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The Regional Municipality of Durham

MINUTES

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, April 5, 2022

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, April 5, 2022 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM. Electronic participation was offered for this meeting.

1. Roll Call

Present: Councillor Joe Neal, Vice-Chair
Councillor Grant
Councillor Highet
Councillor Kerr
Councillor Lee
Councillor Yamada
Regional Chair Henry
***all members of Committee participated electronically**

Also

Present: Councillor Ashe attended for part of the meeting
Councillor Dies
Councillor John Neal
Councillor Pickles attended for part of the meeting
Councillor Wotten

Absent: Councillor Ryan, Chair

Staff

Present: E. Baxter-Trahair, Chief Administrative Officer
B. Bridgeman, Commissioner of Planning and Economic Development
B. Anderson, Principal Planner
S. Baldie Jagpat, Manager, Administrative Services
C. Boyd, Solicitor, Corporate Services – Legal Services
S. Gill, Director, Economic Development and Tourism
C. Goodchild, Manager, Policy Planning & Special Studies
L. Huinink, Director, Rapid Transit and Transit Oriented Development
R. Inacio, Systems Support Specialist, Corporate Services – IT
S. Jibb, Manager, Economic Development, Agriculture and Rural Affairs
G. Muller, Director of Planning
N. Taylor, Commissioner of Finance
G. Pereira, Manager, Transportation Planning
B. Pickard, Manager, Tourism

K. Ryan, Senior Solicitor, Corporate Services – Legal Services
S. Salomone, Manager, Economic Development, Business Development
and Investment
J. Severs, Manager, Economic Development, Marketing and Cluster
Development
L. Trombino, Manager, Plan Implementation
T. Fraser, Committee Clerk, Corporate Services – Legislative Services
K. Smith, Committee Clerk, Corporate Services – Legislative Services

Councillor Joe Neal, Vice-Chair, chaired the meeting in the absence of Councillor Ryan, Chair.

2. Declarations of Interest

There were no declarations of interest.

3. Adoption of Minutes

Moved by Regional Chair Henry, Seconded by Councillor Lee,
(28) That the minutes of the regular Planning & Economic Development
Committee meeting held on Tuesday, March 1, 2022, be adopted.
CARRIED

4. Statutory Public Meetings

There were no statutory public meetings.

5. Delegations

Moved by Regional Chair Henry, Seconded by Councillor Lee,
(29) That the Rules of Procedure be suspended in order to permit Mike Moffatt
to speak for 20 minutes.
CARRIED on a 2/3rds Vote

5.1 Mike Moffatt, Senior Director, Policy and Innovation, Smart Prosperity Institute, re: demographic change and the need for housing in the Durham Region

M. Moffatt, participating electronically, provided a PowerPoint presentation regarding the need for housing in Durham. Bob Schickedanz, President, Ontario Home Builders' Association, and Larry Kotseff, Director, Policy and Advocacy, Ontario Home Builders' Association, were also in attendance.

B. Schickedanz advised that the Ontario Home Builders' Association engaged the services of Mike Moffatt, Senior Director, Smart Prosperity Institute, to get a better understanding of what's happening and what they should expect, to prepare themselves for the years to come.

Highlights of his presentation included:

- Smart Prosperity Institute (SPI) Housing Reports
- Key Points
- What happened before the pandemic
- Between 2015-20, the Province added one million new Ontarians
- Growth in Durham Region
- Despite a growing number of families, new completions across Ontario barely changed
- What happened?
- This caused a massive increase in the number of “drive until you qualify families across Ontario”
- Post-Pandemic
- Provincial Projections – Population
- Ontario projected to add nearly 100,000 households every year going forward
- Summary of supply-side issues
- Final thoughts

M. Moffatt and B. Schickedanz responded to questions of the Committee.

6. Presentations

6.1 Professor Steve Pomeroy, Focus Consulting Inc., re: Current Trends in the Ontario Housing Market

S. Pomeroy, participating electronically, provided a PowerPoint presentation regarding current trends in the Ontario Housing Market. Highlights of his presentation included:

- Report of Housing Affordability Task Force
- Annual Population Growth
- Increasing starts – market already responding with 40% increase in starts 2021
- Starts per 1000 population growth – 3 year moving average
- Conclusion on undersupply
- Quality of Demand: Price to Income vs. Leverage effect
- Growth in home values vs. residential mortgages and resulting equity growth
- Conclusion on demand: Consumers drive up prices
- Is increased supply the answer to high prices?
- Land value and affordability
- Municipal Official Plan Update increases anticipated land value
- Impact of an Inclusionary Condition
- Summary observation

S. Pomeroy responded to questions with respect to impact of decisions by the federal government; student housing; whether money laundering is a factor in Canadian real estate; population and age distribution; land supply and impact on land value; land banking and potential impact of inclusionary zoning; and the impact of the Greenbelt.

