



Report To Planning & Development Committee

Report Number: PD 28-10

Date: September 7, 2010

From: Neil Carroll
Director, Planning & Development

Subject: Growth Strategy Program
Pickering Official Plan Review
File: D-2000-012

Recommendation:

1. That Report PD 28-10 of the Director, Planning & Development respecting the status of the Pickering Growth Strategy Program, be received for information; and
2. Further, that Report PD 28-10 be forwarded to the Region of Durham and the Ministries of Municipal Affairs and Housing, and Energy and Infrastructure.

Executive Summary: The purpose of this Report is to provide City Council with an update on the status of the Pickering Growth Strategy Program. A component of the City's Official Plan Review and Provincial Growth Plan conformity work, the Growth Strategy Program intends to establish a policy framework directing residential intensification and employment growth to appropriate places within the City. As part of the Growth Strategy Program's continuing consultation process to engage the public, development industry and commenting agencies, a second public open house was held on June 22, 2010, in the Civic Complex.

The City is proceeding with its Growth Plan Strategy Program, working toward a possible third open house later in 2010 or early 2011, and amendments to the City's Official Plan for consideration by the public and Council in 2011.

Adopted by Regional Council on June 3, 2009, the Region of Durham's Growth Plan Conformity Amendment 128 is awaiting Provincial approval. While monitoring the approval of Amendment 128, staff recommends that this Report be forwarded to the Region of Durham and the Ministries of Municipal Affairs and Housing, and Energy and Infrastructure, informing the Region and Province of the City's continuing work on its Growth Strategy Program for consideration by Council in 2011.

Financial Implications: No direct implications from reporting on the status of the Growth Strategy Program.

Sustainability Implications: The Pickering Growth Strategy Program supports the City's economic, environmental and social lenses by utilizing land more efficiently within the built-up areas of the City in order to accommodate significant population and employment growth.

1.0 Background:

1.1 The Province's Growth Plan for the Greater Golden Horseshoe is being implemented through the City's Growth Strategy Program

The *Places to Grow Act* requires the City's Official Plan to conform to the policies of the Growth Plan. The City's Growth Strategy Program, a component of the City's Official Plan Review, was initiated in 2009 and intends to establish a policy framework directing residential intensification and employment growth to appropriate places in the City. Consultants were retained to assist City staff leading the Growth Strategy Program. Young+Wright/IBI Group Architects were retained to assist in demonstrating possible recommended densities. Watson & Associates Economists Ltd. were retained by the City to assist in investigating and evaluating the characteristics of Pickering's future housing demand.

1.2 Report PD 11-10 dated May 3, 2010, reported on the first round of open houses held February 17 and 18, 2010

Public consultation engaging the public, development industry and commenting agencies, was initiated with a first round of open houses in February 2010. A separate open house was held for grade 11 students from Dunbarton High School at the Library Auditorium. Report PD 11-10 reported that the comments received at the open houses were supportive of intensification in the Downtown and Kingston Road areas. Comments included the need for improved public transit and recreation facilities, intensification related infrastructure improvements and ensuring a transition between existing low density residential and future intensification areas.

1.3 On May 18, 2010, the development community was consulted on the market potential for residential intensification in Pickering

To assist in the evaluation of the market potential for residential intensification development in Pickering, the City's consultant, Watson & Associates held a workshop for the Pickering development community which was also attended by City Planning & Development, Office of Sustainability and Corporate Services staff. The workshop explored the issues of residential intensification supply, market potential, and enabling financial tools.

1.4 The second round of Pickering's Growth Strategy Program public consultation process was held on June 22, 2010

A second public open house was held on June 22, 2010, in the Civic Complex. Exhibit boards displaying the proposed areas of intensification (see Attachment #1), architectural renderings and conceptual site plans as well as preliminary findings from the housing and demographic study and possible intensification strategic directions were presented. A draft demonstration concept for the downtown including diagrams demonstrating built form, open space and pedestrian connections, vehicular circulation and public transportation were also available at the open house (see Attachments #2 & #3).

