



Request For Council to Consider a Community Infrastructure and Housing Accelerator for a New Community in Port Perry

December 4, 2023

Special Meeting of Township of Scugog Council

TEAM INTRODUCTION

Primary Speakers

David Medhurst, Special Projects Director, Avenu Properties

Jim Meng, Project Manager, Avenu Properties

Bruce Hall, MCIP, RPP, Principal/Planner, The Planning Partnership

Attending Remotely (from Washington, DC)

Dr. William Chernicoff Ph.D, Senior Manager, The Toyota Mobility Foundation

Also Attending

Andrew Biggart, Municipal Legal Expert/Lawyer, Ritchie Ketcheson Hart & Biggart

Lorne Gross, Corporate Counsel, Avenu Properties

WHAT IS A “CIAH”

What is a Community Infrastructure and Housing Accelerator?

Community Infrastructure and Housing Accelerator (“CIHA”) is a relatively new and unique legislative tool under the Planning Act that gives the Minister of Municipal Affairs the authority to respond to municipal requests for expedited Zoning in order to expedite priority developments.

CIHA WILL HELP DEVELOP A NEW INNOVATIVE URBAN COMMUNITY



LOTS AND UNITS BREAKDOWN

LEGEND	LOT TYPE	UNITS ON EACH STOREY	NUMBER OF RESIDENTIAL STOREYS	UNITS IN EACH BLOCK	NUMBER OF BLOCKS	TOTAL UNITS
	SINGLE DETACHED DWELLINGS 80' x 150' LOTS			1	10	10
	SINGLE DETACHED DWELLINGS 40' x 150' LOTS			1	16	16
	STREET TOWNHOUSES 80' x 100' LOTS			6	6	36
	4-STORY RESIDENTIAL BUILDING	8	3	24	5	120
	5-STORY RESIDENTIAL BUILDING	8	4	32	5	160
	5-STORY RESIDENTIAL BUILDING WITH COMMERCIAL GROUND FLOOR	20	4	80	1	80
	6-STORY RESIDENTIAL BUILDING WITH COMMERCIAL GROUND FLOOR	32	5	160	1	160
	TOTAL					582

