

Municipal Comprehensive Review

Presentation to Planning Advisory Committee

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March 1, 2018



Your community, your say.

MCR Overview

- Provincial Conformity
- Employment
- Intensification and Housing
- Public Consultation

MCR Strategies and Background Studies

Updated
Forecasts & Land
Needs
Assessment

Intensification
Strategy

Housing Strategy

Employment
Strategy

Infrastructure
Coordination

Climate Change

Agricultural and
Natural Heritage
Systems

Fiscal Impact
Analysis

Policy Review
and ROP Update

York Region Growth Context

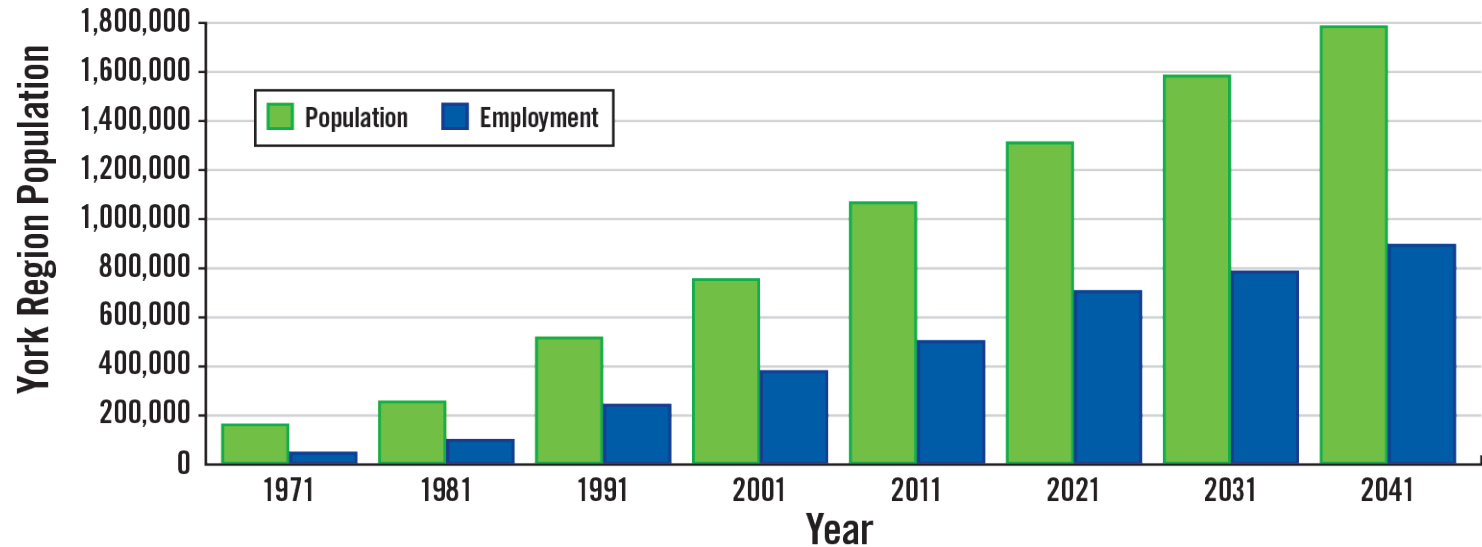
York Region's **population** is expected to grow from

