Municipal Comprehensive Review Update

Planning Advisory Committee

October 16, 2019

York Region

Outline

Update on Key MCR Projects:

a)   Planning for Major Transit Station Areas

b)   Visualizing Density

c)   Planning for Employment

d)   Consultation Update

Major Transit Station Areas
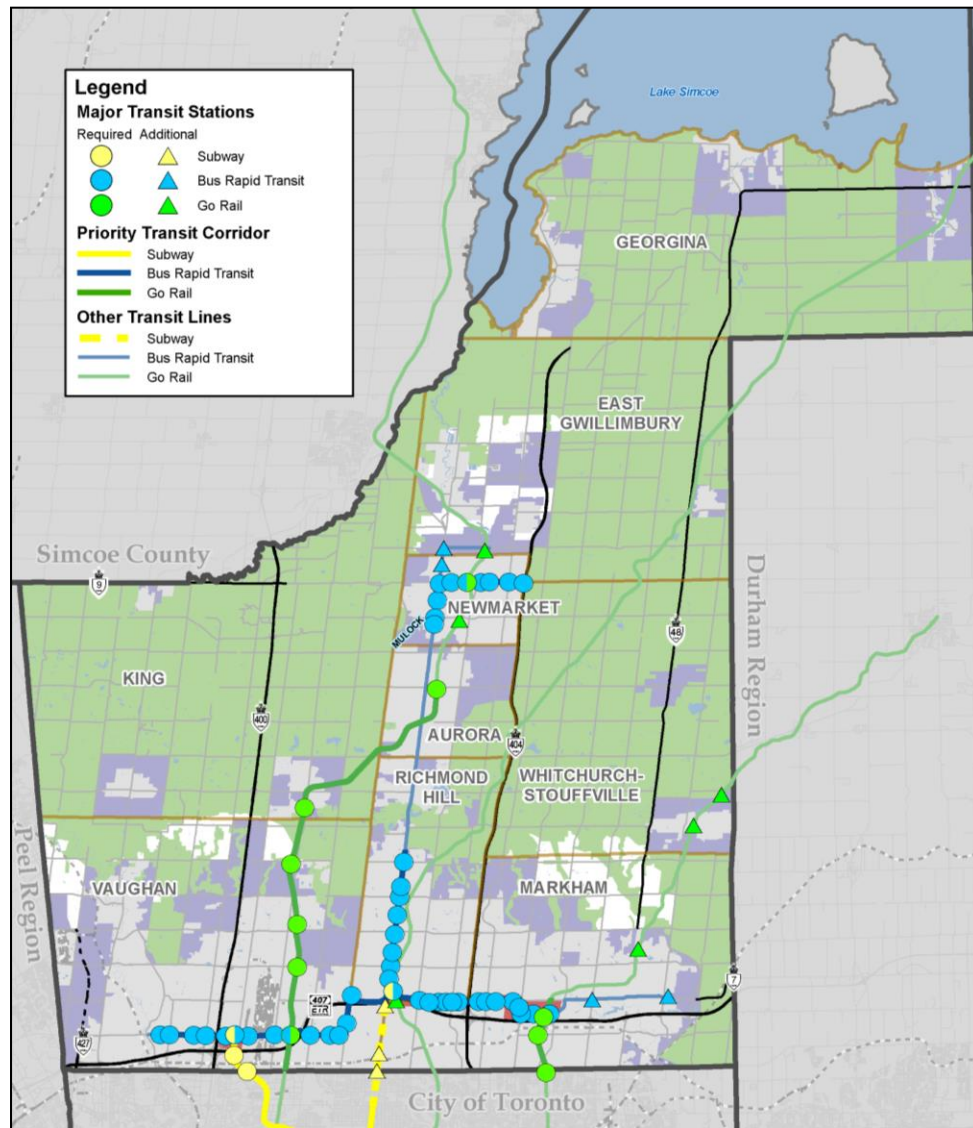
Municipality	Required MTSAs	Additional MTSAs	Total MTSAs
Aurora	1	0	1
East Gwillimbury	0	2	2
Georgina	0	0	0
King	1	0	1
Markham	11	4	15
Markham / Richmond Hill (shared)	5	0	5
Markham / Vaughan (shared)	0	4	4
Newmarket	10	2	12
Richmond Hill	10	0	10
Richmond Hill / Vaughan (shared)	1	0	1
Vaughan	18	0	18
Whitchurch-Stouffville	0	2	2
York Region	**57**	**14**	**71**

Major Transit Station Areas

- Staff report in March 2019
  - Draft MTSA delineations and density targets

- Consultation to date
  - Markham Public Open House
  - Events
    - Aurora Street Festival
    - York Region Family Fun Day
    - Transportation Forum Open House
    - MCR Walking Tours (Aurora and Richmond Hill)
  - Circulation to businesses near MTSAs
  - Pin-Drop Map

Major Transit Station Areas — Next Steps

- Draft boundaries and minimum density targets
  - Local municipal staff and/or council positions/comments

- Public Consultation
  - Opportunities to engage?

