



Mr. George Whittington, BA
Development Planner
Nautical Lands Group
2962 Carp Road
Carp, ON
K0A 1O4

November 4, 2022

Re: TER Response to Municipality Comments
Commercial Land Impact Assessment

Dear Mr. Whittington:

Further to your request, Tate Economic Research Inc. (“TER”) has prepared this letter in response to the memo titled “Planning Comments – 60 Henderson Street,” dated October 11, 2022, prepared by Nick McDonald from Meridian Planning, addressed to Theo Merepeza at the Municipality of Port Hope. This document is referred to as the ‘Meridian Planning Memo’ in this letter.

The Meridian Planning Memo includes comments relating to the TER report titled Commercial Land Impact Assessment, dated March 23, 2022 (“TER Report”). Overall, the Meridian Planning Memo is supportive of the TER Report, stating: “...the conclusions made in the report appear to be supportable...”. However, there is a request for additional information, as outlined below.

The Meridian Planning Memo includes two primary comments with respect to the TER Report, which are summarized as follows:

1. Greater specificity is required with respect to the location of commercial lands in the Urban Area.
2. A review of potential constraints to commercial development should be explored. Specifically, proximity to the Long Term Waste Management Facility.

This letter addresses these comments.

1. Location of Commercial Land

Figure 5-1 of the TER Report, which is excerpted as Figure A-1 of this letter, indicates the amount of occupied and vacant commercial land in the Port Hope Urban Area. This information is summarized into land area subtotals that are group into seven nodes throughout Port Hope.

In response to this comment, TER has prepared more detailed mapping and analysis. This information is attached as Appendix A to this letter. Appendix A indicates a detailed breakdown of the occupied and vacant commercial land in the Port Hope Urban Area by smaller geographic areas, such as individual land parcels.

2. Potential Development Constraints

As noted in Appendix A, attached to this letter, the inventory of commercial land excludes certain parcels that are deemed unsuitable for development based on site specific factors.

In response to the Meridian Planning Memo, TER has reviewed the location of the Long Term Waste Management Facility to determine whether it has any impact on the commercial land inventory. The comments below summarize our findings.

Figure 1: Long Term Waste Management Facility Location



Source: Tate Economic Research Inc.; Basemap: ESRI ArcGIS

The Long Term Waste Management Facility is located approximately 425 metres west of the Port Hope Urban Area. As such, it is not located within the Port Hope Urban Area and therefore was not included in our analysis. The TER Report only examines commercial land within the Port Hope Urban Area. The Long Term Waste Management Facility does not impact the supply of commercial land in the Port Hope Urban Area.

We trust this letter and its attachments adequately address the Municipality's comments. Please contact the undersigned at bvanimpe@tateresearch.com or 416 260 9884 should you, or the Municipality, have any questions regarding this letter or the TER Report.

Yours truly,
TATE ECONOMIC RESEARCH INC.