1.2 in 2017 **to** **1.8** in 2041
MILLION MILLION

York Region's **employment** is expected to grow from

621 in 2017 **to** **900** in 2041
THOUSAND THOUSAND

York Region Population Growth - 1971 to 2041



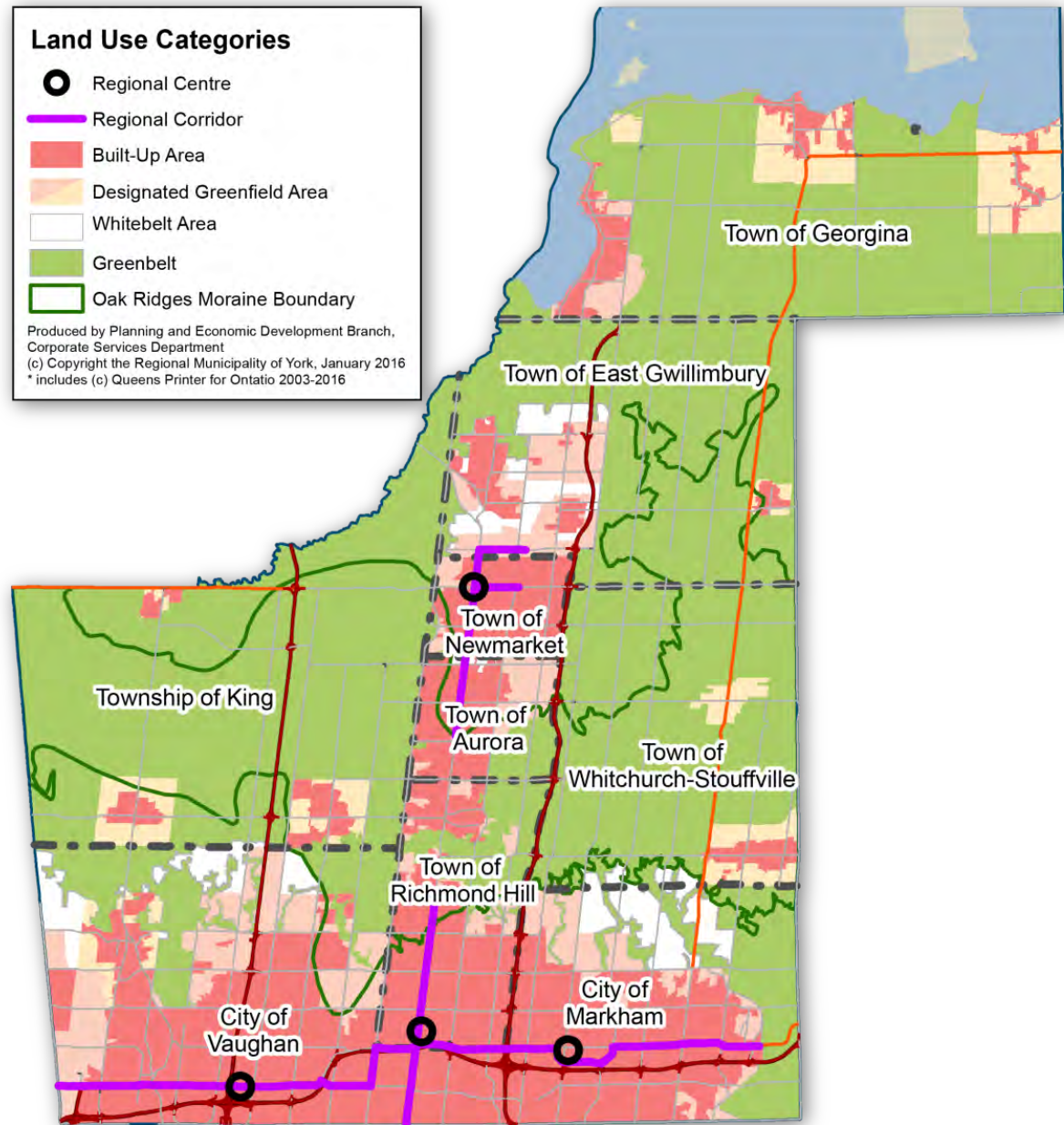
The Region's continued **success** depends on responsible **planning for growth**

