



Addendum to the Planning & Economic Development Committee Agenda

Council Chambers
Regional Headquarters Building
605 Rossland Road East, Whitby

Tuesday, October 5, 2021

9:30 AM

Note: Additional agenda items are shown in bold

1. Roll Call
2. Declarations of Interest
3. Adoption of Minutes
 - A) Planning & Economic Development Committee meeting
– September 7, 2021
4. Statutory Public Meetings

There are no statutory public meetings
5. Delegations
 - 5.1 Teresa Shaver, Executive Director, Business Advisory Centre
Durham, re: activities completed with small businesses of Durham
Region (2021-EDT-5) [Item 8.2 A)]
 - 5.2 Tim Pauley, Director, Research & Academics, Ontario Shores Centre
for Mental Health Sciences, re: Update on progress toward
establishing the Ontario Shores Living Lab: Canada's First Mental
Health Incubator
 - New 5.3 Don Given, Malone Given Parsons, re: Information Report #2021-
INFO-97: Envision Durham – Growth Management Study –
Release of Employment Strategy Technical Report [Item 7.1 A)]**

New

5.4 Matthew Cory, Senior Advisor to BILD, Municipal Comprehensive Reviews, re: The overall Durham Region Municipal Comprehensive Review (Envision Durham)

Requires 2/3rds vote to be heard

6. Presentations

There are no presentations

7. Planning

7.1 Correspondence

- A) Information Report #2021-INFO-97: Envision Durham – Growth Management Study – Release of Employment Strategy Technical Report

Pulled from the September 24, 2021 Council Information Package by Councillor Collier

Recommendation: Receive for Information

New

- B) **Correspondence from Paula Tenuta, SVP, Policy & Government Relations, BILD, re: Information Report #2021-INFO-97: Envision Durham – Growth Management Study – Release of Employment Strategy Technical Report and the Durham Region Municipal Comprehensive Review (Envision Durham)**

4 - 20

Recommendation: Refer to staff

New

- C) **Correspondence from Stacey Hawkins, Executive Officer, Durham Region Home Builders' Association, re: Information Report #2021-INFO-97: Envision Durham – Growth Management Study – Release of Employment Strategy Technical Report**

21 - 22

Recommendation: Refer to staff

New

- D) **Correspondence from Susan Cassel, City Clerk, City of Pickering, re: Information Report #2021-INFO-97: Envision Durham – Growth Management Study – Release of Employment Strategy Technical Report**

23 - 26

Recommendation: Refer to staff

7.2 Reports

- A) Application to Amend the Durham Regional Official Plan, submitted by 1725596 Ontario Limited to permit the severance of a dwelling rendered surplus to a farming operation as a result of the consolidation of non-abutting farm parcels, in the Municipality of Clarington, File: OPA 2021-001 (2021-P-23)

8. Economic Development

8.1 Correspondence

8.2 Reports

- A) Business Advisory Centre Durham Annual Update (2021-EDT-5)
- B) Local Food Business Retention and Expansion Project: Annual Implementation Update (2021-EDT-6)
- C) Durham Region – Music Sector Strategy Project (2021-EDT-7)

9. Advisory Committee Resolutions

There are no advisory committee resolutions to be considered

10. Confidential Matters

There are no confidential matters to be considered

11. Other Business

12. Date of Next Meeting

Tuesday, November 2, 2021 at 9:30 AM

13. Adjournment

Notice regarding collection, use and disclosure of personal information:

Written information (either paper or electronic) that you send to Durham Regional Council or Committees, including home address, phone numbers and email addresses, will become part of the public record. This also includes oral submissions at meetings. If you have any questions about the collection of information, please contact the Regional Clerk/Director of Legislative Services.

October 1, 2021

Mayor Dave Ryan, Chair &
Members of the Planning & Economic Development Committee
Regional Municipality of Durham
605 Rossland Road East
Whitby, Ontario
L1N 6A3

Sent via email

**RE: Planning & Economic Development Committee Meeting
Meeting of October 5, 2021
Item #7.1 A) Information Report #2021-INFO-97: Envision Durham-Growth
Management Study – Release of Employment Strategy Technical Report**

**Envision Durham - Durham Region Official Plan
Municipal Comprehensive Review & Region-Wide Growth Analysis**

On behalf of the BILD Durham Chapter representatives, please accept this correspondence in relation to Item #7.1A as noted above, and in relation to the overall Durham Region Municipal Comprehensive Review and ongoing Region-Wide Growth Analysis discussion.

Also attached for your reference are the BILD letters of August 3, 2021 and September 9, 2021 on the same subject matter. Today's submission reinforces many of the points expressed in both.

To reiterate, BILD and its' Durham Chapter members appreciate the opportunity to contribute to the Envision Durham and Municipal Comprehensive Review dialogue. Our members are vital to the ROPA's execution, and its' success is also predicated on a Plan that is supported by the industry, and is one that represents a path forward based on market demand and realistic planning, economic, and job-related projections.

At today's meeting, BILD is respectfully recommending that the Planning and Economic Development Committee give thoughtful consideration to the growth scenario discussion associated to the Envision Durham Land Needs Assessment in the context of contemplating a housing mix that best reflects Durham Region's vision for future growth.

Housing affordability and choice, as well as market demand, are significant drivers related to the Region's Municipal Comprehensive Review exercise that should not be ignored. We believe that the Region's Council and Committee members know that providing a range of housing options to allow for consumer choice is critical, as is understanding and following through with market demand. We also know that Regional Council understands the desire of its residents related to housing choice, and that this choice should not be dictated by a consultant analysis which appears to be based on policies that don't reflect this market demand.

