

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

Presented to  
**REGIONAL COUNCIL**

Presented by  
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September 16<sup>th</sup>, 2021



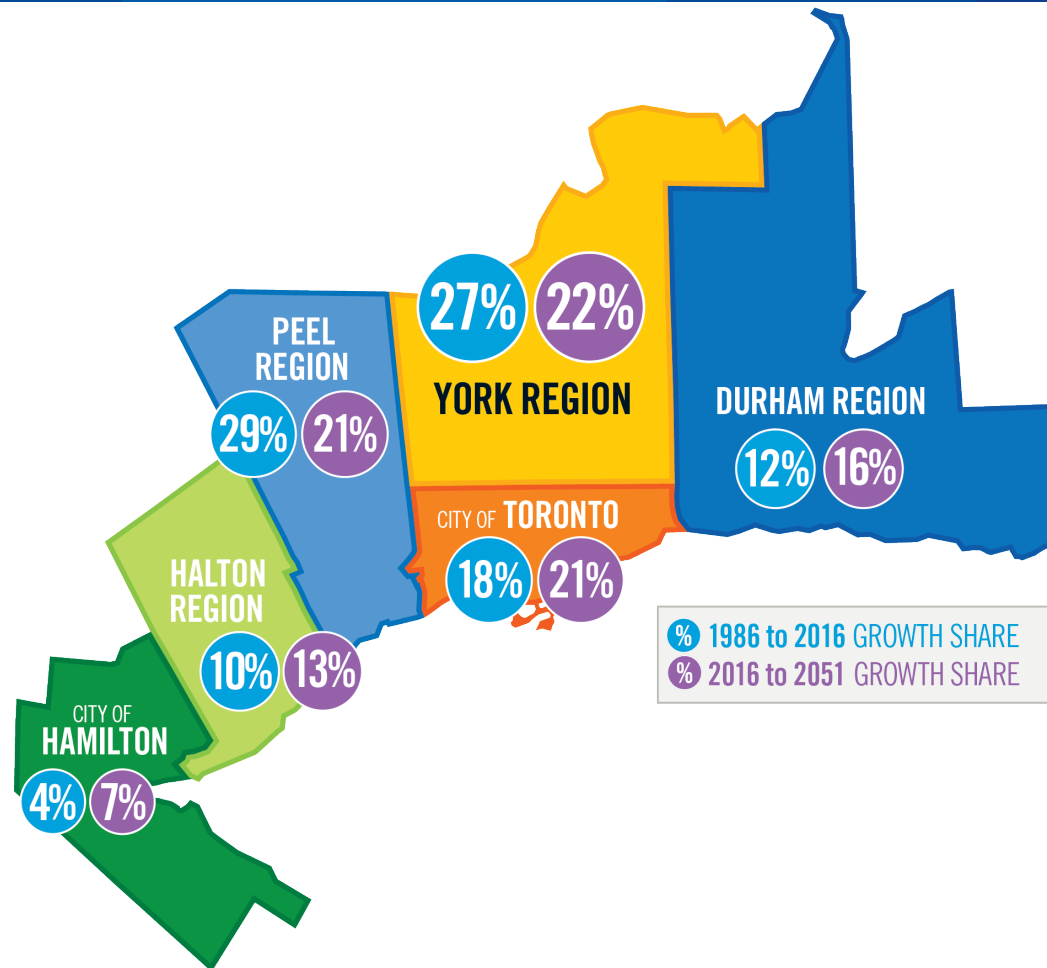
# Agenda

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



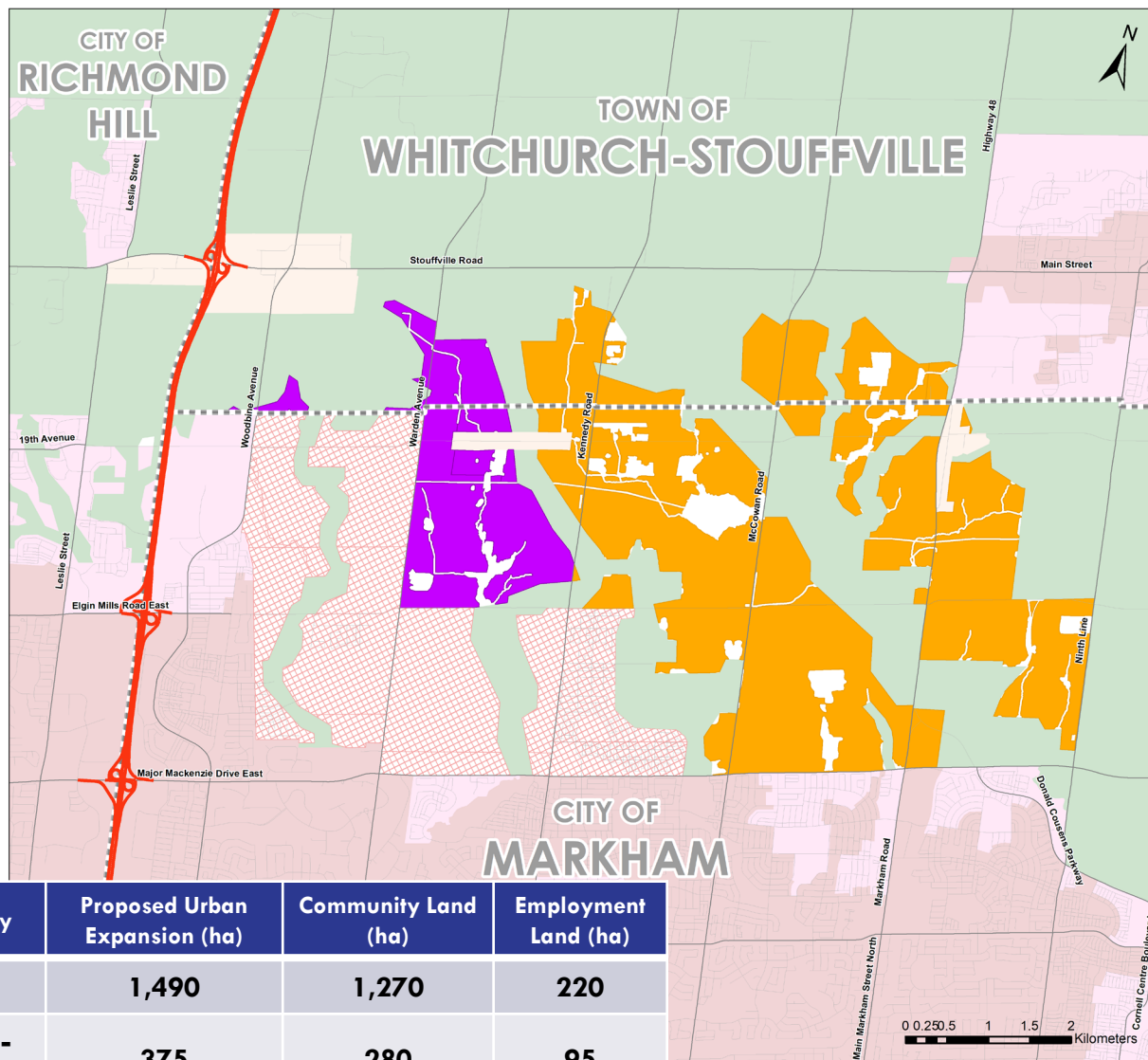
York Region forecast to achieve a population of 2,020,000 and 990,000 jobs by 2051