Provincial Conformity

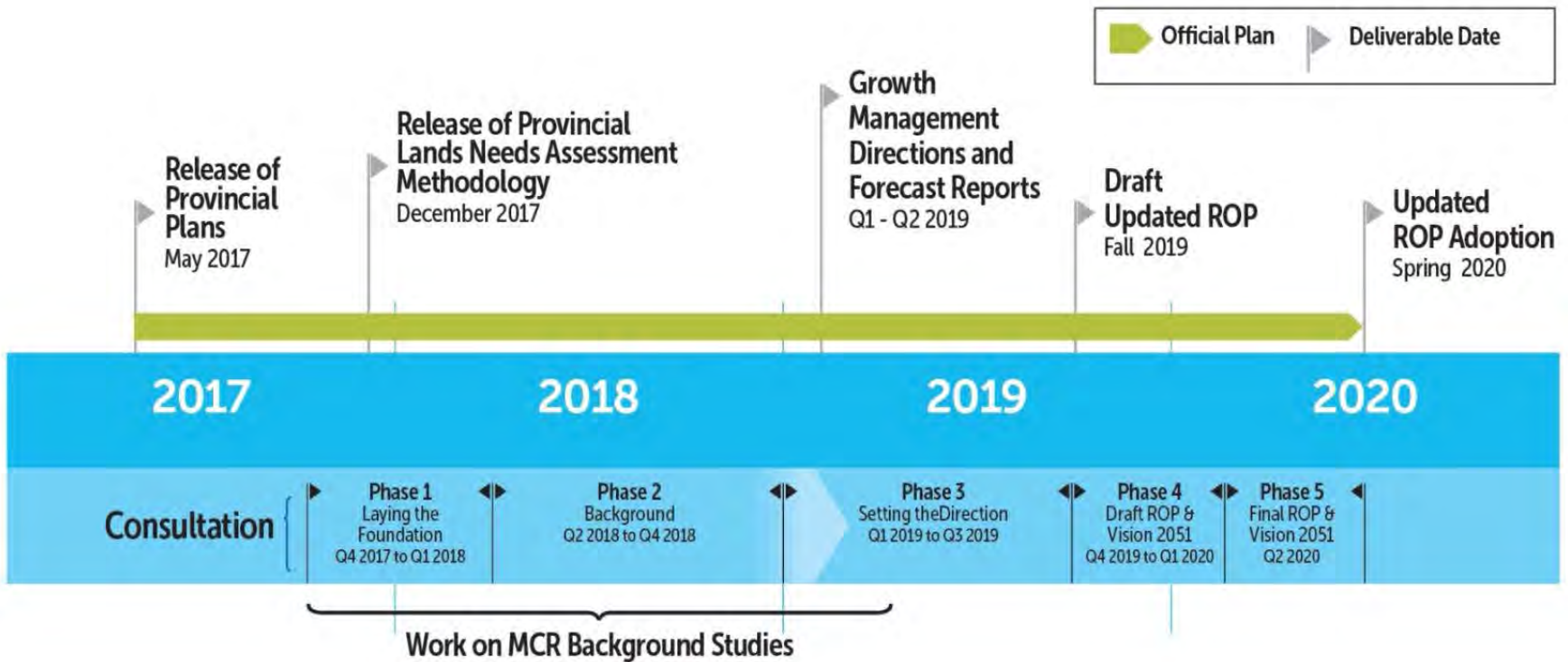


The Region's continued **success** depends on responsible **planning for growth**

Regional Structure



Timeline for MCR



Provincial Guidelines

- Recently released:
 - Land Needs Assessment
 - Watershed Planning Guidance
 - Natural Heritage and Agriculture Systems Mapping
- Scheduled releases:
 - MCR Process
 - Growth Plan Targets

Land Needs Assessment

- Standardized Approach to Land Needs Assessment and Growth Plan conformity
- Determines land required to accommodate population and employment growth to 2041
- Determines quantum but not location of any urban expansion lands



