

Planning and Economic Development Update

Presented to
COMMITTEE OF THE WHOLE

Presented by
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and Paul Bottomley**

June 11, 2020



Report Overview

1. Growth and Development Review 2019
2. 2019 Regional Centres and Corridors Update
3. 2019 Measuring and Monitoring Affordable Housing
4. Memo on Development Activity during COVID-19
5. Planning for Density in New Communities
6. ROP Natural Systems Planning Background Report
7. COVID-19 Small Business Support

Purpose

2019 Development Activity

- Economic Status of the Region prior to COVID-19 Pandemic

2020 Planning and Development Activity

- Impacts of COVID-19 on Planning and Economic Activity

Moving Forward

- Support local municipalities, businesses and the development industry to recover

Maximize the opportunity to be COVID-19 'Rebound Ready'

Planning and Economic Development Highlights 2019

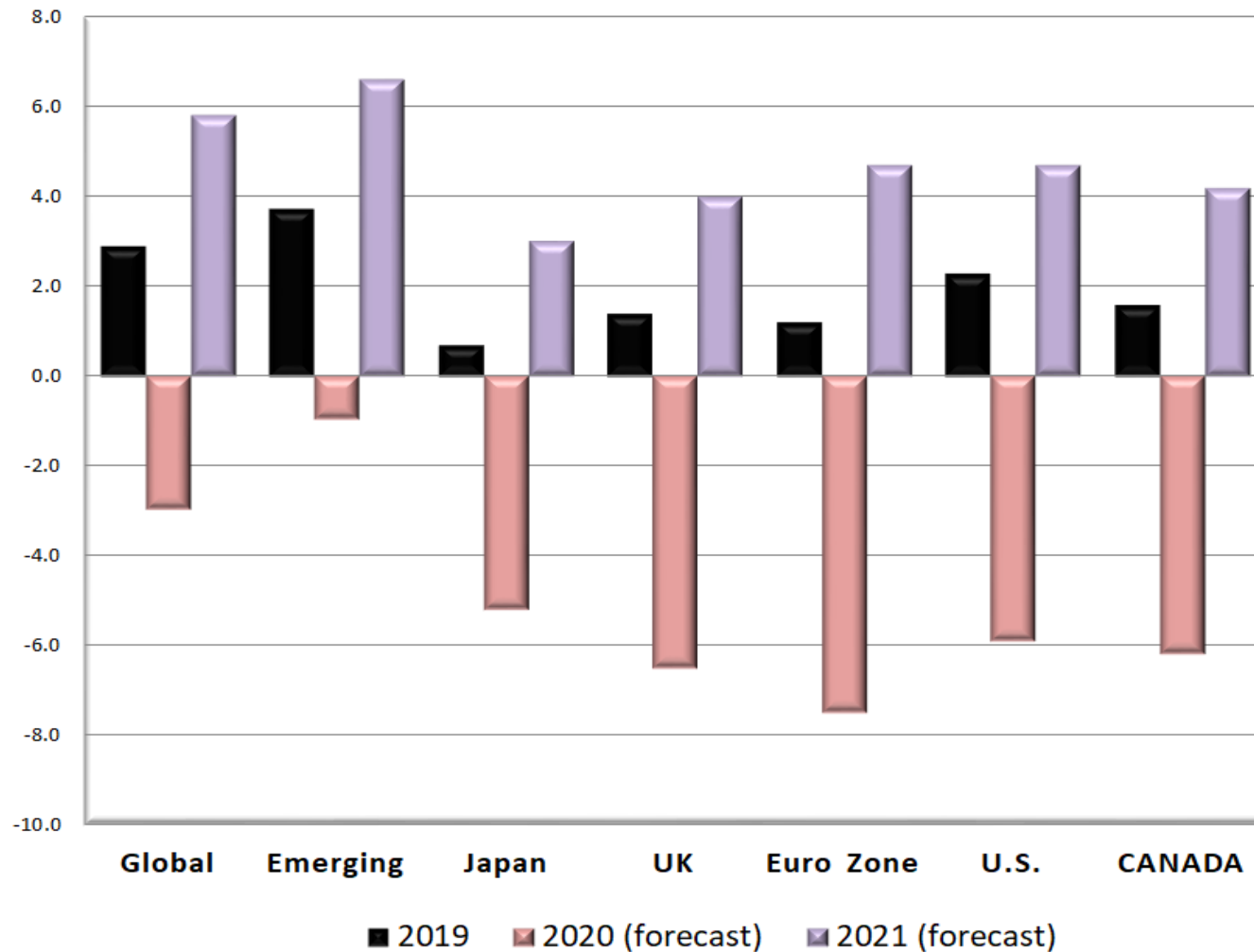
Outline — 2019 Highlights

- Growth and Economic Development Overview
- Building Activity
- Centres and Corridors



