



Public Information Centre Alternative Land Need Scenarios

March 24, 2022

durham.ca/EnvisionDurham

Today's session

Agenda

1. Introductions
2. Context: Overview of Envision Durham and the Growth Management Study
3. Key Concepts Scenario Modelling explained
4. Scenarios and Assessment Framework
5. Scenario Modelling and Assessment Outcomes
6. Next Steps / Question and Answer



Meeting Protocol

Chat is disabled for this webinar. We ask that people add their questions in the Q&A panel. Please upvote questions that you would like to ask to avoid duplication.

We get to the best answers by hearing lots of points of view, so please be respectful of other people and their comments, even if your opinions differ.

We want people to know this is a safe-space, so we won't accept abusive language in the Q&A. Frequent inappropriate behaviour may result in your removal.



Envision Durham: The Municipal Comprehensive Review of the Region's Official Plan



An **Official Plan** guides how land can be used.

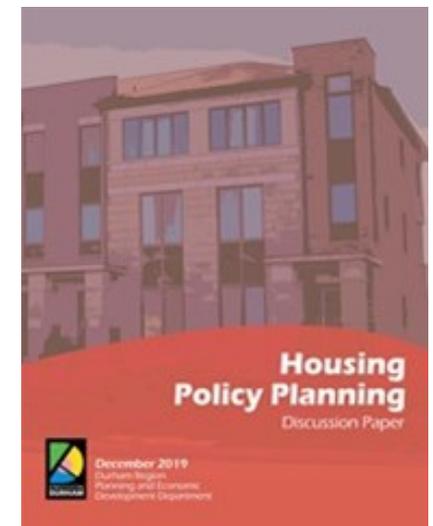
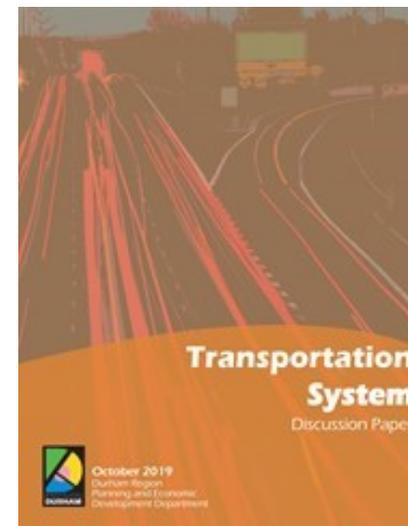
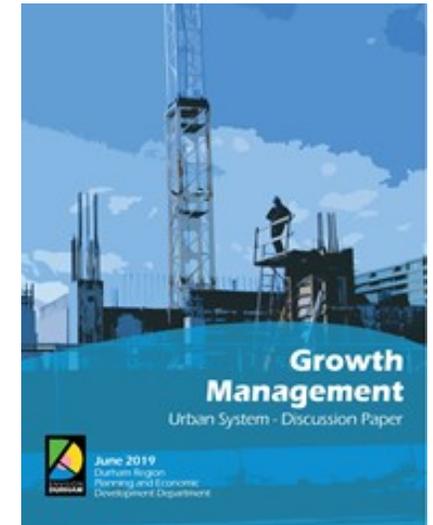
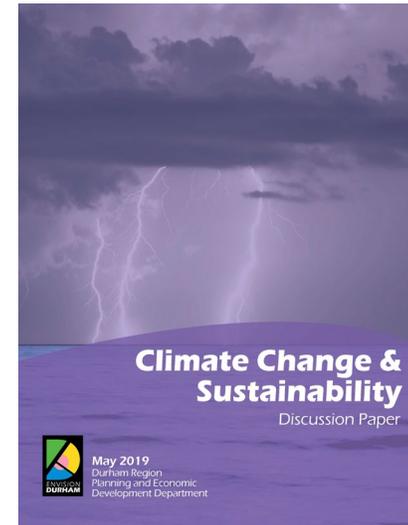
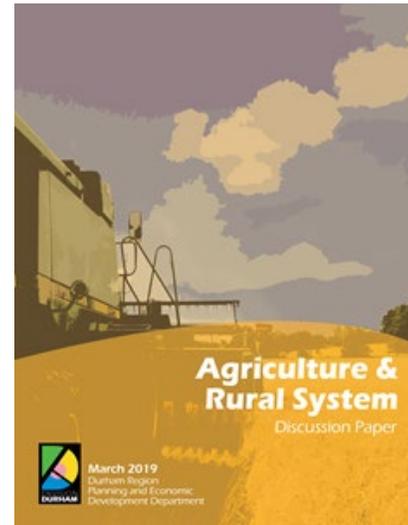
Envision Durham is the review of the current Regional Official Plan.



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Envision Durham: Major Theme Areas

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Growth Management Theme Area

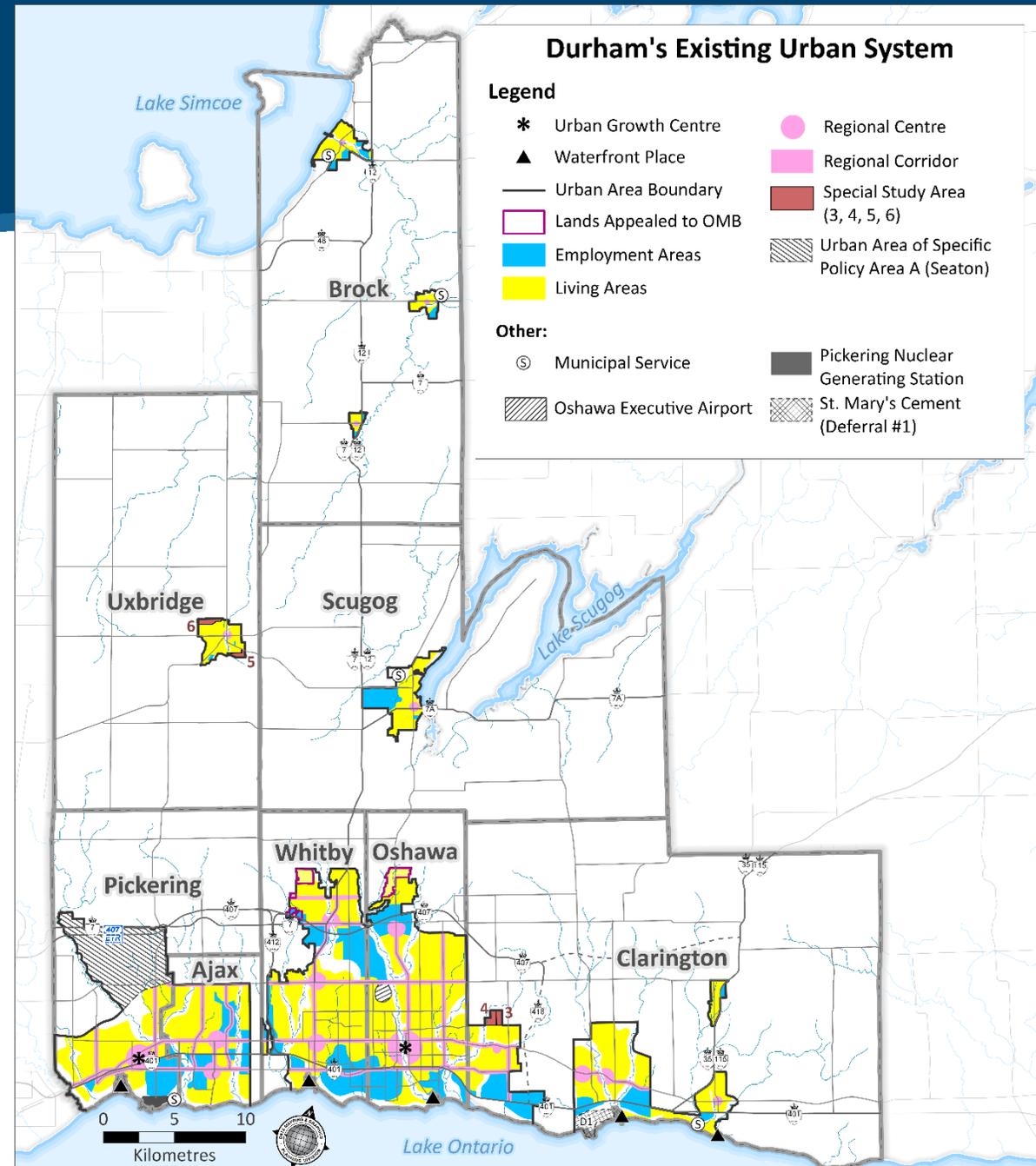
Focus on the Urban System / Structure

- Blue - Employment Areas
- Yellow - Living/Community Areas
- Pink - Strategic Growth Areas and other Nodes and Corridors

How and where should the Region accommodate long term growth?



