



York Region Municipal Comprehensive Review and Official Plan Update

Presentation to
Committee of the Whole

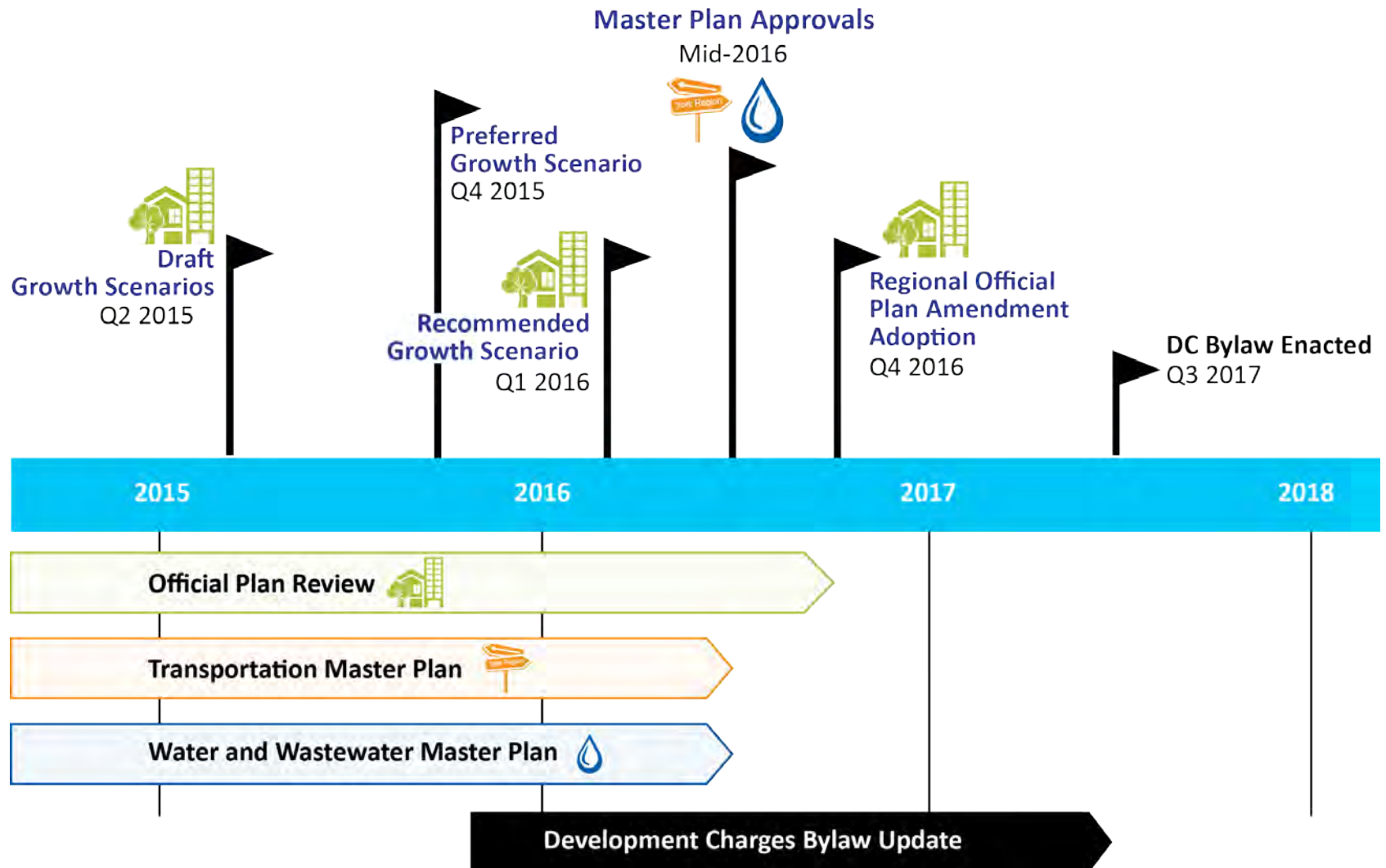
Valerie Shuttleworth

April 9, 2015

Outline

- Municipal Comprehensive Review and Official Plan Review Process
- Phase 1 Consultation Overview
- Policy Areas Recommended for Review
- Draft Growth Management Scenarios
- Recommendations (3 Reports)

Timeline for Official Plan Update



Phase 1 Public Consultation

17 Local Municipal
Meetings

6 Reports to
Council

2
Interdepartmental
Meetings

3 Public Open
Houses

2 Technical
Advisory
Committee
Meetings

1 Special Meeting
of Council

Phase 1 ran from Q2 2014 to Q2 2015



This is what they —————
had to say.

Policy Areas Recommended for Review



Phase 2 will include policy analysis and propose modifications

The ROP Update will Address Growth Forecasts to 2041

Growth Plan Schedule 3 Forecasts

York Region	2014*	2031	2036	2041
Population	1,133,900	1,590,000	1,700,000	1,790,000
Employment	564,600	790,000	840,000	900,000

Source: Growth Plan for the Greater Golden Horseshoe, 2006, Office Consolidation, June 2013.

* Note: 2014 figures are a York Region Long Range Planning Division estimate.

