



York Region 2041 Preferred Growth Scenario 2041 Intensification Strategy



November 2015



1.0 SUMMARY

Below are the highlights from the York Region 2041 Intensification Strategy, which are based on York Region's preferred growth scenario. This report is the third in a series of attachment reports that bring forward supporting background material for the preferred growth scenario.

The preferred growth scenario is to be used as the basis for further discussion and refinement leading to a recommended scenario being presented to Council in the spring of 2016.

The Attachment reports in this series are:

1. 2041 Draft Growth Scenario Evaluation (Attachment 1)
2. York Region 2041 Population and Employment Forecasts (Attachment 2)
3. York Region 2041 Intensification Strategy (Attachment 3)
4. York Region Land Budget (Attachment 4)
5. Consistency and Conformity with Provincial Policy (Attachment 5)
6. Phase 2 Consultation Update (Attachment 6)

All six attachment reports are to be considered at the Committee of the Whole meeting on November 5, 2015 and should be read in the order in which they are listed above.

1.1 Highlights

The York Region 2041 Intensification Strategy demonstrates the Region's ability to achieve the preferred 45% intensification scenario, presents 2016 to 2041 intensification targets for each local municipality and provides an update on what the Region and its Local Municipalities have accomplished to date in terms of intensification policies and meeting intensification targets. The report includes the following highlights:

- The York Region 2041 Intensification Strategy meets the requirements of the Provincial *Growth Plan*, the *Provincial Policy Statement (PPS)*, and other provincial initiatives.
- The Regional 2041 intensification strategy represents a key component of the Municipal Comprehensive Review (MCR) and provides an update to the Region's 2031 Intensification Strategy.
- Local municipalities have completed, or are in the process of completing, exercises that have identified and in some cases mapped, key strategic areas where intensification can best be accommodated with respect to

efficient and cost-effective delivery of infrastructure, transit and human services.

- Intensification can contribute to higher density mixed-use communities, offering improved value for infrastructure investments and increasing accessibility to various transit options. The Local Municipal Intensification Targets, as outlined in Table 3, are proposed to be adopted as part of the *Region Official Plan* Update. The Region plans to meet and/or exceed the estimated 98,590 new residential units required to achieve a 45% intensification target.
- The provincially-defined urban growth centres (UGC) of Markham Centre, Newmarket Centre, Richmond Hill/Langstaff, and Vaughan Metropolitan Centre are planned to meet or exceed the *Growth Plan* target of 200 people and jobs per gross hectare.

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2.0 PURPOSE

The *Growth Plan for the Greater Golden Horseshoe (Growth Plan)* states that all municipalities will develop and implement, through their official plans and other supporting documents, a strategy and policies to phase in and achieve intensification and the intensification target.

The York Region 2041 Intensification Strategy demonstrates the Region's ability to achieve the preferred 45% intensification growth scenario, presents 2016 to 2041 intensification targets for each local municipality, and provides an update on what the Region and its Local Municipalities have accomplished to date in terms of intensification policies and meeting intensification targets. The 2041 Strategy is a component of the York Region Official Plan update to bring it into conformity with Amendment 2 of the *Growth Plan*.

3.0 BACKGROUND

3.1 Provincial Policy Context

Provincial Policy Statement, 2014

Intensification is supported and encouraged in Section 1.0 of the *Provincial Policy Statement, 2014 (PPS)*, "Building Strong Communities". Specifically, Section 1.1.2 states that "sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas, to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years". Additionally, Section 1.1.3.5 states that "Planning authorities shall establish and implement minimum targets for intensification and redevelopment within Built-Up Areas, based on local conditions".

To provide further direction on intensification, the 2014 update to the *PPS* highlights the following two changes (*in italics*), which are intended to guide local municipalities in identifying intensification areas:

Section 1.1.3.3 – Planning authorities shall identify *appropriate locations* and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Section 1.1.3.5 – Planning authorities shall establish and implement minimum targets for intensification and redevelopment within Built-Up Areas, *based on local conditions*. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.

Definition of Intensification

The Provincial *Growth Plan* defines intensification as the development of a property, site or area at a higher density than currently exists. Examples of intensification may include:

- Redevelopment of a site, including the reuse of brownfield sites
- Redevelopment of vacant and/or underutilized lots within previously developed areas
- Infill development
- Expansion or conversion of existing buildings

With respect to Intensification Areas, the *Growth Plan* defines these areas as lands identified by municipalities or the Minister of Infrastructure within a settlement area that are to be the focus for accommodating intensification. Intensification areas include urban growth centres, intensification corridors, major transit station areas, and other major opportunities that may include components from the list above.

Provincial Policy on Intensification

The *Growth Plan* contains specific policies for intensification in the Greater Toronto and Hamilton Area (GTHA). These include:

- By the year 2015 and for each year thereafter, a minimum of 40% of all new residential units will be within the Built-Up Area, which consists of all the lands within the Built Boundary as defined by the province and the Region, as shown in the map in Appendix A.
- All municipalities will develop and implement, through their official plans and other supporting documents, a strategy and policies to phase in and achieve intensification and the intensification target.
- All intensification areas will be planned and designed to:
 - Cumulatively attract a significant portion of population and employment growth

- Provide a diverse and compatible mix of land uses, including residential and employment uses, to support vibrant neighbourhoods
- Provide high quality public open spaces with site design and urban design standards that create attractive and vibrant places
- Support transit, walking and cycling for everyday activities
- Generally achieve higher densities than the surrounding areas
- Achieve an appropriate transition of built form to adjacent areas

The Built-Up Area is defined by the *Growth Plan* as all land within the Built Boundary or the limits of the developed urban area. The boundary was determined through consultation between the Ministry of Infrastructure, York Region, and the local municipalities. The boundary was finalized in 2008 and has remained fixed since then in order to track intensification over time.

