

Growth Management Implications for York Region

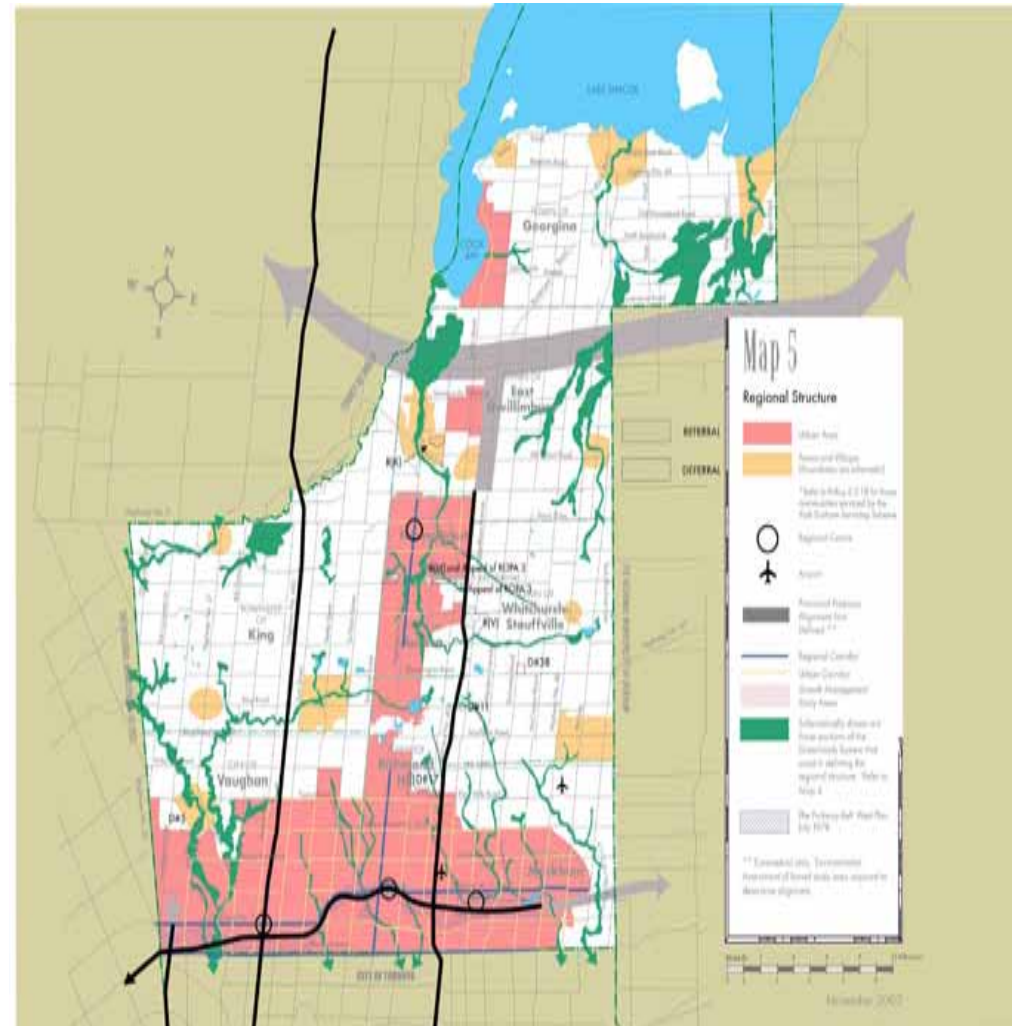
**Planning and Economic Development
Committee – October 2004**

Background

- Province has introduced key initiatives dealing with growth management issues in Ontario:
 - Bill 26 - Strong Communities Act,
 - Bill 27 – Greenbelt Protection Act,
 - Places to Grow- A Growth Plan for the Greater Golden Horseshoe,
 - The Provincial Policy Statement (PPS) and the Ontario Municipal Board Reform (OMB) review, and
 - The Golden Horseshoe Greenbelt Initiative