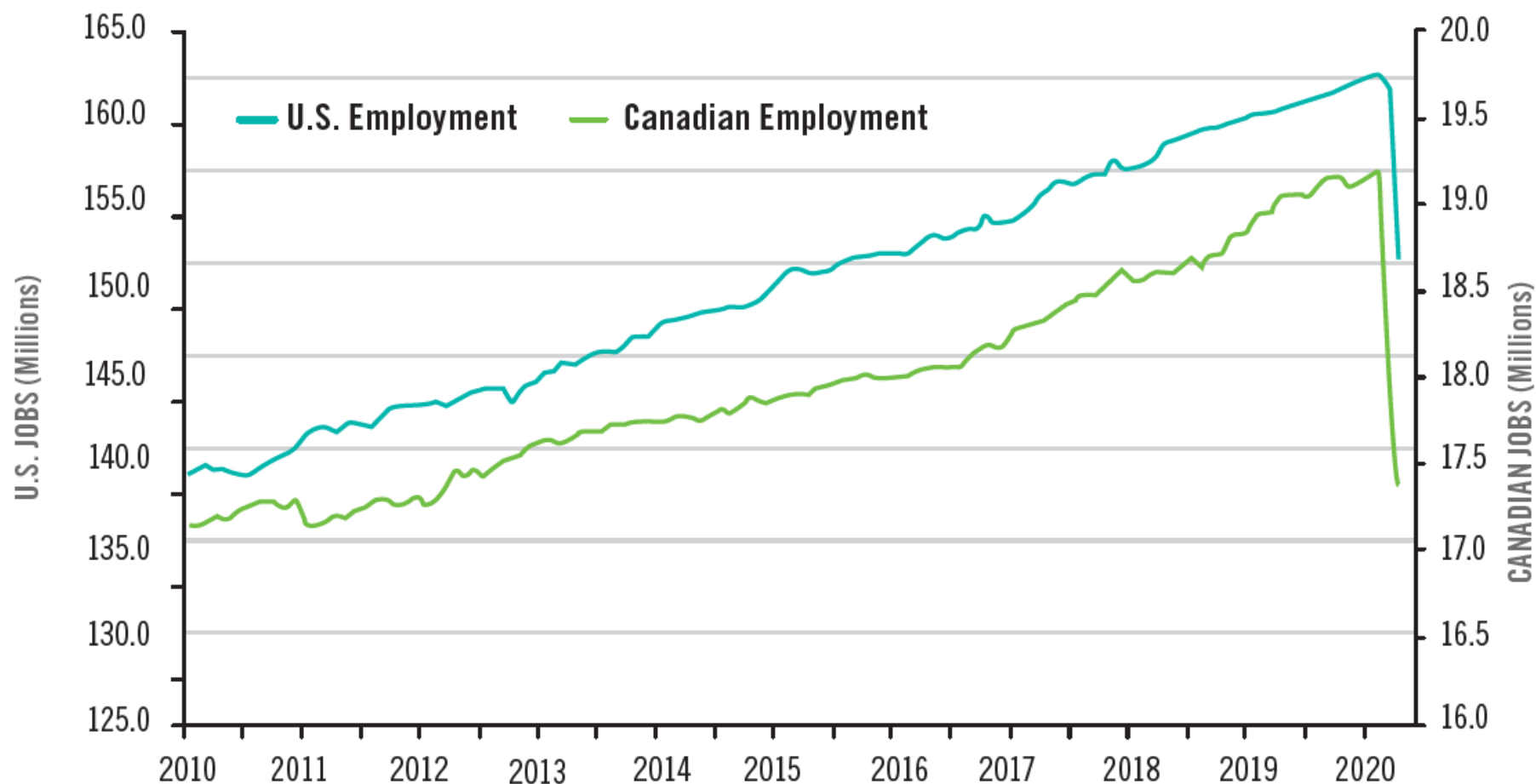
One construction crane represents approximately 500 jobs

Global GDP Growth



Global GDP is declining in 2020 and expected to rebound in 2021

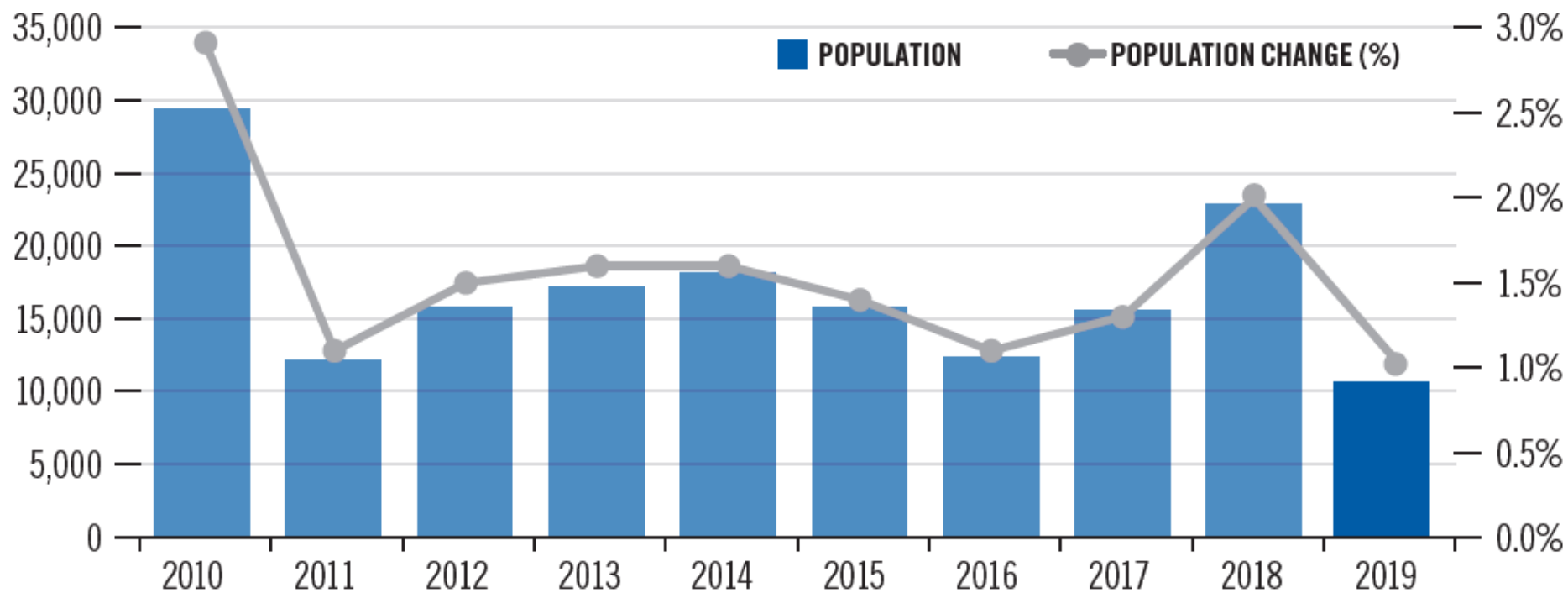
U.S. and Canadian Total Employment 2010-2020 (millions)