Provincial Policy on Urban Growth Centres

With respect to the Urban Growth Centres, the *Growth Plan* stipulates that:

- Urban Growth Centres (UGC's) will be planned to achieve, by 2031 or earlier, a minimum gross density target of 200 residents and jobs combined per hectare for each of the Markham Centre, Newmarket Centre, Richmond Hill/Langstaff Centre and the Vaughan Metropolitan Centre.
- Urban Growth Centres will be planned:
 - As focal areas for investment in institutional and region-wide public services, as well as commercial, recreational, cultural and entertainment uses
 - To accommodate and support major transit infrastructure
 - To serve as high density major employment centres that will attract provincially, nationally or internationally significant employment uses
 - To accommodate a significant share of population and employment growth

York Region's four Urban Growth Centres are shown on the map in Appendix A.

3.2 Regional Context

The York Region 2031 Intensification Strategy was adopted by Council in 2009

The York Region 2031 Intensification Strategy was adopted by Council in February, 2009. In accordance with provincial requirements, the objectives of the 2031 Regional Intensification Strategy were to:

- Quantify and accommodate a significant portion of both future employment and residential development through intensification throughout the Built-Up Area in accordance with policy of Section 2.2.3 of the *Growth Plan*
- Identify a minimum intensification target for residential development that maximizes and ensures the implementation of the intensification strategy
- Identify the appropriate type and scale of development and set targets for employment and residential growth in intensification areas, urban growth centres, major transit stations and intensification corridors.

The Strategy included a regional intensification target of 90,720 units to be accommodated within the Built Boundary between 2006 and 2031. This figure was then distributed to each of the nine local municipalities and included as Table 2 in the YROP-2010. Local municipal targets for the 2006-2031 period are shown in Table 1 below. For the purposes of the 2031 Intensification Strategy, only row and apartment units were counted, as they are the common unit types associated with intensification.

Table 1: York Region Residential Intensification Targets by Local Municipality 2006-2031

Municipality	Intensification Units
Aurora	3,140
East Gwillimbury	1,030
Georgina	2,690
King	920
Markham	31,590
Newmarket	5,250
Richmond Hill	15,300
Vaughan	29,300
Whitchurch-Stouffville	1,500
York Region	90,720

Based on these targets, local municipalities were required to develop their own local intensification strategies to appropriately plan to accommodate their respective levels of intensification. In addition, as part of the background material to support the 2031 intensification strategy, Council endorsed “*Enhancing York Region’s Urban Structure: A Guide to Developing Local Municipal Intensification Strategies*” which provides a high-level framework to guide completion of local municipal intensification strategies.

The 2031 Intensification Strategy laid the foundation for a long-term framework for Intensification Areas

The 2031 Intensification Strategy laid the foundation for a long-term framework to create a new generation of sustainable and high quality compact development focused on centres and corridors. This framework is based on the following principles of intensification that were used as the basis for policy development in the YROP-2010.

1. Connect the Regional Centres and Regional Corridors with rapid transit systems that stimulate compact and efficient growth
2. Connect transit, land uses and pedestrians by following the Region's Transit Oriented Development Guidelines
3. Ensure that buildings and streets are well-proportioned to one another to ensure walkability and efficient investment in infrastructure and land
4. Provide access to the community through open space, trails, parks, and other public spaces that are carefully placed, inter-connected and proportioned
5. Improve the live/work relationship through a mix of intensified land uses
6. Ensure a range of housing options and affordability
7. Create a sense of place through cultural amenities, and architectural and design standards
8. Connect quality and accessible human services to rapid transit and alternative modes of transportation
9. Protect and restore natural heritage and trails within the Built-Up Area
10. Integrate sustainable design and construction of buildings such as community energy systems and sustainable waste management

Appendix B contains a table of key attributes of intensification areas, which are closely related to these principles and important in creating complete communities.

A Regional Intensification Matrix was formulated to help identify potential intensification areas as shown in Figure 1. The Matrix Framework identifies key strategic areas where intensification can be best accommodated with respect to efficient and cost-effective infrastructure, transit and human services provisions.

Figure 1: Regional Intensification Matrix



The matrix in Figure 1 is important to highlight the hierarchy of intensification for the Region. The triangular shape of the Matrix Framework signifies that densities and built form types will vary. Greater densities and building heights are expected to continue to occur in Regional Centres and Corridors relative to other key strategic areas.

YROP-2010 provides policy direction for Intensification

Sections 5.3, 5.4 and 5.5 of YROP-2010 contain detailed policies for intensification and development in Regional Centres, Regional Corridors, and local centres and corridors and other infill areas. The YROP-2010 states that intensification is to occur in strategic locations in the Built-Up Area to maximize efficiencies in infrastructure delivery, human services provision and transit ridership. It also contains policies to ensure that the planning and design of intensification areas provides well-designed public open spaces that create attractive and vibrant places and support walking, cycling and transit for everyday activities and achieve an appropriate transition of built form to adjacent areas. The YROP-2010 stresses that it is essential that human services and affordable housing be included in intensification areas.

The YROP-2010 outlines a regional structure that includes a system of Regional Centres and Regional corridors that act as a focus for residential, office and commercial development. These are the prominent locations where the highest

levels of intensification and redevelopment are directed. These areas are the backbone of the Region's urban structure and support the Region's city building initiatives.

Regional Centres, as outlined in the YROP-2010 and shown in Appendix A, are planned as the focus for residential, institutional and business activities served by Viva. The Regional Centres located in Markham, Newmarket, Richmond Hill/Langstaff and Vaughan correspond with the areas defined as Urban Growth Centres in the *Growth Plan*. Richmond Hill/Langstaff and Vaughan Metropolitan Centre in particular are also the termini for two planned TTC subway extensions into York Region.

Regional Corridors, as outlined in the YROP-2010, form the key connections between Regional Centres and are considered the main arteries of the Regional urban structure. A number of local municipalities have identified intensification areas along the Regional Corridors of Yonge Street, Highway 7, Davis Drive, and Green Lane.