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Forecast Growth: 2016 to 2051

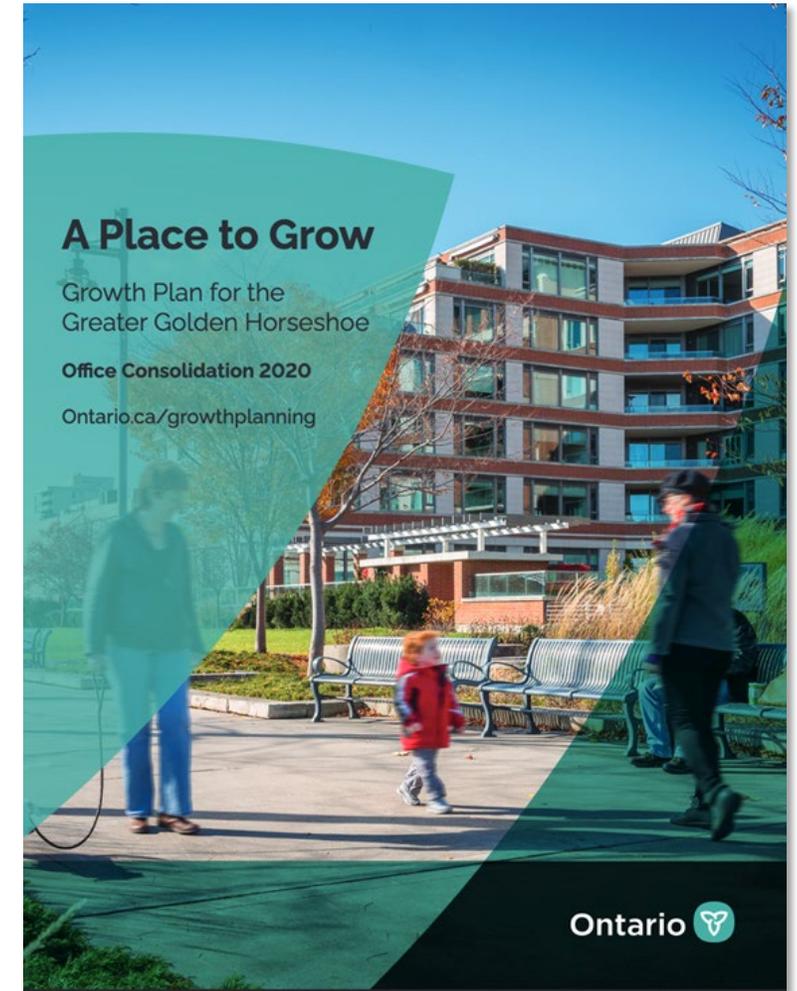
1,300,000
People
460,000
Jobs

+ 630,000
People

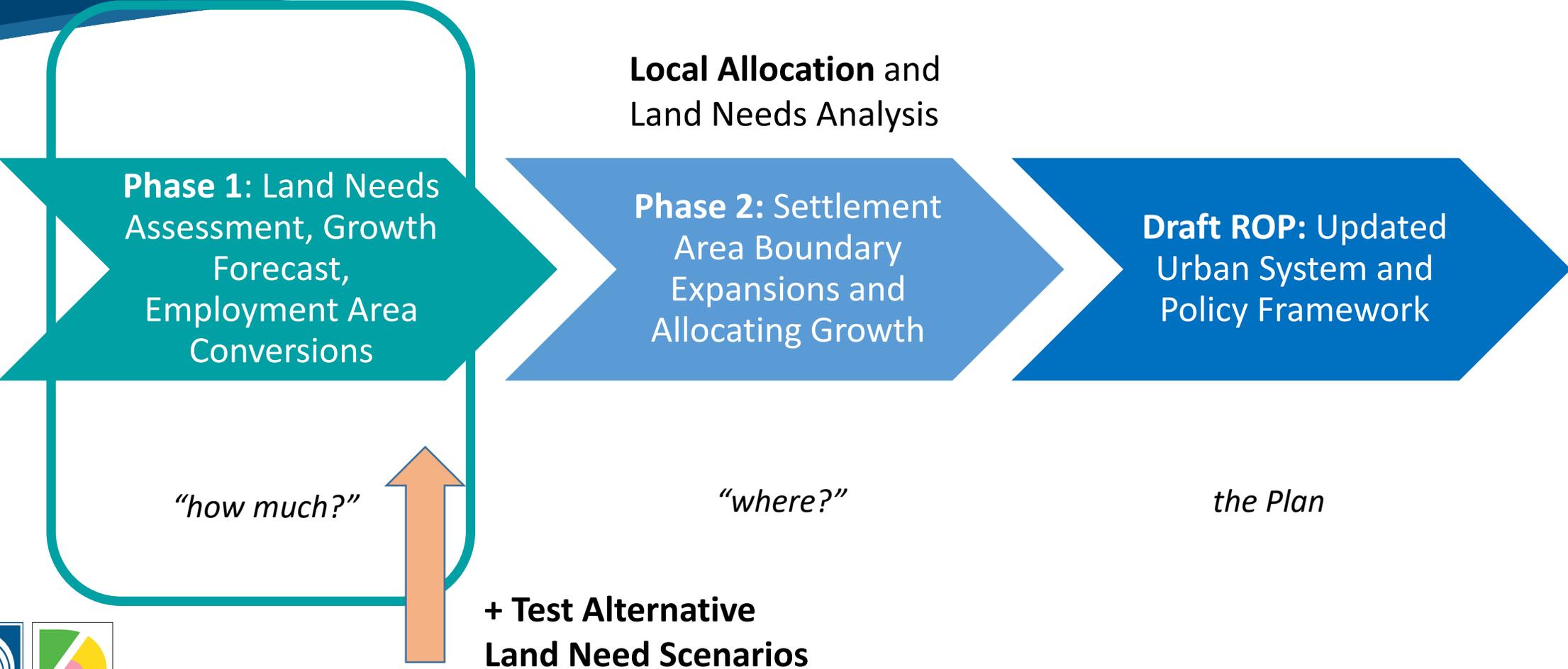
+ 240,000
Jobs



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Growth Management Study



Scenario Modelling: Key Concepts Explained

HOW DO THE ALTERNATIVE SCENARIOS WORK?



