



Proposed 2051 Forecast and Land Needs Assessment

Presented to
**YORK REGION AGRICULTURE & AGRI-FOOD
ADVISORY COMMITTEE**

Presented by
Lauren Sauve

Senior Planner, Policy, Research, and Forecasting

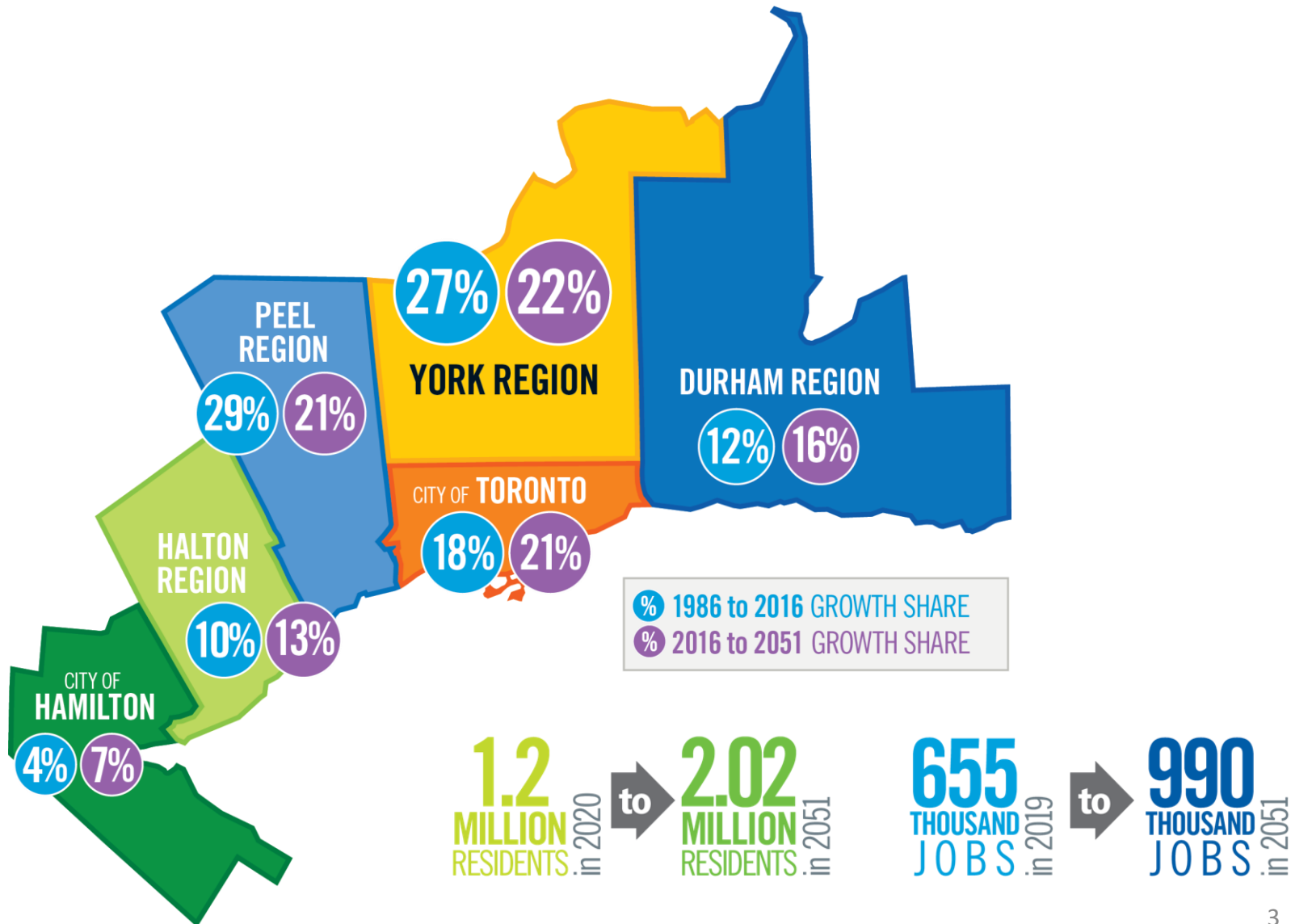
May 26, 2021



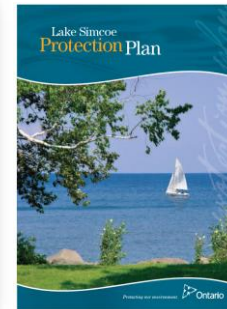
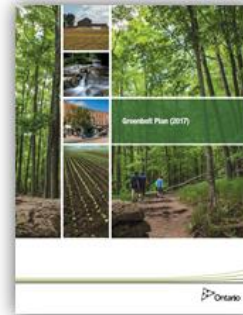
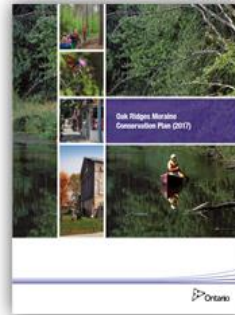
Objectives