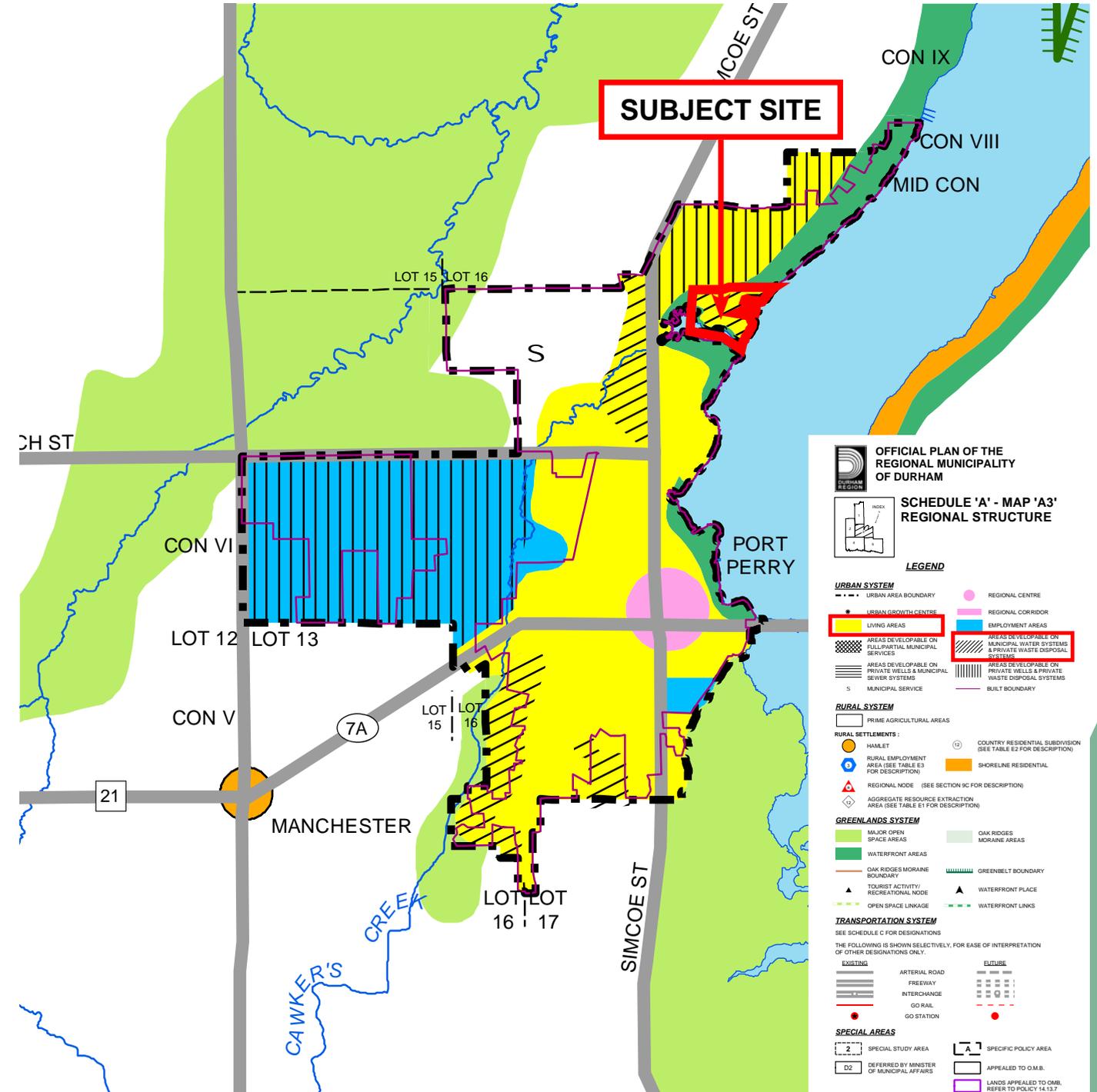
COMMUNITY MASTER CONCEPT

PROPOSED CONCEPT EMBRACES AND LEADS OFFICIAL PLAN OBJECTIVES

- Located within the Port Perry Settlement Area – designated “Residential”
- New urbanism and sustainable development foundations
- Residential designation permits maximum density up to 50 uph, approximately 800 units on the site
- 500-600 units proposed well below maximum density, excellent balance of medium density development
- Embraces numerous Official Plan objectives and strategic directions:
 - > Integrates sustainability which is a primary consideration for new development projects
 - > Provides a complete range of housing types and sustainable technologies
 - > Manages residential growth in a sustainable manner
 - > Optimizes existing services and minimal infrastructure impact
 - > New infrastructure that is energy efficient and conserves water
 - > Promotes landscaping and stormwater management design, reduces phosphorous loading on Lake Scugog

