



Land Needs Assessment and Planning for Employment

Presented at
Council Education Session

Presented by
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March 5, 2020



York Region

Objectives of Council Education Session

Understanding of:

1. Accommodating Provincially directed growth within legislative and policy framework
2. Prescribed Lands Needs Assessment methodology and forecasting
3. Interconnections between planning for growth, infrastructure and financial sustainability
4. Planning for employment and requests to convert employment lands
5. Moving forward amidst Provincial policy changes

Reference Material Package

**MUNICIPAL
COMPREHENSIVE
REVIEW**
COUNCIL EDUCATION SESSION
LAND NEEDS ASSESSMENT and
PLANNING for EMPLOYMENT

MARCH 5, 2020
COUNCIL CHAMBERS, YORK REGION ADMINISTRATIVE CENTRE
17250 YONGE STREET, NEWMARKET, ONTARIO



OVERVIEW:

Accommodating Provincially Directed Growth

Provincial Policy Uncertainty

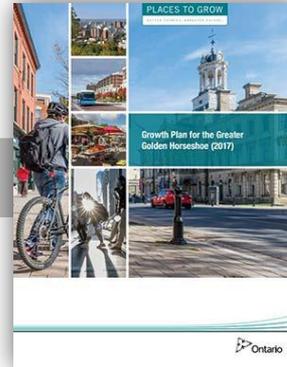
2014

Municipal Comprehensive Review begins

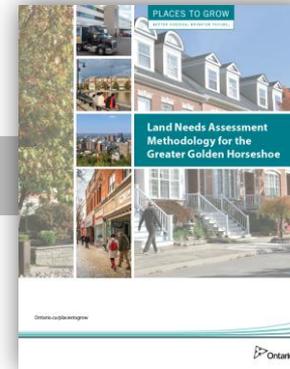
2015

Coordinated Provincial Plans Review

May 2017



May 2018



June 2018

X Elections Ontario

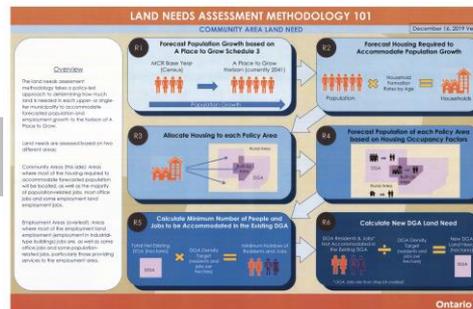
January 2019

Amendment 1 to Growth Plan

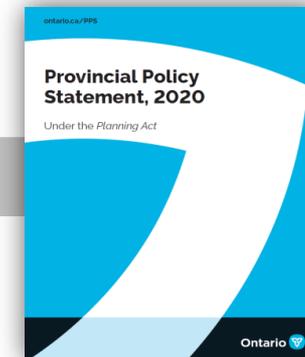
May 2019



October 2019



February 2020



Provincial Plan conformity required by 2022

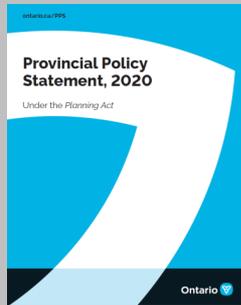
Provincial Policy Uncertainty



- Changes to Development Charges
- Revised Land Needs Assessment methodology
- Provincially Significant Employment Zones
- Growth Plan amendments
- Minister's Zoning Orders
- New Provincial Policy Statement (PPS) 2020
- Growth Plan Schedule 3 Forecast potential revisions

Working with Our Partners Amidst Provincial Policy Changes

Provincial



Regional



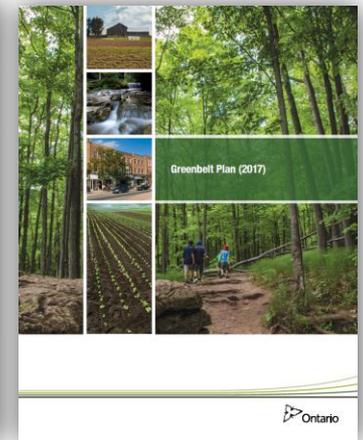
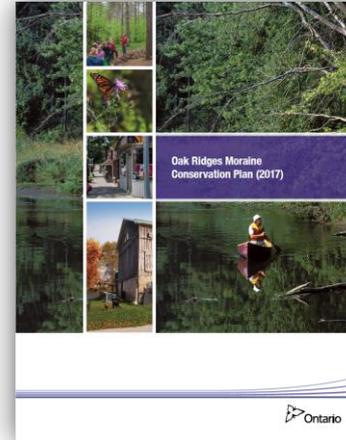
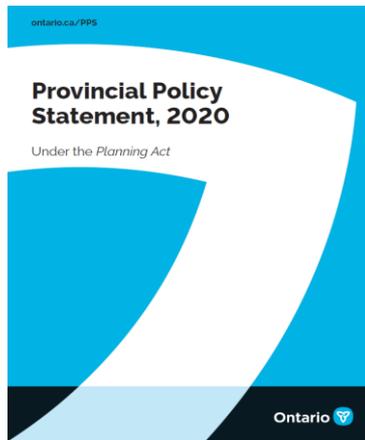
Local



Development and Building Industry



Provincial Legislation and Policy

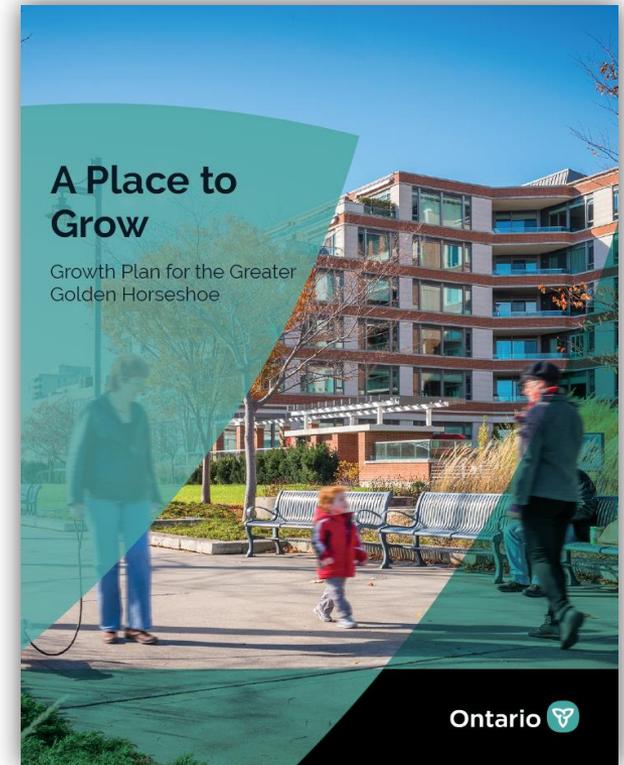


Official Plan conformity to be approved by the Province

A Place to Grow: Growth Plan for the Greater Golden Horseshoe

Growth Plan sets the context:

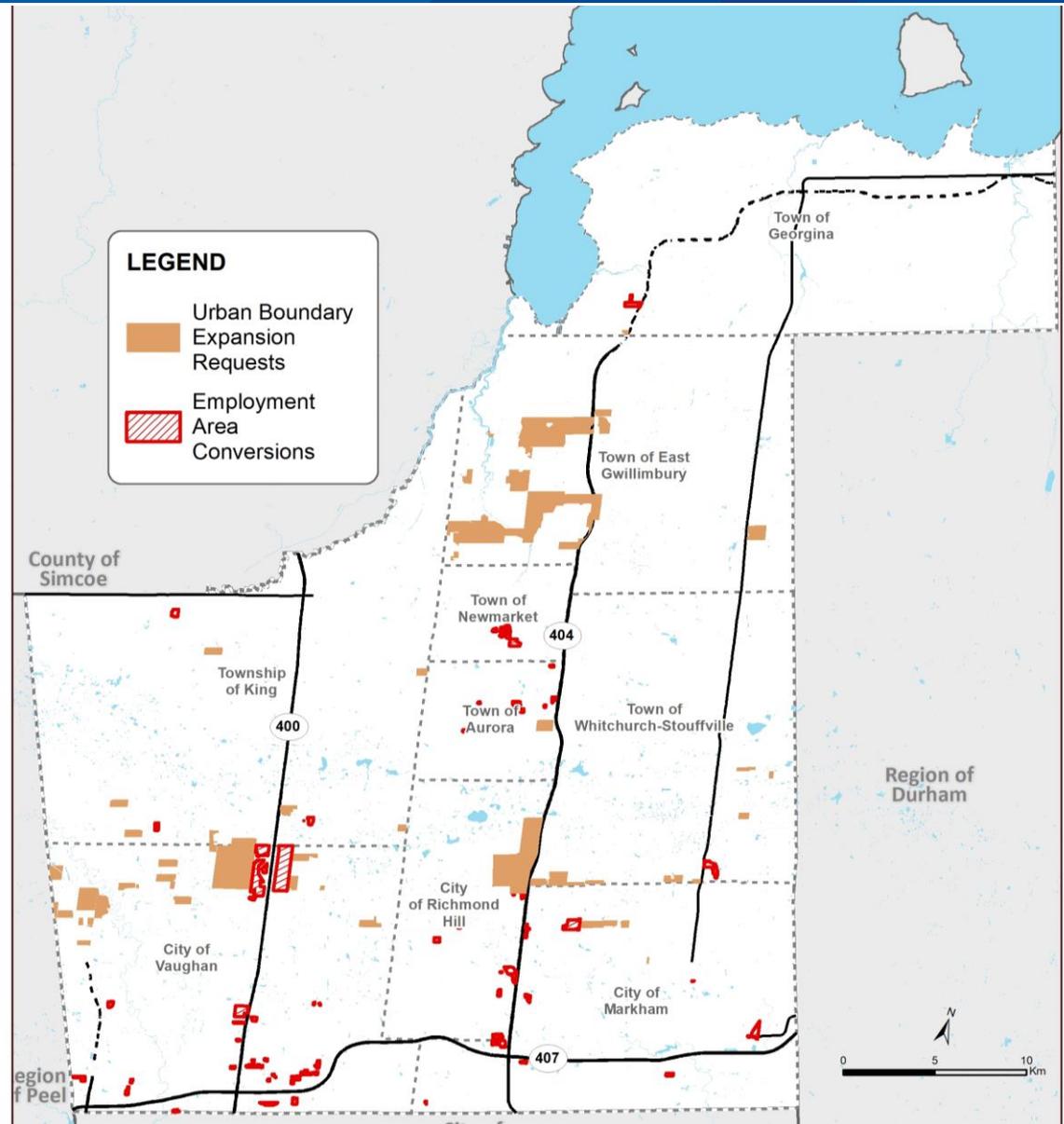
- Planning horizon of 2041
- Direct growth to Urban Centres and Major Transit Stations
- Adequate supply of land within employment areas
- Housing affordability and supply
- Compact greenfield communities
- Optimize use of existing land supply while providing flexibility for local decision-makers