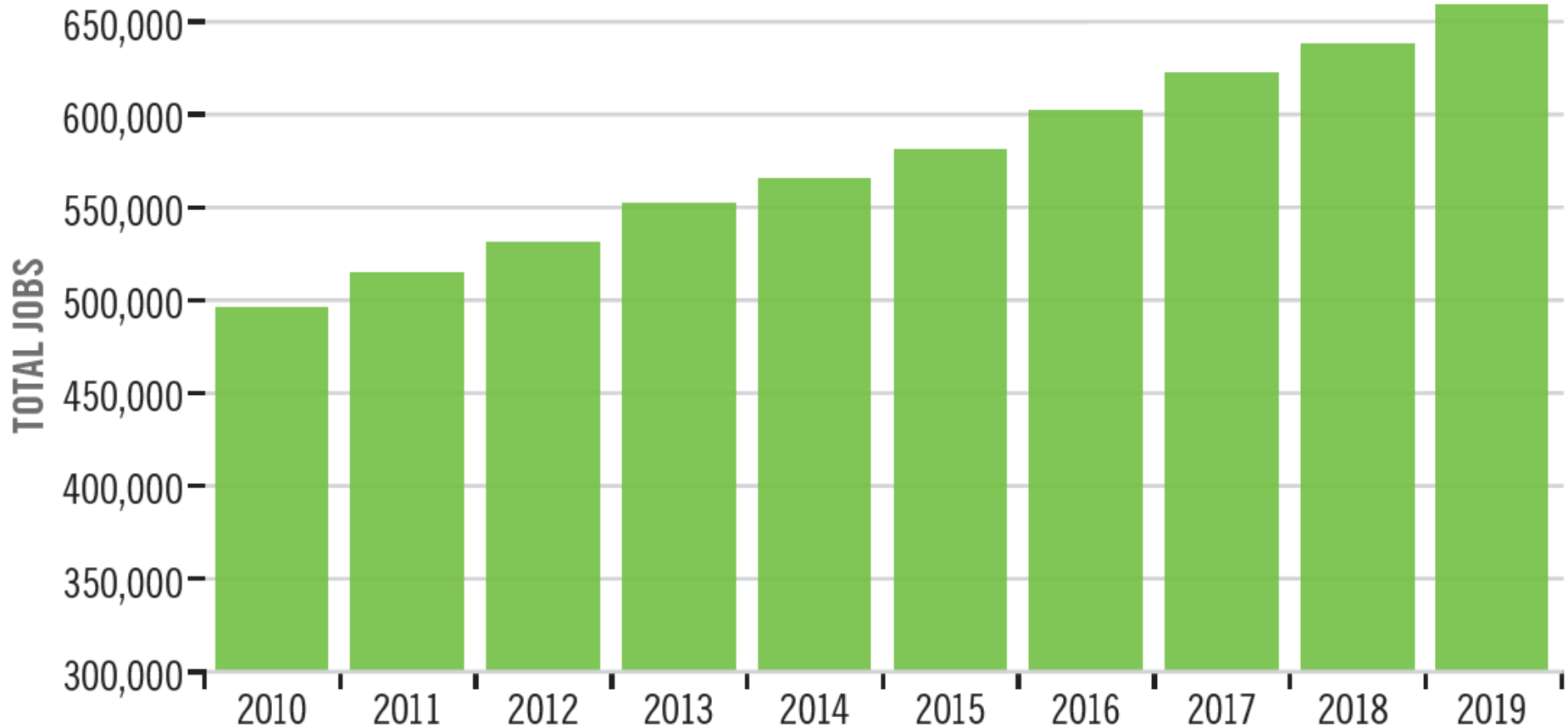
Source: U.S. Bureau of Economic Research (May 2020)

Population Growth

- York Region's population was an estimated 1.2 million in 2019
- 2019 population growth of 11,100 people (1%)



Employment Growth



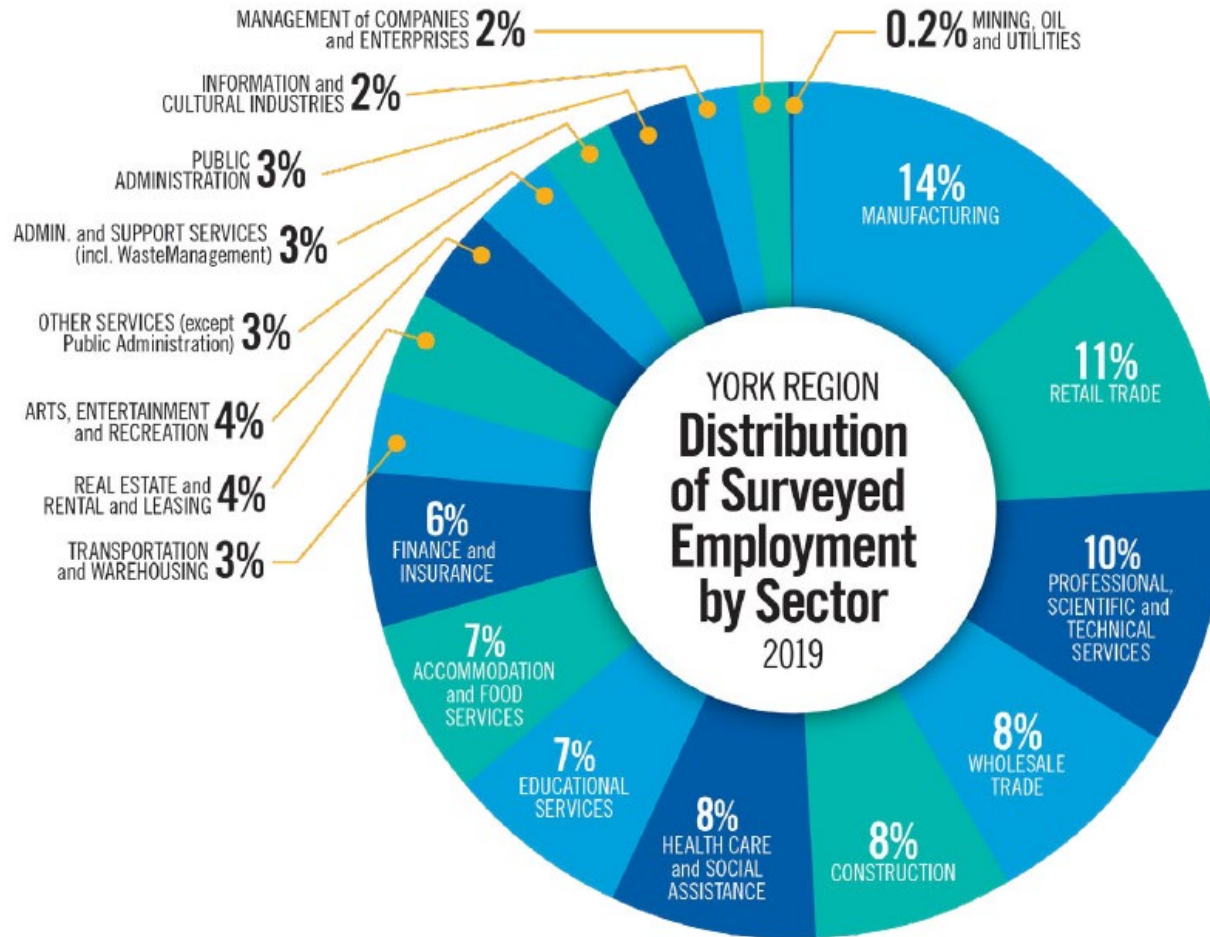
Employment grew by 13,650 (2.1%) in 2019

