

The background of the slide is a photograph of the York Region Council Building. The building is a modern, multi-story structure with a curved facade and large windows. Two prominent, cylindrical towers rise from the building, each featuring a clock face. The sky is blue with some light clouds.

Alternate 2051 Forecast and Land Needs Assessment Scenarios in Response to Consultation

Presented to
REGIONAL COUNCIL

Presented by
Paul Bottomley

September 16th, 2021

The logo for York Region, featuring a stylized white starburst or 'Y' shape above the text 'York Region' in a white serif font.

York Region

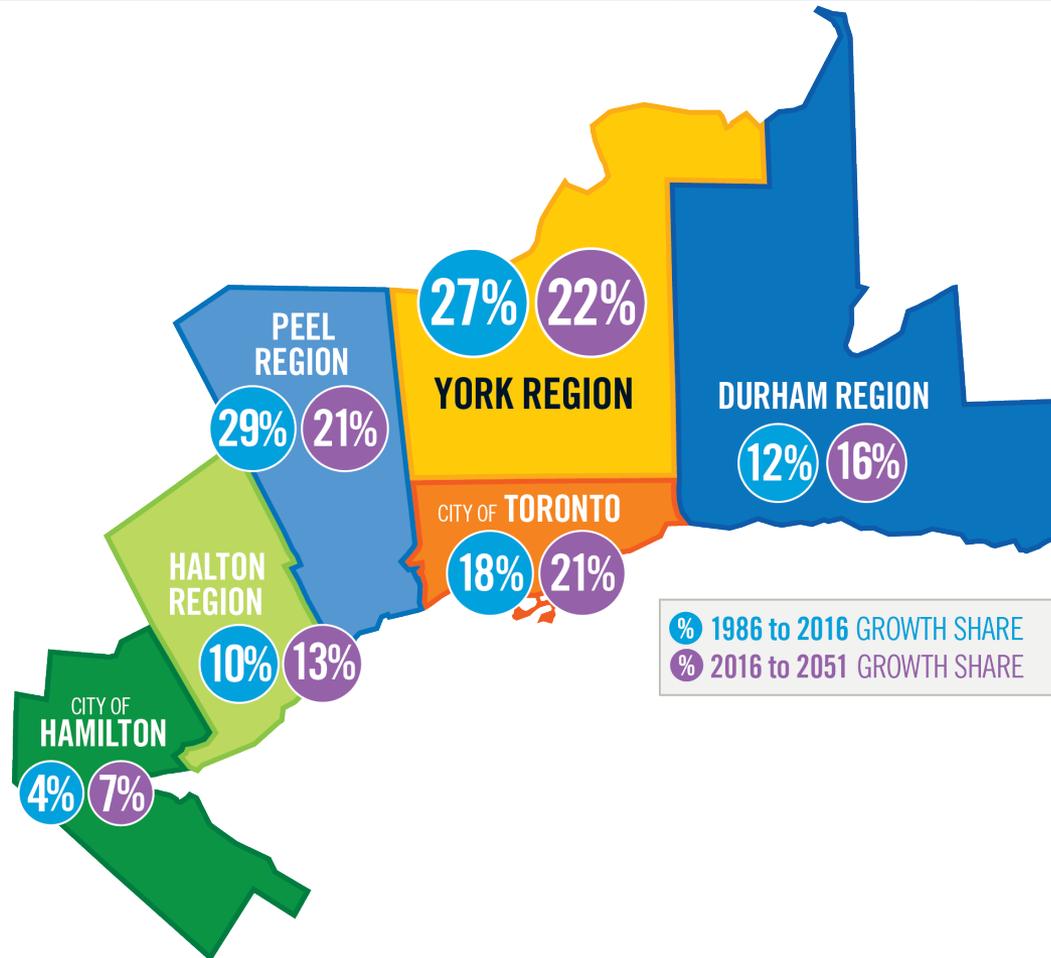
Agenda

1. Recap – March 2021 Proposed Forecast and Land Budget
2. Summary of consultation
3. Description and outcomes of alternate forecast scenarios
4. Recommendation and next steps

RECAP:

MARCH 2021 PROPOSED FORECAST & LAND BUDGET

Province anticipates York Region to attract highest share of growth in the Greater Toronto and Hamilton Area

