

## Summary of Comments on York Region Land Needs Assessment and Growth Forecast

This Attachment, on a site-specific basis, provides a summary of comments, recommendations, and local municipal Council positions.

**Table 1- Summary of comments on York Region 2051 Proposed Forecast as presented to Regional Council in March 2021**

Commentor	Date	Summary of Key Points
<b>Local Municipalities</b>		
<b>Aurora</b>	<a href="#"><u>July 6, 2021</u></a>	<ul style="list-style-type: none"> <li>• The Region’s 2051 growth forecasts for Aurora were peer reviewed by the Town’s Official Plan study consultant and were found to be reasonable and realistic targets</li> <li>• The proposed intensification target within the Town’s Built-Up Area and the required residential units is appropriate given that growth will shift to the Built-Up Area given that Aurora’s Designated Greenfield Area is expected to be built out by 2051</li> <li>• The Region’s population targets are less than past growth trends in Aurora and reflect an analysis of market demand</li> <li>• The density target and unit potential on the designated greenfield area as outlined by the Region reflects the actual potential on those lands</li> <li>• At the end of Q2 2021, servicing allocation balances are approximately 5,726 persons or 1,903 units, representing a five-year supply</li> </ul>
<b>East Gwillimbury</b>	<a href="#"><u>July 28, 2020</u></a>	<ul style="list-style-type: none"> <li>• Inclusion of all Whitebelt lands within East Gwillimbury as ‘Urban Area’ for urban development through the ongoing MCR to facilitate appropriate comprehensive planning (Council endorsed recommendation on <a href="#"><u>December 3, 2019</u></a>)               <ul style="list-style-type: none"> <li>○ Will ensure coordinated infrastructure planning</li> <li>○ Helps pay for servicing of new local employment uses</li> <li>○ Allows for ensuring adequate housing supply and to build complete communities</li> <li>○ Land supply will be brought to market in a phased manner</li> </ul> </li> <li>• Flexibility for the Town to comprehensively manage the long-term land supply over the entire 2051 planning horizon, to properly respond to the market and to ensure a competitive development environment</li> <li>• East Gwillimbury is well positioned to accommodate employment growth and additional population through a variety of housing types in northern York Region</li> </ul>

**ATTACHMENT 1**

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<b>Georgina</b>	<a href="#"><u>June 3, 2021</u></a>	<ul style="list-style-type: none"> <li>• The Town of Georgina supports the Official Plan Municipal Comprehensive Review proposed 2051 forecast for the Town of: <ul style="list-style-type: none"> <li>○ Population - 71,900 persons</li> <li>○ Employment - 21,900 jobs subject to adjustments to the assumed Employment Land Employment density and the incorporation of assumptions adding appropriate levels of “Major Office Employment”</li> </ul> </li> <li>• That York Region be requested to place the expansion of the Keswick Water Resource Recovery Facility on the 10-year Capital Projects Plan in the earliest possible timeframe as the expansion is critical to meeting the population and employment targets for the Town in the York Regional Official Plan Municipal Comprehensive Review</li> <li>• That Council reiterate its request to York Region to include the expansion of the Sutton Water Resource Recovery Facility in the Region’s 10-year Capital Projects Plan in the earliest possible timeframe as the expansion is critical to meeting the population and employment targets for the Town in the York Regional Official Plan Municipal Comprehensive Review</li> </ul>
<b>King</b>	<a href="#"><u>June 28, 2021</u></a>	<ul style="list-style-type: none"> <li>• Based on recent development interest and activity in the Township, the forecasted population of 49,600 appears to be easily achievable over the 2051-time horizon. With ongoing residential development applications and interest in the Villages of King City and Nobleton, achieving and surpassing the 2051 proposed forecasted population is very much likely</li> <li>• Planning for population growth in the Township’s Whitebelt represents a fundamental divergence in how growth is currently being planned in the Township. Planning staff find it appropriate and preferable to continue to plan for population growth within the Township’s Village Boundaries, as opposed to expanding community uses onto the Whitebelt lands</li> <li>• Staff note that while it is preferable to accommodate population growth within the existing Villages, the opportunity to provide for some additional employment growth in proximity to Highway 400 should be explored further with York Region in accordance with the Township’s Official Plan policy noted above</li> <li>• Planning for the Village of Nobleton should have a longer-term vision than the capacity of existing/planned infrastructure</li> </ul>