Conformity to Growth Plan should reflect local context

Extensive Site Specific Requests Have Been Received

- Urban Expansion
- Employment Area Conversions

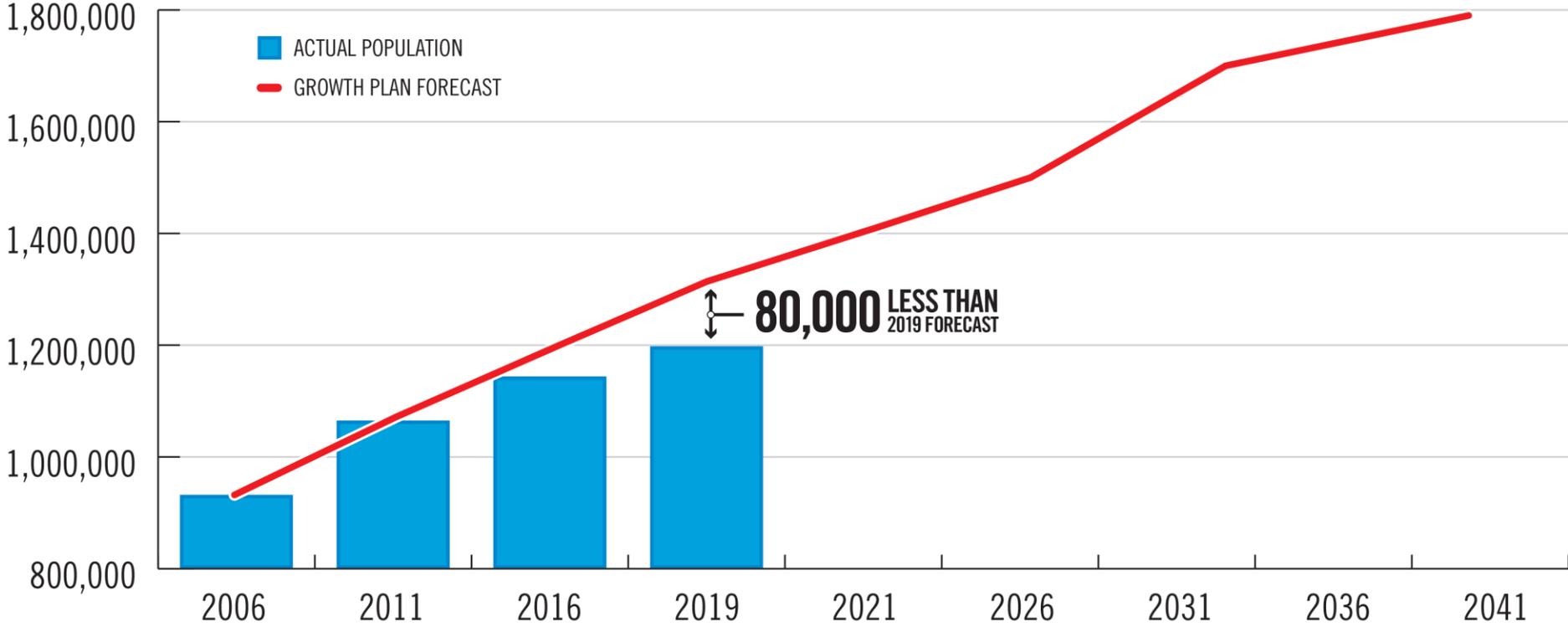


Part 1: Forecast and Land Needs Assessment

Outline

1. Applying Land Needs Assessment to determine how much land is required
2. Alignment between planning for growth, infrastructure and financial planning
3. Urban boundary expansions outside of a municipal comprehensive review

Population Forecast to 2041



Land Needs Assessment Methodology - Population

LAND NEEDS ASSESSMENT METHODOLOGY 101

COMMUNITY AREA LAND NEED

December 16, 2019 Version

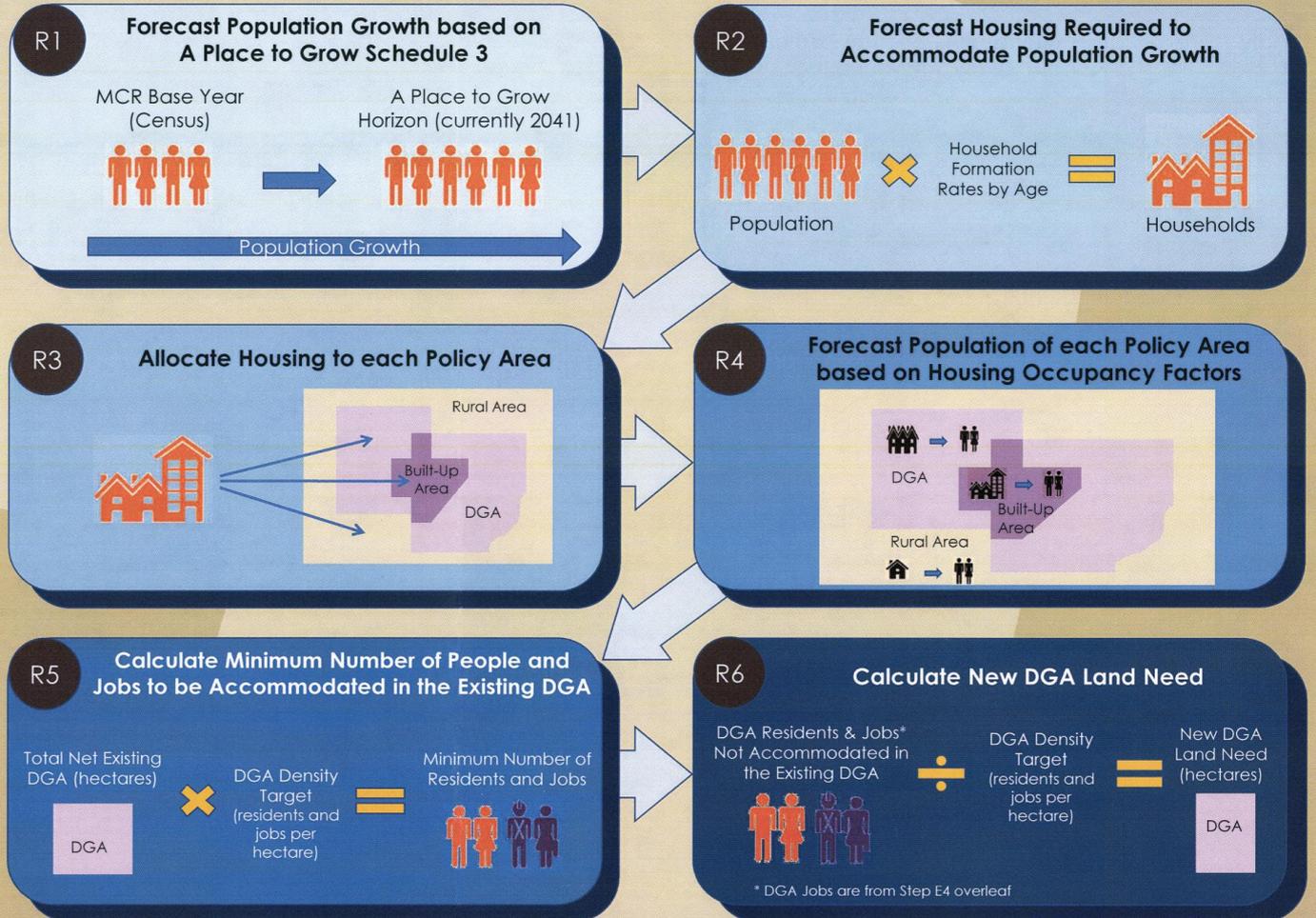
Overview

The land needs assessment methodology takes a policy-led approach to determining how much land is needed in each upper- or single-tier municipality to accommodate forecasted population and employment growth to the horizon of A Place to Grow.

Land needs are assessed based on two different areas:

Community Areas (this side): Areas where most of the housing required to accommodate forecasted population will be located, as well as the majority of population-related jobs, most office jobs and some employment land employment jobs.

Employment Areas (overleaf): Areas where most of the employment land employment (employment in industrial-type buildings) jobs are, as well as some office jobs and some population-related jobs, particularly those providing services to the employment area.