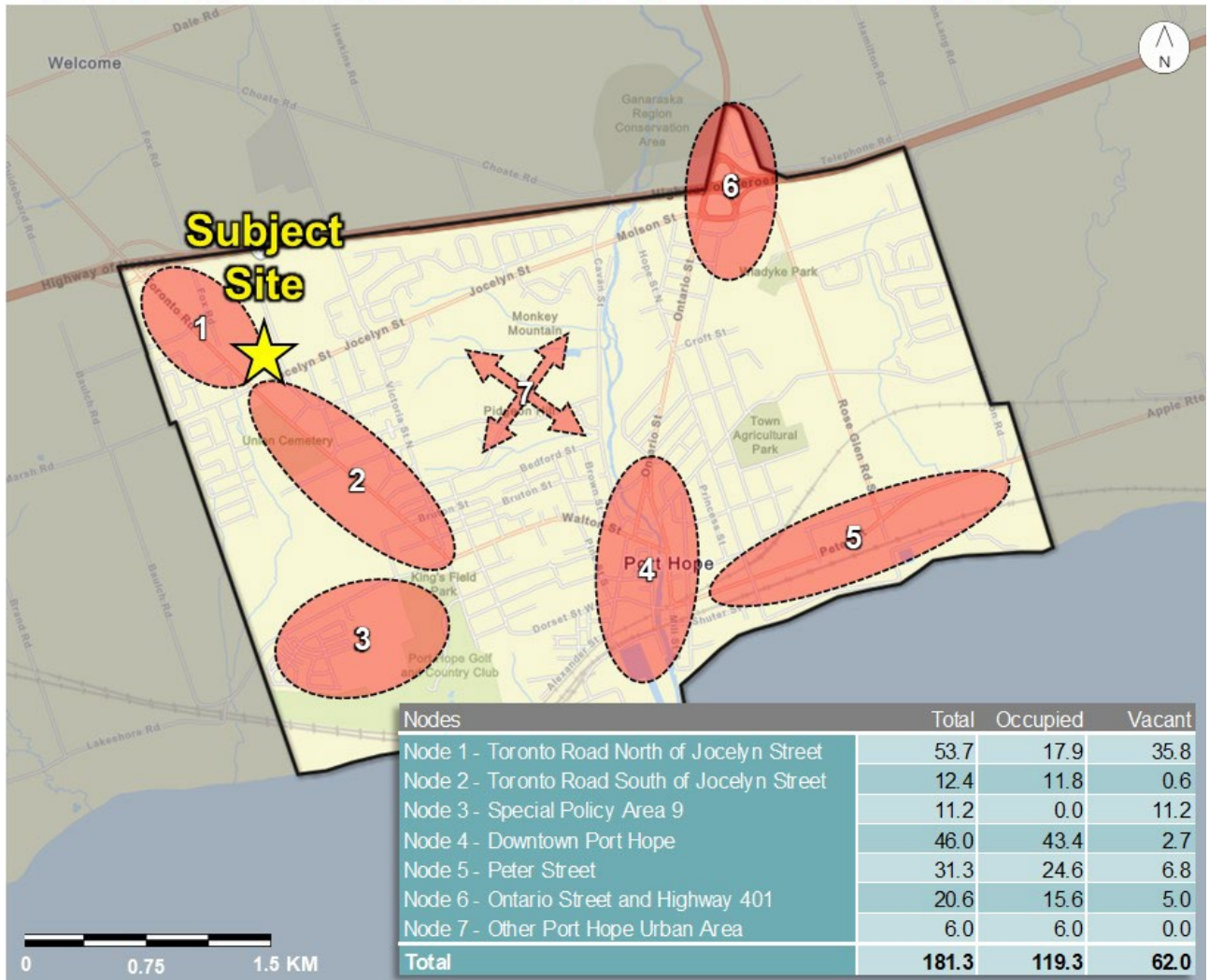
James P. Tate
President



Ben Van Impe
Senior Consultant

APPENDIX A – PORT HOPE URBAN AREA COMMERCIAL LAND INVENTORY

Figure A-1: Excerpted TER Report Figure 5-1 – Port Hope Commercial Land Supply (acres)



Source: TER Report Figure 5-1.

