

Planning for Intensification Background Report

Regional Municipal
Comprehensive Review

Sandra Malcic
Planning and Economic Development
April 11, 2019

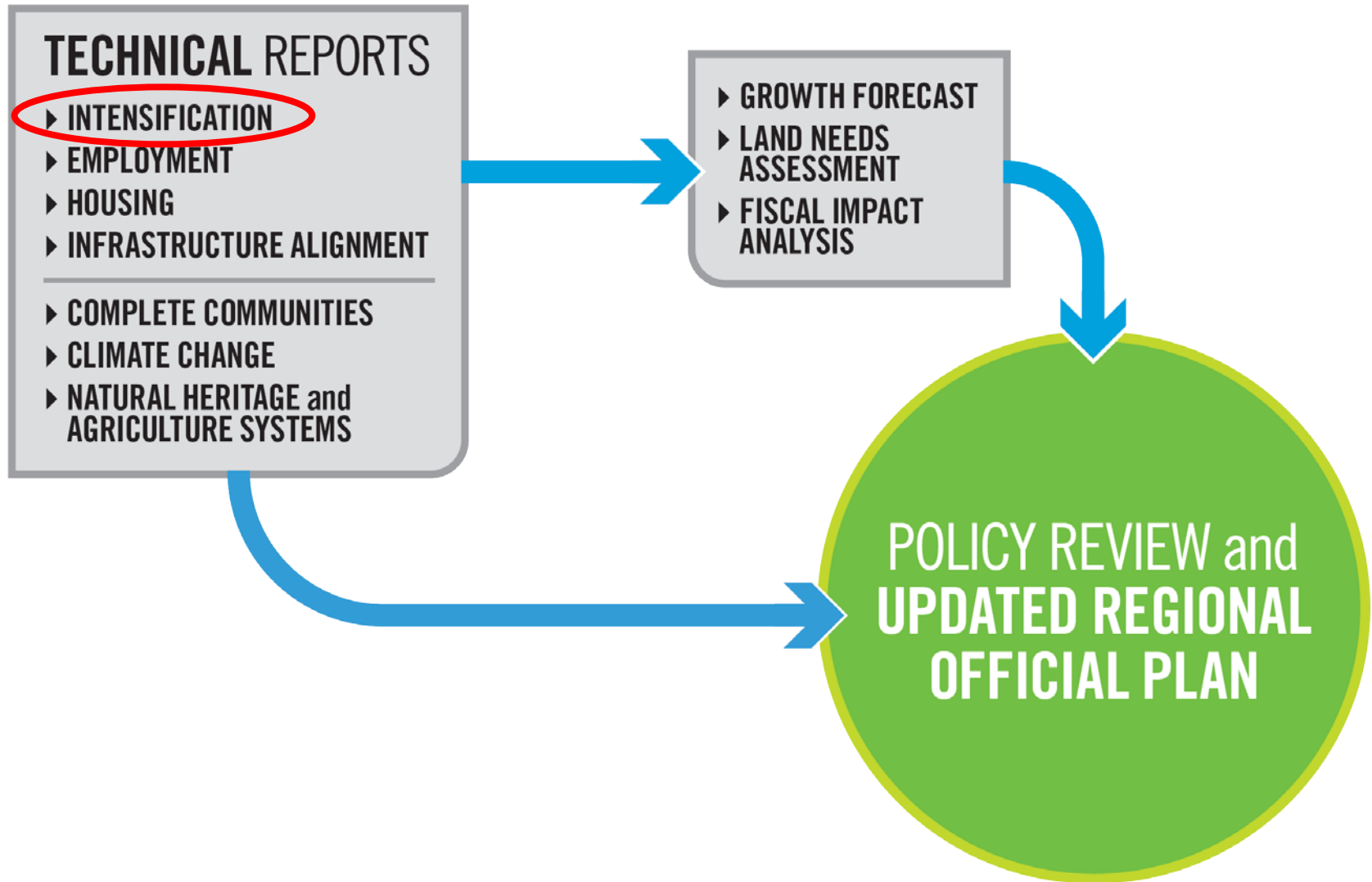


PRESENTATION OUTLINE

- Municipal Comprehensive Review (MCR) Components
- Proposed Intensification Framework
- Draft Major Transit Station Areas
- Consultation
- Next Steps



MUNICIPAL COMPREHENSIVE REVIEW COMPONENTS



PLANNING FOR INTENSIFICATION PROCESS

- Planning for Intensification Background Report – April 2019
- Forecast and Land Needs Assessment – Q4 2019
- York Region Intensification Strategy – Q1 2020
- Draft Regional Official Plan – Q2 2020



WHY INTENSIFY?