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<p><b>Markham</b> (note: not endorsed by Council – referred back to Markham staff)</p>	<p><a href="#"><u>July 12, 2021</u></a></p>	<ul style="list-style-type: none"> <li>• Support development of a forecast scenario by York Region based on higher Region-wide and Markham intensification rates which: <ul style="list-style-type: none"> <li>○ Result in a reduction in the amount of urban expansion (Whitebelt) lands in Markham needed to accommodate growth</li> <li>○ Reflect achievable volumes of high-density development in Markham’s intensification areas over the 35-year planning horizon</li> <li>○ Consider loss of prime agricultural lands and impacts on greenhouse gas emissions</li> </ul> </li> <li>• That the proposed employment area expansion lands be reconfigured to exclude the Almira hamlet</li> <li>• In addition, Markham Council requests: <ul style="list-style-type: none"> <li>○ That lands east of Almira be designated as Community areas</li> <li>○ Lands on the east of the Rouge corridor not be considered for urban expansion</li> </ul> </li> <li>• Consider impacts of a 60%, 65% and 70% intensification scenario and further consider impact of loss of employment land adjacent to Almira</li> </ul>
<p><b>Newmarket</b></p>	<p><a href="#"><u>June 14, 2021</u></a></p>	<ul style="list-style-type: none"> <li>• Town of Newmarket is likely to exceed York Region’s forecasted population and employment growth</li> <li>• Regional staff should carefully reconsider the population and employment growth assigned to Newmarket and ensure that growth is aligned with Newmarket’s needs</li> <li>• Concern with the annual population growth rate of 0.7%</li> <li>• Town of Newmarket will likely Exceed the Proposed Intensification target of 8,700 Units between 2016 and 2051</li> <li>• Planning staff estimate that approximately 10,600 new residential units could be built within the Regional Centre, MTSAs and Regional Corridors between 2021 and 2051, subject to servicing capacity availability</li> <li>• Town of Newmarket will meet or exceed the Proposed Designated Greenfield Area density target of 40 residents and jobs per hectare</li> </ul>
<p><b>Richmond Hill</b></p>	<p><a href="#"><u>June 23, 2021</u></a></p>	<ul style="list-style-type: none"> <li>• City Staff are in support of the emerging policy directions respecting the Region’s growth forecast, intensification, and land needs assessment work as it relates to Richmond Hill</li> <li>• Intensification target is likely to be met or exceeded</li> <li>• DGA target of 70 achievable in context of secondary plans for North Leslie and West Gormley</li> </ul>

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Vaughan	<a href="#">June 22, 2021</a>	<ul style="list-style-type: none"> <li>• Vaughan’s experience with growth over the last ten years shows that forecasted growth has the potential to be exceeded, and the city must be prepared to plan for this density</li> <li>• The final amount of land designated as Community and Employment will be affected by the fate of the GTA West. The proposed forecast shows Whitebelt lands adjacent to the proposed GTA West alignment as employment lands. If the GTA West does not move forward, it is uncertain what the total amount of community and employment lands in Vaughan’s Whitebelt would be</li> <li>• Growth management in Vaughan will need to respond to key regional challenges over the next 30 years such as housing affordability</li> <li>• The amount of potential growth that is directed at Vaughan creates a risk that many parts of the City will become underserved for parks, schools, and infrastructure</li> <li>• In consideration of this significant growth - and the need to attract young families to maintain growth, which is connected to affordability - it is imperative that York Region and the City examine effective policy for encouraging family-sized units and amenities in the urban area</li> </ul>
Whitchurch-Stouffville	<a href="#">July 20, 2021</a>	<ul style="list-style-type: none"> <li>• The Region’s minimum draft Growth Forecasts for the Town are fairly conservative. The growth allocation ‘minimums’ need to be highlighted more prominently as some communities are likely to grow at a faster rate than others</li> <li>• Additional growth should be considered in the Town’s intensification areas such as the Gateway/ Western Approach, Lincolnville GO MTSA, Stouffville GO MTSA, etc.</li> <li>• The residential growth forecast allocation for the Town over the 2021 to 2041 period of 350 units per year is significantly lower than the recent housing development trends, while the residential growth within the Whitebelt lands for the 2041-2051 period is overstated</li> <li>• Staff are in support of the assumptions regarding persons per unit and dwelling type</li> <li>• The Region’s employment growth outlook to 2051 is generally appropriate for the Town. However, the amount and location of designated and serviceable employment land remains a significant issue for the Town</li> <li>• Past Council positions on Town’s Employment lands include adjustments to the Greenbelt Area along Highway 404 corridor and addition of lands to the settlement area</li> <li>• Staff recommend that the lands abutting the Gormley Secondary Plan area to the south be considered for settlement area expansion and designated as Employment Area through the Region’s ongoing MCR</li> </ul>

