

CITY BUILDING IN YORK REGION

ATTACHMENT 1

CENTRES & CORRIDORS 2020 PROGRAM RESULTS | APRIL 2021

York Region's Centres and Corridors Program is a city-building initiative and the foundation of York Region's planned urban structure. It combines planning for urban pedestrian friendly/walkable communities with construction of new rapid transit corridors and stations that connect York Region and the Greater Toronto Area. Regional Centres and Corridors are evolving to include 58 of the 78 Council endorsed Major Transit Station Areas (MTSA). MTSA boundaries represent areas within a 10 minute walk of a transit station and will be planned to support revitalization through the introduction of additional density to existing neighbourhoods. This approach aligns with the 15-minute city complete community principles which have gained momentum amongst municipal leaders as a way to "Build Back Better" as part of COVID-19 recovery efforts. 15-minute neighbourhoods are characterized by a clustering of diverse land uses where residents have access to their daily needs within a 15-minute walk or bicycle ride.

Despite COVID-19 restrictions, 2020 was a strong year for building permit activity in Regional Centres with 2,480 new apartment units. The Vaughan Metropolitan Centre (VMC) accounted for 68% of new apartment permit activity (1,990 units) in all Centres. The Toronto-York Spadina Subway extension has been a catalyst for growth in the VMC. Construction activity was also strong with 29 multi-storey residential buildings under construction (8,400 units) in Centres and Corridors. No new building permits were issued for office in 2020, but there were also no new large office space vacancies in either the Vaughan Metropolitan Centre or Markham Centre pointing to the relative resilience of these sub-markets in 2020 during COVID-19 pandemic restrictions.

Built and projected growth in Markham Centre and the Vaughan Metropolitan Centre has already exceeded 2031 growth targets. More than anticipated population can put increased pressure on the ability to deliver sufficient parkland, community amenities, schools and local and regional infrastructure. To address this, local municipalities (Markham, Richmond Hill and Vaughan) are updating their Regional Centre Secondary Plans to ensure the community vision for sustainable urban living can be achieved for these areas.

The Yonge North Subway Extension (YSNE) continues to be the top transit priority for York Region. Development interest in the Yonge Street corridor increased substantially following Federal and Provincial announcements to provide support for the planning and design of the YNSE in 2017. Since 2018, there has been an increase in high-density development applications that collectively proposes to add close to 17,000 apartment units and 550,000 square feet of commercial/retail space. More than half of these units are proposed on Yonge Street close to Steeles Avenue.



STRONG CONSTRUCTION ACTIVITY
DESPITE COVID-19 **8,900 UNITS** in TOTAL
AND **29 BUILDINGS** UNDER CONSTRUCTION

SINCE 2006

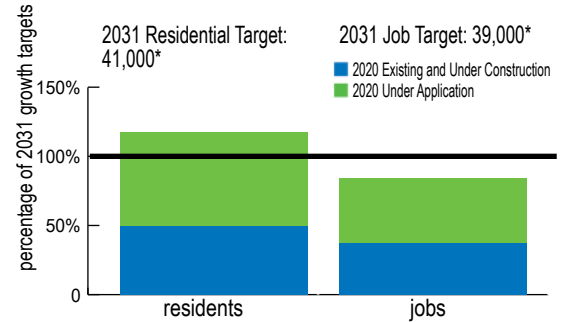
66% OF ALL NEW MULTI-STOREY
RESIDENTIAL APARTMENT UNITS in the
Region have been located in **Centres & Corridors**

85% of 2020 Centres and Corridors **APARTMENT**
BUILDING UNITS (2,480 UNITS) were located
in **Regional Centres**

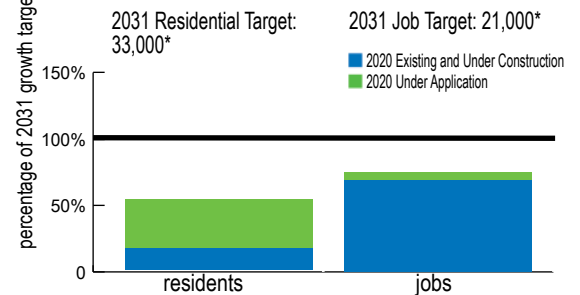
68% of **APARTMENT BUILDING UNITS**
(1,990 units) were located in the
Vaughan Metropolitan Centre

Progress Towards Growth Targets in Regional Centres

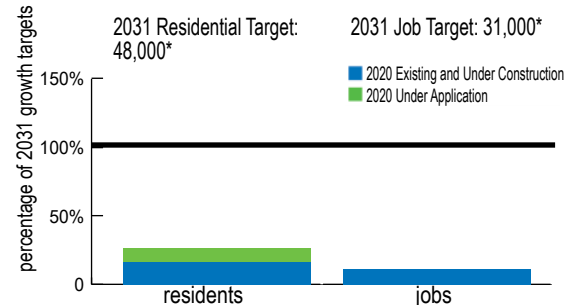
MARKHAM CENTRE



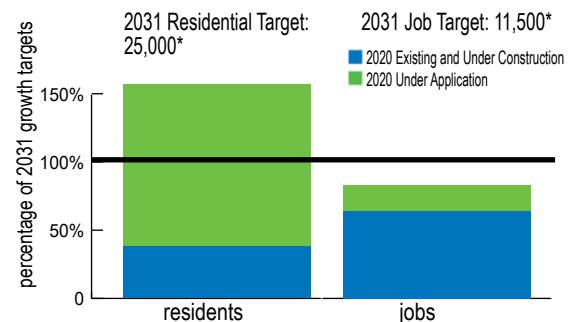
NEWMARKET URBAN CENTRES



RICHMOND HILL/LANGSTAFF GATEWAY CENTRE



VAUGHAN METROPOLITAN CENTRE



*Population and job targets subject to Secondary Plan approvals in Markham, Newmarket, Richmond Hill and Vaughan.

