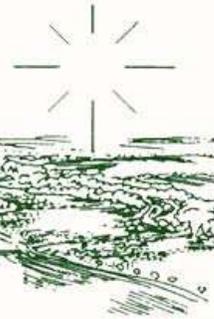


## Green Door Alliance - Durham Conservation



The Honorable Jim Bradley  
Minister of Municipal Affairs and Housing,

June 20, 2010

Dear Minister,

I attach a copy of a presentation made on behalf of the Green Door Alliance and the Durham Conservation Association to Regional Planning Committee on June 8, dealing with our comments on Regional Plan Amendment 128; the Province's Draft Decision; and the Region's response.

We will not repeat the bulk of the comments made. Although we have a few concerns with the Province's Draft Decision we are pleased overall and delighted that the Draft Decision does not allow for urban area expansion in North –East Pickering. We trust that this decision will not be reversed.

We remain very concerned however that you may be considering applying the Greenfield density target of 50 residents/jobs per hectare at a Regional level only. We ask you not to do this, since doing so lets the Region piggyback on Seaton in order to meet the Provincial standard. We referenced this issue in the attached presentation, but have dealt with it in more detail below to better clarify the issue.

Over the period 2012 – 2031, Seaton is projected to comprise approximately 30% of all green field residential growth in Durham, with the growth projected to be at a density of some 82 residents per hectare, far in excess of the provincial target of 50. \*(see below)

Given Seaton's projected population and density, simple mathematics demonstrates that allowing the Region to include Seaton in an overall Regional density calculation would enable the Region to meet the Provincial target of 50, even if it only achieved an average density of 43 persons/jobs per hectare in **all** other Greenfield areas in the entire Region.

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\* The Final Growing Durham Report forecast 100,850 housing units would be built on greenfield in the Region in the period 2006 – 2031, (table 2, p-31). 23% of that total, or 23,350 units are forecast for Seaton, (see table B-10 to above Report).

Unit growth 2006 – 2011 minus forecast intensification units within built up non Greenfield areas was 21,360, (see table B-12). Therefore it seems reasonable to assume that the Greenfield unit forecast for the period **2012- 2031** as opposed to **2006 – 2031** would be 79,490 units, and that the growth forecast for Seaton of 23,350 units would be unchanged, since none of the growth would have been planned for 2011 or before. Based on these assumptions **29.4% of the all greenfield residential growth planned in the entire Region in the period 2012 – 2031 is planned within Seaton.**

The Region does not dispute a plan for 70,000 residents in Seaton by 2031. **This is a density of 82 persons per hectare** within the non employment lands in Seaton - far in excess of the provincial minimum target of 50 persons jobs per hectare. Not only that, a significant number of jobs are also being planned in this same area, and outside of the employment lands, increasing the people/jobs per hectare to around 100.

It would be a perverse outcome indeed if the model the Province has fought so hard to achieve in Seaton ended up significantly watering down the Province's Places to Grow standards for greenfield every where else in the Region.

We have very much supported the Province's Places to Grow and Greenbelt actions in the past. At a recent meeting in Mississauga we heard you eloquently highlighting the Province's commitment to combating sprawl.

The Province's Draft Decision not to allow a 1234 hectare urban area expansion to accommodate leapfrog development in Northeast Pickering does combat sprawl. It demonstrates the Provincial commitment is to action as well as words.

However a greenfield average in every area other than Seaton of as low as 43 - well below even the Province's minimum standard **is** sprawl. Does the Province for example really feel it would be appropriate to allow the over 1200 hectare expansion the Province is allowing in Whitby, to develop at that low an average density?

Please take action to ensure that such a result cannot take place.

Sincerely,

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