# 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

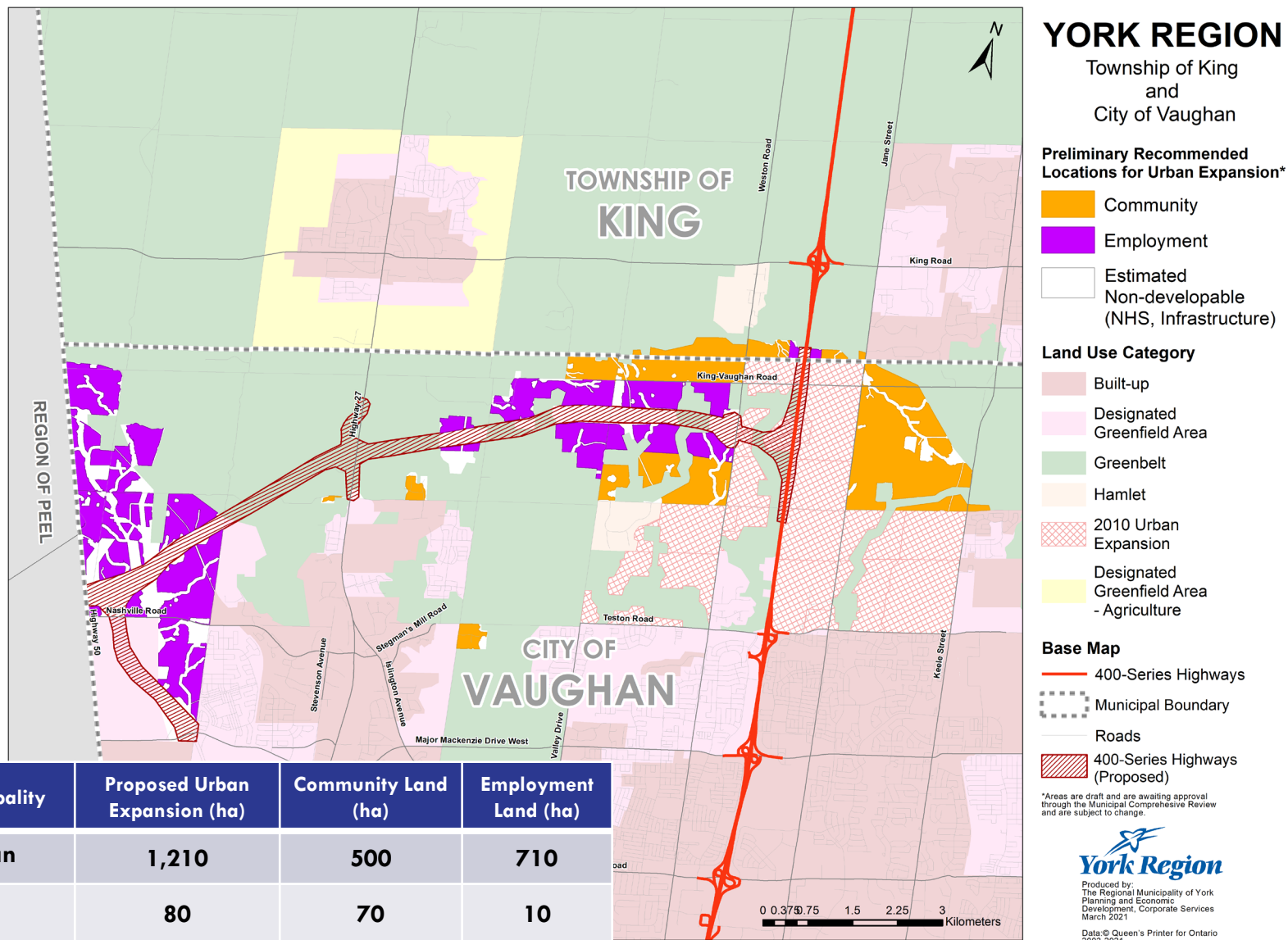
400-Series Highways

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

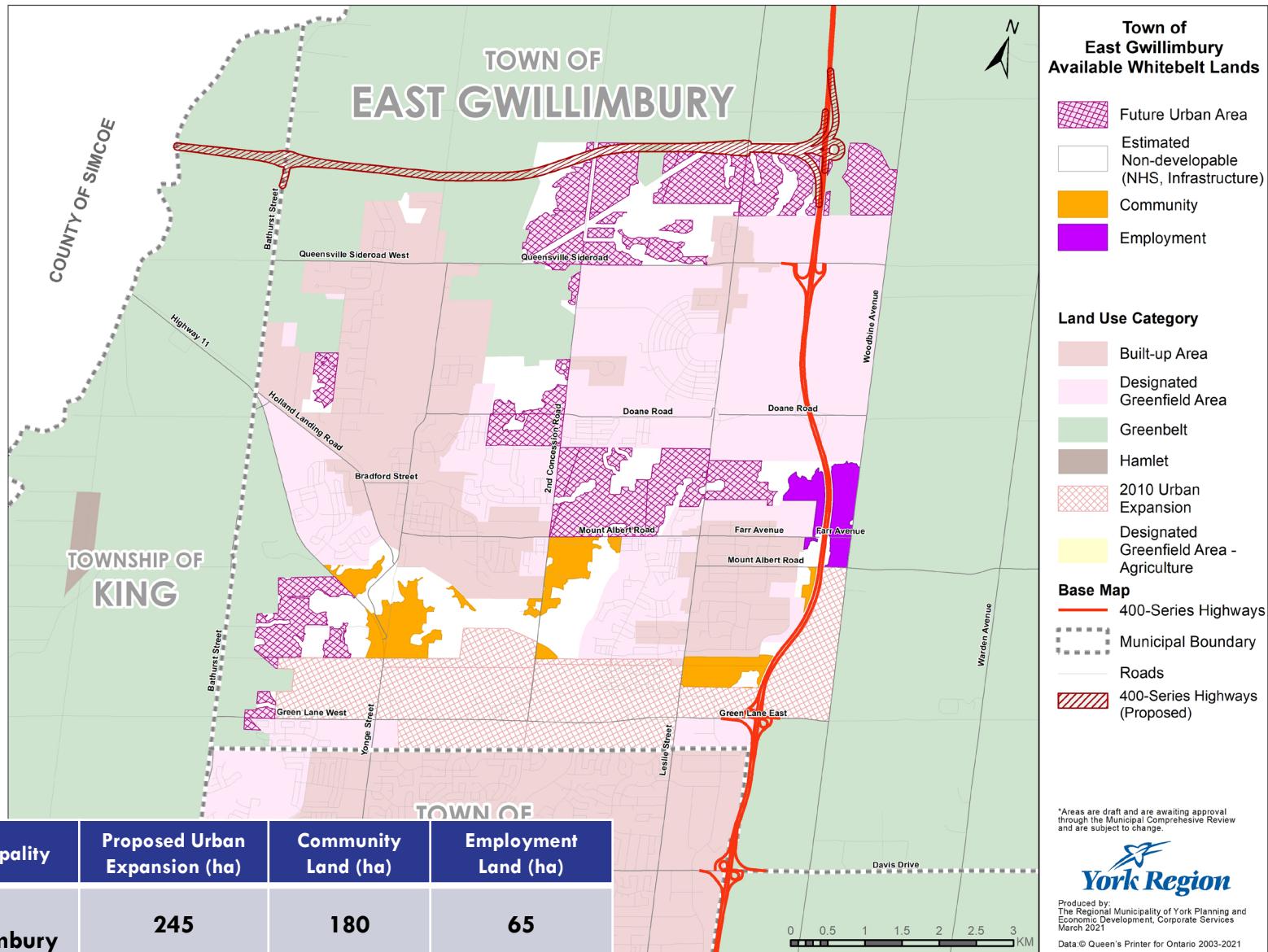


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March 2021  
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# Proposed geography of urban expansion - Southwest



# Proposed geography of urban expansion - North



# 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 <sup>1</sup> , Newmarket, Whitchurch-Stouffville	Request for higher growth / intensification
East Gwillimbury	Request for entire Whitebelt
Markham <sup>1</sup>	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
<b>York (5 scenarios)</b>	<b>50%-60%</b>	<b>50-60</b>