- Approach for identifying additional MTSAs
  - Options for identification of potential future MTSAs

- MTSA interim report

- Intensification Framework and MTSAs – Q2 2020

Visualizing Density
Jessica Wu & Jeff Hignett

Visualizing Urban Density

3D Visualizations for MTSAs and New Community Areas

Jessica Wu & Jeff Hignett

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PRESENTATION OUTLINE

1. Project Objectives

2. Deliverables

3. Constructing the 3D model

4. Live CityEngine Demo

5. Next Steps

PROJECT OBJECTIVES

- To visualize a range of densities in **Major Transit Station Areas** and **New Community Areas**

- **15** visualization models to be developed (with different density targets, residents/job mix, and in various intensification context)

- Deliverables will help the public, Council members and stakeholders understand how density targets translate to built-form in different settings

DELIVERABLES

10 Major Transit Station Areas Models & Visualizations

- 9 theoretical models @ 160, 200, 300 & 500 pj/ha

- Represent areas around GO, BRT and subway stations and the UGC

- 1 alternative target model @ 80 pj/ha

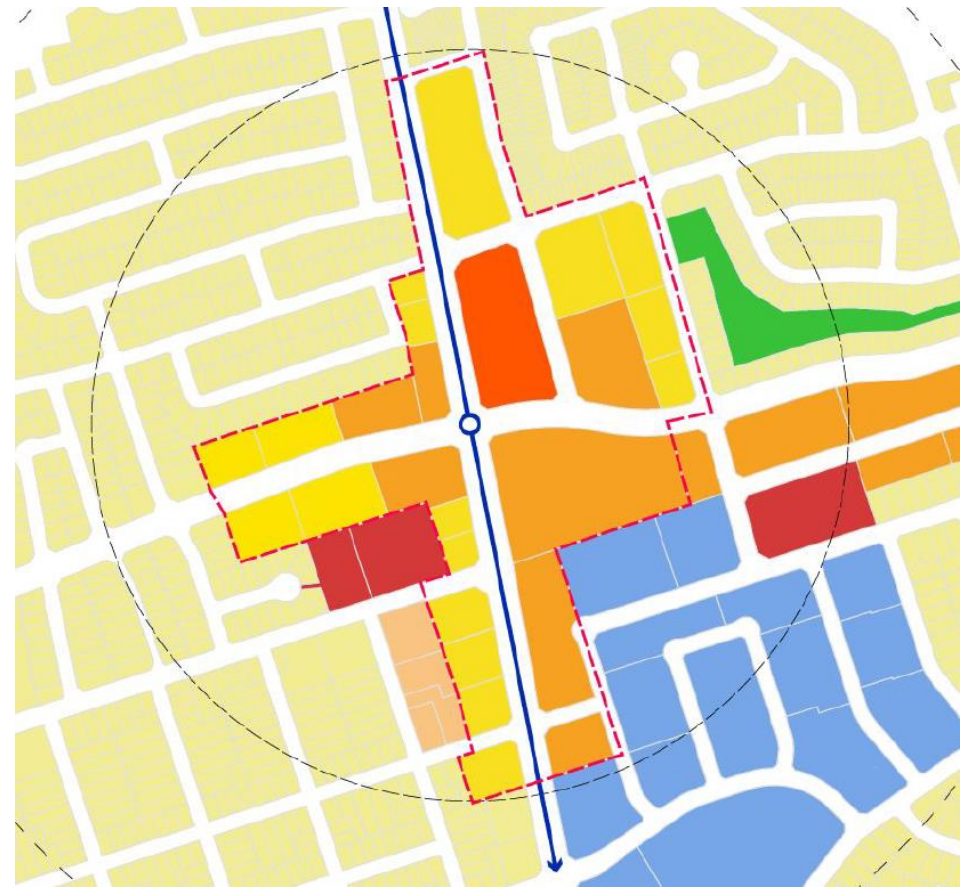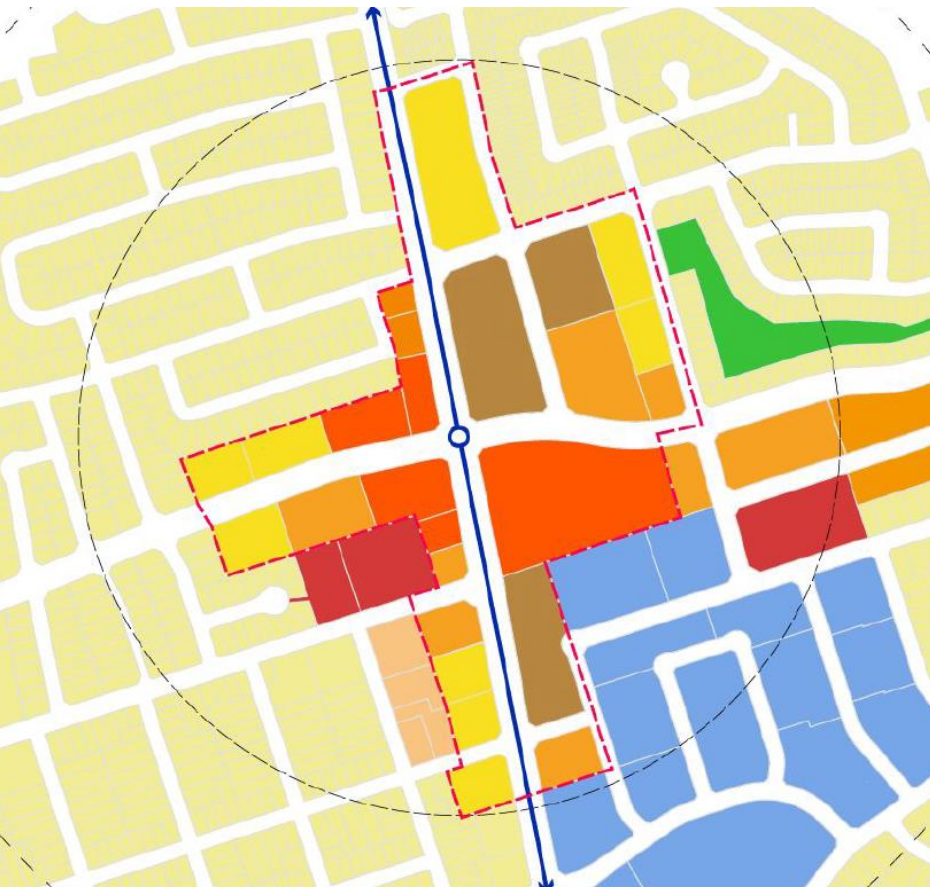| Scenario	Density Target (Res & Job/Ha)	Res/Job Mix
MTSA 1	160	85/15
		60/40
MTSA 2	200	85/15
		60/40
		0/100
MTSA 3	300	85/15
		60/40
		0/100
MTSA 4	500	60/40
Alternative	80	85/15
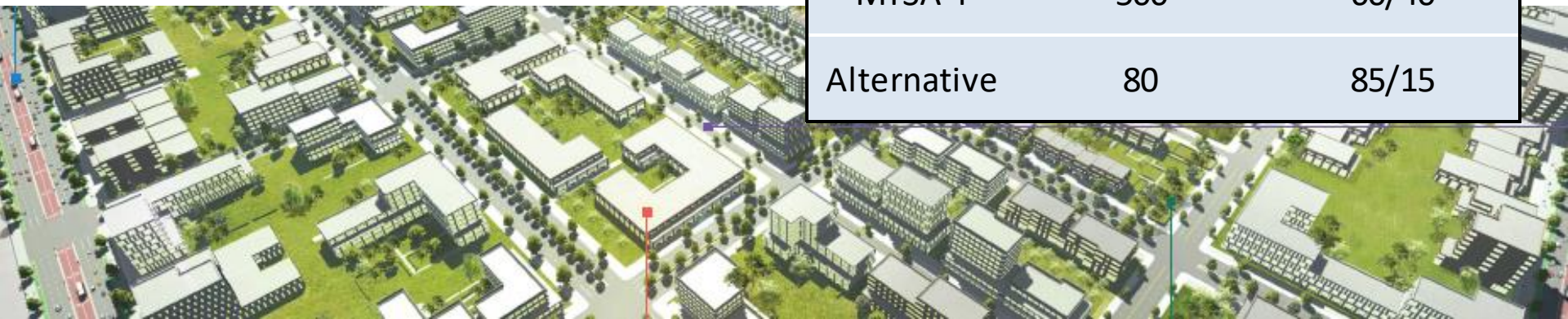
5 New Community Areas
Models & Visualizations

