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YORK REGION 2031 POPULATION AND EMPLOYMENT FORECASTS

The Planning and Economic Development Committee recommends:

1. **Receipt of the presentation by Paul Bottomley, Manager, Growth Management Economy and Information Research; and**
2. **Adoption of the recommendations contained in the following report dated December 11, 2008, from the Commissioner of Planning and Development Services.**

1. RECOMMENDATIONS

It is recommended that:

1. The forecasts in this report be used as the basis for an amendment to Table 1 of the Regional Official Plan.
2. The Regional Clerk circulate this report to the Ministry of Energy and Infrastructure, the Ministry of Municipal Affairs and Housing, the Building Industry and Land Development Association (BILD) and the local municipalities for information purposes.

2. PURPOSE

The purpose of this report is to present proposed population, household and employment forecasts to the year 2031 and the technical background information used to derive the forecasts. These forecasts will be used as a basis to revise Table 1 of the Regional Official Plan through an amendment.

3. BACKGROUND

Upper and Single Tier Municipalities are required to conform to the Provincial *Growth Plan*

In April 2003, the Province of Ontario retained Hemson Consulting Ltd. to update the 2031 population, household and employment forecasts for the Greater Golden Horseshoe (GGH) with the assistance of the Greater Toronto Area and Hamilton (GTAH) Forecast Committee. This Committee was composed of representatives from the Cities of Toronto and Hamilton, the four GTA Regions, the Province, and the Outer Ring Advisory Committee, which was composed of representatives from the Province and the upper-tier municipalities and cities in the outer GTA ring.

This forecasting exercise produced the document entitled “*The Growth Outlook for the Greater Golden Horseshoe*” released on January 18, 2005 by the Province of Ontario, Growth Secretariat at the Ministry of Energy and Infrastructure (MEI), formerly the Ministry of Public Infrastructure Renewal. These forecasts provided key information related to the Province’s work on growth planning and were incorporated into Schedule 3 of the Provincial *Growth Plan - “Places to Grow”*.

The forecasts of the *Growth Plan* are to be incorporated into the Official Plans of the upper and single tier municipalities throughout the GGH. Upper tier municipalities are responsible for distributing these forecasts to the local municipalities within their jurisdictions.

York Region’s current Official Plan contains forecasts for a population of 1.28 million people and 696,000 jobs by the year 2026. York Region’s 2031 population and employment forecasts in the *Growth Plan* total 1.5 million and 780,000 jobs. This is 220,000 more people and 105,000 more jobs than what has been approved in the current York Region Official Plan.

Conforming to the *Growth Plan* requires that a number of factors be considered, including planning for the additional population and employment at an appropriate density, planning for at least 40% of our growth through intensification and using land budget calculation techniques that are consistent across the GTAH.

Council directed staff to develop a preferred growth scenario based on a minimum 40% intensification target, following a review of five separate forecast scenarios

York Region staff developed five forecast scenarios to examine varying levels of intensification. This included a 30%, 40%, 50% and a no urban boundary expansion scenario for Council’s consideration. In addition, the 40% intensification scenario was continued to 2051, illustrating the complete greenfield build out of York Region. A series of background growth management reports that presented the various growth scenarios were presented to the Planning and Economic Development Committee in April 2007 and September 2008. Regional staff consulted with local municipal staff and modified the forecasts based on their feedback.

York Region staff have used in-house forecasting models to refine the preferred scenario, including the distribution to the local municipalities. The updated forecast is the product of a number of assumptions that are based on an analysis of current demographic and economic trends, historical and proposed development activity, land availability, and on policy initiatives at the GTAH, Regional and local level. The forecast update will help determine how much land will be required to accommodate future population and employment growth, and the potential level of intensification required in the existing urban boundary.

Extensive public and stakeholder consultation has taken place

Staff coordinated a comprehensive comparative analysis of the five available growth scenarios moving towards the development of a preferred scenario. The analysis for each scenario considered their relative impact on Human Services, Water and Wastewater, Transportation, Natural Heritage and the 25 year fiscal impact in York Region. This analysis also formed the basis for extensive public consultation that included three rounds of public meetings, local municipal discussions, media interaction and a series of workshops and stakeholder focus groups. Based on this analysis, a recommended preferred scenario was identified and endorsed by Council in June 2008. The preferred scenario is based on a minimum 40% intensification for residential growth.