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

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

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



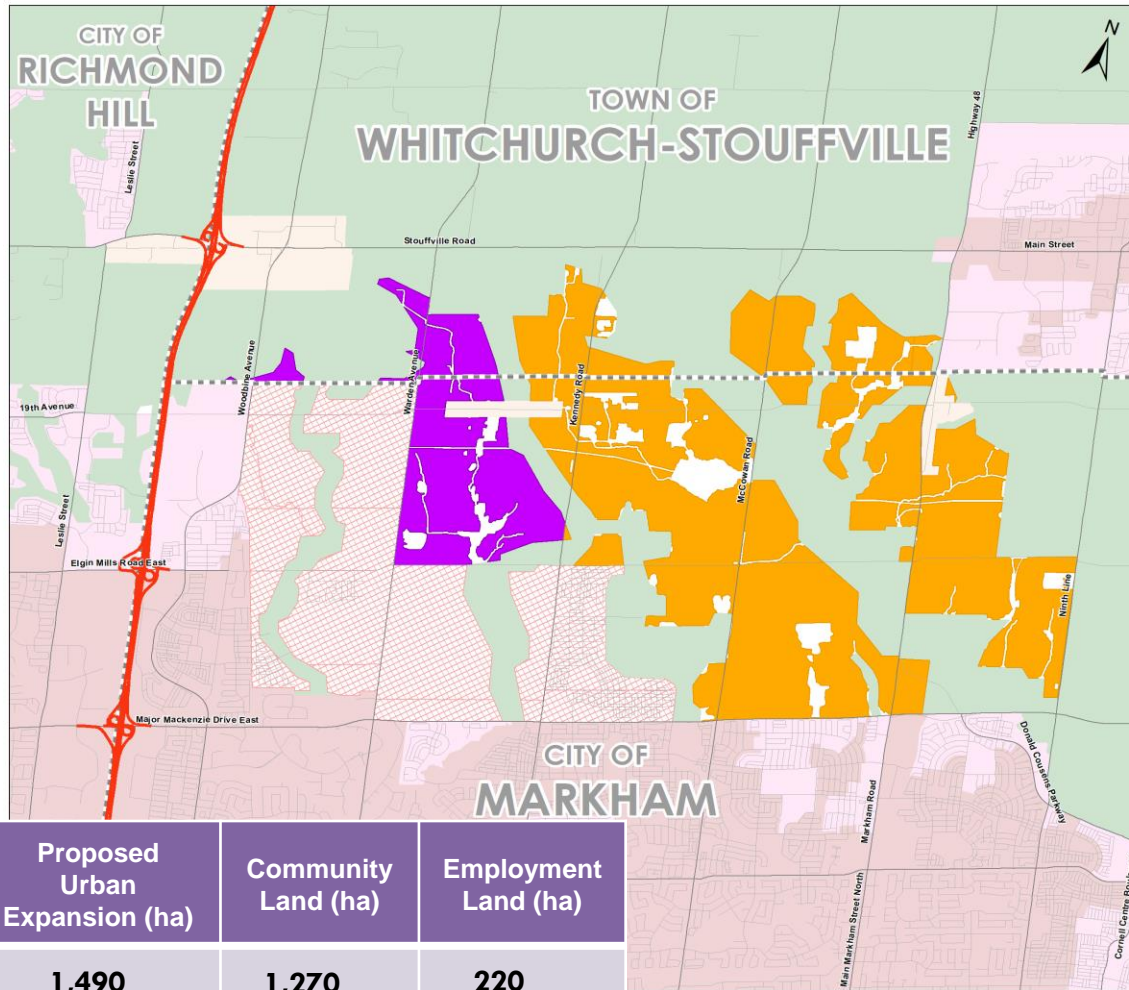
\$5.6 BILLION

YONGE SUBWAY EXTENSION

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

Watson identifies that 50% intensification is appropriate

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.