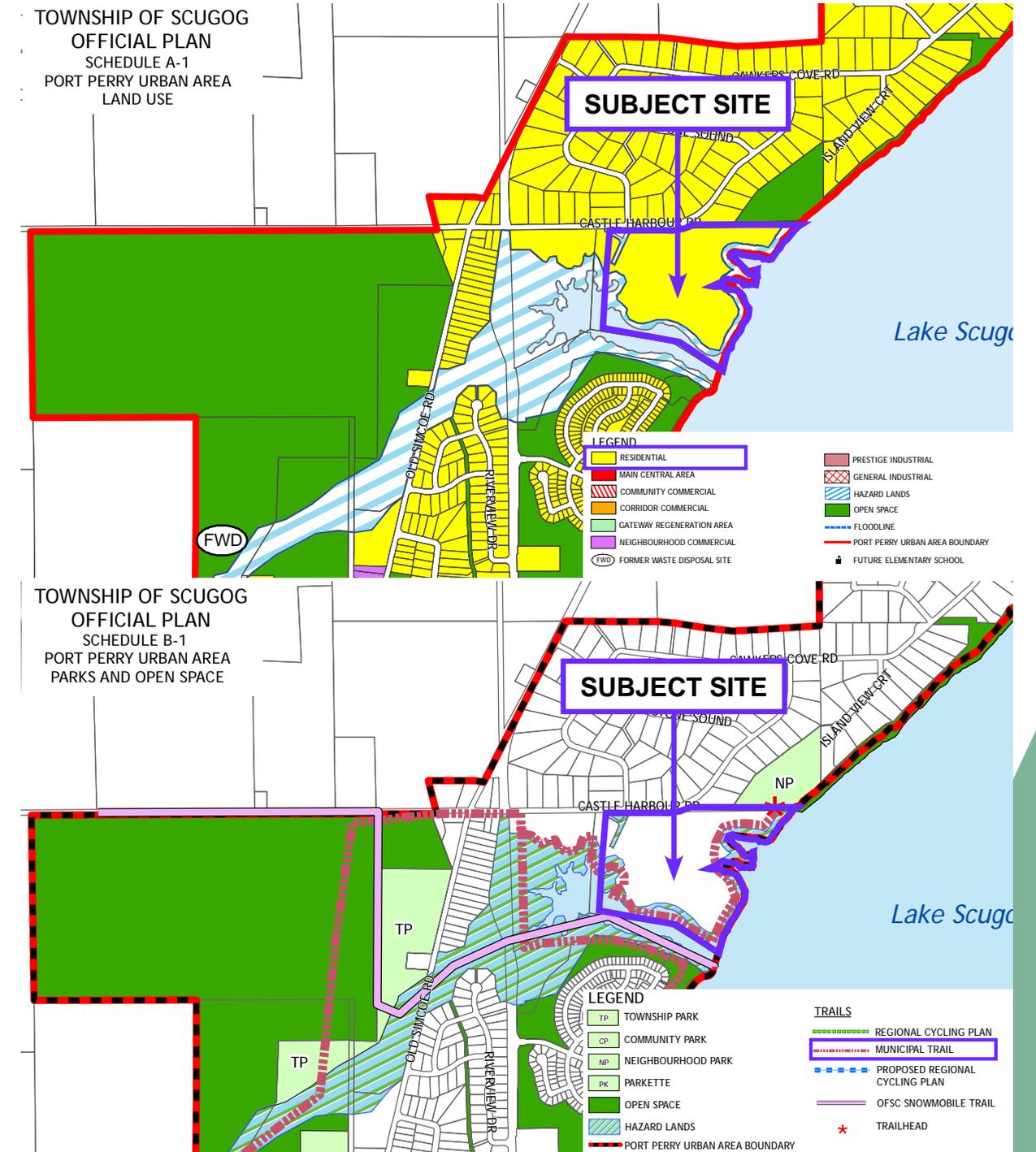
PLANNING FRAMEWORK REGION OF DURHAM

- Site located within Port Perry Urban Area
- Designated as “Living Areas”
- Living Areas are intended to be redeveloped in compact form with higher densities
- Communities should have the “widest possible variety of housing types”
- Development may be permitted on municipal water services, private sanitary services (e.g communal on-site servicing system)



PLANNING FRAMEWORK TOWNSHIP OF SCUGOG

- Site located within Port Perry Urban Area
- Designated as “Residential”
- Full range of housing forms already permitted (e.g. townhouses, apartment dwellings, etc.)
- Maximum Density not to exceed 50 units per hectare
- Maximum Height not to exceed 5 storeys
- Municipal Trail planned along shoreline



