

# Agenda - Planning Advisory Committee - May 19, 2021

1. Call to Order
2. Disclosures of Interest
3. MCR Update / York Region Proposed 2051  
Forecast and Land Needs Assessment Update
4. York Region Sustainable Development Incentive  
Programs Update
5. Communications
6. Other Business
7. Adjournment



# Proposed 2051 Forecast and Land Needs Assessment Update

Presented to  
**PLANNING ADVISORY COMMITTEE**

Presented by  
**Lauren Sauve**  
Senior Planner, Policy, Research, and Forecasting

May 19, 2021



# Objectives

1. MCR Update
2. Provincial Forecast & Land Needs Assessment results
3. Proposed urban expansion mapping
4. Forecasts by local municipality
5. Integrated Growth Management
6. Next Steps

# Current Status of ROP Update Process



MCR reports to  
Council



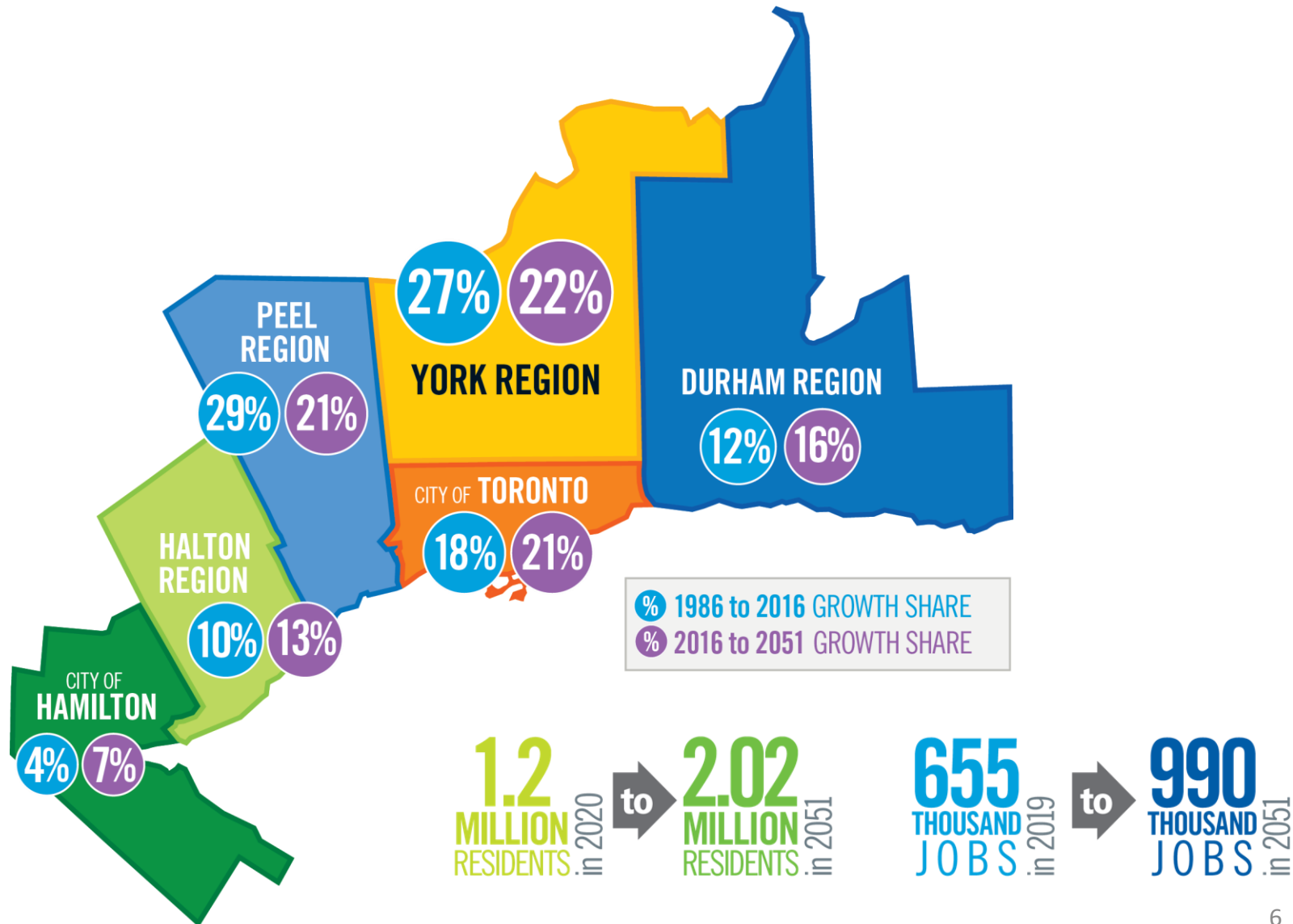
Upcoming reports to  
Council

- [Planning for Intensification Background Report](#) (April 2019)
- [Planning for Employment Background Report](#) (May 2019)
- [Planning for Agriculture Background Report](#) (June 2019)
- [Planning for Density in New Communities](#) (June 2020)
- [Natural Systems Planning Background Report](#) (June 2020)
- [Major Transit Station Areas Endorsement Report](#) (September 2020)
- [Proposed Employment Area Mapping and Employment Conversions](#) (October 2020)
- [Regional Official Plan Update Policy Directions Report I](#) (December 2020)
- [Regional Official Plan Update Housing Challenges and Opportunities](#) (January 2021)
- [Proposed 2051 Forecast and Land Needs Assessment](#) (March 2021)
- [Regional Official Plan Update Policy Directions Report II](#) (March 2021)

