TO: Environmental Registry of Ontario (re: ERO Number 019-7195)

From: RTOERO (Retired Teachers/Educators of Ontario) Political Advocacy Committee Durham, District 28

**Re: Durham Region Official Plan**, Wannop employment lnd conversion at 1520, 1540, qnd 1580 Reach Street, Township of Scugog, Port Perry

Chair: Don Farquharson and Larry Corrigan

**Introductory Statement**: We object to Durham Region Council’s conversion of approximately 100 acres of employment land in the township of Scugog, south of Reach Street in Port Perry, (referred to in this submission as the Wannop lands). In our view, these lands should retain their existing “Employment Areas” land use designation in the new Durham Official Plan, so that Port Perry develops as a complete community, with an appropriate balance of residential and employment opportunities.

Please find enclosed our advocacy work and research document on the Wannop Land conversion as it relates to the needs of seniors/elders with respect to affordable housing and long-term care in Scugog with social, therapeutic recreational facilities within the designated lands or nearby in the Township of Scugog.

**SUMMARY:**

**The conversion of the Wannop lands from “Employment Areas” to “Community Areas” is concerning, as it will permit a large amount of new residential uses to be developed. It will also enable the development of a proposed long-term care (LTC) facility on a portion of the site (originally proposed by Southbridge Corporation). While supportive of a new LTC facility, we are not supportive of its location, or the originally envisioned LTC facility, or the conversion of a large tract of land from Employment Area to Community Areas simply to enable new (likely unaffordable) residential development. In our view, these designated employment lands should be retained for employment uses so the residents of Port Perry and surrounding area can have a place to work in a complete community. We would also remind that the MMAH recently refused Scugog’s and the landowner’s request to enact a Municipal Zoning Order to permit a LTC facility on behalf of Southbridge Corp. on a portion of these lands.**

We note that this employment lands conversion was not recommended by Regional or Township planning staff but rather made by political direction on the floor of Regional Council when the new Regional Official Plan was adopted on May 17 2023. You may also recall that the Wannop conversion request was previously denied by Regional Council in December of 2021 when the matter of employment land conversions was first being considered as part of the Envision Durham process. We do not support this employment conversion, given we do not know the economic, social or environmental impact, including sewage capacity of the Port Perry sewage lagoon.

There is no detailed site-specific plan by the developer for housing or the Southbridge Corporation for a long-term residence tabled with the Township planning staff. There is also no plan for addressing either seniors or affordable housing.

It is felt that this employment land conversion, abruptly made at the Durham Region Special Council Meeting of May 17 2023, would give the owner or future developer carte blanche to develop the lands in ways not envisioned by Township or Region.

Given the lack of fully serviced employment lands available, we are concerned this conversion to Community Areas will over-extend Port Perry’s sewage capacity, recreational, medical, and other related service capacity, while restricting the ability of the employment lands to develop properly.

Further, this employment land conversion, as envisioned, will increase housing while decreasing the quantity of employment lands. This will have the unforeseen circumstances of increasing commuter traffic. It also changes the tax ratio among the residential, commercial, and industrial tax base for Scugog. For the reasons noted above, it is our request that the Wannop lands retain their current Employment Areas designation, and not be converted to a Community Areas designation.

We thank you, in advance, for your thoughtful consideration of our concerns going forward. If you have any questions regarding our submission, or require any additional information, please do not hesitate to contact Larry Corrigan ([larrycorrigan@sympatico.ca](mailto:larrycorrigan@sympatico.ca)) (905) 985-7215 OR Don Farquharson ([don.farquharson@sympatico.ca](mailto:don.farquharson@sympatico.ca)) (905) 242-2072

**Background information:**

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| **History of Land Conversion** on Reach Street from Wannop Employment Lands to Community Areas (based in part on communication with Brian Bridgeman, Regional Commissioner of Planning and Kim Coates, retired clerk of Scugog Township)  •The developer has been trying to rezone his lands to residential since the 1980’s with previous councils, according to the township clerk of the day.  •The previous Scugog Council supported an MZO to accommodate a long-term care facility on the eastly part of the Wannop lands (5 acres).  •Township planning staff were not supportive. Regional planning staff offered some qualified support, on the basis that the MZO being confined to the LTC site (approx. 5 acres) and also based on their understanding that the new LTC facility was urgently needed.  •The Minister of Municipal Affairs and Housing did not support the MZO request.  •Last Fall, a new Township Council was elected (6 out of seven positions were acclaimed), and the majority of this new council with the exception of Ward 1 Councillor David Leroy is similarly supportive of an MZO to enable the development of a long-term care facility on the easterly portion of the Wannop lands. The new Council has made a formal request of MMAH Minister Clark for an MZO.  •Meanwhile … in the first part of 2023, the Region is proceeding to finalize its new Regional Official Plan. At the same time, Mr. Wannop was continuing to request that approximately **98 acres** of his property be converted from “Employment” to “Community Areas” to enable the development of residential uses. This Community Areas designation would permit a long-term care facility to be established subject to rezoning and site plan. Regional Planning staff did not support this conversion request.  •However, on May 17th, Regional Council agreed to convert the lands as requested.  •At present, the Region’s new OP, as adopted by Regional Council on May 17th, is before the Minister of Municipal Affairs and Housing for approval. It shows the re-zoning of the lands in question to “Community Area”.(**see map below)**  •We are not sure why the proponent does not submit conventional rezoning and site plan applications to move the project along.  •We do not know the position of Uxbridge and Brock Township with respect to the change from employment to Community Area lands |