- 2 theoretical models (density at edge vs. evenly spread @ 70 pj/ha)

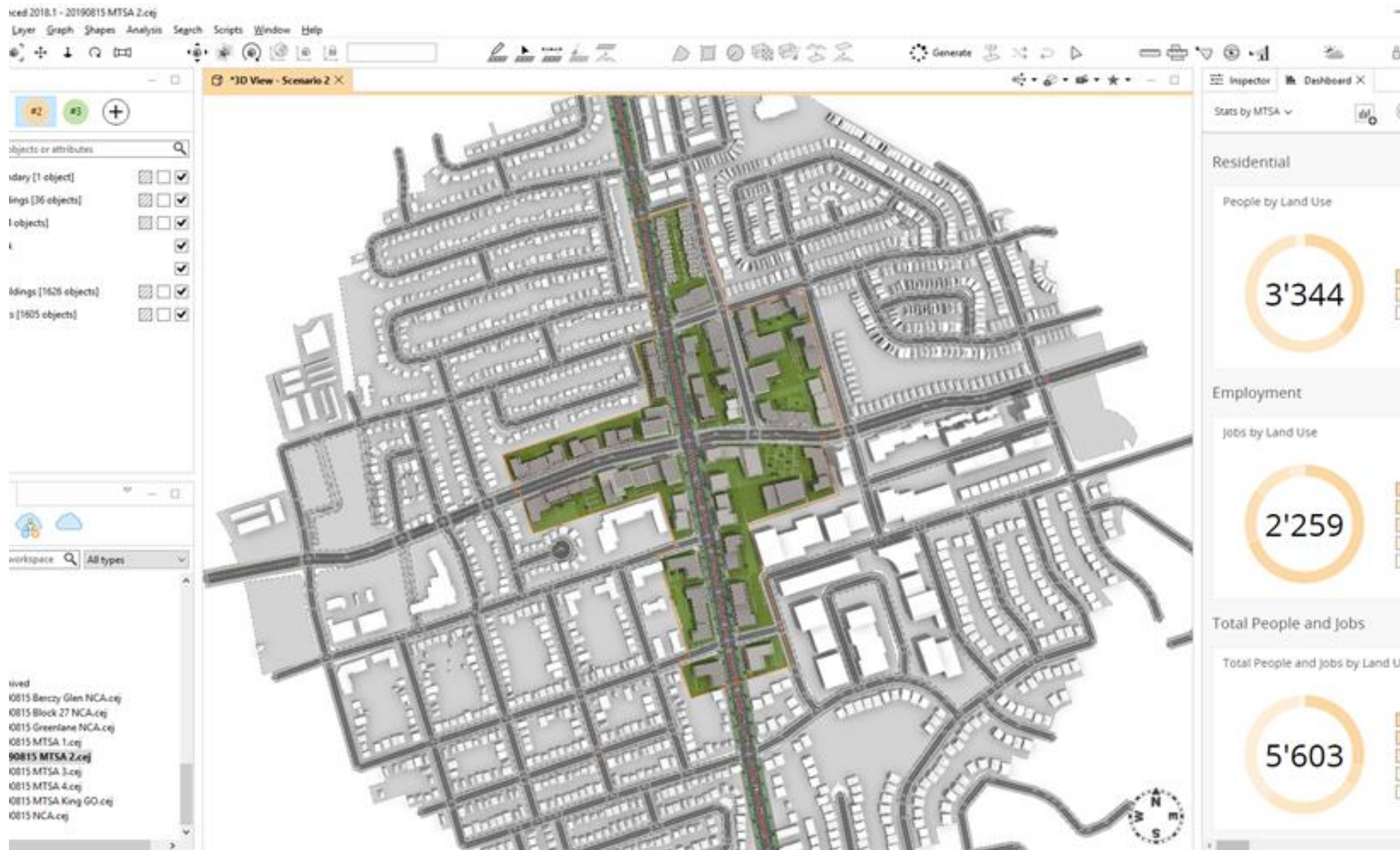- 3 site -specific models @ 70 pj/ha – Vaughan Block 27, Berczy Glen, Green Lane Secondary Plans
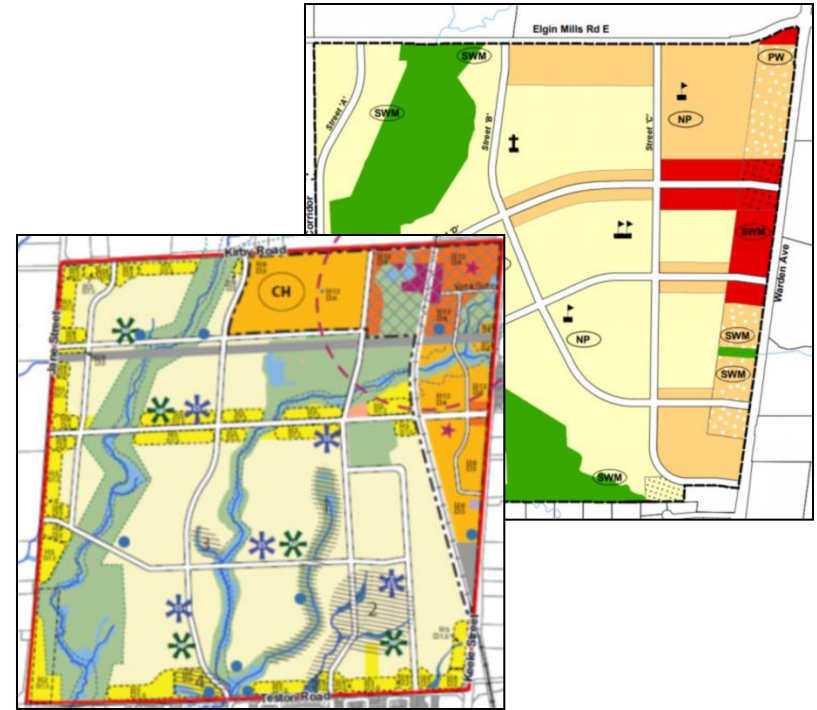
Low Density Residential
Mid Density Residential
High Density Residential
Low Density Mixed Use
Mid Density Mixed Use
High Density Mixed Use

