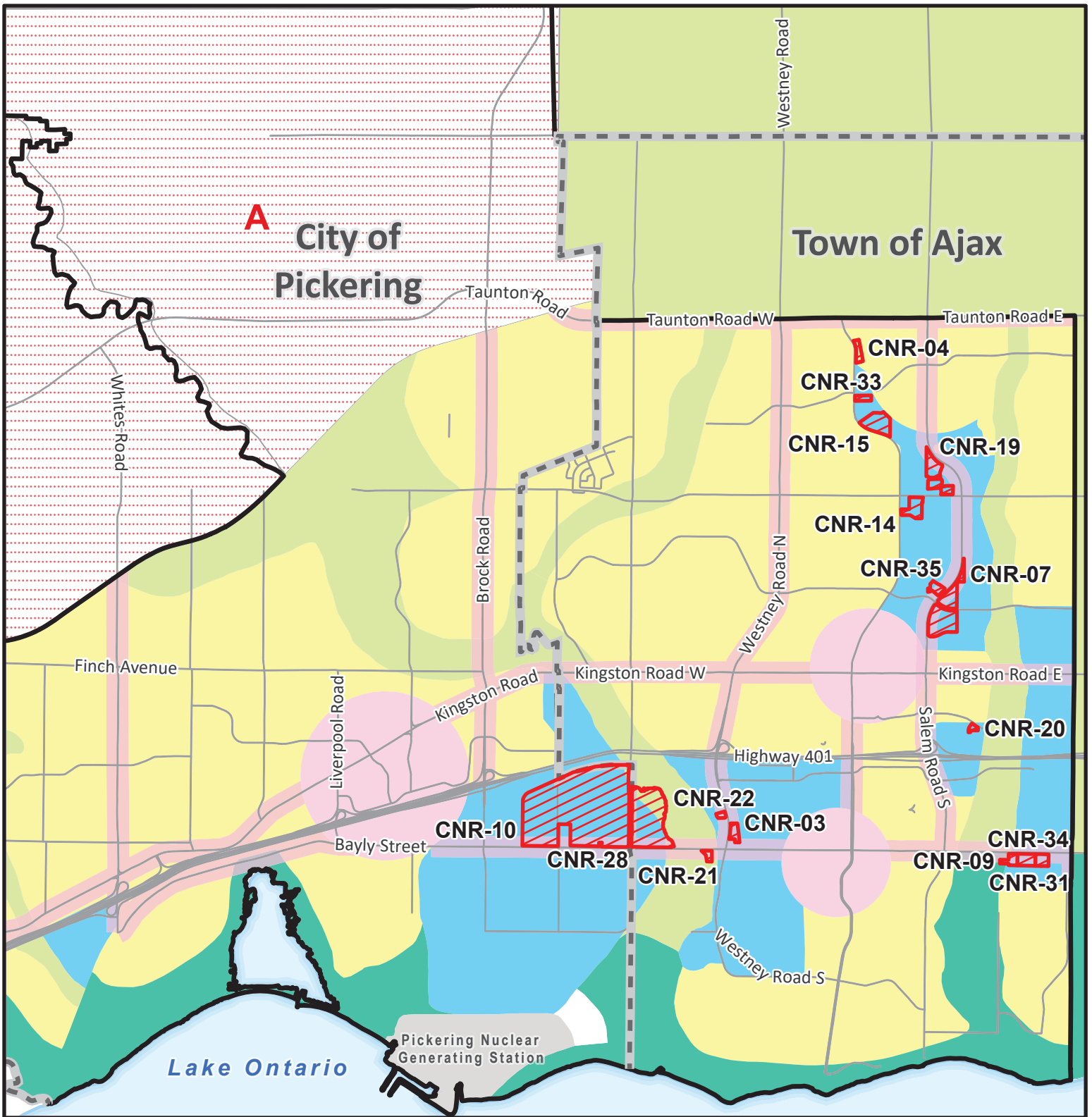
<b>Conversion Request-ID</b>	<b>Municipality</b>	<b>Site Location (Address, if available)</b>	<b>Land Area (Hectares)*</b>	<b>Description of Request (as described by proponent)</b>
CNR-32	Brock	North side of Concession Road 5, approximately 500 m east of Osborne Road, Beaverton	4.34	To re-designate from Employment Area to permit residential uses (46 single detached and 47 townhouse units).
CNR-33	Ajax	1541 Harwood Avenue North	1.1	To re-designate from Employment Area to Living Area to permit residential uses (up to 77 medium density units).
CNR-34	Ajax	479 Bayly Street East (East of Shoal Point Road)	2.3	To re-designate from Employment Area to Living Area and permit residential (up to 99 townhouse units) / mixed uses.
CNR-35	Ajax	500 Salem Road North	1.67	To re-designate from Employment Area to permit residential uses (120 retirement units)
CNR-36	Whitby	1629, 1635, 1650, 1741, 1751 and 1761 Victoria Street East (Thickson Ridge)	16.93	To maintain/expand existing retail permissions and introduce residential uses that includes an initial proposal of approximately 500 units and seeking additional permissions for high density mixed use residential for the balance of the site.

