



# York Region 2041 Preferred Growth Scenario

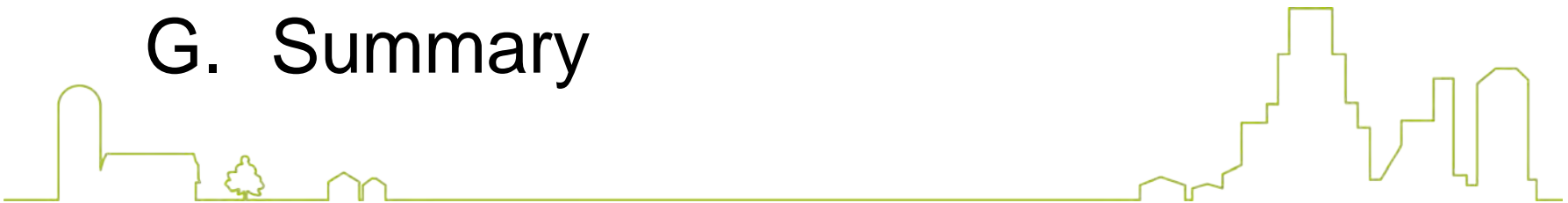
Presentation to Committee of the Whole

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November 5, 2015

# Presentation Outline

- A. Context
- B. Consultation
- C. Evaluation
- D. Preferred Growth Scenario
- E. Land Requirements
- F. Next Steps
- G. Summary



# Context



# Report before Committee includes:

- Covering Staff Report
- Attachment 1 – 2041 Draft Growth Scenarios Evaluation
- Attachment 2 – York Region 2041 Population and Employment Forecasts
- Attachment 3 – York Region 2041 Intensification Strategy
- Attachment 4 – York Region Land Budget
- Attachment 5 – Consistency and Conformity with Provincial Policy
- Attachment 6 – Phase 2 Consultation Update

MCR is a comprehensive and collaborative process

# Province assigns growth to 2041

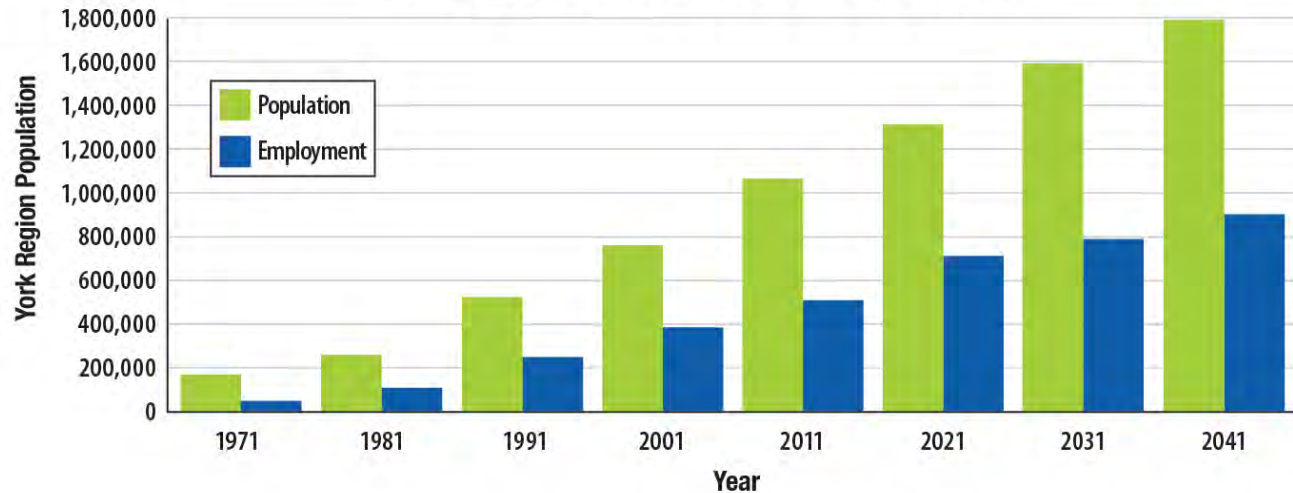
## Population

**1.1** million  
2014 **to** **1.8** million  
2041

## Employment

**565** thousand  
2014 **to** **900** thousand  
2041

York Region Population Growth - 1971 to 2041



Amendment 2 to the *Growth Plan* introduces new forecasts to 2036 and 2041

# Council approved work plan and endorsed studies

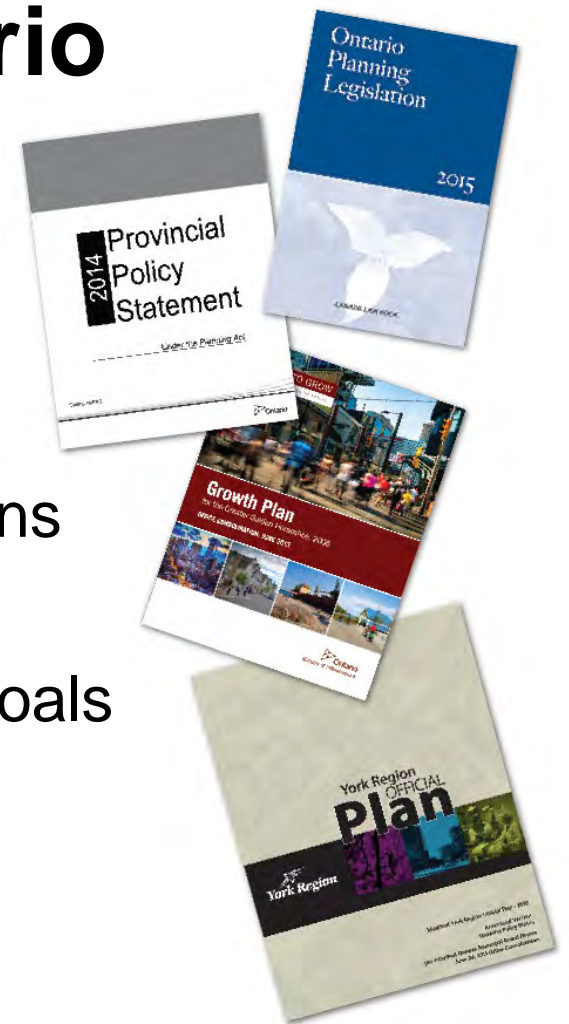


Large body of technical background work completed



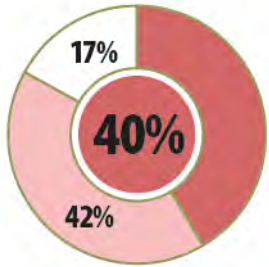
# Preferred Growth Scenario aligns with:

- Provincial Policy Statement 2014, *Growth Plan* and other provincial plans
- Vision 2051, Regional Official Plan goals

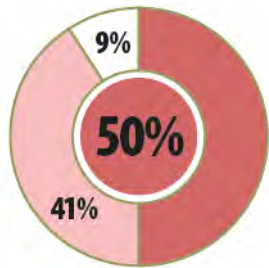


Council's long term vision is articulated in Vision 2051 and Regional Official Plan

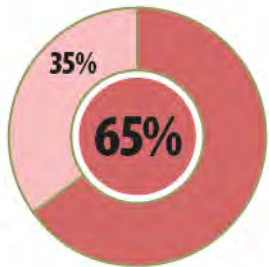
# Three Draft Growth Scenarios were refined and analyzed



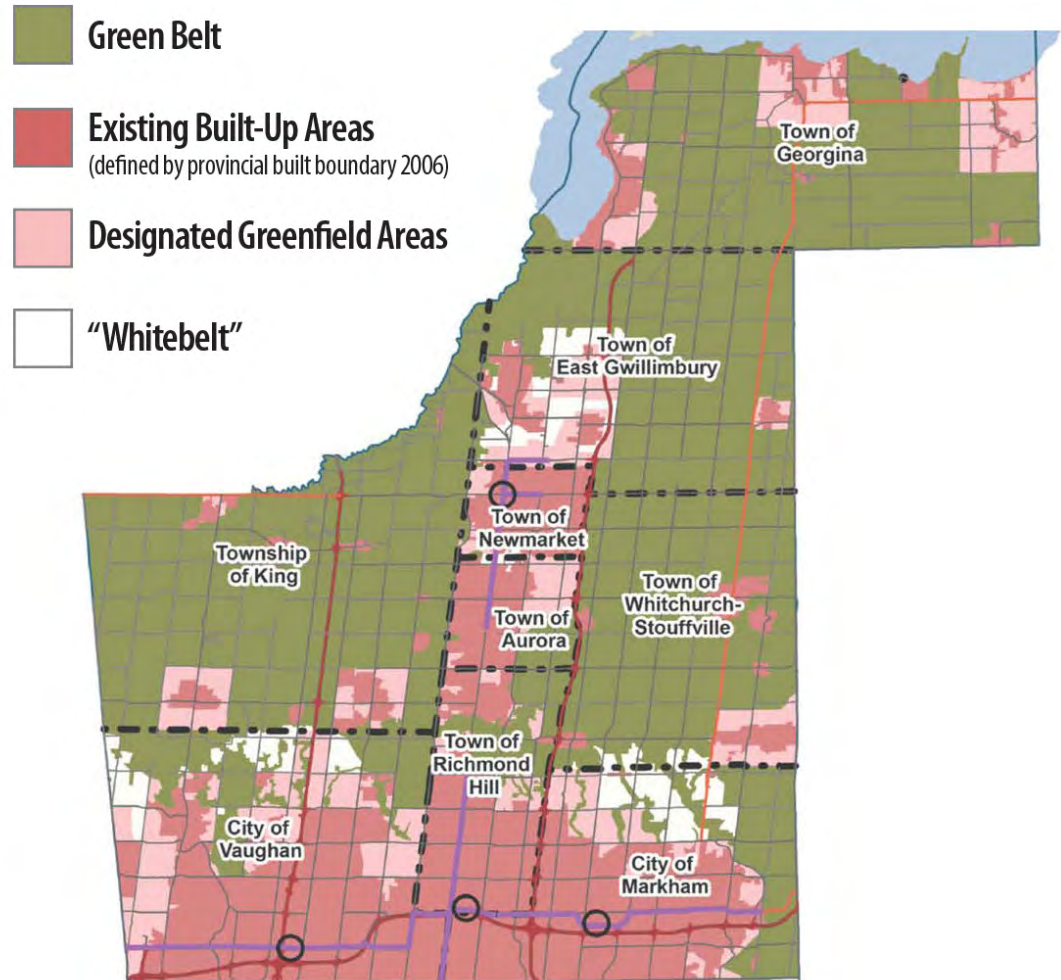
**Intensification**



**Intensity**

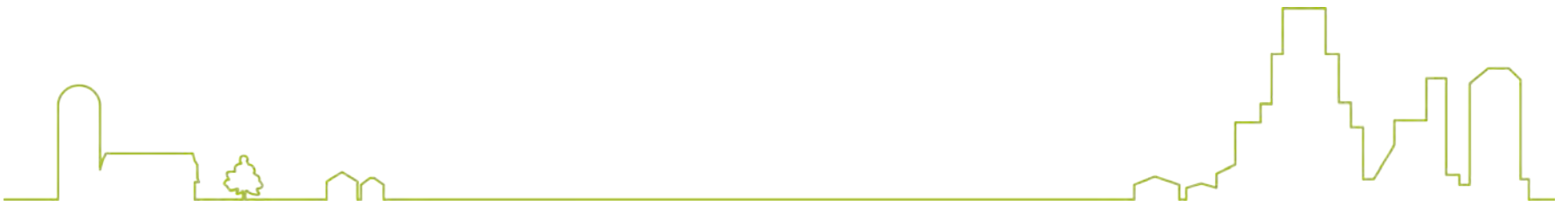


**No Urban Expansion**





# Consultation



# Phase 2 Consultation was extensive



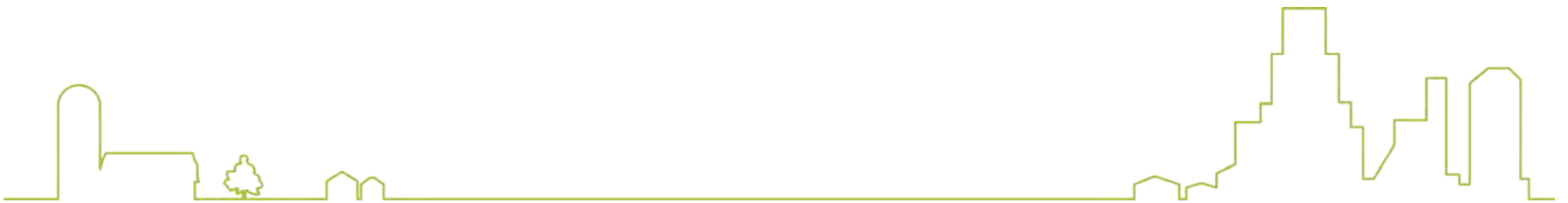
# Phase 2 consultation results

- Transportation choice and managing congestion
- Public indicated support for no urban expansion scenario
- Building Industry expressed support for 40% scenario
- Affordable housing was identified as critical to all
- Concern regarding population growth preceding delivery of infrastructure