DISCUSSION PAPER
PROPOSED METHODOLOGY FOR LAND NEEDS
ASSESSMENT FOR THE GREATER GOLDEN
HORSESHOE

December 2017

Ontario.ca/placestogrow

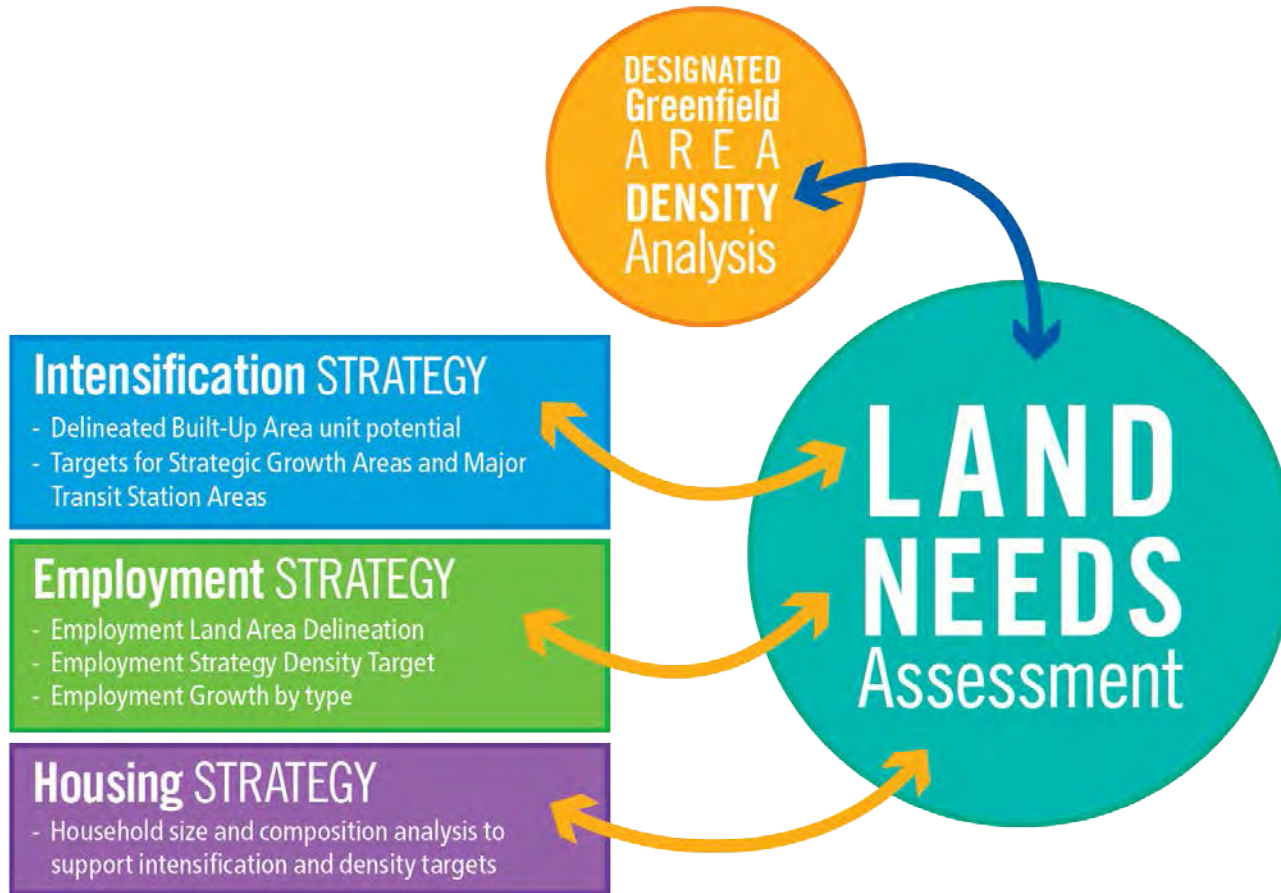


Policy based approach to land needs assessment

- Supports “intensification” first policy direction in the Growth Plan 2017
- Premised on achieving intensification and density policy targets
 - 50% intensification to 2031 and 60% from 2031 to 2041
 - Density of 60 people and jobs per hectare in the Designated Greenfield Area

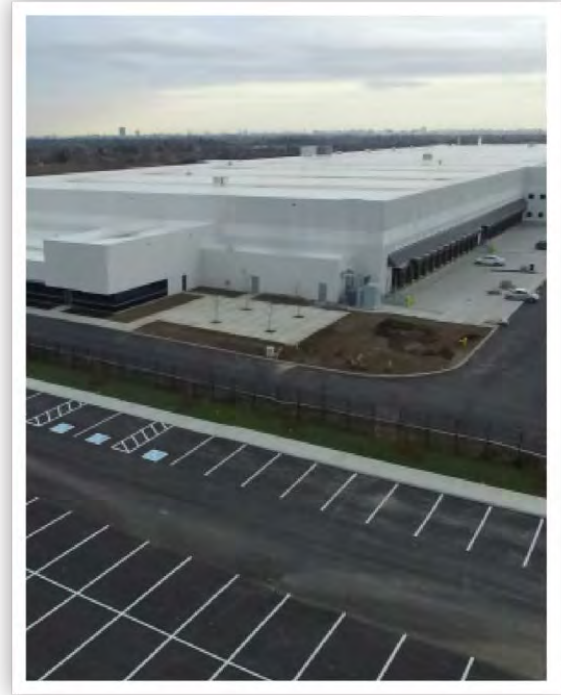


Key Inputs to Land Needs Assessment



Employment Strategy

- Assess current and future structure and composition of employment
- Identify density target for employment areas
- Designate employment areas in ROP
- Identify intensification opportunities