It is important to again note that the Provincial LNA methodology requires that the Region forecast housing need using age-specific propensities to occupy various types of housing as one of the first critical components to assess community land needs.

Unfortunately, the Region's analysis does not do this, and instead, provides a long-term housing supply forecast based on recent trends instead of a housing demand forecast. Staff have proposed an approach that will not provide for a range and mix of housing types and tenures that best meets the housing demand in the Region. The results of this shift is a disproportionate amount of apartment units being planned in the Region.

This is why we today request that the Region's Planning and Economic Development Committee reflect on the requirements of the provincial Growth Plan, and the housing by types forecast contained in the technical report "Greater Golden Horseshoe: Growth Forecast to 2051" prepared by Hemson Consulting as a basis for contemplating a housing mix that best reflects Durham Region's vision for future growth.

This Technical Report contains forecasts to 2051 of population, employment, housing by unit type, and employment by job type. These forecasts are the background and foundational backbone for the Growth Plan. Although included in our previous attached submissions, it is important to once again share this chart below with members of the Planning and Economic Development Committee. It shows that there is a significant variance in the Region's consultant's forecast (Watson & Associates) in relation to the foundational groundwork for a market-based demand forecast provided by the Hemson report.

It would be prudent, as already requested by BILD, for staff to do the necessary work and provide Committee and Council an alternative growth scenario(s) that closer reflects market-based demand, as opposed to presenting only one growth option for the Region.

Housing Forecast	2051 Population Forecast	Durham Region Housing by Type Growth 2021 - 2051						
		Low Density		Medium Density		High Density		Total
Metro Economics Market-Based Demand Forecast ¹	1,296,000	154,699	71%	30,451	14%	33,555	15%	218,705
Hemson Consulting GGH Demand Forecast to 2051 ²	1,296,000	119,700	56%	53,400	25%	41,800	19%	214,900

Watson's Durham Region, Long-Term Housing Supply Forecast ³	1,300,000	47,840	22%	67,280	31%	104,510	48%	219,630
Sources:								
1 Durham Region Dwelling Needs by Type 2021 to 2051 Watson Compared to Market Driven, Metro Economics, July 2021								
2 Technical Report: Greater Golden Horseshoe Growth Forecasts to 2051, Hemson Consulting, August 2020								
3 Region-Wide Growth Analysis Technical Report, Watson & Associates, June 2021								

As shown in our previous submissions, the Hemson report states that between 2021 to 2051, the Region is forecast to need 51,000 new high-density units, representing an overall 22% of new growth, 48,700 new medium density units (23% of new growth), and approximately 119,700 new single and semi-detached units, representing 55% of new growth. Furthermore, the Hemson Report forms the critical and foundational groundwork for a market-based demand forecast for housing by type for each upper or single-tier municipality.

In contrast, Durham's *Region-Wide Growth Analysis Technical Report* proposes a mix of housing units that does not reflect market-based demand, nor does it conform to the Provincial Growth Plan. As you see from the chart above, the housing forecast in the Region's consultants' report forecasts growth for the 2021 to 2051 period of 104,510 high density units, representing an overall 48%, 67,280 medium density units (31%) and 47,840 low density units (22%). There is little evidence presented to suggest that the market for apartment dwellings in Durham Region will grow enough to warrant the amount of apartments in the Region's forecast.

This reinforces the need for another growth scenario to be presented for Committee and Council's consideration. It is important that the current proposed mix of housing units be reassessed, and that an alternative growth options that generally aligns with the anticipation market-based demand, and vision for Durham, be developed.

Having this occur at the earliest opportunity, and having staff report as soon as possible to the next Planning and Economic Development Committee and Council will alleviate any unnecessary delays in meeting the provincial conformity deadline of July 1, 2022.

The completion of the MCR process will have lasting impacts on the individual identity of the municipalities within the Region so it is critical that this is created and executed correctly. Each Durham Region municipality has its own respective visions and context for how they should grow over the next 30 years and planning for the future is not a one-size-fits all approach. It is critical for the Region's work to respect the positions of the local Councils and must incorporate their visions into the path forward. If staff provide an alternative growth option to Council in consultation with the area municipalities, it will ensure that the resident's views for future housing options are considered.

It is also very important for Regional Council to have the opportunity to review an additional growth scenario, or growth scenarios, and that this involve consultation with the area municipalities. This will also result in a more balanced approach to future growth where the local area municipalities can ensure that appropriate land be allocated to accommodate each municipality's vision for growth.

It's always important to state that industry and its members are essential partners with all levels of government in the planning, development and building of complete communities and the required infrastructure to meet the needs of the rapidly and inevitably growing population in the GTA. We take this role very seriously as we work toward responsible planning and development of communities.

We are committed to being a part of this significant discussion, with due respect for all participants and intentions. Durham Regional Council will soon be faced with having to make significant decisions related to Envision Durham and the overall Municipal Comprehensive Review Growth Plan Conformity exercise. Therefore, it's even more important that staff present an alternative growth scenario for Council's consideration as soon as possible.

We thank you very much for your consideration, and look forward to our continued dialogue.