Young+Wright identified possible strategic directions that will inform the Growth Strategy Program and assist in the development of policy. The strategic directions addressed matters such as the continuing promotion of office and cultural arts development in the Town Centre, encouraging a pedestrian friendly environment, increasing transit usage, establishing urban open spaces, limiting the impact of intensification on established residential areas, and directing the greatest intensification to the downtown, the south side of Kingston Road corridor as well as key intersections and future transit stops.

Copies of all the exhibits were provided to Council and are available for downloading from the City's website at <http://www.cityofpickering.com/standard/planning/index.html>.

2.0 Discussion

2.1 The issue of impact from intensification on abutting residential neighbourhoods raised by the public at the first open house was addressed by the City's consultants

An important consideration when planning for the intensification of Pickering's urban area is to ensure appropriate built form that does not overwhelm or negatively impact neighbouring residential uses. The height and massing of a new building and how it transitions into an existing community or streetscape will determine how the building fits into the community.

An exhibit prepared by Young+Wright demonstrated how angular plane requirements in zoning by-laws can assist in shaping the built environment in terms of scale, height, spacing and character (see Attachment #4).

2.2 The City's downtown (urban growth centre) and corridors are well suited to accommodate intensification

The key demographic markets for intensification are the "singles and couples, 20-34" and "older seniors, 75 plus" age groups. A preference for high density housing also starts to emerge in the later years of the diverse "young senior, 65-74" age group.

The Pickering demographic trends display prepared by Watson & Associates Economists Ltd. shows that over the 2006-2031 planning period, Pickering is expected to experience well balanced growth in all age groups with the largest percentage increase in population expected in the "young seniors, 65-74" and "older seniors, 75 plus" age groups as well as a healthy percentage increase in the "youth adult, 20 - 34" age group. This trend suggests that there will be increased demand in the future for high density units fuelled by segments of these age groups. Our intensification areas are well suited to accommodate this housing form.

2.3 The City's Growth Strategy Program is continuing despite the delay in the Provincial approval of Regional Official Plan Amendment 128

The Provincial draft decision on Regional Official Plan Amendment 128 (ROPA 128) issued on March 12, 2010, proposes a number of modifications to the adopted policies and schedules of ROPA 128 as well as modifications to other Region of Durham Official Plan policies and schedules that were not part of ROPA 128. Regional and Provincial staff have met to discuss the proposed modifications achieving agreement on many of the modifications. However, certain key issues remain.

City of Pickering Report PD 28-10 dated May 3, 2010, outlined proposed modifications that are significant for Pickering (see Table below). In June 2010, the Region of Durham formally responded to the Province's draft decision.

The following table summarizes the proposed modifications having implications for Pickering as well as the Region's response:

Proposed Provincial Modification Significant to Pickering	Region's Response
Delete northeast Pickering expansion area	Modification not accepted, alternative modification requested. There is no basis that no new Employment Areas or Living Areas are needed in North East Pickering and no basis for the removal of the expansion area in its entirety. The Region's land budget methodology has confirmed that certain Urban Area expansions for Living Areas and Employment Areas in northeast Pickering are required in order to meet the Growth Plan targets.
Allocate 35,000 jobs instead of 16,500 jobs to Seaton in accordance with the Central Pickering Development Plan (CPDP)	Modification not accepted and that the Growing Durham allocation of 16,500 jobs to Seaton be maintained. The Region continues to plan for the remaining balance of jobs to be achieved post 2031.

Proposed Provincial Modification Significant to Pickering	Region's Response
Delete the additional 25,000 jobs forecasted from the land budget methodology	Modification accepted since the Province has insisted that there is no flexibility in the forecasts provided by the Growth Plan, notwithstanding the potential demonstrated through the Growing Durham Study.
Requiring a minimum density target across the entire Region	Modification accepted subject to the inclusion of a general policy that the Region will work with area municipalities through their official plan conformity exercises to develop area specific density targets to achieve the minimum overall gross density of 50 residents and jobs combined per hectare on a Region wide basis.

The Region is awaiting the Province's final decision on ROPA 128. City staff are proceeding with the Program while monitoring the approval of ROPA 128 and are working toward a third open house and amendments for consideration by the public and Council in early 2011.