Approximately 1,250 people participated in the consultation process

# Evaluation



# Evaluation of three draft scenarios considered:

1. Land Use Planning (Approved ROP Policies)
2. Infrastructure Planning (Master Plan Updates)
3. Financial Implications
4. Housing Market Feasibility

Preferred growth scenario needs to balance good planning with market demands



# Land use planning evaluation considered through the ROP lens



# Infrastructure requirements were evaluated through Master Plan work

- A.M. peak period trips for transit and autos
- Total vehicle km and hours traveled per capita
- Greenhouse gas emissions
- Inflow and infiltration
- Per capita water use



# A review of financial implications

- High level fiscal review undertaken
- The Master Plans are scheduled to be complete in mid 2016
- Development Charges Bylaw review is scheduled to start in 2016
- Detailed fiscal analysis to come

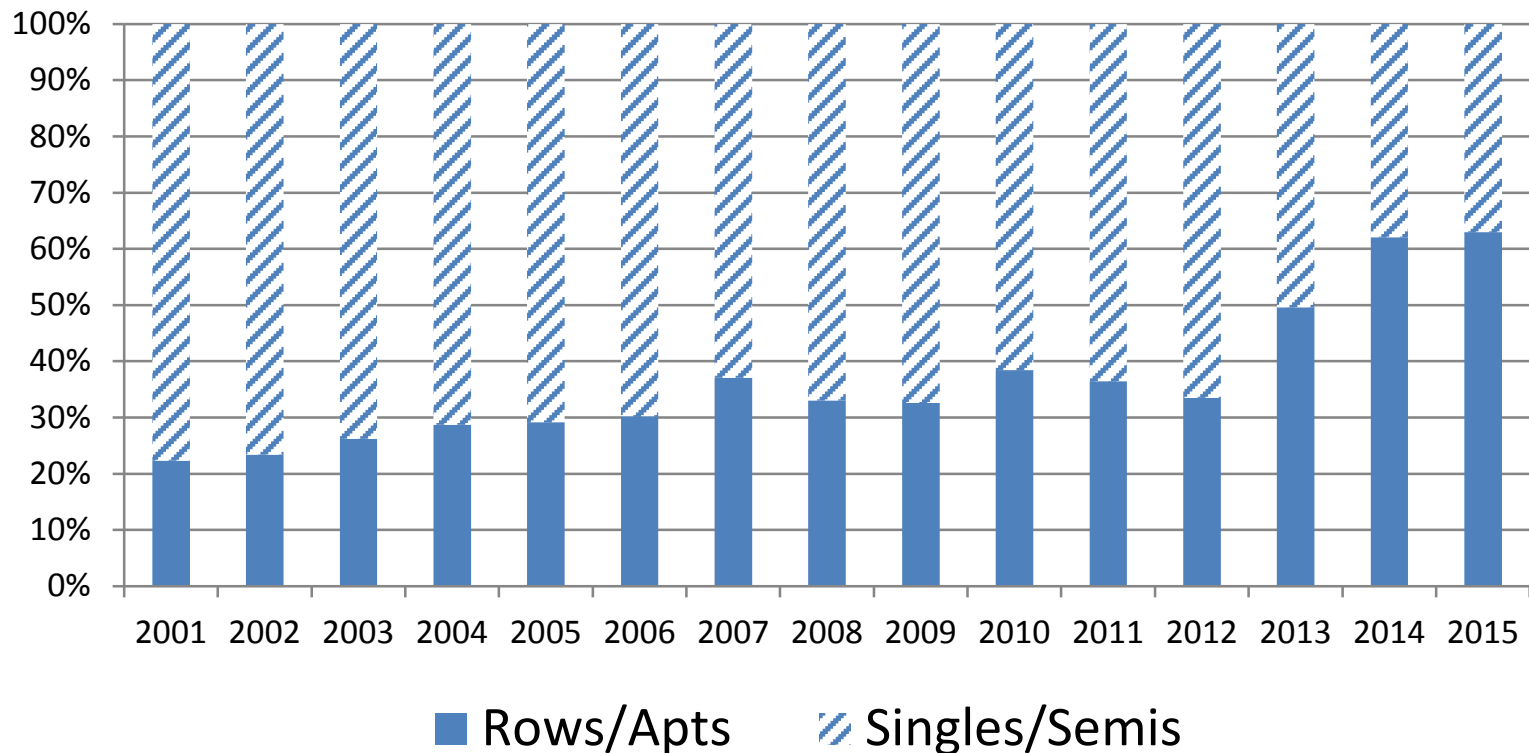
Capital and operating requirements for each scenario are reasonably similar

# Housing market shift occurring in York Region

- Housing demand influenced by:
  - Demographics (Age and family status)
  - Planning policy
  - Price or affordability/other market factors
- Affordability remains a challenge for low density product
  - Encourages more affordable medium and higher density housing types
- York's urban centres and intensification areas are becoming more attractive