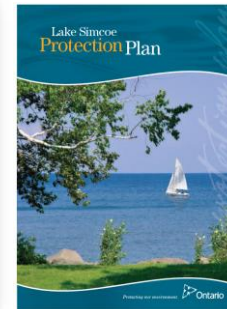
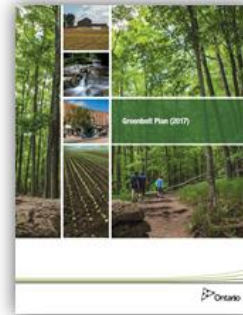
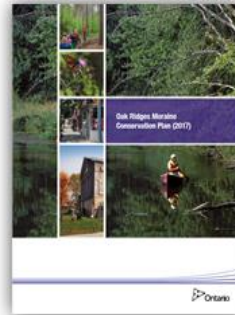
# Upcoming MCR Reports and Engagement

Report	Targeted Timing
Policy Directions – Part 3	June
Public/Stakeholder Consultation	Spring/Summer
Draft Regional Official Plan	Fall 2021
Comprehensive Consultation on Draft ROP	2021/2022
Master Plans and Development Charges Bylaw update	2021/2022

# Province Anticipates York Region to Attract Highest Share of Growth in the Greater Toronto and Hamilton Area



# York Region is Required to Conform to Provincial Plans



Mandated Provincial Land Needs Assessment Methodology  
is used to determine urban land needs

# Growth Plan Establishes Growth Requirements

- Planning to 2051 for over 800,000 people and 345,000 jobs
- Minimum Intensification target of 50%
- Minimum Designated Greenfield Area density target of 50 residents and jobs per hectare
- Emphasis on "market based" approach

Key inputs in Provincial Land Needs Assessment methodology result in urban expansion needs



# 2051 Provincial Land Needs Assessment Results

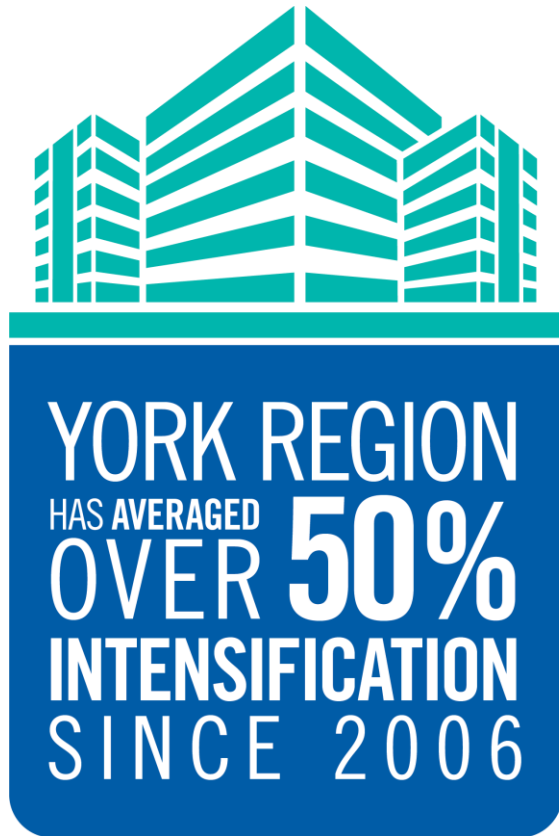
## **Need for 2,300 Ha of Community land**

- 276,000 new units required
- Minimum 50% intensification target (138,000 units)
- DGA demand-supply analysis determines need for urban expansion

## **Need for 1,100 Ha of Employment land**

- 345,000 new jobs required
- Growth in knowledge based, transportation/ warehousing industries
- Assumed COVID-19 will not impact long term forecast
- Employment area demand-supply analysis determines land need