Community Area Scenarios

- Housing unit types/mix
- Intensification rate
- Designated greenfield density target
- Land need outcome

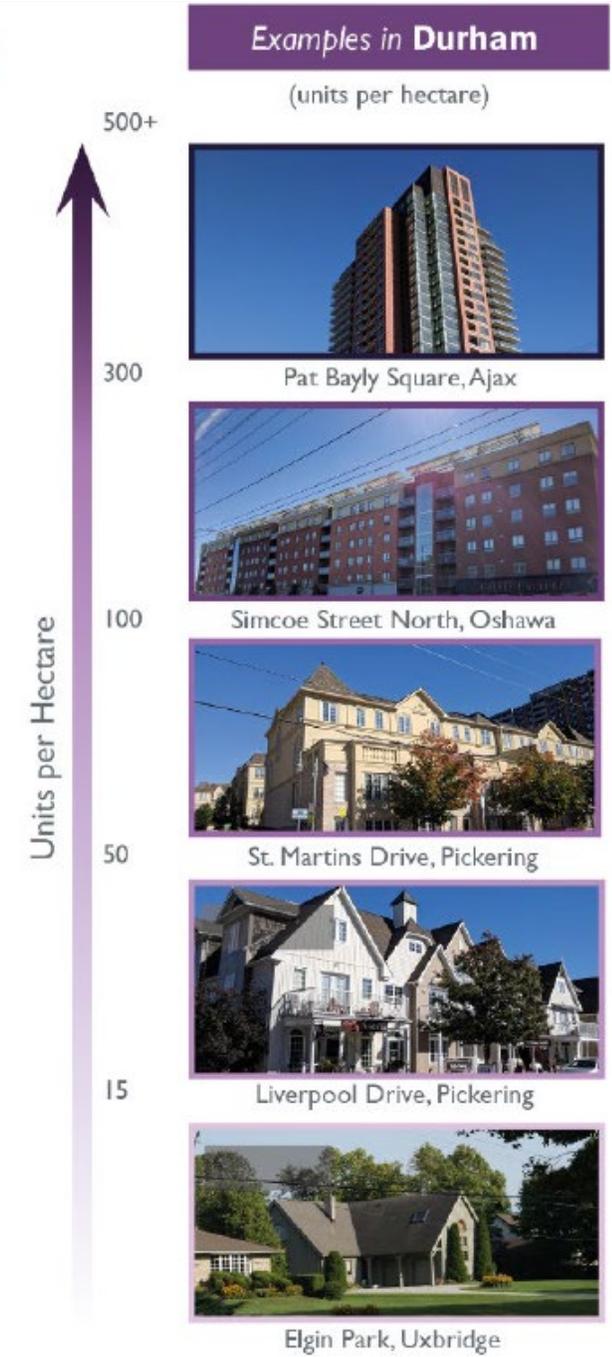


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Housing Unit Mix

- Housing mix varies by type
- It can be in low, medium or high-density formats
- Housing choice is influenced by demographics and affordability

What does density look like?



Housing Affordability

	Avg. Price	Single-Detached	Semi-Detached	Townhouse	Condo Apt.
Durham	\$1,228,990	\$1,379,287	\$1,074,896	\$845,359	\$658,151

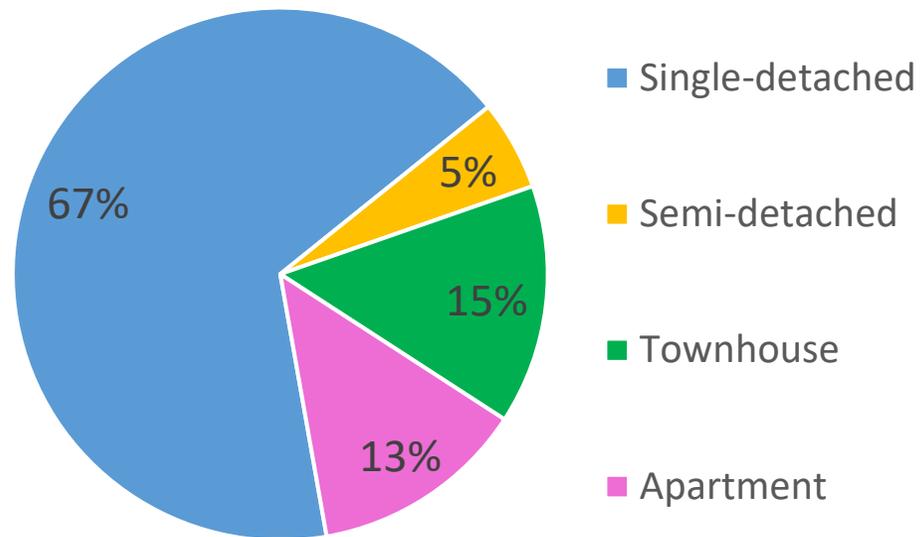


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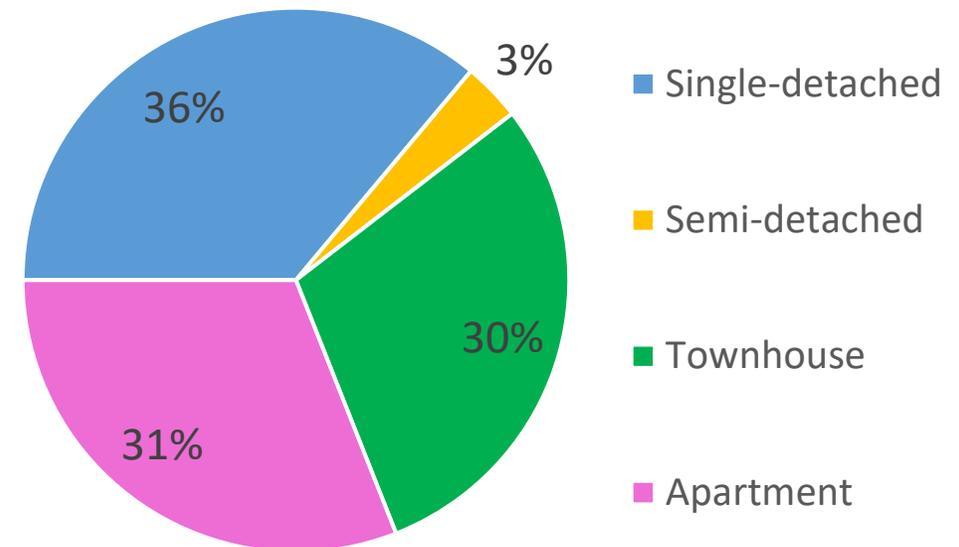
(source: Durham Region Association of Realtors)

Housing Unit Mix

Total Housing Mix in 2016



New Housing Mix in Recent Construction (2016-2020)



Development Activity and Recent Trends

New residential units **by type**



26.5% single detached house



5.9% semi detached house



26.4% town house



41.1% apartment

2020 Building Permits



What does neighbourhood density look like?

+/- 50 people and jobs per hectare

Mostly detached, 2 car garage homes, with some semis and townhouses.



What does neighbourhood density look like?

+/- 75 people and jobs per hectare

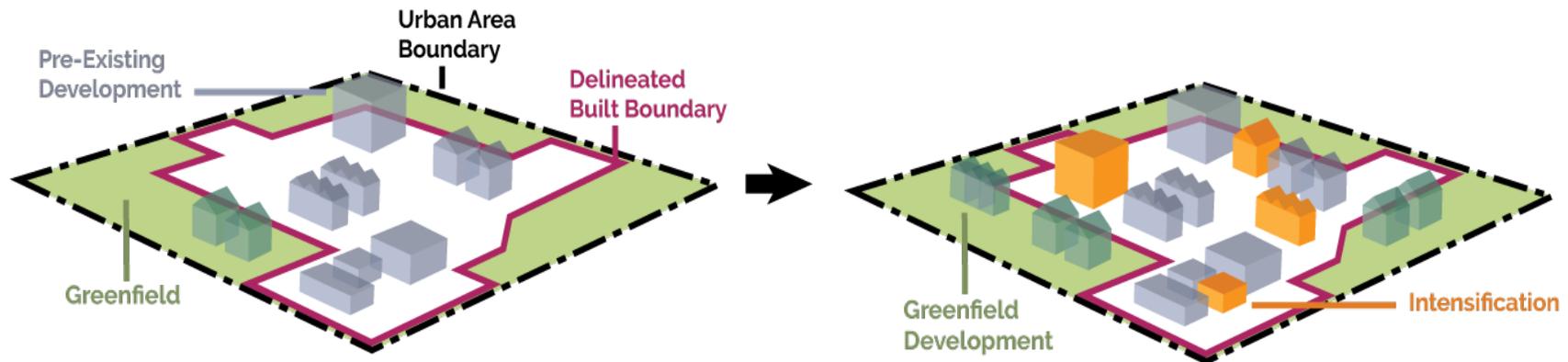
Mix of singles, semis, townhouse and apartment unit types.