YORK REGION SUCCESSSES

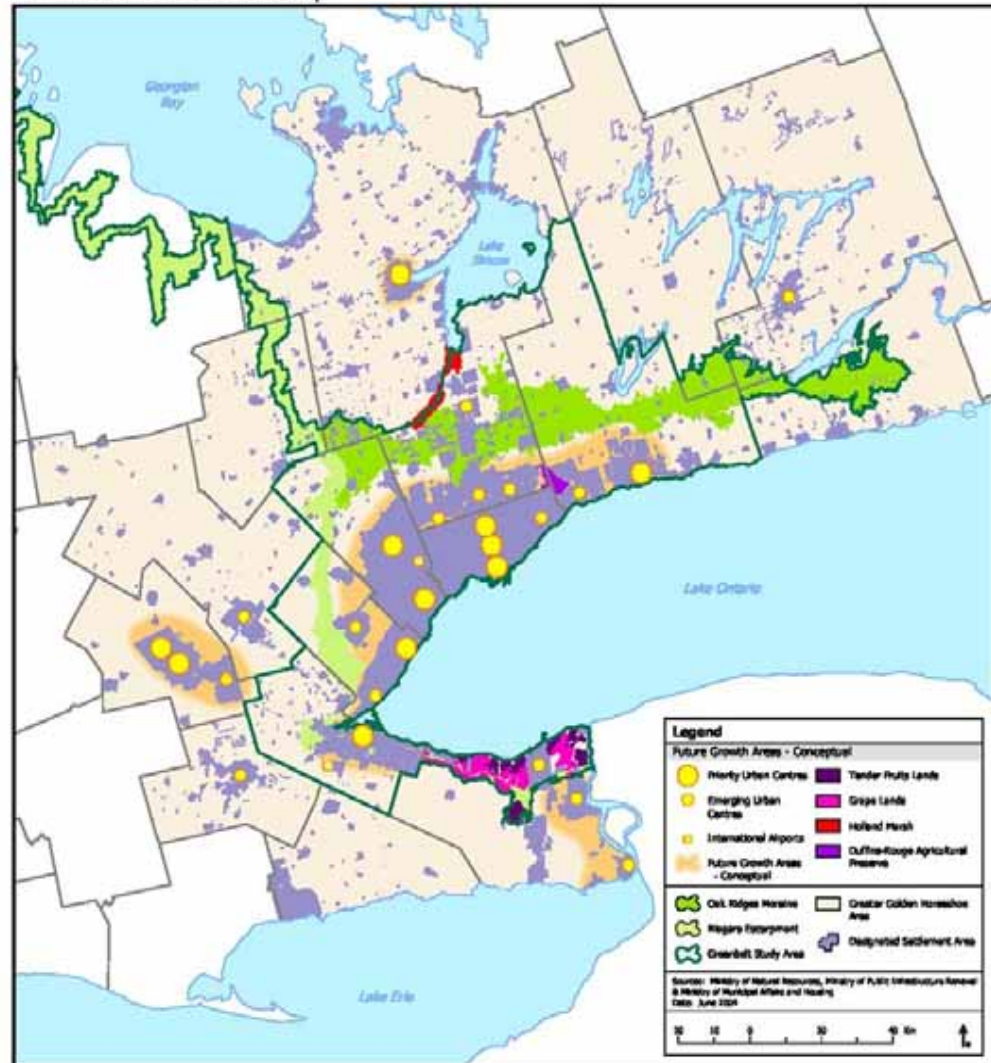
- Firm Urban Boundaries
- Centre and Corridors Initiative
- Transit – Amalgamation, YRTP, QuickStart
- Greenlands and Securement Strategy
- Sewer and Water/Transportation Master Plans
- Growth Challenges



“PLACES TO GROW” IMPLICATIONS

- Blue print for Growth Management given extraordinary growth rate
- Emphasis on intensification – “Urban Centres” and Corridors
- More emphasis on transit
- Possible urban boundary expansion