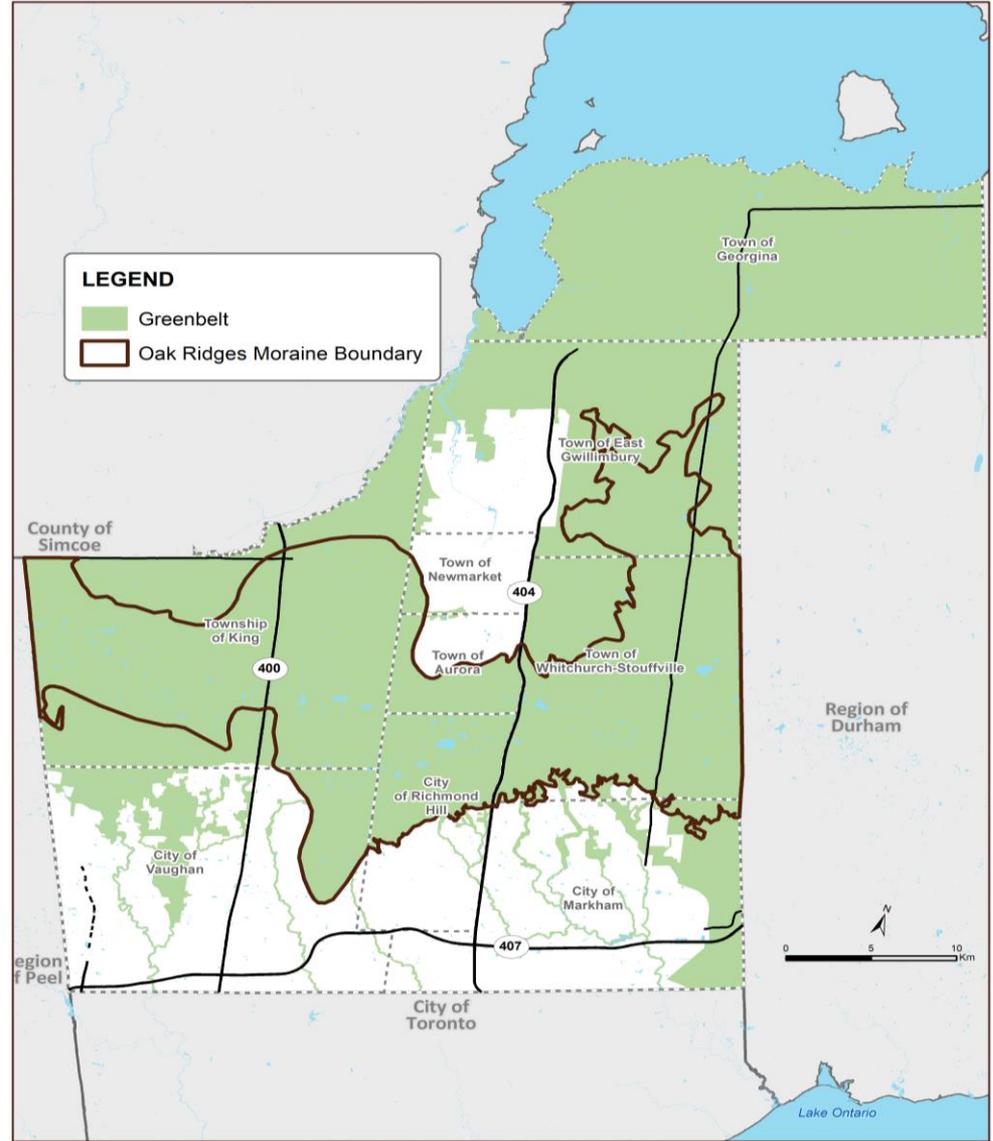


Land Needs Assessment Methodology – Population

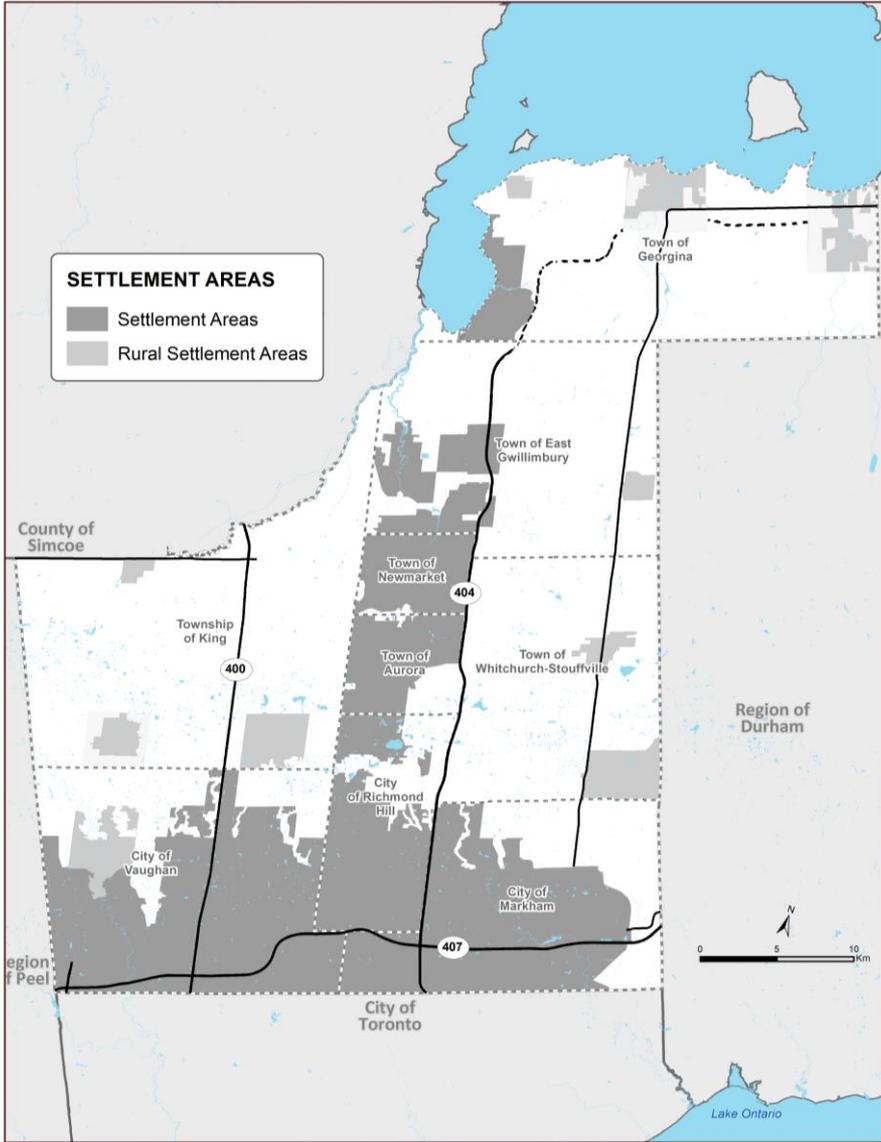
- Determines quantum, not location of any urban expansion lands
- Premised on achieving minimum Growth Plan targets:
 - 50% intensification
 - 50 people and jobs per hectare in the Designated Greenfield Area

Targets in Land Needs Assessment implement principles of the Growth Plan

Areas Protected by Provincial Plans



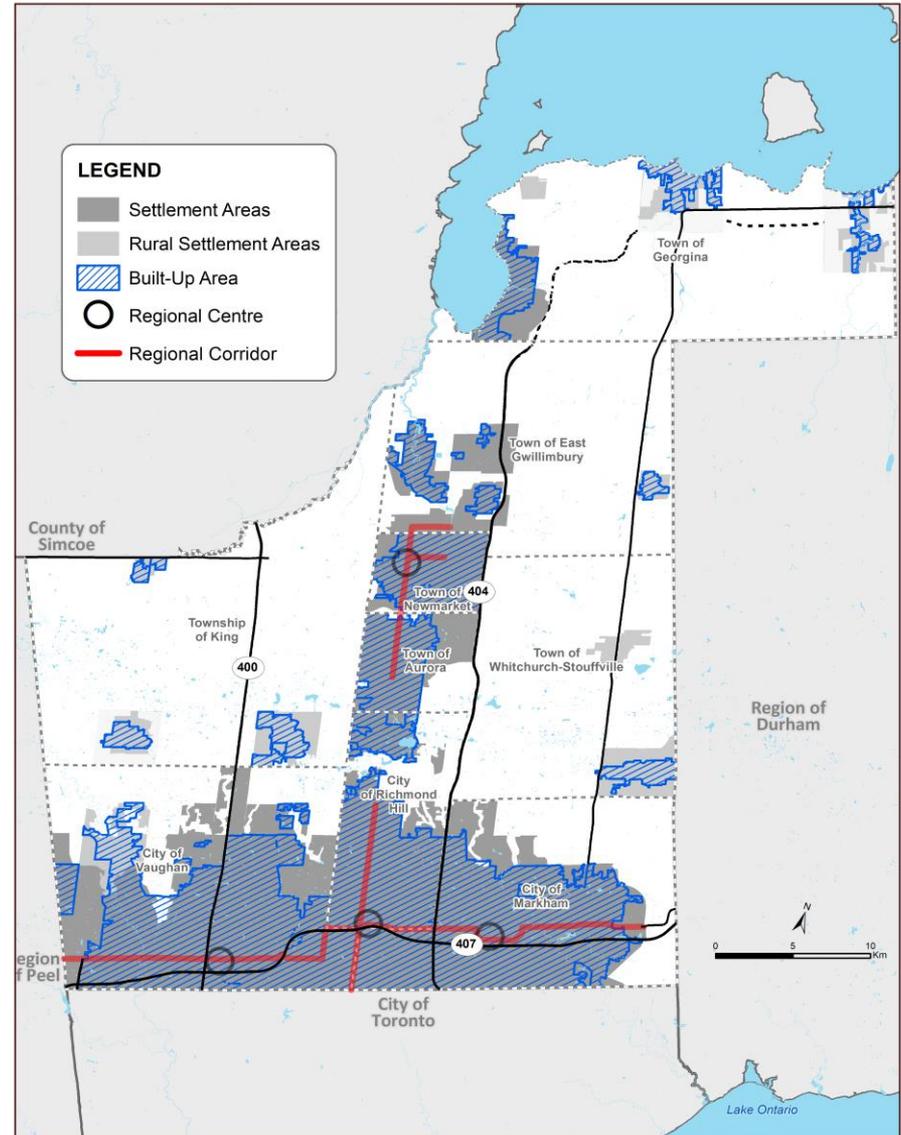
Settlement Areas



Built Up Area

Where minimum 50% intensification target applies

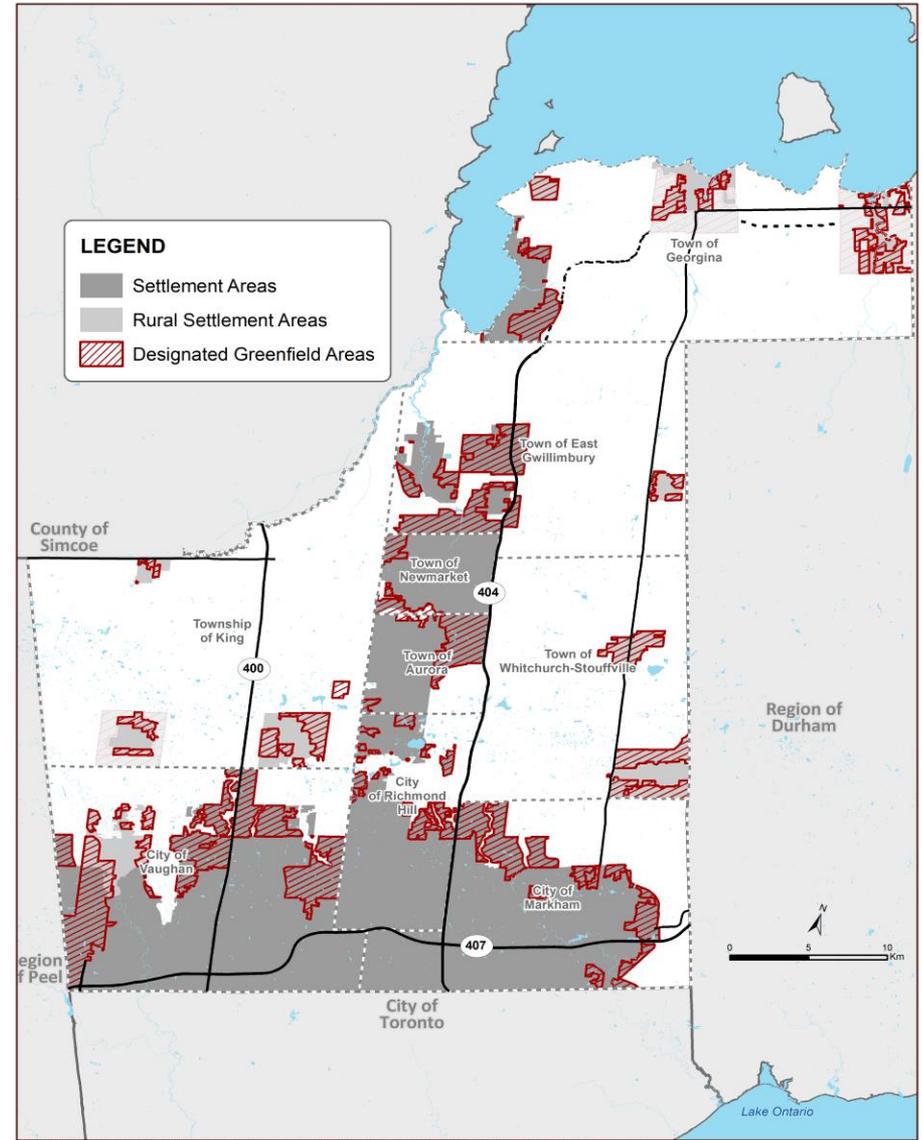
Intensification Target =
share of units to be built annually in the Built Up Area



Designated Greenfield Area

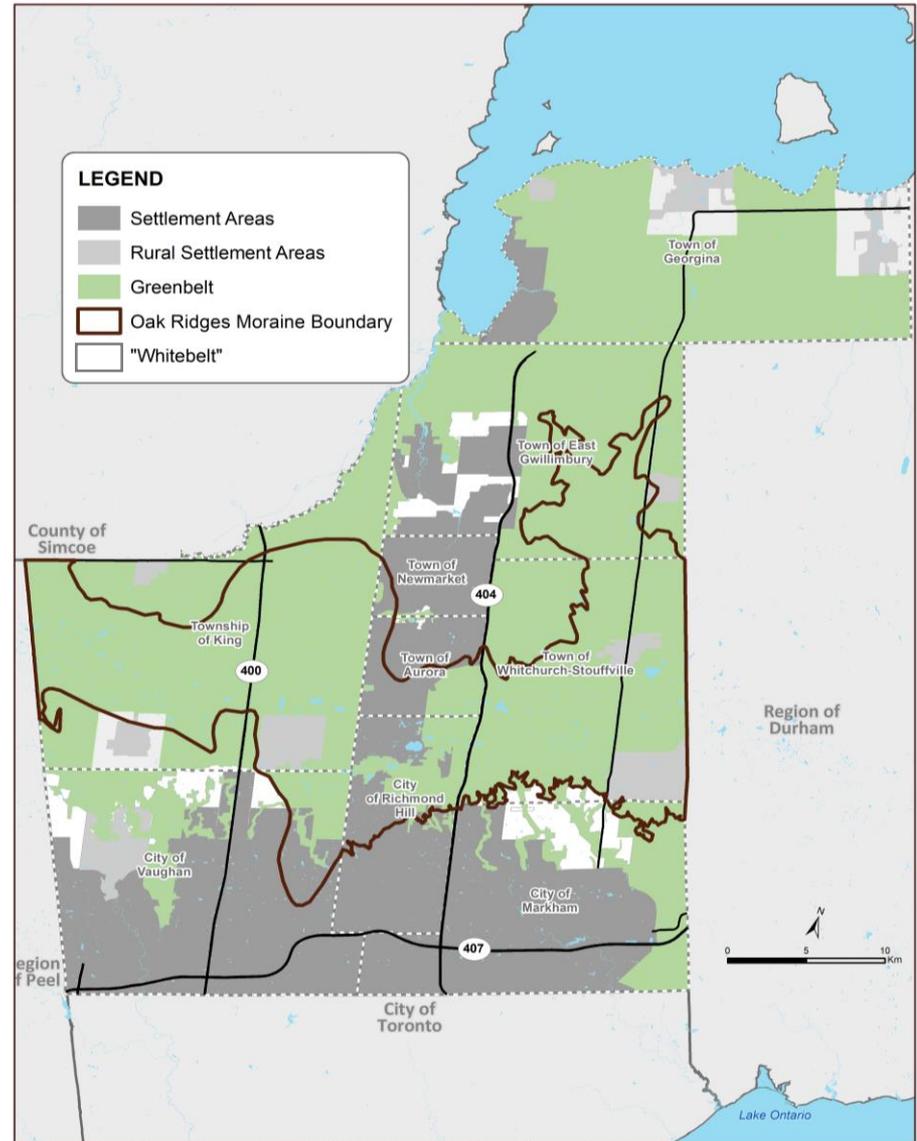
**Where Growth
Plan Density Target
of minimum 50
persons and jobs
per hectare applies**

$$\text{Designated Greenfield density} = \frac{\text{People + Jobs}}{\text{Land Area (Hectares)}}$$