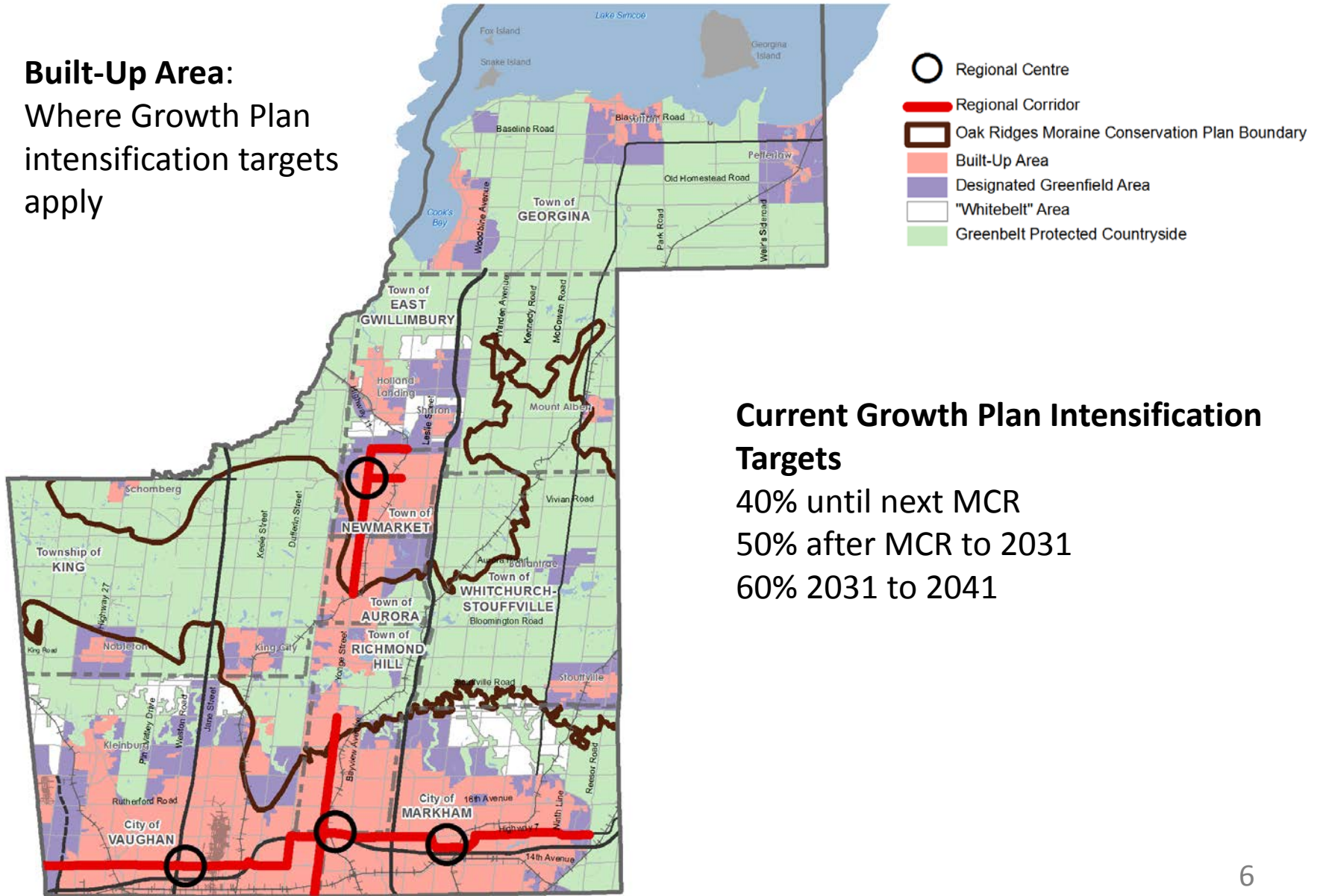
- Align growth with infrastructure investment
- Efficient use of land
- Range and mix of housing types including affordable options
- Contributes to a more balanced overall housing mix
- Fiscal benefits to the Region and local municipalities
- Vibrant urban environments