Forecast work provides a foundation for many Regional initiatives and studies

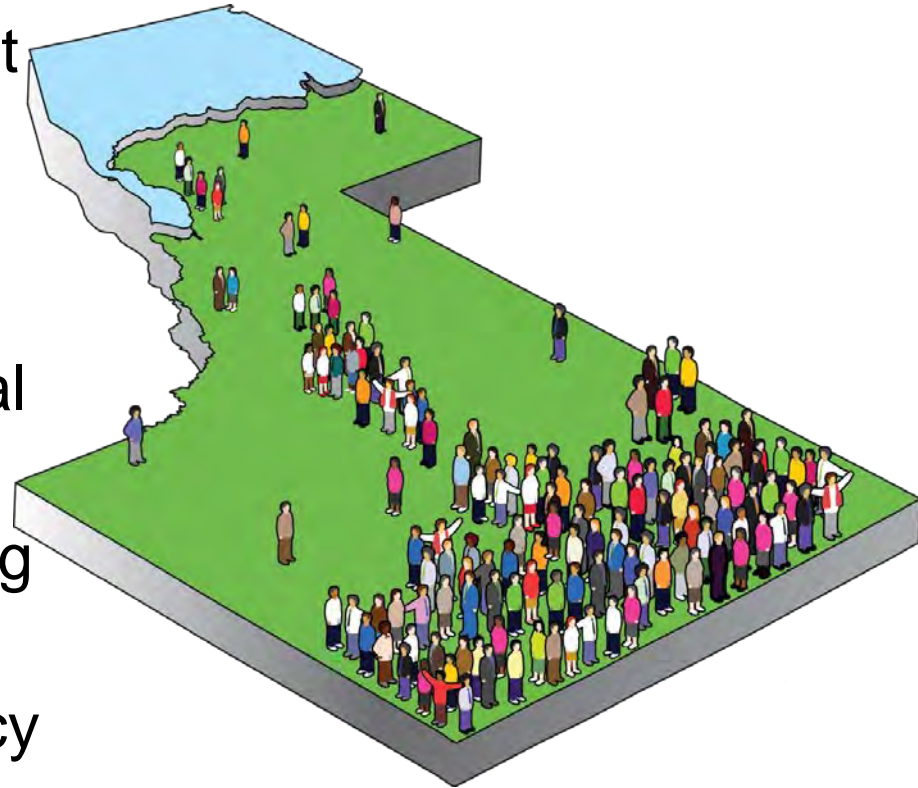
Forecast and Land Budget work is Required to Conform to the Growth Plan

- 50 people and jobs per hectare in new greenfield areas
- 200 people and jobs per hectare in Regional Centres
- Minimum 40% intensification

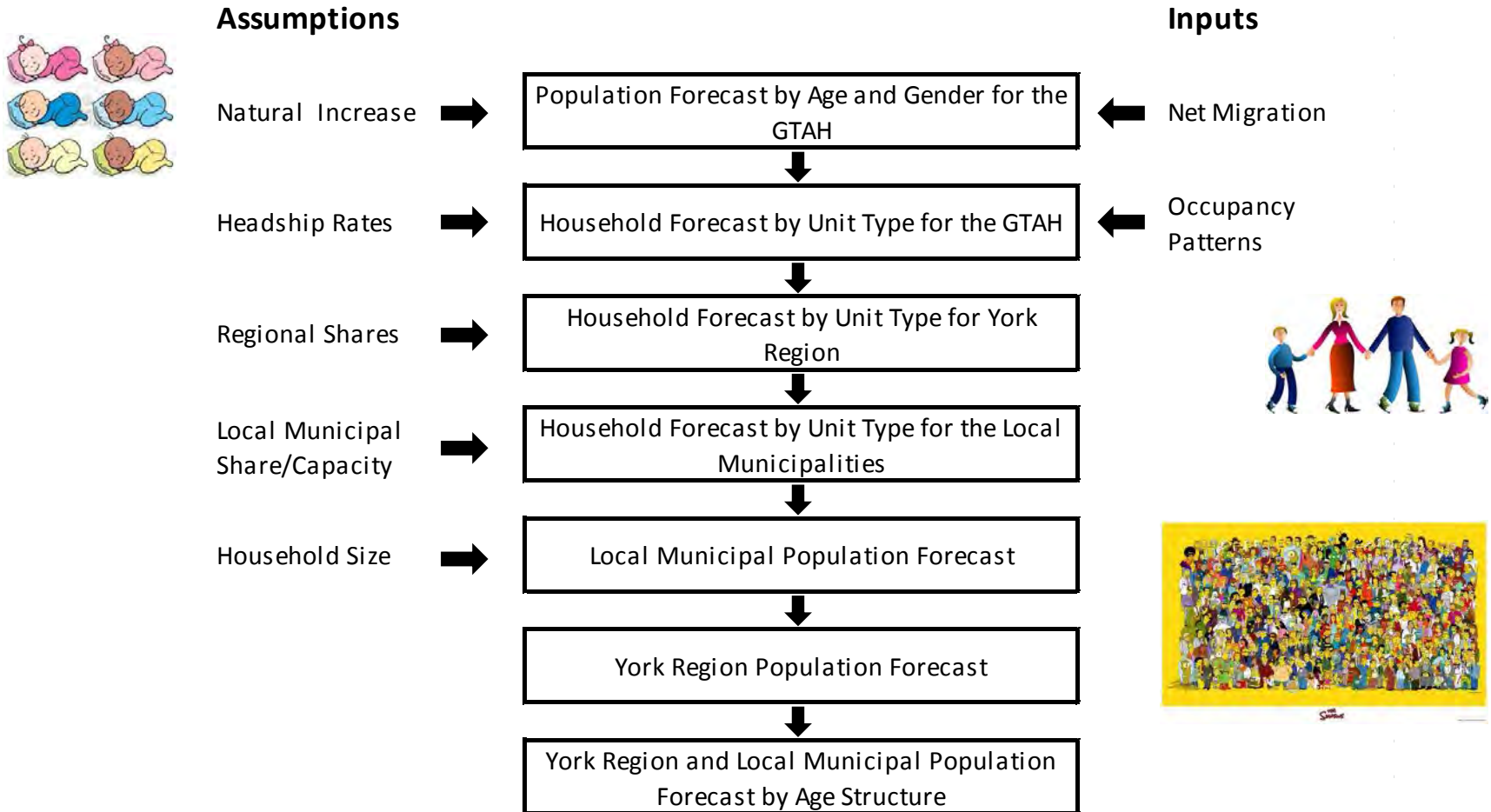
Density targets support investment in infrastructure