<b>Conversion Request-ID</b>	<b>Municipality</b>	<b>Site Location (Address, if available)</b>	<b>Land Area (Hectares)*</b>	<b>Description of Request (as described by proponent)</b>
CNR-37	Clarington	Lands on the west side of Courtice Road, directly north of the proposed Courtice GO Train station (Part of Lots 29 and 30, Concession 1, Darlington)	46.31  **overlaps with CNR-41	To re-designate the lands to permit residential, mixed residential/employment uses, major retail and commercial/employment uses within the proposed Courtice MTSA boundary.
CNR-38	Clarington	1218 Trulls Road	23.8	To re-designate from Employment Area to permit residential, mixed residential/employment uses, major retail and commercial/employment uses west of the proposed Courtice MTSA boundary.
CNR-39	Oshawa	2380 Ritson Road and 2867 Bridle Road	10.33	To re-designate from Employment Area to permit mixed residential (up to 630 units) and non-residential uses including commercial, retail, and employment uses (23,000 sq. m.)

Conversion Request-ID	Municipality	Site Location (Address, if available)	Land Area (Hectares)*	Description of Request (as described by proponent)
CNR-40	Clarington	Lands west of Robinson Creek, south of the future extension of Fenning Drive, north of Highway 401 (Southwest Courtyce Secondary Plan)	36.91 **overlaps with CNR-27	To re-designate from Employment Area to: <ul style="list-style-type: none"> <li>• permit low density and medium density residential uses of approximately 1,200 units.</li> <li>• recognize other existing uses such as a cemetery expansion, parkland, green space, stormwater management facilities</li> <li>• preserve the opportunity of a future Highway 401 interchange currently slated within both the Clarington and Regional Official Plans</li> </ul>
CNR-41	Clarington	Courtyce Major Transit Station Area	189.72 **overlaps with CNR-11, CNR-26 and CNR-37	To convert the entirety of the MTTSA lands to a high-density mixed-use development.  Request includes lands that are outside the Urban Area Boundary, located on the east side of Courtyce Road. A related Settlement Area Boundary expansion request has also been submitted for these lands.
CNR-42	Clarington	1447 Prestonvale Road	8.8	To re-designate from Employment Area to permit single detached residential dwellings in proximity to the existing residences to the west of the property.

\* Land area as indicated in the conversion request Submission Form as provided by the proponent. Staff are in the process of confirming land areas.

\*\* Conversion requests with this notation indicates that more than one Submission was made for the corresponding land.