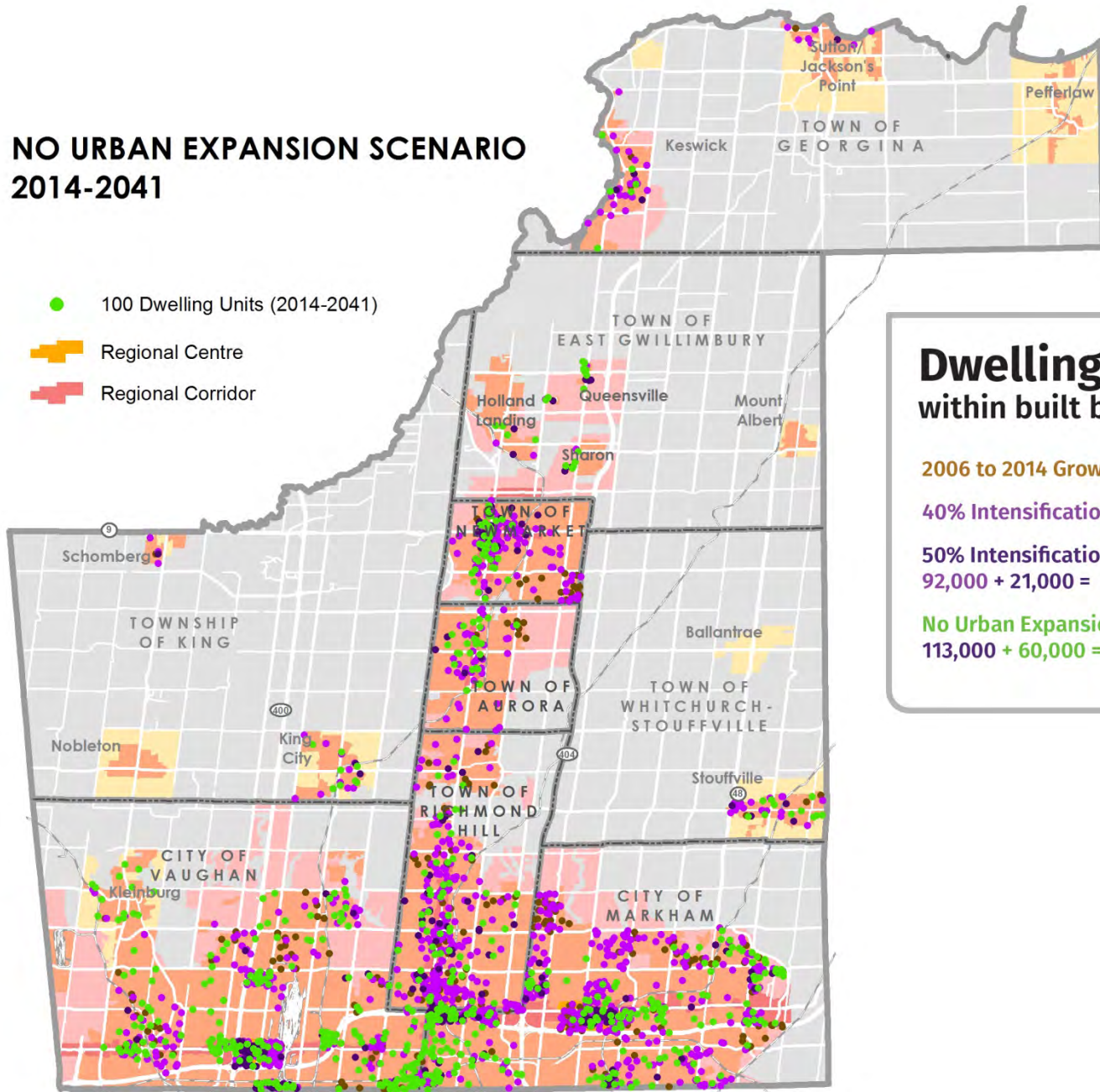
# Housing demand is shifting towards more medium and higher density unit types

## York Region Annual Share of Housing Completions by Type





# NO URBAN EXPANSION SCENARIO 2014-2041



● 100 Dwelling Units (2014-2041)

■ Regional Centre

■ Regional Corridor

## Dwelling Units within built boundary

2006 to 2014 Growth:	37,500
40% Intensification:	92,000
50% Intensification:	
92,000 + 21,000 =	113,000
No Urban Expansion:	
113,000 + 60,000 =	173,000

# Most reasonable scenario lies between 40% and 50% intensification

## Housing Market study concludes:

- “No urban expansion” requires unrealistic share of apt growth
- A rate of 50% or higher represents an aggressive policy option
  - Unwarranted risk forcing the market too far, too quickly
- Mid-range scenario between 40% and 50% strikes a reasonable balance between:
  - policy goals
  - infrastructure investment
  - fiscal responsibility
  - the market

Preferred Growth Scenario needs to strike a reasonable balance between social, economic and environmental objectives with what the housing market can deliver

# Preferred Growth Scenario



# A Preferred Scenario

45% intensification is supported:

- ROP Vision and urban structure of centres/corridors
- Market analysis demonstrates achievability
- Transit investment
- City building helps drive knowledge economy
  - Attracts talent
  - Facilitates major office employment growth
  - More affordable housing options

# Over 98,000 units to be accommodated in Built-Up Area

- Long term Built-Up Area potential
  - 178,000 units
  - Other areas with redevelopment potential yet to be identified with specific targets
- Regional Centre Potential
  - 60,000 units
- Built-Up Area
  - 46,000 units in process

Units under application represent almost half the total intensification target



# Residential intensification targets by local municipality, 2016-2041

Municipality	Intensification Units	% Intensification
Aurora	3,500	46%
East Gwillimbury	1,150	4%
Georgina	3,230	34%
King	1,420	30%
Markham	34,960	55%
Newmarket	8,060	86%
Richmond Hill	18,370	69%
Vaughan	26,250	42%
Whitchurch-Stouffville	1,650	22%
<b>York Region</b>	<b>98,590</b>	<b>45%</b>

