



**The Corporation of the Township of Scugog**

**Special Council Meeting Minutes**

**December 4, 2023, 4:00 p.m.**

**Council Chambers, Municipal Building**

**181 Perry Street, Port Perry**

Members Present: Mayor Mrs. W. Wotten  
Regional Councillor Mr. I. McDougall  
Councillor Mr. D. LeRoy  
Councillor Mrs. J. Guido  
Councillor Mr. R. Rock  
Councillor Mr. H. Wright  
Councillor Mr. T. Coyne

Staff Present: Chief Administrative Officer Mr. K. Nix  
Director of Corporate Services / Clerk Mr. R Walton  
Director of Finance / Treasurer Ms. L. Barta  
Director of Emergency Services / Fire Chief Mr. M. Berney  
Director of Community Services Ms. L. Bowers  
Director of Development Services Mr. K. Heritage  
Manager of Planning, Valerie Hendry  
Network Analyst Mr. D. Popham  
Recording Secretary Ms. C. Rolland

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**1. Call Open Session to Order, Moment of Silence and Land Acknowledgment**

The Mayor called the meeting to order at 4:14 PM and asked everyone to rise and observe a moment of silence or personal reflection.

The Mayor acknowledged the traditional territories of the Mississaugas of Scugog Island First Nation and recognized the contributions of First Nations, Metis, and Inuit peoples to the community, the province and the country.

The Clerk confirmed attendance to verify a quorum was present.

**6. Presentations and Delegations**

**6.1 Presentation on the Proposal from Avenu Properties Corporation**

Bruce Hall, Senior Planner and Firm Partner, The Planning Partnership, and David Medhurst, Special Projects Director, EQUUS/Scugog Project and Avenu Properties provided a presentation regarding a proposal from Avenu Properties Corporation.

A question period with members of Council ensued.

**Resolution CR-2023-370**

**Moved by** Councillor Mr. T. Coyne

**Seconded by** Councillor Mrs. J. Guido

**THAT** the presentation by David Medhurst, Special Projects Director; EQUUS/SCUGOG Project and Avenu Properties, Jim Meng, Project Manager, Avenu Properties (Avenu), Bruce Hall, Senior Planner and Firm Partner, The Planning Partnership (TPP), Dr. William Chericoff Ph.D, Senior Manager - The Toyota Mobility Foundation, Washington DC, regarding the presentation on the Proposal from Avenu Properties Corporation, be received.

**Carried**

**7. Consideration of Business for which Notice was given**

**7.1 A Proposal from Avenu Properties Corporation requesting Council to contemplate the use of a community infrastructure housing accelerator under Section 34.1 of the Planning Act**

**Resolution CR-2023-371**

**Moved by** Councillor Mr. H. Wright

**Seconded by** Councillor Mr. R. Rock

**WHEREAS** the Ontario government has recognized that there is a housing crisis and has established a goal to have 1.5 million new homes built in the next ten (10) years.

**AND WHEREAS** Durham Region has been mandated to supply 84,000 new residences in those ten (10) years and the southern municipalities in the region have been asked to develop pledges to kick-start initiatives.

**AND WHEREAS** The Township of Scugog has identified the Urban Area Boundary of Port Perry as a highest priority area for new development and intensification.

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**AND WHEREAS** The Township of Scugog has identified affordable senior’s housing, aging-in-place opportunities and sustainability as a highest priority for new residential development.

**AND WHEREAS** The Township of Scugog has been contacted by Avenu Properties Corp., owners of approximately 62 acres of residential lands within the northern urban area boundary of Port Perry, which it proposes to develop as a showcase community featuring enhanced mobility designs, enhanced sustainability, fully integrated with the Waterfront Vision, all expressed as by the development group as a “new paradigm” people-oriented, medium density residential development.

**AND WHEREAS** the lands are a greenfield site within the Port Perry urban area, lands municipally located and known as east of Simcoe Street, south of Castle Harbour Drive, (“the lands”) and which are already eligible for up to high-density development within the Township’s Official Plan;

**AND WHEREAS** Avenu Properties wishes to pursue the development of much needed housing and other facilities within the Township of Scugog in a timely manner upon the lands;

**AND WHEREAS** Township Council is prepared to explore the utilization of the Community Infrastructure Housing Accelerator under section 34.1 of the *Planning Act* and wishes to have the Township take steps in furtherance of same.

### **NOW THEREFORE BE IT RESOLVED:**

**THAT** staff, on or before January 5, 2024, provide written notice of, in accordance with section 5 of O. Reg 545/06, the development proposed by Avenu Properties Corp. and Council’s contemplated use of section 34.1 of the Planning Act;

**THAT** on or before February 9, 2024, a Public Open House shall be held wherein Avenu Properties Corp. shall present its development proposal and the use of section 34.1 of the Planning Act to advance the proposed development;

**THAT** Avenu Properties Corp. be asked to engage the Ministry of Municipal Affairs and Housing at the earliest opportunity after December 4, 2023, to seek the Ministry’s position regarding the use of the process under section 34.1 of the Planning Act in relation to the lands proposed to be developed by Avenu Properties Corp.;

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**THAT** staff circulate the proposal to applicable agencies for input regarding the proposed communal sewage system;

**THAT** staff work in collaboration with Avenu Properties Corp., during the discussions with the Ministry of Municipal Affairs and Housing regarding the process under section 34.1 of the Planning Act;

**THAT** prior to February 9, 2024, Avenu Properties Corp. enter into a written agreement with the Township, in a form satisfactory to the C.A.O., in which Avenu Properties Corp. shall agree to compensate the Township for any and all of the Township’s professional consulting and public consultation costs incurred to assist with the review of the proposed development;

**AND THAT** staff target the last Council meeting in March, 2024, to report to Council, with such report including a draft Zoning By-law for the lands in a form that could be provided to the Ministry of Municipal Affairs and Housing should Council determine to pass a Resolution in accordance with section 34.1 of the Planning Act to advance the proposed development of the subject lands.

**Carried**

**9. Confirming By-Law - 63-23**

**Resolution CR-2023-372**

**Moved by** Councillor Mr. H. Wright

**Seconded by** Councillor Mr. D. LeRoy

**THAT** By-Law 63-23 confirming the proceedings of the special meeting of Council held Monday, December 4, 2023, be read and passed this 4th day of December, 2023, and the Mayor and Clerk are hereby directed to sign same and affix the Corporate seal thereto.

**Carried**

**10. Adjournment - 5:50 PM**

**Resolution CR-2023-373**

**Moved by** Councillor Mrs. J. Guido

**Seconded by** Councillor Mr. D. LeRoy

**THAT** this meeting be adjourned.

**Carried**

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MAYOR, Wilma Wotten

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CLERK, Ralph Walton