3.0 Next Steps

Staff is currently working with the project consultants to finalize design and demographic work. Preparation of draft policy directions will be initiated. Work resulting from these tasks will be on display at a third public open house tentatively scheduled for December 2010 or January 2011.

Following the open house, the statutory part of the process will be initiated with the following steps for anticipated completion by June 2011:

- Statutory open house & public meeting on draft Official Plan Amendment
- Report to Planning & Development Committee
- Council consideration/adoption of Official Plan Amendment
- submission of Official Plan Amendment to Durham Region for approval

Attachments:

1. Intensification Opportunities and Constraints, Growth Strategy Program, June 22, 2010, Open House Exhibit
2. Urban Growth Centre Demonstration Plan, Growth Strategy Program, June 22, 2010, Open House Exhibit
3. Urban Growth Centre Demonstration Plan - Diagrams, Growth Strategy Program, June 22, 2010, Open House Exhibit
4. Angular Plane and Transition (For High Density Options), Growth Strategy Program, June 22, 2010, Open House Exhibit

Prepared By:

Approved/Endorsed By:



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Recommended for the consideration
of Pickering City Council



Tony Prevedel, P.Eng.
Chief Administrative Officer

Growth Strategy Program

Intensification Opportunities and Constraints

- Corridors & Nodes**
- Nodes
 - Corridor
 - Downtown
 - Built Boundary

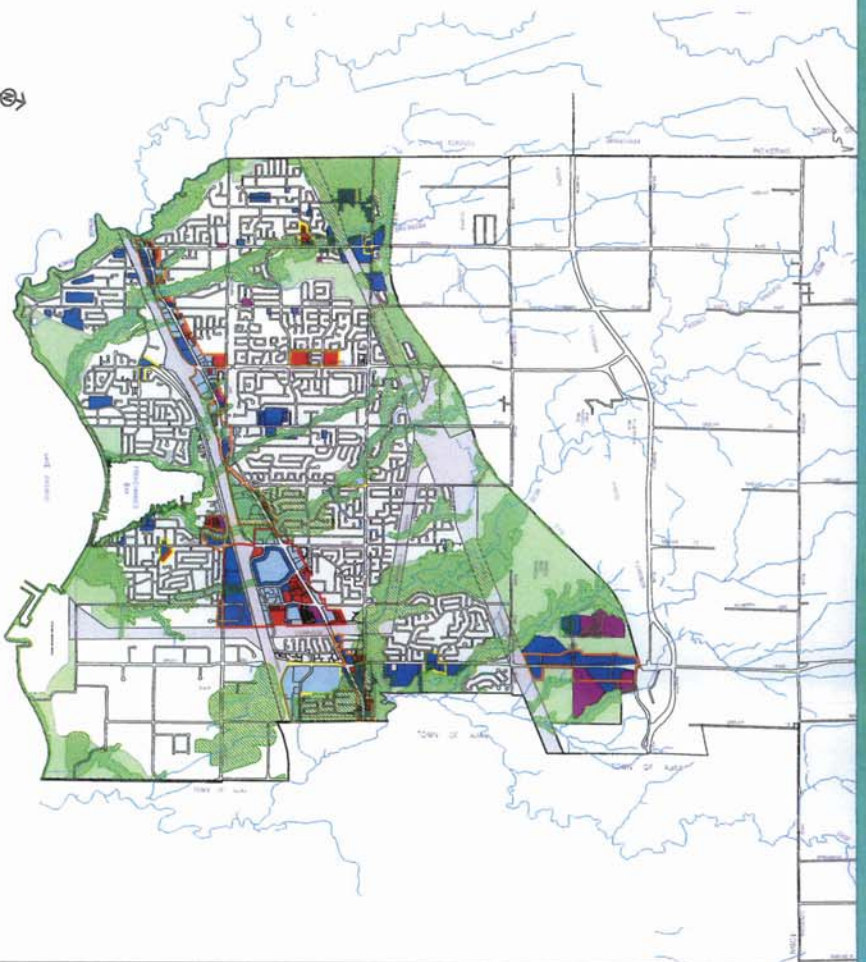
Opportunities

- Development Potential pre 2031
- Development Potential post 2031
- Development Approved
- Developed

