

Growth and Infrastructure Alignment

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Presentation Outline

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Our Growing Region

2

Fiscal Strategy

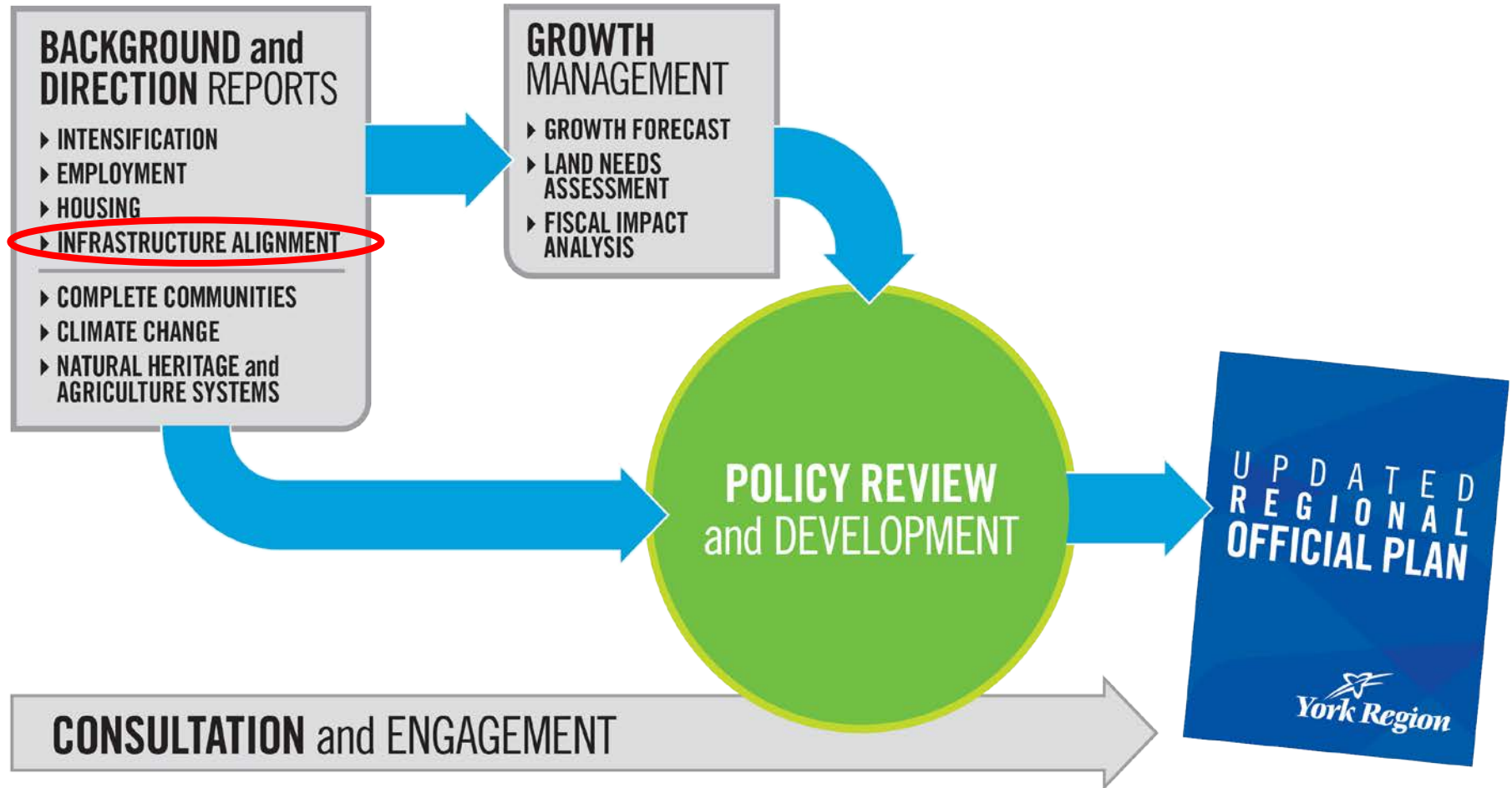
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Opportunities for Growth

4

Integrated Growth Management

Municipal Comprehensive Review Components



York Region Growth Forecast to 2041

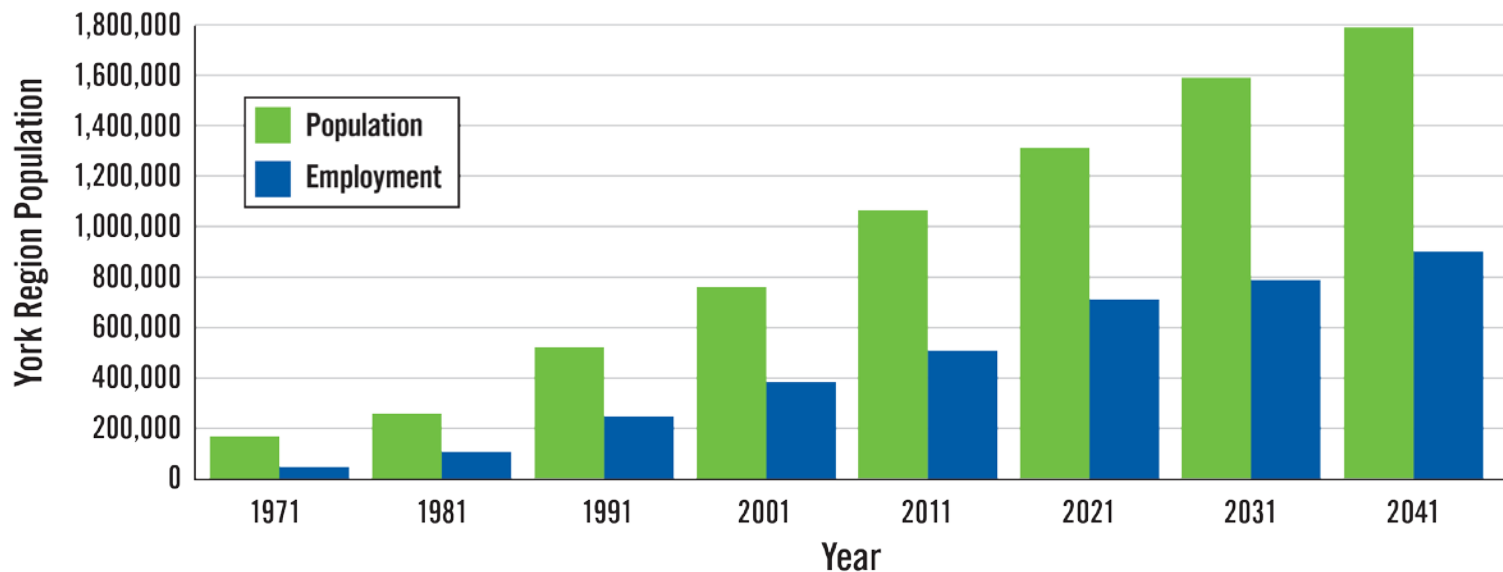
YORK REGION'S **POPULATION** is EXPECTED to GROW from