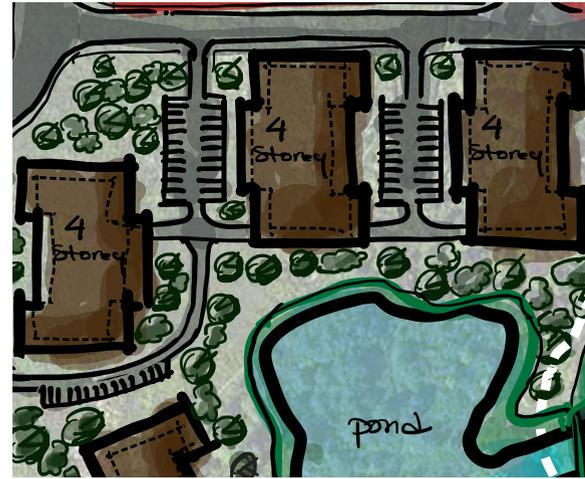
ESTABLISHES APPROPRIATE TRANSITION IN BUILT FORMS



PROMOTES A MIX OF LOW AND MEDIUM DENSITY HOUSING



KEY GOAL TO ESTABLISH AFFORDABLE, SENIORS-ORIENTED HOUSING



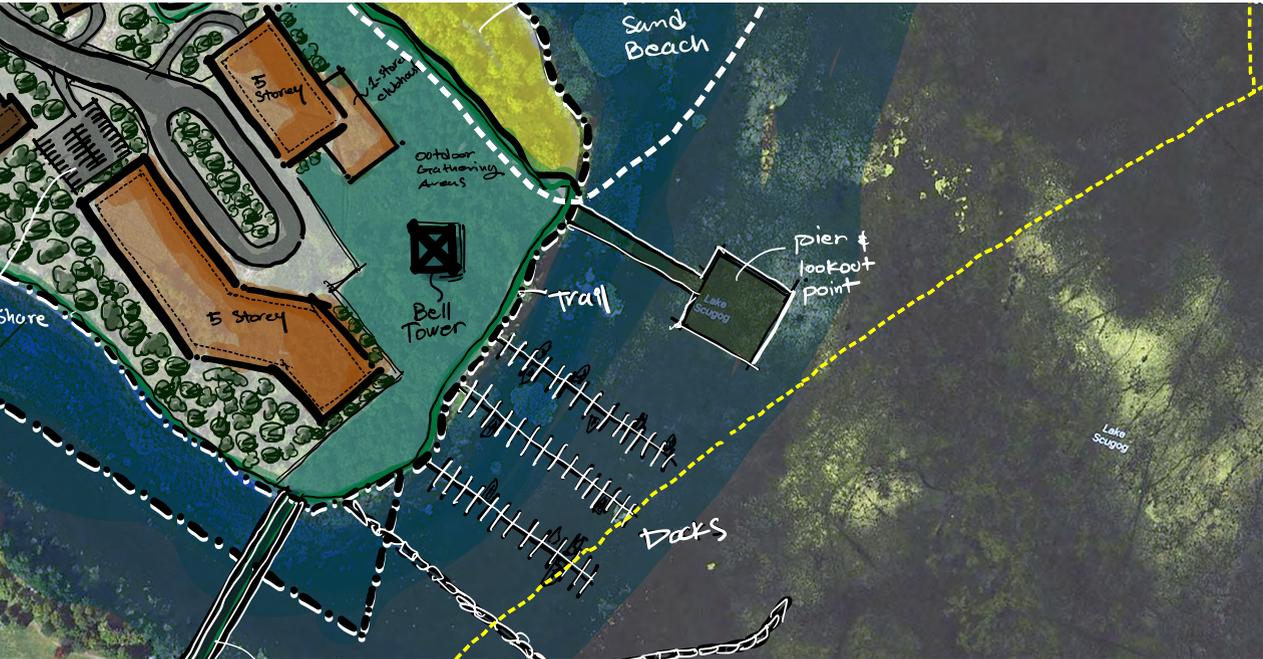
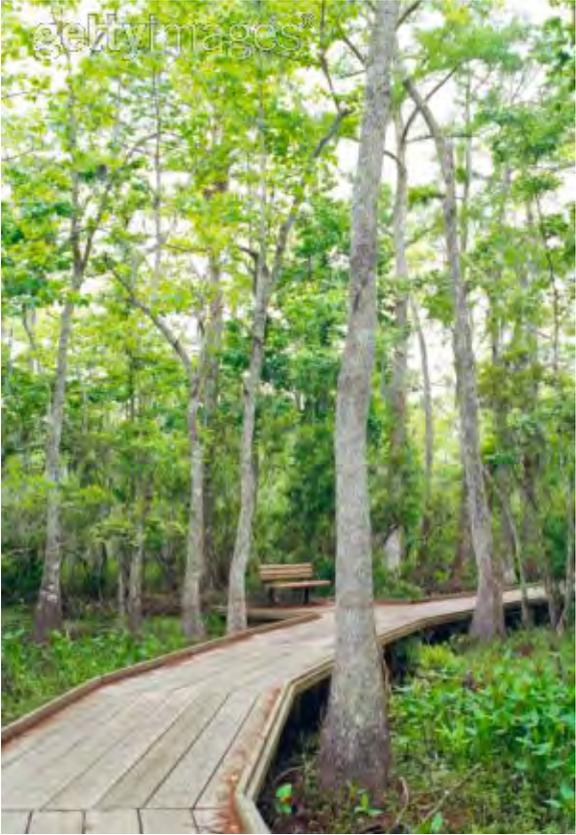
CURATED LOCALLY-SUPPORTED AND SCALED AMENITIES