INTENSIFICATION AREA

Built-Up Area:

Where Growth Plan
intensification targets
apply

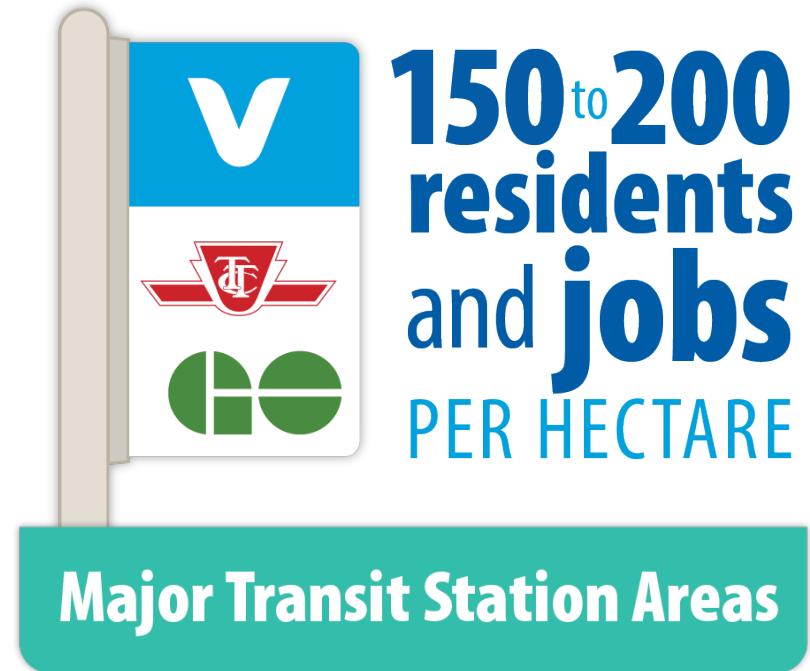


PROPOSED INTENSIFICATION FRAMEWORK



MTSA DENSITY REQUIREMENTS

- Region is required to delineate and set minimum density targets for MTSAs on priority transit corridors
- Generally, 500m radius around a higher order transit station
- Alternative targets require Provincial approval