1.2 in 2018 **to** **1.8** in 2041
MILLION MILLION

YORK REGION'S **EMPLOYMENT** is EXPECTED to GROW from

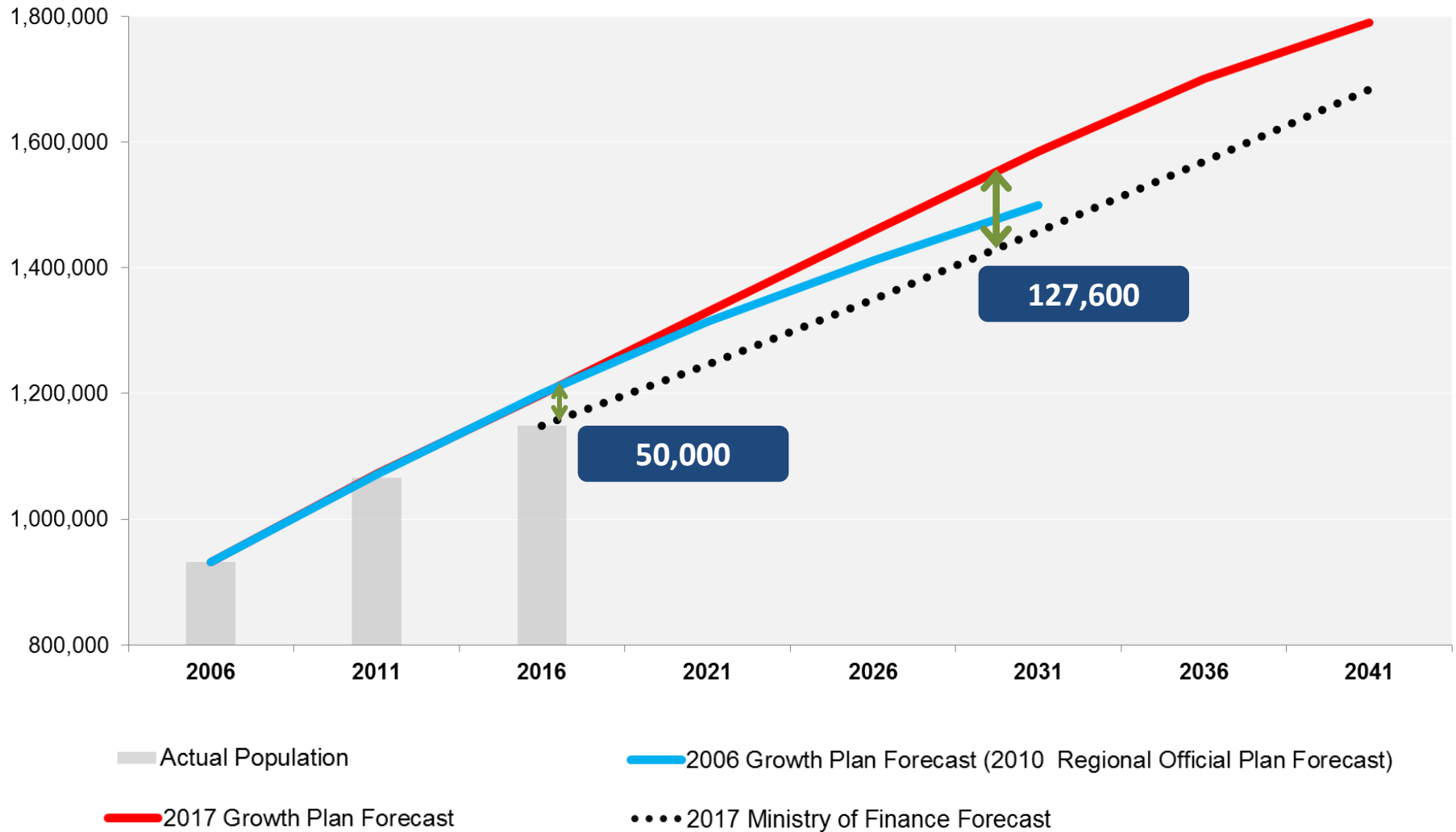
637 in 2018 **to** **900** in 2041
THOUSAND THOUSAND