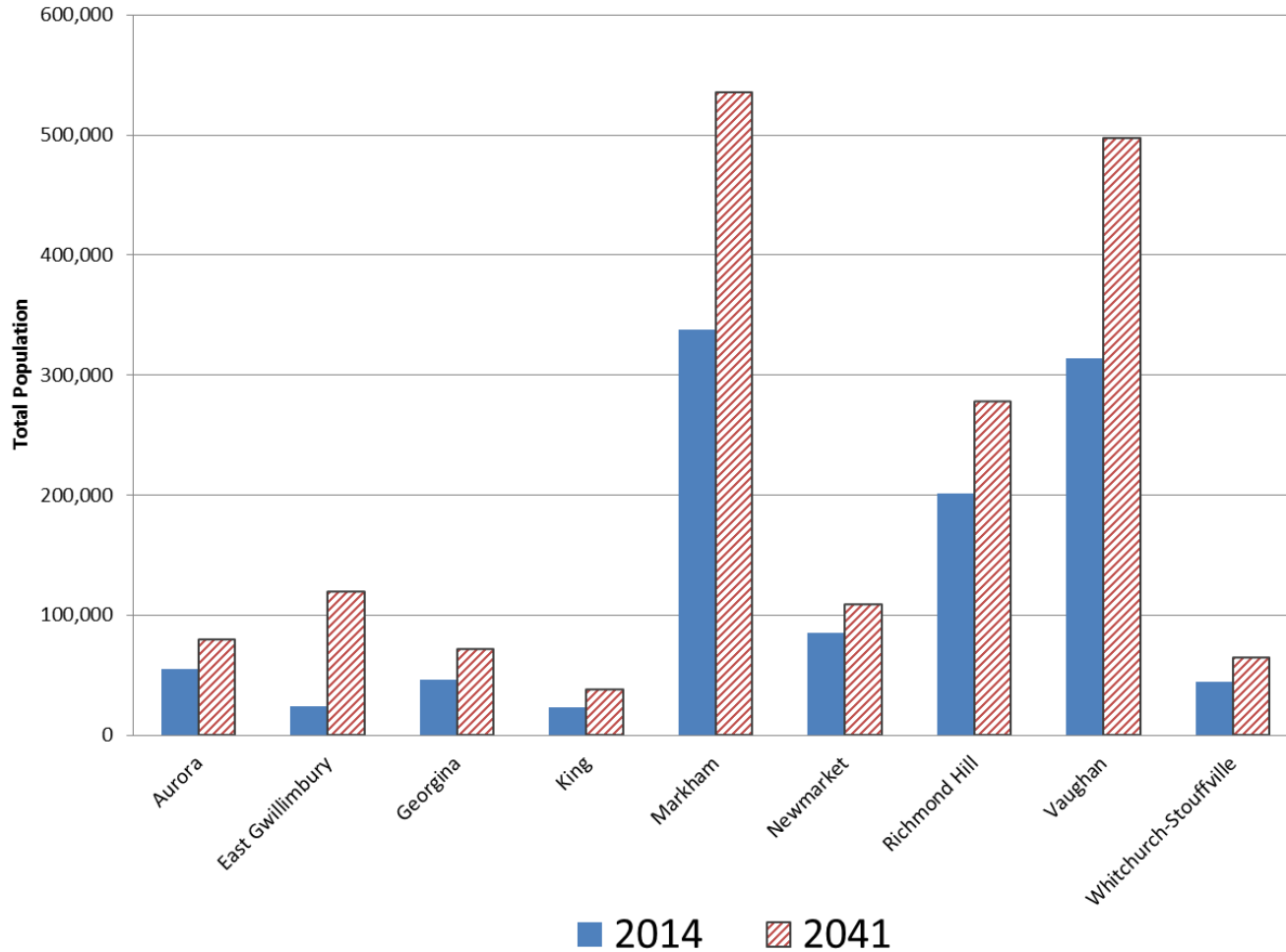
# Over 219,000 new units required to accommodate 2041 population

Geography	2016 to 2041 Units
Built-Up Areas	98,600
Designated Greenfield Areas	91,300
Shortfall	29,200
Total	219,100

An urban expansion is required to accommodate the Preferred Growth Scenario forecast