Context for the Forecasts

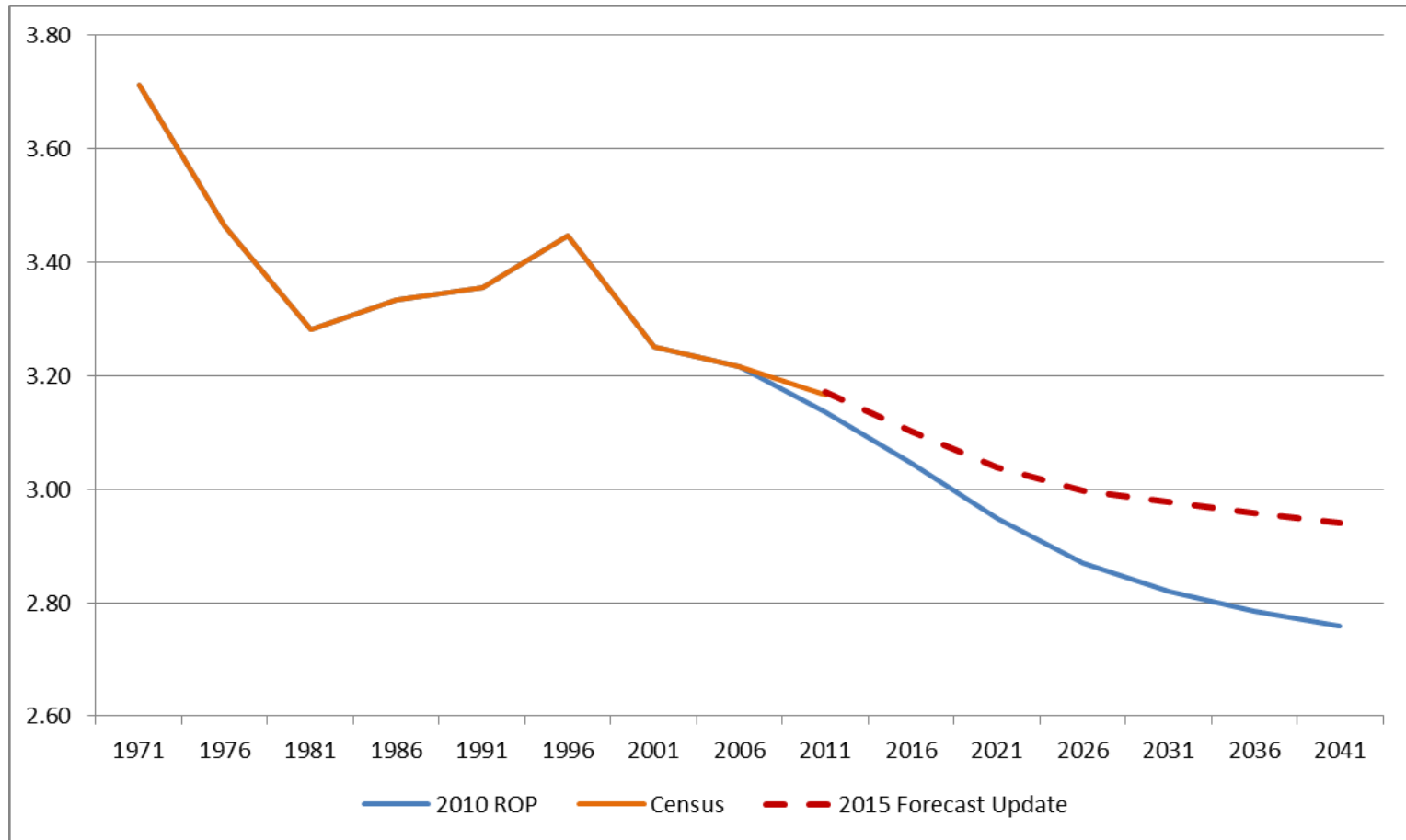
- Forecasts take account of:
 - Residential and employment land supply
 - Changing demographic and economic factors
 - Regional and local municipal policy
 - Infrastructure location, timing and capacity
 - Provincial Growth Plan policy requirements