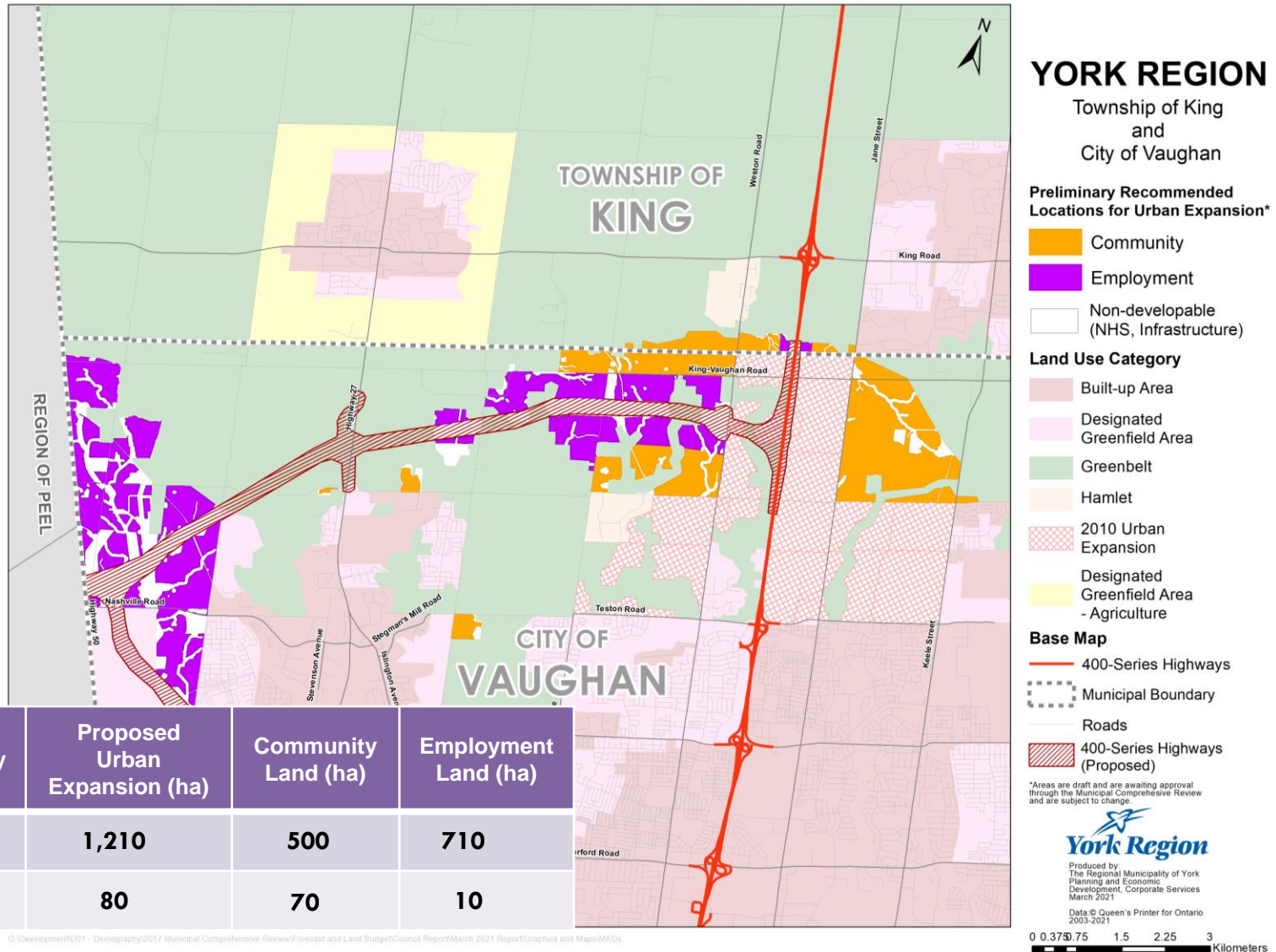
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Kilometers