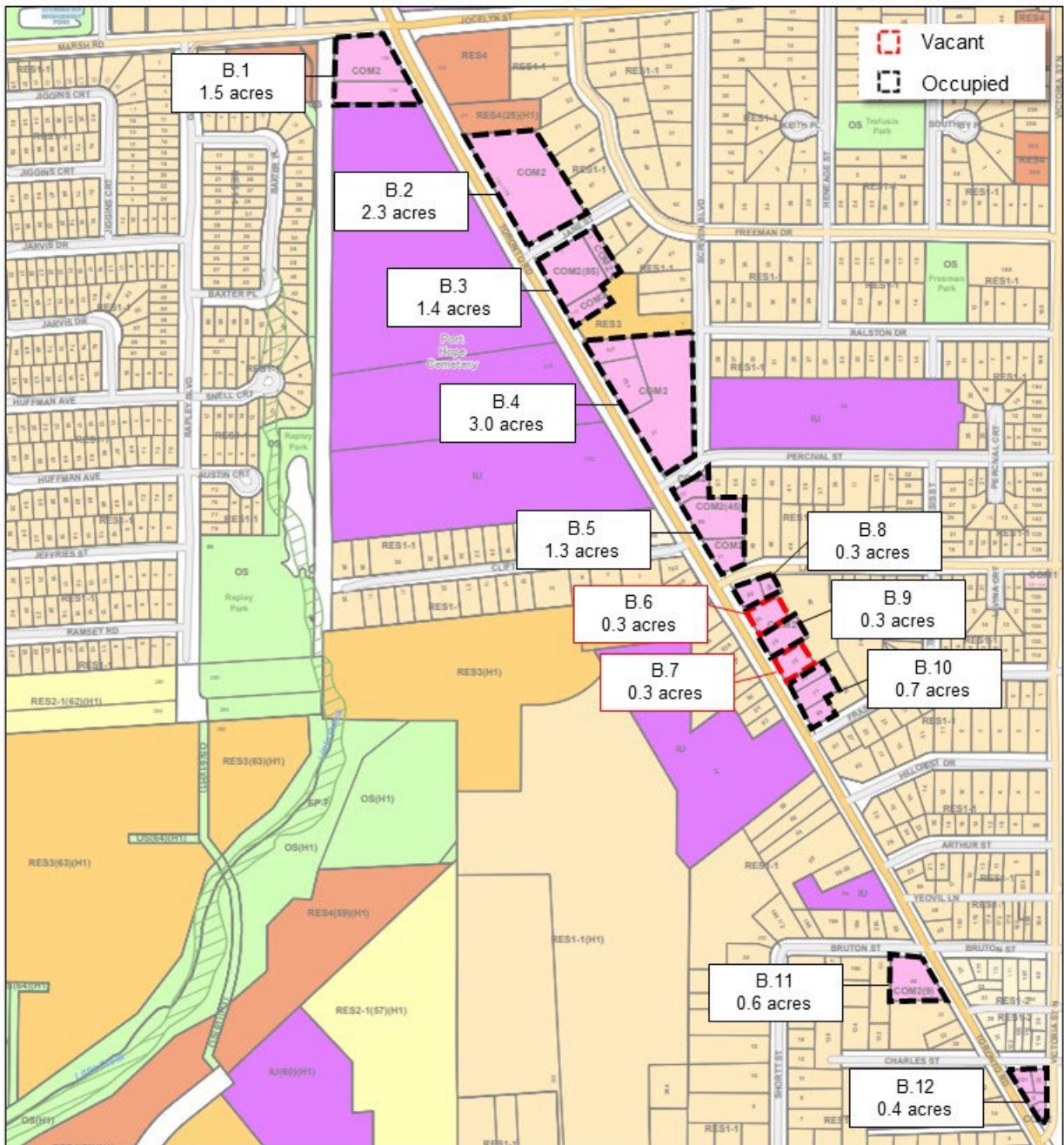
Figure A-2: Node 1 Commercial Land Inventory



Source: Tate Economic Research Inc.; Basemap: Municipality of Port Hope Urban Zoning Reference Map.

Figure A-3: Node 2 Commercial Land Inventory

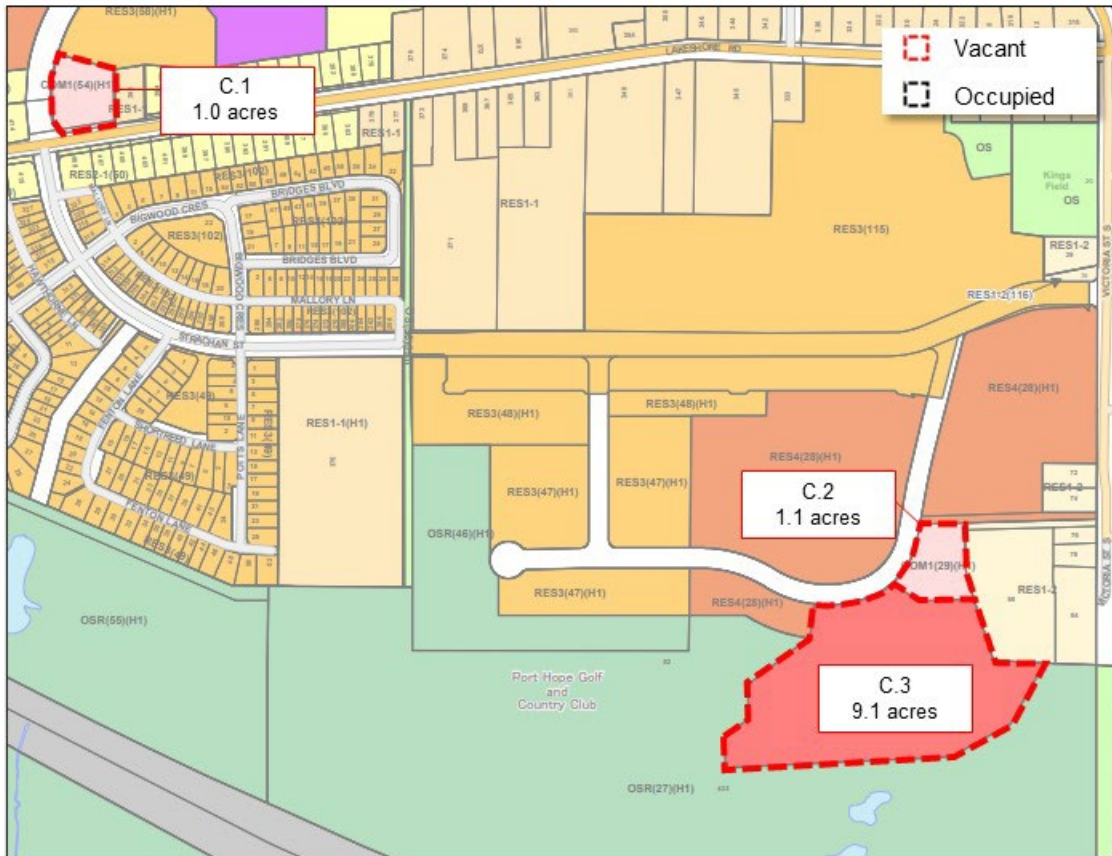
Nodes	Total	Occupied	Vacant
Node 2 - Toronto Road South of Jocelyn Street	12.4	11.8	0.6