Constraints

- OpenSpace
- Flood Plain Special Policy Area (Pickering Official Plan)
- T.R.C.A. Regulation 166/06

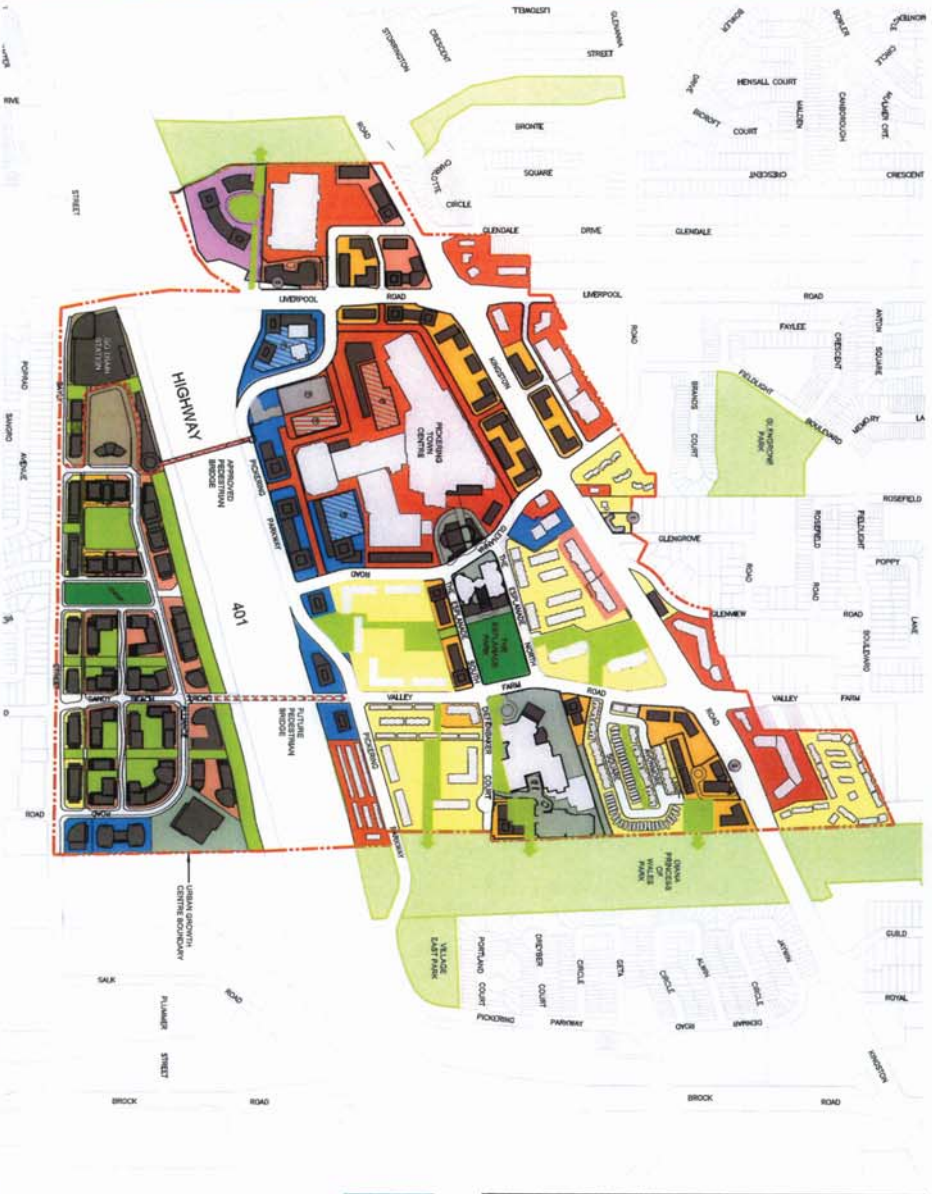
Key Map



This map was prepared for the City of Pickering. It is not intended to be used for any other purpose. The City of Pickering does not warrant the accuracy or completeness of the information shown on this map. The City of Pickering is not responsible for any errors or omissions on this map. The City of Pickering is not responsible for any damages, including consequential damages, arising from the use of this map. The City of Pickering is not responsible for any claims, including consequential claims, arising from the use of this map.