Residential Forecast Method



York Region Persons Per Household 1971 to 2041



Three Draft Growth Scenarios were Developed

1. 40% Intensification
 - Growth Plan minimum requirement
 - Requires urban expansion
2. 50% Intensification
 - Higher intensification standard than Growth Plan
 - Requires urban expansion, but less than 40% scenario
3. No Urban Expansion
 - Highest intensification standard among the 3 scenarios
 - No expansion beyond existing ROPA's 1, 2 and 3

All scenarios meet Growth Plan 40% intensification target

Housing Units by Land Area Category

40% Scenario - York Region 2011-2041 Residential Unit Growth by Land Area Category

<p>Built Up Area Units 41% (108,200 units)</p>	<p>Designated Greenfield Area Potential 42% (108,900 units)</p>	<p>Whitebelt Units 17% (43,700 units)</p>
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Ground Related Share 79% / Apartment Share 21%

50% Scenario - York Region 2011-2041 Residential Unit Growth by Land Area Category

<p>Built Up Area Units 50% (130,500 units)</p>	<p>Designated Greenfield Area and ROPA Units 41% (108,900 units)</p>	<p>Whitebelt Units 9% (24,300 units)</p>
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Ground Related Share 76% / Apartment Share 24%

No Urban Expansion Scenario - York Region 2011-2041 Residential Unit Growth by Land Area Category

<p>Built Up Area Units 64% (192,500 units)</p>	<p>Designated Greenfield Area and ROPA Units 36% (108,900 units)</p>
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Ground Related Share 72% / Apartment Share 28%

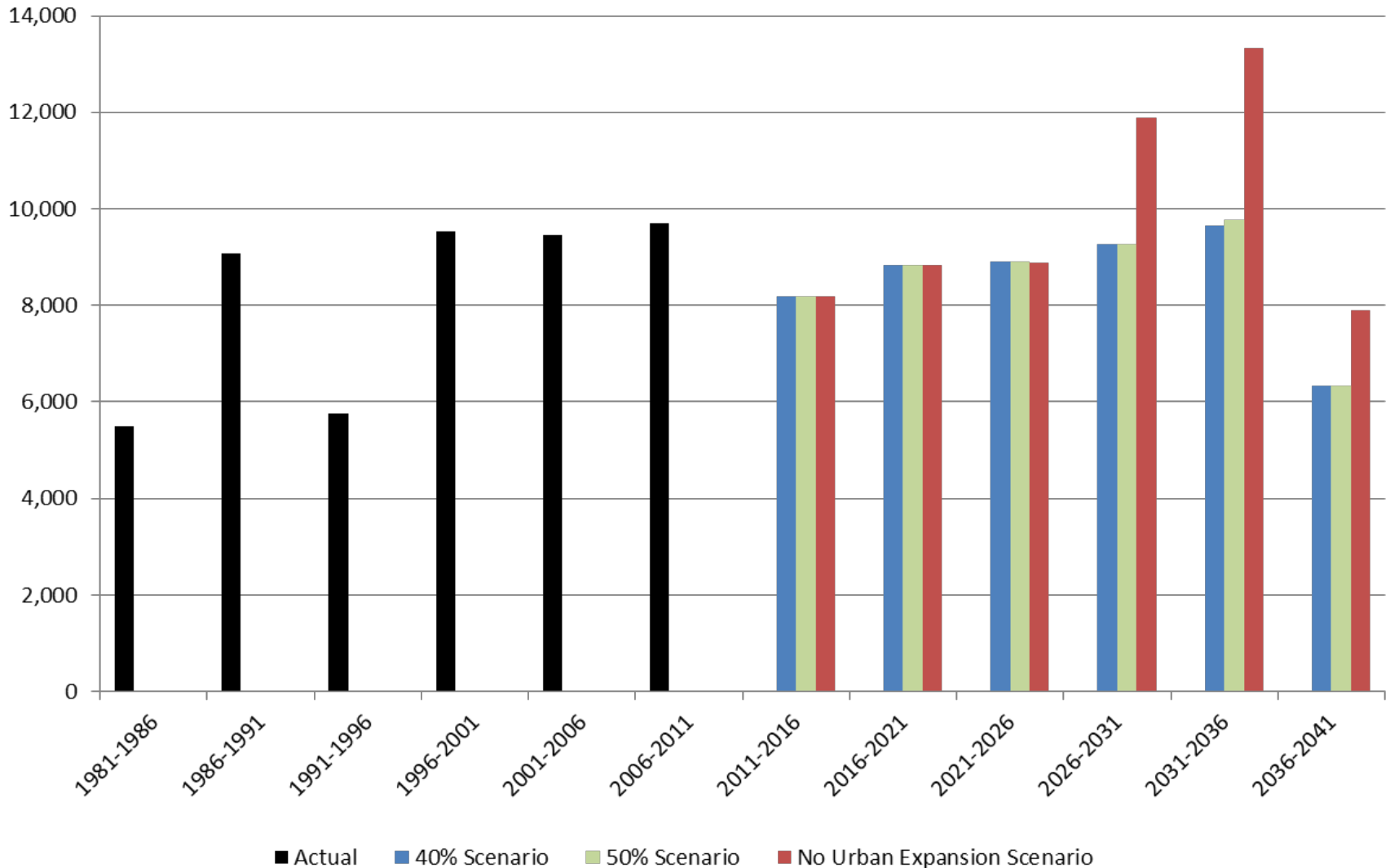
Draft Population Forecast Scenarios for 2041

