



The Regional Municipality of Durham
To: The Planning Committee
From: Commissioner of Planning
Report No.: 2008-P-1
Date: January 8, 2008

SUBJECT:

Growth Plan Implementation Study – Draft - Phase 1 & 2: Summary of Understanding and Initial Analysis Report, File: D12-05

RECOMMENDATIONS:

- a) THAT Planning Committee authorize the release of the first report of the Growth Plan implementation initiative, entitled “Growing Durham, Growth Plan Implementation Study, Draft - Phase 1 & 2: Summary of Understanding and Initial Analysis”, and initiating the consultation program detailed in Commissioner’s Report No. 2008-P-1; and
 - b) THAT a copy of Commissioner’s Report No. 2008-P-1 be forwarded to the area municipalities.
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REPORT:

1. PURPOSE

1.1 The purpose of this report is to:

- provide a brief overview of the consultant’s Growth Plan Implementation Study, Draft - Phase 1 & 2 report; and
- seek authorization to release the report and proceed with the consultation program for this phase of the initiative.

2. OVERVIEW OF DRAFT - PHASE 1 & 2 REPORT

2.1 As previously reported to Committee, Urban Strategies Inc. has been engaged to assist with the implementation of the Provincial Growth Plan in

Durham Region. The consultants have now completed the initial work for Phases 1 (Understanding Issues and Priorities) and 2 (Growth Assessment and Scenario Development) of the 5 phase project (refer to Attachment 1 for project outline previously presented to Committee). The results of this work is presented in the **draft** report entitled, "Growing Durham, Growth Plan Implementation Study, Draft - Phase 1 & 2: Summary of Understanding and Initial Analysis" (Attachment 2).

2.2 The **draft** report:

- Outlines key area municipal initiatives, opportunities and challenges;
- Identifies Regional growth drivers, opportunities and challenges (economic, infrastructure, market);
- Presents the methodologies and assumptions used in the various streams of analysis, including: population, residential and employment forecasts; intensification analysis; employment analysis; and greenfield analysis;¹
- Presents the findings of the above analyses taking into consideration supply, demand and capacity at the Regional level (the forecasts etc. will be disaggregated to the area municipal level in the next phase of the study);
- Presents the preliminary results of the urban land needs assessment at the Regional level. **This will be tested and, if necessary, revised in future phases as part of the detailed analysis of land needs at the area municipal level;** and
- Provides a discussion on the principles and assumptions, parameters and evaluation criteria for growth scenario development to be completed in the next phase of the project.

2.3 This **draft** report provides the basis for discussions with all stakeholders on the consultant's initial findings and observations. The input received will assist the consultant in refining and confirming directions for subsequent phases of the study, which will include distribution of growth to each of the area municipalities.

¹ The Growth Plan, effective June 2006, requires the Region to plan for growth to 2031 based on provincial forecasts. Notwithstanding, the Growth Plan only allows urban boundary expansion to accommodate 20 years of growth. For clarity, please note that the Consultant's report recognizes potential boundary expansions to 2029 (20 years after the anticipated date of approval of Durham's Growth Plan conformity amendments).

3. **NEXT STEPS**

3.1 It is recommended that Committee authorize the release of the consultant's **draft** report and initiate the consultation process for this phase. The consultation will involve:

- placing notifications in newspapers throughout the Region;
- launching an interactive page on the Regional website that will brand the Growth Plan implementation initiative with the slogan "GROWING DURHAM – Our Future, Our Community";
- sending written notification to all stakeholders on the ROP Review consultation list, plus any additional persons who have requested to be engaged in the Growth Plan Implementation initiative;
- meeting with staff of the area municipalities and Provincial Ministries during the period between January 14 and 25, 2008; and
- holding an information session at the Regional Headquarters in the evening on January 29, 2008, open to the general public, agencies and/or any other interested parties (above notifications will advise of meeting). Members of Planning Committee are also encouraged to attend.

3.2 The input from the consultation will be incorporated into the Final Phase 1 and 2 report and will inform the next phase of the project.

A.L. Georgieff, M.C.I.P., R.P.P.
Commissioner of Planning

RECOMMENDED FOR PRESENTATION TO COMMITTEE

Garry H. Cubitt, M.S.W.
Chief Administrative Officer

- Attachments:
1. Growth Plan Implementation Study – Phases of Activity
 2. Growing Durham, Growth Plan Implementation Study, Draft - Phase 1 & 2: Summary of Understanding and Initial Analysis **(previously distributed under separate cover)**

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Growth Plan Implementation Study – Phases of Activity

As reported to Planning Committee on November 29, 2007 (Commissioner's Report No. 2007-P-92), the Growth Plan Implementation Study will be undertaken in five phases, as follows:

Phase 1: Understanding Issues and Priorities

Phase 1 includes: a thorough review of all relevant local, regional and provincial documents, mapping and data sets; and initial consultation with area municipal staff and other stakeholders to identify issues and priorities.

Phase 2: Growth Assessment and Scenario Development

Phase 2 includes: preliminary analysis of employment need/land supply, intensification and greenfield development; and development of growth scenario principles, assumptions, parameters and evaluation criteria. A key component of this phase includes the development of visualization tools to assess the intensification targets and development implications of growth scenarios for presentation to the area municipal partners, agencies and the public. The results of Phases 1 and 2 will be presented to Planning Committee on **January 8, 2008**, followed by consultation with the area municipal partners, agencies and the public.

Phase 3: Testing of the Growth Assessment and Scenario Building

Phase 3 includes: an examination of the growth analysis; the building of alternative scenarios to explore the most appropriate future growth path for the Region; and a more comprehensive assessment of urban land needs. The results of Phase 3 will be presented to Planning Committee on **March 11, 2008**, followed by consultation with the area municipal partners, agencies and the public.

Phase 4: Growth Assessment and Growth Scenarios Report

Phase 4 includes: the finalization of the growth assessment; preparation of draft recommendations; and the development of a draft preferred growth scenario for the Region, to be presented to Planning Committee on **June 3, 2008**, followed by consultation with the area municipal partners, agencies and the public.

Phase 5: Preferred Growth Management Option and Policy Recommendations

Phase 5 includes the development of a preferred growth management option and policy recommendations for the ROP to implement the preferred option, which will be presented to Planning Committee on **September 23, 2008**.