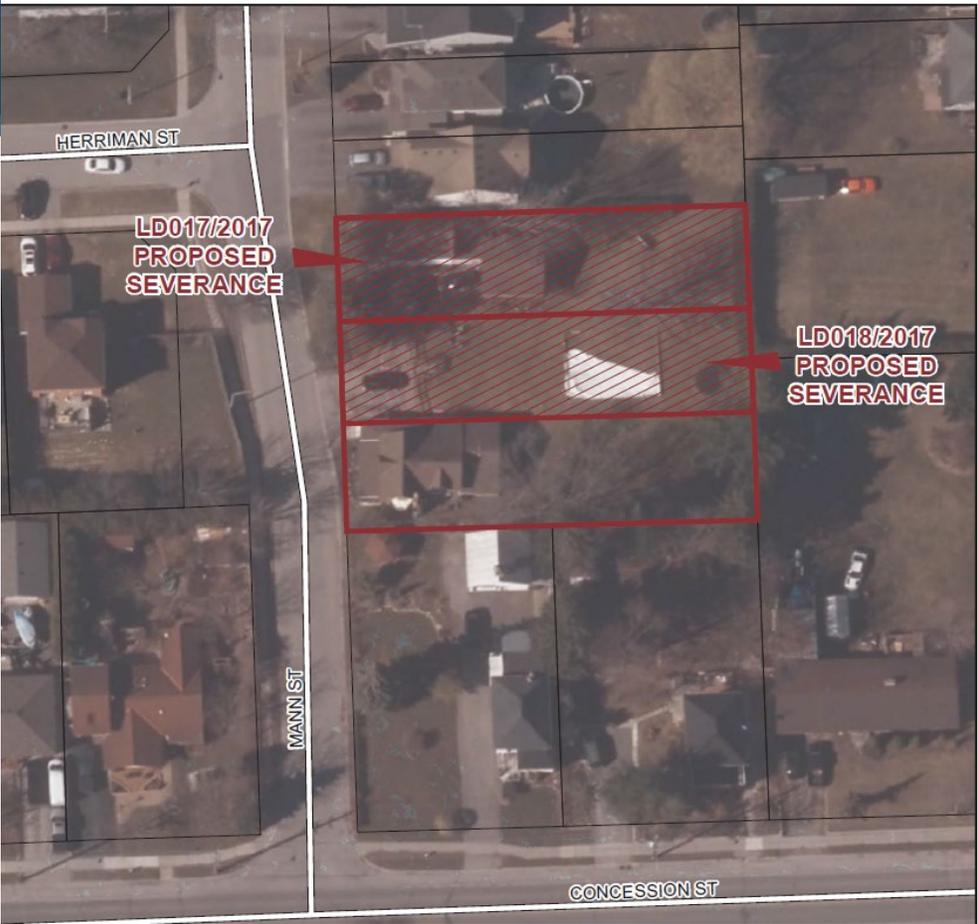
Intensification Explained

Intensification: the redevelopment of a property, site or area at a higher density than currently exists.

Intensification rate: percent of new housing units being built each year within existing built up areas



Gentle / Infill Forms of Intensification



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Moderate Forms of Intensification



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Intensive forms of Intensification



HOW DO THE ALTERNATIVE SCENARIOS WORK?



Scenario Modelling: Key Concepts Explained

Employment Area Scenarios

- Density that vacant employment sites develop at
- Employment intensification rate (the redevelopment of existing employment sites)

What is Employment Intensification?

Employment Intensification

- Looks at redevelopment potential of *underutilized sites*
 - *Large sites*
 - *Low building coverage*
 - *Used for storage, parking, or other low density employment uses.*



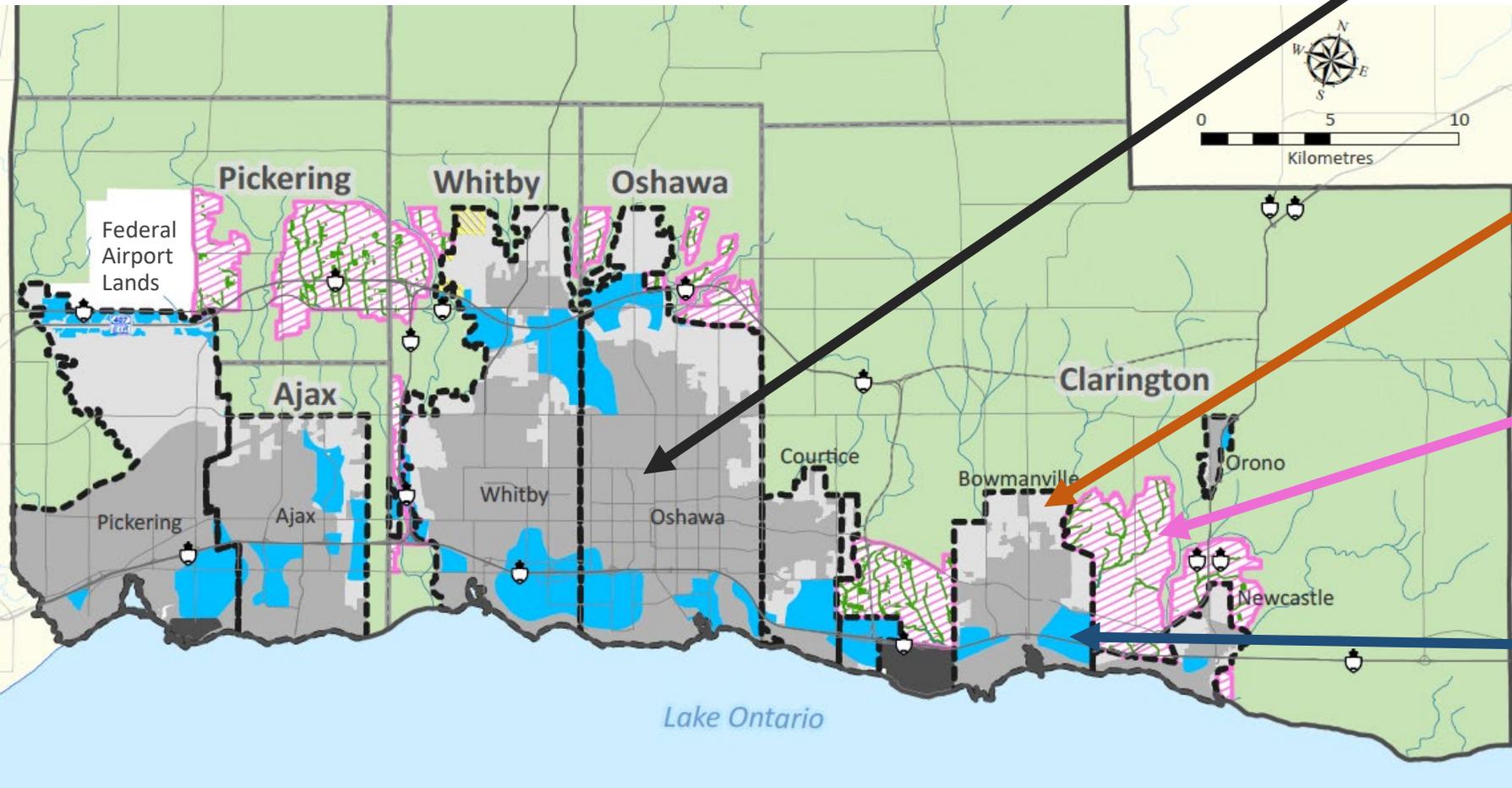
Where does growth go?