Majority of Region's high density is located in Centres and Corridors



STRONG CONSTRUCTION ACTIVITY
24 BUILDINGS (7,400 UNITS) under CONSTRUCTION

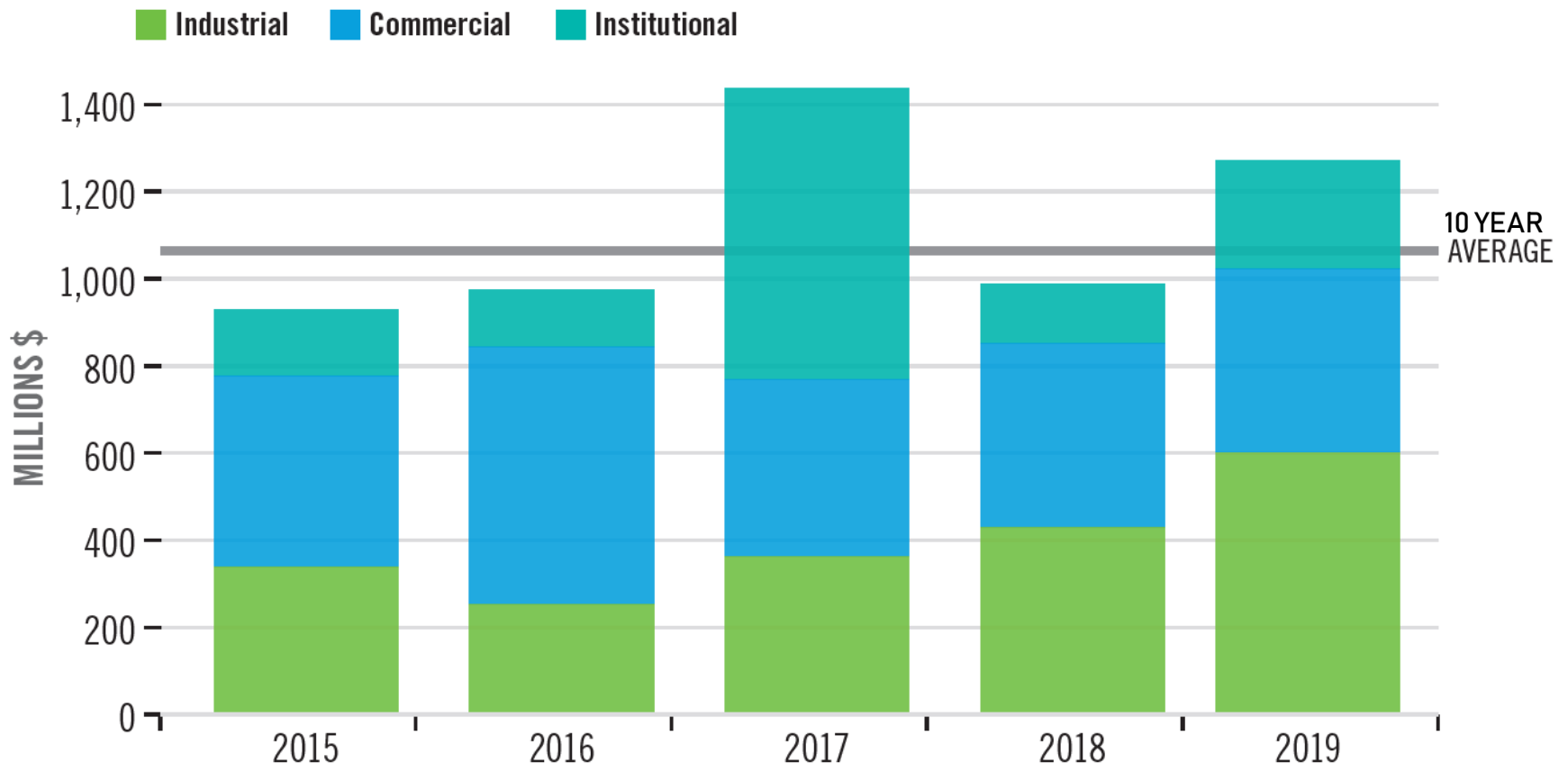
York Region has a diverse and resilient economy



Diversity of employment sectors means the Region is well positioned to withstand the economic downturn

Non-Residential Building Activity

- Industrial and institutional construction values in York Region increased from 2018 levels by 39.1% and 70.3%, respectively



2019 Summary: Pre-COVID 19 Pandemic

- Population grew by 11,100 (1.0%)
- Total jobs increased by 13,650 (2.1%)
- Non-residential construction values increased by 26% over last year to \$1.25 billion
- The impact of COVID-19 on the economy in 2020 will be significant

Council's decisions to date have positioned the Region to rebound well from COVID-19

Planning and Development Activity during COVID-19

Development Activity During COVID-19

Development Applications Activity	2019 March 16 – May 25	2020 March 16 – May 25
New Applications	355	232
Resubmissions	111	161
Regional Responses	91	122

Planning and Development activity continues through COVID-19

Planning Applications During COVID-19

All Residential Permits January-April 2020 and 2019 Summary

Year	Number of Permits Issued	Number of Units created	Construction Value (000s)
2019 (Jan-April)	1,294	1,149	\$435,595
2020 (Jan-April)	1,447	2,199	\$519,878

All Non-Residential Permits January-April 2020 and 2019 Summary

Year	Number of Permits Issued	Construction Value (000s)
2019 (Jan-April)	1,113	\$317,088
2020 (Jan-April)	665	\$146,683