Whitebelt Areas

Where any urban expansion can be accommodated

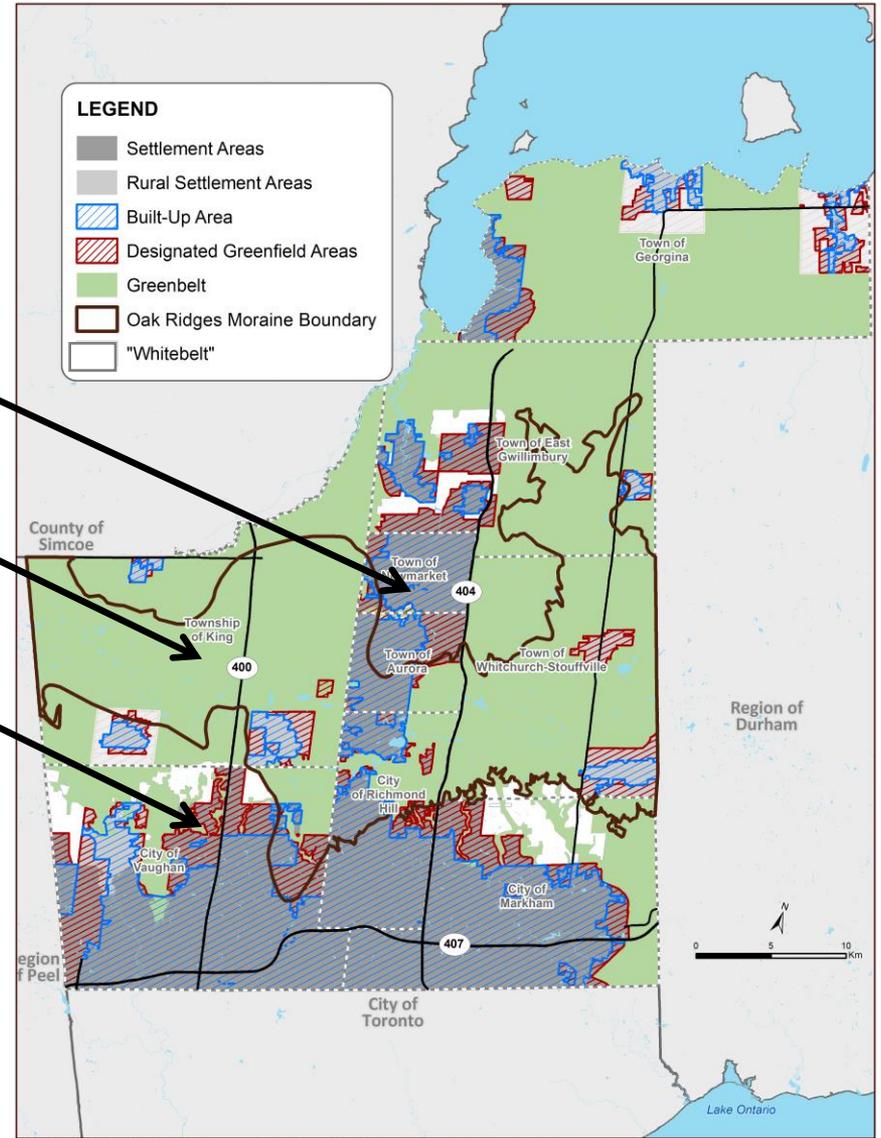


Land Needs Assessment

50% Built-up Area

<1% Rural Area

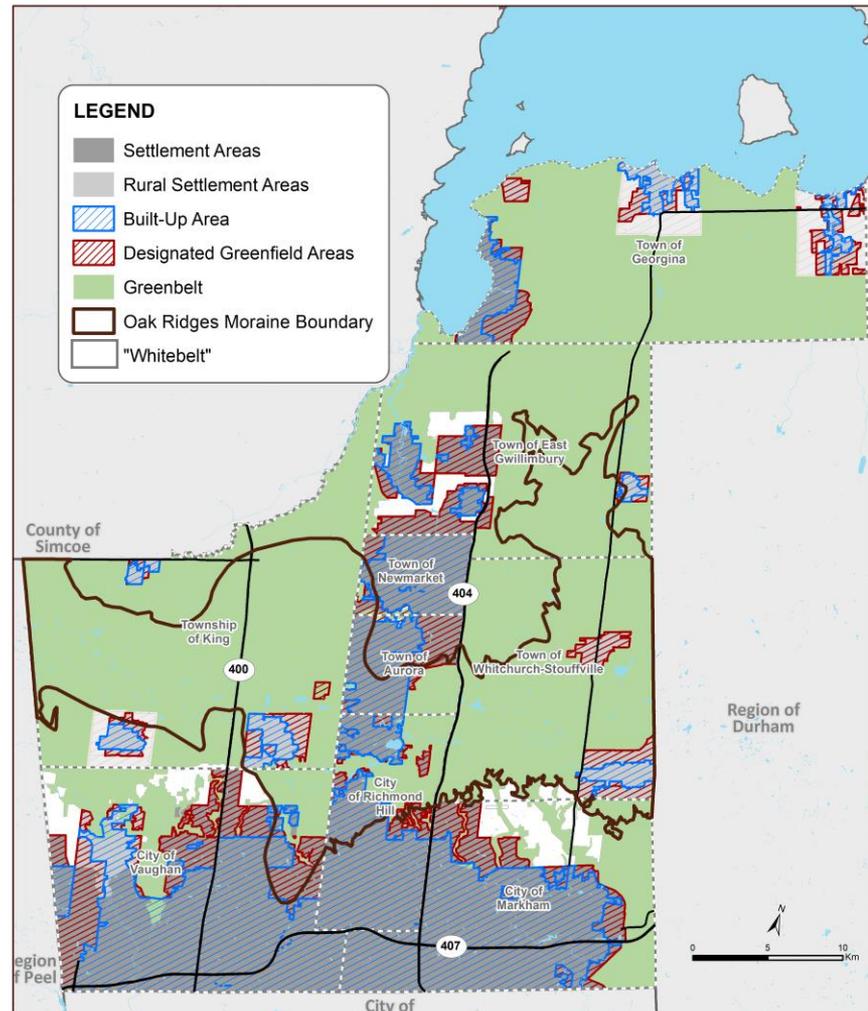
~49% Designated Greenfield Area



Demand Supply Analysis

Key input assumptions:

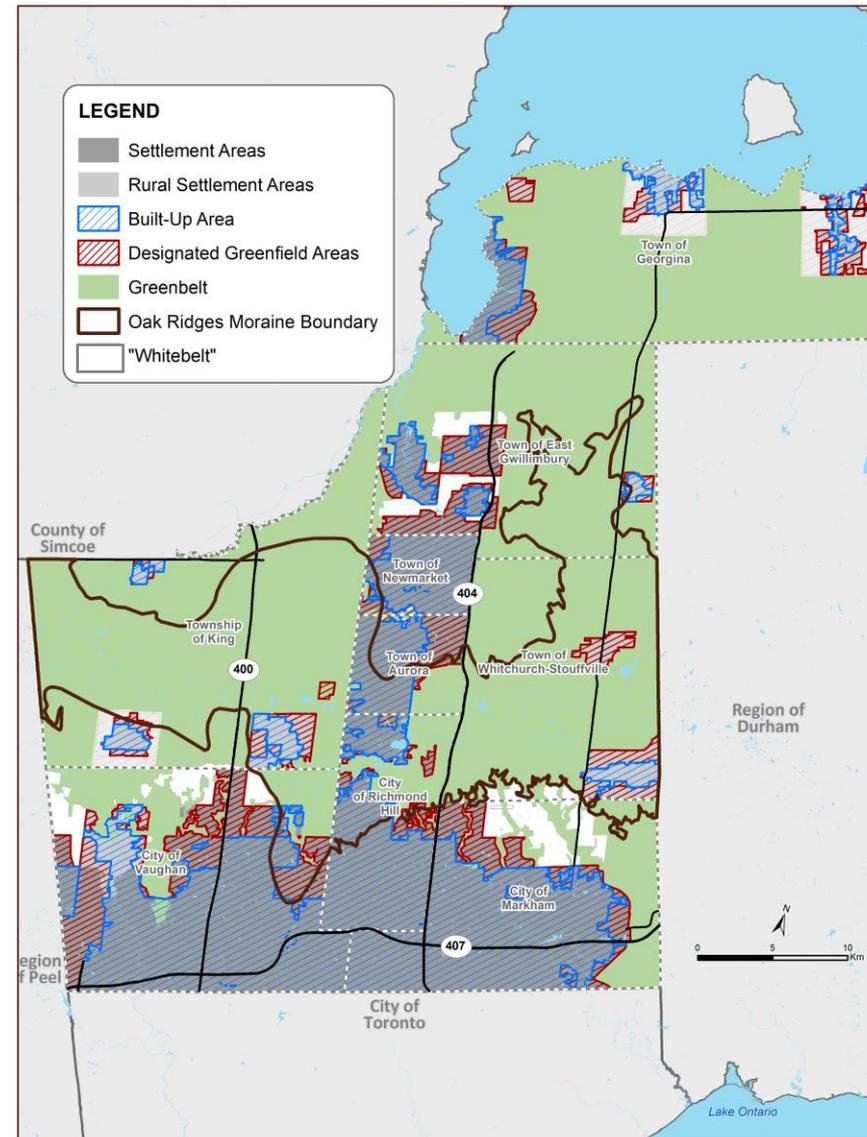
1. Housing supply
(173,000 units)
2. New community area
densities



3% variance between York Region and BILD supply figures

Designated Greenfield Area Density Analysis

- Designated Greenfield Area density target is an output of:
 1. what is built
 2. what is under application
 3. appropriate density assumptions in new community areas
- Infrastructure needs to align with market densities





