

Attachment 5:

Draft Council MZO Resolution June 2024

(as provided by developer)

WHEREAS the Ontario government recognized the housing crisis by targeting 1.5 million new homes to be built in 10 years.

AND WHEREAS Durham Region mandated a supply of 84,000 new homes in 10 years, by prioritizing greater density with a minimum 50% intensification target.

AND WHEREAS the Township of Scugog (“**Township**”) urban population is forecast to increase from 11,880 residents in 2021 to 12,940 in 2031, further increasing growth to a total of 17,740 residents in 2051.

AND WHEREAS the Township has identified Port Perry as a highest priority area for new development and intensification particularly on greenfield sites.

AND WHEREAS the Township has identified sustainability as a highest priority for new residential development and seeks to achieve greater levels of attainable or affordable housing as well as aging-in-place opportunities as 25% of residents are 65 years or older.

AND WHEREAS the greenfield 62 acre site located east of Simcoe Street, south of Castle Harbour Drive, (“**Subject Lands**”) is within the Urban Area and designated Residential, permitting medium/high density residential uses at up to 50 uph under the Official Plan.

AND WHEREAS Avenu Properties Corp brought forward a proposal for a New Urbanism intergenerational community with up to 600 new dwelling units with a mix of unit types, sizes, and tenures, supported by local commercial uses (“**Proposed Development**”).

AND WHEREAS the proposal replaces a limited-use large-lot single homes only estate subdivision with contemporary urban design ideas, enhanced public waterfront access, natural heritage preservation, extensive landscaped open spaces and innovative, state-of-the-art servicing approaches.

AND WHEREAS Council previously unanimously passed a motion on December 4, 2023 confirming they were prepared to explore the utilization of the *Community Infrastructure Housing Accelerator* under section 34.1 of the *Planning Act*.

AND WHEREAS the Ontario government has created a more efficient accelerator process than *Community Infrastructure Housing Accelerator* in the interim period, captured in Ontario Bill 185.

AND WHEREAS Bill 185 received Royal Assent on June 6, 2024, resulting in changes to the Planning Act including replacing the previous *Community Infrastructure and Housing Accelerator* with a *Minister’s Zoning Order (“MZO”)* framework.

AND WHEREAS the MZO framework is intended to establish a well-defined and transparent process, such that requests for MZOs must address one of the two different intake thresholds, both of which have already been satisfied.

AND WHEREAS the MZO allows a municipality to advance development projects in line with strategic partnerships and funding opportunities that deliver important community needs in a streamlined and efficient process.

AND WHEREAS the MZO will allow planning approvals to be consolidated to implement the Proposed Development, establishing broad built-form and commercial use permissions, as well as the technical parameters to guide subsequent detailed approvals.

AND WHEREAS Council on December 4, 2023 required Avenu to give notice and hold a Public Open House to present its development proposal.

AND WHEREAS the previous Council on December 4, 2023 authorized Avenu to engage with the Ministry of Municipal Affairs and Housing and other Ministries and Departments.

AND WHEREAS Avenu engaged a team of qualified professionals to assess the proposed development, including preparing technical studies to ascertain project feasibility with more detailed analysis to follow through the Site Plan Approval process.

AND WHEREAS a Planning Rationale was prepared by a qualified Planning Consultant with planning experience in and for the Township to provide information to Staff, Council and the Minister in consideration of the proposed development.

AND WHEREAS the Planning Rationale assesses the Proposed Development against existing and evolving planning and growth management frameworks at the Provincial, Regional and local level.

AND WHEREAS the Proposed Development and requested MZO are consistent with the PPS, conforms with settlement area policies of the Greenbelt Plan and conforms to the Growth Plan.

AND WHEREAS the Proposed Development conforms to the applicable policies of the Regional OP and has explicit permission for servicing by municipal water and private sewage disposal systems.

AND WHEREAS the Proposed Development meets the Township's criteria for residential development.

AND WHEREAS the Proposed Development strongly responds to numerous Township planning objectives.

AND WHEREAS the MZO establishes site-specific regulatory framework modeled on existing zones from the Township's ZBL to provide permissions and regulations to implement the Proposed Development.

AND WHEREAS the MZO is the first planning approval step to establish permission for the project.

AND WHEREAS Avenu is not seek any “Enhanced Authorities” to exempt it from other normally required Planning Act approvals.

AND WHEREAS Avenue Properties has submitted a proposed draft text of an MZO with Schedule attached (“**Draft MZO**”) to implement the Proposed Development for consideration by Township Council.

AND WHEREAS the Proposed Development has been the subject of a robust voluntary consultation and engagement process involving Township Council, Township, Region and Agency staff and a wide variety of community stakeholders and many residents as anticipated by Council’s previously unanimously passed Resolution on December 4, 2023.

AND WHEREAS a Consultation and Engagement Report has been prepared under separate cover and may be included with the submission to the Township and the Ministry of Municipal Affairs in support of the request for the MZO.

AND WHEREAS the voluntary consultation and engagement process exceeds that first anticipated under the December 4, 2023 Council Resolution, the recent “Zoning Order Framework” and what is legally required for regular Planning Act Applications.

AND WHEREAS a widely advertised and promoted Public Open House was held on May 7th in Scugog followed by an extensive consultation program from January to May 2024, with open houses with Canterbury Common and Castle Harbour representatives.

AND WHEREAS over a five-month period 25 individual meetings were held, including virtual and in person meetings as well as another 60 one-on-one conversations and an extensive print advertising campaign what went out to 9,000 households and 40 businesses, all of which has been reported to Council and in which several Council members also voluntarily attended in person as observers.

NOW THEREFORE BE IT RESOLVED:

THAT the Council of the Corporation of the Township of Scugog requests the Minister of Municipal Affairs and Housing to approve an MZO to implement the Proposed Development on the Subject Lands and associated uses as specified in the Draft MZO.

THAT Council forward this resolution along with certain supporting materials to the Minister of Municipal Affairs and Housing, including as appropriate the Planning Rationale Report, Draft MZO, supporting technical studies and the Consultation and Engagement Report.

THAT Council request that the Minister approve the MZO to give effect to the Proposed Development, with the order outlining the permitted land use, density, height and setback for development and other land use controls as set out in the Draft MZO.

THAT Council request the Minister of Municipal Affairs that the Township retain full control to grant approvals for all other subsequent site specific approvals such as Site Plan Approval and Draft Plan of Subdivision or Condominium through regular Planning Act process.

THAT Council require Avenu proceed through the Township’s standard planning approval process for all subsequent Planning Act approvals, including pre-consultation activities and

providing “Complete Applications” including all required technical studies and reports to the Township’s satisfaction.