# York Region Well Positioned to Meet 50% Intensification Target



## INTENSIFICATION SUPPORTS

**\$3.2 BILLION**

INVESTED BUS RAPID TRANSIT  
and SPADINA SUBWAY EXTENSION



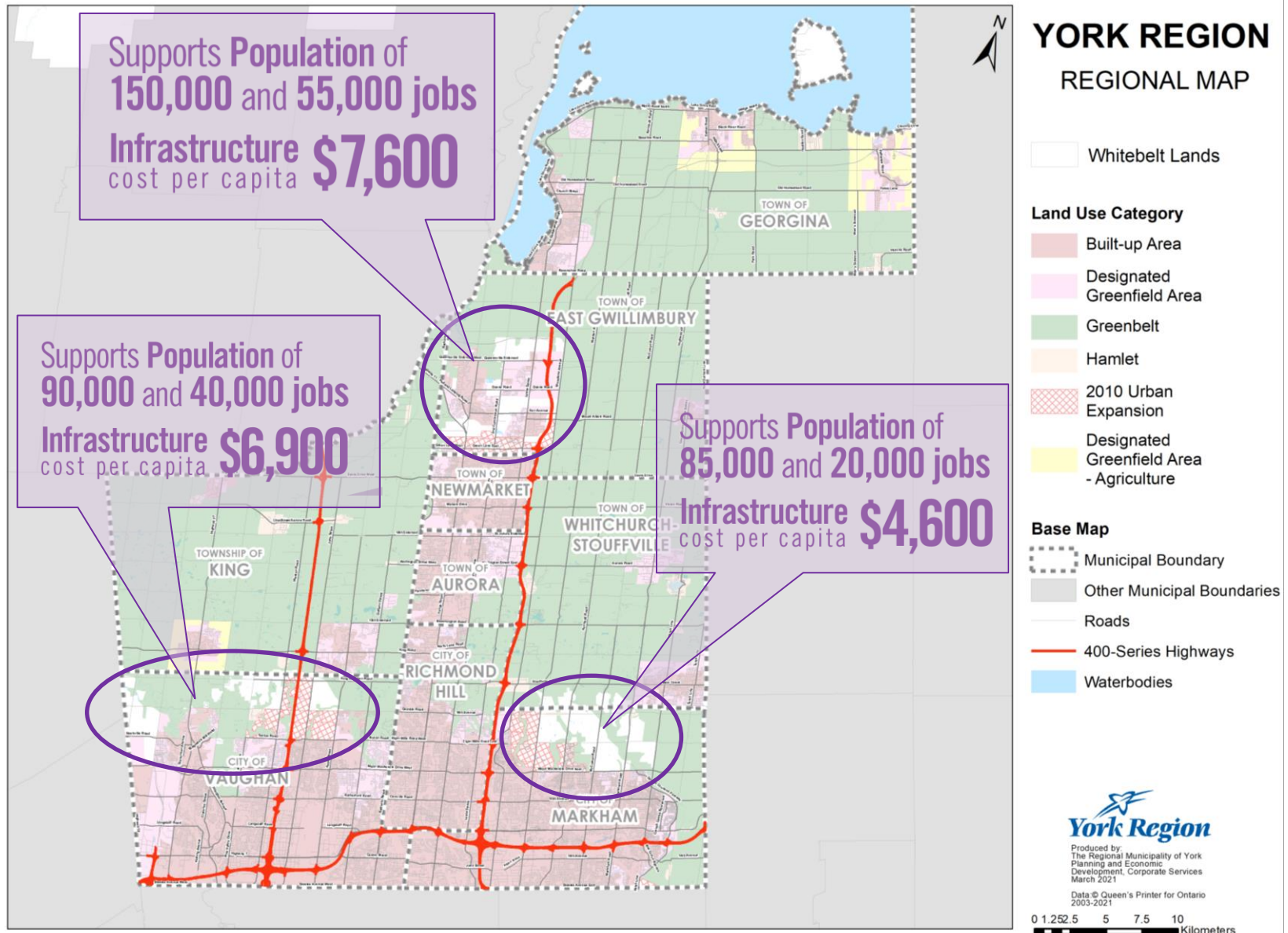
**\$5.6 BILLION**

YONGE SUBWAY EXTENSION

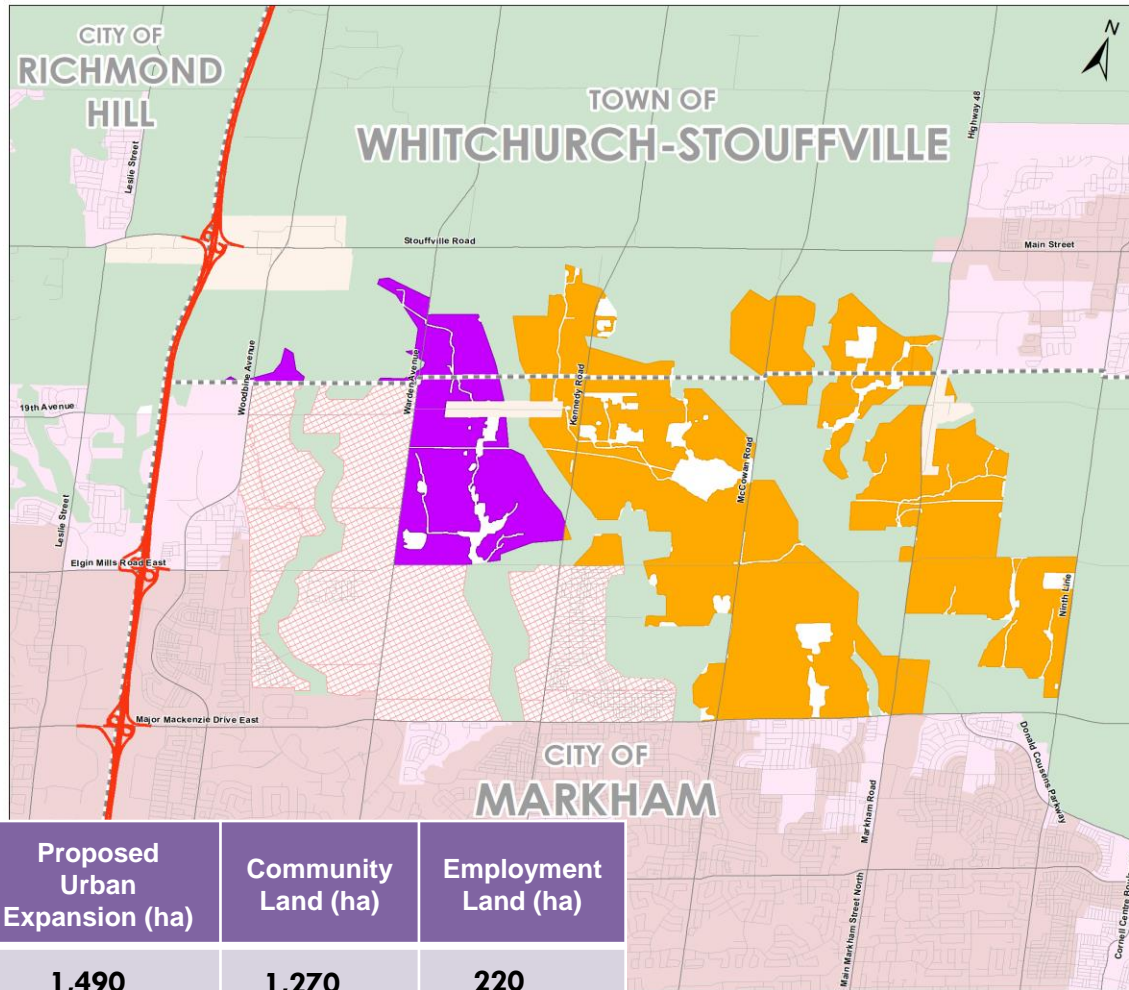
POTENTIAL for **700,000** PEOPLE and JOBS  
in **MAJOR TRANSIT STATION AREAS**

Watson identifies that 50% intensification is appropriate

# Whitebelt Area Considerations



# Proposed Geography of Urban Expansion - Southeast



## YORK REGION

City of Markham  
and  
Town of Whitchurch-Stouffville

### Preliminary Recommended Locations for Urban Expansion\*

- Community
- Employment
- Non-developable  
(NHS, Infrastructure)

### Land Use Category

- Built-up Area
- Designated  
Greenfield Area
- Greenbelt
- Hamlet
- 2010 Urban  
Expansion
- Designated  
Greenfield Area  
- Agriculture

### Base Map

- Municipal Boundary
- Roads
- 400-Series Highways

\*Areas are draft and are awaiting approval  
through the Municipal Comprehensive Review  
and are subject to change.



Produced by:  
The Regional Municipality of York  
Planning and Economic  
Development, Corporate Services  
March 2021