York Region Population Growth - 1971 to 2041



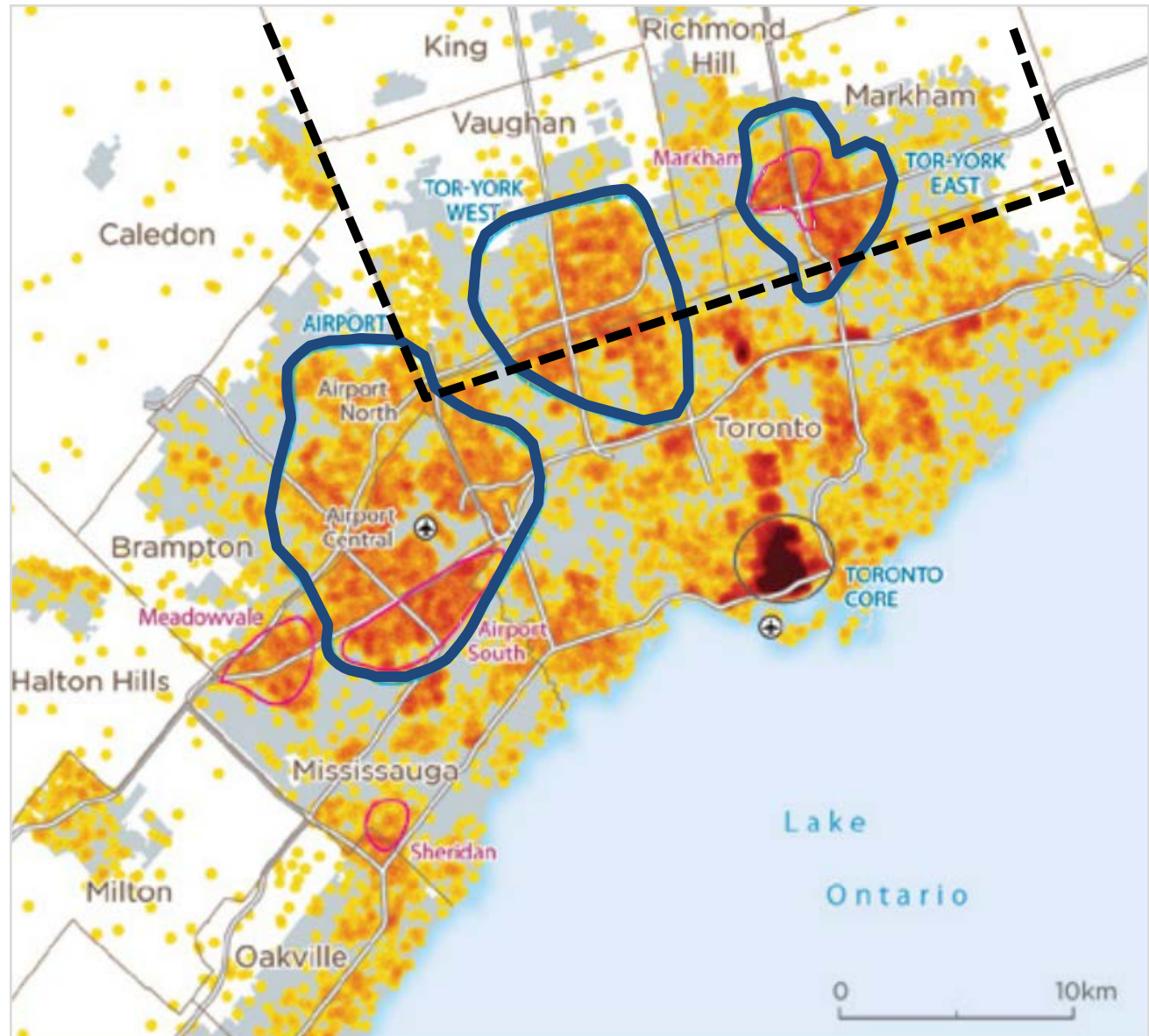
York Region's continued success depends on responsible planning for growth

Population Forecast to 2041



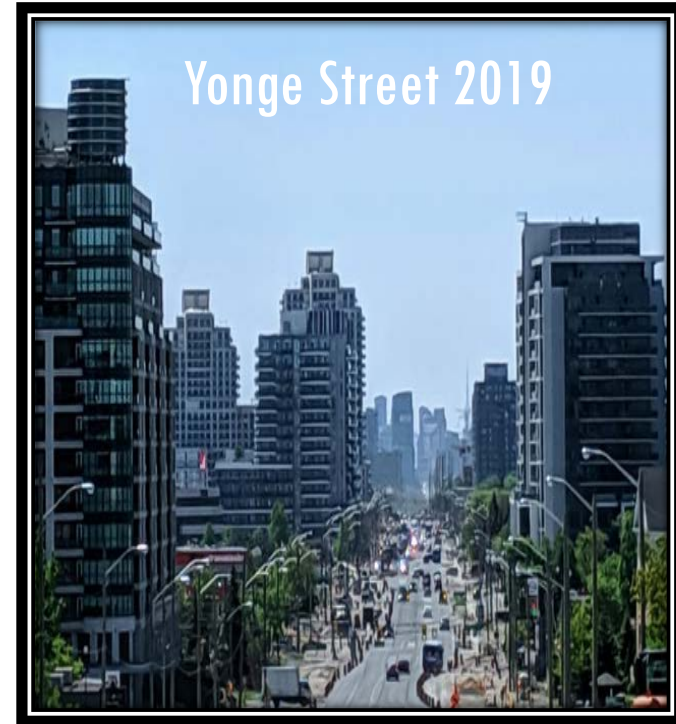
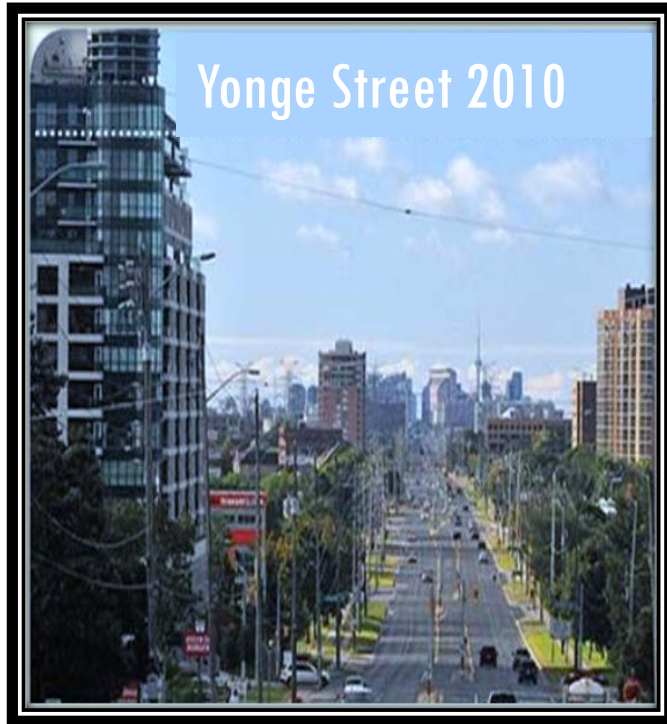
GGH Employment Megazones