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



YORK REGION

Town of East Gwillimbury

Preliminary Recommended Locations for Urban Expansion*

- Community
- Employment
- Remaining Developable Whitebelt Areas
- Non-developable (NHS, Infrastructure)

Land Use Category

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

Base Map

- 400-Series Highways
- Municipal Boundary
- Roads
- 400-Series Highways (Proposed)

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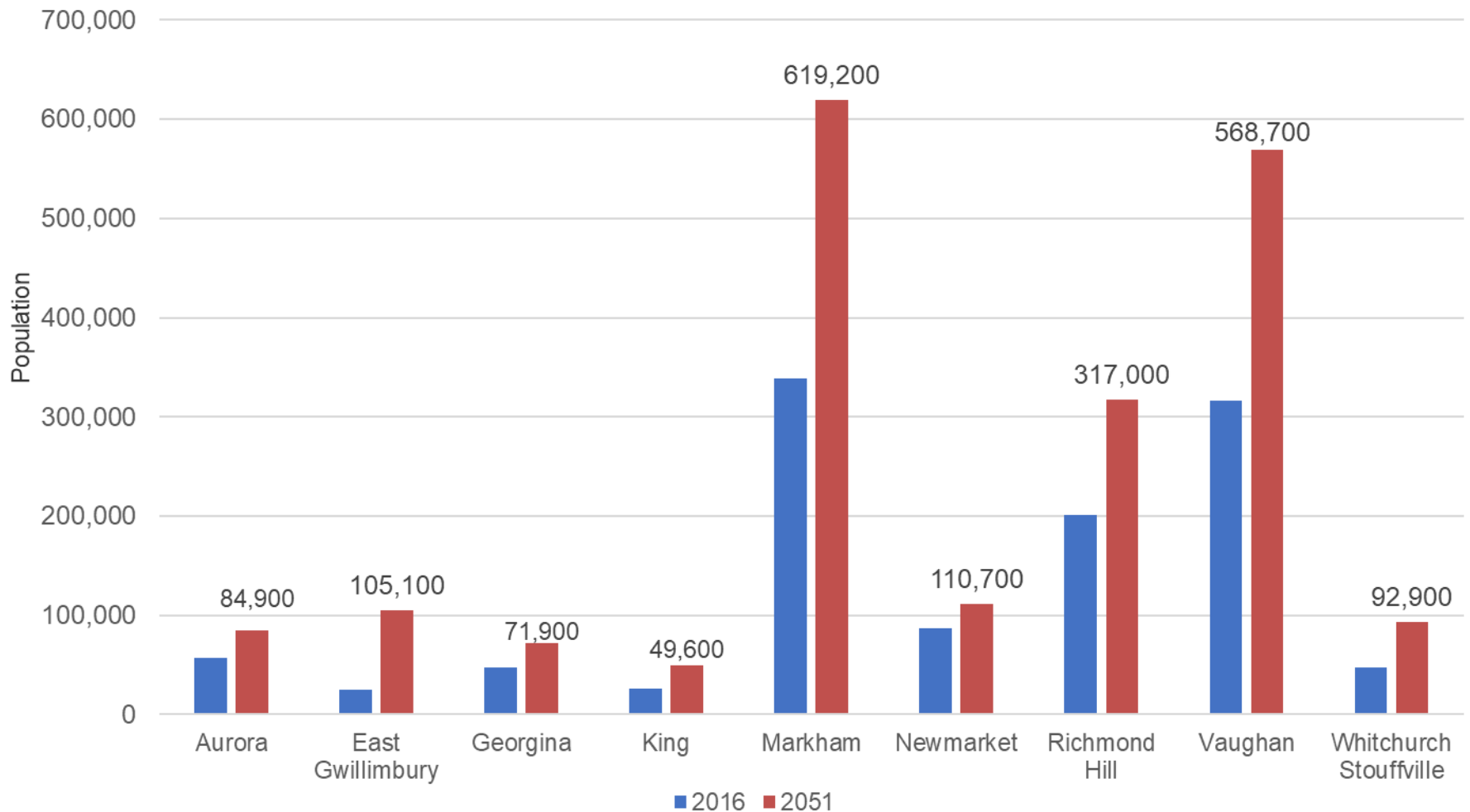
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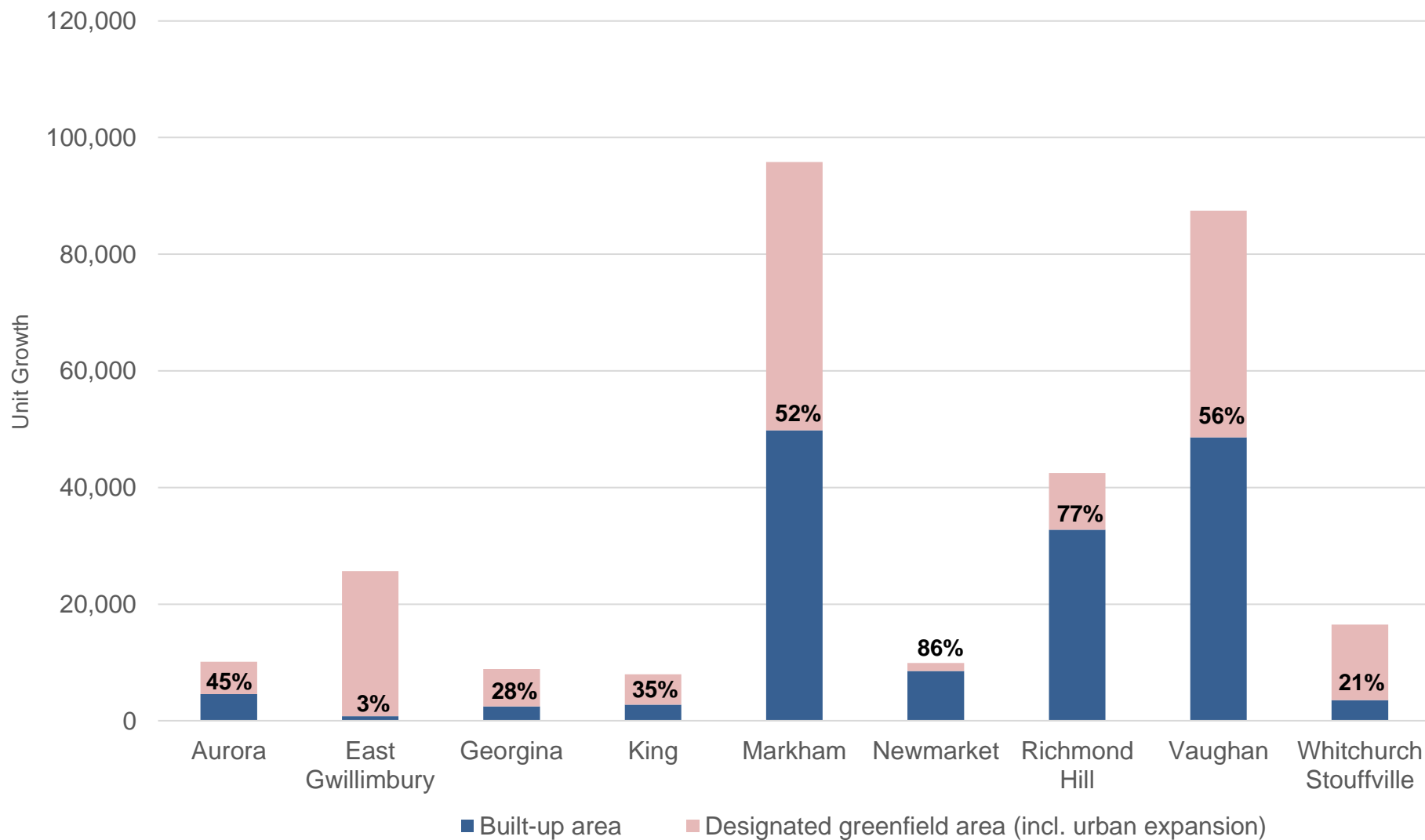
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Municipality	Proposed Urban Expansion (ha)	Community Land (ha)	Employment Land (ha)
East Gwillimbury	245	180	65