Employment is divided into four main categories

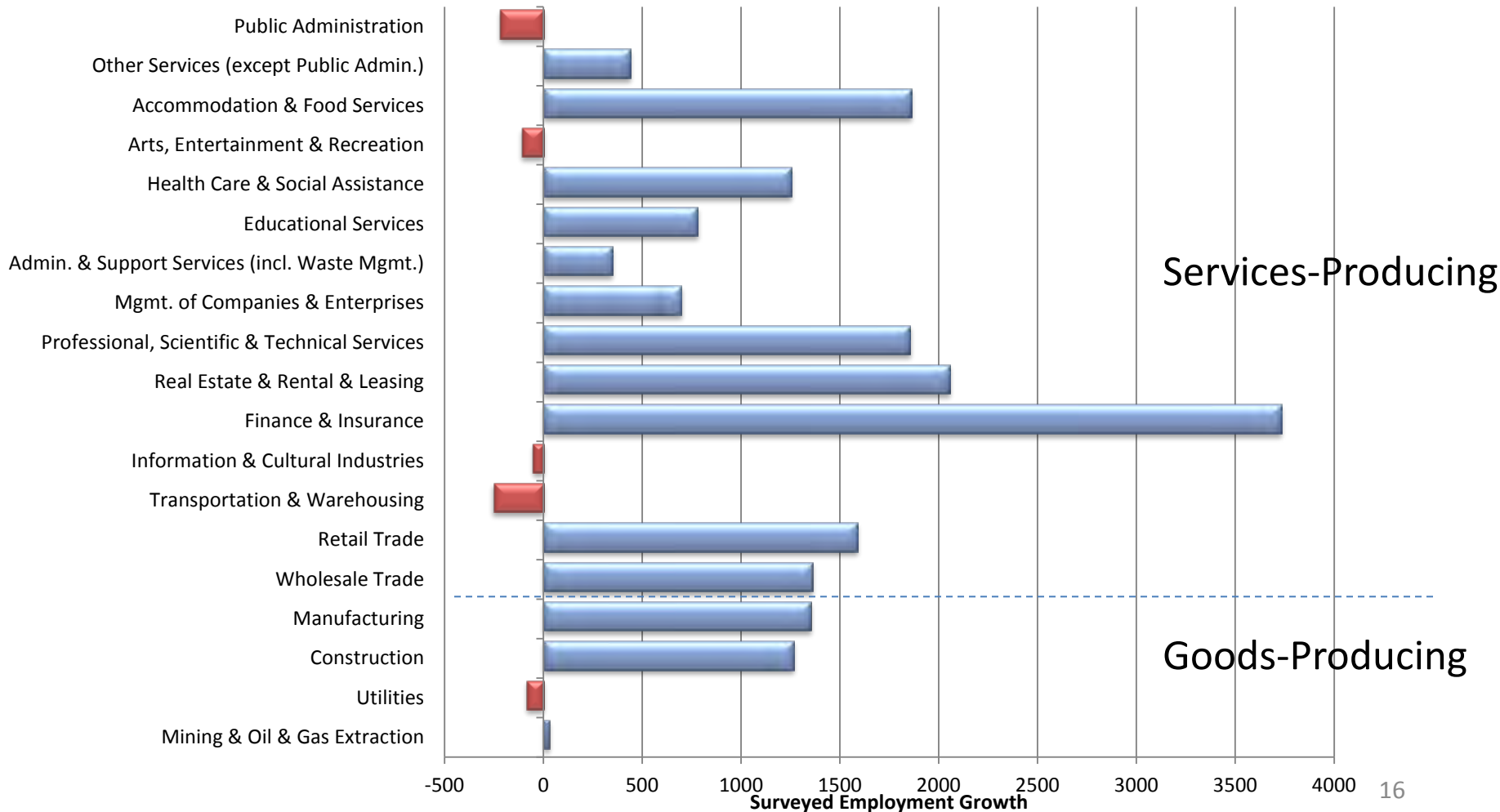
- Major office Employment: occurs in free standing office buildings of 1,860 square metres (20,000 square feet) or larger
- Population-related Employment: serves the local population (i.e. retail, services, education, municipal government, community services).
- Employment land Employment: Refers to employment within employment areas.
- Rural-based Employment: includes jobs dispersed throughout rural areas (i.e. agriculture, primary industries)

Employment Strategy will include a number of products

- Annual Employment and Industry report (February)
- Vacant Employment Land Inventory update (March)
- Employment and Labour force Census report (March)
- Employment Trends (May)
- Employment forecast by type and land needs assessment
- Updated employment policies in ROP
- Delineate employment areas in ROP

Knowledge-based sectors are primary drivers of job growth

2016-2017 Surveyed Employment Growth



Employment Strategy - Issues

- Approach to employment land conversions
- Delineation of employment lands
- Criteria for Prime Employment Areas
- Employment area density target
- Definition of Major Retail, size threshold