Other regional programs and initiatives contribute to encouraging and attracting intensification

In addition to the YROP-2010, the Region has also undertaken the following initiatives to promote and measure intensification:

- In 2006, Regional Council adopted the *Transit-Oriented Development Guidelines* that emphasize the need for an urban form that supports transit investment along the Regional network of Centres and Corridors.
- In March 2008, Regional Council adopted a plan to implement a policy to provide 20-40% increase in servicing allocation for development proposals that meet specific criteria that include, among others:
 - Minimum LEED silver standard
 - Location within a Regional Centre or Corridor, or Local Centre
 - Meet the Regional *Transit-Oriented Development Guidelines*
- Since 2013, Regional staff has provided Council with annual progress updates on the Centres and Corridors program.
- Regional Council endorsed the York Region Office Space Financial/Market Analysis and Marketing Plan Study in April 2015 that aims to attract office development in the Region, particularly in Centres and Corridors.
- Regional Council endorsed the Supporting High Density Development within Identified Intensification Areas Report in April 2015, which authorized Regional staff to appear before the Ontario Municipal Board in support of the

Region's position, as required, for all development proposals that seek to reduce approved densities within intensification areas

In addition to the above, the Region and Province have made significant financial investments in transit to support intensification in the Regional Centres and Corridors as well as to ensure water-wastewater infrastructure is available to support these areas.

3.3 Local Municipal Context

Local municipalities have identified where intensification is to occur

A key component of the York Region 2031 Intensification Strategy was that local municipalities establish Local Municipal Intensification Strategies. Policy 5.3.3 of the YROP-2010 states that local municipalities shall complete and adopt their own intensification strategies based on the Region's Strategy and on the Region's guiding principles of intensification. As stipulated in the 2031 Intensification Strategy, using the Intensification Guide and in collaboration with the Region, local intensification strategies involve:

- Demonstrating how the local municipal intensification assignment will be met in terms of unit potential, density and design
- Identifying and mapping the locations and amount of intensification that will be planned for within the Built-Up Area by 2031. Local municipalities will plan to meet and/or exceed these amounts
- Identifying key attributes in creating high quality and sustainable compact communities

Although not all local municipalities have completed standalone Local Municipal Intensification Strategies based on the criteria above, all have identified, or are in the process of identifying, appropriate locations to achieve the Region's 2031 intensification targets. Most have done so through their Official Plan Reviews with some municipalities hiring outside consultants for input on where and how intensification should be planned for. These locations include Regional Centres and Corridors, local centres and local corridors for intensification, and Key Development Areas (KDA). KDAs are intensification areas along Regional Corridors identified by local municipalities as areas that are or will be planned to accommodate residential and employment growth. Many local municipalities have also set population targets and unit potentials for their intensification areas.

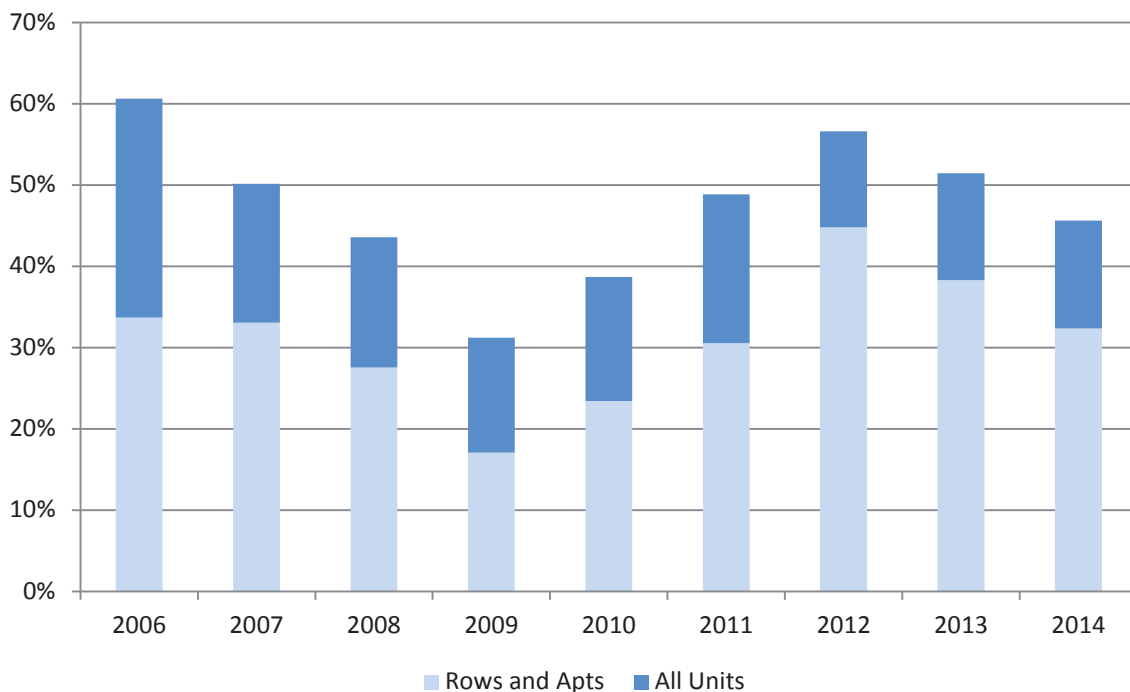
Appendix C provides an overview of local municipal intensification strategies.