Source: Tate Economic Research Inc.; Basemap: Municipality of Port Hope Urban Zoning Reference Map.

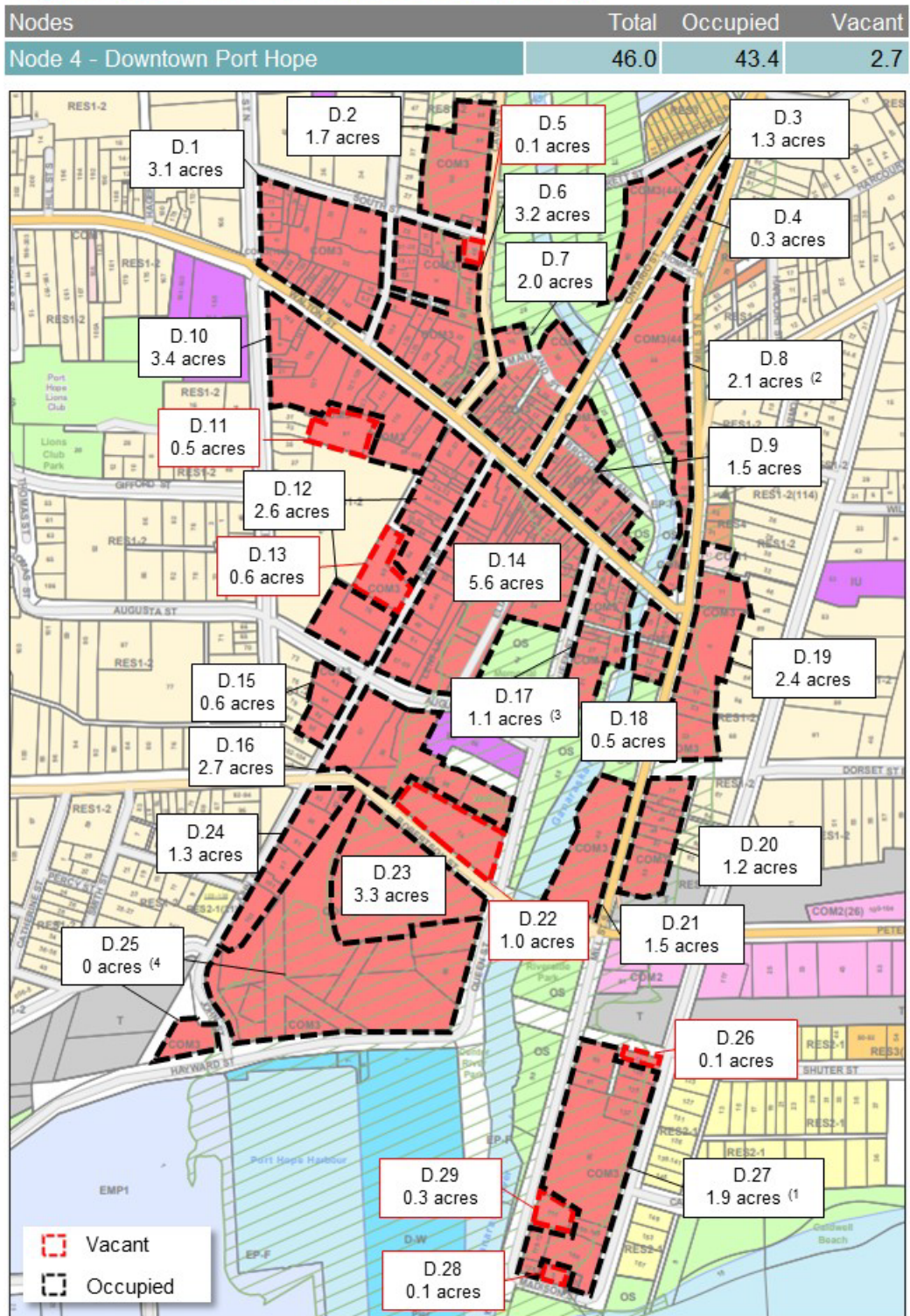
Figure A-4: Node 3 Commercial Land Inventory