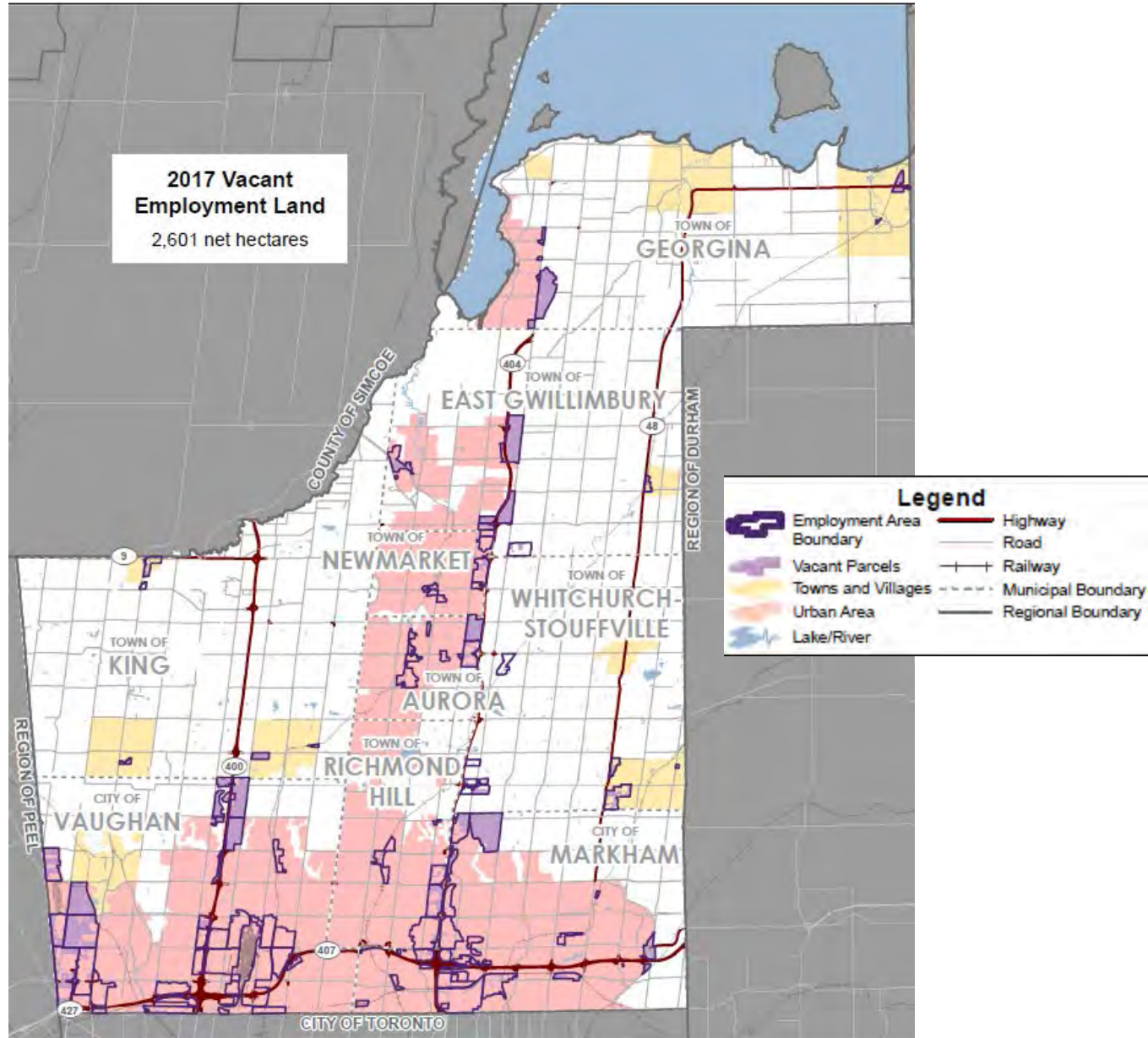


Prime Employment Land Principles

- Proximity to major goods movement facilities and corridors
- Low density uses – existing and/or planned
- Manufacturing, warehousing and logistics
- No retail or office uses that are not associated or ancillary to an employment use



York Region Employment Lands



What is Intensification?

- Development of a property, site or area at a higher density than currently exists through:
 - The development of vacant and/or underutilized lots within previously developed areas
 - Redevelopment, including reuse of brownfield sites
 - Infill development
 - The expansion or conversion of buildings



Intensification Strategy

- Local municipal Intensification Targets
- Identify, delineate and set targets:
 - Major Transit Station Areas
 - Strategic Growth Areas
 - Urban Growth Centres
- Alternative targets can be requested
 - requires Council endorsement and written permission from Minister



Strategic Growth Areas

- Areas that support Intensification target and act as key focus for development
- Includes:
 - Urban Growth Centres
 - Major Transit station Areas
 - Infill, redevelopment, brownfield sites
- Can plan for development beyond the 2041 Growth Plan horizon for SGA's



Major Transit Station Areas - Requirements

- Delineate all MTSA's in ROP
- MTSA's in Priority Transit Corridors require density targets in ROP
- Minimum Density Targets
 - 200 for subway stations
 - 160 for BRT and LRT stops and stations
 - 150 for GO rail stations
- Targets can be averaged across Priority Transit Corridors
- Can plan to achieve targets post 2041
- Alternative targets can be requested



Chalmers BRT Station

Richmond Hill / Markham



- Bus Rapid Transit Route
- Major Transit Station Area
- Bus Rapid Transit Station
- Example Delineated MTSA
- Vacant Land

| Dwelling Units by Type | 500 m | | Sample | |
|------------------------|--------------|-------------|--------------|-------------|
| | # | % | # | % |
| Singles | 244 | 12% | 0 | 0% |
| Semis | 0 | 0% | 0 | 0% |
| Rows | 224 | 11% | 221 | 14% |
| Apts | 1,610 | 77% | 1,363 | 86% |
| Total | 2,078 | 100% | 1,584 | 100% |