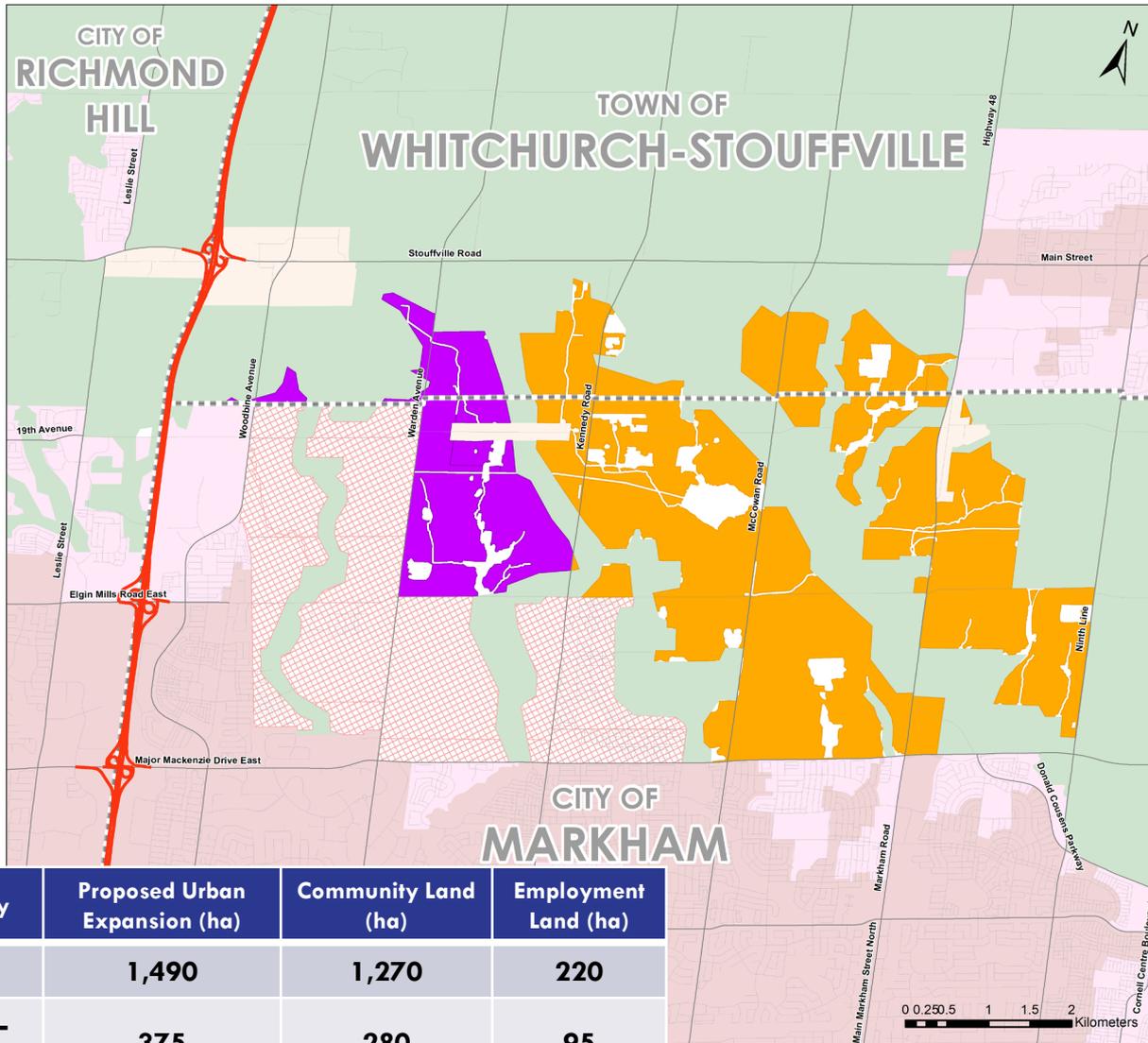


York Region forecast to achieve a population of 2,020,000 and 990,000 jobs by 2051

March 2021 Forecast and Land Needs Assessment

- Proposed forecast and land needs assessment presented to Regional Council in March 2021:
 - **50% intensification** and **60 people & jobs per hectare**
 - **3,400 hectares** (80%) of Whitebelt land needed
 - 2,300 hectares Community
 - 1,100 hectares Employment
 - **20% remaining Whitebelt** not required by 2051 proposed in East Gwillimbury
 - **Integrated and phased approach to managing growth** essential to link land use, infrastructure and financial planning

Proposed geography of urban expansion - Southeast



YORK REGION

City of Markham
and
Town of Whitchurch-Stouffville

Preliminary Recommended Locations for Urban Expansion*

- Community
- Employment
- Estimated 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