Sincerely,



Paula Tenuta
SVP, Policy & Government Relations

*cc. Brian Bridgeman, Commissioner, Planning & Economic Development, Durham Region
Gary Muller, Director - Planning, Durham Region
Colleen Goodchild, Manager of Policy Planning & Special Studies, Durham Region*

The Building Industry and Land Development Association is an advocacy and educational group representing the building, land development and professional renovation industry in the Greater Toronto Area. BILD is the largest home builders' association in Canada, and is affiliated with the Ontario Home Builders' Association and the Canadian Home Builders' Association. It's 1,500 member companies consists not only of direct industry participants but also of supporting companies such as financial and professional service organizations, trade contractors, as well as manufacturers and suppliers of home-related products.

September 9, 2021

Chair John Henry
Regional Municipality of Durham
605 Rossland Road East
Whitby, Ontario
L1N 6A3

Mayor Dave Ryan, City of Pickering
Chair, Region Planning & Ec. Development Cttee
One The Esplanade
Pickering, Ontario
L1V 6K7

Chair Henry and Mayor Ryan,

Sent via email

**RE: Envision Durham - Durham Region Official Plan
Municipal Comprehensive Review & Region-Wide Growth Analysis
Follow-Up from September 7th Meeting**

On behalf of the BILD Durham Chapter representatives, I would like to extend our sincere gratitude for the discussion at our meeting this week. We found it to be very productive, and we also thank you for a commitment for a second meeting with yourselves in mid-October.

We appreciate the opportunity to contribute to the Envision Durham and Municipal Comprehensive Review dialogue. Our members are vital to the ROPA's execution, and its' success is also predicated on a Plan that is supported by the industry, and is one that represents a path forward based on market demand and realistic planning, economic, and job-related projections.

We would like to take this opportunity to reinforce some of the key points discussed at our meeting.

Housing Choice & Market Demand

In our conversation, we collectively discussed the significant issue of housing affordability and choice. We also spoke about the importance of market demand. We believe that Regional Council knows that providing a range of housing options to allow for consumer choice is critical, as is understanding and following through with market demand. We also know that Regional Council understands the desire of its residents related to housing choice, and that this choice should not be dictated by a consultant analysis which appears to be based on policies that don't reflect this market demand.

As we discussed, the Provincial LNA methodology requires that the Region forecast housing need using age-specific propensities to occupy various types of housing as one of the first critical components to assess community land needs. Unfortunately, the Region's analysis does not do this, and instead, provides a long-term housing supply

forecast based on recent trends instead of a housing demand forecast. Staff have proposed a policy-based approach that will not provide for a range and mix of housing types and tenures that best meets the housing demand in the Region. The results of this shift, is a disproportionate amount of apartment units being planned in the Region.

The Technical Report prepared by Hemson Consulting in August of 2020 *“Greater Golden Horseshoe: Growth Forecasts to 2051”* contained forecasts to 2051 of population, employment, housing by unit type, and employment by job type. These forecasts are the background and foundational backbone for the Growth Plan.

As we depicted in our meeting, and as again presented in the chart below specific to Durham Region, the Hemson report provides a housing need forecast using an age-specific housing propensity model. Fundamental to this conversation, it’s important to note that the report states that between 2021 to 2051, the Region is forecast to need 51,000 new high-density units, representing an overall 22% of new growth, 48,700 new medium density units (23% of new growth), and approximately 119,700 new single and semi-detached units, representing 55% of new growth. Furthermore, the Hemson Report forms the critical and foundational groundwork for a market-based demand forecast for housing by type for each upper or single-tier municipality.

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In contrast, Durham's *Region-Wide Growth Analysis Technical Report* proposes a mix of housing units that does not reflect market-based demand, nor does it conform to the Provincial Growth Plan. As you see from the chart above, the housing forecast in the Region's consultants' report forecasts growth for the 2021 to 2051 period of 104,510 high density units, representing an overall 48%, 67,280 medium density units (31%) and 47,840 low density units (22%). There is little evidence presented to suggest that the market for apartment dwellings in Durham Region will grow enough to warrant the amount of apartments in the Region's forecast.

From our conversation at this week's meeting, we understood that staff will work with BILD to look at reassessing the proposed mix of housing units, and develop an alternative growth option that generally aligns with the anticipated market-based demand for Durham.

Having this occur at the earliest opportunity, and having staff report as soon as possible to the next Planning and Economic Development Committee and Council will alleviate any unnecessary delays in meeting the provincial conformity deadline of July 1, 2022.

Consultation with Durham Region Municipalities

The completion of the MCR process will have lasting impacts on the individual identity of the municipalities within the Region so it is critical that this is created and executed correctly. Each Durham Region municipality has its own respective visions and context for how they should grow over the next 30 years and planning for the future is not a one-size-fits all approach. It is critical for the Region's work to respect the positions of the local Councils and must incorporate their visions into the path forward. If staff provide an alternative growth option to Council in consultation with the area municipalities, it will ensure that the resident's views for future housing options are considered.

As a reminder, a key component of the 2020 LNA Methodology is that upper and single-tier municipalities are required to consult with lower-tier municipalities in their implementation of the Growth Plan through the MCR. Page 8 states that "*The projected housing need can be allocated among the lower-tier municipalities. If allocating, upper-tier municipalities should, in consultation with lower tier municipalities and the public, make the allocation among the municipalities based on such factors as the planned urban structure, housing affordability, a mix of housing types, servicing capacity and the potential for intensification.*" Lower-tier municipal consultation is required in conducting an LNA.