Built Up Area (BUA)

Designated Greenfield Areas (DGA)

“Whitebelt”

Employment Areas



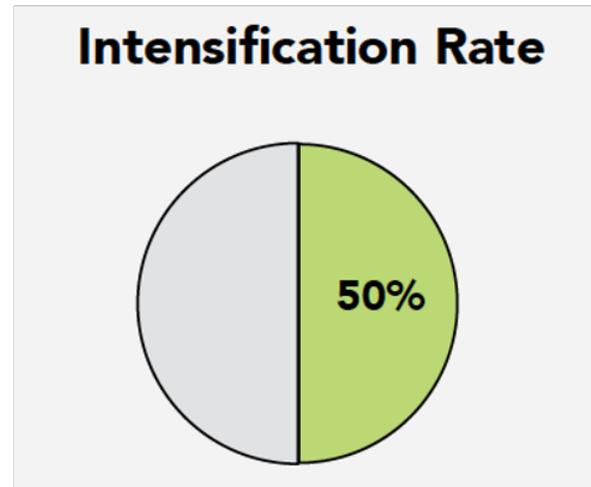
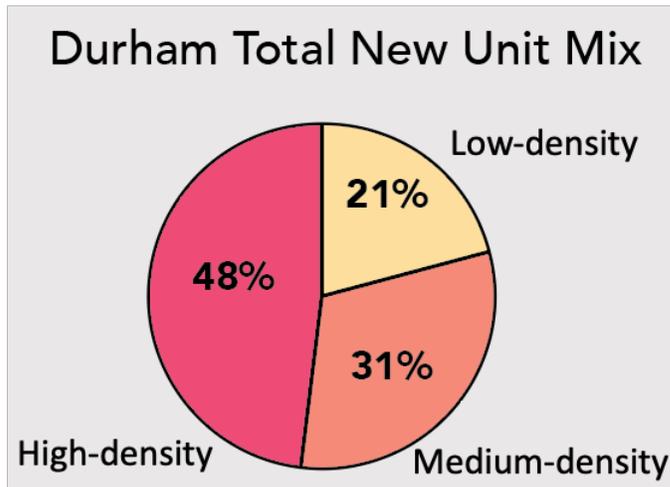
Poll Question 1.

- What should future growth in Durham be characterized as? (Select one.)
 - Focusing on intensification and minimizing new urban expansion areas.
 - Focusing on greenfield development in new urban expansion areas while having a lower rate of intensification.
 - Balancing growth through intensification and greenfield development in new urban expansion areas.
 - Unsure.



Review of the Initial LNA Outcomes

Fall 2021: Five Technical Reports + Land Needs Assessment



DGA Density (PJH) **64**

New Community Area Land Need (Hectares)

737

New Employment Area Land Need (Hectares)

1,164



HOW DO THE ALTERNATIVE SCENARIOS WORK?



Employment Area Scenarios

- Density that vacant employment sites develop at
- Employment intensification rate (the redevelopment of existing employment sites)

Discussion on Employment Scenario

- **Scenario 1: 15% Intensification**, which requires more new vacant employment land than Scenario 2.



Land Need: 1,350 Gross Ha

- **Scenario 2: 20% Intensification**, which assumes more job growth will be accommodated within developed/underutilized employment lands and requires less new vacant employment land than Scenario 1.



Land Need: 1,170 Gross Ha



HOW DO THE ALTERNATIVE SCENARIOS WORK?



Community Area Scenarios

- Housing unit types/mix
- Intensification rate
- Designated greenfield density target
- Land need outcome

Review of Alternative Community Area Scenarios

SCENARIO 1:

Emphasis on **low-density housing**, not meeting the minimum Growth Plan intensification target

SCENARIO 2:

Primarily **low-density housing** with increased share of medium and high-density housing

SCENARIO 3:

Shifting the unit mix and adding low-density intensification to BUA and SGAs to achieve minimum Growth Plan intensification target

SCENARIO 4:

Balancing the unit mix with an emphasis on high and medium-density housing, while achieving the minimum 50% intensification target

SCENARIO 5:

Emphasis on **higher densities** and intensification beyond minimum Growth Plan targets



Community Area Scenario 1: Emphasis on low-density housing, not meeting the minimum Growth Plan intensification target

Key Drivers

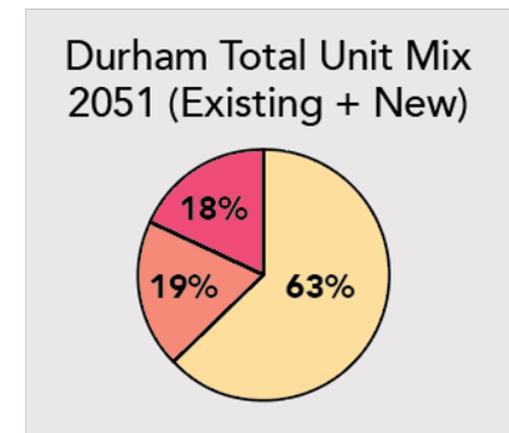
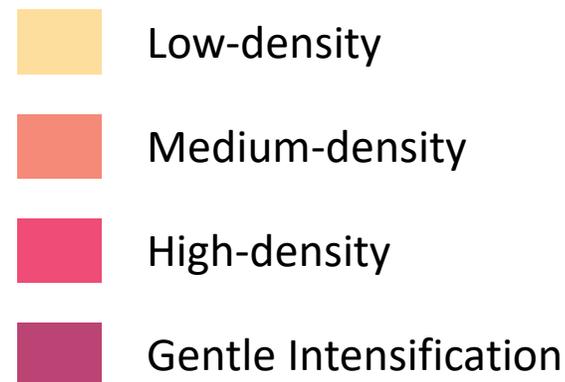
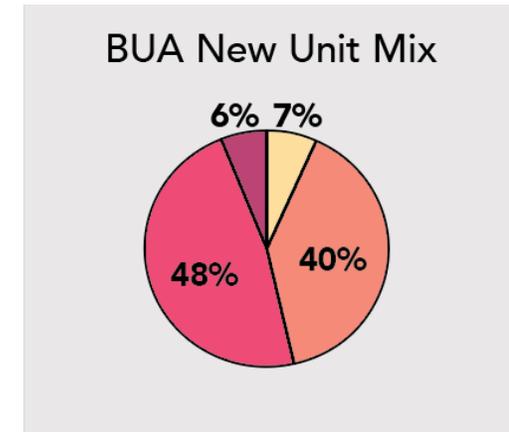
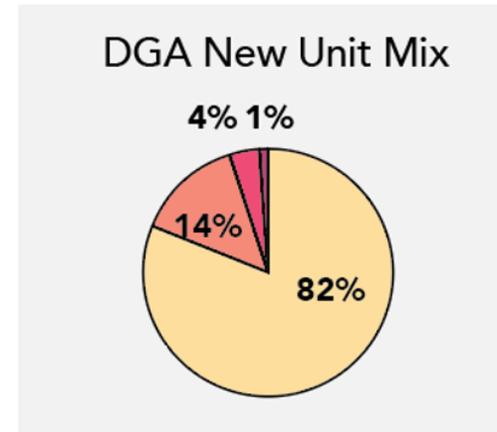
- Assumes 2016 housing propensities remain consistent to 2051
- Focus on low-density housing in DGA

Outcomes

- 35% intensification rate
- 50 PJH DGA Density
- 5,400 hectares of new **Community Area** land



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Community Area Scenario 2: Primarily low-density housing, with increased share of medium and high-density housing

