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The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2022-INFO-19
Date: March 11, 2022

Subject:

Envision Durham – Growth Management Study – Release of Alternative Land Need Scenarios Assessment Summary Report, File D12-01

Recommendation:

Receive for information

Report:

1. Purpose

- 1.1 The Growth Management Study (GMS) that is currently being undertaken by the Planning Division is an integral component of Envision Durham, the Municipal Comprehensive Review (MCR) of the Regional Official Plan (ROP). The first phase of the GMS is the preparation of a Land Needs Assessment (LNA) to quantify the amount of Settlement Area Boundary Expansion that will be required to accommodate the Region's population and employment growth forecasts to the year 2051.
- 1.2 The purpose of this report is to advise Council, agencies, service providers, stakeholder groups and members of the public that the modelling and assessment of alternative land need scenarios is now available for review and comment until April 14th. At the May 3, 2022, Planning and Economic Development Committee, staff will recommend a preferred scenario, taking into account the input received. A Council decision on the preferred scenario will enable the second phase of the GMS to commence.

2. Background

- 2.1 During the summer and early fall of 2021, four Technical Reports in support of the Region's draft LNA were released for public review and comment. These reports were prepared in conformity with the Provincial Land Needs Assessment Methodology. The Growth Plan requires upper tier municipalities in the Greater Golden Horseshoe to use this methodology to assess the quantity of land required to accommodate forecasted growth.
- 2.2 The Technical Reports were fulsome and included: an overall recommended growth forecast; housing unit mix; intensification analysis; designated greenfield area density analysis; Employment Area density analysis; and the resulting Community Area and Employment Area land need.
- 2.3 In response to comments received from the development community and other stakeholders on the draft LNA, Regional Planning staff agreed at the October 5, 2021, Planning and Economic Development Committee meeting to assess a range of alternative land need scenarios by applying alternative housing unit mixes, intensification rates, and densities. In particular, a scenario that models the housing unit mix used in the Growth Plan 2051 Forecast Background Study, commonly referred to as the "Hemson scenario", has been prepared.

3. Previous Reports and Decisions

- 3.1 Commissioner's Report [#2022-INFO-9](#) released February 11, 2022 provided an update on the assessment framework and consultation timelines for the alternative land need scenarios.

4. The Consultant's Initial Community Area Land Need Scenario and Employment Area Land Need Have Been Updated

- 4.1 Since the release of the Technical Reports, additional work and updates to the underlying analysis have been undertaken to this initial scenario which had a unit mix of 22% low density units; 31% medium density units; and 47% high density units. The updated scenario (identified later in this report as Scenario 4), has been modelled and assessed along with the other of the other alternative scenarios. The key changes between the initial land need scenario and the Updated Scenario 4 are identified below:

Initial Land Need Assessment Scenario from Technical Reports	Updated Scenario 4: Balancing the Unit Mix
Unit Mix: Low density units: 22% Medium density units: 31% High density units: 47%	Unit Mix: Low density units: 28% Medium density units: 28% High density units: 41% Secondary units: 3%
Intensification Rate: 50%	Intensification Rate: 50%
Designated Greenfield Area Density Target: 64 people and jobs per hectare	Designated Greenfield Area Density Target: 60 people and jobs per hectare
Community Area Land Need: 737 hectares (1,821 acres)	Community Area Land Need: 950 hectares (2,348 acres)

- 4.2 The initial Employment Area Land Need was also updated, primarily to reflect additional Employment Area conversions recently endorsed by Regional Council. This review has resulted in an increase to the Employment Area Land Need reported in the Employment Strategy Technical Report, while other key metrics have remained the same, as follows:

Employment Strategy Technical Report Scenario	Updated Employment Scenario
Vacant Employment Area Density Target: 27 jobs per hectare	Vacant Employment Area Density Target: 27 jobs per hectare
Employment Intensification Rate: 20%	Employment Intensification Rate: 20%
Employment Area Land Need: 1,164 hectares (2,876 acres)	Employment Area Land Need: 1,351 hectares (3,338 acres)

5. Release of Alternative Land Need Scenarios Assessment and Planned Consultation

- 5.1 The alternative scenario modelling outcomes and assessment is documented in the [“Alternative Land Need Scenarios Assessment Summary Report”](#) (see Attachment #1) which was released on March 10 on the [Envision Durham website](#) for public review. A summary of the alternative scenarios is provided below, with additional details including the scenario assessment found in the attached report. For ease of review, the five Community Area Land Need Scenarios are arranged in order from lowest density housing mix and highest land need, to highest density housing mix and lowest land need. It may be noted that Scenarios 1 and 2 do not conform to the

Growth Plan because they do not achieve the minimum Intensification Rate of 50% as required under the Growth Plan, but they have been prepared for comparison purposes. A lower intensification rate than 50% would require special approval from the Minister of Municipal Affairs and Housing if sufficient justification could be provided that the 50% intensification rate cannot be achieved in Durham.