Also, page 11 of the LNA Methodology states that: "In order to establish a realistic supply of the units that will be achieved within the Plan horizon, the municipality should estimate the number of units by type likely to be created under current or anticipated conditions. Where applicable, the upper-tier municipality may work collaboratively with lower-tier municipalities to determine the potential to achieve housing by dwelling type through intensification within the forecast period.

It is also very important for Regional Council to have the opportunity to review an additional growth scenario, or growth scenarios, and that this involve consultation with

the area municipalities. This will also result in a more balanced approach to future growth where the local area municipalities can ensure that appropriate land be allocated to accommodate each municipality's vision for growth.

It's always important to state that industry and its members are essential partners with all levels of government in the planning, development and building of complete communities and the required infrastructure to meet the needs of the rapidly and inevitably growing population in the GTA. We take this role very seriously as we work toward responsible planning and development of communities.

We are committed to being a part of this significant discussion, with due respect for all participants and intentions. Durham Regional Council will soon be faced with having to make significant decisions related to Envision Durham and the overall Municipal Comprehensive Review Growth Plan Conformity exercise. Therefore, it's even more important that staff present an alternative growth scenario for Council's consideration as soon as possible.

We thank you very much for your consideration, and look forward to our continued dialogue.

Sincerely,



Paula Tenuta
SVP, Policy & Government Relations
ptenuta@bildgta.ca

The Building Industry and Land Development Association is an advocacy and educational group representing the building, land development and professional renovation industry in the Greater Toronto Area. BILD is the largest home builders' association in Canada, and is affiliated with the Ontario Home Builders' Association and the Canadian Home Builders' Association. It's 1,500 member companies consists not only of direct industry participants but also of supporting companies such as financial and professional service organizations, trade contractors, as well as manufacturers and suppliers of home-related products.

August 3, 2021

Chair John Henry &
Members of Regional Council
Regional Municipality of Durham
605 Rossland Road East
Whitby, Ontario
L1N 6A3

*Sent via email & to:
EnvisionDurham@Durham.ca*

**RE: Envision Durham - Durham Region Official Plan
Municipal Comprehensive Review &
Region-Wide Growth Analysis**

The Building Industry and Land Development Association (BILD) and our Durham Chapter have been intently following Regional and municipal discussions related to the Regional Official Plan Review and related Municipal Comprehensive Review exercises across the Greater Toronto Area. We appreciate the opportunity to contribute to this dialogue, and as interested and effected stakeholders, we respectfully submit the following comments for your consideration as part of the stakeholder discussions related to Envision Durham and the related MCR work.

Our intention is to discuss our comprehensive examination of issues and recommendations to policy makers that are guided by the recognition that growth objectives, housing supply, affordability and choice must be balanced with broader social, economic and environmental issues and protections.

We hope that our comments will be received constructively, as it is imperative that Envision Durham contemplates a balanced approach to future growth and compliments the long-range vision of the Region and its respective local municipalities.

Engagement with the Industry

BILD appreciates the amount of work that the Region has undertaken in preparing the proposed Regional Official Plan, and considering the importance of this work, and the industry as a significant and extremely interested and invested stakeholder, we would like to stress the importance of engagement with BILD and its Durham Chapter representatives.

As an example of a best practice, York Region has established both an MCR Advisory Group and an MCR Technical Working Group with BILD and representatives of the BILD York Chapter in order to provide for pre-scheduled discussions on the LNA Methodology and ROPR process. The purpose of these working groups is to allow for the industry and the Region to constructively and proactively discuss the process in advance, during, and post each strategic stage of the Region's MCR- related work. The Regional Chair is an active participant in the Advisory Group discussions.

We at BILD have established an MCR Working Group with Durham Region. We were very pleased when staff agreed to this forum. At this point, we have had one meeting, and it is our intention to follow-up with staff upon submission of this letter to schedule another.

However, as we move forward, we hope that it can follow the same format as our engagement with York Region – where again, constructive and proactive discussions occur in advance, during and post each strategic stage of the ROPA work. That is the way to move forward for this exercise that has such significant implications for the future of the Region, which closely involves the BILD Durham Chapter members are your partners in building communities.

We look to the Chairman's support to reinforce the importance of meaningful dialogue with the association. Our members are vital to the ROPA's execution, and its' success is also predicated on a Plan that is supported by the industry, and is one that represents a path forward based on market demand and realistic planning, economic, and job-related projections.

Provided that our members have extensively contributed to the building of complete communities in Durham Region, we feel it imperative to **recommend that the Region create a Strategic Engagement Plan to allow for even more constructive and purposeful discussions with the industry.**

This Strategic Engagement Plan would prove to be a very significant way forward to facilitate meaningful engagement especially considering the Region's next steps:

Much of this submission will comment on the Region's consultant report: "*Region-Wide Growth Analysis Technical Report – Chapter 1 of the Region of Durham Growth Management Study: Land Needs Analysis*" (July 2021). In addition to this, we trust that work is already underway or being contemplated regarding these other Envision Durham supportive documents:

The **(1) Housing Intensification Strategy**: The purpose of the Housing Intensification Strategy Technical Report "is to evaluate growth and intensification capacity within Durham's delineated Built-Up Area. This Technical Report provides dwelling unit supply by housing type for each Strategic Growth Area (SGA) as defined by the Growth Plan, aligned with the forecast-based demand for housing type and policy recommendations to determine forecasted levels of intensification across Durham Region."