Key Drivers

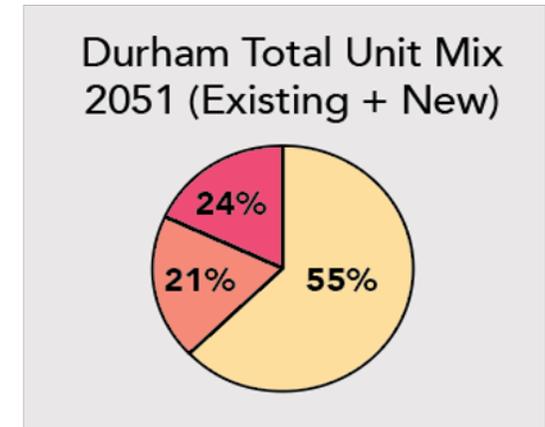
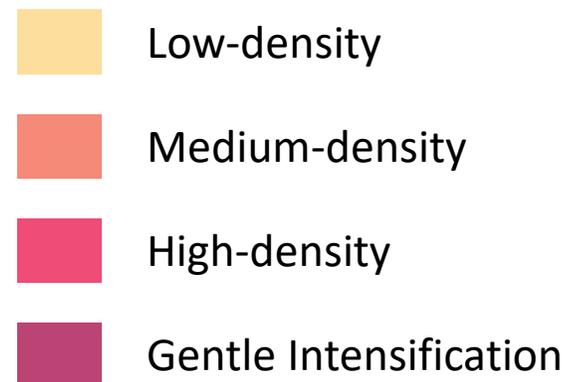
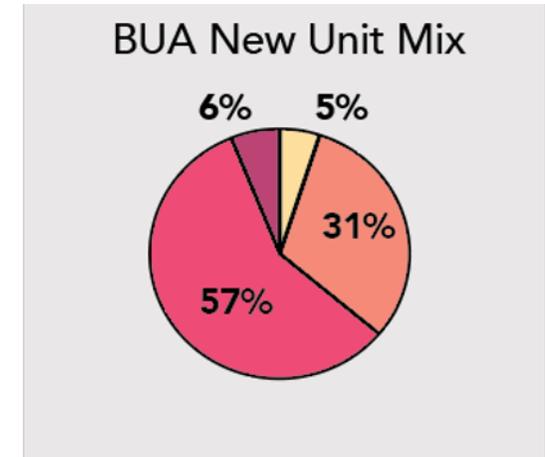
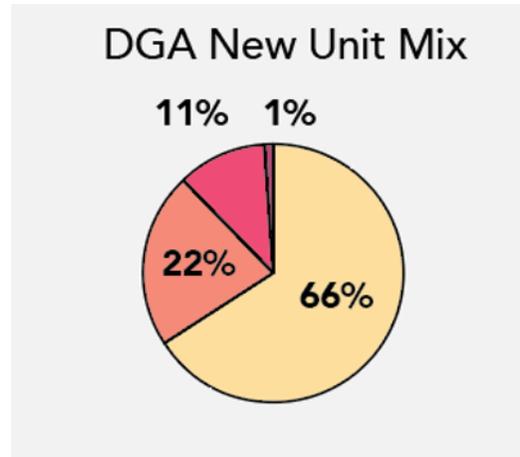
- More medium- and high-density units than scenario 1
- High-density focused within SGAs in BUA

Outcomes

- 45% intensification rate
- 55 PJH DGA Density
- 2,600 hectares of new **Community Area** land



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Community Area Scenario 3: Shifting the unit mix and adding low-density intensification to BUA and SGAs to achieve minimum Growth Plan intensification target

Key Drivers

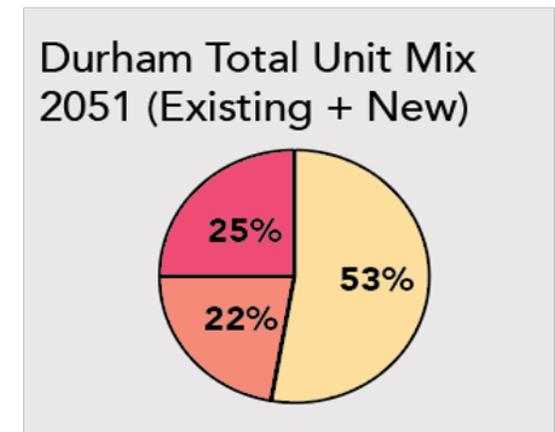
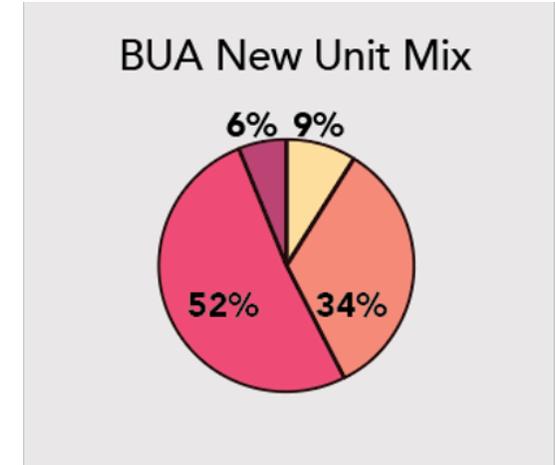
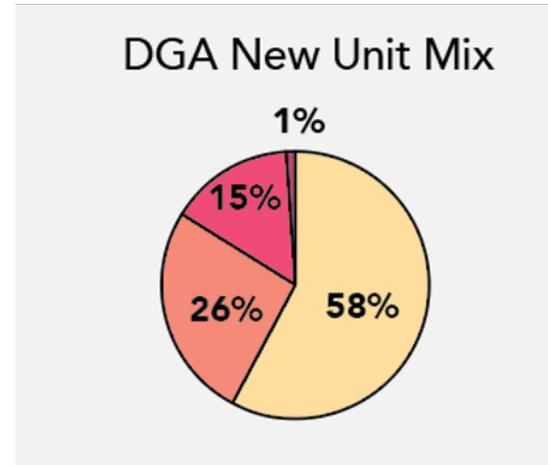
- More medium and high-density than scenario 1 – higher absolute number of low- and medium density units in BUA compared to Scenario 2
- Significant infill within stable neighbourhoods

Outcomes

- 50% intensification rate
- 57 PJH DGA Density
- 1,500 hectares of new **Community Area** land



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Community Area Scenario 4: Balancing the unit mix - with an emphasis on high and medium-density housing, while achieving the minimum 50% intensification target