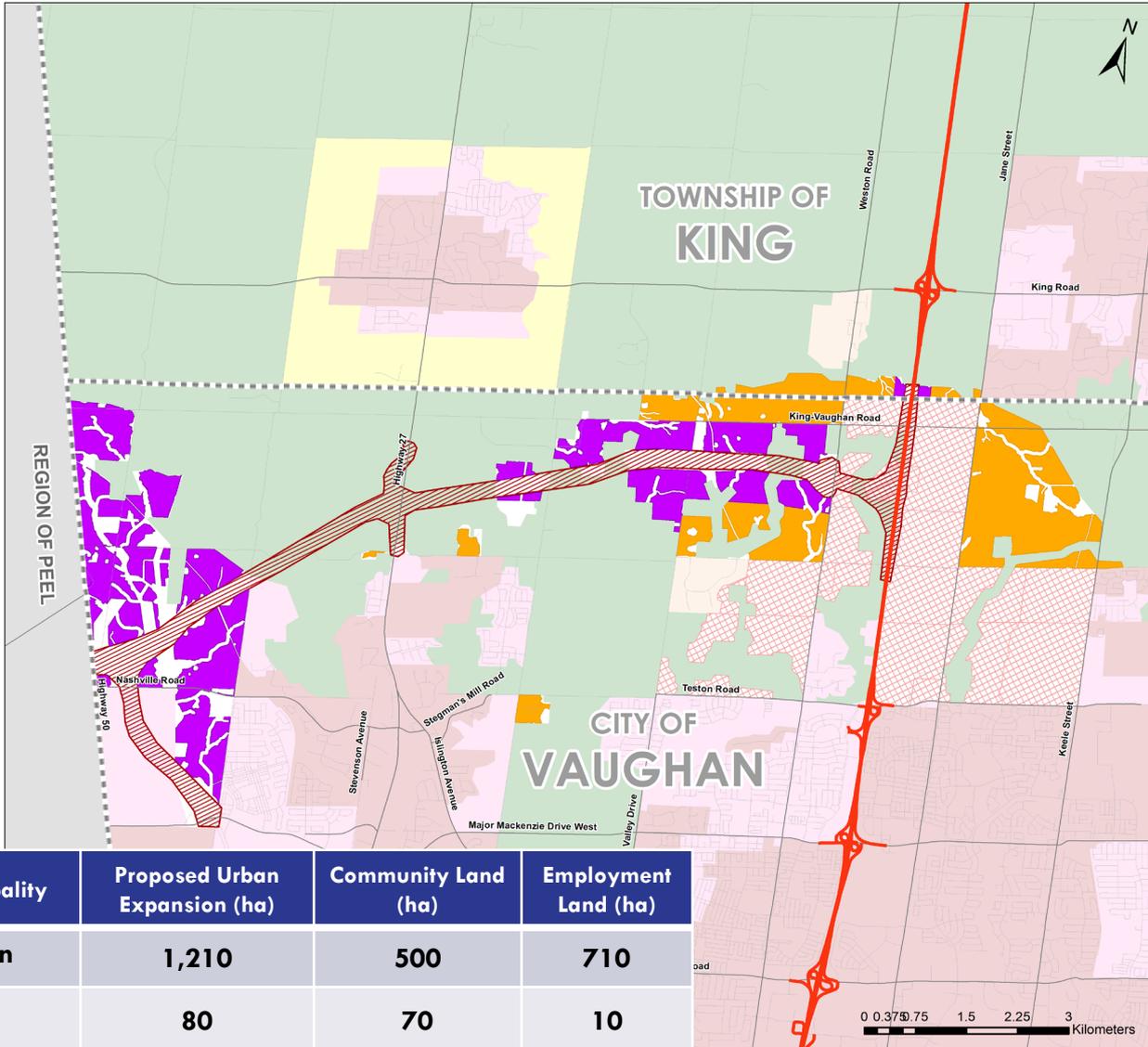
*Areas are draft and are awaiting approval through the Municipal Comprehensive Review and are subject to change.



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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



YORK REGION

Township of King
and
City of Vaughan

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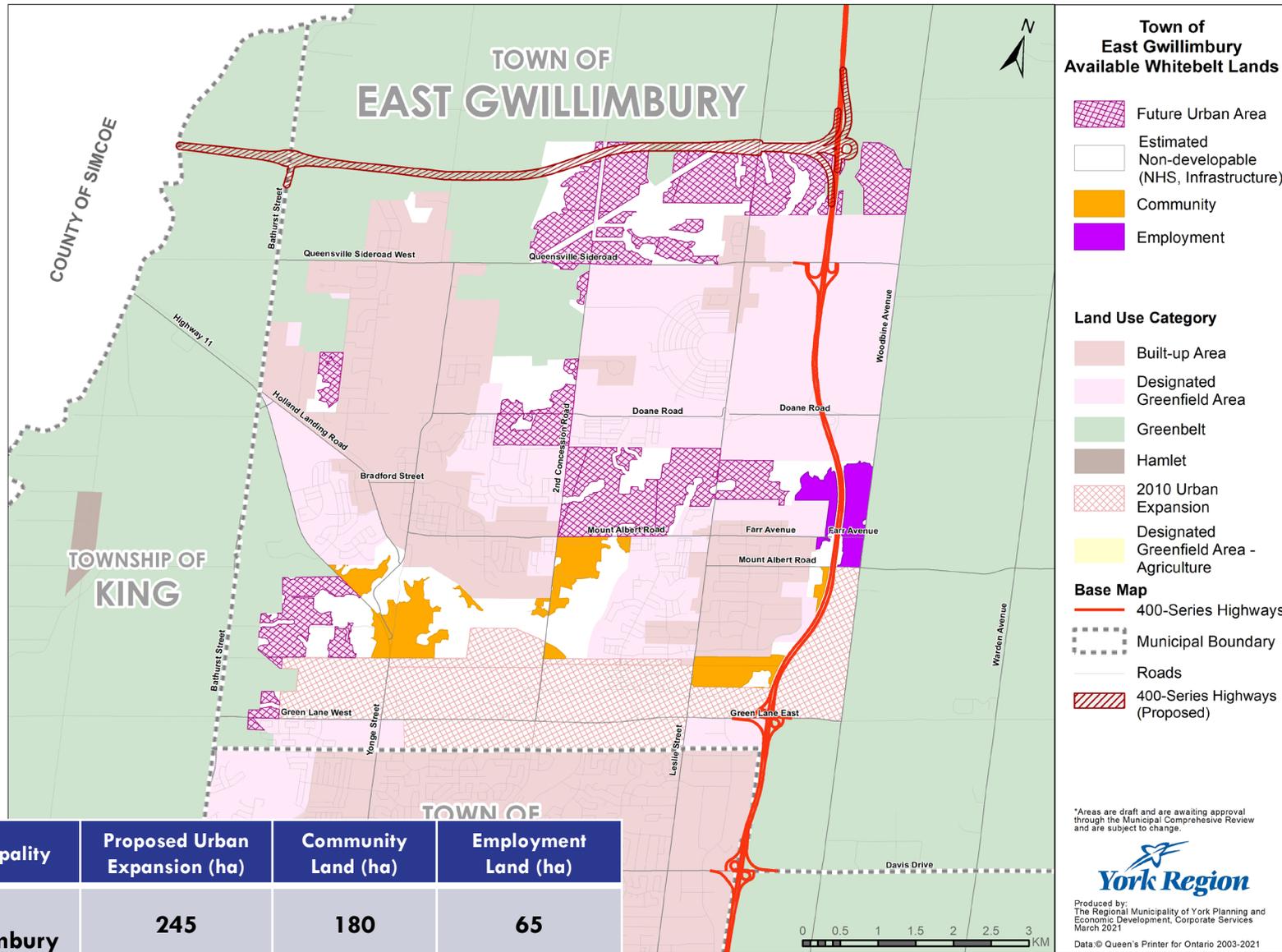
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Municipality	Proposed Urban Expansion (ha)	Community Land (ha)	Employment Land (ha)
Vaughan	1,210	500	710
King	80	70	10