MTSA CONSIDERATIONS

BOUNDARY Considerations

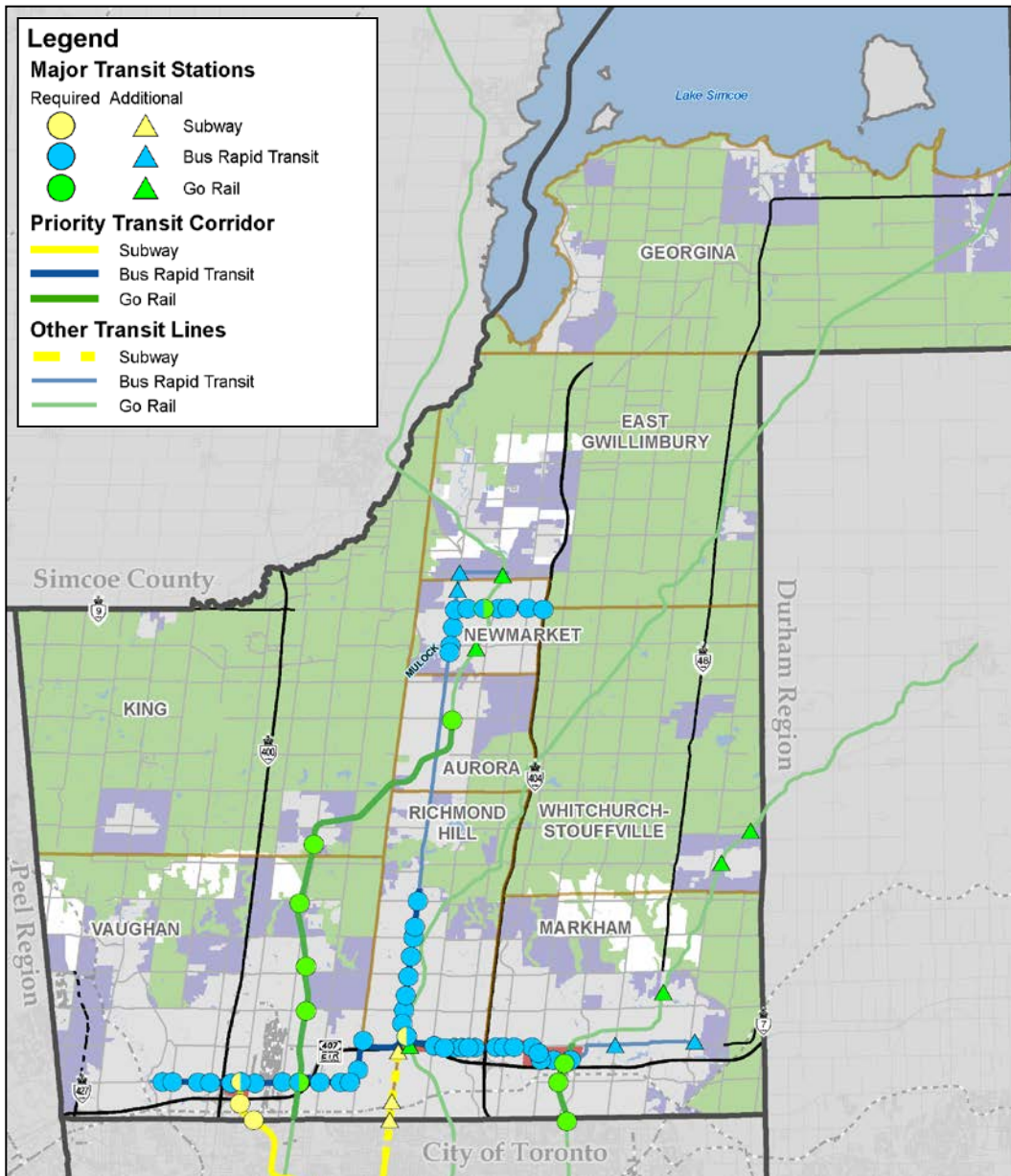
- Existing and future transit infrastructure ▶
- Area immediately adjacent to the transit station ▶
- Regional and local planning boundaries ▶
- Existing higher density land uses ▶
- Areas with intensification potential ▶
- Non-developable areas ▶
- Range and mix of land uses ▶
- Walkability ▶
- Adjacent MTSA boundaries ▶



DENSITY TARGET Considerations

- ◀ Growth Plan density
- ◀ Regional density targets
- ◀ Local municipal density targets
- ◀ Existing density
- ◀ Intensification potential
- ◀ Intensification constraints
- ◀ Planned Regional structure
- ◀ Adjacent MTSA densities
- ◀ Grouping similar density target MTSA

70 MTSAs HAVE BEEN IDENTIFIED



Municipality	Required MTSAs	Additional MTSAs	Total MTSAs
Aurora	1	0	1
East Gwillimbury	0	2	2
Georgina	0	0	0
King	1	0	1
Markham	11	4	15
Markham / Richmond Hill (shared)	5	0	5
Markham / Vaughan (shared)	0	3	3
Newmarket	10	2	12
Richmond Hill	10	0	10
Richmond Hill / Vaughan (shared)	1	0	1
Vaughan	18	0	18
Whitchurch-Stouffville	0	2	2
York Region	57	13	70