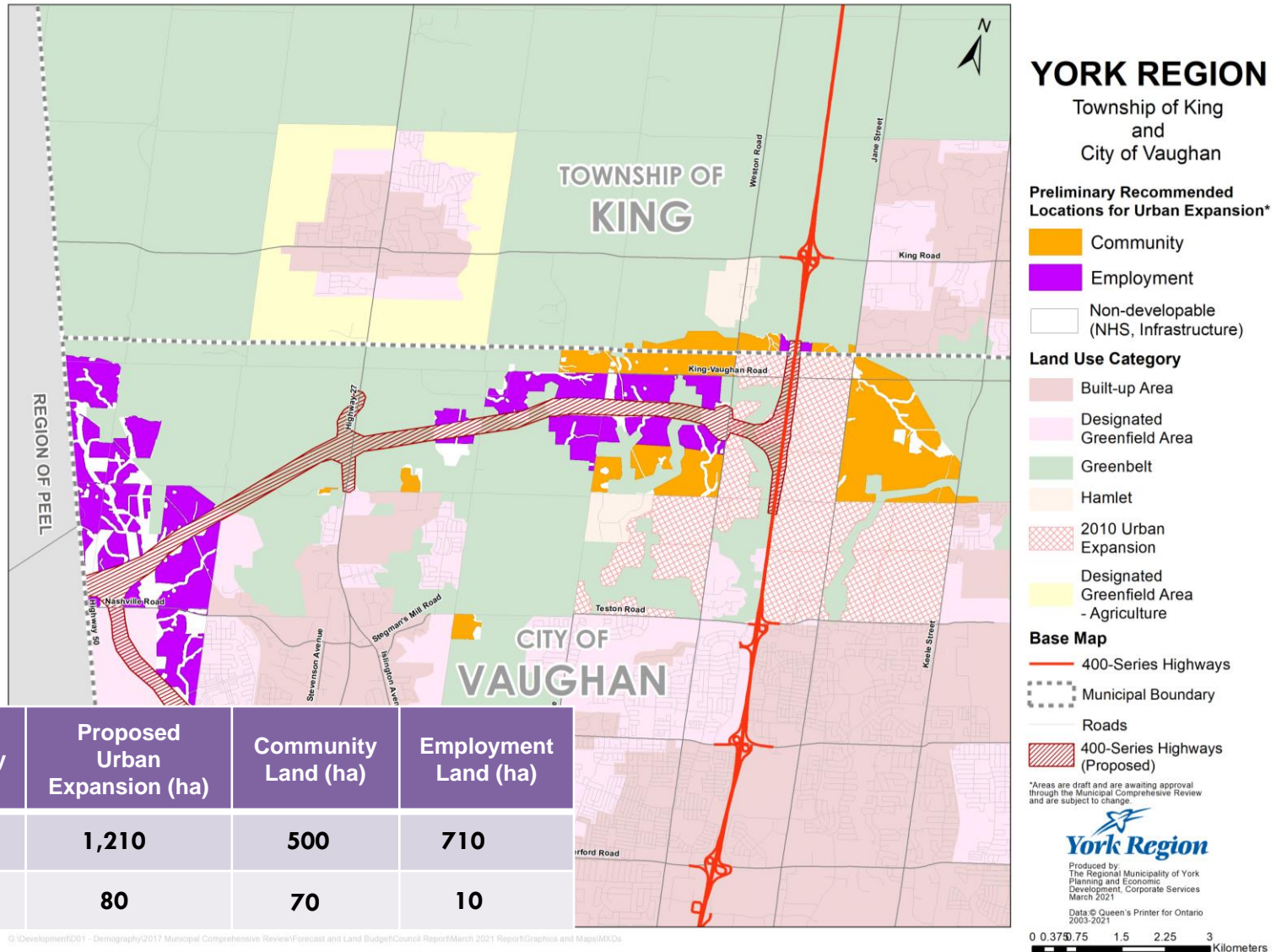
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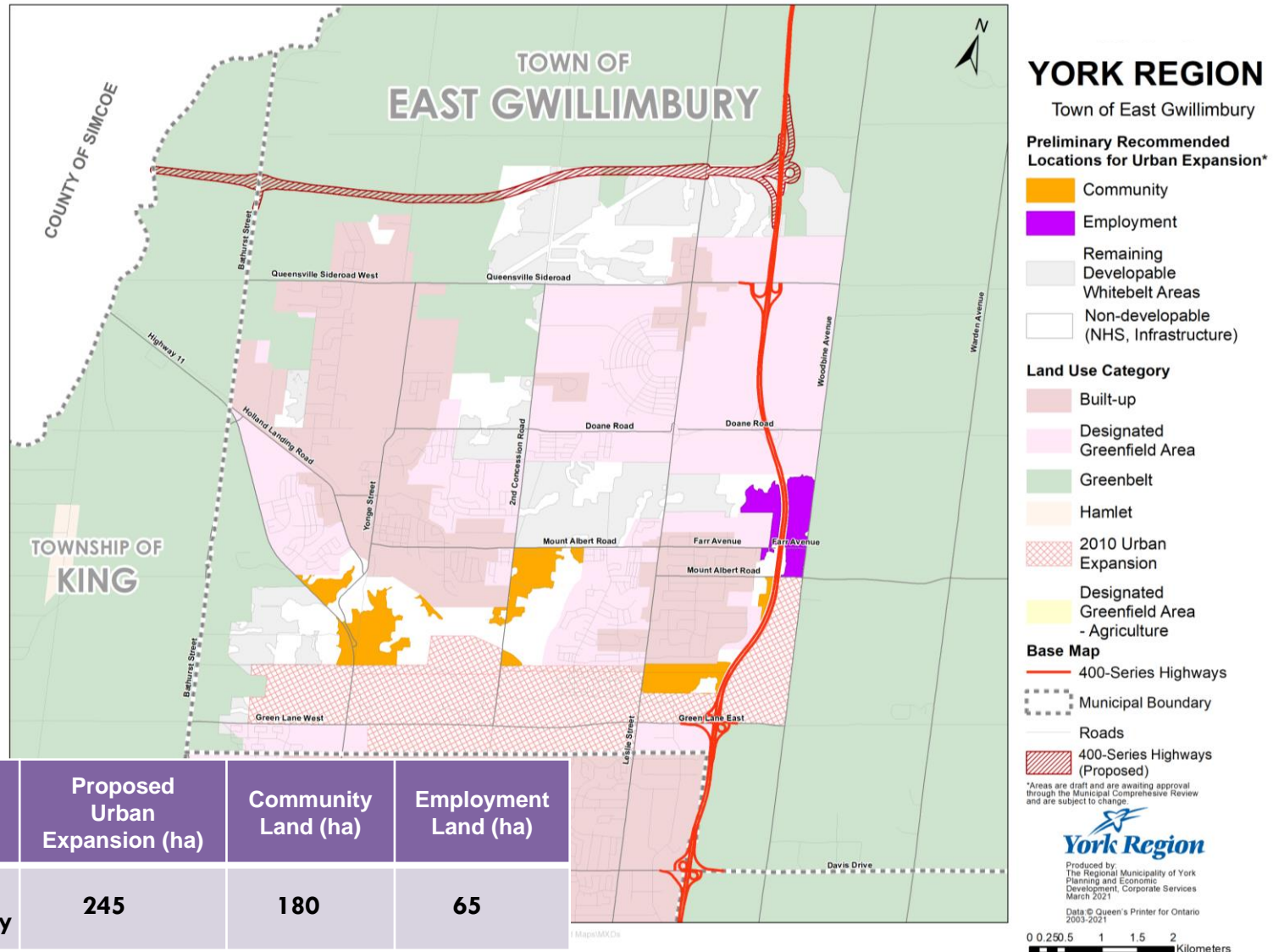
Municipality	Proposed Urban Expansion (ha)	Community Land (ha)	Employment Land (ha)
Markham	1,490	1,270	220
Whitchurch- Stouffville	375	280	95