# Population

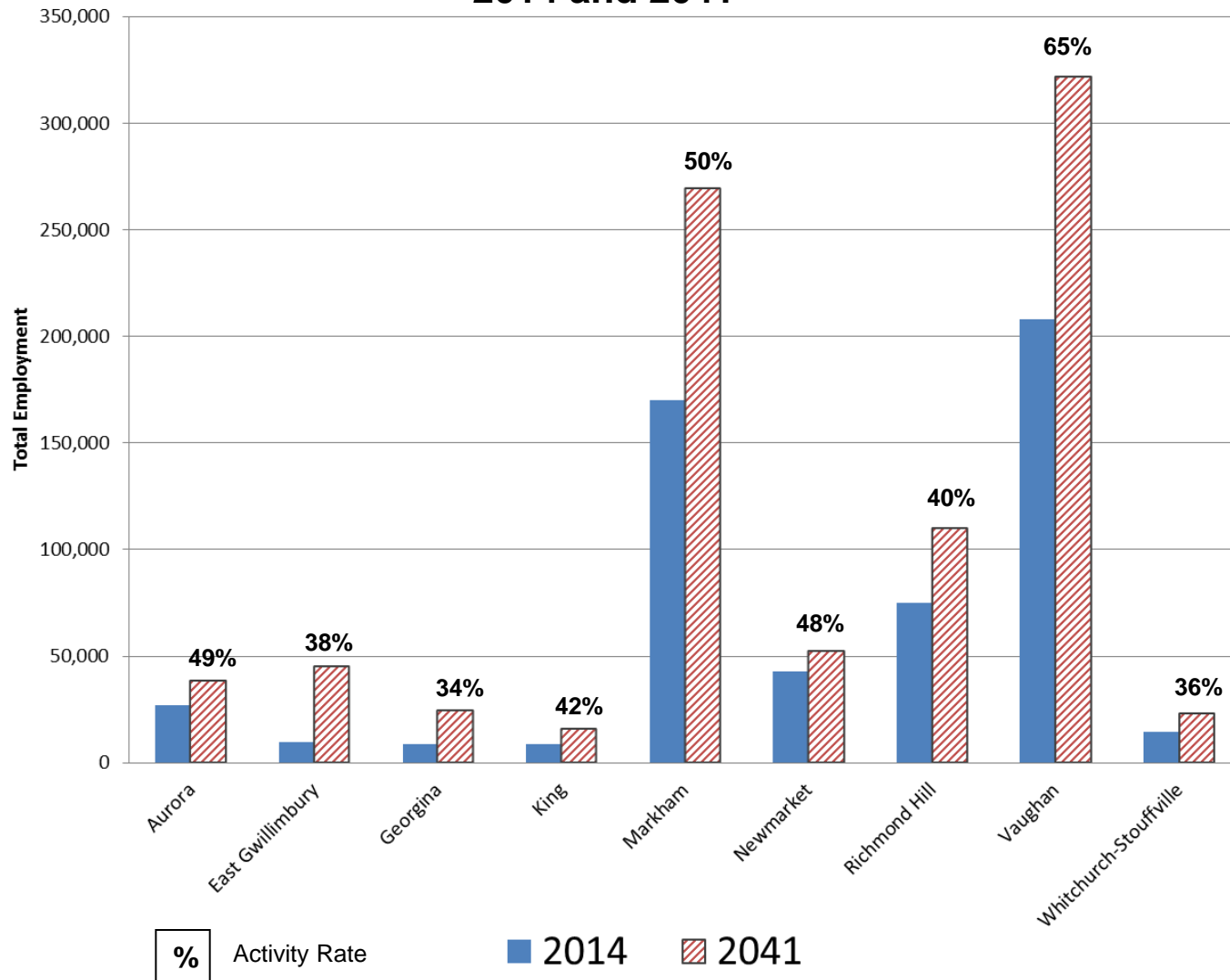
## 2014 and 2041



All nine local municipalities experience growth

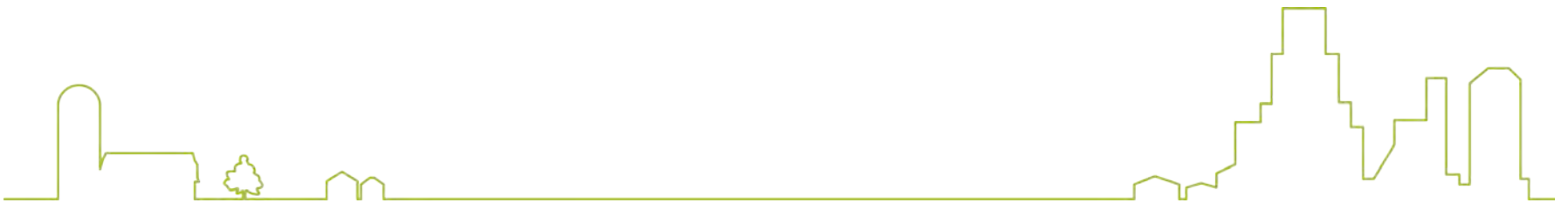
# Employment

2014 and 2041



A 50% activity rate provides a good balance between jobs and population

# Land Requirements



# Preferred Growth Scenario provides balanced supply of all housing types

Geography	2016 to 2041 Units
Built-Up Area	98,600
Designated Greenfield Areas	91,300
Proposed Urban Expansion (1458 ha)	29,200
Total	219,100

- 1,458 ha of community land and 160 ha employment land required to accommodate growth to 2041

Over 1,600 hectares of urban land expansion is required

# Proposed boundaries are consistent with Provincial plans and ROP

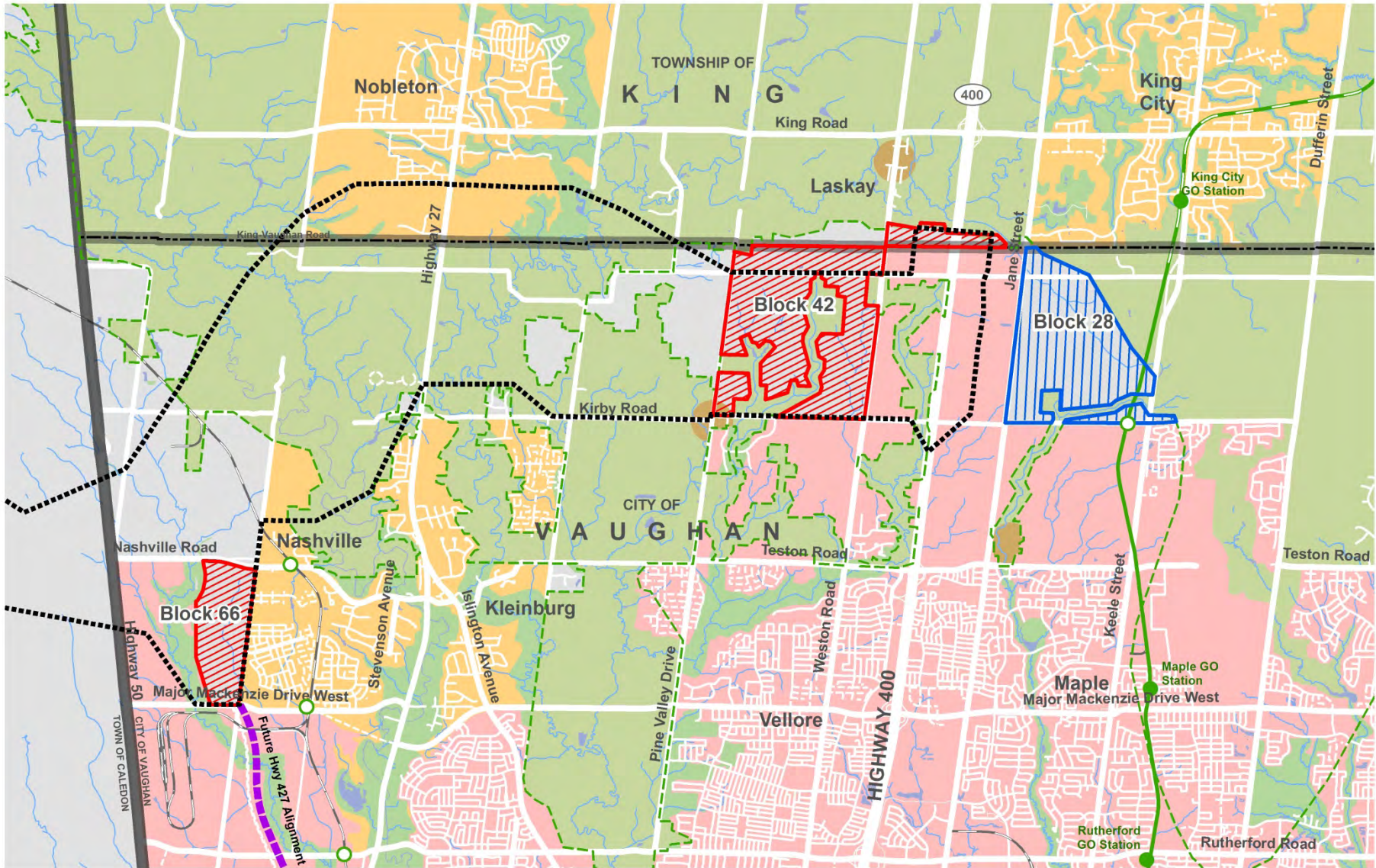
- *Growth Plan* and the PPS policies
- ROP policies – clear identifiable boundaries
- 2036 and 2041 urban expansion lines shown
- Regional staff have met individually with local municipal staff