Development activity continues at levels similar to last year

Regional Official Plan Update Continues

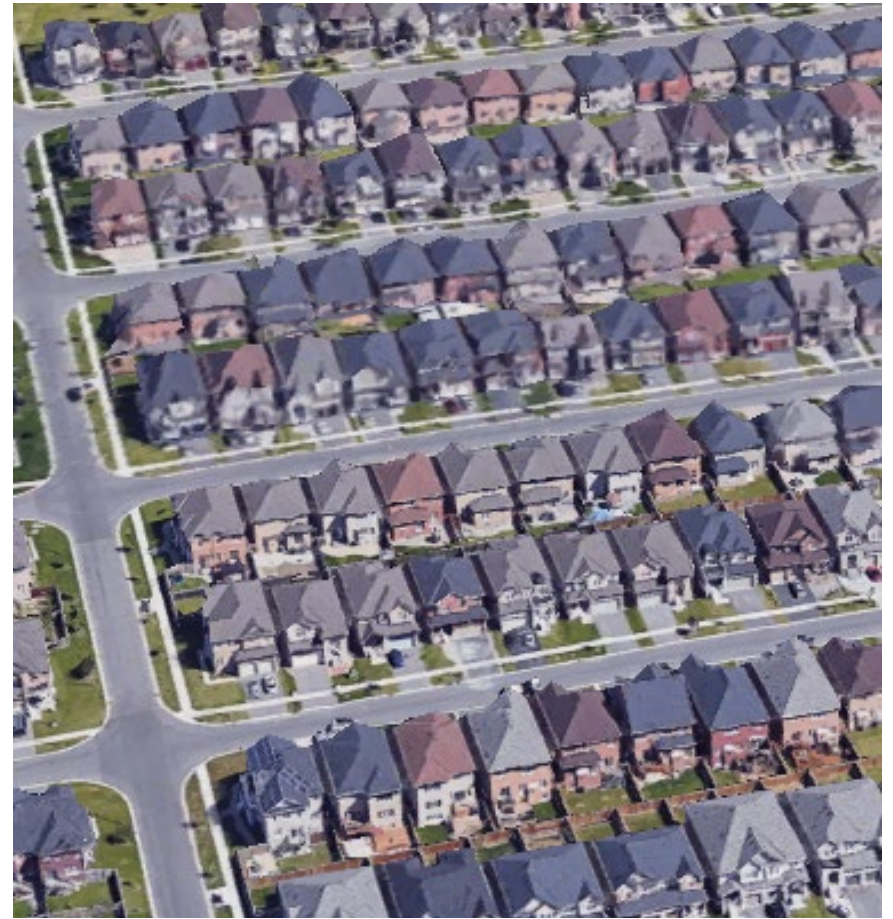
- Employment Planning
 - PIC June 8 – 19: Live Webinar June 16
- Fall Reports
 - Planning for Employment Conversion and Designation Direction
 - Housing and General Policy Directions
 - Vision Update

Province needs to release new forecasts and land needs methodology to advance comprehensive planning

Planning for Density in New Communities

Outline

1. Purpose
2. Collaboration
3. What the Market is Delivering
4. Getting it Right
5. Next Steps



Purpose

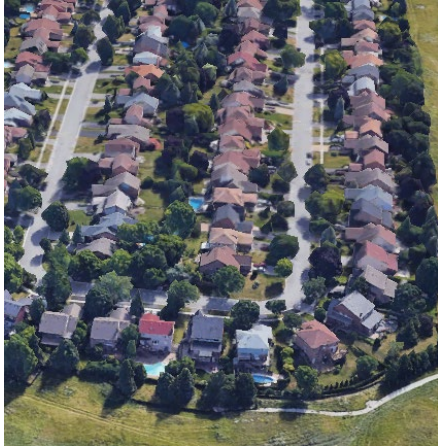
- Responding to Council direction to report back on the New Community Area density target and the York Region overall Designated Greenfield Area (DGA) density target
- Assess recent development trends to inform review of Regional Official Plan density target
- Inform land needs assessment work

Collaboration to Date

- BILD Advisory Group
 - York Region leadership team
 - BILD members
- Study area results shared with Local Municipalities and BILD
- Continue to work with partners to align on planning for density

