



The Regional Municipality of Durham
To: The Planning Committee
From: Commissioner of Planning
Report No.: 2008-P-58
Date: June 3, 2008

SUBJECT:

Growth Plan Implementation Study – Scenario Evaluation and Recommended Preferred Growth Scenario Working Paper, File: D12-05

Standing Committee Correspondence No. 2008-61 from Mr. D.F. Given, President, Malone Given Parsons Ltd., dated May 20, 2008

RECOMMENDATIONS:

- a) THAT Planning Committee:
- i) Receive the consultant's Scenario Evaluation and Recommended Preferred Growth Scenario Working Paper;
 - ii) Endorse a Recommended Preferred Growth Scenario; and
 - iii) Authorize the initiation of public and agency consultation on the endorsed Preferred Growth Scenario.
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REPORT:

1. PURPOSE

1.1 The purpose of this report is to provide an introduction to the consultant's Scenario Evaluation and Recommended Preferred Growth Scenario Working Paper and seek Committee's:

- direction to the consultant on any refinements to the Recommended Preferred Growth Scenario;
- endorsement of a Preferred Growth Scenario; and

- authorization for the initiation of public and agency consultation on the Preferred Growth Scenario.

2. **BACKGROUND**

- 2.1 On January 8, 2008 Planning Committee received the consultant's Draft Phase 1 and 2 Report: Summary of Understanding and Initial Growth Assessment. The draft Phase 1 and 2 Report provided a basis for initial discussions and key findings and observations; market conditions; methodology; preliminary results of the overall land needs assessment for the Region; and suggested principles and objectives for growth scenarios.
- 2.2 On March 11, 2008 Planning Committee received the consultant's Alternative Growth Scenarios Working Paper that defined the three alternative growth scenarios and a suggested framework to evaluate the scenarios.
- 2.3 On April 1, 2008, Planning Committee authorized the consultant to proceed with the detailed evaluation of three alternative growth scenarios.
- 2.4 On April 22, 2008, Planning Committee resolved that the Preferred Growth Scenario would be approved by Planning Committee, prior to being circulated for comments, and prior to the infrastructure and fiscal implications being reviewed. The recommendations of this report implement this direction.
- 2.5 The consultant has also finalized the *Phase 1&2 Report: Summary of Understanding and Initial Growth Assessment* as input to the Working Paper. The Report will be available on the Region's website or from the Planning Department after the June 3 Planning Committee meeting.
- 2.6 All of the above tasks have contributed to the preparation of the consultant's Scenario Evaluation and Recommended Preferred Growth Scenario Working Paper (the Working Paper – Attachment 1).

3. **OVERVIEW OF WORKING PAPER**

3.1 The Working Paper outlines:

- how the Phase 1 and 2 Report findings were modified to reflect comments received from agencies and the public;
- a Regional Growth Plan Outlook that conforms to the Growth Plan;
- the distribution of growth and potential implications at the area municipal level across the Region;
- the allocation of growth to the area municipal level for each of the alternative growth scenarios, based on locally-influenced residential and employment needs;
- an assessment and evaluation of the alternative growth scenarios, with a recommended preferred growth scenario; and
- a Regional forecast of residential and employment growth to 2056. This 50-year forecast will be utilized to explore the extent to which the Region may grow over this period.

3.2 The Working Paper provides further detail and evaluates the three alternative growth scenarios for the Region:

- *Continuing a Dominant West Anchor* – in this scenario, the majority of the forecasted residential and employment growth is directed to the western anchor of the Region. The approximate urban area boundary expansion results in 2,820 ha for Living Area (including 200 ha for Future Centres) and 1,110 ha for Employment Area;
- *Focussing on a Central Hub for Durham* – in this scenario, the focus of growth is directed to the central urban area of the Region (Whitby/Oshawa/Courtice) to strengthen this focal point and enhance it as the core hub of the Region. The approximate urban area boundary expansion results in 3,160 ha for Living Area (including 400 ha for Future Centres) and 1,360 ha for Employment Area; and
- *Reinforcing Existing Communities (as revised by Planning Committee on April 1, 2008)* – this scenario directs the forecasted growth to existing

communities in a way that corresponds to the strong east-west settlement and mobility patterns in the Region. Growth will be directed to the regionally designated centres and corridors, emerging urban villages and transit station areas across the Lake Ontario shoreline municipalities. The approximate urban area boundary expansion results in 3,310 ha for Living Area (including 400 ha for Future Centres) and 1,360 ha for Employment Area.

Table 9 on page 42 of the Working Paper provides further detail for each of the alternative growth scenarios with respect to urban area boundary expansion.

- 3.3 Measured growth is anticipated for the northern municipalities and assumed to be consistent across all three scenarios. This is proposed to be held in reserve until such time that the existing infrastructure constraints are overcome.

Recommended Preferred Growth Scenario

- 3.4 The consultant evaluated the Alternative Growth Scenarios against a set of principles, objectives and evaluation measures. The evaluation concluded that **Scenario 3: Reinforcing Existing Communities best meets the principles and objectives for managing growth in Durham Region and is the Recommended Preferred Growth Scenario**. This scenario received the highest overall score, performs best in each principle category and best meets the highest priority objectives.
- 3.5 Scenario 3 proposes balanced future growth across the Lake Ontario shoreline municipalities and measured growth in the Northern communities. By balancing growth across the Region and planning for measured growth in the Northern communities, this scenario reinforces all key drivers important to the economic prosperity of the Region: Highway 407 extension including employment growth along this corridor in north-east Pickering and further east; Highway 7 and employment growth along this corridor; the build out of the Seaton lands; UOIT/Durham College campus expansion and business park, and the Clarington Energy Park.

3.6 Future growth is directed in a manner that respects and builds on existing east-west and northern settlement and mobility patterns. Future residential and employment lands are proposed to enhance opportunities for creating complete communities, where people can live and work with access to public amenities including transit.

3.7 It is recommended that Planning Committee endorse Scenario 3: Reinforcing Existing Communities as the Preferred Growth Scenario, subject to any refinements that may be deemed necessary.

4. NEXT STEPS

4.1 In accordance with direction received from Planning Committee, the consultant will proceed to finalize the refinements to the Preferred Growth Scenario. Public and agency consultation will then be initiated, and extend to July 14, 2008, including a Public Information Session on June 25, 2008. All stakeholders will be informed of the consultation, including the release of the Working Paper and upcoming Public Information Session. A newspaper notice will also be placed in the local Durham papers to advertise the Public Information Session. Comments will be solicited specifically on the Planning Committee endorsed Preferred Growth Scenario.

4.2 A report will also be presented to Joint Planning, Works and Finance & Administration Committees on June 10, 2008, to seek approval for an expansion of the scope of the Growth Plan Implementation Study to include an infrastructure and fiscal analysis, including health and social services cost for the preferred growth scenario. If approved, this work will be incorporated into the Recommended Growth Management Option and Policy Directions Report during the next phase of the project.

4.3 During the consultation period, meetings will be arranged with the area municipalities and the Province (Ministry of Municipal Affairs & Housing and Ministry of Public Infrastructure Renewal).

- 4.4 The results of the public and agency consultation will also be incorporated into the Recommended Growth Management Option and Policy Directions Report.

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

- Attachment: 1. Scenario Evaluation and Recommended
 Preferred Growth Scenario Working Paper
 (Previously Distributed Under Separate Cover)

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