-  York Region Municipal Boundary
-  Employment Megazones



Source: The Neptis Foundation, 2015

Past Investments were key to building Region's urban structure

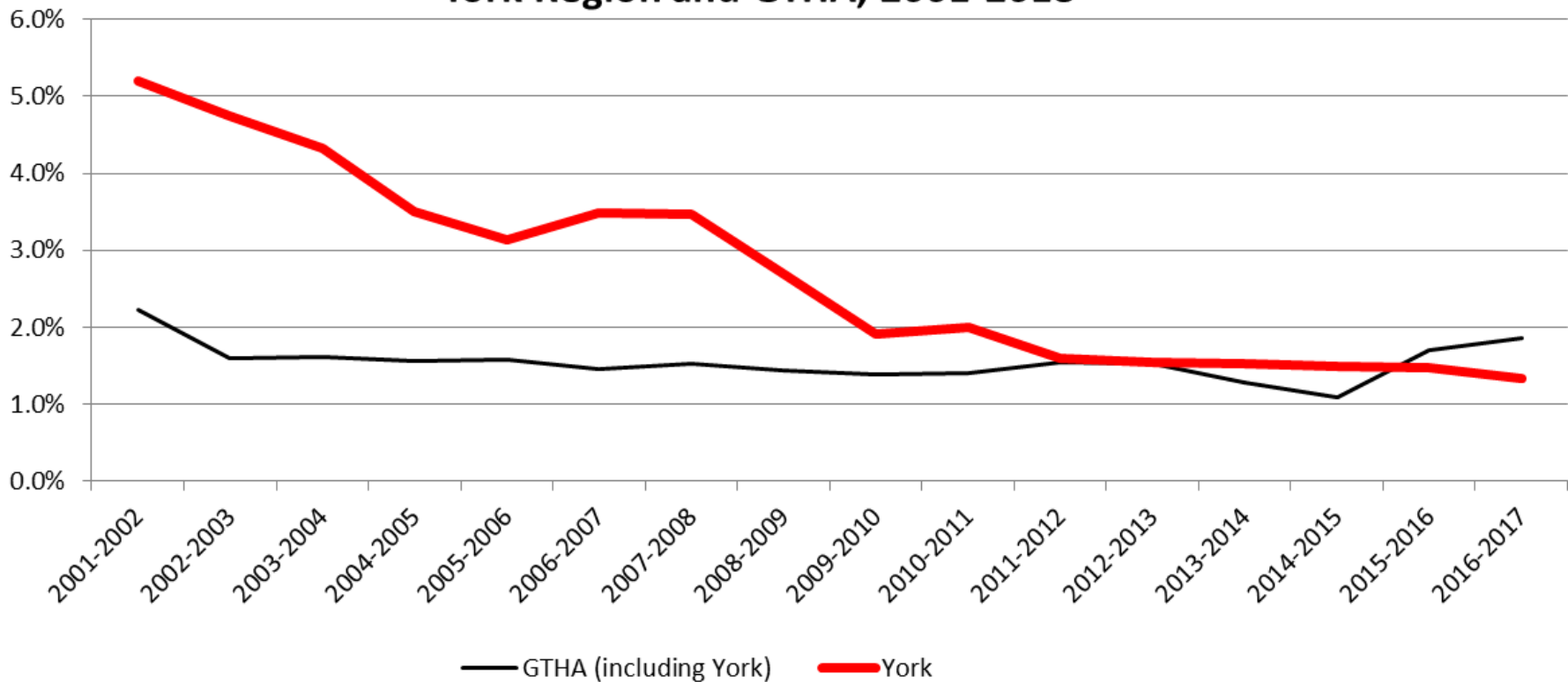


Fiscal Strategy

2000-2008 York Region's Rapid Growth Era