In addition, another step will be the **(2) Employment Strategy Technical Report** which is meant to “assess the region’s capacity to accommodate forecast employment growth to the year 2051. This is informed by an employment land policy review, assessment of employment trends, employment land supply analysis, employment forecast to 2051, and a land needs analysis to determine the regional Employment Area land requirement to 2051. This Technical Report will identify strategic policy recommendations for the region’s Employment Areas, provide recommendations on Employment Area conversion requests, provide the necessary background for the future delineation of Employment Areas, and establish employment density targets.”

Then, the **(3) Community Area Land Needs Analysis** will “analyze the region’s existing Designated Greenfield Area (DGA) land densities as well as assess the region-wide DGA Community Area land needs to the year 2051. This land needs analysis is informed by forecast population and employment growth as well as density trends associated with greenfield lands.”

These technical reports will collectively form the Land Needs Assessment and Phase 1 of the Growth Management Study. BILD and its Durham Chapter members therefore obviously have a very strong interest in being a part of the discussions associated to all of this extremely significant work that is instrumental to the future planning of the Region, and must reinforce the need for a Strategic Engagement Plan as the way forward for continued discussions with the industry.

Whether it be through:

- (a) presentations to our BILD Durham Chapter – a format being followed by the other GTA Regional staff as part of their MCR work and engagement strategy with our association and its members,
- (b) a series of technical meetings between the Region’s consultants, and consultant members of BILD,
- (c) the already established Durham MCR Working Group between the Region and representative of the Durham Chapter, but improved upon to have key meetings scheduled around strategic milestones related to the Region’s Envision Durham work, or;
- (d) any other additional type of meaningful consultation with our builder and developer members, we at BILD are the forum and vehicle for it.

It is best when conducted early and often. **We would therefore strongly recommend that our BILD Durham Chapter membership including its’ expert consultant and builder members are engaged in a robust and meaningful stakeholder engagement process related to these above noted reports, and any others associated to Envision Durham through the creation of a Strategic Engagement Plan.**

As your community building partner, BILD is happy to assist in facilitating the creation of this engagement plan following the same approach that we have used in neighbouring Regions.

In the interim we have the following questions:

- **How will the industry’s recommendations and the recommendation of its members be considered once all comments are received?**

- How does the Region foresee the proactive involvement of the development industry moving forward?

Housing Affordability and Choice to 2051

Growth Plan Conformity, Local Planning Objectives & The Land Needs Assessment

BILD and its' Durham Chapter members are committed to improving housing affordability and choice for the province's new home purchasers and renovation customers by positively impacting and upholding provincial legislation, regulation and policies that affect the industry and the residents of the GTA and province. The GTA is the fastest growing region in North America with its population increasing by 2.6 million, or almost 37 percent, from 7 million in 2019 to over 9.5 million by 2046 and our members are proud to be a part of building complete and balanced communities to support this growth.

As mandated by *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)* (Growth Plan), municipalities in the Greater Golden Horseshoe (GGH) are required to accommodate population and growth to 2051.

With input and direction from lower-tier municipalities on local growth priorities and objectives, the Region is to undertake a Land Needs Assessment that evaluates the amount of land required to accommodate population and employment growth in each municipality to 2051. The first, and incredibly significant underpinning step in implementing the LNA is producing a market-based housing demand forecast.

Urban Strategies Inc. and Watson & Associates Economists Ltd. were retained by the Region to undertake the Growth Management Study: *"Region-Wide Growth Analysis Technical Report – Chapter 1 of the Region of Durham Growth Management Study: Land Needs Analysis"* (July 2021).

As outlined in the report, "the outcomes of the analysis undertaken in Phase 1 are documented in a series of four Technical Reports and a summary Land Needs Assessment report. The purpose of this Region-wide Growth Analysis Technical Report is to analyze the region's long-term population and housing growth potential based on current data, extend the Region's population forecast to 2051 to implement the Growth Plan Schedule 3 forecasts, and inform A Place to Grow ..."

BILD Durham Chapter members have expressed significant concerns with some of the report's assumptions, direction and findings. **We would therefore respectfully request that those technical consultant members of BILD have an opportunity to meaningfully discuss and collectively assess the report's inputs with its authors prior to the advancement of any additional policy directions and decisions.**

As the Region is aware, the LNA Methodology is a critical component of the Growth Plan that municipalities are required to follow in order to ensure conformity. This exercise ensures that the appropriate amount of land be determined to accommodate all housing segments, avoid housing shortages, consider market demand and plan for all

infrastructure that is needed to meet the objectives of complete communities as set out in the Growth Plan.

The Provincial Land Needs Assessment Methodology of 2020 clearly spells out rules related to calculating household formation rates, and how to forecast housing need.

BILD Durham Chapter members have expressed an alarming concern that the Region's consultant(s) work is occurring without completing the required calculation of household formation rates and households by dwelling type. Page 38 of the *Region-Wide Growth Analysis Technical Report* exhibits this contradiction of LNA requirements when it states: "A housing propensity analysis by population age and housing structure type represents a useful starting approach in developing long-term assumptions regarding forecast housing growth by structure type. However, in addition to population age structure, there are a number of factors such as household income, housing demand by tenure (i.e., rental vs. ownership housing), housing affordability, lifestyle decisions, health, mobility, and planning policy, which also influence the built form and type of housing units constructed across Durham Region.

These additional factors make it difficult to accurately project housing propensity by type over both short-term and longer-term periods. While the influence of these other socio-economic variables on the Region's future housing needs by structure type can be explored and tested to varying degrees, these impacts cannot be easily isolated when assessing the region's future housing needs."