Wismer Commons
Markham

Population and Jobs: 23,200

Density: 67

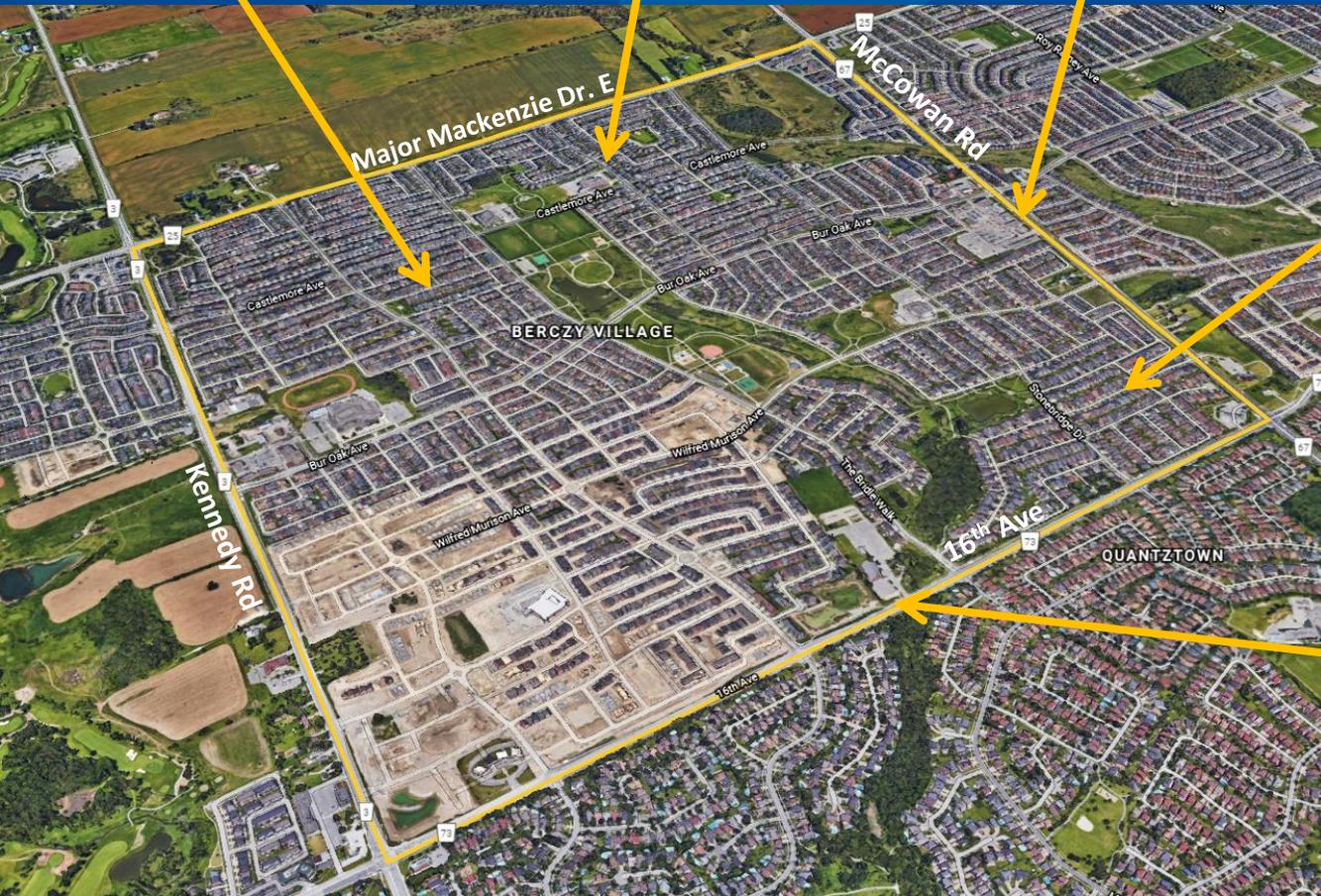




Berczy Village Markham

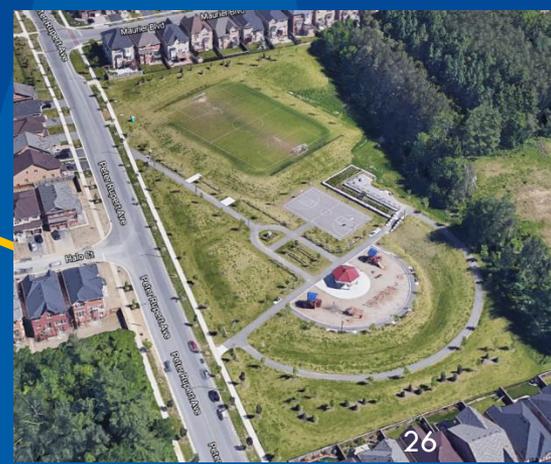
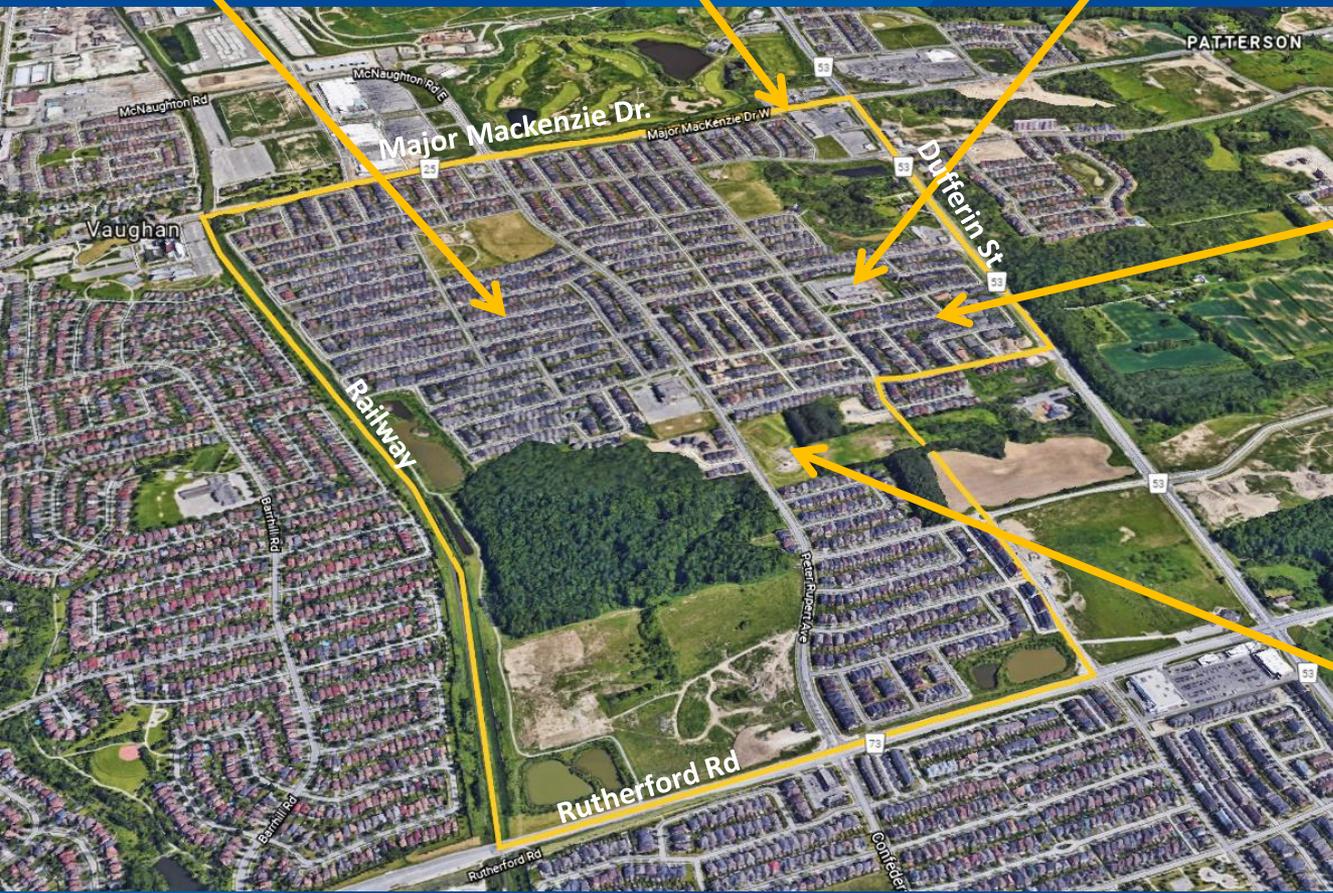
Population and Jobs:
25,200

Density: 65





Block 18
Vaughan
 Population and Jobs: 12,700
Density: 66

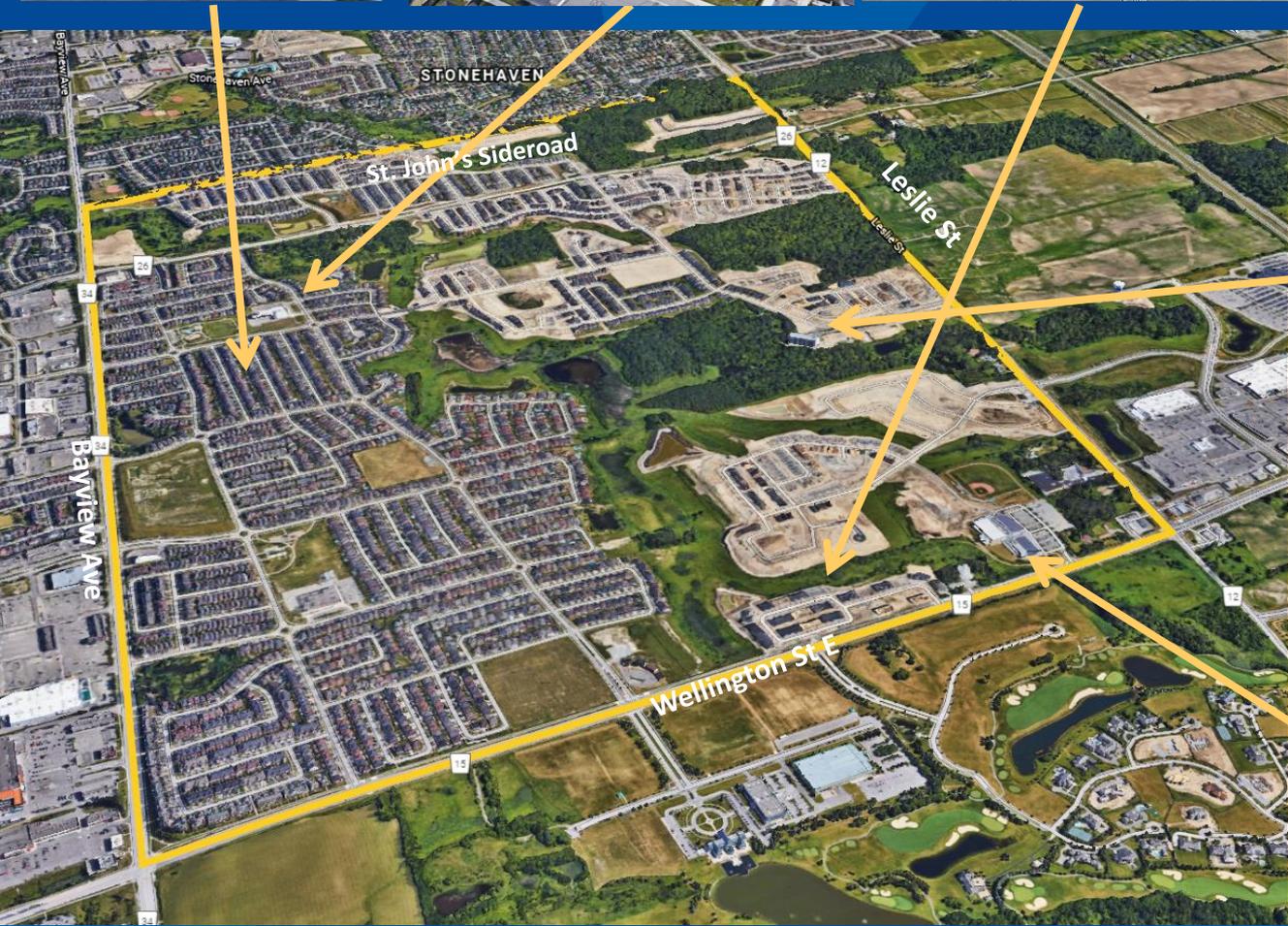




Aurora 2B and 2C
Aurora

Population and Jobs: 11,700

Density: 54



Land Needs Assessment Key Messages

- Balancing prescribed Provincial methodology with local municipal and stakeholder objectives
- Provincial revisions to Land Needs Assessment and Schedule 3 forecast may:
 - Emphasize market demand
 - Extend planning horizon
 - Result in need for urban expansion
 - Provide an opportunity to review new community area densities