Map 4 : Future Growth Areas - Conceptual

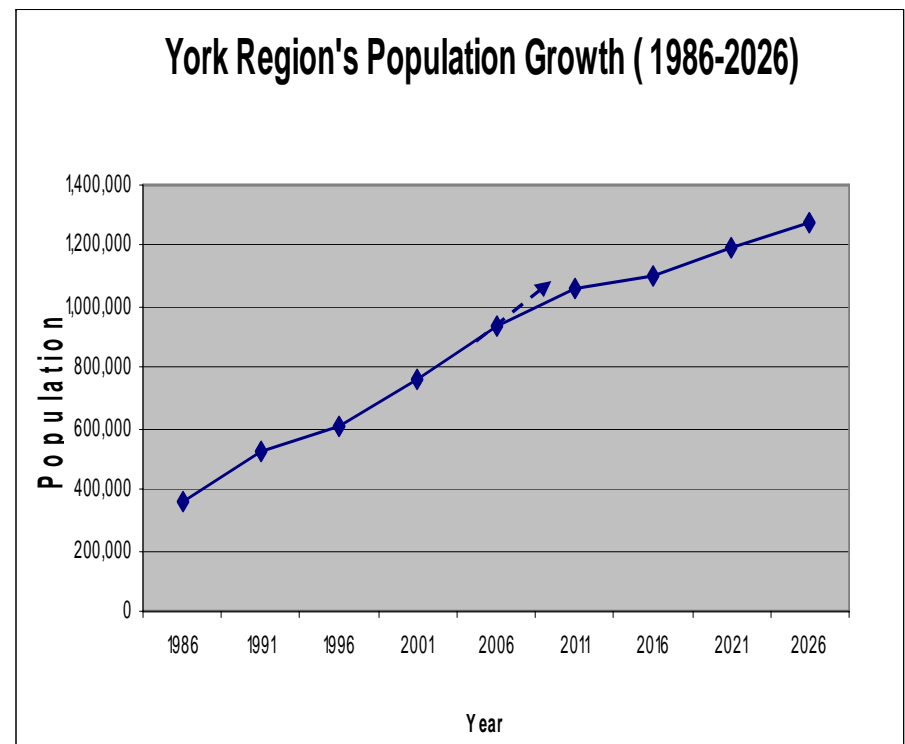


Growth Management Work Plan

- Forecasts
- Land Supply/Demand Exercise
- Fiscal Impact Analysis
- Vacant Employment Land Inventory
- Consultation

GTAH FORECASTS

- New forecasts for population and employment are produced every 5 years by the Province and Municipalities
- New 2031 forecasts will be higher for the GTAH
- Forecasts for York Region, although not finalized, will be higher



LAND SUPPLY/DEMAND

- York Region
 - 23,000 Acres of vacant developable urban land
 - 6,500 Acres of vacant developable employment land
- York Region
 - Designated 10-15 years
 - Registered and Draft approved 5-6 years
- Updated Employment Land Supply will be complete in late 2004
- Where and How do we grow?

Fiscal Impact Analysis

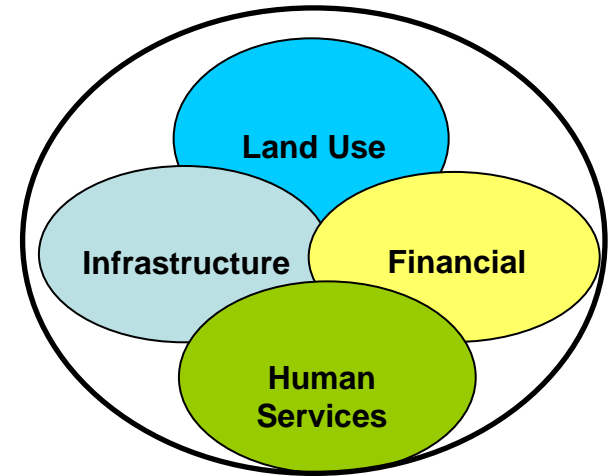
- Existing 25 year fiscal impact study and the 10 year capital plan to be reviewed based on revised forecasts and updated urban structure.
- Fiscal impact study will assess costs of infrastructure and services required to accommodate forecasted growth.
- Study details will be addressed in separate report to Finance and Administration Committee.

Growth Management Consultation Strategy

- Work plan will result in ROPA with an updated Urban Structure Plan for the Region.
- ROPA will include results from forecasts, land supply/demand analysis and Provincial *Places to Grow* and *Greenbelt* initiatives.
- Additional resources will be required to complete a comprehensive public consultation effort.
- The estimated budget of \$225,000 will be included in the 2005 budget for consideration.

Critical Issues

- York Regions Growth Rate (400-500,000 over next 25 years)
- Balance - Intensification/Greenfields
- Infrastructure Delivery – Timing, costs, approvals
- Traffic Congestion
- Implementing Centres & Corridors Strategy
- Maintaining Quality of Life
- Delivering Human Services
- Matching Employment to Population Growth
- Level of Investment, Fiscal Impact



NEXT STEPS

- Series of Reports to Council on Forecasts and Land Supply
- Finalize Centres and Corridors ROPA
- Monitor Provincial Planning Initiatives
- ROPA – 2005
- Fiscal Impact Study - 2005
- Communication of Tough Public Issues