Although we acknowledge that this *Region-Wide Growth Analysis Technical Report* represents one of the first steps in the overall Envision Durham's land needs assessment work, the fact that it does not use the Province's Land Needs Assessment Methodology that all Regions are required to use is very alarming. This is a critical piece that forms the basis for any future decisions that Regional Council must make about future housing and employment planning for the Region.

The Region's next steps in their MCR work, as noted above, will involve an examination of intensification targets and the calculation of land needs. The Provincial LNA methodology requires that the Region forecast housing need using age-specific propensities to occupy various types of housing as one of the first components to assess community land needs. The Region's analysis does not do this, and instead, provides a long-term housing supply forecast based on recent trends instead of a housing demand forecast.

It is imperative for the Region to function as a complete community with balanced growth. Again, instead of following a market-based approach as directed by the Provincial LNA Methodology, the Region has proposed a policy-based approach that will not provide for a range and mix of housing types that best meets the housing demand in the Region. The results of this shift, is a disproportionate amount of apartment units being planned in the Region.

The Technical Report prepared by Hemson Consulting in August of 2020 "*Greater Golden Horseshoe: Growth Forecasts to 2051*" contained forecasts to 2051 of population, employment, housing by unit type, and employment by job type. These forecasts are the background and foundational backbone for the Growth Plan.

Specific to Durham Region, the Hemson report provides a housing need forecast for prepared using an age-specific housing propensity model. Fundamental to this conversation, it's important to note that the report states that between 2021 to 2051, the Region is forecast to need 51,000 new high-density units, representing an overall 22%, 48,700 new medium density units (23%), and approximately 119,700 new single and semi-detached units (55%). The Hemson Report forms the critical groundwork for a market-based demand forecast for housing by type for each upper or single-tier municipality.

The Region's *Region-Wide Growth Analysis Technical Report* proposes a mix of housing units that does not reflect market-based demand, nor does it conform to the Provincial Growth Plan. In stark contrast, the housing forecast in the Region's consultants report forecasts growth for the 2021 to 2051 period of 104,510 high density, representing an overall 48%, 67,280 medium density (31%) and 47,840 low density units (22%).

There is little evidence presented to suggest that the market for apartment dwellings in Durham Region will grow enough to warrant the amount of apartments in the Region's forecast.

It is critical for the Region to consider that for most families, apartment units, particularly larger apartment units with 2 or 3-bedrooms are maybe less practical and more expensive than similarly sized ground-related units - such as townhouses or semi-detached units.

According to data provided by Altus RealNet, 3-bedroom condominiums in the Town of Clarington are being listed from \$654,900 for a 855 square foot unit to \$889,000 for a 1,370 square foot unit. In comparison, a new 1,542 square foot 3- bedroom freehold townhome in the City of Oshawa is priced at \$549,990.

Providing a range of houses to allow for consumer choice is critical, as is understanding and following through with market demand. It is imperative for the Region to understand the desire of its residents related to housing choice, and not to have this choice dictated by a consultant analysis which appears to be based on policies that don't reflect this market demand.

Planning for a balanced mix of housing is essential to the success of the Region because when faced with the choice of similarly priced ground-related housing in outlying municipalities or apartment units in Durham, young families may choose to seek housing in other municipalities that better suits their needs at equal or lower prices. The potential exodus from Durham Region in search of more affordable family-oriented housing will have an impact on the Region's ability to attract employment opportunities and businesses.

BILD strongly recommends that the Region revisit its current analysis and instead follow the mandated steps of the provincial Land Needs Assessment and its' requirement that a market-based supply of housing be delivered. It being such a foundational piece for Envision Durham and the overall MCR process, the Region-

Wide Growth Analysis must reflect a market-based demand for housing, and *that* forecast should be the basis and future direction for the Region's MCR work.

The completion of the MCR process will have lasting impacts on the individual identity of the municipalities within the Region so it is critical that this is created and executed correctly. Each Durham Region municipality has its own respective visions and context for how they should grow over the next 30 years. Planning for the future is not a one-size-fits all approach. It is critical for the Region's work to respect the positions of the local Councils and must build their visions into the path forward.

Taking this into consideration, BILD respectfully recommends that the Region undertake a more balanced approach to future growth with the help of its local area municipalities to ensure that appropriate land be determined to accommodate each municipality's vision for growth.

Job Creation and Economic Growth to 2051

A critical component of building complete communities is the assurance of job creation and economic growth in the Region.

Durham is in a unique geography when we consider the employment discussion. With its location and prime access to major 400 series highways, the Region provides an attractive option for new non-residential investment.

The Region's economy cannot be underestimated. Without job creation or economic assurance people will chose to live, work and play outside of the Region. **Therefore, in order to ensure economic growth in the Region, BILD strongly recommends that the Region continue to support the importance of new employment land in all Envision Durham studies and future planning.**

Sustainable Growth to 2051

BILD members remain committed to the delivery of sustainable communities and environmentally conscious development. We collectively agree that climate change is an important and key consideration for Durham Region's future growth and must be addressed when considering any urban boundary expansions.