Proposed geography of urban expansion - North



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

Town of East Gwillimbury Available Whitebelt Lands

- Future Urban Area
- Estimated Non-developable (NHS, Infrastructure)
- Community
- Employment

Land Use Category

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- Designated Greenfield Area
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SUMMARY OF CONSULTATION RESULTS

Local Municipal feedback on preliminary forecast

Local Municipality	General Direction
Aurora, Georgina	General support for forecasts as proposed
King, Richmond Hill, Vaughan	Forecasts likely to be met or exceeded
Markham ¹ , Newmarket, Whitchurch-Stouffville	Request for higher growth / intensification
East Gwillimbury	Request for entire Whitebelt
Markham ¹	Request for less Whitebelt expansion
King	Request for redistribution of Whitebelt growth to Township's villages

1. Markham comments reflect staff recommendations, referred back to staff for further consideration

Comments substantiate consideration of alternate forecast scenarios

- **BILD and PAC:**
 - Consider different scenarios
- **Agricultural community:**
 - Extent of loss of agricultural lands
- **Public:**
 - Climate change
 - Housing supply and affordability
 - Impacts on the agricultural system

Intensification and density assumptions in other GGH municipalities

Municipality	Intensification (% annually in BUA)	DGA Density (residents and jobs per hectare)
Peel	55%	65
Halton	50% - 54%	65
Durham	Not available	Not available
Hamilton (4 scenarios)	50% - No urban expansion (approx. 80%)	65-77
Waterloo (4 scenarios)	55%-60%	60-65
York (5 scenarios)	50%-60%	50-60

ALTERNATE FORECAST SCENARIOS

Five alternate growth scenarios are being presented

Scenario	Scenario Name	Intensification Target (%)	Density Target (residents +jobs/HA)
March 2021	50% Intensification	50%	60
1	Modified 50% Intensification	50%	60
2	Phased 50-55% Intensification	Up to 2041: 50% 2041-2051: 55%	60
3	55% Intensification	55%	60
4	60% Intensification	60%	60
5	50 residents+jobs/ha DGA Density and 50% Intensification	50%	50

Scenarios assessed impacts to population and community land needs only - employment forecast and land need not impacted in a significant way

Preliminary Regional scale results

Scenario	Community Land Expansion (% of Whitebelt)	Structure Type Mix (ground related / apartments)	Apartments per year (units/ buildings)
1. Modified 50% Intensification	2,300 Ha (80%)	58% / 42%	4,000 / 20
2. Phased 50-55% Intensification	2,050 Ha (75%)	56% / 44%	4,100 / 21
3. 55% Intensification	1,500 Ha (55%)	54% / 46%	4,300 / 22
4. 60% Intensification	700 Ha (25%)	51% / 49%	4,700 / 24
5. 50 residents+jobs/ha DGA Density and 50% Intensification	2,700 Ha (100%)	59% / 41%	3,800 / 19

Striking the right balance

- Addressing local municipal Council positions and input from other stakeholders (BILD, PAC, Agricultural Community, public)
- Market feasibility
- Housing affordability
- Alignment with existing and planned infrastructure, minimizing risk, and financial sustainability