Nodes	Total	Occupied	Vacant
Node 3 - Special Policy Area 9	11.2	0.0	11.2



Source: Tate Economic Research Inc.; Basemap: Municipality of Port Hope Urban Zoning Reference Map.

Figure A-5: Node 4 Commercial Land Inventory

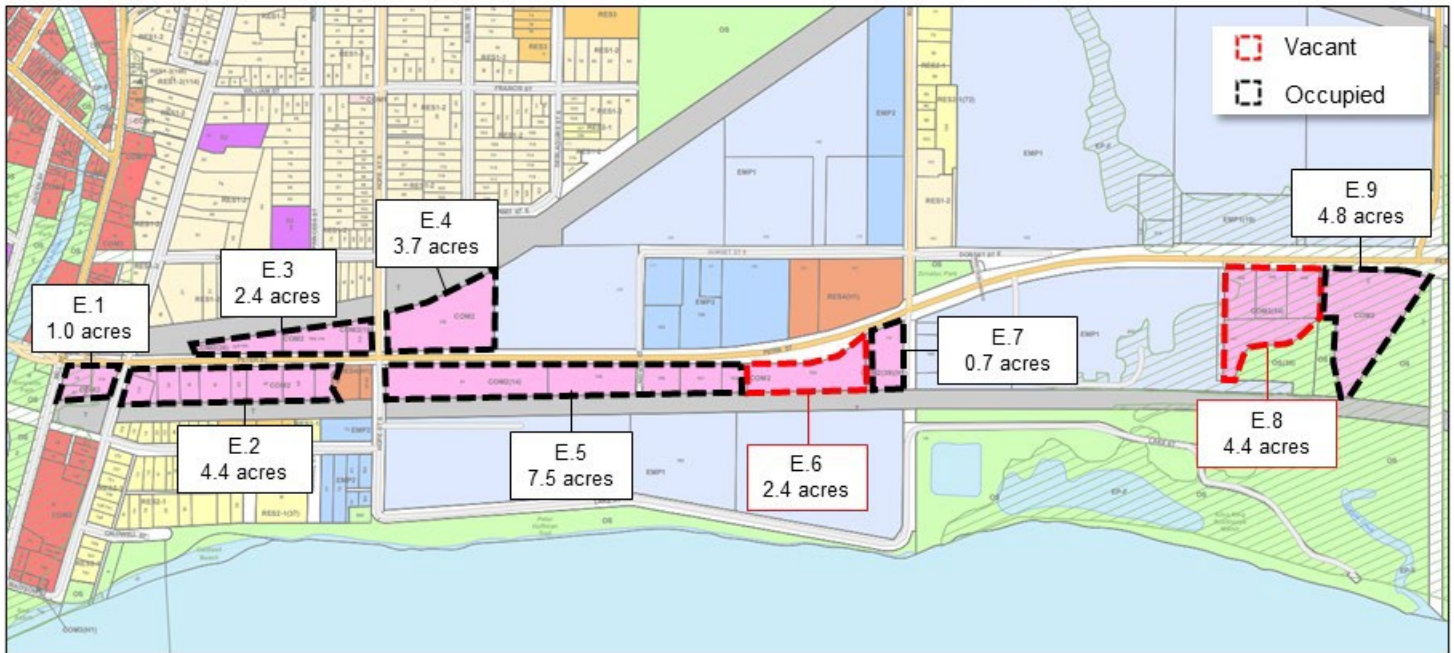


Source: Tate Economic Research Inc.; Basemap: Municipality of Port Hope Urban Zoning Reference Map.