Commercial
Industrial
Natural Area
Open Space
MTSA Boundary Line

Transit Stop & Alignment
GO Transit Line & Station
500m Radius
800m Radius

DRAFT

Scenario:
MTSA: 200 People and Jobs per hectare

Complete Community Aspects

Amélie, 70

Amélie is a long time resident of the area who enjoyed raising her family in her quiet neighbourhood. When she heard about the new condos and mixed use buildings being built, she was worried about the increase of noise and traffic. She hadn't anticipated that the new developments would mean that her son's young family would be able to afford to buy a starter home within walking distance from the house he grew up in. Now they are able to spend much more time together, enjoying the nearby trails and a new community centre.

Active Transportation
A network of sidewalks and trails connect residential areas to commercial and employment centres, supporting healthy transportation choices.

Amenities
Community facilities, such as medical offices and recreation centers are located together so that residents are able to access them more conveniently.

Housing Density
Provides housing opportunities for those looking to enter the housing market, and those looking to remain in their community as they age, while sustaining the financial wellbeing of the region through the efficient use of existing services.

Green & Open Space
Parks and other green spaces located throughout the area provide amenity to local residents as well as people who work in the area, helping to promote physical and mental health and well-being.

Character
Planning processes are in place to ensure that the character of existing mature neighbourhoods are considered in the development of higher density development, and they provide a mechanism for residents to express their concerns so that they may be addressed.

Density Metrics

85% PEOPLE
15% JOBS

28ha MTSA Area

200 People+Jobs/Ha

1.5 Floor Space Index

4760 Population
Mix of Land Uses

858 Jobs
Employment by Land Use

2,256 Units
Mix of Housing Types

- Commercial (Office/Retail)
- Mixed-Use
- Residential (All)

- Condos/Apartments
- Townhomes
- Semi-Detached
- Single Detached

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*Density metrics is calculated based on assumptions provided by York Region.