Considerations informing the recommendation

Key Stakeholder Feedback	Scenario 1 - Modified 50%	Scenario 2 - Phased 50-55%	Scenario 3 – 55% Intensification	Scenario 4 - 60% Intensification	Scenario 5 – 50 res&jobs/ha DGA Density
More Whitebelt expansion in East Gwillimbury	✓	✓	✗	✗	✓✓✓✓
Less Whitebelt expansion in Markham	✓	✓✓	✓✓✓	✓✓✓✓	✗
Shift Whitebelt Growth to Villages in King	✗	✗	✗	✗	✗
Higher growth in Newmarket	✓	✓✓	✓✓✓	✓✓✓✓	✓
More intensification in King, Markham, Richmond Hill, Vaughan, Whitchurch-Stouffville	✗	✓	✓✓	✓✓✓	✗
Strive toward minimum of 60% intensification in Markham	✗	✓	✓✓	✓✓✓✓	✗
Less impact on Prime Agricultural lands	✗	✓	✓✓	✓✓✓✓	✗

X = Not Addressed, Slightly Addressed = ✓, Slightly-Moderately Addressed = ✓✓, Moderately Addressed = ✓✓✓, Fully Addressed = ✓✓✓✓

NOTE: Number of check marks represent the degree to which the comment has been addressed

Major shifts in intensification and density pose potential financial risk

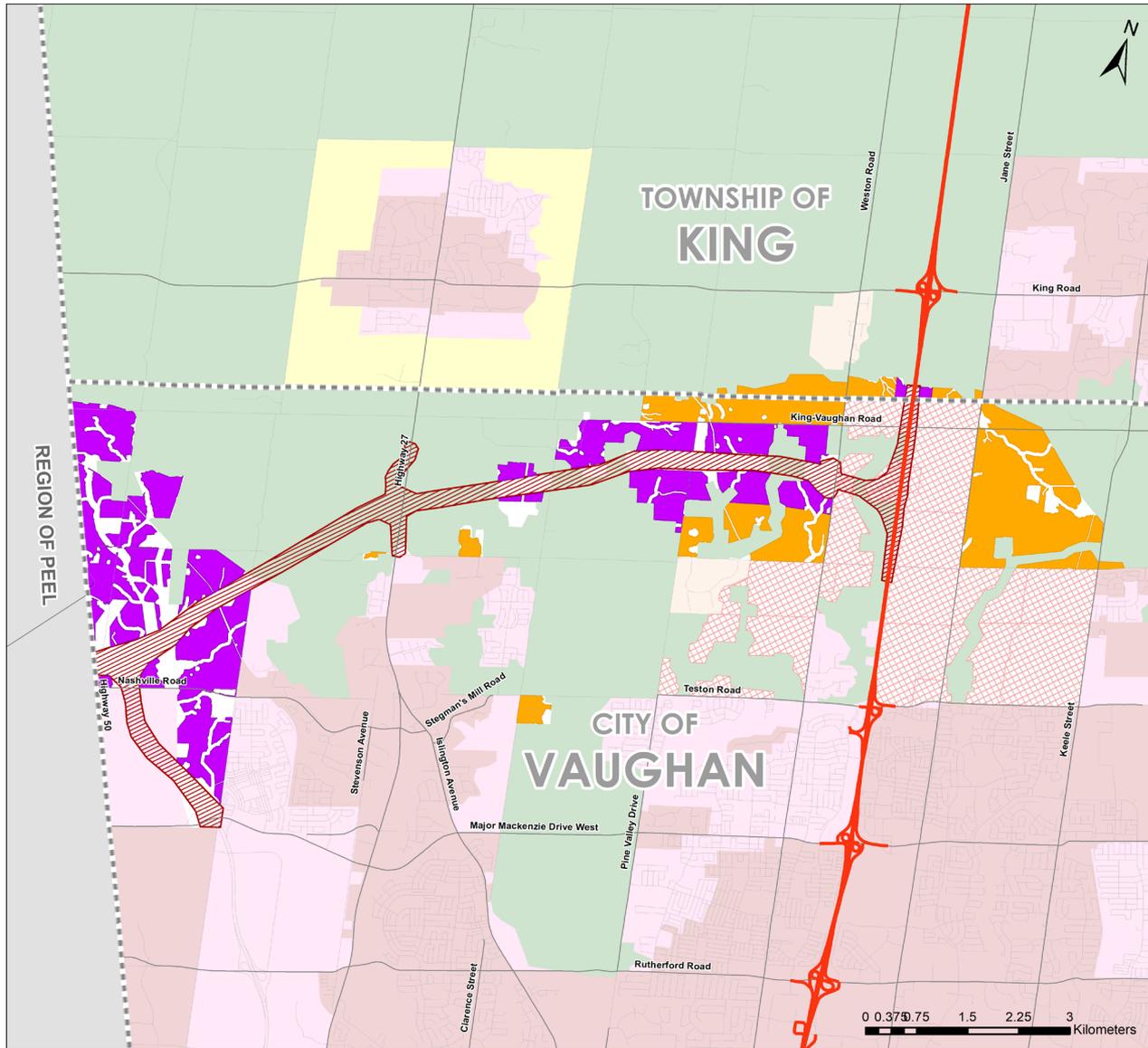
- **Scenarios 3 & 4** (55% and 60% intensification) require a significant shift toward high density structure types
- **Scenario 5** (50 DGA density) significantly below average density of 62 currently being achieved
- Implications on infrastructure sizing, timing and delivery, estimating transit ridership and calculating DCs
- Misaligned with assumptions contemplated by other GGH municipalities