- 1) 95 Mill Street South (2.2 acres) has been excluded. It is part of the environmental remediation program.
- 2) Walton Street (0.4 acres) has been excluded. It is occupied by Kinsmen Park.
- 3) 15 and 12 Queen Street (0.2 acres) have been excluded. They are not developable.
- 4) Entire 8.3 acres is excluded due to proximity to rail corridor.

Figure A-6: Node 5 Commercial Land Inventory

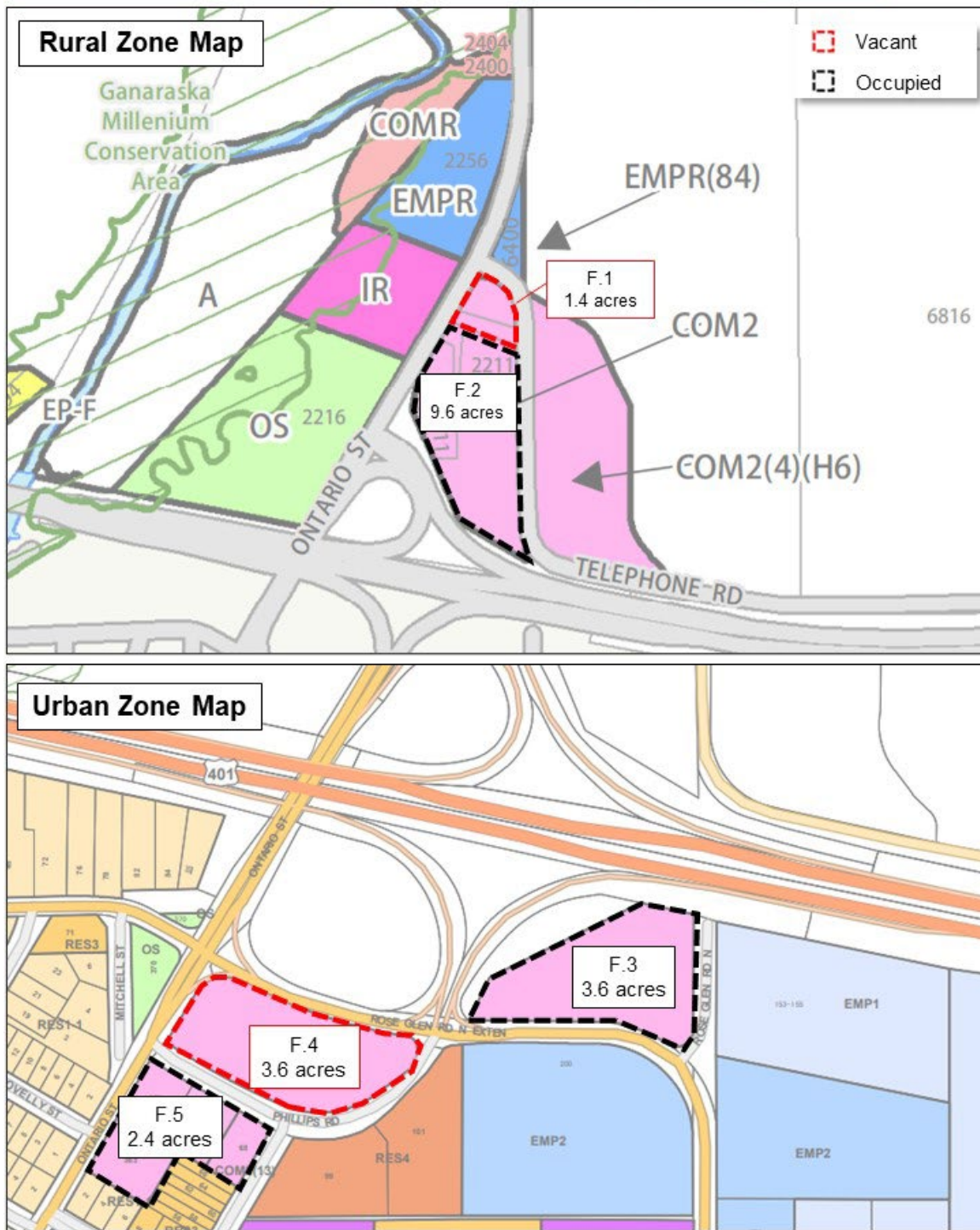
Nodes	Total	Occupied	Vacant
Node 5 - Peter Street	31.3	24.6	6.8