4.0 YORK REGION INTENSIFICATION FORECAST (2016-2041)

The Region’s intensification rate has fluctuated since the implementation of the *Growth Plan* in 2006

As required by the *Growth Plan*, by the year 2015 and for each year thereafter, a minimum of 40% of all new residential units within each upper- or single-tier municipality are to be within the Built-Up Area. In response to this policy, the Region monitors intensification on an annual basis by tracking building permits in the Built-Up Area relative to total unit growth region-wide. Figure 2 summarizes York Region’s performance since 2006 with regard to the *Growth Plan*’s 40% intensification target. The figure shows the share of building permits within the Built-Up Area for both rows and apartments and for all unit types on an annual basis. Rows and apartments are the common unit types associated with intensification and were the basis for Table 2: residential intensification targets in the YROP-2010 (Table 1 above). As shown in Figure 2, although there has been fluctuation in intensification levels on an annual basis, nearly every year has exceeded the 40% threshold of total building permits issued in the Built-Up Area. Since 2006, the overall annual average intensification in York Region has been 47%, however, this figure includes a large number of greenfield development.

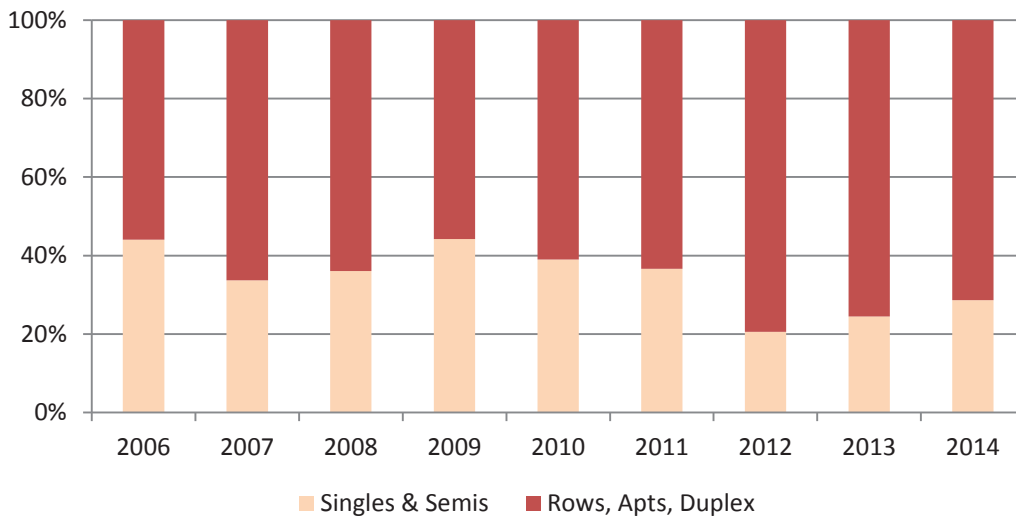
Figure 2: Share of Units in the Built-Up Area



The distinction in Figure 2 between all unit types and only row and apartment units provides insight into the type of development occurring within the Region’s Built-Up Area. The lower shares for row and apartment units indicate that a significant portion of unit growth, particularly in the earlier periods, is associated with the build out of low-density unit types.

As shown in Figure 3, singles and semis have constituted between 20%-45% of unit growth within the Built Boundary since 2006, averaging 35% overall. These unit types can almost exclusively be attributed to low-density development in greenfield areas. While these units are classified as intensification as per *Growth Plan* policy, they are not a form of redevelopment, infill development, or the expansion or conversion of buildings, which the *Growth Plan* identifies as the primary types of development associated with intensification.

Figure 3: Units in the Built-Up Area - by Structure Type



A small amount of greenfield supply within the Region’s planned communities remains in the Built-Up Area. However, as the greenfield supply diminishes, the share of singles and semis as a share of intensification units is expected to continue to decline. As such, medium and high density unit types are anticipated to account for the vast majority of residential development in the Built-Up Area moving forward and are therefore a more realistic estimate of the Region’s ability to meet the *Growth Plan*’s intensification target.

As shown in Figure 2, row and apartment units in the Built-Up Area have accounted for between 17% and 45% of annual unit growth region-wide. Figure 2 also illustrates an upward trend in recent years in the share of row and apartment units in the Built-Up Area, most notably since the adoption of the YROP-2010 and the focus on Centres and Corridors. This trend illustrates that the Region has been achieving increasing levels of medium and high density developments within the Built-Up Area. These types of development reflect the creation of more

compact development within already developed areas of an urban area, and are therefore more in line with the *Growth Plan* definition of intensification.

Centres and Corridors in particular have played an important role in achieving these medium and high density developments in the Region since 2006. For example:

- 65% of all multi-story apartment unit starts have been located within Centres and Corridors since 2006
- 2,327 of the 3,447 apartment units (68%) with building permits issued were located in Centres and Corridors in 2014

Development in Centres and Corridors and Key Development Areas supports the Region's infrastructure investments

York Region continues to make substantial investments in infrastructure, such as bus rapid transit corridors, subway infrastructure, and other hard services, which are designed to support and encourage the development and intensification of identified Regional Centres and Corridors. More compact forms of development in these areas will help to maximize the return on infrastructure investments, reduce congestion on Regional and local roads, create a range and mix of different housing types, encourage mixed-use developments that provide residential and employment opportunities in close proximity, and ensure services are delivered efficiently and accessibly to York Region residents.

Work completed for the Region in fall 2014 was used to inform intensification targets to 2041

As part of the 2014 Vacant Residential Unit Inventory exercise (presented to Council in March 2015), Meridian Planning Consultants were retained to identify intensification applications and potential in the Region. The work was based on information obtained from local municipalities and included the following products:

- A. Targets for intensification areas identified by local municipalities which include Regional Centres and Corridors and local centres and corridors
- B. Information on applications within these identified intensification areas
- C. Information on applications within the Built Boundary outside of identified intensification areas
- D. Information on potential intensification sites that are not currently subject to an application and not within an identified intensification area

Products A to C of the Meridian work were used by the Region to estimate a planned build out of the Built-Up Area of approximately 178,000 units, or 356,000 people. Of these 178,000 units, approximately 25%, or 43,880 have some level of planning approval as of 2014. This figure, broken down by local municipality in Table 2 below, was informed by Products B and C of the Meridian work, as well as refinements made by the Region based on active development applications within the Built-Up Area. Active applications refer to those with the following status: Registered Unbuilt, Draft Approved, Proposed, Condominium, or Site Plan. This number does not include applications that are subject to Official Plan Amendments.