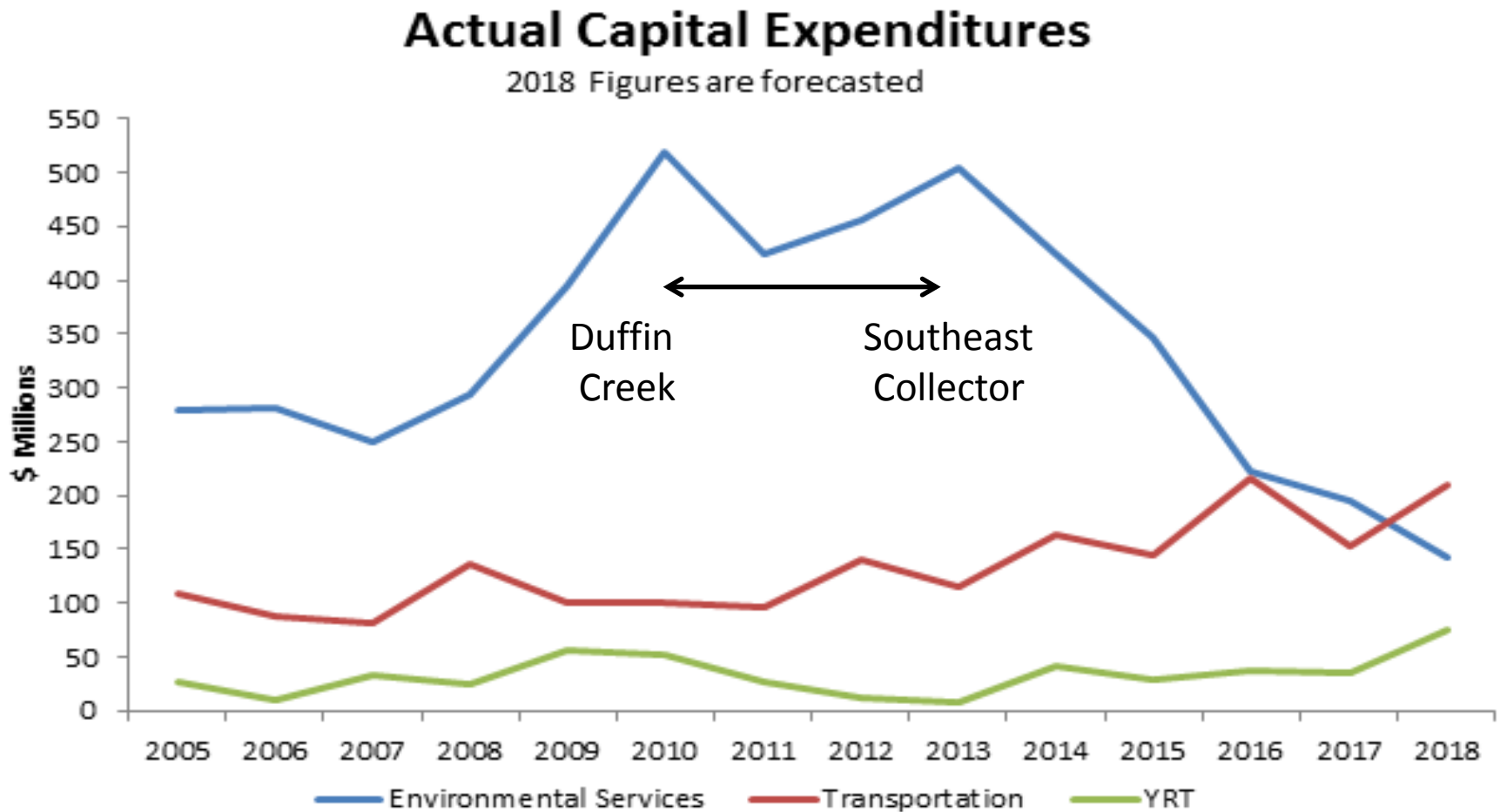
- Annual growth rate has slowed from 5% to 2%, more in line with GTHA average

**Annual Population Growth Rate Comparison
York Region and GTHA, 2001-2018**



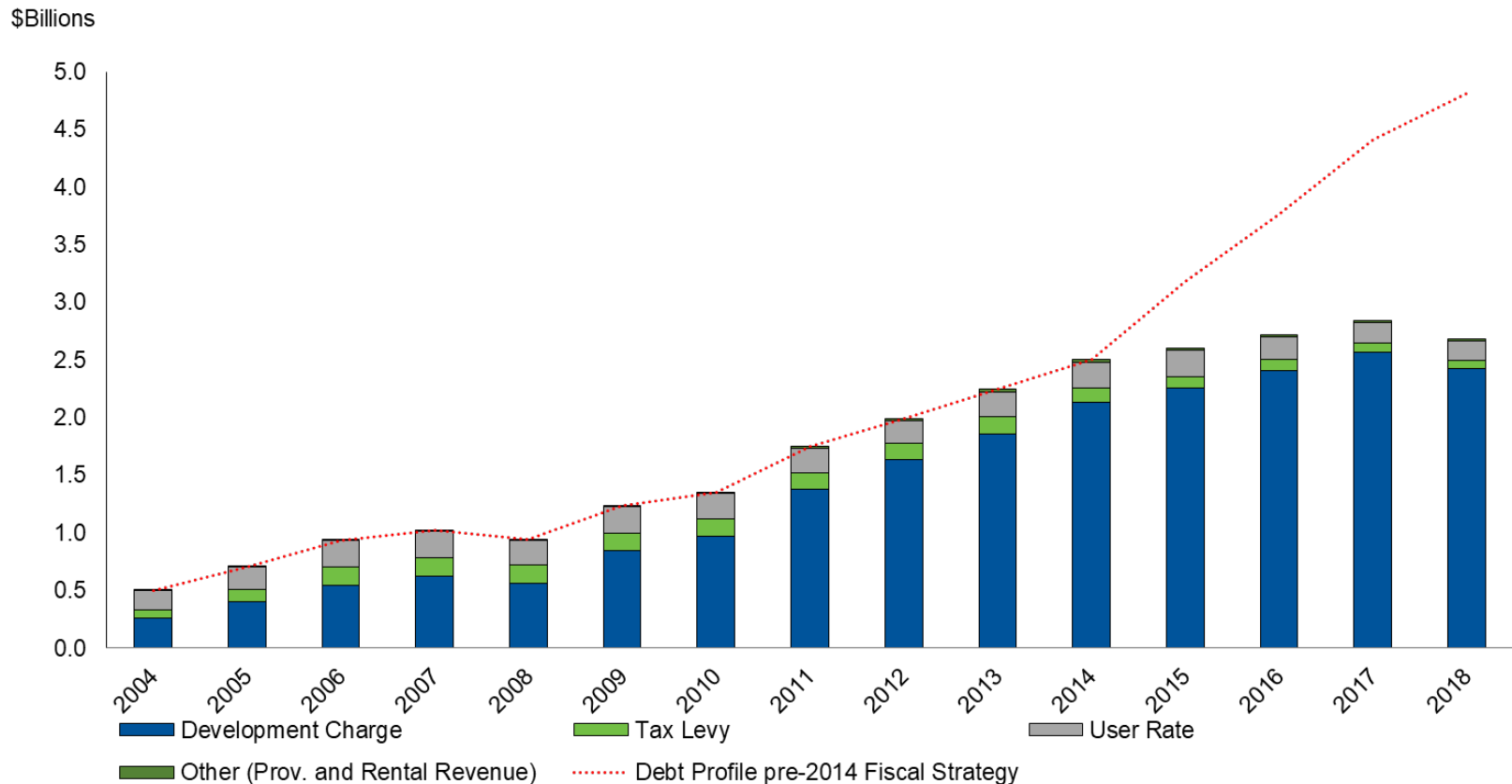
York Region responded with significant capital investments