# 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

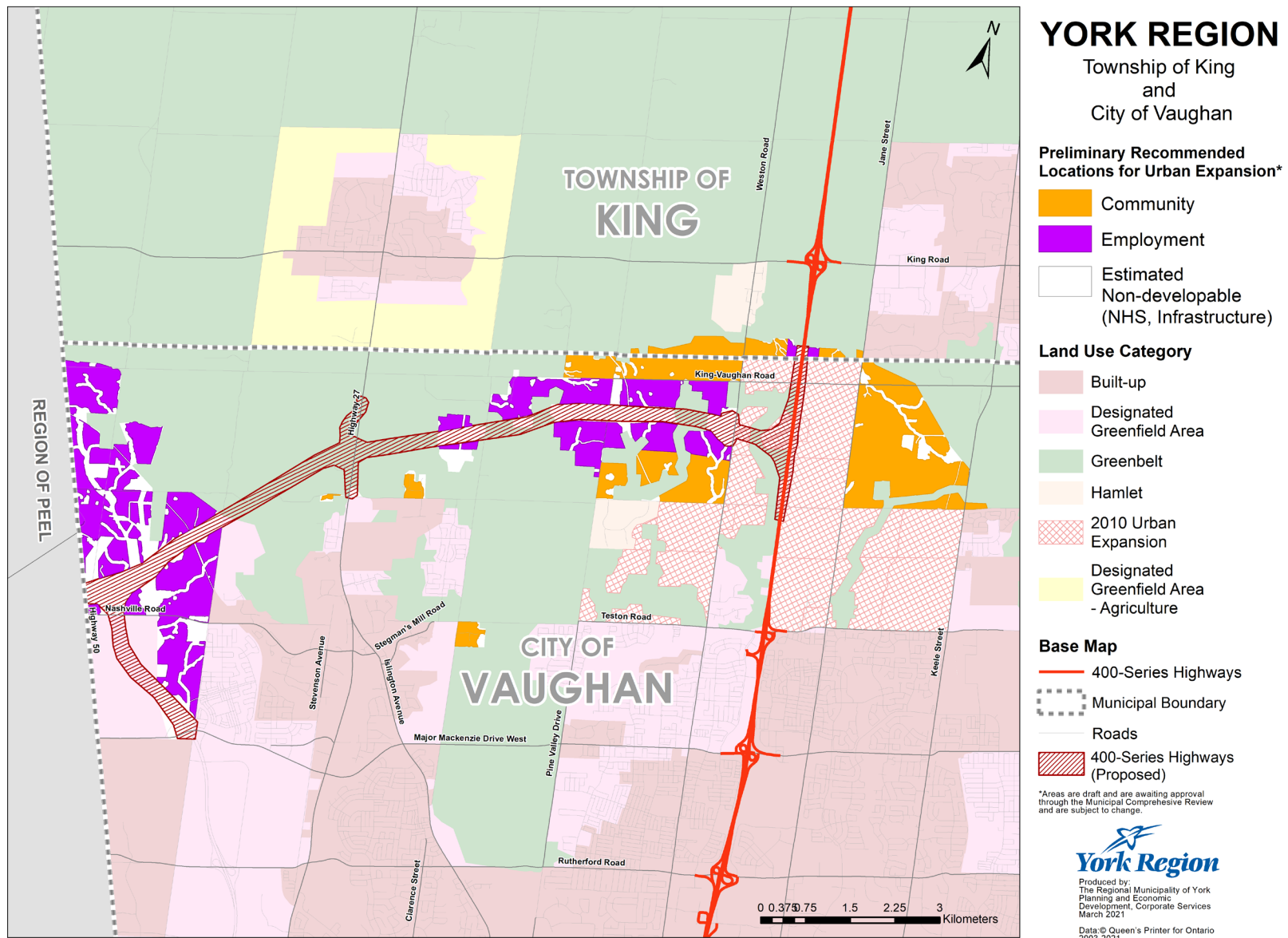


# Scenarios 1 and 2 maximize existing and planned infrastructure

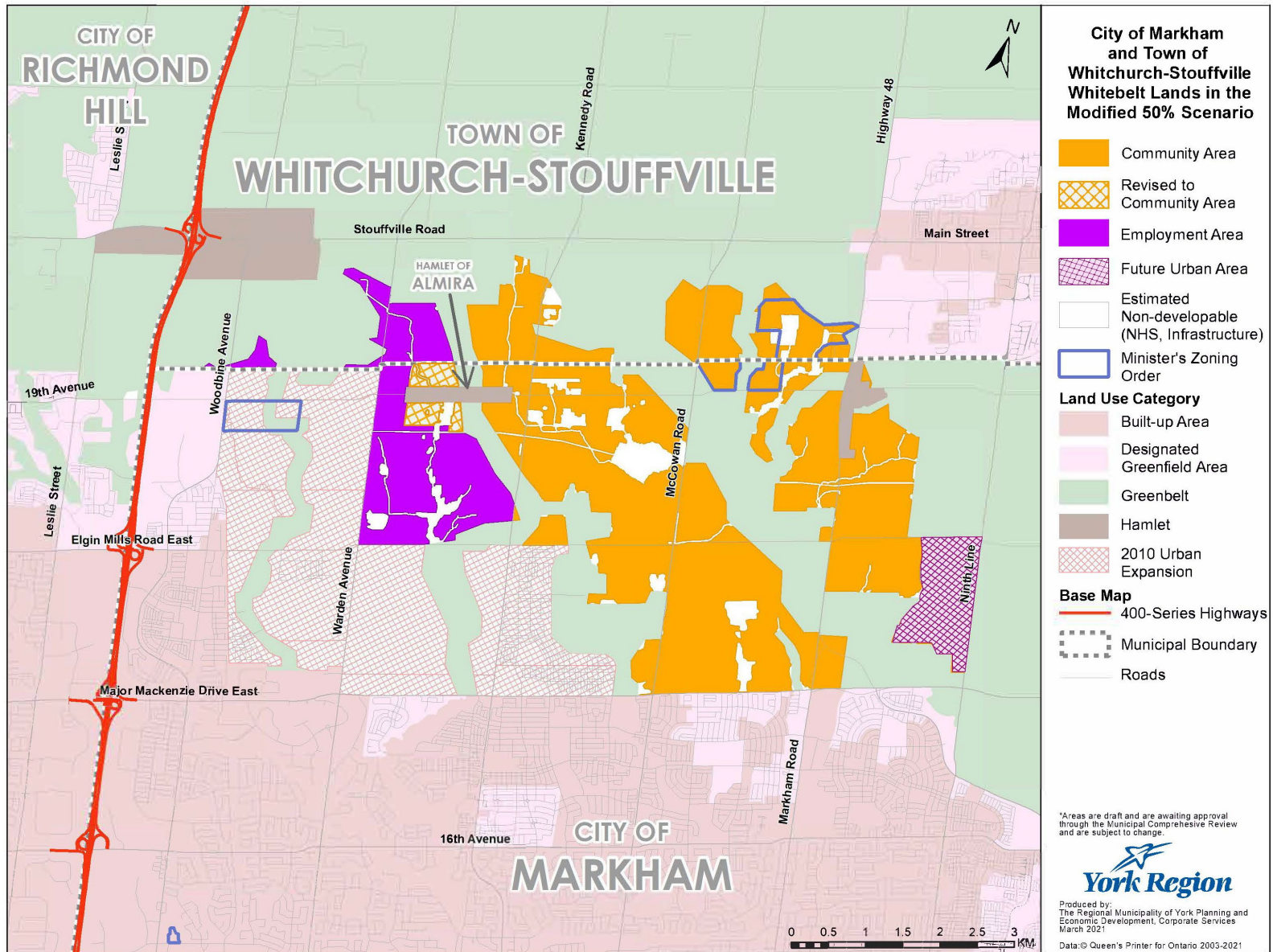
- ROP update is being coordinated with Infrastructure Master Plan updates and the DC bylaw update
- Based on preliminary analysis, Scenarios 1 and 2 can be accommodated within the infrastructure program being proposed in updated master plans
- Direction to proceed with any other scenario would necessitate 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