DRAFT

Scenario:
MTSA: 200 People and Jobs per hectare

Adnan, 32

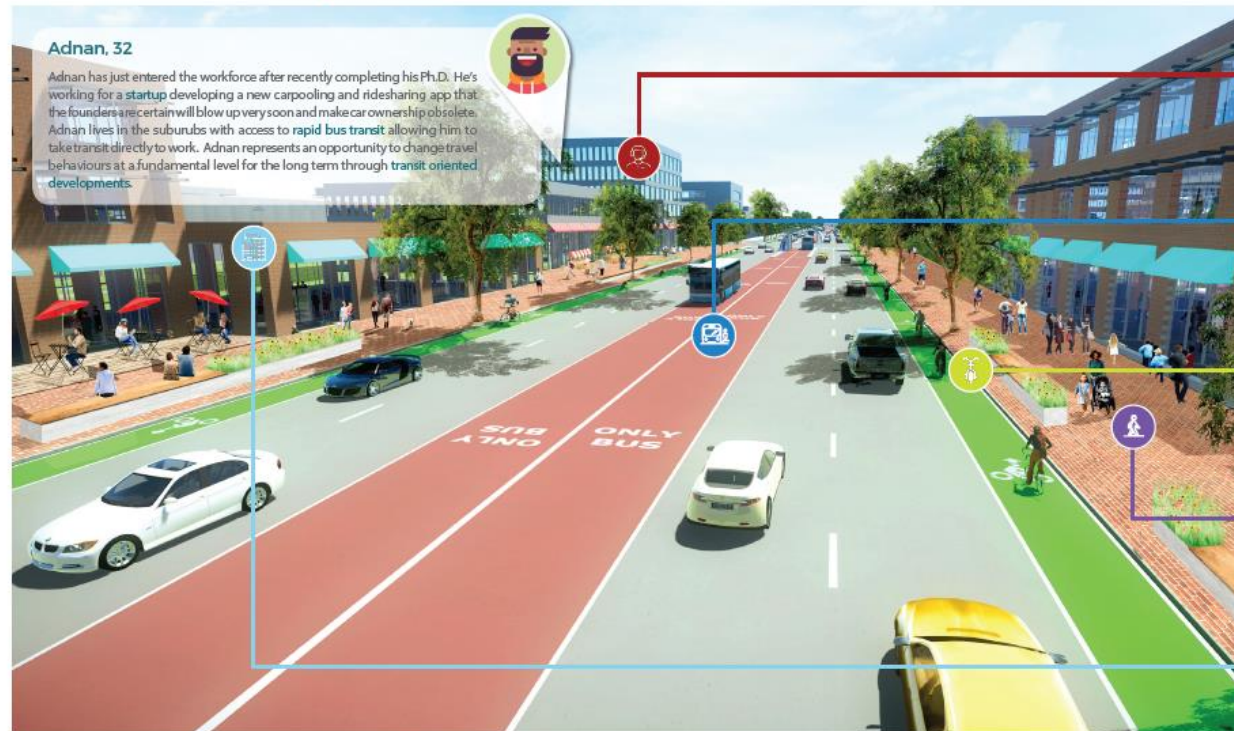Adnan has just entered the workforce after recently completing his Ph.D. He's working for a startup developing a new carpooling and ridesharing app that the founders are certain will blow up very soon and make car ownership obsolete. Adnan lives in the suburubs with access to rapid bus transit allowing him to take transit directly to work. Adnan represents an opportunity to change travel behaviours at a fundamental level for the long term through transit oriented developments.

Complete Community Aspects

Employment
Traditional employment hubs, such as office buildings, generate opportunities for the establishment of supporting businesses and services such as lunch restaurants, delivery companies, and daycares.

Transit
Dedicated bus lanes efficiently transport riders to their destination, reducing commuting time, traffic congestion, and air pollution.

Cycling Facilities
Bike lanes connect employment nodes to residential areas, encouraging active transportation as a safe and healthy option for daily commuting.

Walkability
To improve the pedestrian experience along the streetscape, furnishings such as benches and lighting are included along main streets, and off-street parking is located behind buildings.

Redevelopment
The development of brownfield land minimizes land consumption and allows for the efficient use of existing services, contributing to the financial sustainability of the region.

Density Metrics

100% JOBS

28ha
MTSA Area

200
People+Jobs/Ha

0.9
Floor Space Index

5,611 Jobs

Employment by Land Use

- Commercial (Office/Retail)
- Mixed-Use
- Residential (All)

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*Density metrics is calculated based on assumptions provided by York Region.

VIRTUAL REALITY VIDEO

York Region MTSA 3 Employment Fly-Through

Seek input on draft visualizations

Complete 3D models Render visualizations

Leverage deliverables to support city building dialogues/ other initiatives
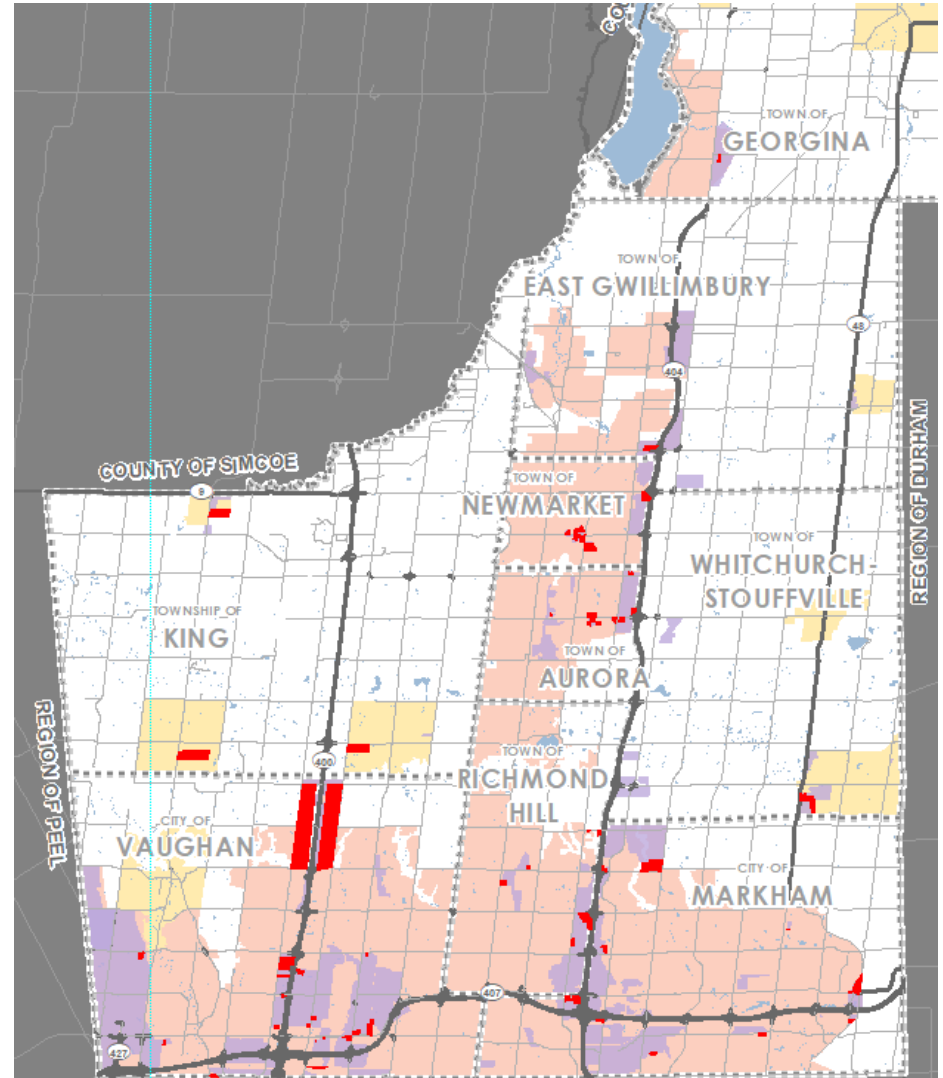
Planning for Employment