Community Area Land Need Scenarios				
Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Emphasis on low-density housing (“Hemson”)	Primarily low-density housing	Shifting the unit mix	Balancing the unit mix	Emphasis on higher densities
Housing Unit Mix of new units: Low: 56% Medium: 23% High: 19% Secondary units: 2%	Housing Unit Mix of new units: Low: 39% Medium: 26% High: 32% Secondary units: 3%	Housing Unit Mix of new units: Low: 34% Medium: 30% High: 33% Secondary units: 3%	Housing Unit Mix of new units: Low: 28% Medium: 28% High: 41% Secondary units: 3%	Housing Unit Mix of new units: Low: 20% Medium: 31% High: 47% Secondary units: 3%
Intensification Rate: 35%	Intensification Rate: 45%	Intensification Rate: 50%	Intensification Rate: 50%	Intensification Rate: 55%
Designated Greenfield Area Density: 50 people and jobs per hectare	Designated Greenfield Area Density: 55 people and jobs per hectare	Designated Greenfield Area Density: 57 people and jobs per hectare	Designated Greenfield Area Density: 60 people and jobs per hectare	Designated Greenfield Area Density: 64 people and jobs per hectare
New Community Area Land Need: 5,400 hectares (13,344 acres)	New Community Area Land Need: 2,600 hectares (6,425 acres)	New Community Area Land Need: 1,500 hectares (3,707 acres)	New Community Area Land Need: 950 hectares (2,348 acres)	New Community Area Land Need: 0

Note: Totals may not add due to rounding

Employment Area Land Need Scenarios	
Scenario 1	Scenario 2
Vacant Employment Area Density Target: 27 Jobs per gross hectare	Vacant Employment Area Density Target: 27 Jobs per gross hectare
Employment Intensification Target: 15%	Employment Intensification Target: 20%
New Employment Area Land Need: 1,350 hectares (3,335 acres)	New Employment Area Land Need: 1,170 hectares (2,891 acres)

- 5.2 Also on March 10, a feedback [survey](#) was posted on the Envision Durham website, to provide opportunities for public feedback on the alternative land need scenarios. Survey responses are being accepted until **April 14, 2022**. A Virtual Public Information Centre is scheduled for **March 24, 2022, at 7pm**. Notification of the Public Information Centre will be advertised via local newspapers, emailed to the Envision Durham interested parties list, social media channels, and a public service announcement.
- 5.3 Barring any unforeseen events, it is expected that a preferred land need scenario for both Community Areas and Employment Areas will be recommended to Planning and Economic Development Committee on **May 3, 2022**.
- 5.4 Upon Council's endorsement of a preferred land need scenario, and the associated quantum of urban land need, the GMS will proceed to evaluate the most suitable locations for Settlement Area Boundary Expansion (i.e. Phase 2 of the process).

6. Relationship to Strategic Plan

- 6.1 This report aligns with/addresses the strategic goals and priorities in the Durham Region Strategic Plan. See Commissioner's Report [#2022-INFO-9](#) for additional details.

7. Conclusion

- 7.1 The release of this report will also be announced by way of:

- Public service announcements;
- Social media platforms, including Facebook, Twitter, and LinkedIn; and
- Email notifications and report circulation.

7.2 A copy of this report will be forwarded to all Envision Durham Interested Parties, Durham's area municipalities, Indigenous communities, conservation authorities, the Building Industry and Land Development (BILD) – Durham Chapter, Durham Region Homebuilders Association, and the Ministry of Municipal Affairs and Housing. Circulation will also be provided to agencies and service providers that may have an interest in where and how long-term growth in the Region is being planned for (school boards, hospitals, utility providers, etc. as specified in Appendix #1).

8. Attachments

Attachment #1: [Alternative Land Need Scenarios Assessment Summary Report, prepared by Urban Strategies and Watson and Associates](#)

Respectfully submitted,

Original signed by

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

Appendix 1 – to Report #2022-INFO-19

Circulated Agencies and Service Providers

- Canada Post
- Bell Canada
- Rogers Communications
- Shaw Cable TV
- Compton Communications
- Persona Communications
- Canadian Pacific Railway
- Canadian National Railway
- Enbridge Gas Distribution Inc. and Enbridge Pipelines Inc.
- Trans-Northern Pipelines Inc.
- TransCanada Pipelines Inc.
- Hydro One Networks Inc.
- Ontario Power Generation Inc.
- Durham District School Board
- Durham Catholic District School Board
- Conseil Scolaire Viamonde
- MonAvenir Conseil Scolaire Catholique
- Mississaugas of Scugog Island First Nation
- Ministry of Transportation
- Greater Toronto Airports Authority

- Transport Canada
- Metrolinx
- Trent-Severn Waterway
- Kawartha Pine Ridge District School Board
- Peterborough Victoria Northumberland and Clarington Catholic District School Board
- Durham Region Police Department
- Ministry of Municipal Affairs and Housing
- Elexicon
- Hydro One Networks Inc. (Brock, Scugog and Uxbridge)
- Independent Electricity System Operator
- Ontario Tech University
- Trent University Durham
- Durham College
- Durham Workforce Authority
- General Motors of Canada
- Lakeridge Health
- Ajax-Pickering Board of Trade
- Brock Board of Trade
- Clarington Board of Trade
- Newcastle & District Chamber of Commerce
- Greater Oshawa Chamber of Commerce
- Scugog Chamber of Commerce

- Uxbridge Chamber of Commerce
- Whitby Chamber of Commerce
- Downtown Ajax BIA
- Bowmanville BIA
- Brooklin BIA
- Pickering Village BIA
- Port Perry BIA
- Uxbridge BIA
- Downtown Whitby BIA
- Business Advisory Centre Durham
- Spark Centre