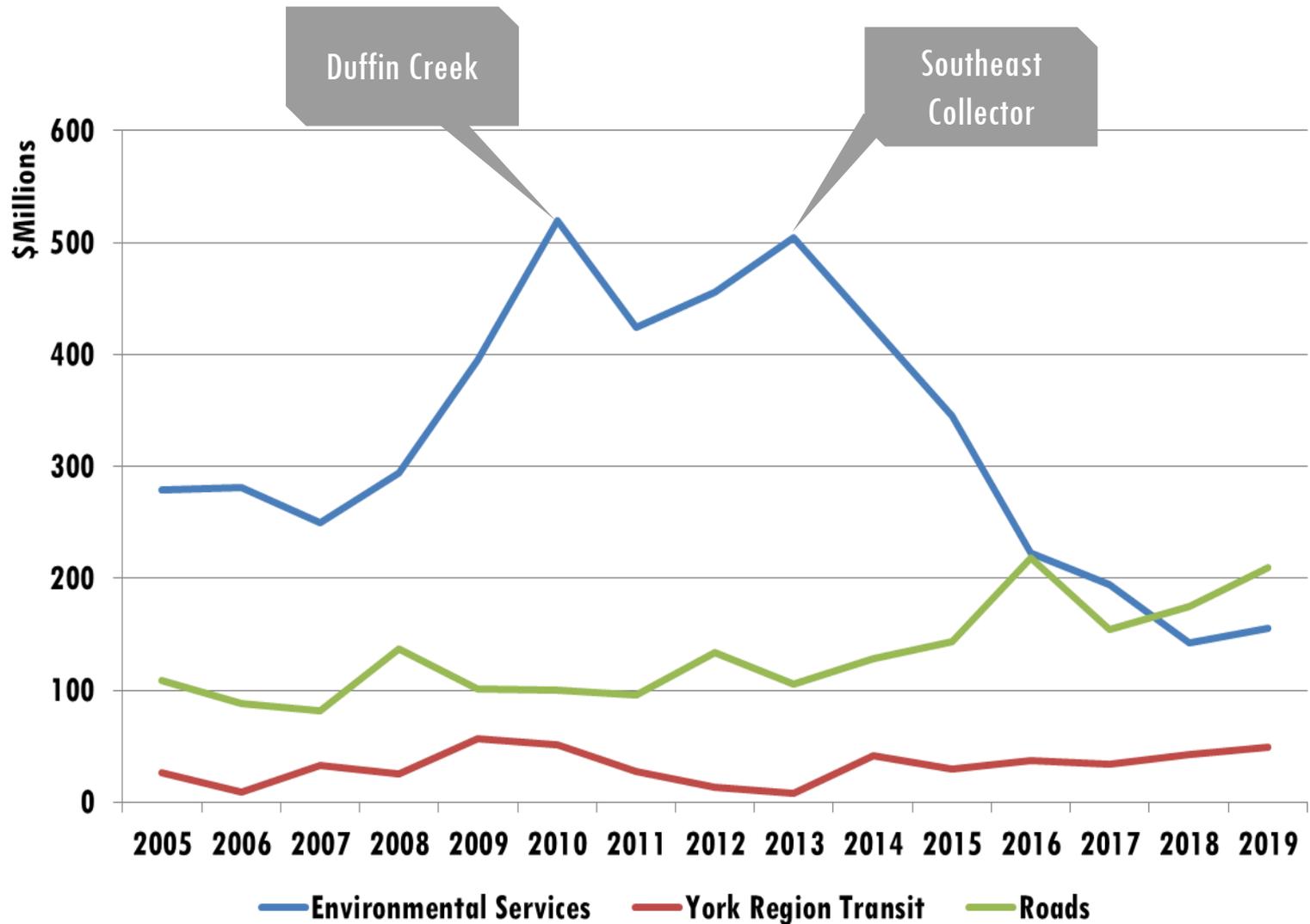
Aligning Growth and Infrastructure

Aligning Growth and Infrastructure

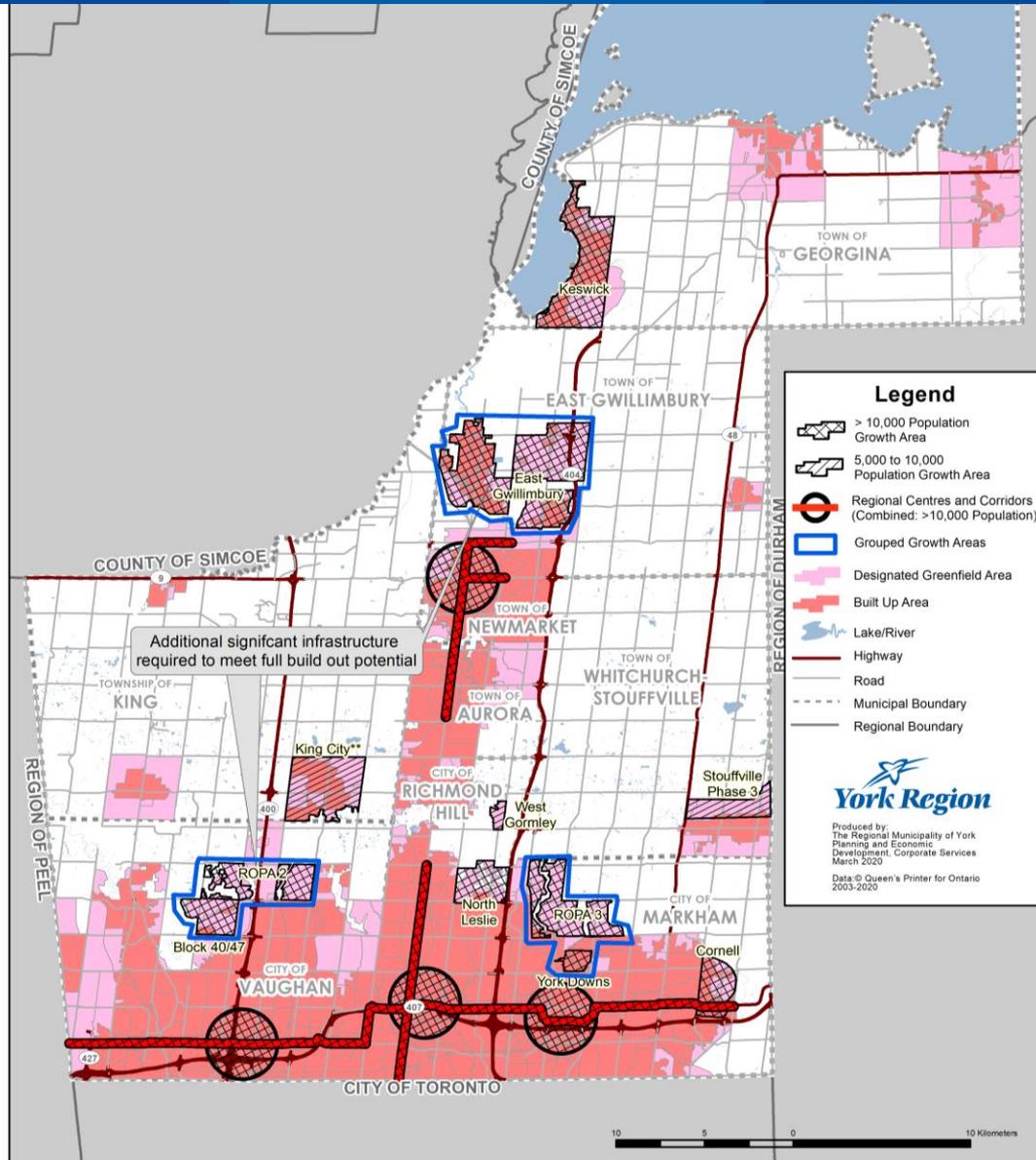
- Council has made significant investments in major infrastructure to service growth
- The capital plan includes another \$4 billion of infrastructure for growth
- The Fiscal Strategy helps keep growth affordable

Planning comprehensively to align growth, Infrastructure, and financial sustainability

Significant Capital Investments to Support Growth



Population Growth Areas Based on Existing Regional Water Wastewater Infrastructure