# Proposed Geography of Urban Expansion - Southwest

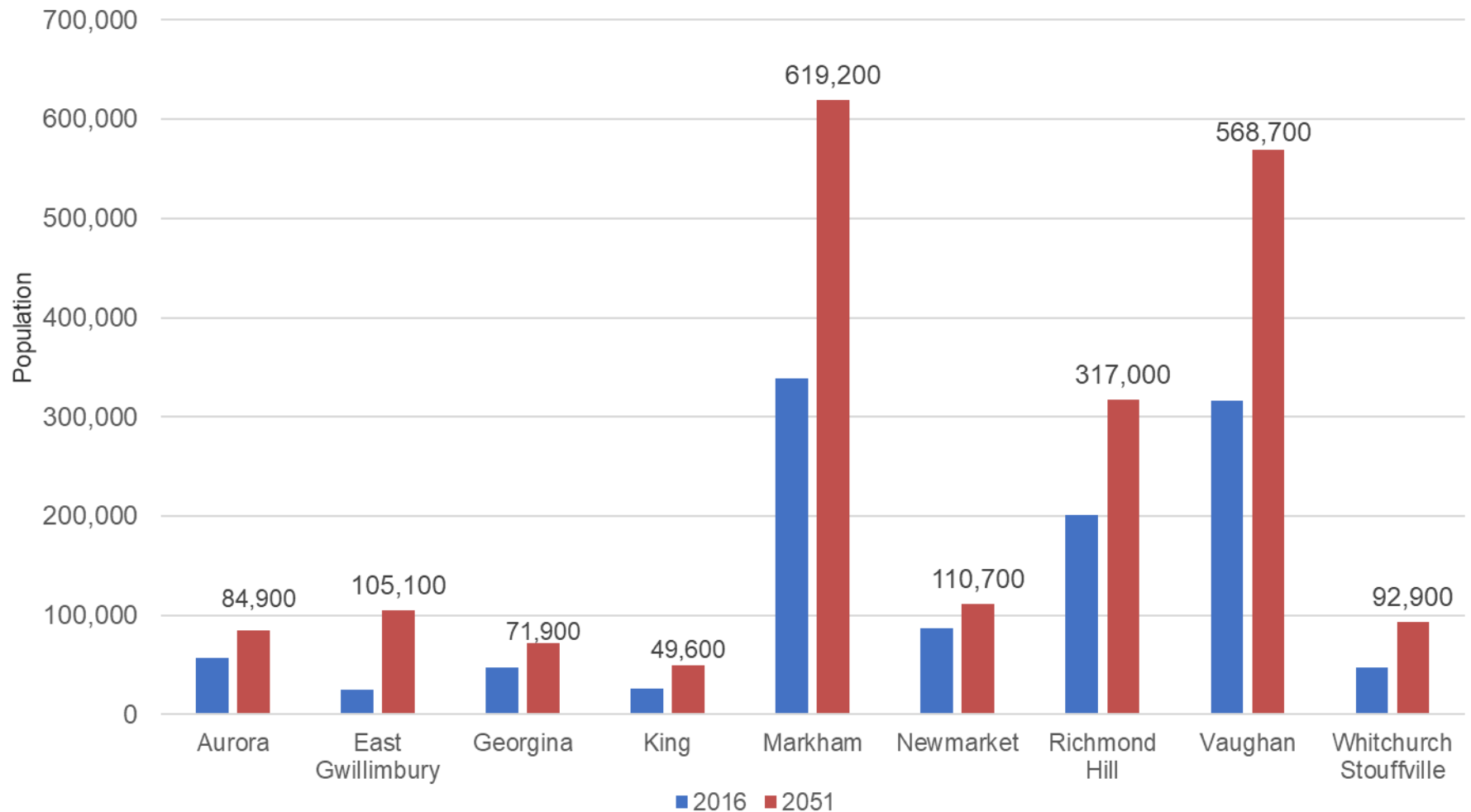


# Proposed Geography of Urban Expansion - North



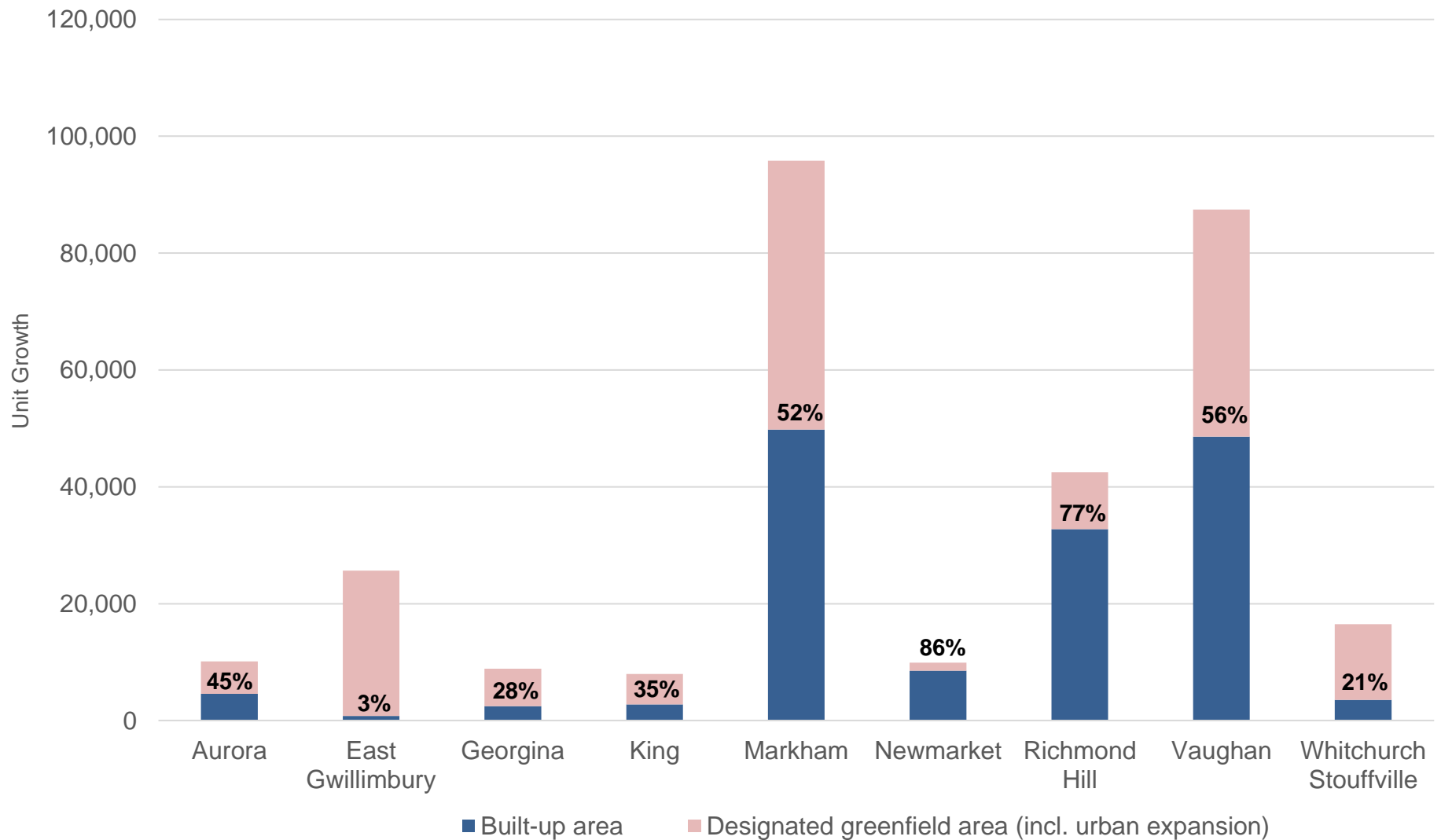
# Forecasts by Local Municipality

# Proposed Population Forecast by Local Municipality

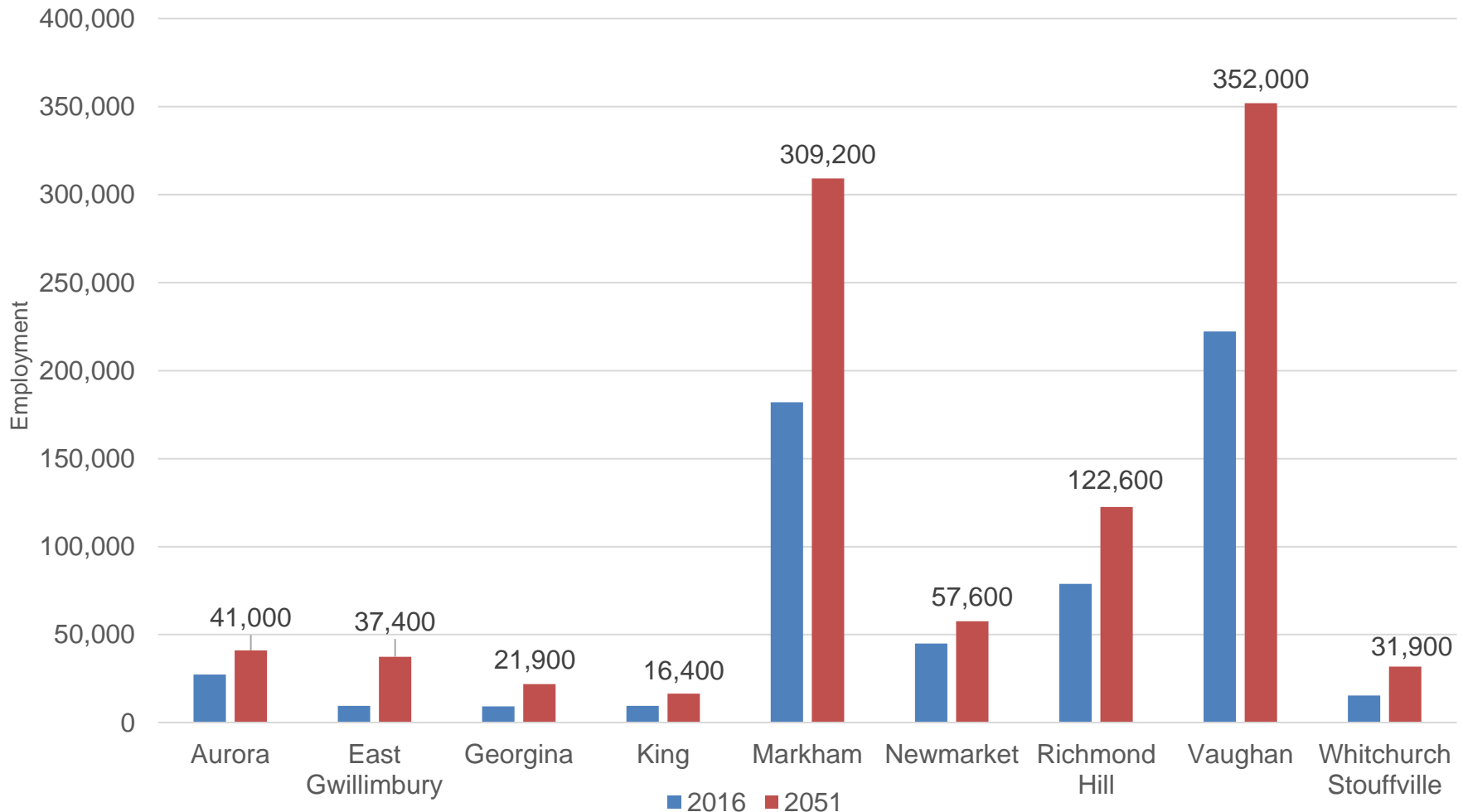




# Growth distribution and intensification targets



# Proposed Employment Forecast by Local Municipality



# **Integrated Growth Management**

# York Region is Entering a Mature Stage of Growth

- Significant investments in infrastructure have been made
- Experiencing a lower rate of growth
- Fiscal Strategy was put in place to manage debt
- An estimated \$11.6B in new infrastructure is required to 2051
- Managing debt and borrowing capacity for next generation of infrastructure

Phasing growth and infrastructure will be  
key to mitigate risk