Source: Tate Economic Research Inc.; Basemap: Municipality of Port Hope Urban Zoning Reference Map.

Figure A-7: Node 6 Commercial Land Inventory ⁽¹⁾

Nodes	Total	Occupied	Vacant
Node 6 - Ontario Street and Highway 401	20.6	15.6	5.0

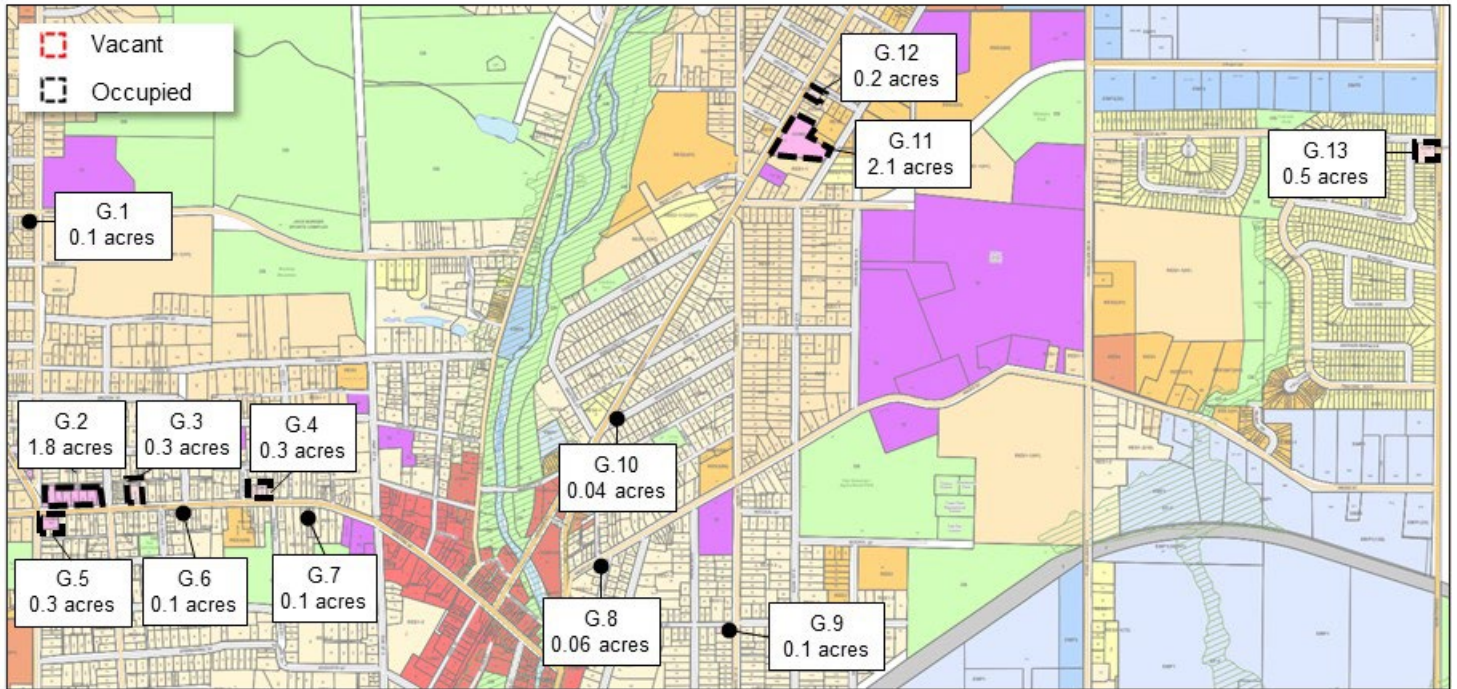


Source: Tate Economic Research Inc.; Basemap: Municipality of Port Hope Urban Zoning Reference Map and Rural Zoning Reference Map.