Table 2: Units under Application inside the Built Boundary by Local Municipality (2014)

Municipality	Units
Aurora	1,020
East Gwillimbury	100
Georgina	1,740
King	60
Markham	18,920
Newmarket	3,310
Richmond Hill	8,440
Vaughan	9,080
Whitchurch-Stouffville	1,210
York Region	43,880

As planned intensification areas build-out, other new areas will be identified for infill and intensification opportunities

There are additional areas within the Built-Up Area that may be candidates for future redevelopment but have not yet been identified as intensification areas with specific targets, nor are they part of active development applications. These areas include properties that could be redeveloped at higher densities, additional redevelopment of private recreational lands such as golf courses inside the Built-Up Area, and other properties that have not yet been identified specifically for intensification.

The Meridian work took a closer look at properties that could be redeveloped at higher densities and identified long-term row and apartment intensification potential for these areas in the Built-Up Area. This component of the study looked at sites that are located outside of a policy area identified in centres,

corridors, and KDAs and did not include lands that are under application. Parcels were identified as having potential for intensification if they met certain criteria, including:

- The parcel is located on a Regional road
- The parcel is vacant or underdeveloped
- The parcel is the site of commercial uses that were developed more than 20 years ago
- The parcel is located along a stretch of road where intensification has already been occurring

This study identified over 33,000 row and apartment units could be potentially accommodated in these areas. These 33,000 units are above and beyond the 178,000 unit potential in identified intensification areas.

In addition to these locations, it is anticipated that infill projects such as the redevelopment of golf courses, as well as smaller scale infill will continue to provide single, semi and duplex unit supply in the Built-Up Area.

New intensification targets have been established for each of the nine local municipalities

One of the key inputs of the Regional Municipal Comprehensive Review process was the determination of intensification potential in York Region's Built-Up Area. The Vacant Residential Unit Supply and the Meridian work summarized above concluded that the Region possesses the capacity to accommodate a variety of unit types and densities through intensification, infill and redevelopment in the future, up to and beyond the current planning horizon of 2041.

The preferred growth scenario being presented to Council is based on a 45% intensification target. This equates to an estimated 98,590 new units within the Built Boundary from 2016 to 2041. Table 3 below illustrates the intensification targets by local municipality. This table will be used as the basis for the update to Table 2: York Region Residential Intensification Targets by Local Municipality 2006-2031 of the YROP-2010, that will be completed through the Regional Official Plan Update and are in addition to intensification units that are constructed between 2009 to 2016, which previously counted towards the 2031 target.

It is expected that the Region and its Local Municipalities will update their intensification strategies in order to meet and/or exceed these targets by 2041.

Table 3: York Region Residential Intensification Targets by Local Municipality, 2016-2041

Municipality	Intensification Units	% Intensification ¹	Population Growth
Aurora	3,500	46%	8,200
East Gwillimbury	1,150	4%	2,900
Georgina	3,230	34%	7,700
King	1,420	30%	2,900
Markham	34,960	55%	90,700
Newmarket	8,060	86%	17,400
Richmond Hill	18,370	69%	44,800
Vaughan	26,250	42%	61,400
Whitchurch-Stouffville	1,650	22%	3,300
York Region	98,590	45%	239,300

1. % Intensification refers to unit growth in the Built-Up Area as a share of total unit growth

All unit types are included in the intensification unit totals by local municipality above. These figures are based on a combination of known applications within the Built Boundary, local intensification targets, and the long-term infill/redevelopment potential identified in the Meridian work. Targets are made up of predominantly rows and apartments; however, they also include known applications for the redevelopment of golf courses, infill, etc. that consist of a significant quantity of single-detached and semi-detached unit types. Targets also anticipate that both small and large scale infill projects above and beyond known applications will result in a small number of single, semi, and duplex units contributing to intensification in the Built-Up Area to 2041.

Employment Intensification will play an important role in attracting residential intensification

One of the guiding principles in the 2031 Intensification Strategy framework is improving the live/work relationship through a mix of intensified land uses. Employment opportunities are also supportive of several of the key attributes of intensification areas (Appendix B), such as supporting a broad array of land uses including employment, shopping, entertainment, arts and culture, and other variations of mixed-use development as well as supporting live-work opportunities through accessibility to transit.

As previously mentioned, employment is particularly important to the Region's UGCs, all of which have a provincially-mandated density target of 200 people and jobs per hectare as per the *Growth Plan*. The 2031 Intensification Strategy also stipulated that one of the primary goals of local municipal intensification strategies for municipalities containing Regional Centres should be to continue to emphasize mixed-use development and a strong live-work relationship in these intensification areas. At a minimum, the number of forecast jobs should be enough to employ the total labour force residing in that particular Regional Centre. As such, two of the Regional Centres have been planned for population to job ratios of, or close to, one-to-one.

The Meridian work also examined employment potential within the Region's Built-Up Area. The work identified nearly 150,000 potential jobs in the Region's identified intensification areas, including Centres and Corridors. This includes jobs in all three employment categories (Employment Land Employment, Population Related Employment, and Major Office Employment). However over half of the identified job potential was in Major Office. In calculating employment numbers, Meridian established Floor Space Index values based on a variety of factors including location of property, land-use designation, abutting land uses, among others, and applied them to vacant land parcels to determine a total net non-residential floor area. This area was then distributed on a percentage basis for Employment Land Employment, Population Related Employment, and Major Office Employment using an assumed floor area for each employment type.

Recognizing the important role of employment in attracting residential intensification, the Region directs a significant amount of Major Office development to local municipalities containing Regional and provincially designated UGCs through its Employment Forecast (Attachment 2 – York Region 2041 Population and Employment Forecasts).