- Investments peaked after rapid growth period

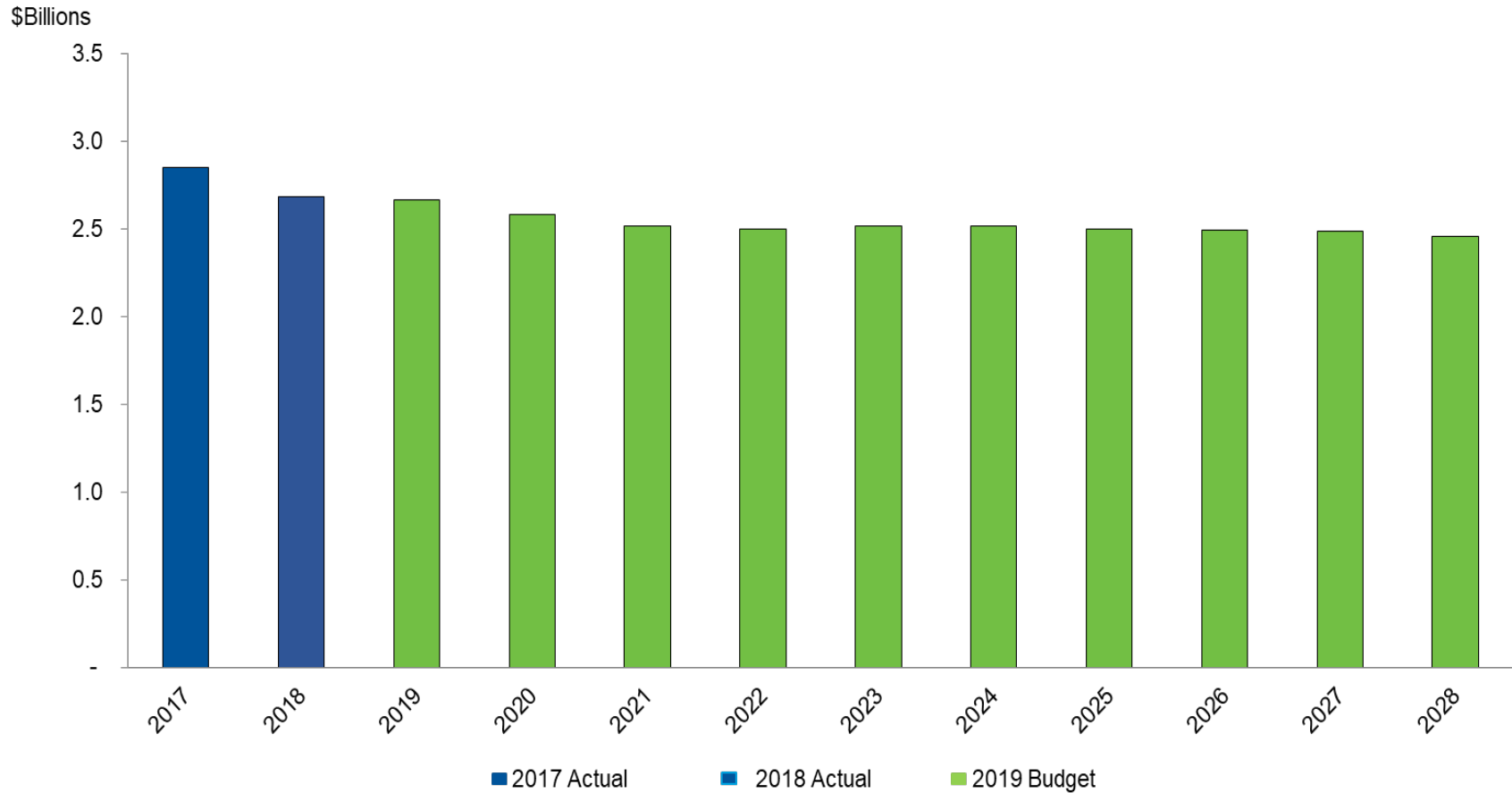


Debt profile projected to be much higher prior to fiscal strategy

- By 2014, forecasting \$5 Billion in debt
- Limits growth-related spending



2019 budget forecasted a downward sloping debt profile

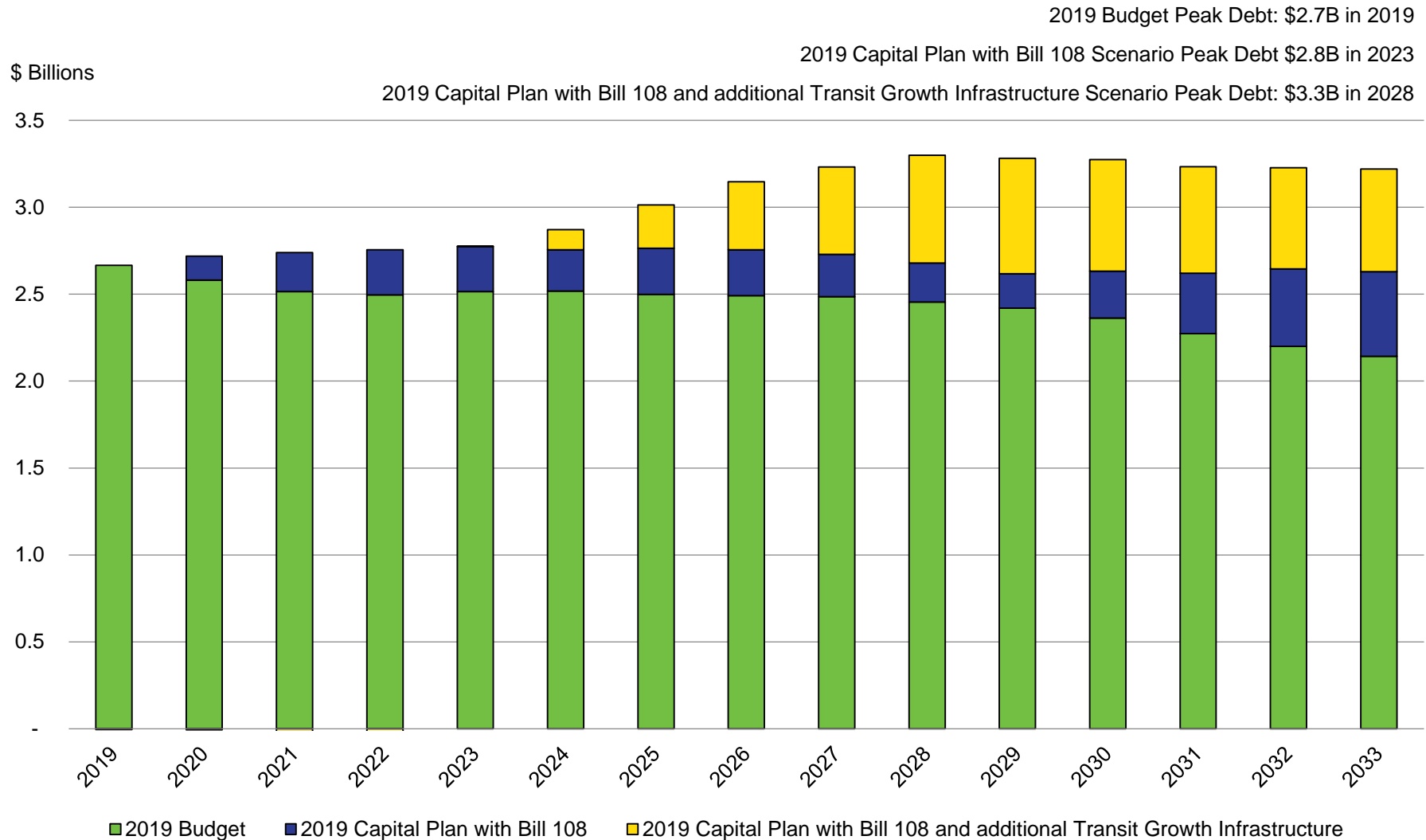


Bill 108 changes how municipalities recover growth-related infrastructure costs

1. Development charge rates 'frozen' at earlier stages of development
2. Delayed and phased payments for certain classes of development
3. The Region can continue to collect development charges for water, wastewater, roads, policing, transit, waste diversion and paramedic services
4. Purpose-built secondary suites would be exempt from development charges

Bill 108 introduces a community benefits charge

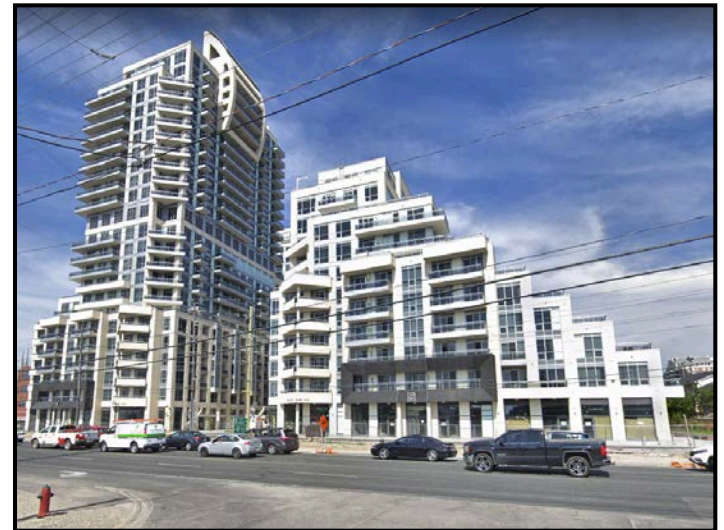
Preliminary debt projection with impacts of Bill 108



Opportunities for Growth

York Region growth through 2041

- 1.79 million residents and 900,000 jobs by 2041
- 20-year land supply - mix of ground-related and high-rise units
- Gradual shift in population and jobs distribution towards Centres and Corridors to support investments in infrastructure:
 - Increasing share of medium and high density units
 - Continued investments in transit – VIVA, Yonge Subway, GO
- Continue to ensure fiscal accountability and respond to what the market is doing
- Committed to delivering infrastructure required to support growth to 2041



Growth opportunities

- Secondary Planning for next phase of greenfield developments (New Community Areas)
- York Region's First Subway station opens as game changer for city building in the VMC
- Planning back on track for Yonge Subway to support Richmond Hill/Langstaff Regional Centre