Growth Strategy Program **DRAFT** URBAN GROWTH CENTRE DEMONSTRATION PLAN

ATTACHMENT # 2-10
 REPORT # PD-28-10



LAND USE LEGEND:

- █ URBAN GROWTH CENTRE
- █ EXISTING BUILDINGS
- █ PROPOSED RESIDENTIAL DEVELOPMENT
- █ PROPOSED COMMERCIAL DEVELOPMENT
- █ PROPOSED DEVELOPMENT
- █ HIGH DENSITY RESIDENTIAL
- █ LOW DENSITY RESIDENTIAL
- █ MIXED USE DEVELOPMENT
- █ OFFICE
- █ RETAIL COMMERCIAL
- █ HOTEL & CONVENTION CENTRE
- █ PUBLIC USE
- █ PARK
- █ PUBLIC OPEN SPACE TO BE DEVELOPED OR CONSERVED FOR FUTURE DEVELOPMENT
- █ PUBLIC OPEN SPACE
- █ STRUCTURED PARKING

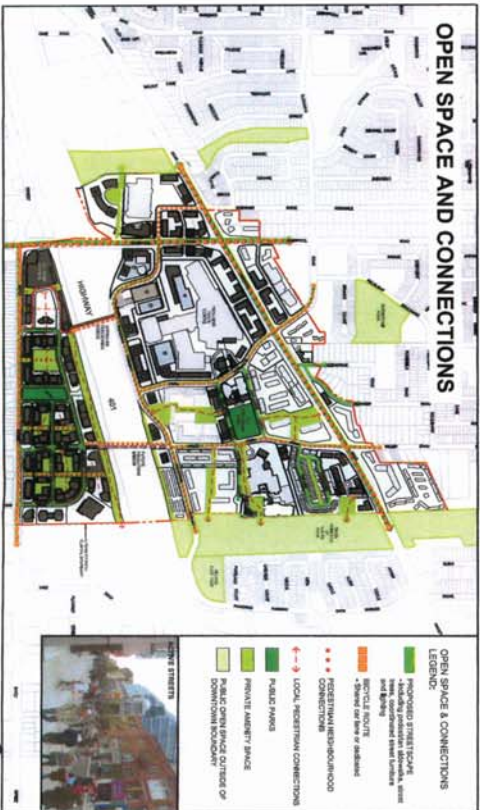
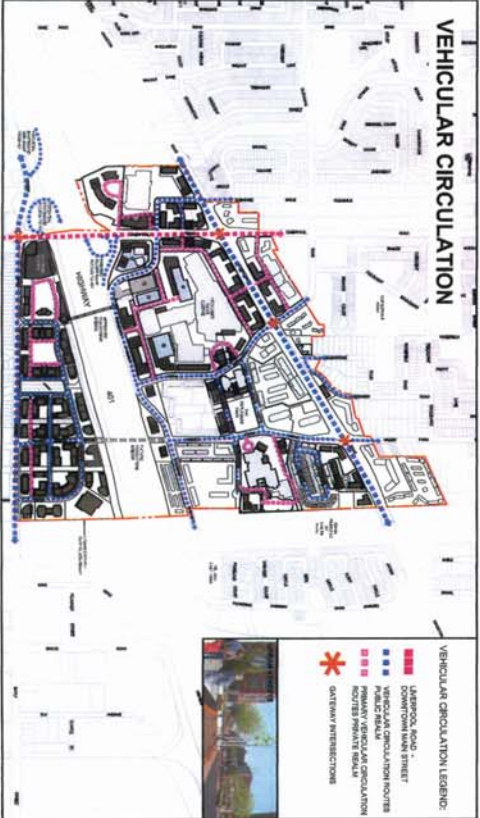
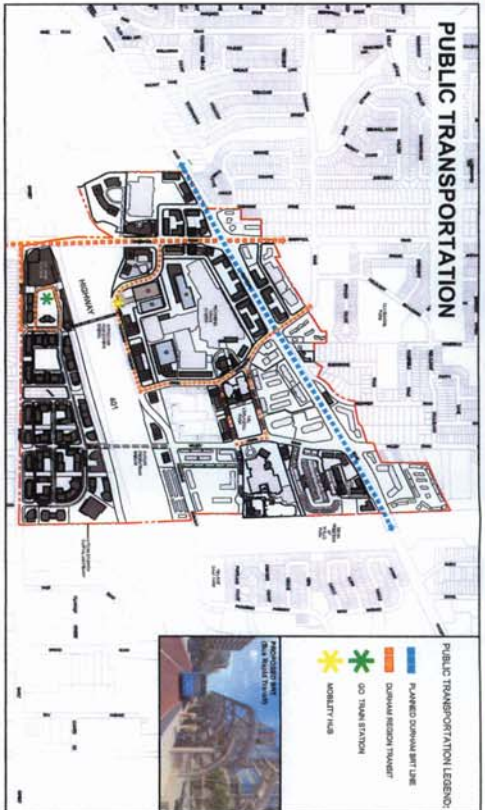
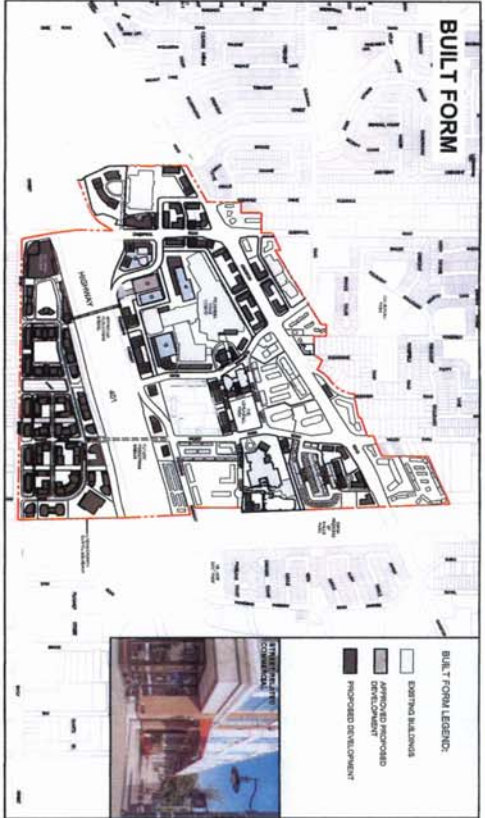
LAND USE	AREA (SQ. METERS)	PERCENTAGE OF TOTAL AREA
URBAN GROWTH CENTRE	1,100,000	11.0%