Designated Greenfield Area Components

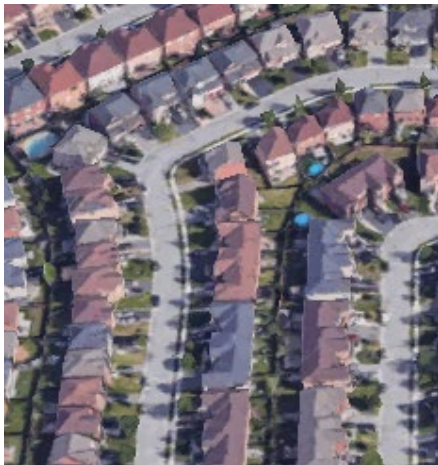
BUILT



**UNDER CONSTRUCTION
OR APPLICATION**



**PLANNED OR
REMAINING**



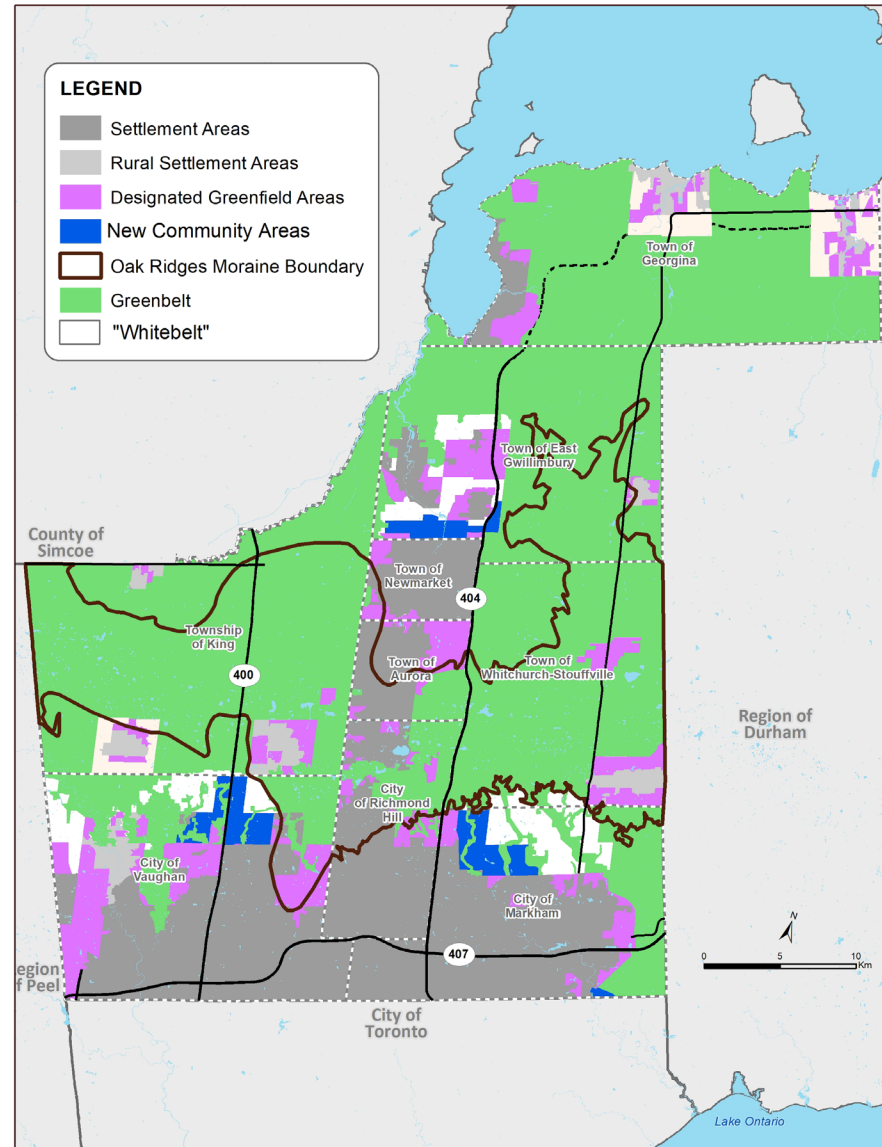
32%

30%

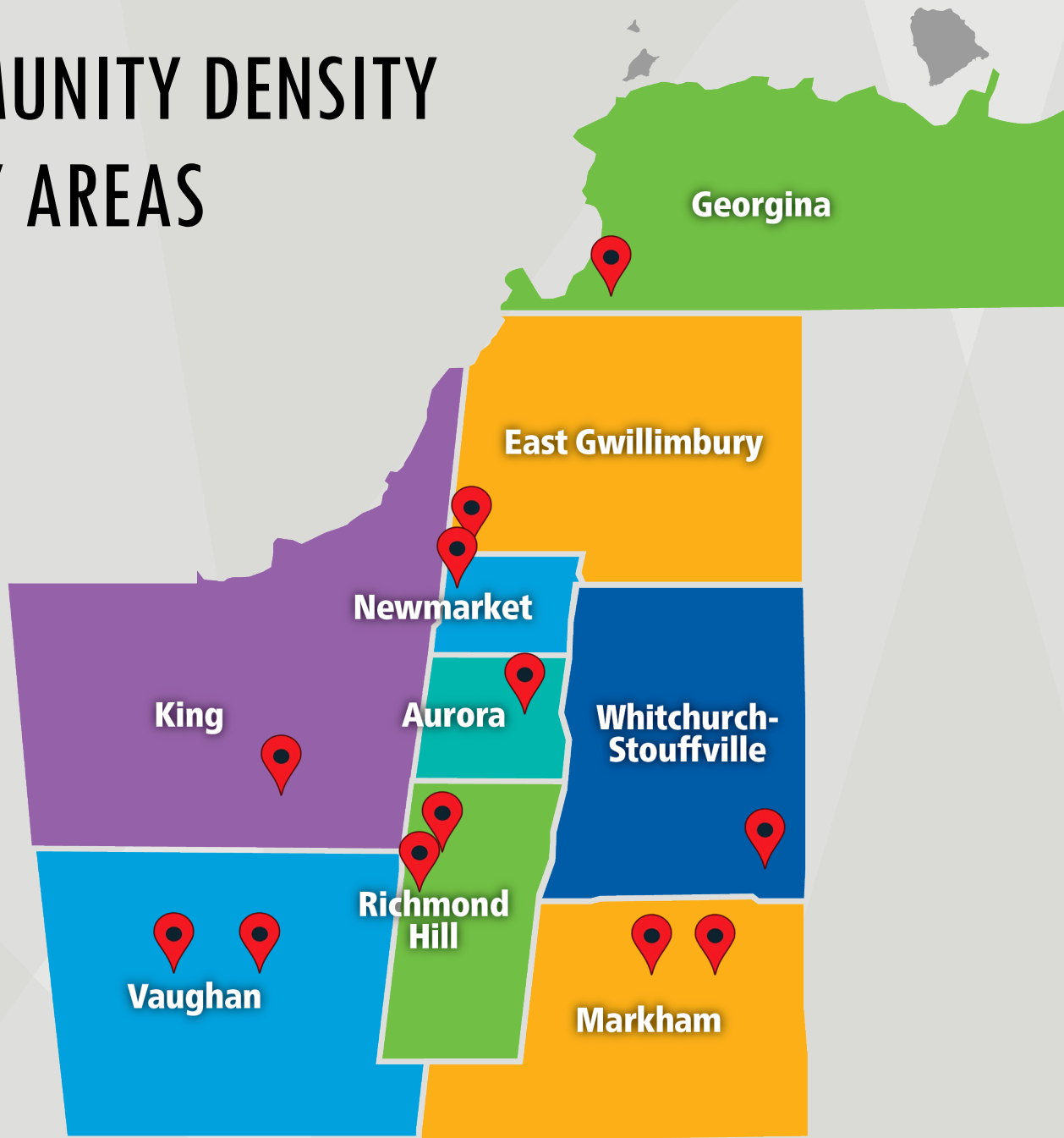
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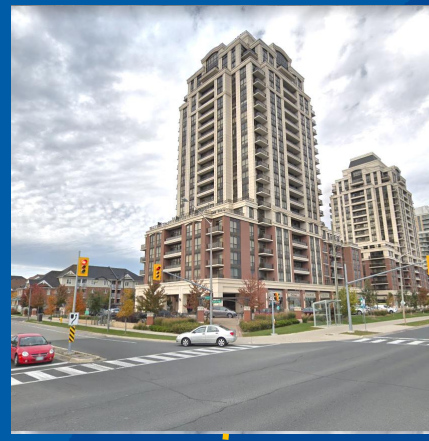
New Community Areas