Key Drivers

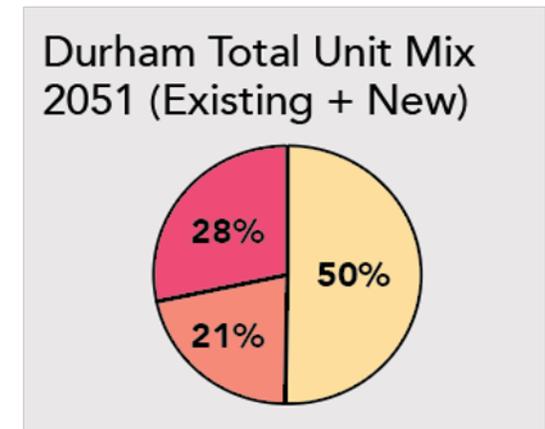
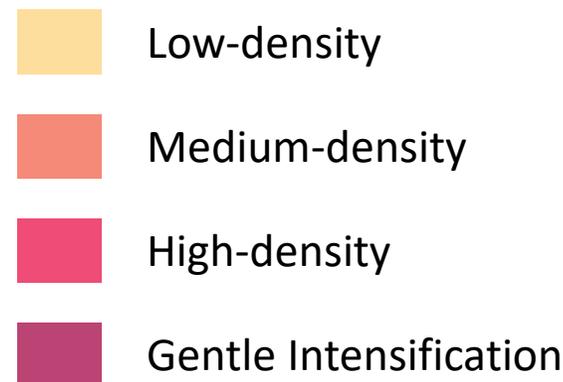
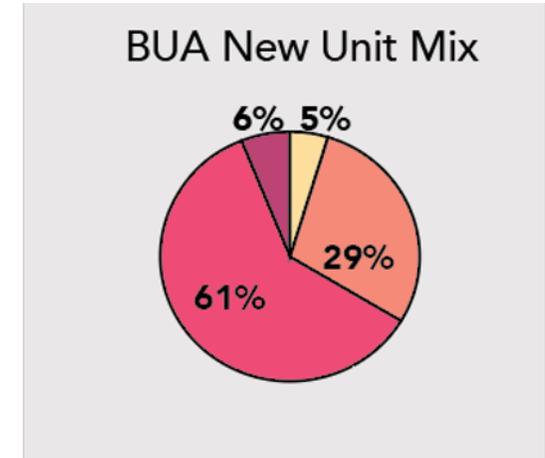
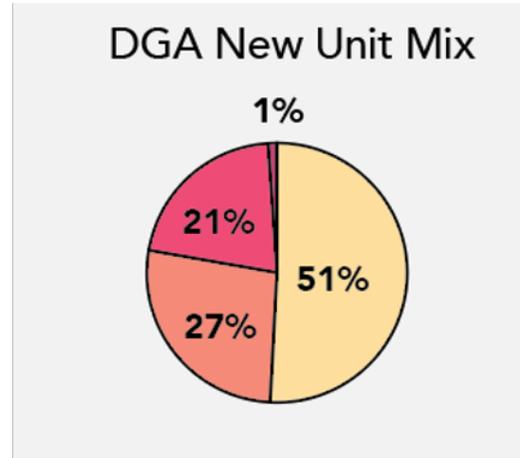
- Higher density housing in SGAs
- Focusing growth around transit investments
- Higher supply of low- and medium-density housing than LNA Technical Reports

Outcomes

- 50% intensification rate
- 60 PJH DGA Density
- 950 hectares of new **Community Area** land



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Community Area Scenario 5: Emphasis on higher densities and intensification beyond minimum Growth Plan targets

Key Drivers

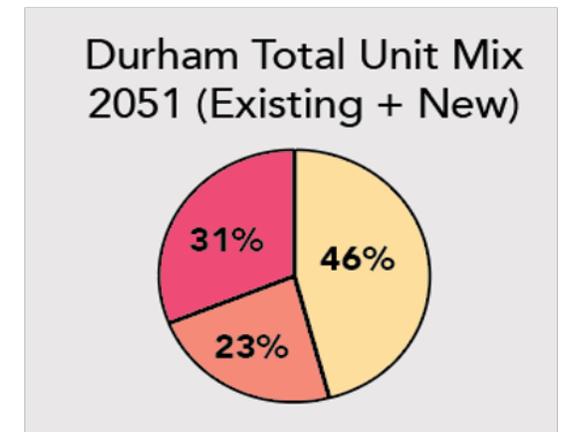
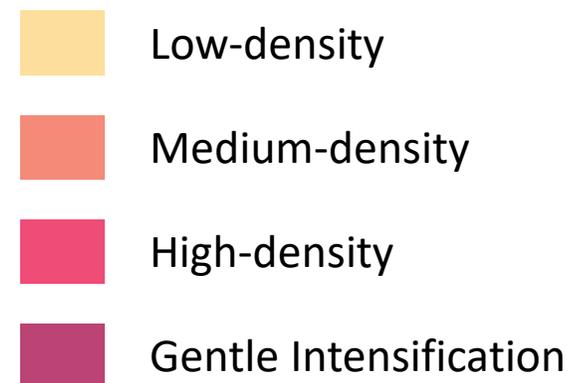
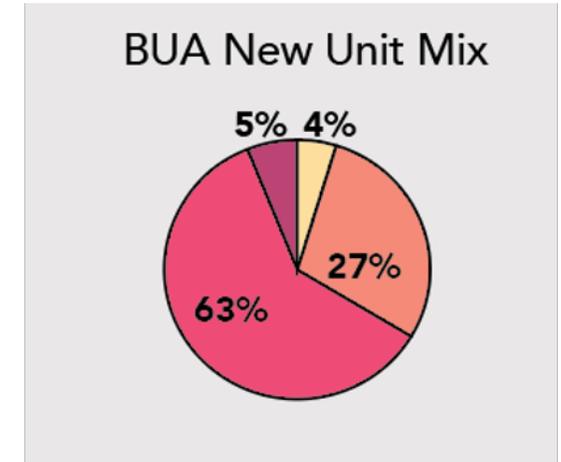
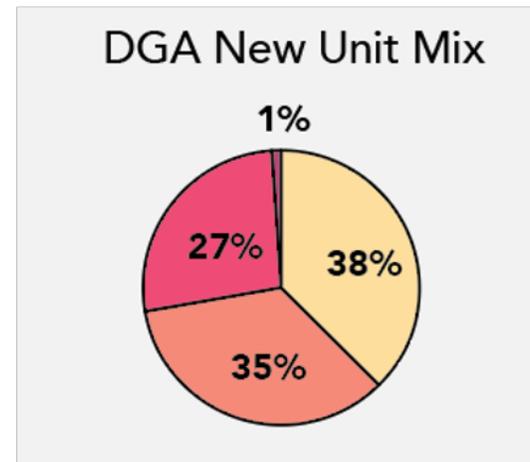
- Exceeds minimum intensification rate with a focus on high-density housing forms
- No new Community Area land need

Outcomes

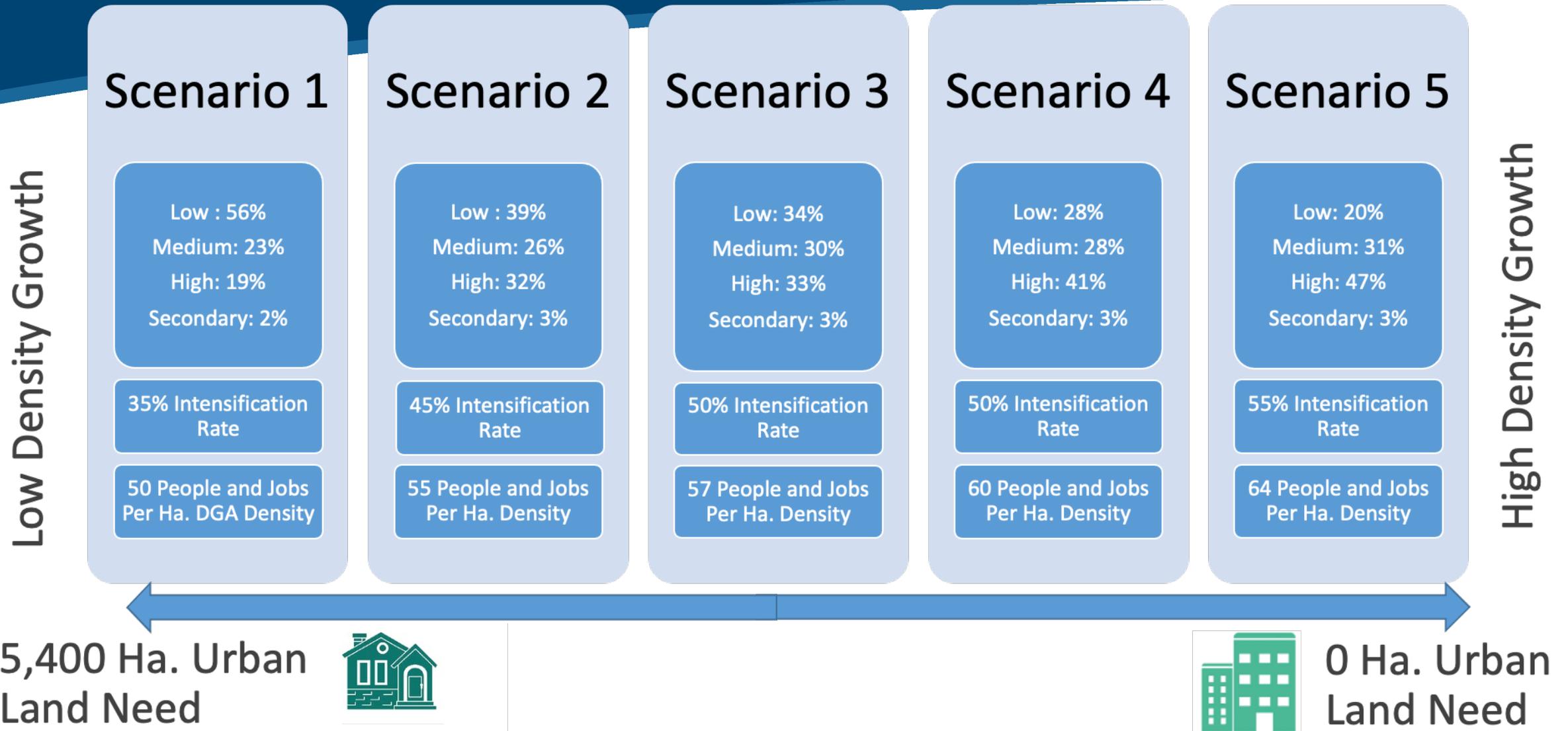
- 55% intensification rate
- 64 PJH DGA Density
- 0 hectares of new **Community Area** land