### Requests for Employment Area Conversion – Ajax and Pickering



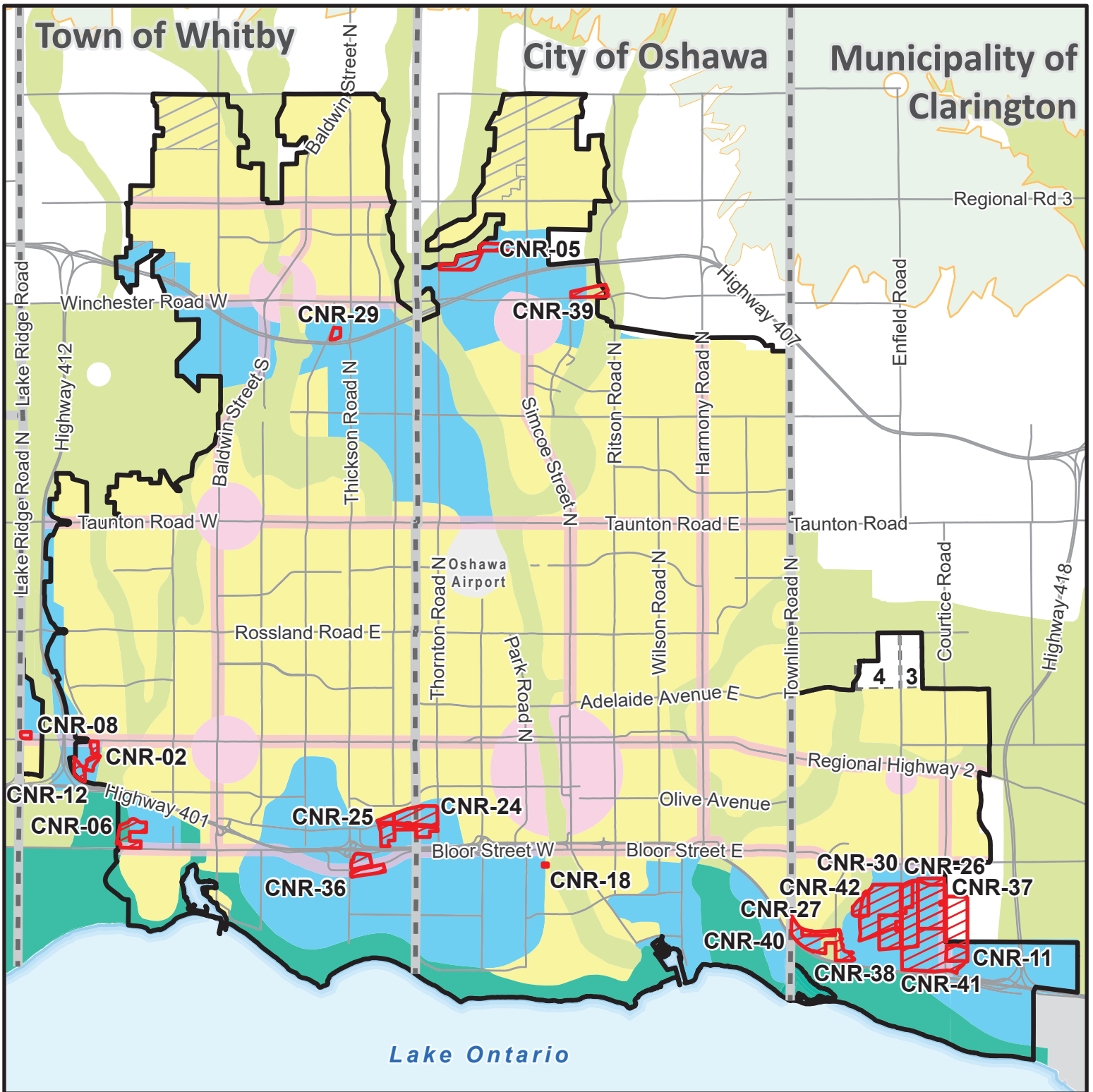
**Legend**

- Lands Subject to Employment Conversion Request
- Prime Agricultural Areas
- Employment Areas
- Major Open Space Areas
- Waterfront Areas

- Living Areas
- Specific Study Area 'A'
- Regional Corridors
- Regional Centres
- Urban Area Boundary
- Municipal Boundary

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### Requests for Employment Area Conversion – Clarington, Oshawa and Whitby