- Focus of next wave of growth
- Updated ROP Density target will apply



COMMUNITY DENSITY STUDY AREAS





Wismer Commons Markham

2016

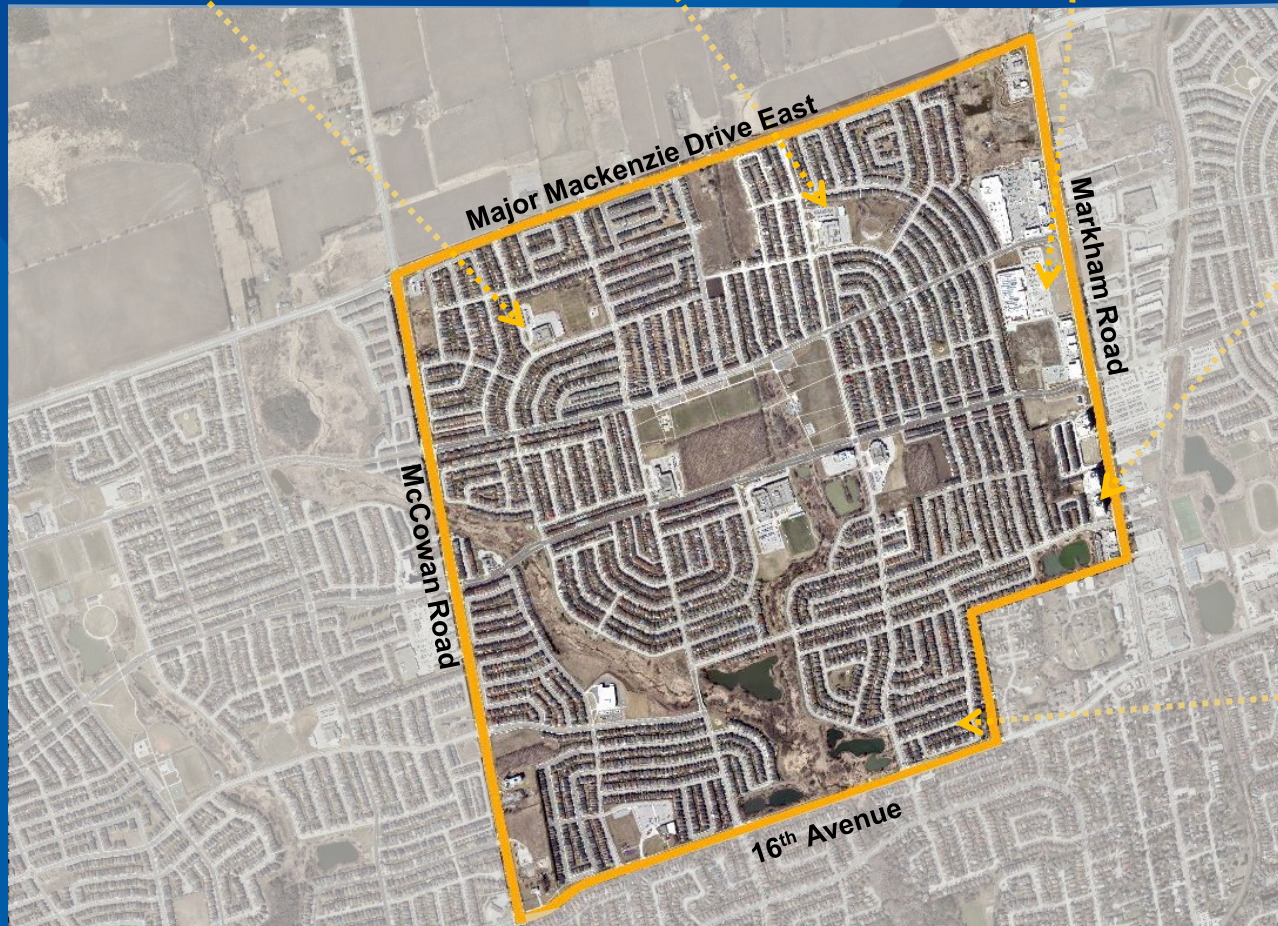
Units per ha: 16

Density: 67 residents/jobs per ha

Buildout

Units per Ha: 20

Density: 76 residents/jobs per ha





Block 39 Vaughan

2016

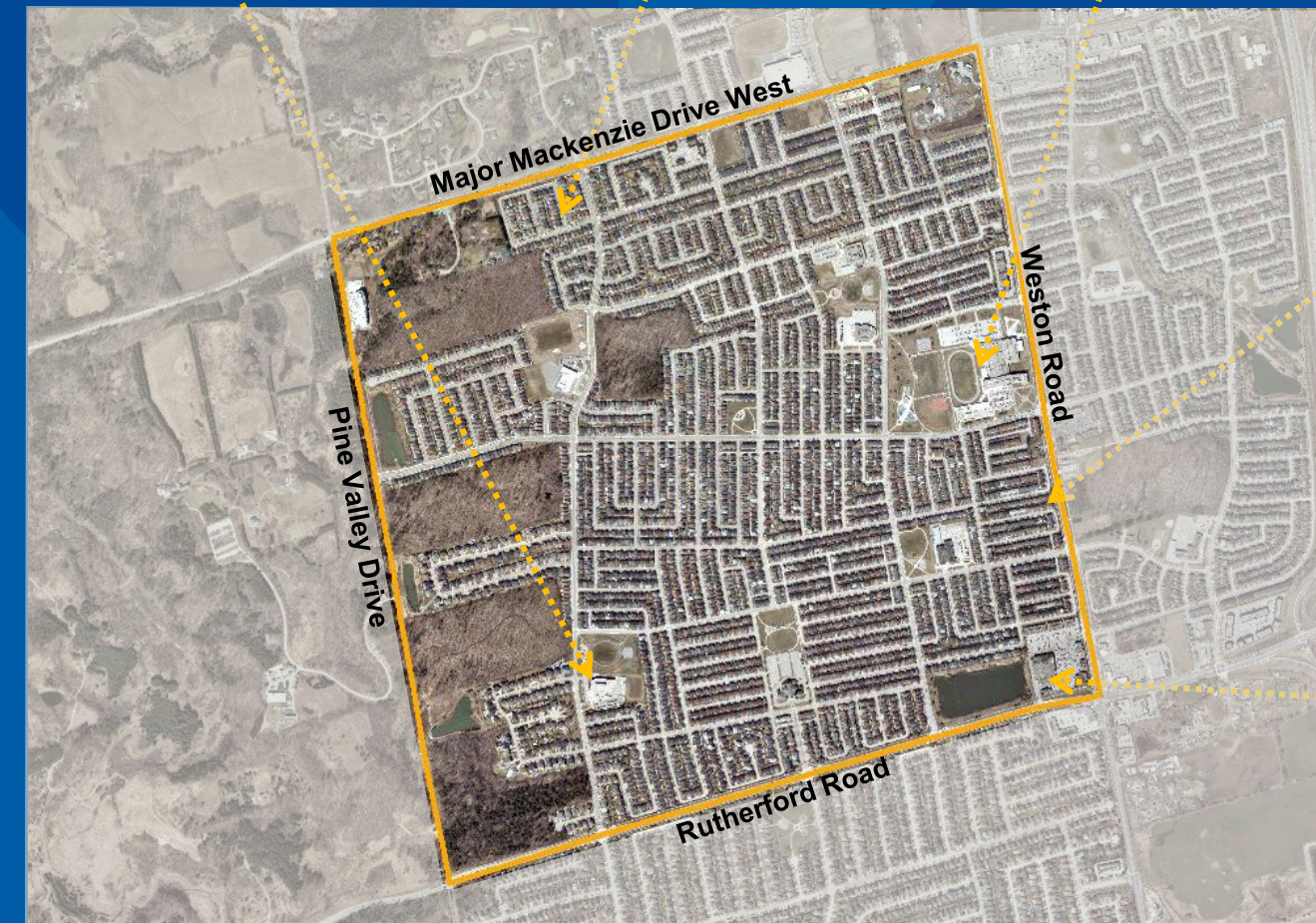
Units per ha: 15

Density: 64 residents/jobs per ha

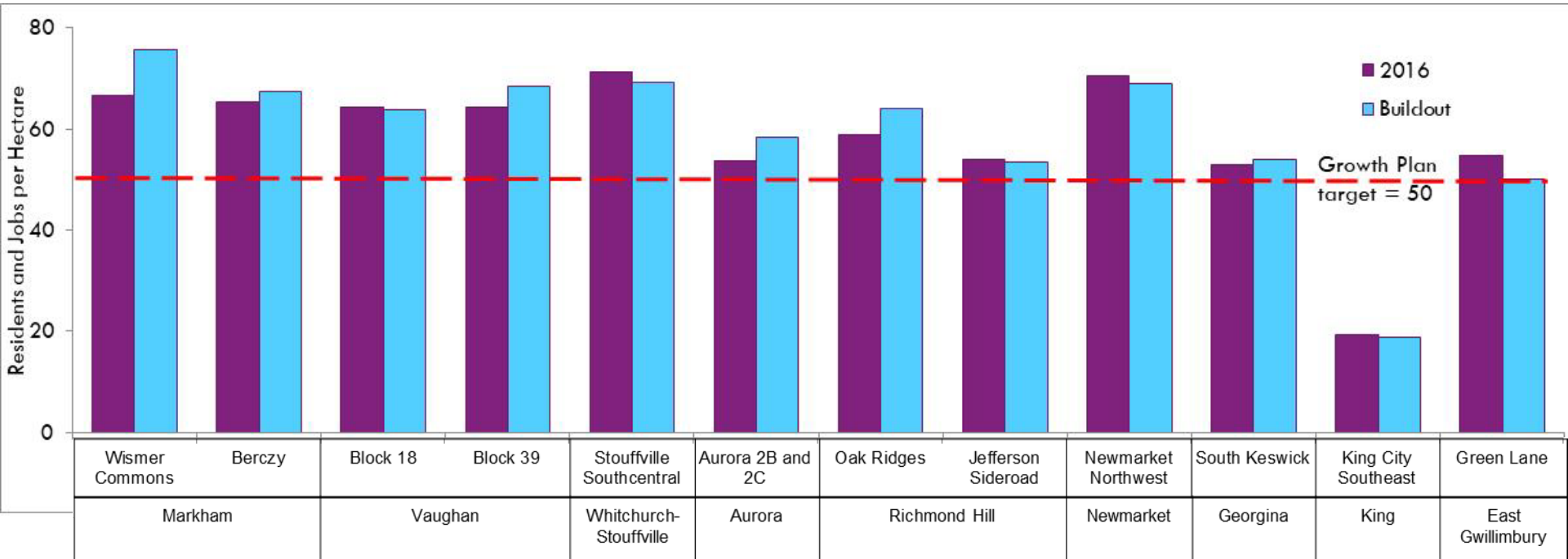
Buildout

Units per Ha: 17

Density: 68 residents/jobs per ha



What the Market in York Region is Delivering



Buildout Summary - Unit Mix

Case Study Area	Percentage of Units				Buildout Density
	Singles	Semis	Rows	Apt	
Wismer Commons	47%	16%	21%	16%	76
Block 39	62%	16%	16%	6%	68
Aurora 2B/2C	52%	6%	26%	16%	58
Oak Ridges	61%	5%	27%	7%	64

Density is measured as residents and jobs per hectare

The Importance of Getting Density Right

1. Infrastructure and financial planning impacts
2. Important to have realistic forecasts to match market reality
3. Basis for providing complete communities that support transit investments, active transportation, a diversified housing mix and affordable housing options

Supporting the Industry for COVID-19 Recovery

Moving Forward to Stimulate the Economy

- Economic Strategy
 - Launched York Region Business Recovery Support Partnership
 - \$500K to support small business through innovation investment fund
- Development Approvals
 - YorkTrax and other tools to streamline process
- Regional Official Plan Update
 - Updated Schedule 3 forecasts and ROP Density Target will provide industry with long term certainty
 - Advance supported Employment Conversion Requests
 - ROP adoption during current Council term

Success relies on continued investment in key infrastructure

YONGE NORTH SUBWAY EXTENSION



- **Additional funding** required to complete the Yonge North Subway Extension
- **Approval and completion of the Upper York Servicing Solution (UYSS)** is critical for northern municipalities and success of Centres and Corridors to meet planned growth targets
- **Legislative changes similar to the *Building Transit Faster Act*** are needed to expedite approvals for critical Water and Wastewater Infrastructure

Next Steps

- Continue to monitor the impact of COVID-19 on Growth and Development Activity
- Continue to support our business community
- Explore ways to further streamline the approvals process with local municipalities and BILD
- Consult with local municipalities, BILD and the public on the Official Plan update, including planning for density, to promote timely delivery of an updated Regional Official Plan