Regional population, household and employment forecasts provide a foundation for nearly all Regional initiatives and studies

Forecasts of population, households and employment play a vital role in the planning of future Regional services. They are a fundamental building block to virtually every major Regional study including the designation of settlement and land use boundaries, and the planning for infrastructure projects, housing needs, and various health and social programs.

Forecasts are particularly critical in determining the requirements of transportation, sewer and water facilities, new schools, hospitals and medical services, and social and community services such as the police department and day care facilities. They also form the basis of Regional development charges bylaws and are used by industry and business for investment decisions.

This staff report and attachment are the technical background behind the forecasts that form the basis for infrastructure, human services and fiscal planning as well as detailed land use decisions and the potential defence of these decisions at the Ontario Municipal Board (OMB).

4. ANALYSIS AND OPTIONS

4.1 CREATING REGIONAL FORECASTS

York Region forecasts are based on a number of the *Growth Plan's* key policy directions

This staff report and *Attachment 1* provide a summary of the updated and revised population, household and employment forecasts for York Region and its nine local municipalities to the year 2031. The Regional forecasts have been developed in consultation with Regional departments and the local municipalities, utilizing the most

current information available to prepare projections. The forecasts are the product of a number of assumptions that are based on current social, demographic and economic trends, and on Regional and local policy. The Regional forecasts are also based on the Provincial *Growth Plan* forecasts.

York Region's forecasts also incorporate a number of the Provincial *Growth Plan's* key policy directions. These policy directions aim to manage and help shape growth over the coming decades and create transit-supportive compact communities by improving the efficiency of land development. Some of the key policy directives are as follows:

- York Region's communities must be more compact and achieve average minimum densities of 50 people and jobs per hectare.
- York Region's four urban growth centres/Regional Centres, located in Markham, Vaughan, Richmond Hill and Newmarket, must be planned to achieve a target of 200 people and jobs per hectare.
- York Region must achieve a minimum 40% intensification target within the built up area by 2015 and each year thereafter to 2031. A significant portion of intensification should be directed to Regional Centres and along intensification or transit corridors.

The Regional forecasts were prepared with the assumption that York Region will continue to be an attractive place to live and work and that the GTA/H will continue to experience long-term economic viability.

There is a level of uncertainty attached to any forecasting exercise. Consequently, long-term forecasts are to be used with caution. Unexpected changes to the assumptions, such as a shift in current Federal immigration levels, could alter the outlook. It is the Region's intention to continue to carefully monitor the forecasts.

The comparative scenario fiscal impact analysis prepared by Watson and Associates Economists Ltd. and presented to Planning and Economic Development Committee in April 2007 indicated that there are risks and uncertainties associated with levels of intensification higher than 40% (i.e. 50% and 60%). There is a question whether intensification levels higher than 40% represent a sound market basis as the GTA/H housing market may not support higher levels of apartment production.

Achieving a minimum 40% intensification is possible but will be a challenge. The target has a number of benefits to the Region and supports the Centres and Corridors urban structure as well as the Region's transit strategy.

Staff have also consulted extensively with local municipal staff throughout the preparation of these forecasts and made appropriate changes based on their feedback.

Regional staff have reported previously on these forecasts and scenarios in April 2007 and again in September 2008.

New Regional forecasts anticipate more people, jobs and households than currently approved in the Regional Official Plan

Population and Households

- York Region's population is anticipated to reach over 1.2 million people by the year 2016 and approximately 1.5 million by the year 2031. This represents an increase of over 577,000 from the 2006 estimate of 930,000 and an average annual growth rate of 2.0% over 25 years.
- The population forecast calls for 227,000 more people than are currently approved in the Regional Official Plan.
- All nine local municipalities within the Region are assumed to experience population growth over the next twenty-five years.
- Most of the anticipated population growth (almost 70%) will occur in the Region's southern municipalities of Markham, Richmond Hill and Vaughan.
- The number of households in York Region is projected to increase to approximately 510,000 by 2031, up from the 2006 estimate of approximately 276,000.
- The average household size will decline over the long-term, decreasing from the current 3.2 persons per household to approximately 2.8 persons per household by 2031.
- All local municipalities will be required to accommodate a share of their growth through intensification within their existing built-up areas.
- The provincial requirement of 40% intensification generates a need for a significant shift towards townhouses and apartment units.
- Single detached housing will continue to comprise the majority of new housing built during the earlier periods of the forecast (2006 to 2016).
- Apartments and rows will comprise the majority of new growth during the latter parts of the forecast (2016 to 2031).
- A number of municipalities have a diminishing supply of greenfield land (Newmarket, Aurora, Richmond Hill), therefore intensification will play a more prominent role in accommodating their future growth.