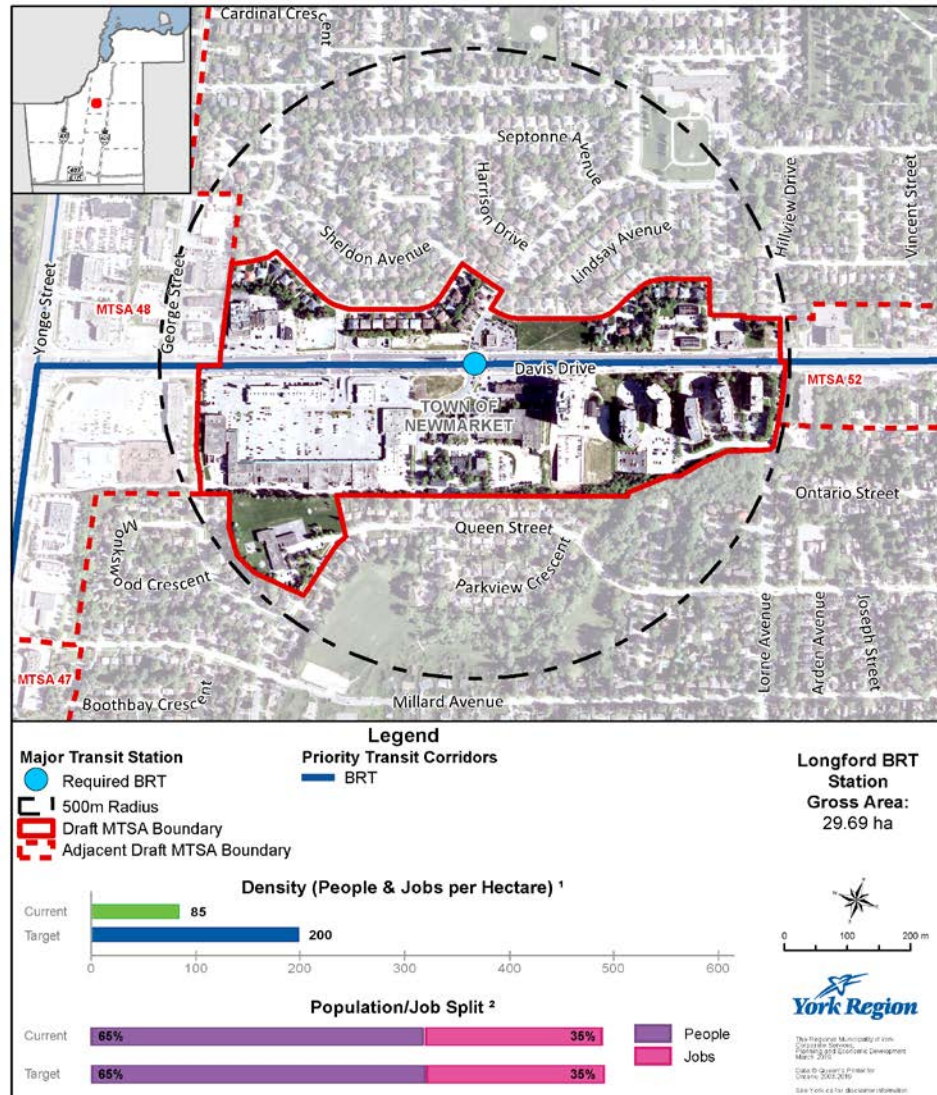
SAMPLE DRAFT MTSA — Longford BRT, Newmarket

Longford BRT Station

On Davis BRT Corridor

Along Davis Drive at Longford Drive/Parkside Drive, Newmarket

MTSA 51



¹ Values are rounded to the nearest 5 People & Jobs per Hectare

² Values are rounded to the nearest 5%

PUTTING DENSITY INTO CONTEXT

Residential / Mixed Use

160 pop. & jobs per ha



200 pop. & jobs per ha



300 pop. & jobs per ha



500 pop. & jobs per ha



Office Use



MAJOR TRANSIT STATION AREAS — KEY POINTS

- MTSA minimum density targets are long term targets – do not need to be achieved by 2041
- Not all lands within a MTSA boundary need to be high density
- Local municipal official plans and secondary plans will determine the detailed land uses, densities and building heights within MTSA
- Additional MTSA's will be designated as the Region's transit infrastructure expands
- MTSA's will be protected from appeals



CONSULTATION

- Consult on the proposed Intensification Framework and draft major transit station area and other strategic growth area delineations and minimum density targets
- Local municipalities, Regional PAC, MCR Working Groups, the public, BILD and other stakeholders
- Approach
 - Meetings
 - Presentations to local municipal staff and/or councils
 - Public open houses and/or events (local and Regional)
 - York Region website and social media

NEXT STEPS

- Consultation
- Density visualization
- Align intensification allocation and timing with planned infrastructure
- Develop proposed local municipal intensification targets to inform the Draft 2041 Forecast and Land Budget
- Finalize Intensification Strategy in Q1 of 2020

RECOMMENDATIONS

1. Council direct staff to proceed with consultation on the following as outlined in this report and the attachments as part of the Regional Municipal Comprehensive Review:
 - draft intensification framework
 - draft major transit station area delineations and minimum density targets
 - draft additional strategic growth area delineations and minimum density targets
2. The Regional Clerk forward this report and attachments to the Ministry of Municipal Affairs and Housing and the Clerks of the local municipalities.

THANK YOU

For more information

Sandra Malcic

Sandra.Malcic@york.ca, ext. 75274