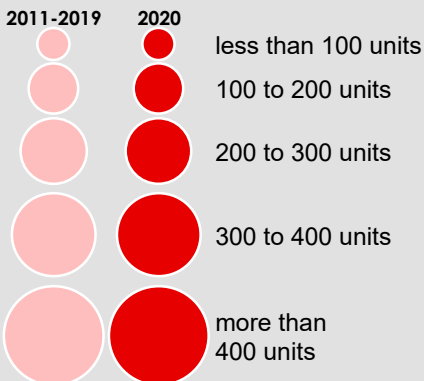
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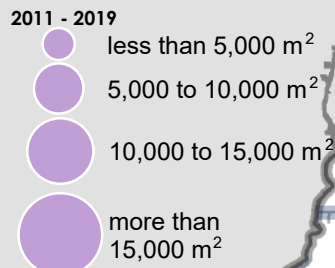
YORK REGION

RESIDENTIAL & COMMERCIAL DEVELOPMENT ACTIVITY IN CENTRES AND CORRIDORS

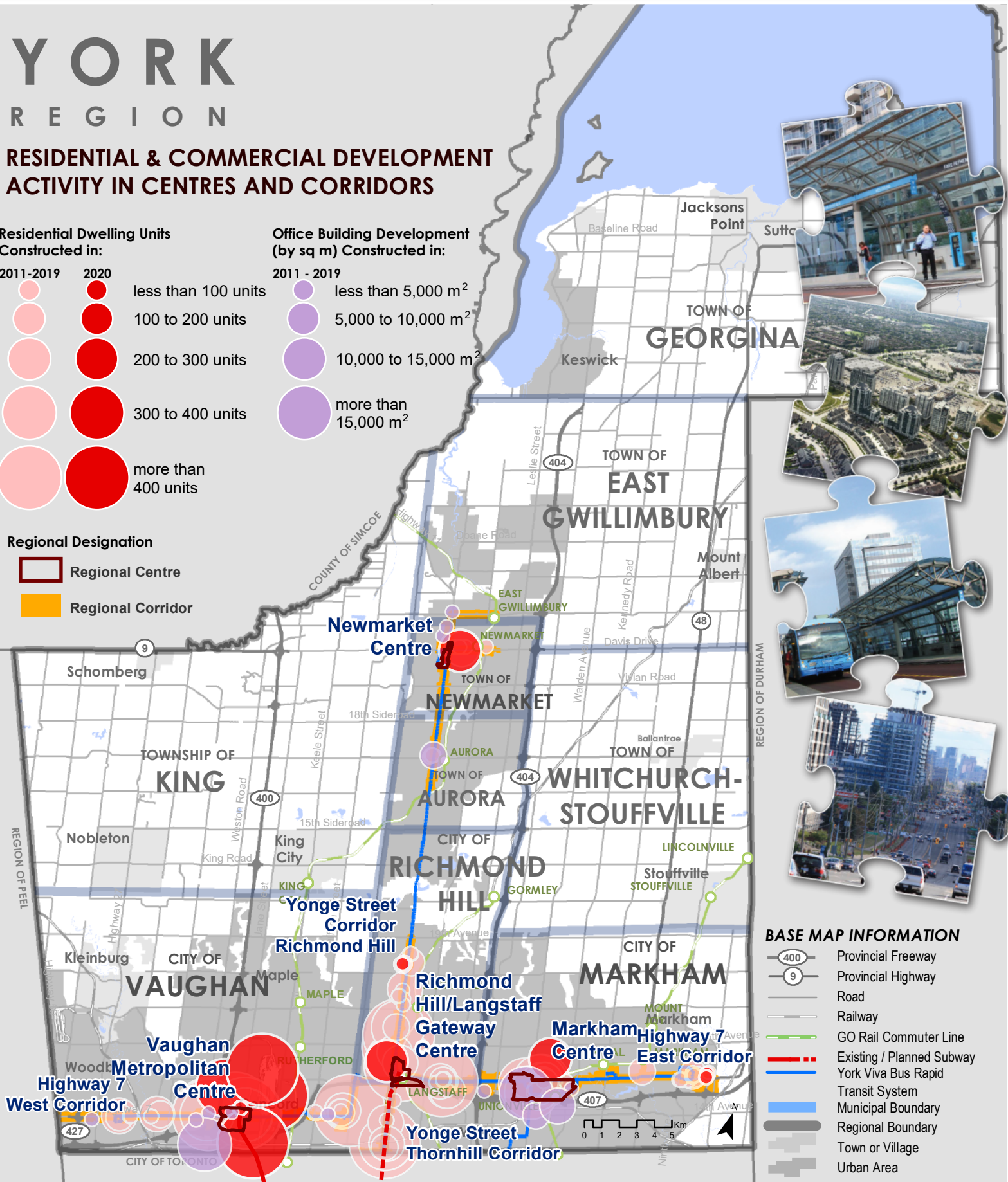
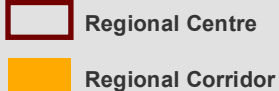
Residential Dwelling Units Constructed in:



Office Building Development (by sq m) Constructed in:



Regional Designation



BASE MAP INFORMATION