¹⁾ The Port Hope Urban Area includes a portion of land included in the Port Hope Rural Zoning Reference Map. This area is indicated in the map above.

Figure A-8: Node 7 Commercial Land Inventory

Nodes	Total	Occupied	Vacant
Node 7 - Other Port Hope Urban Area	6.0	6.0	0.0



Source: Tate Economic Research Inc.; Basemap: Municipality of Port Hope Urban Zoning Reference Map.

Figure A-9: Commercial Land Inventory Detailed Summary ⁽¹⁻²⁾

Index	Area (acres)
Node 1 - Toronto Road North of Jocelyn Street	
<u>Occupied</u>	
A.5	2.0
A.6	15.9
<i>Sub-total Occupied</i>	17.9
<u>Vacant</u>	
A.1	7.4
A.2	10.9
A.3	0.3
A.4	17.2
<i>Sub-total Vacant</i>	35.8
Total Node 1	53.7
Node 2 - Toronto Road South of Jocelyn Street	
<u>Occupied</u>	
B.1	1.5
B.2	2.3
B.3	1.4
B.4	3.0
B.5	1.3
B.8	0.3
B.9	0.3
B.10	0.7
B.11	0.6
B.12	0.4
<i>Sub-total Occupied</i>	11.8
<u>Vacant</u>	
B.6	0.3
B.7	0.3
<i>Sub-total Vacant</i>	0.6
Total Node 2	12.4
Node 3 - Special Policy Area 9	
<u>Occupied</u>	
N/A	N/A
<u>Vacant</u>	
C.1	1.0
C.2	1.1
C.3	9.1
<i>Sub-total Vacant</i>	11.2
Total Node 3	11.2

Figure A-9 Continued

Index	Area (acres)
Node 4 - Downtown Port Hope	
<u>Occupied</u>	
D.1	3.1
D.2	1.7
D.3	1.3
D.4	0.3
D.6	3.2
D.7	2.0
D.8	2.1
D.9	1.5
D.10	3.5
D.12	2.6
D.14	5.6
D.15	0.6
D.16	2.7
D.17	1.1
D.18	0.5
D.19	2.4
D.20	1.2
D.21	1.5
D.23	3.3
D.24	1.3
D.27	1.9
<i>Sub-total Occupied</i>	<u>43.4</u>
<u>Vacant</u>	
D.5	0.1
D.11	0.5
D.13	0.6
D.22	1.0
D.25	0.0
D.26	0.1
D.28	0.1
D.29	0.3
<i>Sub-total Vacant</i>	<u>2.7</u>
Total Node 4	46
Node 5 - Peter Street	
<u>Occupied</u>	
E.1	1.0
E.2	4.4
E.3	2.4
E.4	3.7
E.5	7.5
E.7	0.7
E.9	4.8
<i>Sub-total Occupied</i>	<u>24.6</u>
<u>Vacant</u>	
E.6	2.4
E.8	4.4
<i>Sub-total Vacant</i>	<u>6.8</u>
Total Node 5	31.3

Figure A-9 Continued

Index	Area (acres)
Node 6 - Ontario Street and Highway 401	
<u>Occupied</u>	
F.2	9.6
F.3	3.6
F.5	2.4
<i>Sub-total Occupied</i>	15.6
<u>Vacant</u>	
F.1	1.4
F.4	3.6
<i>Sub-total Vacant</i>	5.0
Total Node 6	20.6
Node 7 - Other Port Hope Urban Area	
<u>Occupied</u>	
G.1	0.1
G.2	1.8
G.3	0.3
G.4	0.3
G.5	0.3
G.6	0.1
G.7	0.1
G.8	0.06
G.9	0.1
G.10	0.04
G.11	2.1
G.12	0.2
G.13	0.5
<i>Sub-total Occupied</i>	6.0
<u>Vacant</u>	
N/A	N/A
Total Node 7	6.0
Total Port Hope Urban Area	
Occupied	119.3
Vacant	62.0
Total	181.3

Source: Tate Economic Research Inc.

- 1) Numbers may not add precisely due to rounding.
- 2) Foot notes for individual areas can be found in Figures A2-A8.