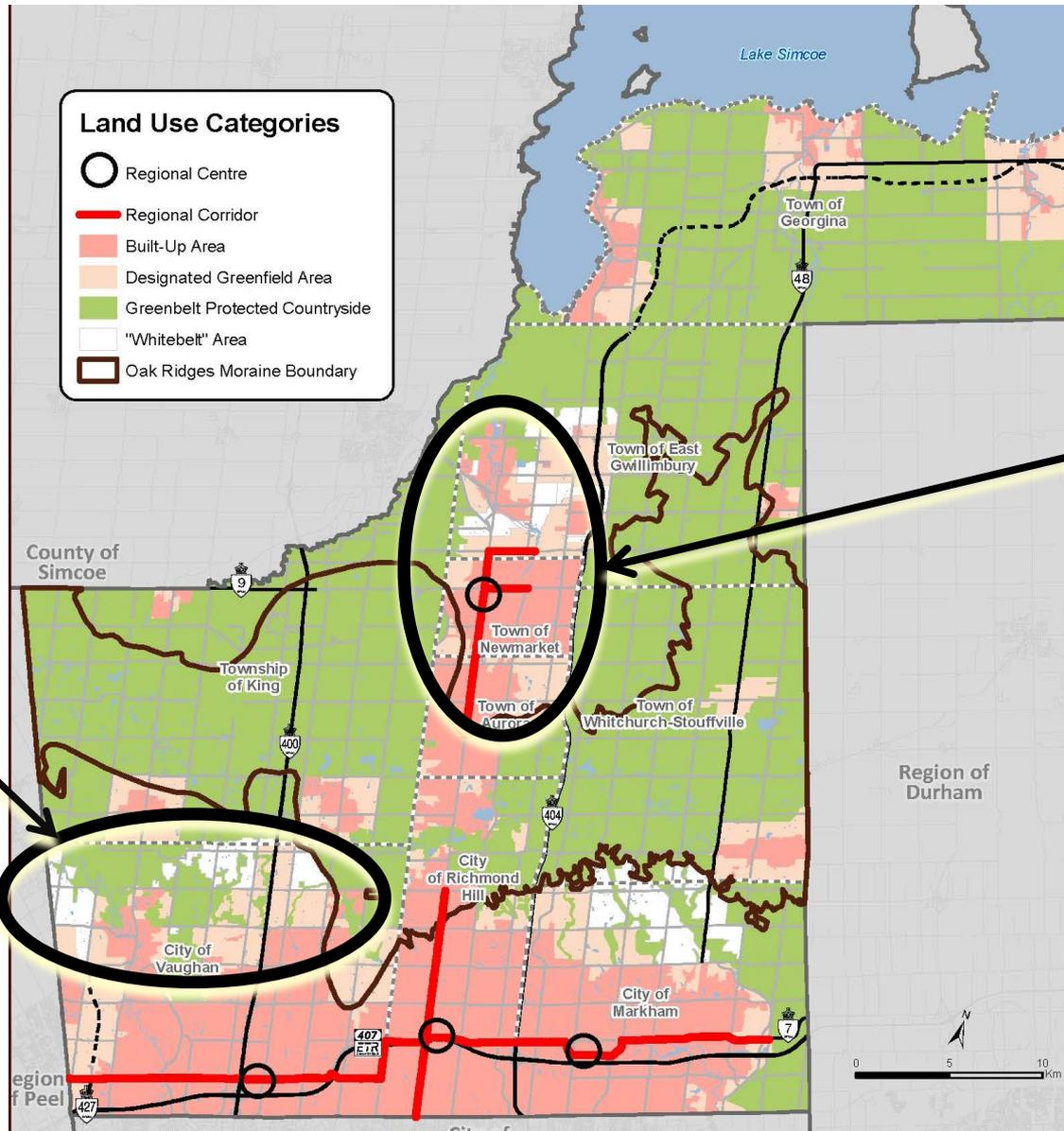


Significant Investments Planned to Service Future Growth

Planned initiatives	Current Forecasted Completion	2020 Ten-Year Total
Growth:		
Road Network Improvements	Various	\$1,030M
Upper York Water Reclamation Centre*	2027	\$477M
West Vaughan Sewage Servicing	2028	\$270M
Development of New Regional Facilities	Various	\$164M
Northeast Vaughan Wastewater Servicing	2028	\$145M
York Durham Sewage Servicing Forcemain Twinning	2021	\$101M
Northeast Vaughan Water Servicing	2028	\$101M
Source Separated Organics Facility	2028	\$100M

*Timing of this initiative is subject to provincial approvals

Growth Associated with New Infrastructure



Northeast & West Vaughan – remaining urban area + Vaughan Whitebelt

Upper York Water Reclamation Centre – initial capacity + **80,000** people

Duffin Creek improvements required for system wide growth

Aligning Growth and Infrastructure Key Messages

- Regional Council has made significant infrastructure investment
- Aligning forecast with infrastructure timing can optimize DC collections
- Planning future growth areas based on what the market is delivering is important for fiscal sustainability

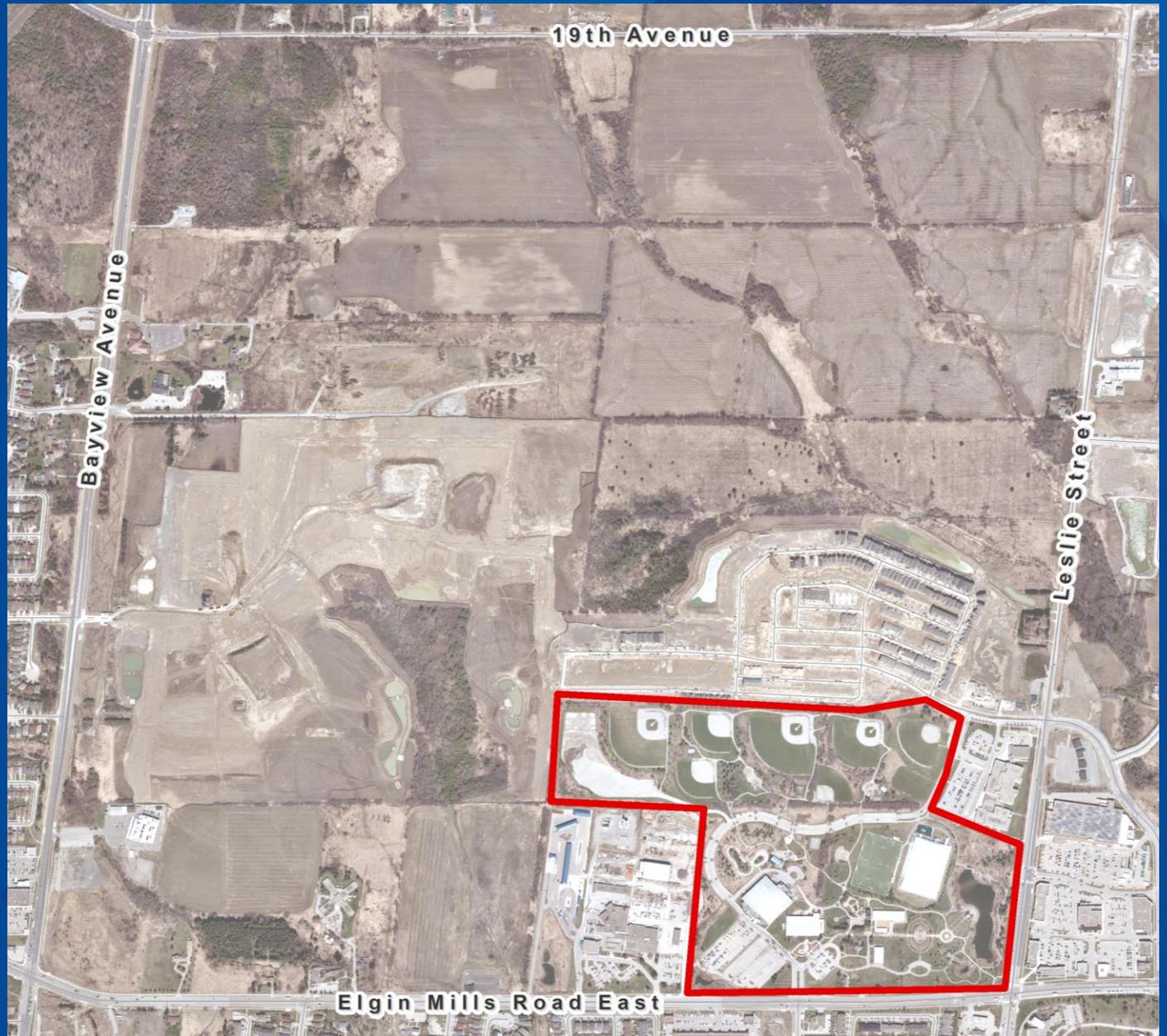
Urban Expansion Requests Outside a Municipal Comprehensive Review

Urban Expansions Outside of a Municipal Comprehensive Review

- Provincial policy for requests up to 40 hectares
- No limits on frequency
- Privately or municipally initiated

What does
40
hectares
look like?

The size of
Richmond
Green
Sports
Centre and
Park



Urban Expansions Outside of a Municipal Comprehensive Review

Province permits urban expansion in advance of Municipal Comprehensive Review provided:

- Settlement area is not a rural settlement or in the Greenbelt Area
- Municipal water and wastewater is available and there is sufficient reserve capacity to service the lands
- Lands fully accounted for in Land Needs Assessment at next Municipal Comprehensive Review
- Amount of land to be added to settlement area does not exceed 40 hectares

Settlement expansion may be considered outside of a Municipal Comprehensive Review

Urban Expansions Outside of a Municipal Comprehensive Review

- Interferes with Land Needs Assessment
 - Predetermines urban expansion location
 - Takes away from the overall pie
- Contradicts comprehensive land use planning, infrastructure, and financial planning
- Provides opportunities following Municipal Comprehensive Review and should include public process
- Lands must be accounted for in next Municipal Comprehensive Review

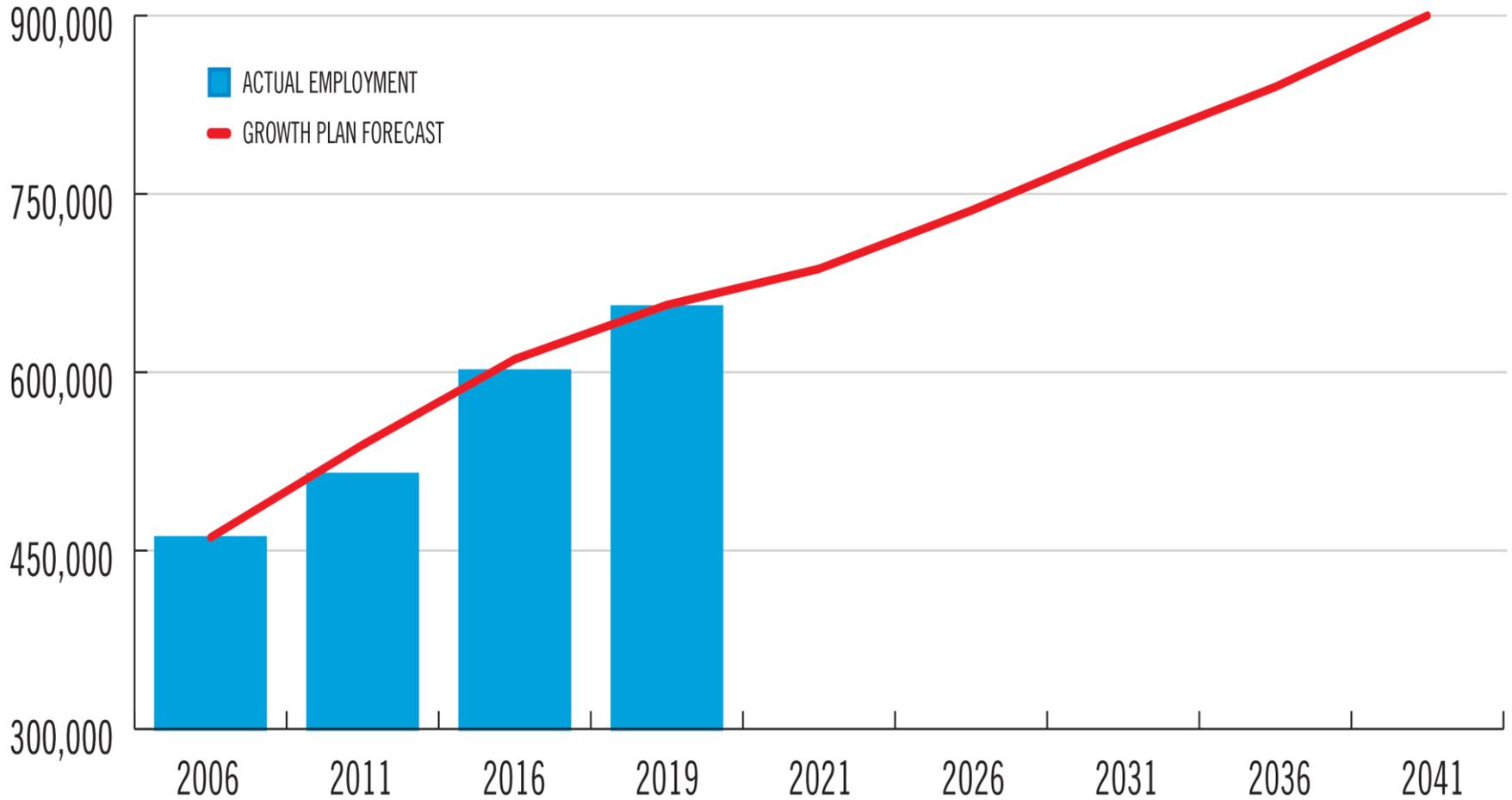
Forecast and Land Needs Assessment Key Messages

- Balancing prescribed methodology with local municipal and stakeholder objectives
- Provincial revisions to Land Needs Assessment and Schedule 3 forecast may:
 - Extend planning horizon
 - Result in need for urban expansion
 - Provide an opportunity to review new community area densities
- Aligning infrastructure with growth to ensure financial sustainability