Municipality	Dec. 2014 Pop. Estimate	40% Scenario	50% Scenario	No Expansion
Aurora	56,200	76,700	79,500	81,000
East Gwillimbury	24,300	135,300	113,400	108,700
Georgina	46,900	71,900	73,300	73,400
King	24,000	35,100	33,600	34,200
Markham	342,000	541,800	541,900	536,600
Newmarket	85,700	107,000	112,400	114,900
Richmond Hill	203,200	270,900	284,400	284,700
Vaughan	317,900	486,100	484,500	488,600
W-S	44,600	65,200	67,000	67,900
York Region	1,144,800	1,790,000	1,790,000	1,790,000

Housing Mix Comparison – Share of housing Growth By Unit Type

Scenario	Ground-Related Units	Apartments	Total	Total Stock Ground-Related / Apartments
2005 to 2014 Actual	79.2%	20.8%	100.0%	87% / 13%
<i>YROP-2010</i> Forecast: 2006 to 2031	64.4%	35.6%	100.0%	78% / 22%
40% Intensification: 2011 to 2041	66.3%	33.7%	100.0%	79% / 21%
50% Intensification: 2011 to 2041	59.3%	40.7%	100.0%	75% / 25%
No Urban Expansion: 2011 to 2041	52.8%	47.2%	100.0%	71% / 29%

York Region Average Annual Housing Unit Growth by Five Year Period



Note: 2011-2016 – York Region Long Range Planning Division estimate based on CMHC housing completion data to 2014 and forecast to 2016.

Employment Forecast Method

Assumptions



Participation Rates



Population Forecast by Age and Gender for the GTAH



Labour Force Forecast for the GTAH



Employment Forecast for the GTAH



Employment Forecast for the GTAH by Type
(Major Office, Population Related, Employment Land)



York Region Share of GTAH Employment
Forecast by Category



York Region Employment Forecast Distributed
to Local Municipalities by Category



Inputs



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


Net In-Commuting
Unemployment Rate



REGION OF
YORK
CITY OF MARKHAM
Regional Strategic
Employment Lands

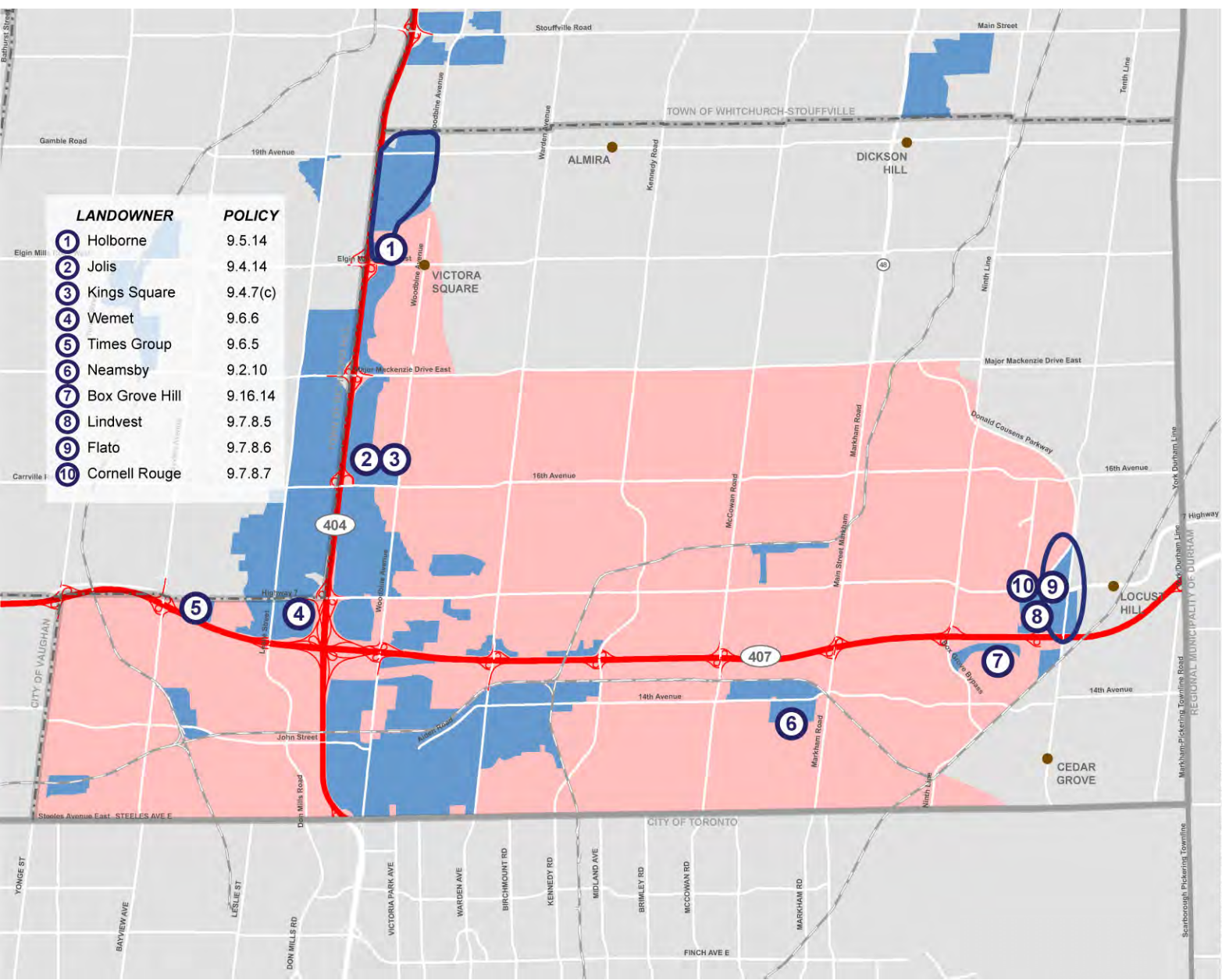
LANDOWNER	POLICY
① Holborne	9.5.14
② Jolis	9.4.14
③ Kings Square	9.4.7(c)
④ Wemet	9.6.6
⑤ Times Group	9.6.5
⑥ Neamsby	9.2.10
⑦ Box Grove Hill	9.16.14
⑧ Lindvest	9.7.8.5
⑨ Flato	9.7.8.6
⑩ Cornell Rouge	9.7.8.7