By 2030, the National Building Code and Ontario Building Code are targeting Net Zero Energy ready homes and will apply to new developments within the 2031 to 2051 planning horizon. In order for climate change to be looked at holistically, and to ensure that planning policies in Durham do not result in unintended negative impacts to the overall climate change targets for Canada and the Province, **BILD welcomes and recommends future discussions with our members who are industry leaders in the implementation of sustainable communities.**

Urban Sprawl

We would like to take this opportunity to reinforce an incorrect narrative that often correlates settlement boundary expansions to sprawl. Sprawl is defined by uncontrolled growth of an urban area. BILD members proudly contribute to complete communities that emphasize walkability, protect and enhance environmental features, are transit supportive, contribute to housing choice and employment opportunities and incorporate community services.

Our industry and its members are essential partners with all levels of government in the planning, development and building of complete communities and the required infrastructure to meet the needs of the rapidly and inevitably growing population in the GTA. We take this role very seriously as we work toward responsible planning and development of communities.

BILD also continues to support and be a significant part of balanced public policy initiatives that support housing supply and choice, and employment opportunities that contribute to the vitality of this region and its' citizens that are proud to call Ontario and Durham Region home.

We are committed to being a part of this significant discussion, with due respect for all participants and intentions. Durham Regional Council will soon be faced with having to make significant decisions related to Envision Durham and the overall Municipal Comprehensive Review Growth Plan Conformity exercise. Our members have a keen interest in the future of Durham Region. Being your partners in building communities, we want to be at the table and move forward collectively.

BILD, and a small group of its Durham Chapter representatives would therefore respectfully request a meeting as an opportunity to elaborate and provide additional context regarding this submission.

Thank you for your consideration. As critical stakeholders, our members look forward to continued dialogue.

Sincerely,



Paula Tenuta
SVP, Policy & Government Relations

The Building Industry and Land Development Association is an advocacy and educational group representing the building, land development and professional renovation industry in the Greater Toronto Area. BILD is the largest home builders' association in Canada, and is affiliated with the Ontario Home Builders' Association and the Canadian Home Builders' Association. It's 1,500 member companies consists not only of direct industry participants but also of supporting companies such as financial and professional service organizations, trade contractors, as well as manufacturers and suppliers of home-related products.

cc.

Minister's Office, Ministry of Municipal Affairs & Housing

Brian Bridgeman, Commissioner, Planning & Economic Development, Durham Region

Gary Muller, Director – Planning, Durham Region

Colleen Goodchild, Manager of Policy Planning & Special Studies, Durham Region



Durham Region Home Builders' Association
1-1255 Terwillegar Avenue
Oshawa, Ontario L1J 7A4
Tel. (905) 579-8080

October 4, 2021

Mayor Dave Ryan, Chair, & Members of the Planning & Economic Development Committee
Regional Municipality of Durham
605 Rossland Road East
Whitby, ON
L1N 6A3

Re: Information Report #2021-INFO-97

The Durham Region Home Builders' Association (DRHBA) proudly represents over 170 member companies and is the voice of the residential construction industry in Durham Region.

Members of DRHBA have been following the Envision Durham process since its inception and are reviewing all reports as they are released.

At this time, we would like to support the sentiments of our sister Association, BILD, in their correspondence to this committee dated October 1, 2021.

DRHBA strongly supports the Region of Durham using the provincial land needs assessment (LNA) methodology instead of basing their forecasts on recent trends, as seen in report 2021-INFO-97.

Our Association is concerned that if Durham's Municipal Comprehensive Review (MCR) is submitted to the province using this type of forecasting, it will be rejected by the Minister of Housing and Municipal Affairs, and the Region will have little to no time to take corrective action.

To avoid this scenario, DRHBA is asking the Planning and Economic Development Committee to request that staff review and utilize the information and forecasts provided in the technical report, "*Greater Golden Horseshoe: Growth Forecast to 2051*" prepared by Hemson Consulting for the province.

We look forward to working with staff as Envision Durham moves forward.

Respectfully,



Stacey Hawkins
Executive Officer
Durham Region Home Builders' Association

cc:

Johnathan Schickedanz, president, DRHBA

Tiago Do Couto, vice-president, DRHBA

Paula Tenuta, senior vice-president, policy & advocacy, BILD

Sent by Email

October 4, 2021

Ralph Walton
Regional Clerk/Director of Legislative Services
Regional Municipality of Durham
clerks@durham.ca

Subject: Envision Durham – Region-wide Growth Analysis Technical Report
Corr. 41-21
File: A-1400-001-21

The Council of the Corporation of the City of Pickering considered the above matter at a meeting held on September 27, 2021 and adopted the following resolution:

That Corr. 41-21, from Kyle Bentley, Director, City Development & CBO, City of Pickering, dated September 2, 2021, regarding the Envision Durham – Region-wide Growth Analysis Technical Report, be endorsed and a copy be forwarded to the Region of Durham.

A copy of the original correspondence is attached for your reference.

Should you require further information, please do not hesitate to contact the undersigned at 905.420.4660, extension 2019.

Yours truly



Susan Cassel
City Clerk

SC:rp
Enclosure

Copy: Chief Administrative Officer
Director, City Development & CBO

To: Marisa Carpino
Chief Administrative Officer

From: Kyle Bentley
Director, City Development & CBO

Copy: City Clerk
Chief Planner
Manager, Policy & Geomatics
Principal Planner, Policy

Subject: Envision Durham – Region-wide Growth Analysis Technical Report
File: A-2100-020

September 2, 2021

This memo is intended to provide a short overview of the Region of Durham's Growth Analysis Technical Report, and highlight the key concerns City staff conveyed to the Region.