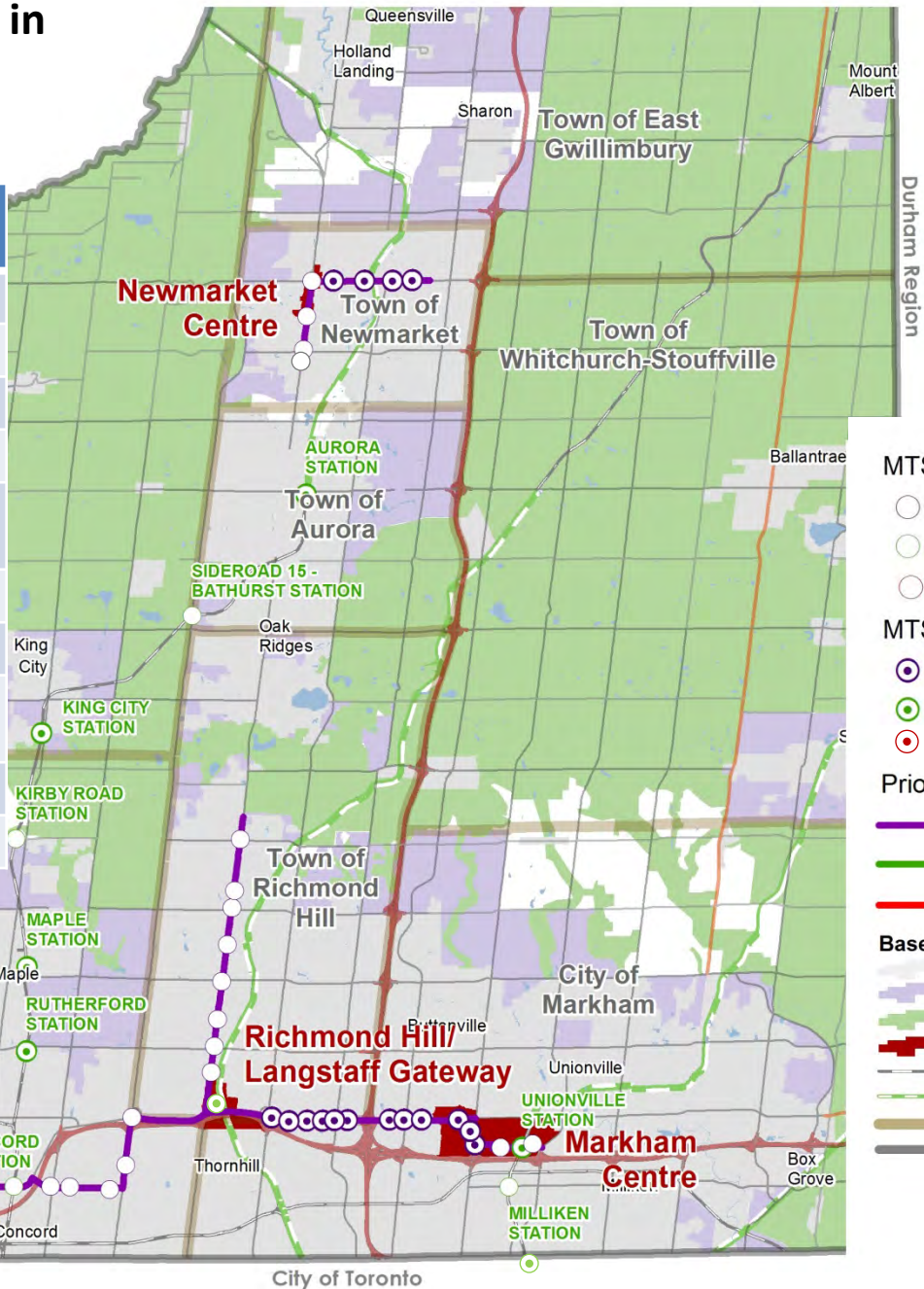
| Pop. & Jobs | 500 m | Sample |
|------------------------|--------------|--------------|
| Population | 7,043 | 3,446 |
| Employment | 1,842 | 1,545 |
| Total P&J's | 8,884 | 4,991 |

| | Current | | Example | |
|-------|---------|---------|---------|---------|
| | Area | Density | Area | Density |
| Gross | 79 | 84 | 30 | 169 |
| Dev. | 57 | 116 | 30 | 169 |

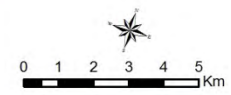
Major Transit Station Areas in Priority Transit Corridors

Preliminary Draft

| | Existing MTSA | Future MTSA | Total |
|-----------------------|---------------|-------------|-----------|
| Aurora | 1 | 0 | 1 |
| Aurora/King | 0 | 1 | 1 |
| King | 1 | 0 | 1 |
| Markham | 8 | 3 | 11 |
| Markham/Richmond Hill | 7 | 0 | 7 |
| Newmarket | 4 | 4 | 8 |
| Richmond Hill | 0 | 8 | 8 |
| Richmond Hill/Vaughan | 0 | 1 | 1 |
| Vaughan | 4 | 13 | 17 |
| Total | 25 | 30 | 55 |