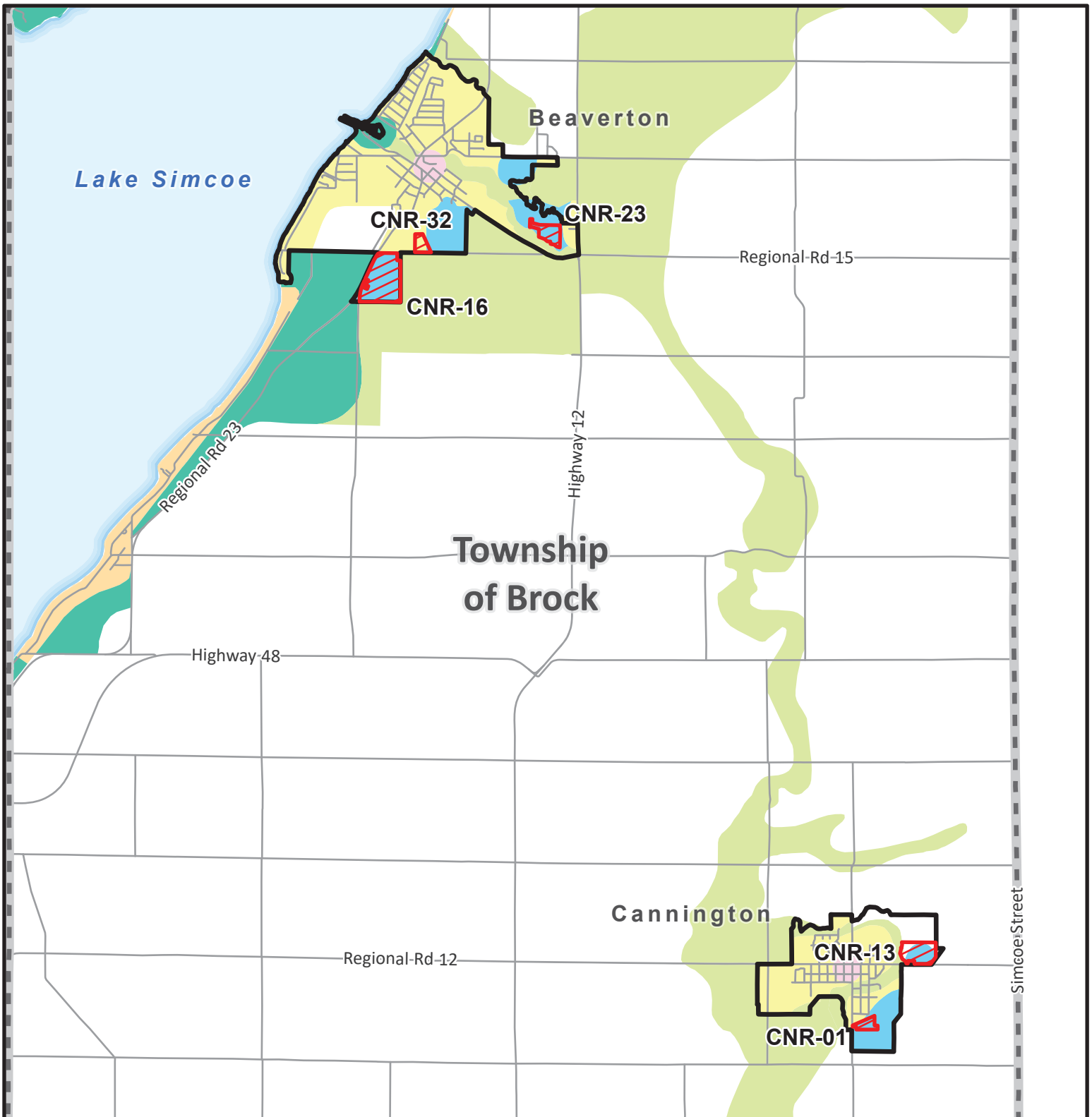


#### Legend

- Lands Subject to Employment Conversion Request
- Prime Agricultural Areas
- Employment Areas
- Major Open Space Areas
- Waterfront Areas
- Living Areas
- Deferral Areas
- Special Study Areas
- Regional Corridors
- Regional Centres
- Urban Area Boundary
- Municipal Boundary

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### Requests for Employment Area Conversion –Township of Brock