On July 2, 2021, the Region released the Region-Wide Growth Analysis Technical Report (GA Report), the first of four technical reports the Region will be releasing over the summer, as part of their Land Needs Assessment exercise. The other three technical reports will be dealing with Housing Intensification, an Employment Strategy, and Community Area Urban Land Needs respectively. The GA Report can be accessed through the following hyperlink:

<https://www.durham.ca/en/regional-government/resources/Documents/Council/CIP-Reports/CIP-Reports-2021/2021-INFO-71.pdf>

Given the short comment period (30 days) associated with this and the other technical reports, staff intend to provide staff-to-staff comments to the Region, and provide Council with regular updates through CAO correspondence, highlighting any key concerns and comments conveyed to the Region.

Regional staff will be preparing a Land Needs Assessment Recommendations (Summary) Report, compiling the key outcomes, technical analysis, and related recommendations contained in the four technical reports. The Summary Report will be presented to Regional Planning and Economic Development Committee in the Fall of 2021. City staff will, at that time, bring forward a recommendation report to Pickering's Planning & Development Committee, providing the City's formal comments on the Region's Land Needs Assessment Recommendations (Summary) Report.

The Growth Analysis Report (GA Report)

The purpose of the GA Report is to present the analysis of the region's long-term population and housing growth potential, based on current data. The GA Report provides: a comprehensive overview of the population, employment and housing trends in Durham; insight into shifts in housing supply and affordability and changing demographics; a high-level summary of the long-term employment forecast to 2051; and a long-term growth forecast by density type from 2021 to 2051.

Some of the key findings of the GA Report are the following:

- By 2051, Durham Region's population is forecast by the Province to grow to approximately 1,300,000 persons, representing an annual population growth rate of 1.9%;
- Population growth in Durham will primarily be attributed to continued immigration and intra-provincial migration from other areas in Ontario;
- Strong population growth in the 75+ age group is anticipated to increase the demand for medium-and high-density housing forms, including senior's housing and affordable housing options;
- The number of persons per household is steadily declining (from 3.07 in 2001 to 2.92 in 2016) and forecast to drop to 2.77 persons between 2016 and 2051. This is mainly the result of the aging of population during this time;
- Durham is anticipated to accommodate a growing share of young adults and new families seeking attainable home ownership and rental housing opportunities. Housing preferences from this demographic are anticipated to drive future housing demand across the Region in urban areas, which offer higher-order transit, and in suburban locations which provide options for growing families;
- Demand for single and semi-detached dwellings will remain, but there will be a continued shift to medium and high density housing forms;
- To accommodate the forecast total population, Durham Region will require approximately 240,900 new dwelling units between 2016 and 2051, equating to approximately 6,900 new dwelling units annually; and
- Durham's total employment is forecast to grow to approximately 460,000 jobs by 2051, representing an increase of approximately 236,400 jobs between 2016 and 2051.

Staff Comments

Staff is generally in agreement with many of the findings of the GA Report. However, a number of key concerns have been identified, that are elaborated on below.

- Although an incremental approach to releasing the four technical papers is more manageable for staff to produce, the GA Report contains numerous references to the Housing Intensification Study Report and numbers related to Designated Greenfield Areas (that form part of the Community Area Urban Land Needs Technical Report), even though these reports have not yet been released for comments. Without having reviewed these other reports, staff were left to review the GA Report in a vacuum.

- Staff have fundamental concerns with the significant change in the relative percentages of low, medium and high density households between what currently exists (using 2016 data) and what is forecast in the Report (Figure 5-B). In 2016, low density housing accounted for 72% of housing development, whereas in Figure B-5, low density housing accounts for only 21.8% of the housing development forecast between 2021 and 2051. High density housing accounted for 13% in 2016, but is forecast to be 48% of the housing stock between 2021 and 2051. The Report does not provide sufficient evidence to support this dramatic change, and appears to rely in part on other reports and studies that have not been released.
- The Land Needs Assessment Methodology for the Greater Golden Horseshoe stipulates that lower projections for population, dwelling by type, or employment are not permitted, as they would lead to housing affordability issues and land shortages. Although recent development trends reflect a shift towards medium and high density housing, there is still a demonstrated strong consumer preference for low density housing types. If the Region is only planning for low density housing types at the forecasted rate of 21.8%, the supply of singles and semi-detached units will continue to be constrained, which will push house prices higher, deepening the housing affordability crisis.
- The GA Report states on page 86 that the Growth Plan's 2051 growth forecast for Durham is aspirational and will require a significant increase in absolute growth levels if this forecast is to be realized. If the forecast is admittedly aspirational, it suggests that the Region will likely not attain the long-term forecast of 47.6% high density, 30.6% medium density and 21.8% low density housing type. The result is that the percentage of low density housing type will likely continue to represent a significant, or possibly the highest, share of housing type by proportion in Durham. Accordingly, staff recommend that the Long Term Growth Forecast be revised, to give greater recognition of the current and on-going market preference for low density housing.
- Staff recommend that the Region, prior to releasing other components of the Region's Land Needs Assessment Recommendations (Summary) Report, circulate a Revised Long Term Growth Forecast for comment to area municipalities and other stakeholders.

The above concerns and other minor related comments have been forwarded to Regional staff on August 11, 2021. Staff will continue to provide updates on each of the subsequent technical papers. At this point in time, no further action or comments are required.

Should you have any questions or wish to discuss further, please contact Catherine Rose at extension 2038 or Déan Jacobs at extension 2953.



DJ:jc

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