The Region will continue to plan to meet or exceed *Growth Plan* density targets in its provincially-defined Urban Growth Centres

The Region will continue to plan to meet and/or exceed the density targets set by the province of 200 people and jobs per hectare in its provincially designated urban growth centres of Markham Centre, Newmarket Centre, Richmond Hill/Langstaff Centre, and Vaughan Metropolitan Centre. Table 4 below illustrates the 2011 population and employment in UGCs as well as the minimum population and employment growth to 2031 required to meet the UGC density target.

All York Region UGCs correspond with the Region's four Regional Centres. However in some cases, the UGC boundaries do not align exactly with approved secondary plan boundaries for Regional Centres. Vaughan has identified specific targets for population and employment in the UGC portion of the secondary plan area. These figures are the basis for the minimum population and employment growth in Vaughan's UGC to 2031 in Table 4 below. In calculating minimum

growth to 2031 in the remaining three UGCs, the proportion of population and employment growth is consistent with targets for secondary plan population and job targets for the four centres. For example, the Town of Newmarket has targeted 1 job for every 1 person within the Regional Centre and as such, the same target has been applied to the UGC portion of the secondary plan area for 2031.

Table 4: Population and Employment in York Region’s Urban Growth Centres

	Area (Ha)	2011 Base		Minimum Growth to 2031		2031 Density
		Population	Employment	Population	Employment	
Markham	276	5,700	8,700	22,600	18,300	200
Newmarket	42	0	3,800	4,200	400	200
Richmond Hill/Langstaff	109	2,200	2,700	10,300	6,600	200
Vaughan	110	0	3,300	17,000	3,200	214

The figures above do not include the full planned build out potential of the Regional Centres. Current planning estimates for all four centres are a population of approximately 120,000 and roughly 88,000 jobs.

5.0 CONCLUSION

The York Region 2041 Intensification Strategy meets the requirements of the *Growth Plan* and the *PPS*

The York Region 2041 Intensification Strategy provides an analysis to achieve the preferred growth scenario’s 45% intensification target. The Strategy builds on the intensification framework developed through the 2031 Intensification Strategy and highlights what the Region and its local municipalities have achieved since the introduction of the *Growth Plan* in 2006. The Region has met or exceeded the requirements of the *Growth Plan* and *PPS* in the following ways:

- The Region has successfully established and implemented, through the YROP-2010, minimum targets for intensification and redevelopment within the Built-Up Area, satisfying Section 1.1.3.5 of the *PPS*.
- The Region has implemented an Intensification Strategy and policies to achieve intensification and the *Growth Plan*’s 40% intensification target.

- The provincially-defined UGCs of Markham Centre, Newmarket Centre, Richmond Hill/Langstaff Centre, and Vaughan Metropolitan Centre have been planned to meet or exceed the *Growth Plan* target of 200 people and jobs per gross hectare.
- To achieve the *Growth Plan's* concept of “complete communities” the Region has developed and will continue to implement a number of key attributes of intensification areas. The attributes focus on such areas as: transit supportive and mixed-use development, housing options, live-work balance, built form and design, transit connections, natural heritage and public space, traffic and parking, and energy planning.
- As specified in the *Growth Plan*, the Region has developed a monitoring system to evaluate whether key attributes and targets are being attained. This process includes using building permits to track progress on intensification in collaboration with the local municipalities, an annual compilation of development applications for potential units within the Built Boundary, as well as the Region’s Annual Survey of Employers.

Local municipalities will be required to update their intensification strategies to reflect intensification targets to 2041

The Local Municipal Intensification Targets, as outlined in Table 3, will be adopted as part of the Regional Official Plan Review. The local municipalities will plan to meet and/or exceed the estimated 98,590 new units required to achieve the 45% intensification target. The applications are for communities within the Built-Up Area, including in Regional Centres and Corridors.

To date, all nine local municipalities have identified intensification areas as part of their Official Plans or supporting document. These areas address intensification in every key strategic area of the Regional Intensification Matrix Framework including:

- Regional Centres and Corridors
- GO Stations
- Local Centres and Corridors
- Other Major Corridors
- Local Infill
- Secondary Suites

The Local Intensification Areas will include targets for each locally identified intensification area in order to meet their municipal intensification target. Local municipalities will be required to amend their local intensification strategies to meet and/or exceed these new targets. These targets are in addition to