**Salient minutes from Durham Region Special Council Meeting May 17**

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| Comments and a delegation from Don Given, Malone Givens Parsons, on  behalf of Richard Wannop for 1520, 1540 and 1580 Reach St. in Scugog,  requesting reconsideration of CNR-17 to support the conversion of 40 hectares  of the subject property from Employment Area to Community Area, citing that  Scugog has a surplus of Employment Area and these lands are constrained for  employment uses given the costly servicing infrastructure required and that the  conversion is now supported by the Township of Scugog Council.  • Regional staff continue to recommend the lands in this area not be  converted on the basis that the site is large, regularly shaped and  suitable for employment uses. The site forms part of the largest and most  contiguous Employment Area in north Durham and has the potential to  satisfy unmet employment needs for all of northern Durham.  Report #2023-P-15 Page 11 of 25  • In particular, the Reach Street properties are subject to a pre-servicing of  employment lands initiative that will see the advancement of Regional  services to the property.  • Regional staff had Watson & Associates review this matter at the request  of the Township of Scugog. The following is a summary of Watson’s  response:  (a) While the Township is expected to have a surplus of employment  lands within the planning horizon, it is important to emphasize that  the employment forecast for Durham Region and Scugog is a  minimum.  (b) The existing lack of municipal water and wastewater services within  the Scugog Employment Area lands has resulted in a narrow range  of permitted employment uses which can operate on the Township’s  employment lands. Historically, this has effectively limited demand  for the Employment Area lands within Scugog. However, with  municipal services these lands will become more attractive to  employment investment.  (c) The Region’s Growth Management Study assumes that a long-term  servicing solution will be developed for the Port Perry Employment  Area, which would then result in an increase in the Township’s  investment attractiveness across a broader range of sectors, and  lead to an increase in demand relative to historical patterns.  (d) Converting lands within the Port Perry Employment Area would  potentially set a precedent for future employment conversion  requests, potentially eroding the supply of employment land within  Scugog and causing further disruption to existing business  operations within this area. In this regard, comments received from  Rachelle Larocque, The Biglieri Group Ltd., on behalf of 1501 and  1541 Scugog Line 6 (directly to the south) are requesting that the  eastern portion of their lands also be converted from Employment to  Community Area.  Regional Council - Minutes May 17, 2023 Page 20 of 29 Moved by Councillor Wotten, Seconded by Councillor McDougall, (108) That Attachment #1 as contained in Report #2023-P-15 be amended by modifying Map 1 of the new Regional Official Plan to redesignate the eastern portion of the Port Perry Employment Area on the south side of Reach Street, municipally known as 1520, 1540, and 1580 Reach Street, (owned by Mr. Richard Wannop), from Employment Area to Community Area. |

* We are not averse to LTC development, but there seems to be a lack of vision and attentiveness to seniors, affordable housing, and LTC needs in our community; this conversion of land needs further thought and more details.

**LINKS OF INTEREST:**

The links to these sites highlight best management practices with respect to local and provincial policy and approved construction for senior housing and Long-Term Care.

<https://ca.linkedin.com/in/patricia-spindel-3002a215>

<https://www.thestandardnespaper.ca/post/lakeridge-health-considering-port-perry-as-a-possible-future-location-for-a-long-term-care-home>

<https://news.ontario.ca/en/release/1002387/ontario-building-new-seniors-housing-complex-in-kenora>

<https://www.youtube.com/watch?v=ZxDrOlrm6KY>

<https://adultlifestylecommunities.com/communities/wilmot-creek>

<https://pub-peelregion.escribemeetings.com/filestream.ashx?DocumentId=27500>

[www.providencevillage.ca](http://www.providencevillage.ca)

[www.homecarehub.com](http://www.homecarehub.com)

[www.lanarklifestyles.ca](http://www.lanarklifestyles.ca)

<https://globalnews.ca/news/9849338/canada-long-term-care-safety-consultation/>



