



May 30, 2022

Ms. Maya Harris  
Manager, Community Planning & Development (East)  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 13<sup>th</sup> Floor  
Toronto, ON M5G 2E5

Dear Ms. Harris:

**RE: Envision Durham – Growth Management Study Land Need Assessment – Staff Recommendation on Land Need Scenarios (2022-P-11), Our File: C14**

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The Regional  
Municipality  
of Durham

Corporate Services  
Department  
Legislative Services

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**Don Beaton, BCom, M.P.A.**  
Commissioner of Corporate  
Services

Council of the Region of Durham, at its meeting held on May 25, 2022, adopted the following recommendations of the Planning & Economic Development Committee:

- “A) That a Community Area Land Need Scenario 2a with the greatest percentage of new residential growth through medium density units be prepared by staff as the basis for Phase 2 of the Growth Management Study and is endorsed as follows:
- i) an intensification rate of 50%;
  - ii) an overall designated Greenfield Area density target of 57 people and jobs per hectare by 2051;
  - iii) a unit mix generally consisting of 33% low density units, 38% medium density units, and 29% high density units;
  - iv) an additional Community Area urban land need generally consistent with the requirements of Scenario 2;
- B) That Employment Area Land Need Scenario 2 be endorsed, as follows:
- i) a vacant Employment Area density target of 27 jobs per hectare;
  - ii) an employment intensification rate of 20%;
  - iii) an additional Employment Area urban land need of **1,171 hectares (2,894 acres)**;

- C) That future Regional Official Plan policies for the required settlement area boundary expansion area address sustainability practices to reduce greenhouse gas emissions, energy and water consumption, and waste generation through measures including;
- i) the phasing of new growth in any settlement area boundary expansion area be undertaken in an orderly and sequential manner;
  - ii) the establishment of multi-modal transportation opportunities, and active transportation facilities to encourage healthy and active living, and smart transportation technologies;
  - iii) implementation of measures to ensure communities are resilient to our changing climate through infrastructure, building, housing unit and community design and construction practices;
  - iv) the use of low-carbon and smart energy systems and technologies at the district scale or building-scale in these new areas;
  - v) protection and enhancement of the Regional Natural Heritage System; and
  - vi) providing strong connections between employment areas and community areas to contribute to economic sustainability;
- D) That staff be directed to proceed to Phase 2 of the Growth Management Study to identify, assess and consult on candidate locations for settlement area boundary expansion and report back following the completion of the consultation process; and
- E) That a copy of Report #2022-P-11 of the Commissioner of Planning and Economic Development be forwarded to Durham's area municipalities, Indigenous communities, conservation authorities, the Building Industry and Land Development Association (BILD), Durham Region Homebuilders Association, 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, as specified in Appendix 2), the Ministry of Municipal Affairs and Housing, the Envision Durham Interested Parties List, and any persons that have made a submission for a settlement area boundary expansion request."

Please find enclosed a copy of Report #2022-P-11 for your information.

*Alexander Harras*

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Alexander Harras,  
Director of Legislative Services & Regional Clerk

AH/tf

- c: N. Cooper, Clerk, Town of Ajax  
F. Lamanna, Clerk, Township of Brock  
J. Gallagher, Clerk, Municipality of Clarington  
M. Medeiros, Clerk, City of Oshawa  
S. Cassel, Clerk, City of Pickering  
B. Jamieson, Clerk, Township of Scugog  
D. Leroux, Clerk, Township of Uxbridge  
C. Harris, Clerk, Town of Whitby  
Central Lake Ontario Conservation Authority  
Ganaraska Region Conservation Authority  
Kawartha Conservation  
Lake Simcoe Region Conservation Authority  
Toronto & Region Conservation Authority  
Building Industry and Land Development Association  
Durham Region Homebuilders Association  
Mississaugas of Scugog Island First Nation  
Agencies and Service Providers (Appendix 2 to Report #2022-P-11)  
Envision Durham Interested Parties List  
Individuals that made a submission for a settlement area boundary  
expansion request  
B. Bridgeman, Commissioner of Planning and Economic  
Development