Proposed urban expansions based on good planning and logical boundaries



 2041 Urban Area Expansion

 2036 Urban Area Expansion




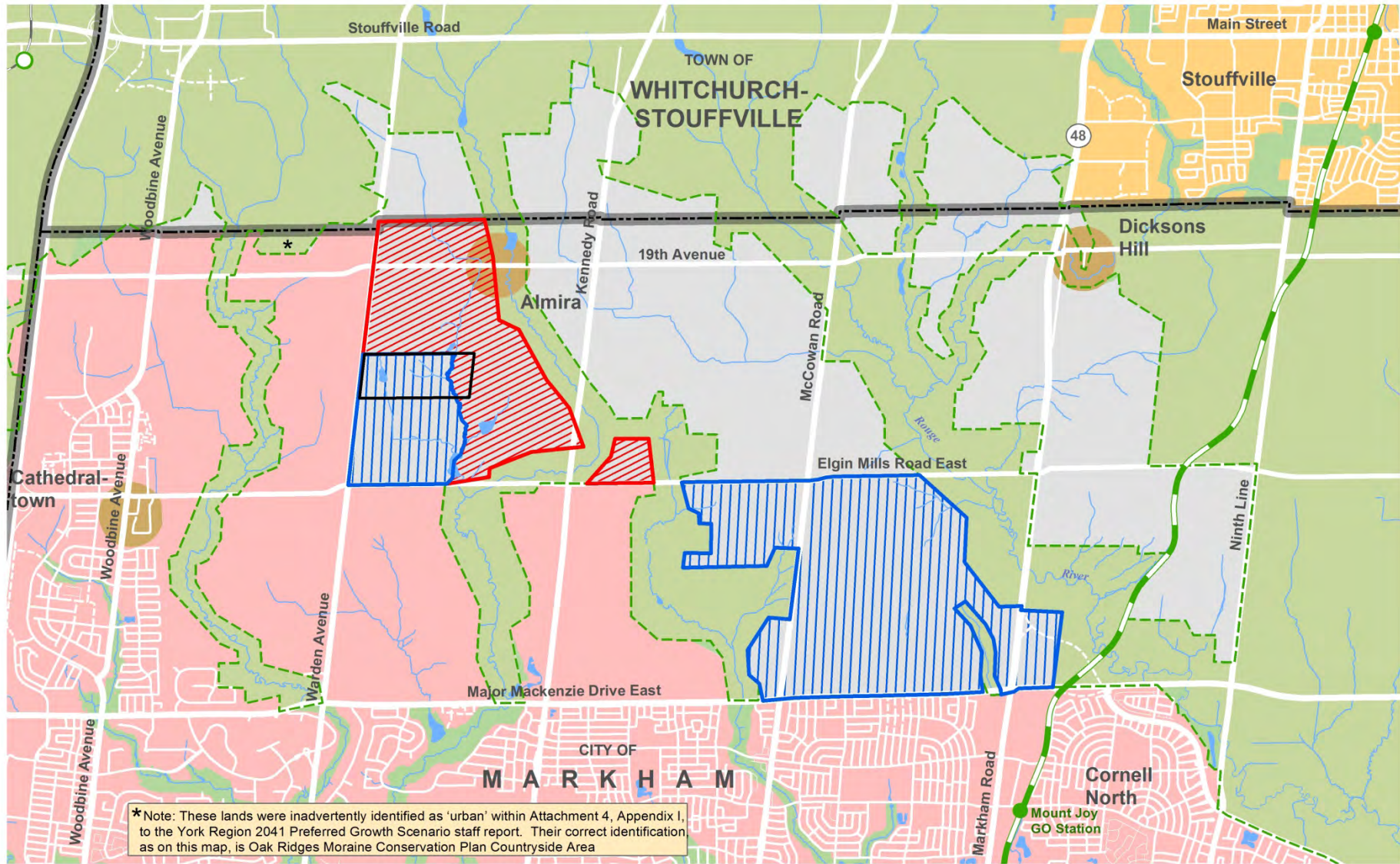
# King/Vaughan Urban Expansion



 2041 Urban Area Expansion

 2036 Urban Area Expansion

 City of Markham Future Sports Park

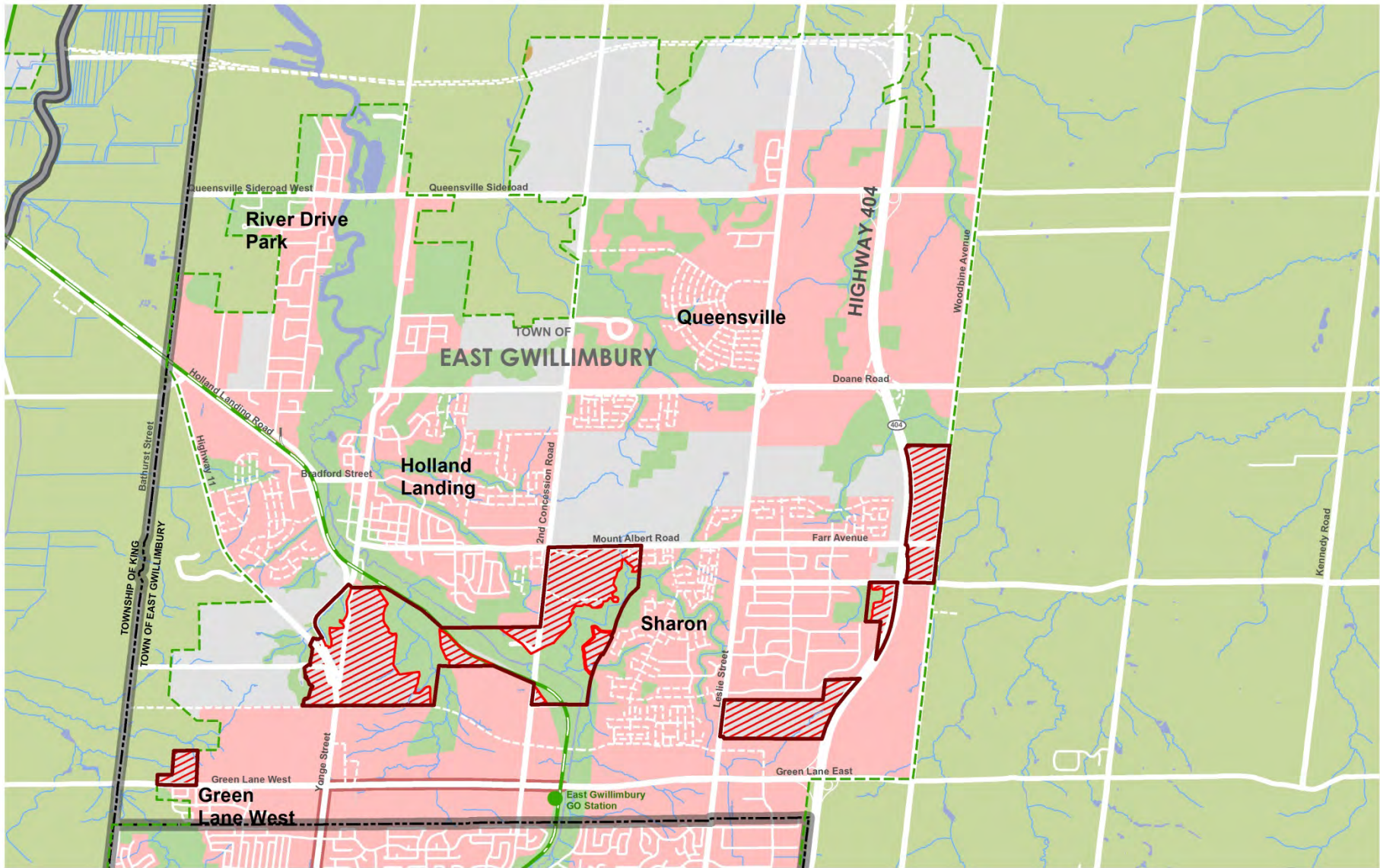


# Markham Urban Expansion



 2041 Urban Area Expansion

 2041 Urban Area Expansion Boundary

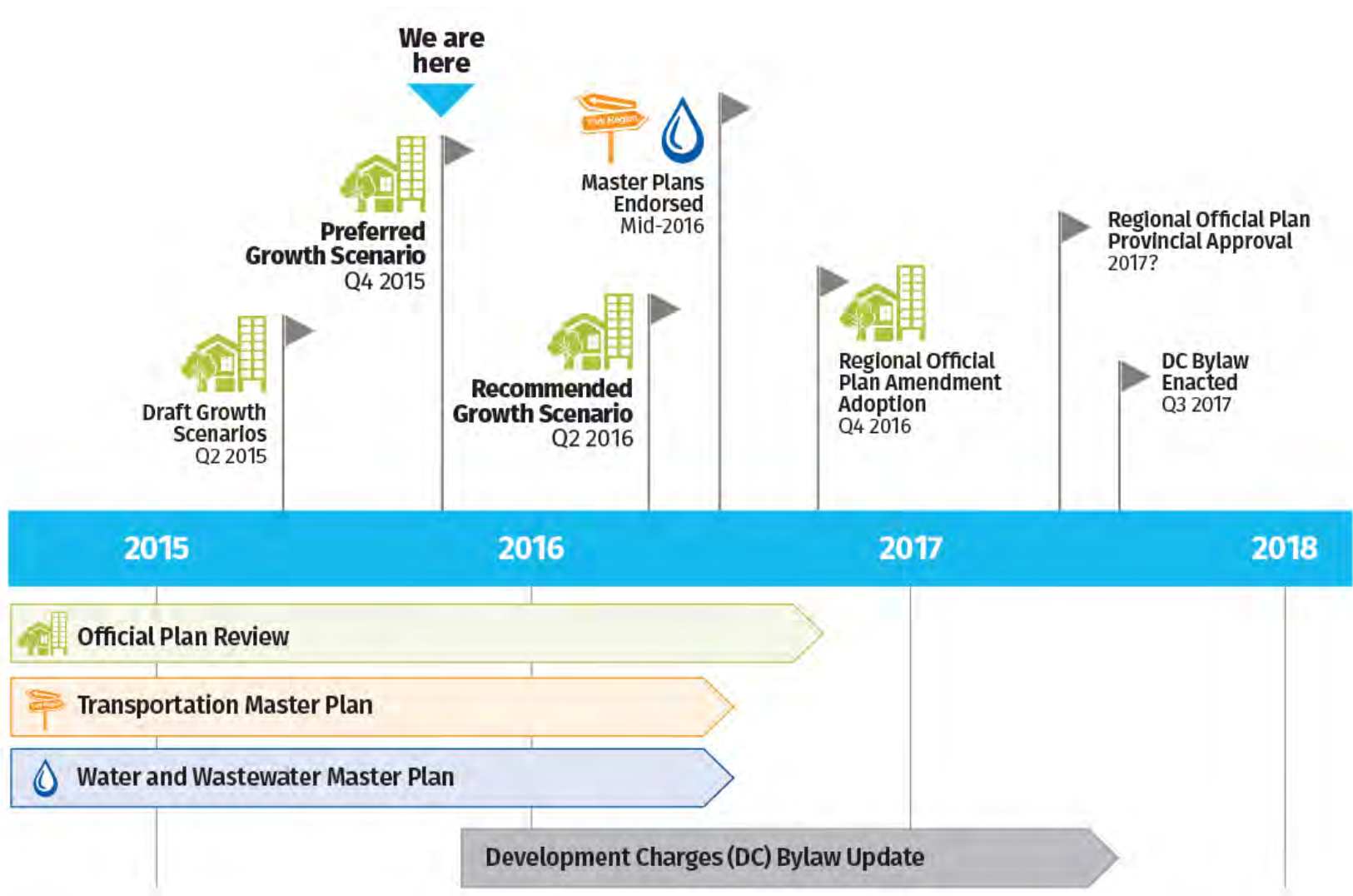


# East Gwillimbury Urban Expansion

# Next Steps



# Path to the Recommended Scenario



# Summary

- Three draft scenarios endorsed in principle
- Extensive consultation and evaluation of 3 scenarios

## Preferred Growth Scenario:

- Supports Council's articulated Vision and investment
- Provides best balance between ROP goals and the market
- 1,618 hectares of expansion lands
- Evaluation, refinement and consultation continues

Report recommends Council endorse the preferred growth scenario and Attachment reports as the basis for further discussion, analysis and refinement