-  Strategic Employment Lands (conceptual)
-  Employment Area
-  Urban Area
-  Hamlet
-  400 Series Highway
-  Municipal Boundary
-  Regional Boundary

- BASE MAP INFORMATION**
-  Provincial Freeway
 -  Provincial Highway
 -  Road
 -  Railway





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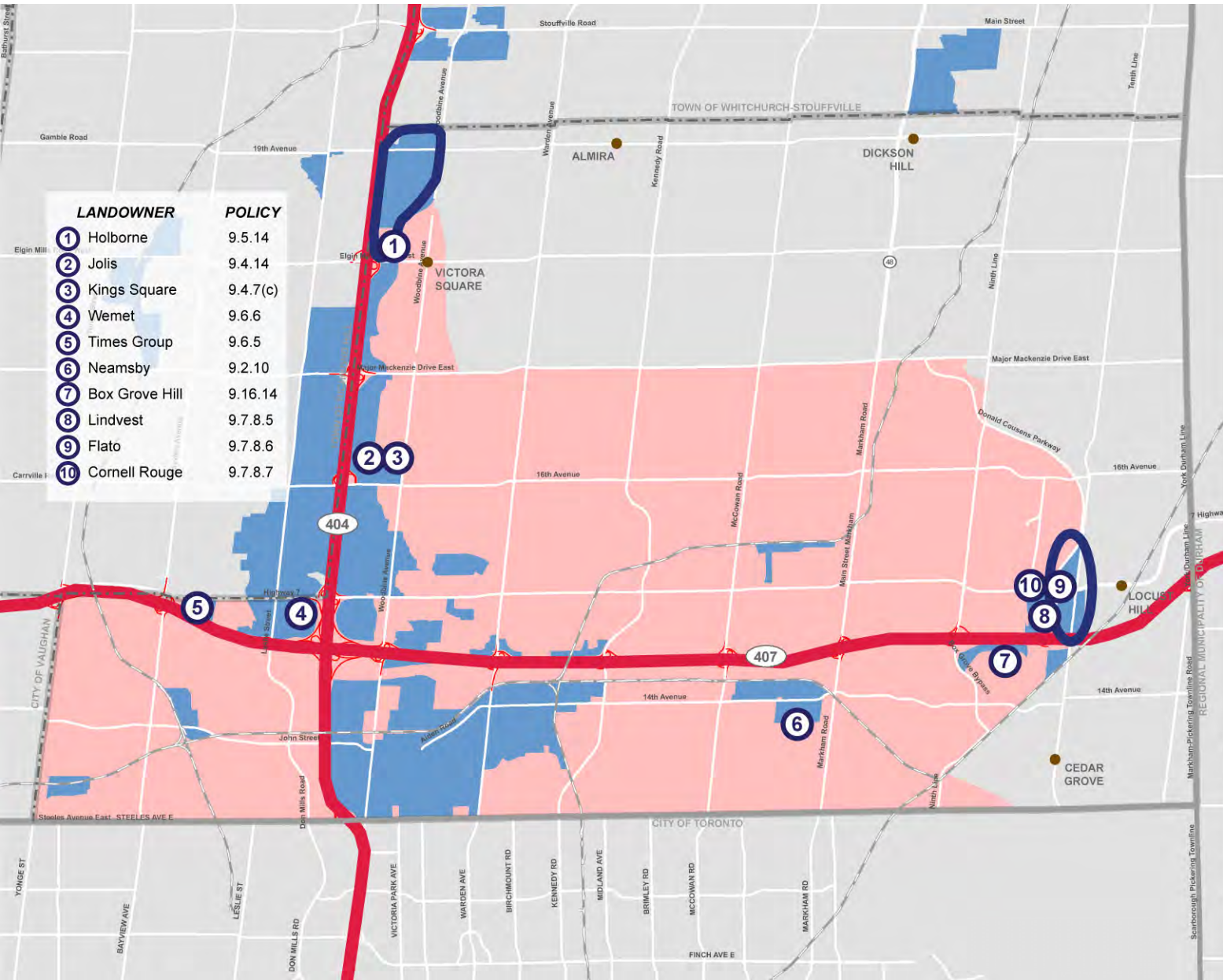
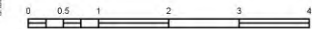
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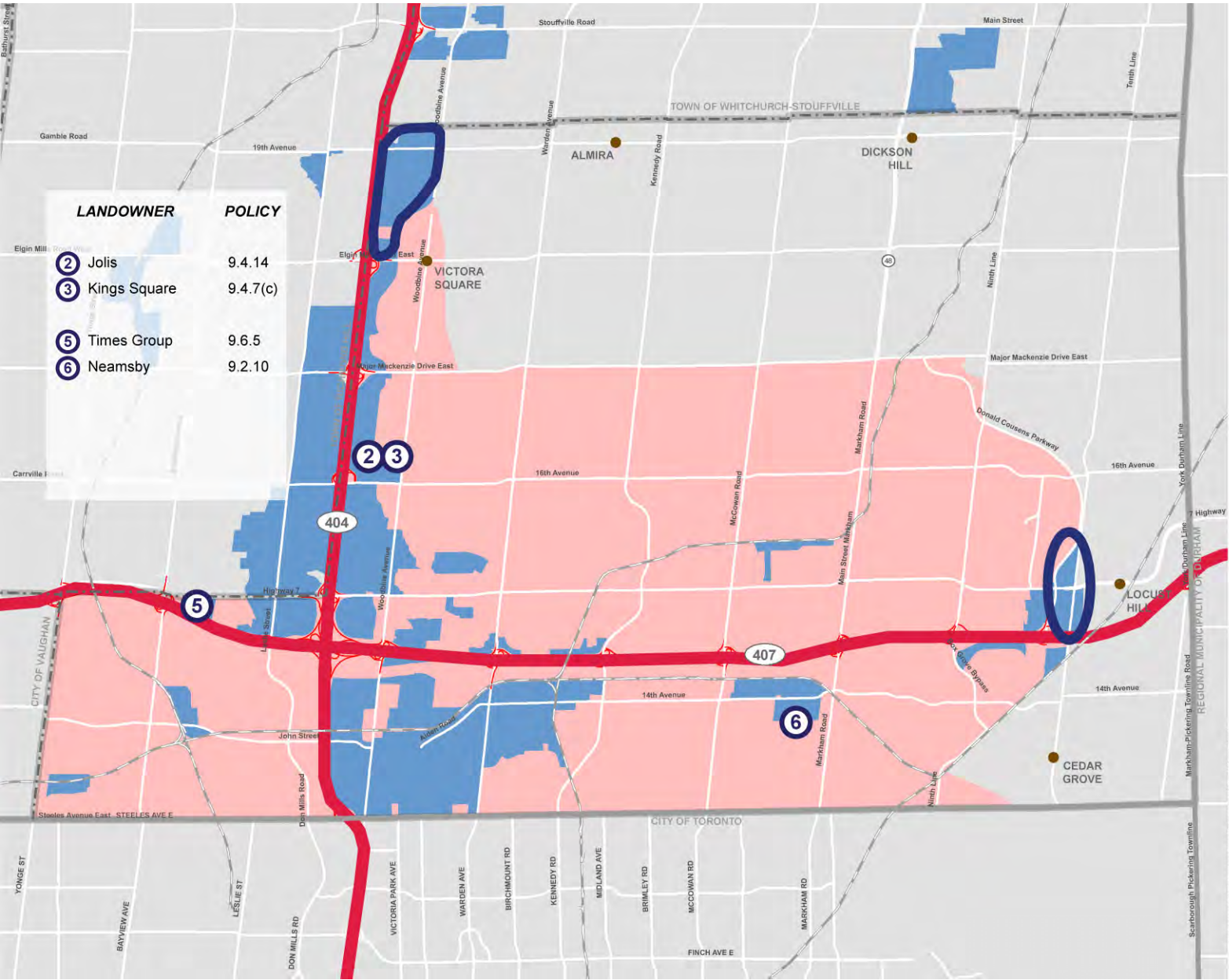
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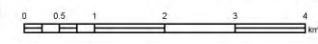
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Draft 2041 Employment Forecast Scenarios

Municipality	2014 Employment Estimate	40% Scenario	50% Scenario	No Urban Expansion
Aurora	27,000	37,000	37,400	38,000
East Gwillimbury	9,500	48,900	45,200	41,900
Georgina	8,800	23,600	23,900	23,700
King	8,900	14,300	14,100	13,400
Markham	170,000	275,700	275,600	274,800
Newmarket	42,700	55,000	55,900	56,600
Richmond Hill	75,200	110,400	112,700	113,800
Vaughan	208,100	312,100	312,000	314,400
Whitchurch-Stouffville	14,400	23,000	23,200	23,400
York Region	564,600	900,000	900,000	900,000