Scenarios 1 and 2 maximize existing and planned infrastructure

- ROP update is being coordinated with Infrastructure Master Plan updates and the DC bylaw update
- Based on preliminary analysis, Scenarios 1 and 2 can be accommodated within the infrastructure program being proposed in updated master plans
- Direction to proceed with any other scenario would necessitate a significant redistribution of population growth across the Region impacting MCR, Master Plan and DC Bylaw update schedules

Scenarios 1 and 2 can be included in the draft Regional Official Plan for Council consideration this year

No change to geography of urban expansion in Vaughan and King



YORK REGION

Township of King
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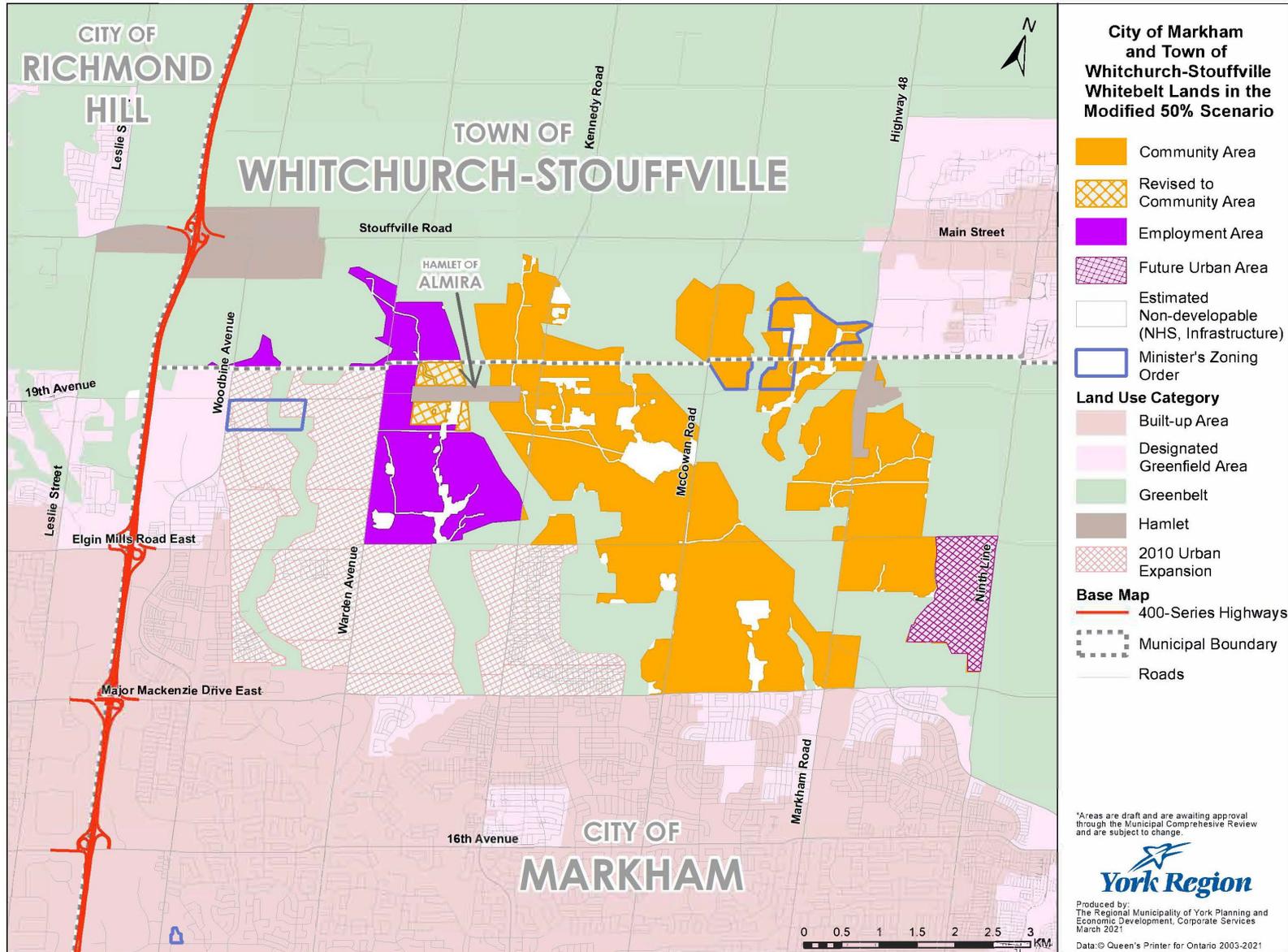
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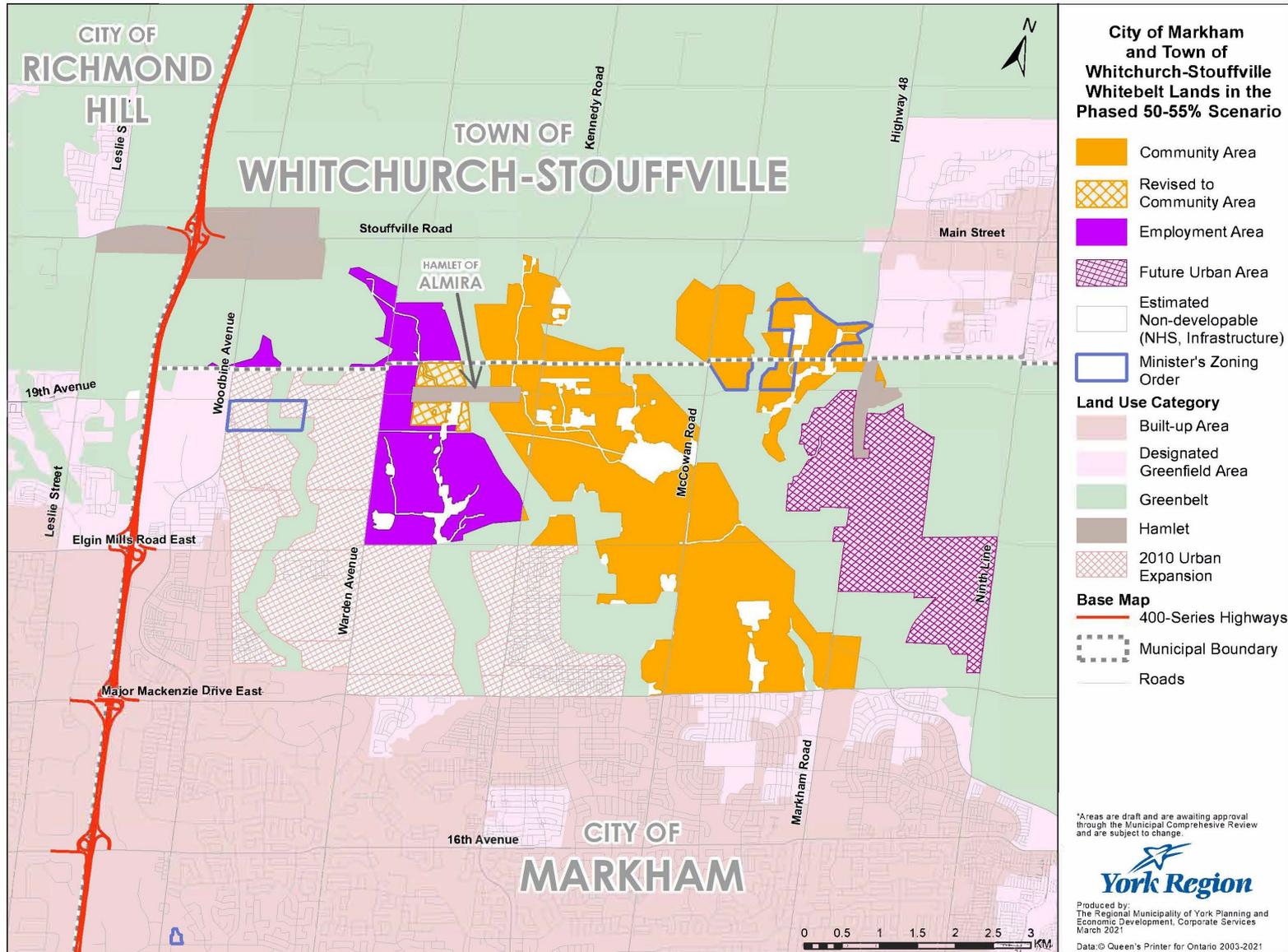
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Urban expansion Scenario 1 (Modified 50%)