Part 1: Questions and Discussion

Part 2: Planning for Employment

Employment Growth to 2041

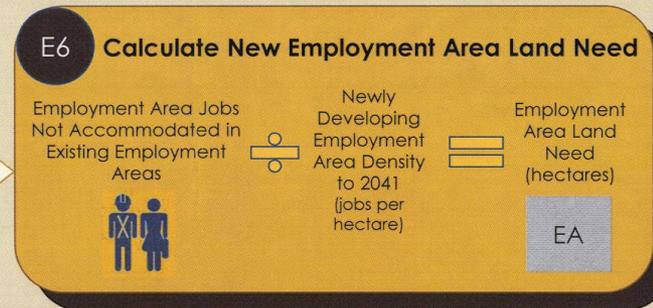
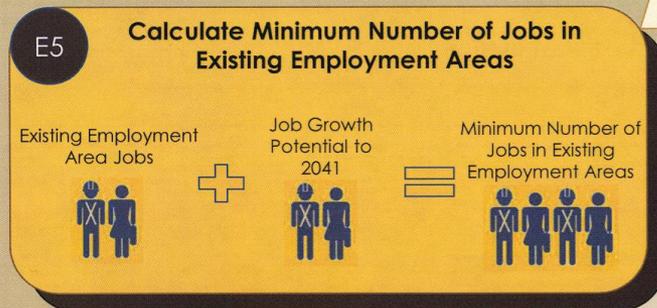
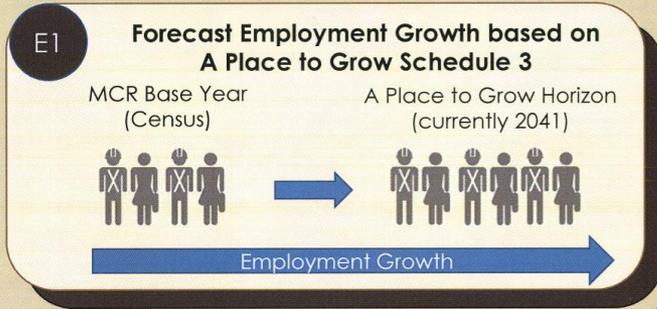


Land Needs Assessment Methodology - Employment

LAND NEEDS ASSESSMENT METHODOLOGY 101

EMPLOYMENT AREA LAND NEED

December 16, 2019 Version



Finalizing the Land Needs Assessment

As a final step, the results of Step R6 and Step E6 must be combined to establish total land needed to accommodate growth to the Growth Plan horizon.

If the results of the land needs assessment indicate a surplus of land in employment areas, further analysis must be undertaken to determine the appropriate approach to planning for current employment area lands, including whether a conversion to non-employment use is appropriate.

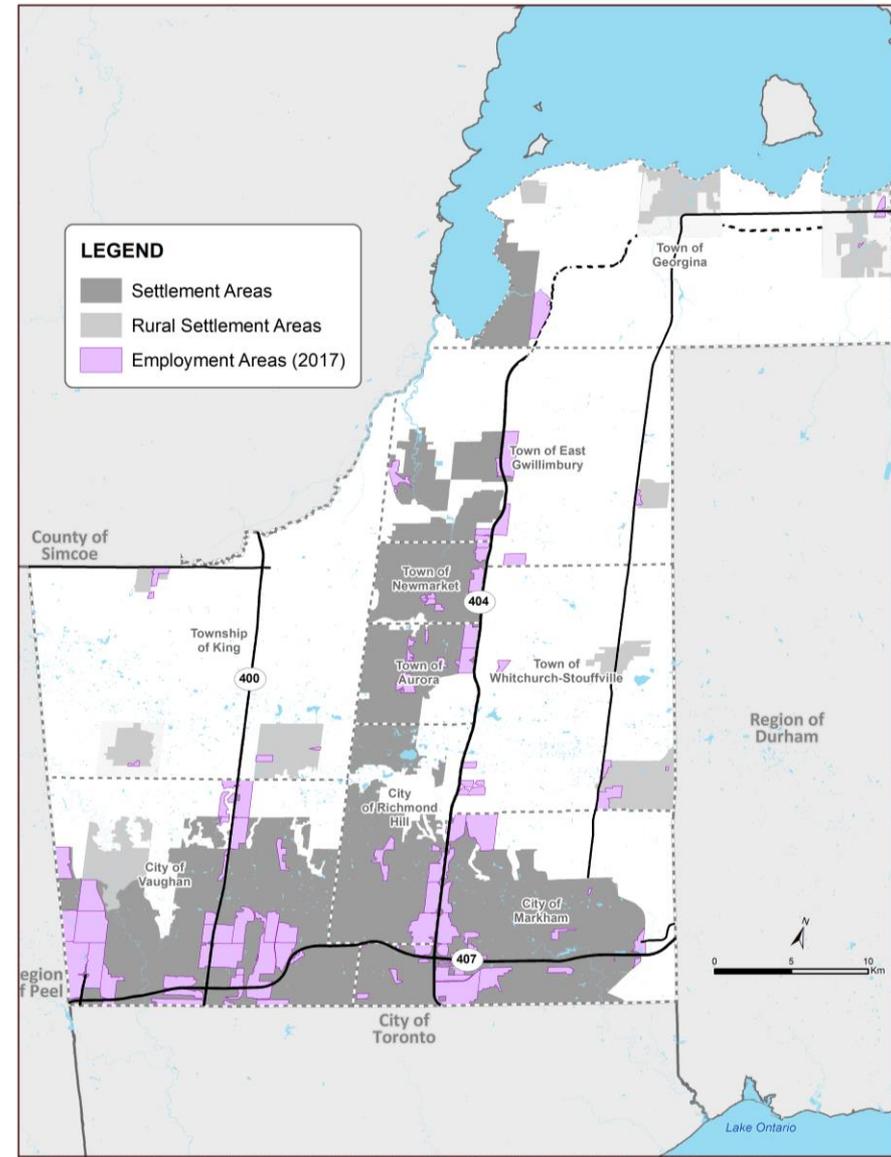
The methodology currently includes a list of key information that the municipality should report on for each of the required steps for determining community area and employment area land needs.

These standardized reporting requirements facilitate review of the land needs assessment by Provincial staff and enable other interested parties to compare results consistently across GGH municipalities.

Planning for Employment

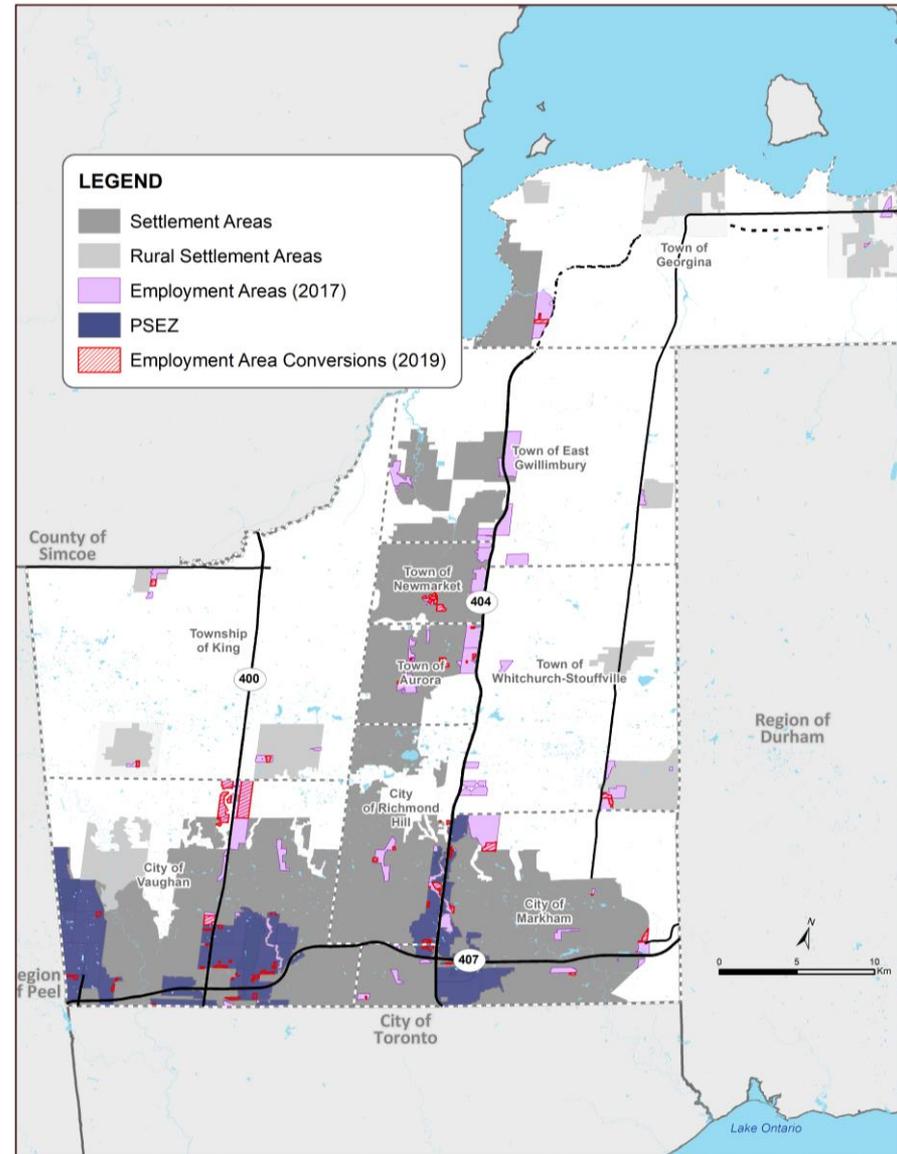
Employment Category	Share of Current Jobs
Rural Area	2%
Population Related	45%
Employment Land	53%
Major Office	Contributes to both Population related and Employment Land jobs

- Preliminary Land Needs Assessment results in a slight surplus of employment land



Planning for Employment

- 2017 Inventory
- Provincially Significant Employment Zones
- Employment Land Conversion Requests



Planning for Employment Process



Process informs recommendations to Council

Planning for Employment

March 2019 Council endorsed Employment Conversion Criteria addressed:

- Employment land viability
- Access
- Infrastructure
- Supply
- Region-wide Interests

Council endorsed criteria include and build on Growth Plan criteria

Planning for Employment

In consultation with local municipalities, further refined employment areas based on additional considerations:

- Protecting core strategic employment lands
- Context within Regional and Local Structure
- Employment trends

Substantial alignment with Local Municipal objectives

Planning for Employment Key Messages

- 71 requests for employment land conversion totaling nearly 700 hectares of employment land
- Proposed mapping:
 - Protects economic opportunities for existing and future businesses
 - Manages demand on infrastructure
 - Protects convenient access to goods movement corridors
 - Minimizes conflict between business and other land uses

Balanced approach to evaluating Employment Areas

Part 2: Questions and Discussion

Conclusion and Next Steps

Key Considerations

- Infrastructure planning can go beyond planning horizon
- Expansion of rural settlement is limited and urban expansion into the Greenbelt is currently prohibited
- 40 hectare expansions provide opportunity following the Municipal Comprehensive Review and should include a public process
- Densities in new communities should not all be the same and reflect market
- Plan with a lens of fiscal sustainability
- Employment areas provide for future economic development trends
- Conversions are supported in the right location

Areas of flexibility will be explored in Land Needs Assessment to balance local and stakeholder objectives

Next Steps

March 2020

- Planning for Employment and Employment Conversions report
- Major Transit Station Areas Update

April – June 2020

- Employment Area Mapping - Public Information Centre
- Community Density report
- Employment Conversions report
- Province to release revised Land Needs Assessment methodology and Schedule 3 Forecast

Thank You

Paul Freeman
Sandra Malcic
Paul Bottomley