ESTABLISH PUBLIC WATERFRONT TRAIL ACCESS LINK



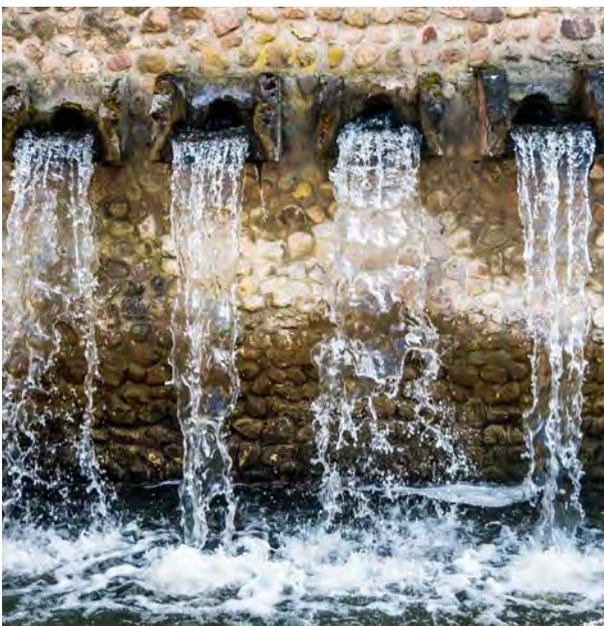
FOCUS ON NATURAL HERITAGE PRESERVATION AND EDUCATION



ACHIEVE LANDSCAPE DESIGN EXCELLENCE AND SUSTAINABILITY



INTEGRATE INNOVATIVE SERVICING & SUSTAINABILITY MEASURES



INTENDED USES FOR CIHA'S

Does the Proposed Community Implement the Type or Form of Development that the CIHA is intended to be used for?

YES

The Proposed Community will implement the exact type of community infrastructure and housing that the CIHA is intended to address. Priority developments include community infrastructure providing services such as health, long term care, as well as any type of housing, including community housing, affordable housing and market-based housing. **INCLUDES** development associated with transportation and mixed-use developments.

WHAT WILL THE CIHA HELP ACHIEVE

The Proponent is requesting Township endorse requesting Minister to consider CIHA at this time for several key reasons to:

- Establish certainty;
- Accelerate the timing to advance important and meaningful partnerships;
- Advance key Provincial, Regional and Municipal planning priorities;
- Deliver urgently needed market and affordable housing more expediently;
- Generate new employment and positive economic impacts; and,
- Integrate innovative and sustainable features with the Community.
- Advance Scugog OP objectives
- Lead vision in a new form of community development

WHAT WILL THE CIHA HELP ACHIEVE

Establish certainty for a significant planning and investment - There has been a great initial investment of time and money to innovate. The property is ideally suited

Advance important and meaningful partnerships - Timing is a critical factor for this Proposed Community as the merits and overall success are contingent on unlocking and executing a number of key strategic partnerships and funding initiatives including with Toyota Mobility Foundation (and MIT) and then extended to Ontario Technical University that the Proponent has already begun to engage in.

Advance and satisfy key Provincial, Regional and Municipal planning priorities – The Proposed Community will produce many benefits that advance these priorities.

Deliver urgently needed market and affordable housing more expediently – there is a critical shortage of needed housing to meet projected growth demands across the Province in the Township and Port Perry more specifically. The Proposed Community will provide a significant supply of between 500 and 600 units of housing. This supply includes a variety of built forms, densities and price levels.

Generate new employment and have a positive economic impact – the Proposed Community benefits the Township as it will contain mixed use development that will not only provide housing, but also create some level of new employment.

Integrate innovative and sustainable features within the Community – Utilization of innovative features, technologies and systems is a key Provincial, Regional and local focus and primary consideration for new development projects.