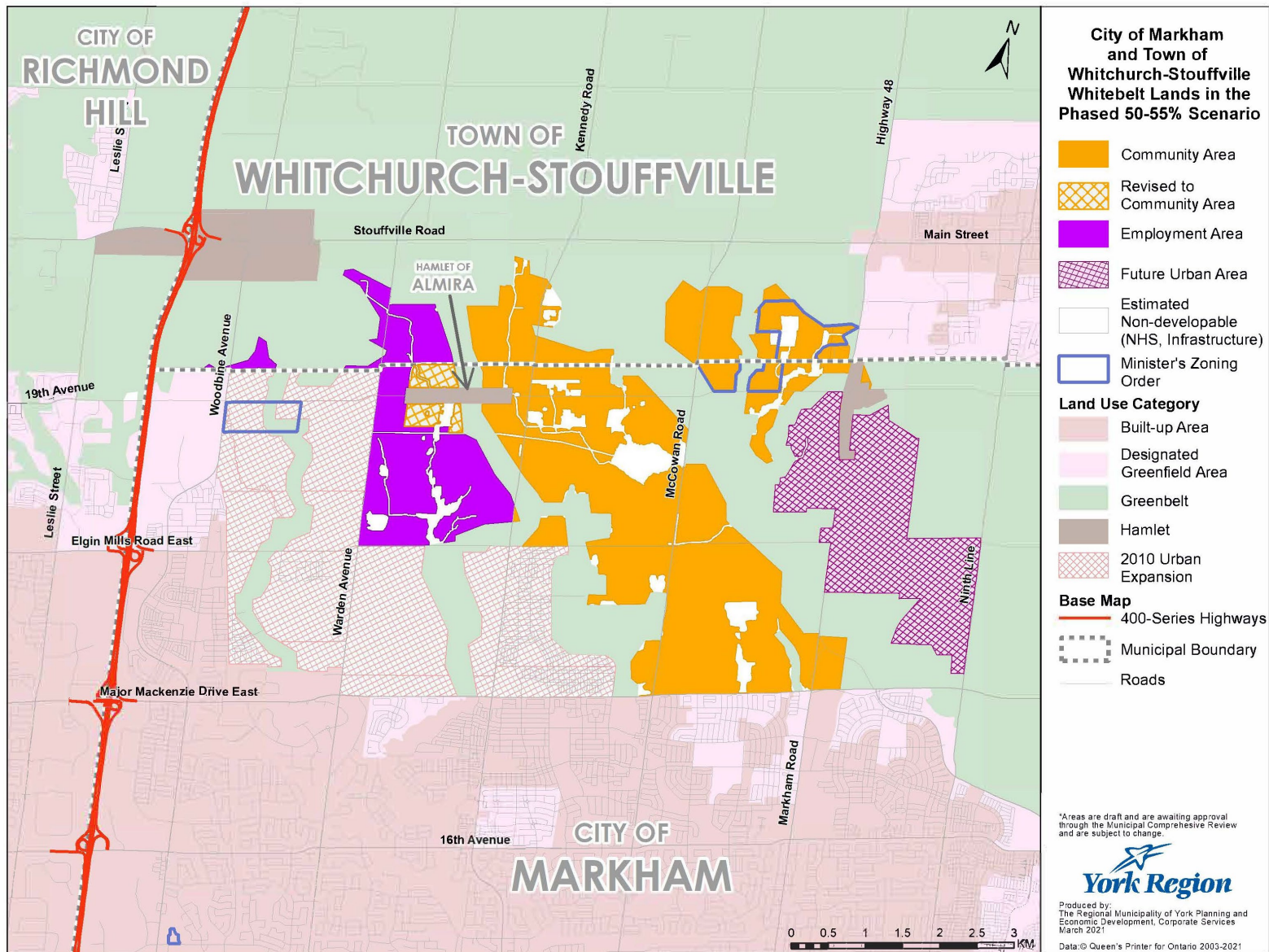


# Urban expansion Scenario 1 (Modified 50%)



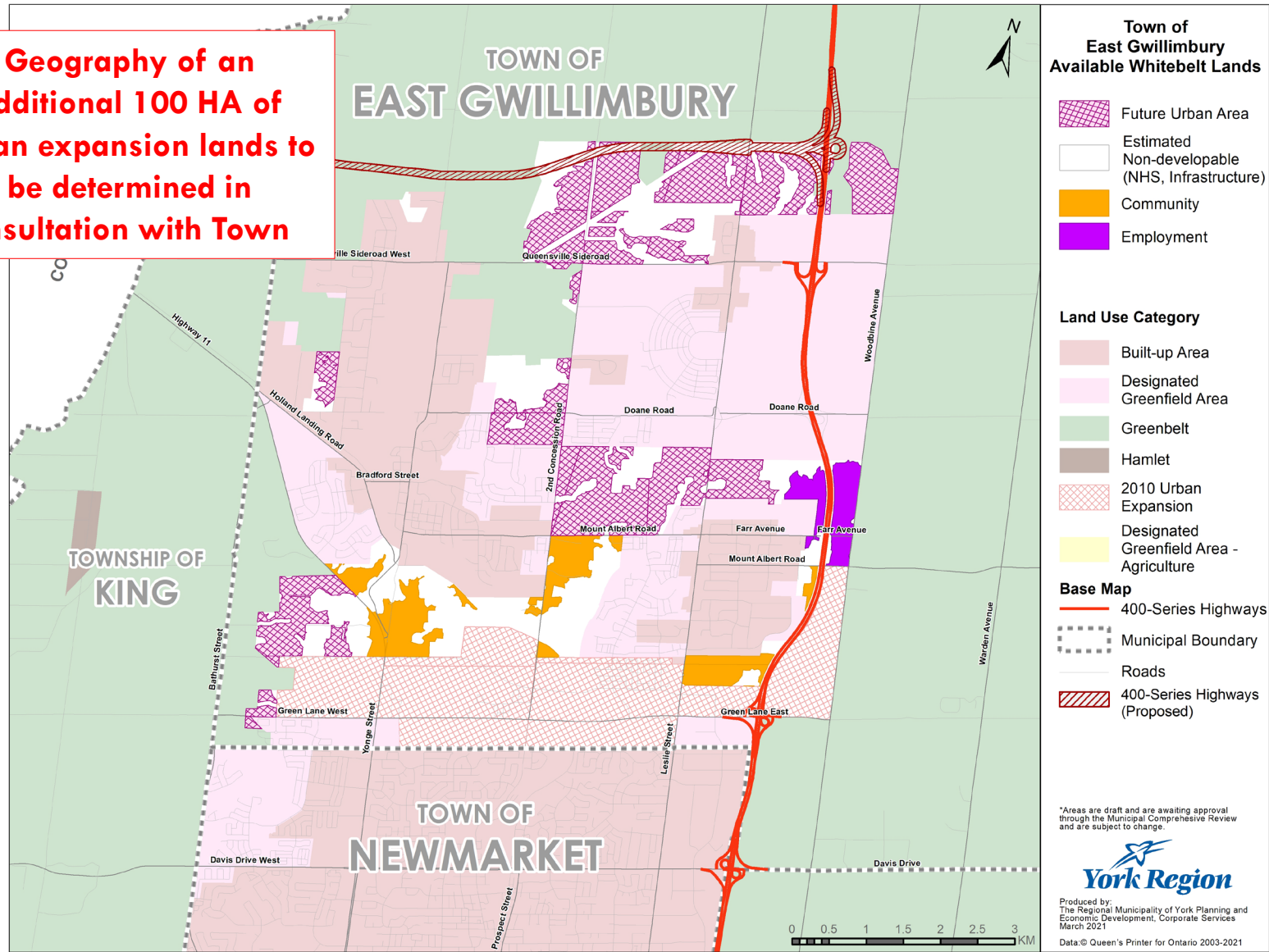


# Urban expansion Scenario 2 (Phased 50-55%)



# 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
<b>York Region</b>	<b>2,020,000</b>	<b>2,020,000</b>

# 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.