EXISTING BUILDINGS	1,100,000	11.0%
PROPOSED RESIDENTIAL DEVELOPMENT	1,100,000	11.0%
PROPOSED COMMERCIAL DEVELOPMENT	1,100,000	11.0%
PROPOSED DEVELOPMENT	1,100,000	11.0%
HIGH DENSITY RESIDENTIAL	1,100,000	11.0%
LOW DENSITY RESIDENTIAL	1,100,000	11.0%
MIXED USE DEVELOPMENT	1,100,000	11.0%
OFFICE	1,100,000	11.0%
RETAIL COMMERCIAL	1,100,000	11.0%
HOTEL & CONVENTION CENTRE	1,100,000	11.0%
PUBLIC USE	1,100,000	11.0%
PARK	1,100,000	11.0%
PUBLIC OPEN SPACE TO BE DEVELOPED OR CONSERVED FOR FUTURE DEVELOPMENT	1,100,000	11.0%
PUBLIC OPEN SPACE	1,100,000	11.0%
STRUCTURED PARKING	1,100,000	11.0%

Official Plan Review:

Sustainable Placemaking
 JUNE 22, 2010

SCALE: 1:4000

TRC
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Official Plan Review:

Sustainable Placemaking
JUNE 22, 2010

TBI
Young + Wright / IB Group Architects
City of PICKERING