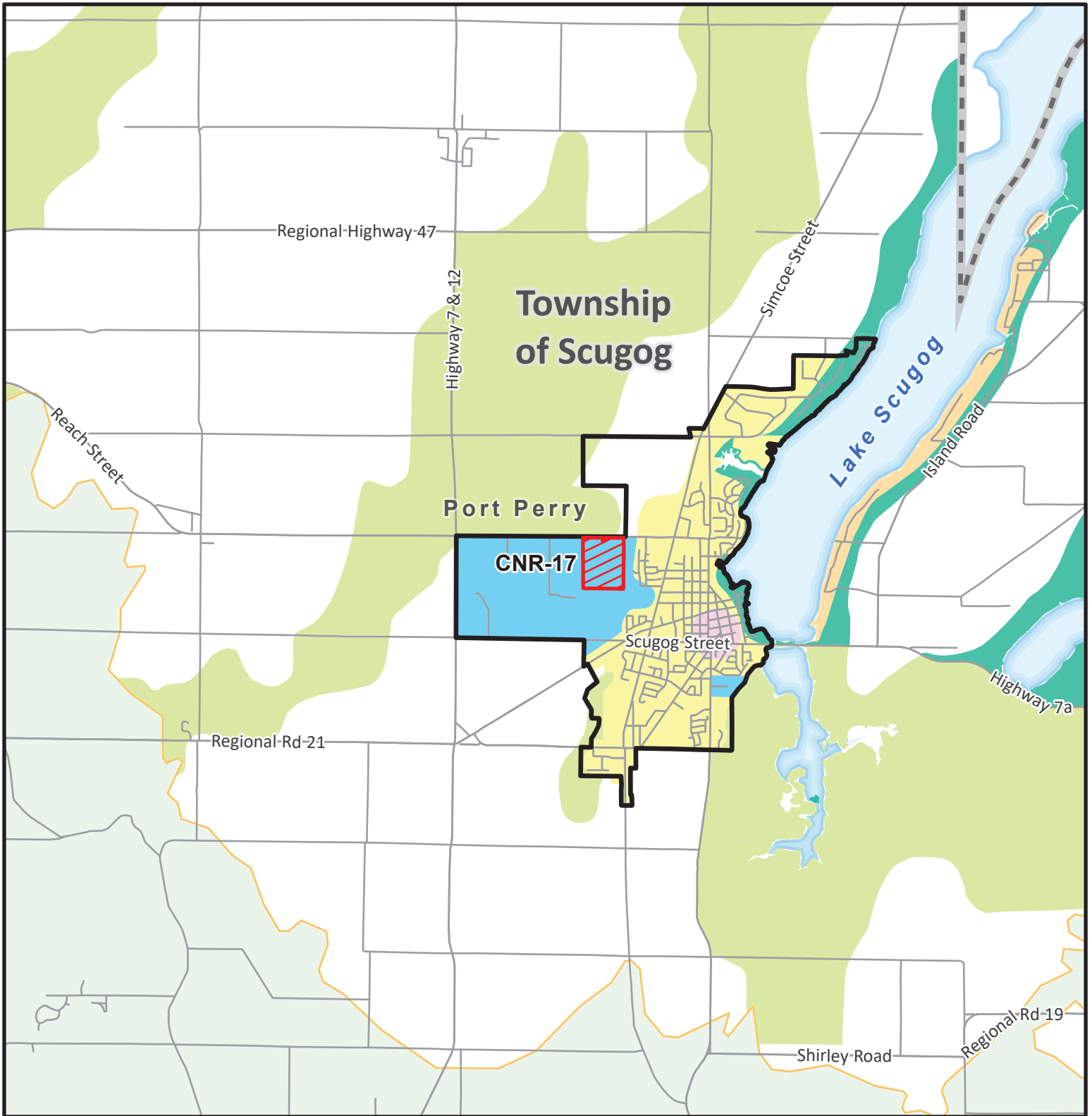
#### Legend

- Lands Subject to Employment Conversion Request
- Prime Agricultural Areas
- Employment Areas
- Major Open Space Areas
- Waterfront Areas
- Living Areas
- Regional Corridors
- Regional Centres
- Urban Area Boundary
- Municipal Boundary

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### Requests for Employment Area Conversion –Township of Scugog



**Legend**

- Lands Subject to Employment Conversion Request
- Prime Agricultural Areas
- Employment Areas
- Major Open Space Areas
- Waterfront Areas

- Oak Ridge Moraine Areas
- Living Areas
- Regional Corridors
- Regional Centres
- Urban Area Boundary
- Municipal Boundary

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