York Region Employment Forecast By Type Comparison

Municipality	Major Office	Employment Land	Population-Related	Total
2010 ROP – 2031	15.4%	47.4%	37.2%	100%
40% / 50% Scenarios - 2041	18.0%	41.5%	40.5%	100%
No Urban Expansion - 2041	18.7%	40.7%	40.6%	100%

Draft forecast scenarios reflect a shift to major office and population-related employment

40% and 50% Scenarios Require Urban Expansion

Draft Growth Scenario Whitebelt Land Requirements (hectares) to 2041

Scenario	Community Lands	Employment Lands	Total
40% Intensification Scenario	2,300	160	2,460
50% Intensification Scenario	1,100	160	1,260

Phase 2 will test urban expansion locations

Draft growth scenarios will be subject to review and consultation in Phase 2 of the MCR

- Supporting the urban structure of centres and corridors
- Transit supportive and pedestrian oriented new communities
- Fiscal responsibility
- Coordination with infrastructure planning
- Job creation to match labour force growth and protection of employment lands
- Housing diversity and affordable housing
- Land use planning options for urban expansion location

Phase 2 will run through to Q2 2016

Draft Forecasts and Land Budget Report (Report E.2.2)

It is recommended that:

1. Council endorse the three draft growth scenarios outlined in this report as the basis for further consultation and input to the Regional Municipal Comprehensive Review and Regional Official Plan Review
2. The Regional Clerk circulate this report to local municipalities, Building Industry and Land Development Association and the Ontario Ministry of Municipal Affairs and Housing

York Region Official Plan Review

Phase 1 Consultation Update and Policy Areas for Review (Report E.2.3)

It is recommended that:

1. Council endorse policies areas that have been identified for further review as set out in this report.
2. The Regional Clerk circulate this report to the local municipalities, conservation authorities and the Ministry of Municipal Affairs and Housing.

Recommendations – Proposed Employment Land Conversions, City of Markham (Report E.2.4)

It is recommended that:

1. Council support the removal of the Region's deferral designation in the Markham Official Plan and endorse the identified designation(s) and uses for the following:
 - a) Neamsby Investments Inc. - to allow a residential designation, as permitted in OPA 2 to the 2014 Markham OP and OPA 222 to the 1994 Markham OP as adopted by Markham Council.
 - b) Times Group Corporation – to allow retail, office and residential uses.
 - c) Kings Square Ltd. – to allow a mix of uses, including hotel, apartments and retail.
 - d) Jolis Investments Limited – to allow low and mid-rise residential uses.

Recommendations – Proposed Employment Land Conversions, City of Markham (Report E.2.4)

- 2. Council support the removal of the Region's deferral designation in the Markham Official Plan to maintain the employment designation for the following properties:
 - a) Holborn Properties
 - b) Wemat One Limited
 - c) Box Grove Hill Developments Inc.
 - d) Lindvest Properties Limited
 - e) Flato (Auriga)
 - f) Cornell Rouge Corporation

- 3. The OMB be advised of the Region's position on the removal of the deferral designation and the appropriate land use designation, and Regional staff be authorized to appear before the Board in support of the Region's position.

Phase 2 will be an Iterative Process



Infrastructure requirements and local municipal planning inform the development of a preferred growth scenario

Next Steps - Phase Two

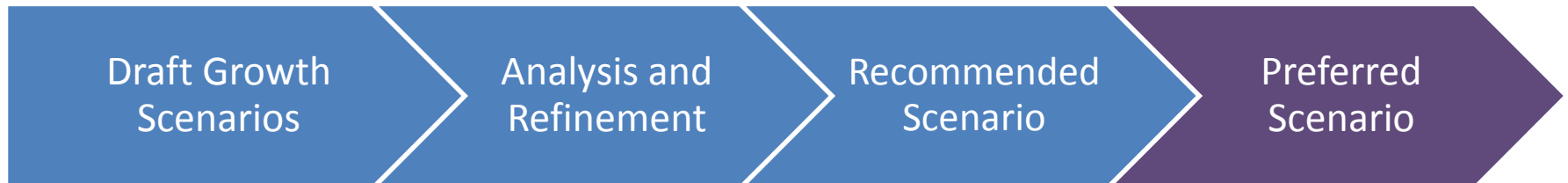
Timeline:



ROP Policy Update:



MCR:



Draft Population Forecast Comparison

Municipality	ROP 2010 2031	% Share of Total	2031 Revised	Draft 2041 40% Scenario	% Share of Total
Aurora	70,200	4.7%	72,700	76,700	4.3%
East Gwillimbury	86,500	5.8%	85,200	135,300	7.6%
Georgina	70,300	4.7%	58,300	71,900	4.0%
King	34,900	2.3%	32,100	35,100	2.0%
Markham	421,600	28.1%	456,700	541,800	30.3%
Newmarket	97,100	6.5%	100,300	107,000	6.0%
Richmond Hill	242,200	16.1%	255,900	270,900	15.1%
Vaughan	416,600	27.8%	431,000	486,100	27.2%
W-S	60,600	4.0%	62,200	65,200	3.6%
York Region	1,500,000	100%	1,554,400	1,790,000	100%