Municipal Comprehensive Review Components

**BACKGROUND and DIRECTION REPORTS**
- INTENSIFICATION
- EMPLOYMENT
- HOUSING
- INFRASTRUCTURE ALIGNMENT
- COMPLETE COMMUNITIES
- CLIMATE CHANGE
- NATURAL HERITAGE and AGRICULTURE SYSTEMS

**GROWTH MANAGEMENT**
- GROWTH FORECAST
- LAND NEEDS ASSESSMENT
- FISCAL IMPACT ANALYSIS

**CONSULTATION and ENGAGEMENT**

**POLICY REVIEW and DEVELOPMENT**

**UPDATED REGIONAL OFFICIAL PLAN**

York Region
York Region’s continued success depends on responsible planning for growth.
Population Forecast to 2041

- Actual Population
- 2017 Growth Plan Forecast
- 2006 Growth Plan Forecast (2010 Regional Official Plan Forecast)
- 2017 Ministry of Finance Forecast
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
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

![Graph showing actual capital expenditures over years with peaks in 2009-2010 and 2014-2015, labeled Duffin Creek and Southeast Collector.]
• By 2014, forecasting $5 Billion in debt

• Limits growth-related spending

Debt profile projected to be much higher prior to fiscal strategy
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

2019 Budget Peak Debt: $2.7B in 2019

2019 Capital Plan with Bill 108 Scenario Peak Debt $2.8B in 2023

2019 Capital Plan with Bill 108 and additional Transit Growth Infrastructure Scenario Peak Debt: $3.3B in 2028
Opportunities for Growth
• 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

<table>
<thead>
<tr>
<th>Infrastructure Project</th>
<th>Current Planned Timing</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper York Sewage Solution</td>
<td>2026</td>
<td>$640 million</td>
</tr>
<tr>
<td>Yonge Subway Extension</td>
<td>2027</td>
<td>&gt; $1 billion</td>
</tr>
<tr>
<td>Northeast Vaughan sewer</td>
<td>2028</td>
<td>$160 million</td>
</tr>
<tr>
<td>West Vaughan sewer</td>
<td>2028</td>
<td>$320 million</td>
</tr>
<tr>
<td>Duffin Creek Outfall Expansion</td>
<td>Post 2031</td>
<td>$250 million</td>
</tr>
</tbody>
</table>
Major population growth areas with existing infrastructure

Notes
1. The map displays high growth areas only, and does not reflect planned development or intensification elsewhere in the Region.
2. Transportation and minor water/wastewater capital costs are required.
3. All growth areas are subject to water/wastewater capacity assignment.
4. The boundaries shown on this map are conceptual only.
5. Population estimates are subject to the Municipal Comprehensive Review.
6. Growth areas assume no further major water/wastewater projects are required (other than the current LEA for Dufferin Creek expansion).
7. Additional significant infrastructure upgrades may be required to achieve projected level of growth.
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**

- Ontario Planning Legislation
- Provincial Policy Statement

**Regional**

- The Regional Municipality of York Official Plan

**Local**

- Aurora
- East Gwillimbury
- King
- Markham
- Richmond Hill
- Town of Georgina
- Newmarket
- Vaughan
- Town of Whitchurch-Stouffville

**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
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.