

Meeting: GENERAL PURPOSE & ADMINISTRATION COMMITTEE

Date: April 21, 2008

Dept: Planning and Public Works

Report No: PLAN-2008-19 – GP&A

Title: TOWNSHIP OF SCUGOG OFFICIAL PLAN REVIEW –
COMMERCIAL POLICY DISCUSSION PAPER

RECOMMENDATIONS:

THAT this Committee recommend to Council that the Official Plan Review background paper entitled *Commercial Policy Discussion Paper*, be received for information and released for public and stakeholder comment until June 15, 2008;

AND THAT Staff be authorized to give notice of the release of the document and the deadline for comments in the Bulletin Board and on the Township website;

AND THAT copies of this report and the background paper be provided to the Region of Durham and public bodies prescribed by the *Planning Act*.

BACKGROUND:

1. INTRODUCTION

The purpose of this report is to present and obtain approval to release the Official Plan Review background paper entitled *Commercial Policy Discussion Paper*. The document has been provided under separate cover due to its size.

2. OFFICIAL PLAN REVIEW PROCESS TO DATE

In January 2007, Council authorized initiation of the Township Official Plan Review (see Report No. PLAN-2007-02) and approved the budget and terms of reference for the update in March 2007 (see Report No. PLAN-2007-11). The review is being carried out over 2007 and 2008.

To date, the Official Plan Review process has produced a series of background reports that will form the background and basis for an updated plan. The *Commercial Policy Discussion Paper* is the sixth paper and constitutes the next step in Phase II (Key Policy Directions) of the three stage review process.

3. COMMERCIAL POLICY DISCUSSION PAPER

The *Commercial Policy Discussion Paper* identifies significant commercial policies and issues that need to be considered through the Official Plan Review. These matters include changes in Provincial policy and legislation, and conformity with the Durham Regional Official Plan (ROP). As a result of ROPA 114, the Region's comprehensive amendment resulting from its Official Plan Review, the ROP now places greater reliance on local policies for directing commercial development.

The discussion paper also addresses the market and other information presented through the Smart Centres applications in 2006 and 2007. Council deferred consideration of their Official Plan Amendment application to increase the floor space cap of the Community Commercial designation pending this comprehensive review of commercial policies (per Council Resolution No. 06-431, on September 25, 2006).

The discussion paper is structured in two parts. Part 1 provides background and context, summarizing the Township's current commercial policies and hierarchy; reviewing examples of the policy frameworks in place for other similarly sized municipalities; and highlighting market considerations. Part 2 provides recommendations for directing future commercial development within the Port Perry Urban Area, which include:

- Modifying the boundaries of the Main Central Area designation to only include the Historic Downtown Area and the Water Street Area;
- Introducing a new Corridor Commercial designation for the commercial area along Scugog Street (Highway 7A), which is

currently part of the Main Central Area designation. This area should extend from Simcoe Street to the causeway, encompassing a number of gas/highway service commercial uses currently designated Residential;

- Enhancing and strengthening the Main Central Area and recommended Corridor Commercial lands through policies addressing heritage/historic character, design, business improvements, connections to Lake Scugog, and servicing improvements. This direction is consistent with the recently approved Downtown Port Perry Development Strategy;
- Eliminating the 30,000 square metre (322,917 square foot) floor space cap and the requirement for market studies for development within the Main Central Area and recommended Corridor Commercial designations;
- Providing the most flexibility within the Main Central Area and recommended Corridor Commercial designations to encourage competitiveness, tenant attraction and retention, viability, revitalization and redevelopment;
- Retaining the current 20,000 square metre (215,278 square foot) floor space cap for the Community Commercial Area for the next five years. This will provide the existing planned commercial areas time for market adjustment. It will also provide an opportunity through enhanced policies to direct anticipated commercial growth to areas that will benefit from revitalization and redevelopment, particularly the Main Central Area and recommended Corridor Commercial designations (subject to servicing capacity);
- Expanding the range of permitted uses in the Neighbourhood Commercial designation to reflect current trends in neighbourhood services and retail uses. The maximum gross floor area should be maintained at 20,000 square feet, but for retail and service commercial combined (as recommended above)
- Restrict local commercial uses in the Residential designation. A few cases exist where convenience retail and service commercial plazas have been developed on Residential lands as a result of the local commercial provision. These parcels, including the lands on the

southwest corner of Reach Street and Old Simcoe Road and the west side of Simcoe Street across from Vanedward Drive, should be redesignated to Neighbourhood Commercial;

- Redesignating the lands on the east side of Simcoe Street, south of Vanedward Drive and north of King Street, to Mixed Use – Employment Commercial. This would acknowledge the large format/"big box" commercial uses now permitted; and
- Considering additional commercial uses on the lands designated Employment on the east side of Simcoe Street, south of Vanedward Drive and north of King Street, only as the transfer/relocation of existing retail and service commercial space from other commercial areas in Port Perry; and where there are commitments for redevelopment on the existing retail and service commercial lands.

4. CONCLUSION AND NEXT STEPS

The *Commercial Policy Discussion Paper* provides a basis for the identification and discussion of commercial development issues for the Official Plan Review. It is recommended that the document be released and the public and agencies be provided an opportunity to comment until June 15, 2008. Further public consultation will also be undertaken as the Official Plan Review progresses.

It is recommended that notification of the report release be provided in the Bulletin Board and on the Township website. Copies of the report will be made available in the Municipal Office, placed on the website and sent to the Region of Durham and prescribed public bodies, including school boards and conservation authorities, consistent with *Planning Act* requirements.

FUNDING OPTIONS: Approved 2008 Planning and Public Works Department Budget (Official Plan Review)

Respectfully submitted:



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Concurred by:

Gene Chartier, P.Eng.
Commissioner of Planning & Public
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Approved for presentation to Committee:

Bev Hendry
CAO