



York Region 2031 Forecasts and Land Budget

Presentation to Planning and
Economic Development
Committee

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Forecast based on a minimum intensification target of 40%



- ❑ Five separate growth scenarios prepared based on varying levels of intensification
- ❑ Council endorsed a minimum 40% intensification forecast scenario
- ❑ Forecasts based on extensive public and stakeholder consultation
- ❑ Forecasts provide a foundation for several Regional initiatives and studies

York Region's forecasts and land budget required to conform to the *Growth Plan*



- Minimum densities of 50 people and jobs per hectare in new Greenfield Areas



- Regional Centres planned to achieve a target of 200 people and jobs per hectare



- Minimum 40% intensification target within the built up area by 2015 and each year thereafter to 2031



Significant growth forecasted to 2031



- Population of 1.5 million:
 - 577,000 more people
 - 227,000 more than current ROP
- 510,000 households, an increase of 234,000 units
- 799,000 jobs, an increase of 337,000 (approx. 20,000 more than the *Growth Plan*)

Population anticipated to increase in all local municipalities

York Region Total Population by Local Municipality (2006 to 2031)

Municipality	Total Population 2006	Total Population 2031	Population Growth 2006-31	2006-31 Share of Growth (%)	2006-31 Avg Annual Increase (%)
Aurora	49,600	70,400	20,800	4%	1.4%
East Gwillimbury	21,900	88,000	66,100	11%	5.7%
Georgina	44,500	70,700	26,200	5%	1.9%
King	20,300	35,100	14,800	3%	2.2%
Markham	272,500	423,500	151,000	26%	1.8%
Newmarket	77,400	97,300	19,900	3%	0.9%
Richmond Hill	169,500	242,800	73,300	13%	1.4%
Vaughan	248,800	418,800	170,000	29%	2.1%
Whitchurch-Stouffville	25,400	60,800	35,400	6%	3.6%
York Region	929,900	1,507,400	577,500	100%	2.0%



Employment anticipated to increase in all local municipalities



Total Employment by Local Municipality (2006 to 2031)

Municipality	Total Employment 2006	Total Employment 2031	Employment Growth 2006-31	2006-31 Share of Growth (%)	2006-31 Avg Annual Increase (%)
Aurora	20,300	34,700	14,400	4%	2.2%
East Gwillimbury	5,900	31,800	25,900	8%	7.0%
Georgina	8,000	21,700	13,700	4%	4.1%
King	7,100	12,100	5,000	2%	2.2%
Markham	144,800	248,500	103,700	31%	2.2%
Newmarket	42,100	49,700	7,600	2%	0.7%
Richmond Hill	61,100	100,600	39,500	12%	2.0%
Vaughan	162,200	275,900	113,700	33%	2.1%
Whitchurch-Stouffville	10,900	23,700	12,800	4%	3.2%
York Region	462,400	798,700	336,300	100%	2.2%

1.8 million people anticipated by 2051

- 2051 forecast allows the Region to take a comprehensive planning approach and long term view
 - Provides guidance on long term growth potential
 - Plan more efficiently for environment and infrastructure
 - Identify and protect long term strategic employment lands

York Region 2051 Forecast			
	Population	Employment	
2031	1.5 million	799,000	
2041	1.7 million	913,000	
2051	1.8 million	969,000	

York Region Planning and Development Services, 2008.