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		<ul style="list-style-type: none"> <li>Town staff recommend that Strategic Employment lands be identified for employment growth beyond 2051</li> </ul>
<b>Other Stakeholders</b>		
<b>York Region Federation of Agriculture</b>	June 10, 2021	<ul style="list-style-type: none"> <li>Correspondence was sent to the Region in response to redesignation of Agricultural lands to Urban Areas proposed in Policy Directions Report III presented to Council on June 10, 2021</li> <li>Through this letter, York Region Federation of Agriculture questions a complete and detailed analysis of the Agricultural redesignation displayed on draft Map 1A</li> <li>Concerns about loss of the Agricultural lands in the Whitebelt areas (3,400 ac) proposed for urban development by 2051 through the Land Needs Assessment report on March 18, 2021, which impacts local food production</li> <li>The York Region Federation of Agriculture continues to take the position that to protect, support and promote agriculture, the designation of prime agricultural areas in the Greenbelt needs to remain</li> </ul>
<b>York Region Planning Advisory Committee Meeting</b>	May 19, 2021	<ul style="list-style-type: none"> <li>Concerns raised about the amount of whitebelt land being proposed given the number of applications currently within the built-up area and the development potential through secondary plans in Regional Centres and Major Transit Station Areas</li> <li>Request for staff to consider different intensification scenarios</li> </ul>
<b>York Region Agricultural and Agi-food Advisory Committee Meeting</b>	May 26, 2021	<ul style="list-style-type: none"> <li>Concerns about amount of whitebelt land being proposed in 2051 forecast</li> <li>Concerns about food security if continue to develop agricultural lands – a risk intensified by the COVID 19 pandemic</li> </ul>
<b>Consultant Technical Submission on behalf of East Gwillimbury landowners</b>	June 11, 2021	<ul style="list-style-type: none"> <li>Proposed forecasts do not adequately address market demand</li> <li>More weight should be placed on Council resolution in East Gwillimbury to include the entirety of the Town's whitebelt as urban expansion to 2051</li> <li>Regional staff should consider different scenarios</li> <li>Further choice for employment should be provided</li> </ul>

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<b>Consultant Technical Submission on behalf of Nobleton Landowners Group</b>	August 12, 2021	<ul style="list-style-type: none"> <li>• The location of additional Community Lands should be within the Village boundaries, not in the Whitebelt, with the serviceability explored further at the direction of the Township</li> <li>• Nobleton represents the next logical location for urban expansion within King</li> <li>• The Region's cost estimates for servicing upgrades in Nobleton are overstated – based on a consultant's estimate, regional cost for water and wastewater upgrades would range from \$50.3 - \$82.8 million rather than the \$100 - \$200 as indicated in the Region's LNA.</li> <li>• The Regional LNA proposes to allocate 21,000 residents to King City by 2051 - it is unclear if King City has sufficient land supply to accommodate the additional growth beyond the Village's current 2031 forecast of 15,500 residents</li> <li>• The Region's increase in PPU assumptions, especially in high density units, could lead to an undersupply of housing in the Region</li> </ul>
<b>Public Consultation</b>	June 28, 2021 – July 30, 2021	<ul style="list-style-type: none"> <li>• The York Region Growth Management and Housing Affordability Survey was created to gather feedback from stakeholders. This Survey was available online and included 10 questions on housing and growth management. A summary of survey results from 186 participants is as follows:               <ul style="list-style-type: none"> <li>○ Majority of respondents were York Region residents</li> <li>○ Approximately 82% of the participants are living in ground-related housing types (i.e. single and semi-detached, townhouse)</li> <li>○ Most respondents would like to live in the Region for the next 10 years</li> <li>○ The preferred type of housing for participants in 10 years is Legacy Single-Family houses on large lots followed by New Single-Family houses on small lots</li> <li>○ Parks, Public Elementary Schools, and Grocery Stores are the most important amenities for the respondents to be able to access within 15 minutes by foot</li> <li>○ Most important amenities to access within 15 minutes by bike or transit are Employment Opportunities, Shopping Centres, and Community Centres</li> <li>○ Participants believe that Low-income Households followed by Young Families (with or without children) are under-served or not currently served by the existing housing supply</li> <li>○ To meet the housing needs of under-served households, participants believe more New small lot single family, mid-rise, and townhouse options are required</li> <li>○ More than 60% of participants think that the right balance for population growth in the Region is to plan for half of the growth in existing areas through intensification and half to occur in new communities</li> </ul> </li> </ul>

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		<ul style="list-style-type: none"> <li data-bbox="678 240 1875 406">• In addition, an online Public Information Centre (PIC) session for Growth Management and Housing Affordability was held on July 28, 2021 to reach stakeholders – over 90 people attended and over 40 questions were asked and answered by Regional staff. Input was received on a number of topics including potential impacts of proposed growth on climate change, housing supply and affordability as well as on the agricultural system</li> </ul>