# Transit Investment will be Key to Support 2051 Growth

- \$5.6B Yonge-North Subway Extension
- \$5.4B investment required in unfunded bus rapid transit infrastructure

Bus Rapid Transit Project	Preliminary Estimated Cost (\$M)
Highway 7 East	\$437
Highway 7 West	\$297
Yonge Street (Central York)	\$713
Yonge Street (North)	\$184
Major MacKenzie Drive	\$1,250
Jane Street	\$313
Leslie Street	\$470
Other future BRT	\$1,690

Funding from Senior levels of government is essential to service growth

# Phasing Policies needed in the Regional Official Plan

- Magnitude of growth to 2051 - cannot happen everywhere at once
- Growth in new areas is dependent on major infrastructure projects
- Phasing ensures urban expansion is aligned with planned infrastructure delivery and actual growth
- Possible approaches include:
  - Policy driven, local municipal implementation
  - Designation driven, Regional implementation

# Potential Approaches to Phasing in the Regional Official Plan

- Policy driven, local municipal implementation
  - Strengthen phasing requirements for local municipalities
- Designation driven, Regional implementation
  - Urban expansion areas released in phases
  - Prioritizing areas with lower per capita costs, more certainty, and greater potential return on investment
  - Tying the timing of release of new growth areas to population thresholds and/or a sustained intensification rate of 50%

# Next Steps

- Consultation – Spring/Summer 2021
  - Local municipalities
  - Public
  - Development industry
- Policy Directions Report III (including additional direction on phasing)
- Draft Regional Official Plan – Targeted for Fall 2021
- Extensive Public Consultations on Draft ROP – 2021/2022
- Master Plans and Development Charges Bylaw update – 2021/2022