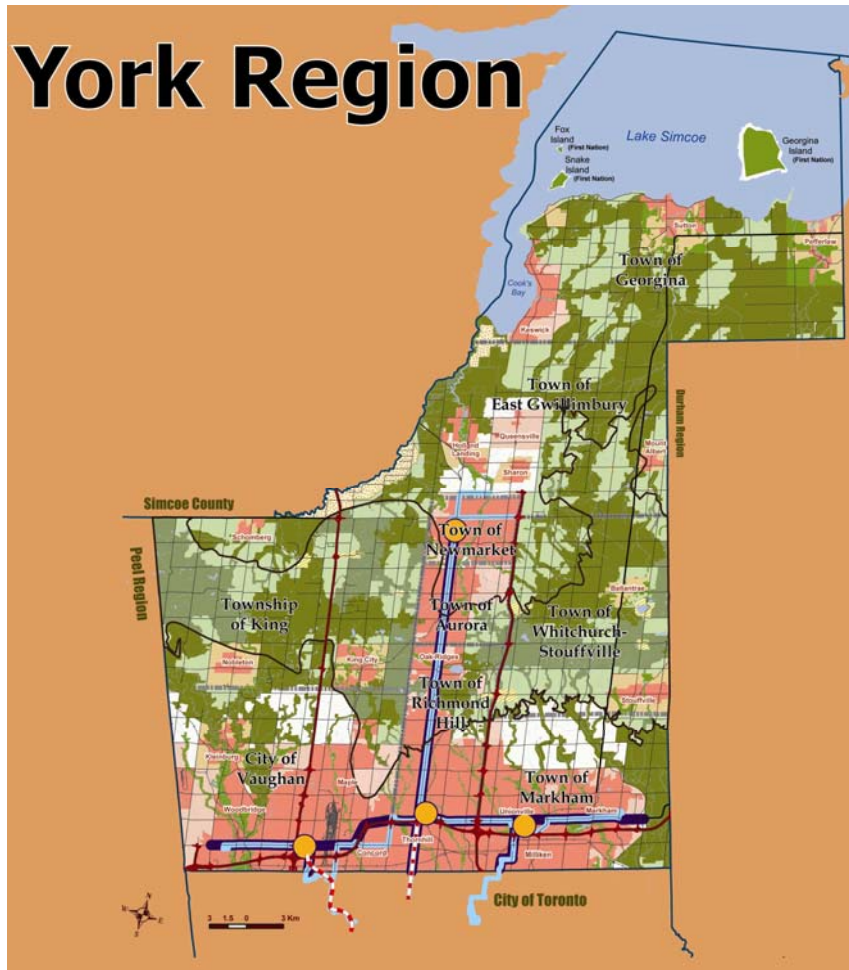


York Region's land requirements based on:



- ❑ A comprehensive demand/supply analysis for residential and employment growth
- ❑ A consideration of both residential and employment intensification
- ❑ An evaluation of the Region's ability to achieve the *Growth Plan's* Designated Greenfield density target

Forecast distributed to three Land Area Categories



- Built-up Areas
- Designated Greenfield Areas
- Whitebelt Areas

Additional residential lands are required

York Region 2006-2031 Residential Unit Growth by Land Area Category

Intensification Target in Built-up Areas 40% (90,720 units)	Low Density Supply 7% (16,730 units)*	Designated Greenfield Areas 40% (92,430 units)	Whitebelt Areas 13% (29,430 units)
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Source: York Region Planning and Development Services Department, 2008

* The low density supply of 16,730 units is predominately singles and semi's within the Built-up Area, but is not included in the intensification target.

- ❑ Boundary expansions will occur on Whitebelt lands in the three municipalities of East Gwillimbury, Markham and Vaughan



Additional employment lands are required

York Region 2006-2031 Total Employment Growth by Land Area Category

Built-up Areas 42% (138,250 jobs)	Designated Greenfield Areas 38% (124,800 jobs)	Whitebelt Areas 20% (67,360 jobs)
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Source: York Region Planning and Development Services Department, 2008

- Analysis accounts for:
 - Employment Lands Employment
 - Major Office
 - Population-Related Employment



1771 hectares of Community land in the Whitebelt is required to 2031

- Community lands include residential and population related employment growth
- Land Budget based on 20 units per hectare density assumption



2031 Community Land Requirements in the Whitebelt by Local Municipality

	2031 Whitebelt Units	Density	2031 Area Requirement (ha)	Major Retail Area Requirement (ha)	2031 Total Area Requirement (ha)
East Gwillimbury	7,360	20	368	56	427
Markham	12,140	20	607	120	727
Vaughan	9,930	20	497	120	617
Total	29,430	20	1,472	296	1,771

Source: York Region Planning and Development Services Department, 2008

1066 hectares of Employment Land in the Whitebelt is required to 2031

- Employment lands include only employment land employment growth
- Calculation based on 40 jobs per hectare density assumption



2031 Employment Land Requirements by Local Municipality

	2031 Whitebelt Jobs	Employment Density	Land Requirement
East Gwillimbury	3,495	40	87
Markham	17,498	40	437
Vaughan	21,627	40	541
Total	42,621	40	1,066

Source: York Region Planning and Development Services Department, 2008

Note: The developable density of 40 jobs per ha is equivalent to 50 jobs per net ha assuming a net to gross assumption of 20%.

40% of Whitebelt land is required by 2031

Percent of Total Whitebelt Required by Local Municipality by 2031

	Total Developable Whitebelt (ha)	2031 Whitebelt Requirement (ha)	Percent of Total
East Gwillimbury	1,802	515	29%
Markham/Whitchurch-Stouffville	2,693	1,165	43%
Vaughan/King	2,576	1,157	45%
Total	7,072	2,837	40%

Source: York Region Planning and Development Services Department, 2008

- The land budget meets *the Growth Plan* Designated Greenfield target of 50 people and jobs per hectare



Forecasts need to be carefully monitored



- ❑ Forecasts based on several key assumptions:
 - ❑ Shift to intensification
 - ❑ Decreasing demand for ground related units
 - ❑ Continued demand for existing employment type uses
- ❑ Need to maintain a long term supply of strategically located employment lands
- ❑ Small shifts could have significant implications:
 - ❑ Land supply shortages
 - ❑ Fiscal impacts
- ❑ Need to carefully monitor the forecasts, and make adjustments when necessary

Summary



- ❑ An urban boundary expansion is required
- ❑ A total of 2,837 developable hectares (ha) of land in the Whitebelt are required
- ❑ Land budget identifies 90,700 intensification units (40%) within Built-up Areas
- ❑ 42% of employment growth to occur within the Built-up Areas
- ❑ The *Growth Plan* Density target of 50 people/ jobs per ha is met.

Land budget work will inform the update of the Regional Official Plan

- Further discussion on urban boundary expansions
- ROP update will be based on five key policy components:
 - Preservation and Enhancement of the Natural Environment,
 - Infrastructure Master Plan Updates
 - Regional Intensification Strategy
 - Detailed Criteria for New Communities
 - Urban Boundary Expansions to be Carefully Phased