- MTSA's (Future)**
 - BRT Stations
 - Go Rail
 - Subway Stations
- MTSA's (Existing)**
 - ⊙ BRT Stations
 - ⊙ Go Rail
 - ⊙ Subway Station
- Priority Transit Corridors**
 - BRT Corridor
 - Go Rail
 - Subway Extension
- Base Map Information**
 - Built-Up Area
 - Designated Greenfield Area
 - Greenbelt
 - Regional Centres
 - Railway
 - GO Rail Commuter Line
 - Municipal Boundary
 - Regional Boundary



Consultation and Coordination

Local Municipalities

Indigenous
Communities

Public and
stakeholders

Coordinate with
Vision update

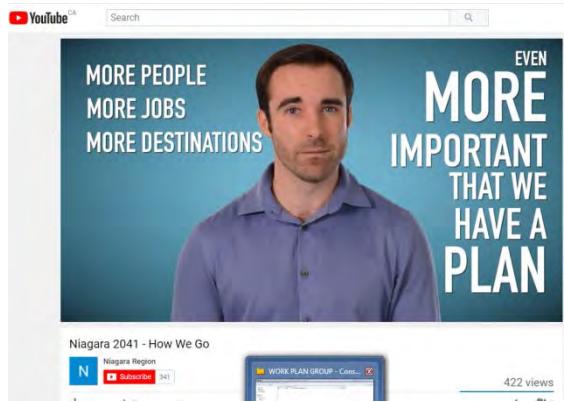
Alignment with:

Water and Wastewater
Master Plan

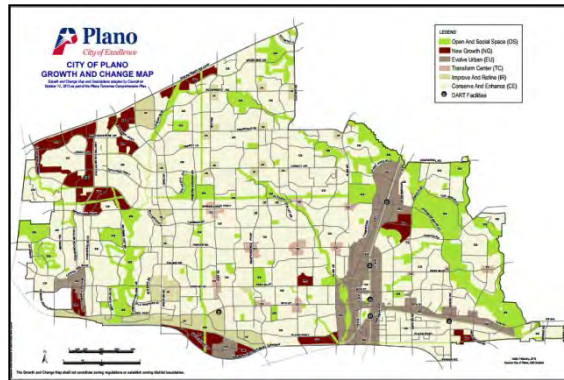
Transportation Master
Plan

Development
Charges background
study update

Proposed Public Consultation



- Educational videos
- Contests
- Interactive mapping
- Walking tours
- Online conferencing
- Public open houses
- Online surveys
- Social Media



Phase 1 – Q4 2017 to Q1 2018

Laying the Foundation

Answering questions:

What is an MCR?

What is a Regional Official Plan?

Why should you be involved?

MCR alignment with Regional Official Plan and Vision 2051

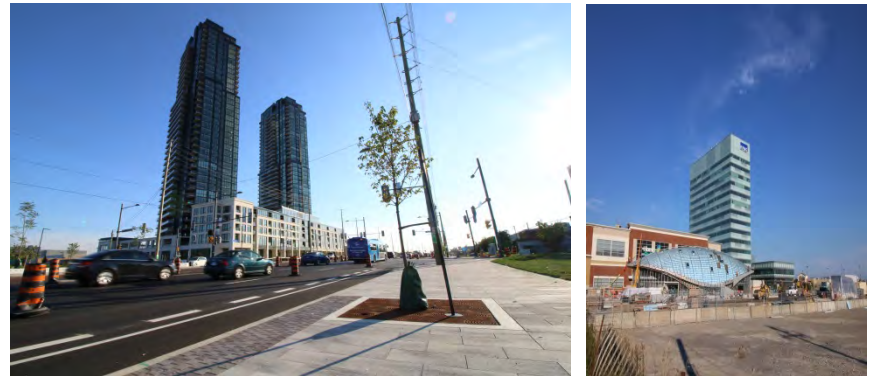


Phase 2 – Q2 2018 to Q1 2019

Technical Background Work

MCR background studies:

- Forecasts
- Employment
- Major Transit Station Areas
- Housing
- Climate Change



Council feedback

Phase 3 – Q1 2019 to Q3 2019

Setting the direction

Confirming what was heard

Seeking direction for policy development

Phase 4 – Q4 2019 to Q1 2020

Draft Regional Official Plan and Vision 2051

Phase 5 – Q2 2020

Adoption of Regional Official Plan and final Vision 2051



Your community, your say.

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