CIHA IS ABOUT SEIZING PARTNER AND FUNDING OPPORTUNITIES

- CIHA is not about shortening process or circumventing public input, about setting timetables with certainty - to enable unique multiple project partnerships to be realized, with tangible anticipated start and target end dates
- Delivering a real housing initiative to help meet Provincial, Regional and Scugog objectives with 500 to 600 new housing units with a mix and full of housing unit types, sizes, tenures and levels of affordability, including specialized housing
- Community design founded on complete integration of many innovative sustainable development and servicing objectives, enhanced and innovative mobility planning and outcome objectives with town participation and visioneering
 - Creation of a model project community, fully integrated with sustainable energy and carbon footprint reducing technologies, advancing enhanced mobility ideas using world leading principles of the “Woven City”

CIHA IS ABOUT SEIZING PARTNER AND FUNDING OPPORTUNITIES

- > Direct participation and assistance of a world leading innovator the Toyota Mobility Foundation, design assisted by **MIT** with collaboration offers to include OTU
- > Engagement opportunity for **OTU** to collaborate with the project proponents and external thought-leader partners (**TMF, MIT**).
- > Development of world-first, purpose designed and built autonomous electric vehicle shuttle in Ontario in participation with **OTU, TMF, and Port Perry**
- > Create signature destination project to promote Port Perry and the Township, as well as a development model for the Township and other communities to follow
- CIHA provides commitment and certainty enabling Avenu to advance and 'lock-in' partner agreements, commitments and resources and allow parties to apply for external grant and funding and other tangible resource allocations for 2024.

CIHA MANDATES PUBLIC INPUT

Is there still a duty for Municipality to consult under CIHA.

Yes.

The Provincial process and guidelines mandates public input and addresses how supporting work can be addressed.

The Minister has the authority to vary the process to ensure public input as well as proper technical support and review takes place and that it can be further implement through various conditions as well as subsequent regular municipal planning processes, such as Plan of Subdivision and Site Plan Approval.

CIHA ACCELERATES TIMING TO HELP ADVANCE KEY PARTNERSHIPS

- December 4, 2023** Request for Council to Explore Utilization of a Community Infrastructure and Housing Accelerator for Proposal
- January 5, 2024** Written notice provided in accordance with O. Reg 545/06 of Council's contemplated use of section 34.1 of the Planning Act
- February 2024** Avenu will engage with Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources and Forestry regarding use of Section 34.1.
- February 9, 2024** Public Open House held on or before to present development proposal and consider the use of Section 34.1 to advance proposal.
- March, 2024** Report and draft Zoning By-law to Council to consider passing resolution in accordance with Section 34.1 to request Minister of Municipal Affairs and Housing to enact CIHA to implement proposed development.

CIHA LEGISLATIVE PERSPECTIVE

Request to Minister, s.34.1 of the Planning Act

- CIHA process permitted under the Planning Act
- Process best utilized for innovative comprehensive development concepts such as this one, which are dependent upon funding and timely co-operation from critical third-parties (Toyota Mobility Foundation, Ontario Tech University, MIT, PACE).
- Allows Minister to approve Zoning By-law at request of municipality to permit development, subject to conditions determined or deemed appropriate by Minister.
- Municipal Council will present the proposed Zoning By-law to the Minister with a Resolution of Council.
- Town staff has suggested a two stage process:
 - **First**, receive public input regarding development concept and receive public input on whether to proceed with CIHA; and,

CIHA LEGISLATIVE PERSPECTIVE

- > **Second**, if answer is 'yes' in first phase, proceed with Council meeting to decide whether to pass Resolution to make request of the Minister

This exceeds current consultation requirements under Planning Act

- Procedure allows for full public consultation process, including input as to whether to proceed with CIHA request to the Minister. Allow public to provide comments to the Minister after Council submits a proposed Zoning By-law.
- It is an open and transparent public process that keeps decisions in the hands of elected officials (Council and then the Provincial Minister).
- Members of public can raise concerns in the public process or, if they so feel it necessary, commence legal proceedings to seek a remedy, does not prevent a challenge under our laws using Provincial judicial mechanisms.
- CIHA process been recently utilized in other municipalities such as Ajax (4,000 new homes) and Collingwood (retirement and long-term care campus)