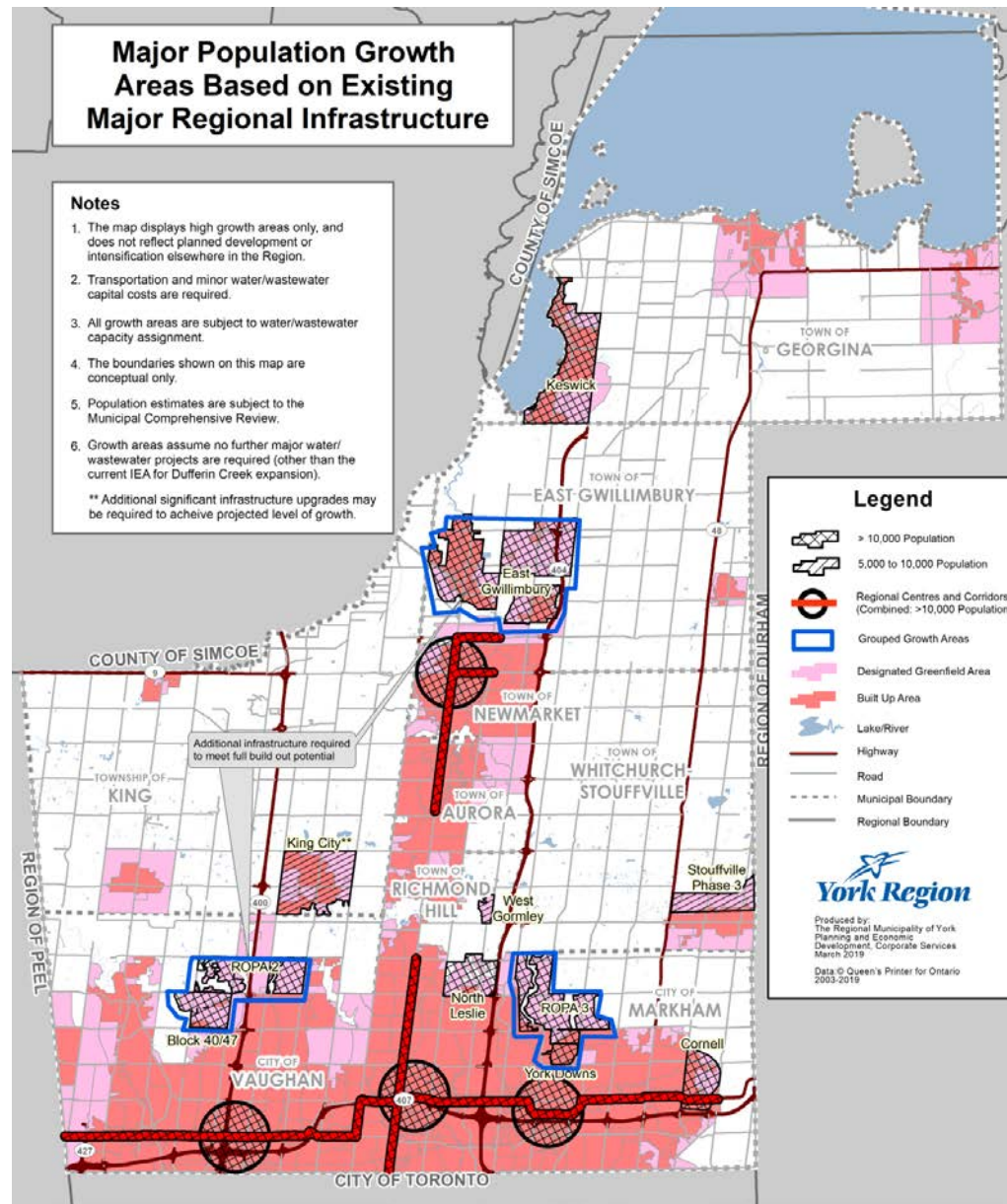


Significant investments still required to meet 2041 forecast

Infrastructure Project	Current Planned Timing	Estimated Cost
Upper York Sewage Solution	2026	\$ 640 million
Yonge Subway Extension	2027	> \$ 1 billion
Northeast Vaughan sewer	2028	\$ 160 million
West Vaughan sewer	2028	\$ 320 million
Duffin Creek Outfall Expansion	Post 2031	\$ 250 million



Major population growth areas with existing infrastructure



Integrated Growth Management

Fundamental approach to growth management

- Addresses both sides of the equation: growth related expenditures and timing and certainty of revenues
- Align capital investments more closely with timing of actual growth
- Continued emphasis on Centres and Corridors will promote a diverse range of housing types and improve live-work opportunities
- Prioritize and stage capital investments
- Work closely with public and private partners



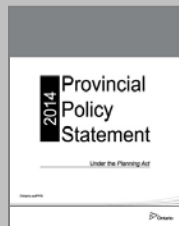
Integrated approach to align capital expenditures and growth

Draft forecast to optimize existing investments and stage investments in new major infrastructure

- Revisit current 2031 population and employment distribution to optimize existing infrastructure
- Support planned Regional and local urban structure
- Growth distribution informed by market trends
- Growth to 2041 based on principle of staging infrastructure to align with actual growth
- Tie delivery of new infrastructure to the achievement of specific population thresholds

Integrated Growth Management: Working Closely with Partners

Provincial



Regional



Local



Development



Next Steps

- One-on-one meetings with senior local municipal staff to confirm opportunities for alignment
- Working with the development industry and local Municipal Comprehensive Review Working Group
- Development of 2041 growth forecast
- Fall 2019 report
- Presentations to local municipal Councils

Recommendation

Council endorse the principles presented in this report for the purposes of informing York Region's 2041 growth forecast as part of the Municipal Comprehensive Review.

Principles:

- The current 2031 population and employment distribution will be revisited to optimize of existing infrastructure to create fiscal room for the next generation of growth;
- Growth to 2041 will be based on the principle of staging infrastructure to align with actual growth.