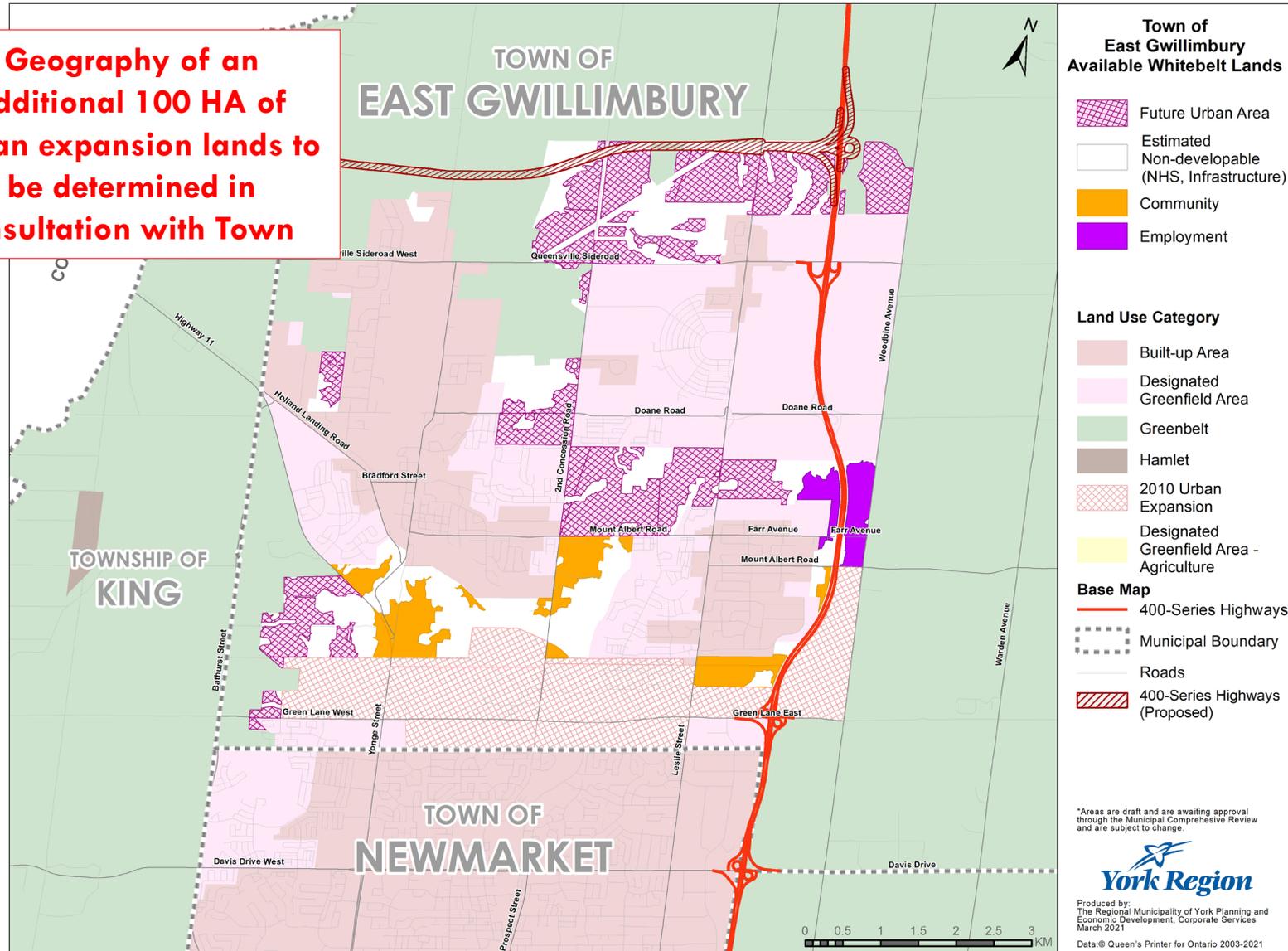


Urban expansion Scenario 2 (Phased 50-55%)



Urban expansion in East Gwillimbury for Scenarios 1 & 2

Geography of an additional 100 HA of urban expansion lands to be determined in consultation with Town



RECOMMENDATION AND NEXT STEPS

Final Recommendation: Scenario 2

Scenario	Scenario Name	Intensification Target (%)	Density Target (residents +jobs/HA)
1	Modified 50% Intensification	50%	60
2	Phased 50-55% Intensification	Up to 2041: 50% 2041-2051: 55%	60
3	55% Intensification	55%	60
4	60% Intensification	60%	60
5	50 people+jobs/ha DGA Density and 50% Intensification	50%	50

Scenario 2 strikes the right balance between stakeholder feedback, growth management principles and Growth Plan objectives

A phased 55% intensification scenario (2) best supports stakeholder feedback and provides balanced growth

- Addresses **majority of local municipal comments**
- **Maximizes growth potential** in East Gwillimbury
- Slightly reduces urban expansion, **preserving more agricultural land**
- Demonstrates **commitment to intensification** and positions the Region as a key location for transit investment
- Reflects what **the market** is currently achieving
- **Gradual and reasonable shift** of larger families to townhomes and apartments
- Opportunities for more **affordable housing types**
- **Aligns with** assumptions across the **GGH municipalities**

Recommended local municipal forecast (Scenario 2)

Municipality	March 2021 - 50% Intensification	Scenario 2 - Phased 50-55%
Aurora	84,900	84,700
East Gwillimbury	105,100	112,800
Georgina	71,900	70,100
King	49,600	50,000
Markham	619,200	602,200
Newmarket	110,700	115,900
Richmond Hill	317,000	319,600
Vaughan	568,700	570,400
Whitchurch- Stouffville	92,900	94,300
York Region	2,020,000	2,020,000

Summary

- Consultation prompted consideration of 5 alternate forecast scenarios
- Striking the right balance between stakeholder feedback and Regional Planning objectives
- Recommendation aligns with GGH intensification rates and DGA density targets
- An intensification greater than 55% likely requires a significant market shift
- 50 density does not reflect what the market is delivering and challenges infrastructure alignment and financial sustainability
- Recommended **phased 50-55% scenario** can be accommodated without major shifts in infrastructure
 - **Scenario can be incorporated in the Draft ROP** in November and reflected in the ongoing DC bylaw update work

Next Steps

- Final mapping of urban expansion to be determined in consultation with local municipalities
- Draft ROP in November 2021 subject to Council direction in September on Forecast
- Manage (potential) risks and alignment with Master Plans and DC Forecast

Council direction required to maintain current timelines

Report Recommendations

1. Council direct staff to proceed with a phased 50-55% intensification scenario in the updated ROP
2. The Regional Clerk forward this report to the local municipalities, MMAH and to the Region's Members of Provincial Parliament.