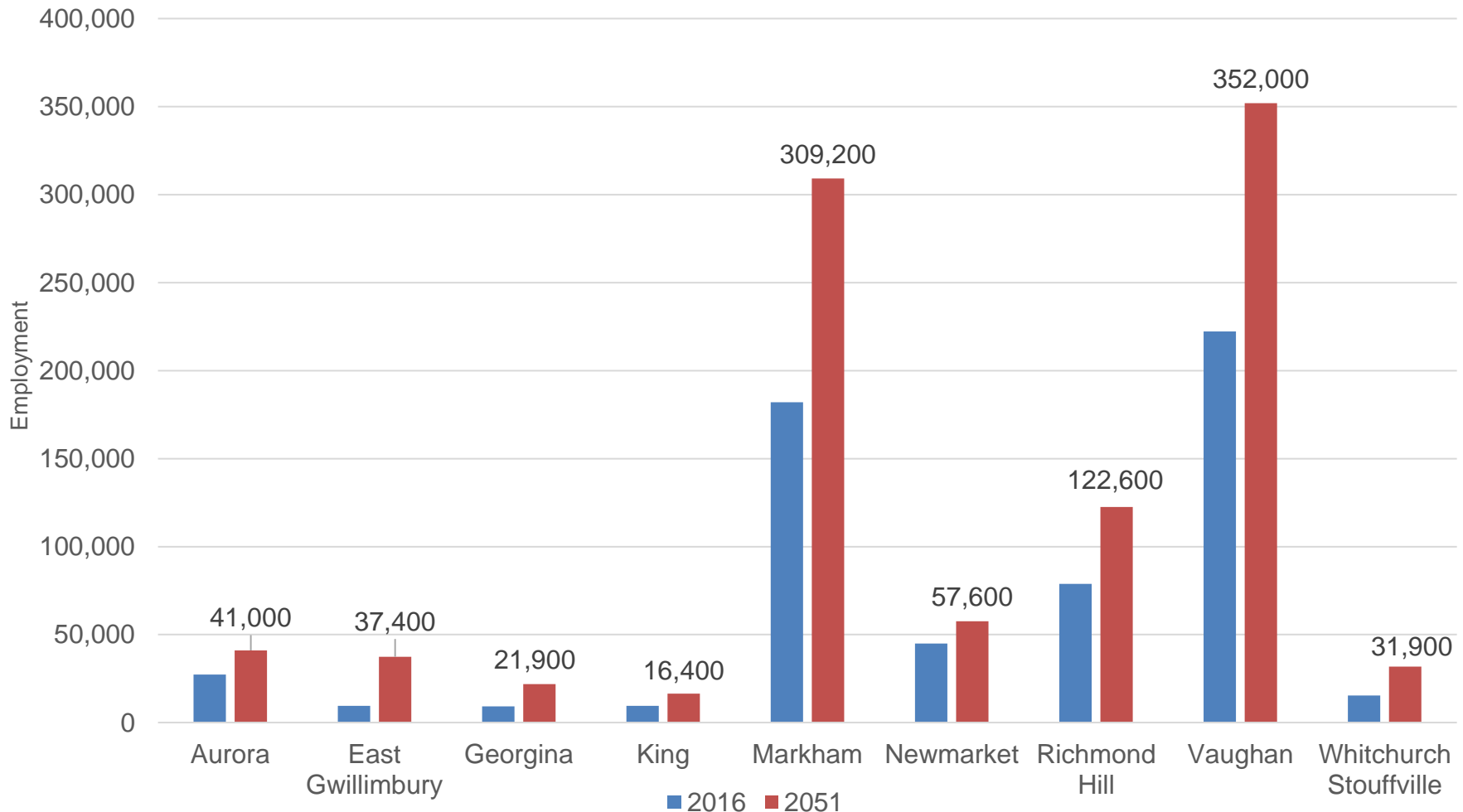
Proposed Population Forecast by Local Municipality



Growth distribution and intensification targets



Proposed Employment Forecast by Local Municipality



Phasing Policies needed in the Regional Official Plan

- Magnitude of growth to 2051 - cannot happen everywhere at once
- An estimated \$11.6B in new infrastructure is required to 2051
- Growth in urban expansion areas is dependent on major infrastructure
- Phasing ensures urban expansion is aligned with planned infrastructure delivery and actual growth
- Phasing can help promote ongoing agricultural operations until the lands are developed

Next Steps

- Consultation – Spring/Summer 2021
 - Local municipalities
 - Public
 - Development industry
- Policy Directions Report III – June 2021
- Draft Regional Official Plan – Targeted for Fall 2021
- Master Plans and Development Charges Bylaw update – 2021/2022