The Committee recessed at 11:10 AM and reconvened at 11:15 AM.

Following the recess, the Clerk conducted a roll call and all members of Committee were present with the exception of Councillor Ryan.

6.2 Colleen Goodchild, Manager, Policy Planning and Special Studies, re: Envision Durham – Growth Management Study – Release of Alternative Land Need Scenarios Assessment Summary Report (2022-INFO-19)

C. Goodchild provided a PowerPoint presentation outlining the details of Report #2022-INFO-19 of the Commissioner of Planning and Economic Development. Highlights of her presentation included:

- Growth Management Study
- Scenario Modelling: Key Concepts Explained
- Employment Area Land Need Scenarios
- Range of Community Area Scenarios
- Community Area Scenario Assessment: 5 Principles
- Alternative Land Need Scenarios – Community Areas & Employment Areas
- Consultation on Alternative Land Need Scenarios
- Envision Durham – Next Steps

Staff responded to questions with respect to the consultation/engagement process; the public information session; how submissions are considered; next steps; potential recommendations; Scenario 3; and the process for allocating to the area municipalities.

7. Planning

7.1 Correspondence

A) Information Report #2022-INFO-19: Envision Durham – Growth Management Study – Release of Alternative Land Need Scenarios Assessment Summary Report

B. Bridgeman responded to questions with respect to the definition of Whitebelt land; the amount of Whitebelt land currently owned for potential future development; the location of Whitebelt lands; whether Whitebelt lands are intended for potential future urban boundary expansion; designated greenfield areas; the built boundary vs. urban boundary; housing types; the definition of

secondary suites; whether inclusionary zoning policies were incorporated into Major Transit Station Areas; the next steps for area municipalities related to inclusionary zoning; the Alternative Land Need Scenarios; the potential location of future urban boundary expansion; and whether new employment lands would be readily serviceable.

Moved by Councillor Kerr, Seconded by Councillor Lee,

(30) That Information Report #2022-INFO-19 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

7.2 Reports

A) Durham Environmental Advisory Committee (DEAC) Membership Appointments, (2022-P-8)

Report #2022-P-8 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Lee, Seconded by Councillor Highet,

(31) That we recommend to Council:

- A) That Azzam Abu-Rayash be appointed as an At-Large member to the Durham Environmental Advisory Committee;
- B) That the above-named citizen volunteer be advised of their appointment to the Durham Environmental Advisory Committee; and
- C) That a copy of Report #2022-P-8 of the Commissioner of Planning and Economic Development be forwarded to the area municipalities.

CARRIED

8. **Economic Development**

8.1 Correspondence

There were no communications to consider.

8.2 Reports

A) A Timeline of Innovation. Investment Attraction and Brand Awareness Campaign (2022-EDT-7)

Report #2022-EDT-7 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Staff responded to questions with respect to how the goals of the Durham Region Strategic Plan are being achieved; and whether interest in the campaign is being tracked.

Moved by Councillor Yamada, Seconded by Councillor Lee,
(32) That Report #2022-EDT-7 of the Commissioner of Planning and
Economic Development be received for information.

CARRIED

9. Advisory Committee Resolutions

9.1 Durham Environmental Advisory Committee

A) Appointment of DEAC Representative on the Friends of Second Marsh Board of Directors

Moved by Regional Chair Henry, Seconded by Councillor Kerr,
(33) That we recommend to Council:

That Gwen Layton be appointed as the DEAC member on the Friends of the
Second Marsh Board of Directors.

CARRIED

10. Confidential Matters

There were no confidential matters to be considered.

11. Other Business

11.1 Pause of Excess Soil Regulation Requirements

Councillor John Neal advised that the Ontario government is proposing to pause the implementation of provisions in the Excess Soil Regulation that came into effect on January 1, 2022, for one year. He also advised that the proposal is open for comments until April 10, 2022.

11.2 Durham Is Home Collection

Councillor John Neal inquired as to whether all merchandise in the Durham Is Home Collection is made in Durham Region or by Canadian companies.

S. Gill advised that all of the merchandise that could be sourced from Canada has been and all the designs and printing that could be done in Durham Region has been.

12. Date of Next Meeting

The next regularly scheduled Planning & Economic Development Committee meeting will be held on Tuesday, May 3, 2022 at 9:30 AM in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

13. Adjournment

Moved by Councillor Kerr, Seconded by Councillor Lee,
(34) That the meeting be adjourned.

CARRIED

The meeting adjourned at 12:32 PM

Respectfully submitted,

Joe Neal, Vice-Chair

T. Fraser, Committee Clerk