- The Region is now required to designate employment lands in the Regional Official Plan

- A strong policy framework is required to protect employment areas key to the Region's ongoing economic vitality
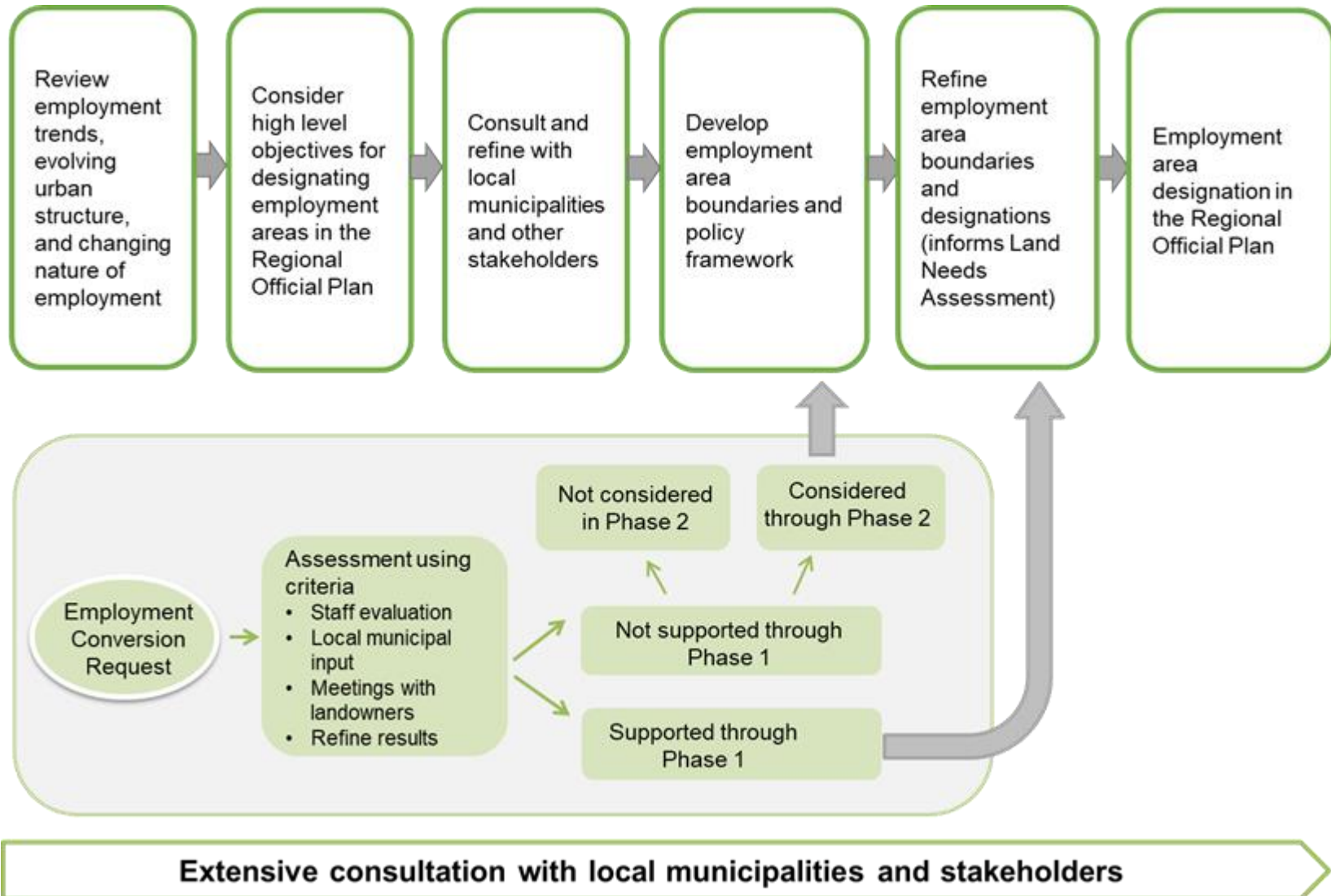
Supply