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Range of Community Area Scenarios



Assessment Framework

- All Scenarios were assessed against the following 5 Principles
- Provincial and Regional policies, initiatives and priorities were considered in this assessment

Principle 1: Achieving Targets

Principle 2: Housing Market Choice

Principle 3: Setting up Strategic Growth Areas for Success

Principle 4: Protecting Agricultural and Rural Systems, preparing for Climate Change and Achieving Sustainable Development

Principle 5: Competitive Economic and Employment Conditions



Assessment Framework Results

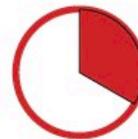
Ranking System: Each Scenario assessed against each Principle and assigned one of the following scores:



**Achieves targets/
supports principle**



**Partially supports
principle**



**Does not support
principle**



Scenario 1 – Emphasis on low-density housing, not meeting the minimum Growth Plan intensification target

1: Achieving Targets

Does not achieve 50% intensification target; DGA density lower than dev. applications in approval pipeline



2: Housing Market Choice

Housing mix not in line with existing pipeline housing mix; limited high-density options in DGA



3: Setting-up SGAs for success

Lowest level of density in SGAs, not transit supportive



4: Protecting Agricultural and Rural Systems, preparing for Climate Change and Achieving Sustainable Development

Requires the most new land, consuming rural and agricultural land; lower densities lead to increased car-dependency



5: Competitive Economic Employment Conditions

Low-density appeals to families; low-density contributes to auto dependency and traffic congestion
Larger settlement area more costly to maintain in long-term



Scenario 2 – Primarily low-density housing, with increased share of medium and high-density housing

1: Achieving Targets

Does not achieve 50% intensification target



2: Housing Market Choice

Range of housing types and options in BUA and DGA though not fully meeting density demand in DGA



3: Setting-up SGAs for success

Transit supportive in Regional Centres; Regional Corridors not optimized



4: Protecting Agricultural and Rural Systems, preparing for Climate Change and Achieving Sustainable Development

Requires the second highest land need; Unlikely to support transit supportive densities outside MTSAs and UGCs



5: Competitive Economic Employment Conditions

Low-density appeals to families; Higher-densities in BUA supports Regional Centres (esp. MTSAs).



Scenario 3 – Shifting the unit mix, and adding low-density intensification to BUA and SGAs to achieve the minimum Growth Plan intensification target

1: Achieving Targets

Achieves 50% intensification target



2: Housing Market Choice

Range of housing types and options in BUA and DGA

Lower densities in SGAs

Greatest amount of redevelopment in stable neighbourhoods



3: Setting-up SGAs for success

Lower densities in SGAs undermines complete and compact community objectives;

Most low-density in Regional Centres and Corridors



4: Protecting Agricultural and Rural Systems, preparing for Climate Change and Achieving Sustainable Development

Requires additional land;

Limited uptake for major new transit investments



5: Competitive Economic Employment Conditions

Low-density appeals to families;

Low-density in BUA and SGAs limits long-term viability due to limited population growth



Scenario 4 – Balancing the unit mix, with an emphasis on high and medium-density housing, while achieving the minimum 50% intensification target

1: Achieving Targets

Achieves 50% intensification target



2: Housing Market Choice

Balance between low, medium, and high-density supply, choice for a broad and changing demographic



3: Setting-up SGAs for success

Higher-densities support SGAs;
Proportion of medium-density not optimal



4: Protecting Agricultural and Rural Systems, preparing for Climate Change and Achieving Sustainable Development

Requires additional land; preference for compact housing supports transit-oriented communities; compact form can align with energy efficient design



5: Competitive Economic Employment Conditions

Low and medium-density appeals to families; high-density in DGA supports new Centres; Transit oriented growth limits future traffic congestion



Scenario 5 – Emphasis on higher densities, and intensification beyond minimum Growth Plan targets

1: Achieving Targets

Achieves 50% intensification target



2: Housing Market Choice

Emphasis on high-density in DGA unlikely to align with demand; Intensification in BUA not likely to be absorbed by 2051



3: Setting-up SGAs for success

Higher-densities optimize planned growth of SGAs across the region



4: Protecting Agricultural and Rural Systems, preparing for Climate Change and Achieving Sustainable Development

Requires no Community Area expansion; Compact housing supports transit-oriented communities; Compact form can align with energy efficient design



5: Competitive Economic Employment Conditions

Lack of low- and medium-density DGA units limits growth of new families; High-density not likely to be absorbed in DGA; Transit oriented growth limits future traffic congestion



Summary Analysis of 5 Scenarios

5 PRINCIPLES FOR ASSESSMENT	SCENARIO 1: Emphasis on low-density housing	SCENARIO 2: Primarily low-density housing	SCENARIO 3: Shifting the unit mix	SCENARIO 4: Balancing the unit mix	SCENARIO 5: Emphasis on higher densities
1 Achieving Targets					
2 Housing Market Choice					
3 Setting-up SGAs for success					
4 Protecting Agricultural and Rural Systems, preparing for Climate Change and achieving Sustainable Development					
5 Competitive Economic and Employment Conditions					
Total Community Area Land Need (hectares)	5,400	2,600	1,500	950	0



Poll Question 2

Which Community Area Land Need Scenario best aligns with your preferred vision of growth for Durham over the next 30 years?

Scenario 1: Emphasis on low-density housing, not meeting the minimum Growth Plan intensification target

Scenario 2: Primarily low-density housing, with increased share of medium and high-density housing

Scenario 3: Shifting the unit mix and adding low density intensification to Built-Up Areas (BUA) and Strategic Growth Areas (SGA) to achieve the minimum Growth Plan intensification target

Scenario 4: Balancing the unit mix - with an emphasis on high and medium-density housing, while achieving the minimum 50% intensification target

Scenario 5: Emphasis on higher densities and intensification beyond minimum Growth Plan targets



Next Steps

Consultation: March 10 – April 14

- Information Posted on Website, Feedback Survey Now Live.
- Public Information Centre: March 24, 2022 @ 7pm.
- Feedback Survey closes April 14.

Recommended Growth Scenario

- Planning and Economic Development Committee – May 3, 2022
- Regional Council – May 25, 2022



Question and Answers

Please write your questions in the Q and A panel.

The Region and Consultant teams will respond to as many questions as possible.

Additional questions or comments that were not accommodated during the session may be forwarded to EnvisionDurham@durham.ca where staff will be happy to reply.



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