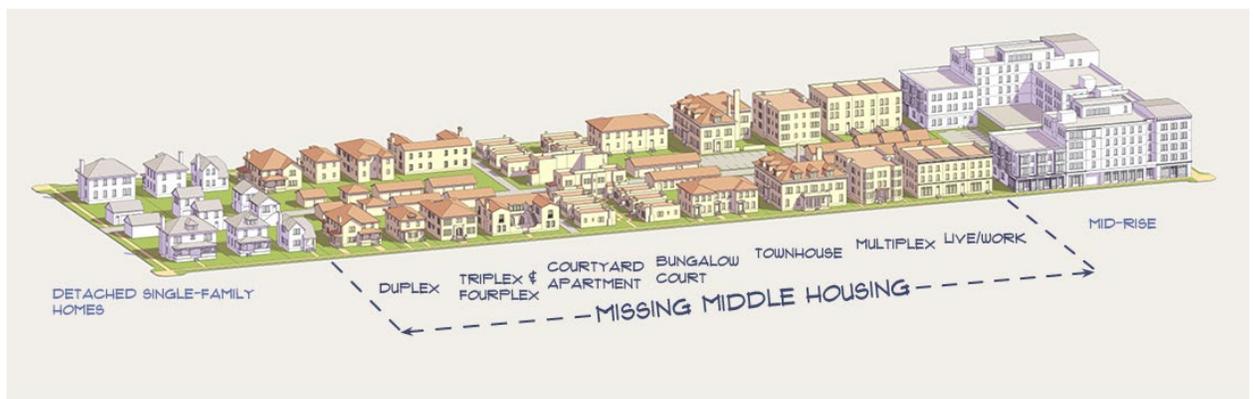


Appendix 1 – to Report #2022-P-**

Glossary of Terms used in this Report and the Growth Management Study

- **Delineated Built-up Area:** refers to lands within the delineated built boundary which was identified by the Province of Ontario in 2006 as the limit of existing developed areas at that time.
- **Intensification Rate:** the percent of total housing units constructed on annual basis that are within the delineated built-up area.
- **Designated Greenfield Area:** lands within settlement areas (not including rural settlements) but outside of the delineated built-up area.
- **Designated Greenfield Area Density:** the density, measured in people and jobs per hectare, across the entire designated greenfield area. When calculating the density, certain non-developable features may be excluded such as natural heritage features and floodplains, electricity transmission lines and gas pipelines, highways and railways, employment areas, and cemeteries.
- **Low-Density Unit:** a single detached dwelling, or semi-detached dwelling.
- **Medium-Density Unit:** a townhouse form of multiple attached dwellings (including conventional street townhouses, condominium townhouses of various forms as well as back-to-back, and stacked forms) and duplexes.
- **High-Density Unit:** apartment unit and stacked back-to-back townhouse unit.
- **Secondary Unit:** a self-contained residential unit with a private kitchen, bathroom facilities, and sleeping areas that are within dwellings (i.e. basement apartments) or within structures ancillary to a dwelling (i.e. above a detached garage accessed by a rear lane).
- **Community Area:** in the context of a Land Needs Assessment, an area where most of the housing required to accommodate the forecasted population will be located, as well as most population-related jobs, most office jobs, and some employment land employment jobs. Community Areas include delineated built-up areas and Designated Greenfield Areas.

- **Employment Areas:** in the context of a Land Needs Assessment, an area where most of the employment land employment jobs are located (i.e. employment in industrial type buildings), as well as some office jobs and some population-related jobs, particularly those providing services to employment areas. Employment areas may be located in both the delineated built-up area and Designated Greenfield Areas.
- **Strategic Growth Areas:** Within settlement areas, nodes, corridors and other areas that have been identified to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. Urban Growth Centres and Major Transit Station Areas are defined in the Growth Plan as Strategic Growth Areas. The Growth Plan enables municipalities to designate other areas that represent major opportunities for redevelopment and intensification as Strategic Growth Areas, particularly those along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit. Staff believe Regional Centres in south Durham and certain Regional Corridors (i.e. Highway 2 and Simcoe) meet these criteria and should also be considered Strategic Growth Areas.
- **Missing Middle:** a relatively new term that has developed as cities try to address the complex issues of intensification and growth, stable neighbourhoods, complete communities, housing choice and affordability. Missing middle can be context dependent, but generally involves forms at higher densities than single or semi-detached dwellings, but at lower densities than and mid- or high-rise apartment buildings. Forms of dwelling units within the Missing Middle includes triplexes, fourplexes, various forms of townhouses, or low rise courtyard apartments. Missing middle units may also include live/work forms of accommodation, (see illustration below).



Source: [Opticos Design, Inc.](#) via [Missing Middle Housing | CNU](#)

- **Market Demand / Market Based:** a term that is referenced, but not defined by provincial policy or guidance documents. Planning authorities are required to plan for growth in a manner that satisfies market demand by planning for a market-based housing supply. In other words, the number of units and mix of housing unit types should align with the full range of projected demographic and social economic needs, such as families, aging populations, low and moderate income households, etc.