Viability

Access

Region-Wide Interests

Infrastructure
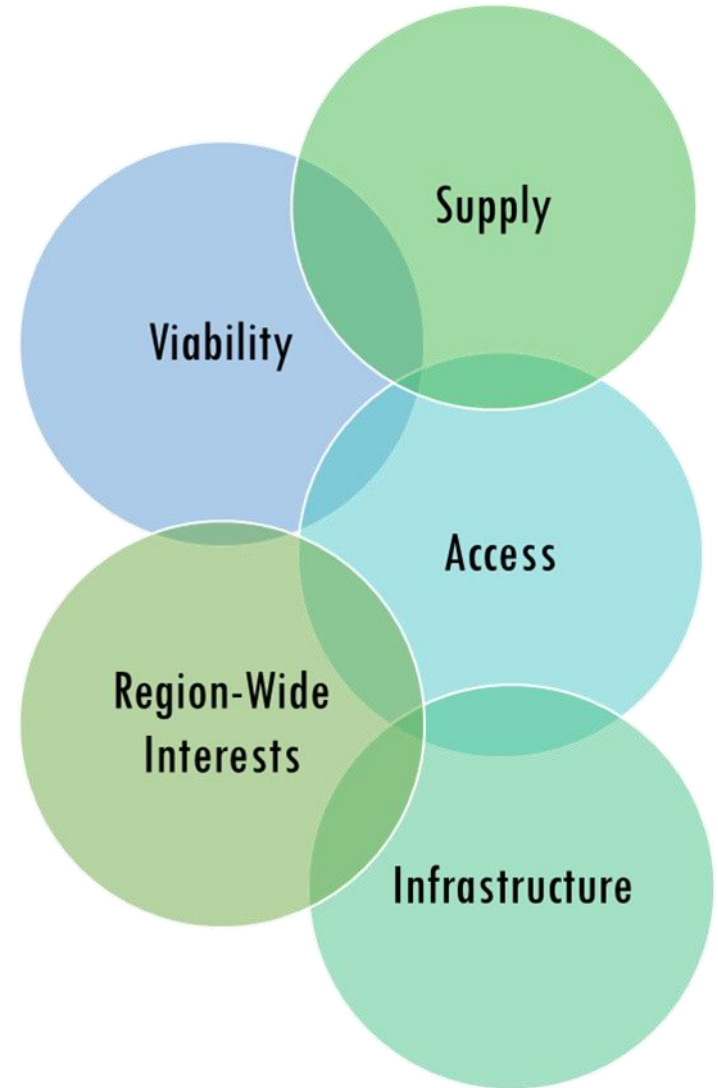
Employment Area Conversion Requests

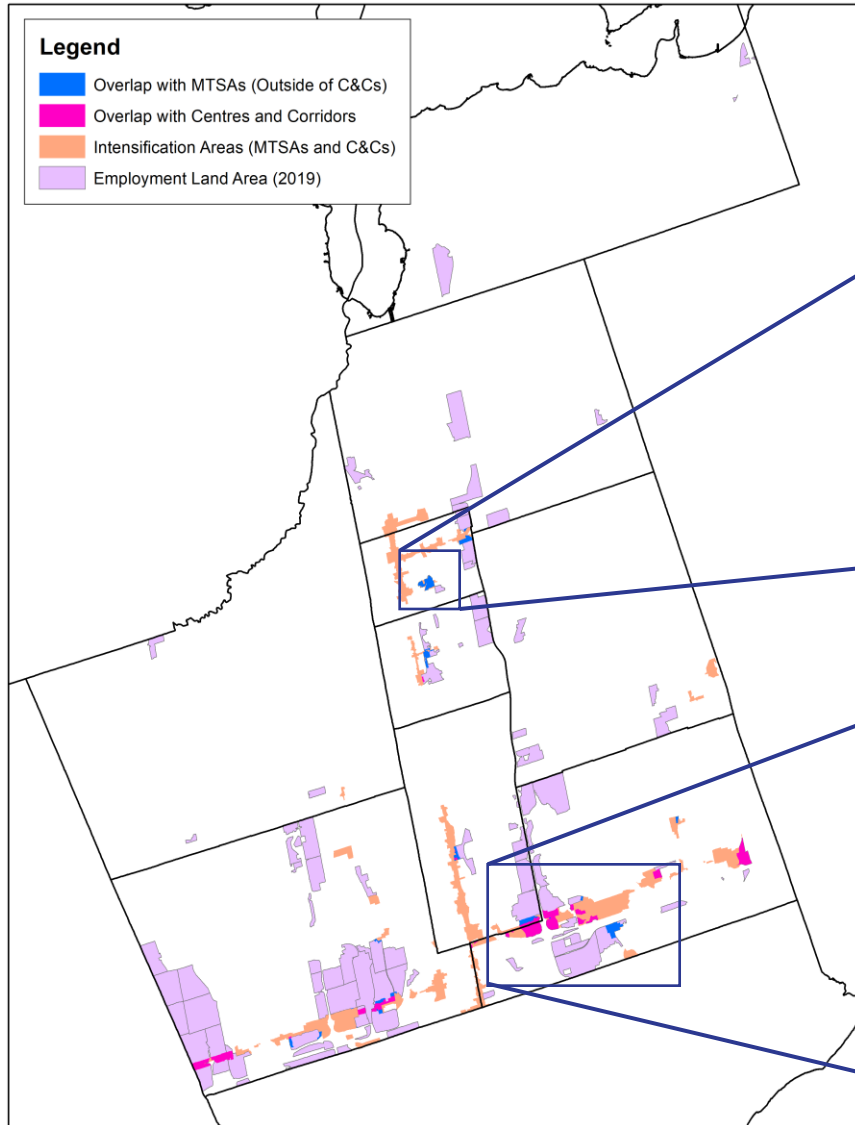| Municipality	# of Requests
Aurora	6
East Gwillimbury	1
Georgina	1
King	3
Markham	13
Newmarket	3
Richmond Hill	8
Vaughan	21
Whitchurch-Stouffville	2
Total	58