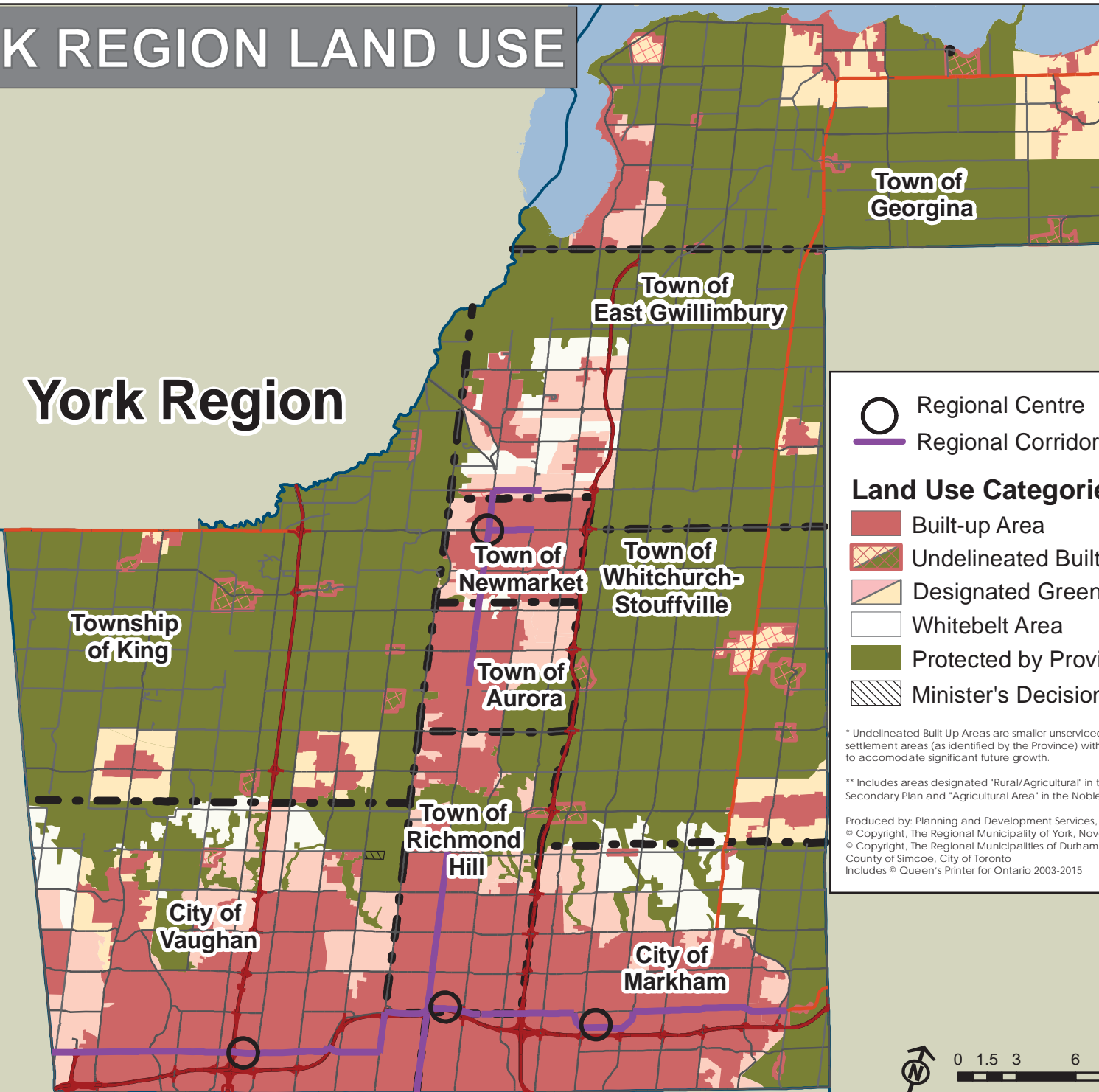
intensification units that are constructed between 2009 to 2016, which previously counted towards the 2031 target.

Local municipalities will also be required to plan for employment within the Built-Up Area and identify intensification areas that can accommodate employment in keeping with the Region's Employment Forecast.

APPENDICES

YORK REGION LAND USE

York Region



Regional Centre
 Regional Corridor

Land Use Categories

- Built-up Area
- Undelineated Built-up Area*
- Designated Greenfield Area**
- Whitebelt Area
- Protected by Provincial Plans
- Minister's Decision

* Undelineated Built Up Areas are smaller unserviced or partially serviced settlement areas (as identified by the Province) with limited capacity to accommodate significant future growth.
** Includes areas designated "Rural/Agricultural" in the Sutton/Jackson's Point Secondary Plan and "Agricultural Area" in the Nobleton Community Plan.

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York Region: Key Attributes of Intensification Areas

Attribute	Description
Mixed Use Development	Support a broad array of land uses including employment, shopping, entertainment, arts and culture, parks, schools and other community services.
Live/Work Balance	Support close live-work opportunities through the arrangement of land uses and accessibility to transit and transportation.
Physical Activity	Promote an active lifestyle with connected pedestrian walkways, bicycle lanes, parklands and a well-designed street network.
Built Form	Buildings and streets that are well-proportioned to one another. Established urban design and architectural standards to foster a sense of place that would appeal to existing and prospective residents.
Natural Heritage/Open Space	Protected natural heritage features. Public spaces that are varied, interconnected and accessible to all neighbourhoods. Public spaces that are interesting, carefully spaced and proportioned.
Housing Options	Broad mix and range of unit sizes, housing forms, types and tenure satisfy the needs of the Region's residents and workers. that
Human Services	People of all ages, background and capabilities meet their needs throughout various stages in their lives including opportunities for employment, learning, inclusivity, culture, recreation and spiritual, emotional physical and social well- being.
Culture	The Region's cultural heritage resources and values are recognized, conserved and promoted as a benefit to the community.
Transit and Connections	Provisions for efficient and effective higher order transit. Buildings and spaces in between transit stations are connected by sidewalks and walkways.
Traffic/Parking	Innovation in parking provisions such as structured and underground parking, and municipal lots to maintain a pedestrian-friendly area.
Energy Planning	Accommodate any land requirements for community energy systems, alternative energy and energy efficient technologies.

Source: York Region Planning and Development Services Department, 2008

SUMMARY OF THE INTENSIFICATION STRATEGIES OF THE LOCAL MUNICIPALITIES IN YORK REGION

Aurora – Aurora’s primary intensification area is the Aurora Promenade, encompassing Aurora’s historical downtown, including the Regional Corridor along Yonge Street, and the Aurora GO Station on Wellington Street East.

Additionally, through their Official Plan Review, the Town of Aurora published the Growing Aurora Background Report, which offered an updated interpretation of the Region’s 2006-2031 intensification target for Aurora of 3,140 townhouses and apartments within the Built-Up Area. The report estimated that 2,120 new intensification units still needed to be planned for, factoring in units that were subsequently built 2006-2009 and units already approved for development as of 2009.

Priority areas identified from the Region’s Intensification Matrix included the Yonge Street Corridor and in proximity to the GO Rail Station (both of which are within the Aurora Promenade), as well as consideration for some Secondary Suites.

East Gwillimbury – The Town of East Gwillimbury’s Official Plan (dated July 2014), has set a minimum target for intensification at 1,030 residential units to be accommodated for the 2006 to 2031 period. Intensification is to primarily be focused in local centres and Regional and local corridors. These areas include the Green Lane Corridor, the East Gwillimbury GO Station, Leslie St in Sharon and the village core areas of Holland Landing and Mount Albert.