Employment Planning Process
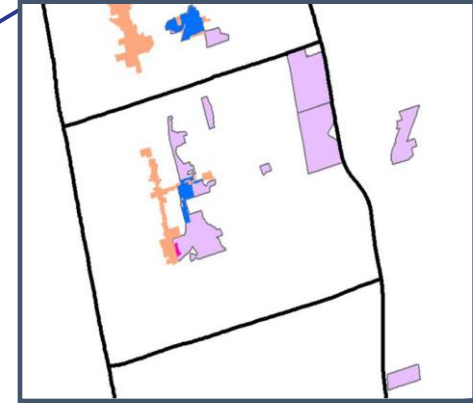
Approach to Planning for Employment

In consultation with local municipal staff and stakeholders, assess existing local municipal employment designations to identify:

1. candidates for exclusion from a Regional employment designation

2. candidates for a broader range of **employment** uses

3. candidates for more traditional **employment** uses

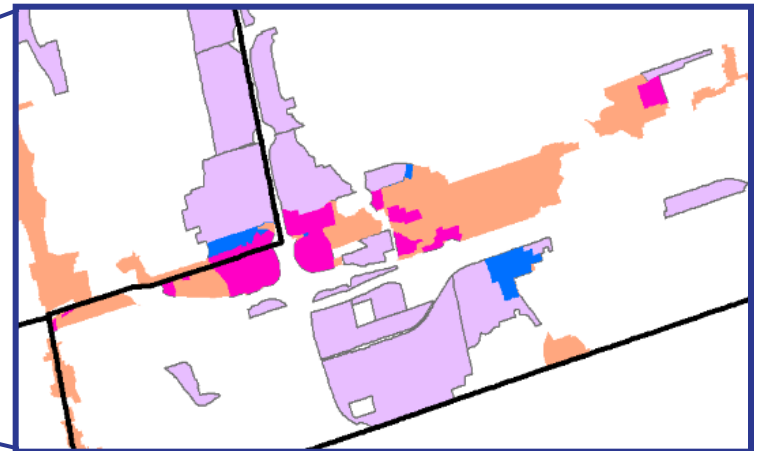# Employment lands overlapping intensification areas

Legend
- Overlap with MTSAs (Outside of C&Cs)
- Overlap with Centres and Corridors
- Intensification Areas (MTSAs and C&Cs)
- Employment Land Area (2019)

Aurora GO Station

Highway 7 in Markham

Planning for Employment — Next Steps

- Notify landowners adjacent to conversion requests

- Complete assessment of requests

- Finalize broader discussions regarding employment area delineation

- Draft Forecast and Land Budget – Q1 2020

- Employment Strategy – Q2 2020

An Update on Public Consultations to Date
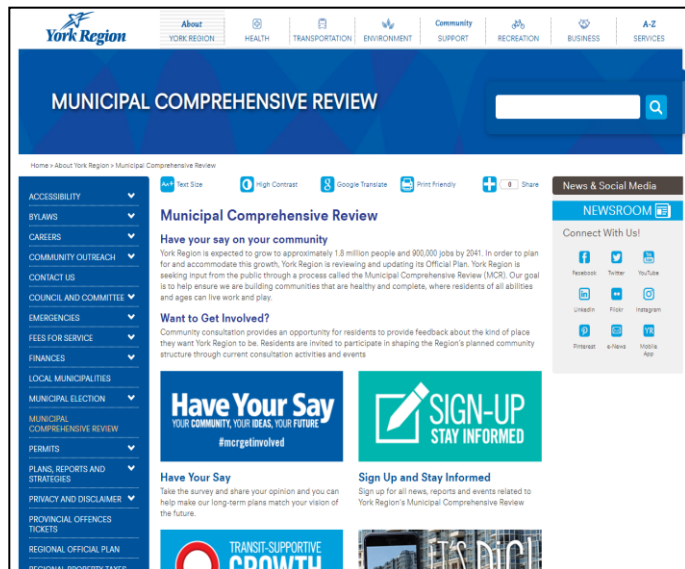
Engaged through a number of in-person and online methods, including:

- 'It's Your Pic' Contests
- MTSA Interactive Map and Comment Pin
- Walk and Talk with the Chief Planner
- Have Your Say: Your Community, Your Ideas, Your Future eNewsletter
- Have Your Say: Community Survey
- Community Agency Forum
- Other local events and open houses
- Additional social media campaigns, including online polls, to engage the public

Key Consultation Findings to Date

The public:

- Wants compact, walkable communities that offer employment opportunities, community facilities, services, stores and places for social connection

- Identified affordable housing as one of the most important components for building complete communities, but many residents identify they struggle with housing affordability

- Want their communities to produce fewer emissions and are aware of the impacts of a changing climate on York Region

- Identified the protection of forests, parks, trails and green spaces across communities and protecting agricultural lands from development as key priorities

- Identified transit as the top regional service that will be relied on most in the future and support continued investment in public transit infrastructure, particularly subway extensions and GO transit frequency enhancements

What's Next for Public Consultations

Have Your Say
YOUR COMMUNITY, YOUR IDEAS, YOUR FUTURE.

- Continue to attend local community events and open houses

- Targeted community engagement sessions

- Indigenous engagement

- Technical and policy-specific consultations with partners and stakeholders are ongoing

- Additional social media campaigns, another community survey and a walk and talk in Newmarket

- Regular updates to Planning Advisory Committee

- …And much more!

Please let us know of any opportunities to engage residents and businesses in your communities!

MCR Work Plan and Schedule

- **Q4 2019**
  - Employment Conversions Update Report
  - Consultation Update Report

- **Q1 2020**
  - Policy Directions Report
  - Natural Heritage Planning Direction Report
  - Planning for Growth Directions Report
  - MTSAs Direction Report

- **Q2 2020**
  - Intensification Framework and MTSAs Endorsement Report
  - Climate Change Directions Report
  - Planning for Employment Endorsement Report

Discussion/Questions