These intensification areas are based on the East Gwillimbury Official Plan Review Growth Management Report (dated February 2010) which provided very specific unit allocations in Local Centres, Local Corridors, and via local infill. The report identified a total potential of 1,262 units that could be accommodated in these areas.

Georgina – Through their recently released draft new Official Plan Review (dated April 2015), the Town of Georgina identified that the majority of residential intensification and infill is to be accommodated within the serviced urban communities of Keswick and Sutton/Jackson’s Point. The Town’s Secondary Plans for Keswick and Sutton/Jackson’s Point provide policy direction on intensification and where it can be accommodated in these areas.

The Sutton/Jackson’s Point Secondary Plan, which was approved by the OMB in 2013, indicates that 25 to 30 percent of new residential growth (1,130-1,355 persons) is to be accommodated through intensification in the following locations: High Street Centre Extension, Jackson’s Point, Lake Drive Centre and the Dalton Road North and South Corridors.

The Keswick Secondary Plan identifies the Glenwoods Urban Centre, Maskinonge Urban Centre and Uptown Keswick Urban Centre within The Queensway Corridor, as the primary locations for intensification and infill redevelopment. It is anticipated that a review and update of the Keswick Secondary Plan will commence in 2016, and that this

review will serve to identify in greater detail, the specific intensification areas and unit yield projections to accommodate the Region's intensification target for Georgina. The existing Secondary Plan also recognizes Woodbine Ave. as another area with intensification potential, particularly with respect to employment/job creation

King – King Township's Official Plan Review (dated April 2015) highlights their commitment to meeting the Region's 2031 intensification target of 920 units, with potential to accommodate up to 1,510 units through intensification by 2031. The Township indicates that since 2006, 438 intensification units have already been constructed, approved, or proposed, and are distributed between King City (92 units), Nobleton (200 units), and Schomberg (146 units). In addition to these sites, the Township of King has identified the following areas as having further intensification potential: King City GO Station, and the village core areas of King City, Nobleton, and Schomberg as well as the areas surrounding the intersections of Keele Street & King Road in King City and Highway 27 & King Road in Nobleton.

Markham – The City of Markham Official Plan 2014 has set a minimum target of 60 percent of residential growth to 2031 to be accommodated through intensification. The City has yet to identify specific unit yields to accommodate the Region's 2031 intensification target of 31,590 units for Markham, but the Official Plan identifies that the majority of residential intensification will be accommodated in Regional Centres (Markham Centre and Langstaff Gateway) and key development areas (e.g., Cornell Centre, Yonge-Steeles) along the Highway 7 and Yonge Street Regional Corridors, and in Local Centres and Corridors. The Regional Centres are also provincially identified as urban growth centres and therefore must achieve minimum densities of 200 people and jobs per hectare. The Official Plan also identifies a long term resident-to-employee target ratio of 1:1 in Markham Centre and the combined Richmond Hill/Langstaff Gateway Centre.

Newmarket – The Town of Newmarket contains one of the Region's four regional centres. The Centre surrounds the Yonge St & Davis Drive intersection. The Newmarket Urban Centres Secondary Plan was approved by Regional Council in 2015 (currently under appeal on site-specific matters) and provides for heights and densities that will accommodate 33,000 residents and 32,000 jobs in the Yonge-Davis corridor (including the Regional Centre) at build-out. The Historic Downtown Centre will also accommodate limited intensification and, as such, the Town is well positioned to meet and exceed its intensification target of 5,250 residential units by 2031.

Richmond Hill – The Town of Richmond Hill's intensification target meets the target set by the Region in the 2031 Intensification Strategy by planning for 15,300 units to be accommodated through intensification between 2006-2031,. Richmond Hill is home to one of the Province's 25 UGCs, with intensification expected to occur in the Richmond Hill Centre/ Langstaff Gateway UGC and planned to achieve a 1:1 ratio of residents to employment, and 200 people and jobs per hectare by 2031. The Town's Official Plan focuses growth and intensification within a hierarchy of centres and corridors planned on the Yonge Street regional corridor and the Richmond Hill Centre. Other intensification areas planned in the Richmond Hill Official Plan include the Key

Development Areas at Yonge St & 16th Ave/Carrville Road and Yonge St & Bernard Ave, the Regional Mixed-Use Corridors of Yonge Street and Highway 7, the Downtown and Oak Ridges Local Centres and the Major Mackenzie Drive Local Mixed Use Corridor.

Vaughan – Through their Official Plan, the City of Vaughan has set a minimum intensification target of 45% of all new residential development to be located within its built boundary. The City of Vaughan contains one of the Region's four regional centres – the Vaughan Metropolitan Centre – which is also a provincially designated UGC. In addition to its Regional Centre, the City has established a hierarchy of intensification areas. The hierarchy is as follows: Regional Intensification Corridors of Highway 7, Yonge Street and Bathurst Street, Primary Centres such as Jane St & Major Mackenzie Dr and Highway 7&Yonge St, Local Centres like Carville St & Dufferin St and Major Mackenzie & Weston Rd, and primary Intensification Corridors which include south Jane St and east Major Mackenzie Dr.

Whitchurch-Stouffville – The Town of Whitchurch-Stouffville is striving to achieve an intensification target of 2,200 units between 2006-2031 within the Built Boundary, as described in Amendment 137 to the Community of Stouffville's Secondary Plan. This exceeds the intensification target set by the Region, of 1,500 intensification units for Whitchurch-Stouffville. In addition to establishing minimum density standards for mixed-use and residential development, the Town is encouraging the creation of apartments as secondary suites in existing homes. The community of Stouffville's Core Area (downtown), and the Western Approach Area have been identified as potential areas for accommodating a range of mixed-uses.