- Households are forecasted to grow at a faster rate than population. Households will grow at 2.5% annually, compared to 2.0% for population.
- The municipalities of Markham, Vaughan and East Gwillimbury have a considerable potential land supply for housing and employment opportunities in the whitebelt lands.

Employment

- York Region's employment is anticipated to grow from 462,000 in 2006 to approximately 799,000 by 2031, slightly higher than the Provincial forecast of 780,000 jobs. The basis for the higher employment forecast includes:
 - A need to create and maintain a strong and balanced relationship between residents and jobs for each local municipality.
 - A commitment to improve the live/work relationship for York Region residents in each municipality.
 - A commitment to maintain the current Regional Official Plan (ROP) employment forecasts for each local municipality. The *Growth Plan's* employment forecast for York Region would result in some municipalities not meeting the current ROP employment forecasts.
- Attracting and accommodating this level of employment growth is a major challenge in York Region that requires the preservation of large physical areas of strategically located lands for employment uses.
- Employment growth is anticipated to occur in all of York Region's local municipalities.
- The largest percentage (77%) of the employment growth in York Region to 2031 will be focused in the southern municipalities of Vaughan, Markham and Richmond Hill.
- However, the distribution of growth is anticipated to shift significantly, with the municipalities of East Gwillimbury and Georgina playing a more prominent role in accommodating future employment growth.
- Employment growth occurs most rapidly between 2006 and 2021 with slower growth recorded in subsequent years.

Table 1 summarizes the forecasted growth in population, households and employment between 2006 and 2031.

Table 1
York Region Population, Household and Employment
Forecast by Local Municipality

	2006	2011	2016	2021	2026	2031
Aurora						
Population	49,600	57,300	63,700	68,200	69,700	70,400
Households	15,700	18,400	20,800	22,800	23,800	24,500
Employment	20,300	25,300	29,800	32,900	34,100	34,700
East Gwillimbury						
Population	21,900	26,300	34,700	48,300	66,800	88,000
Households	6,900	8,500	11,500	16,700	23,800	31,700
Employment	5,900	7,400	11,500	17,500	23,800	31,800
Georgina						
Population	44,500	48,700	52,800	58,000	64,100	70,700
Households	15,300	17,000	18,800	21,100	23,700	26,500
Employment	8,000	9,300	12,000	15,400	18,100	21,700
King						
Population	20,300	23,400	27,000	29,900	32,600	35,100
Households	6,400	7,500	8,900	10,100	11,300	12,500
Employment	7,100	8,000	9,700	11,000	11,600	12,100
Markham						
Population	272,500	303,500	337,800	370,500	399,100	423,500
Households	77,200	88,600	101,800	115,900	128,800	139,300
Employment	144,800	178,200	206,300	226,800	238,000	248,500
Newmarket						
Population	77,400	84,000	88,700	91,900	94,600	97,300
Households	25,100	27,500	29,500	31,300	33,200	34,900
Employment	42,100	46,300	47,900	49,000	49,300	49,700
Richmond Hill						
Population	169,500	195,000	216,900	231,500	239,400	242,800
Households	51,000	60,600	69,200	75,700	79,600	81,400
Employment	61,100	75,900	88,500	96,300	99,100	100,600
Vaughan						
Population	248,800	294,200	329,100	360,600	389,700	418,800
Households	69,500	84,500	97,500	111,000	123,700	135,700
Employment	162,200	203,100	233,300	254,800	266,000	275,900
Whitchurch-Stouffville						
Population	25,400	38,700	49,400	55,800	59,200	60,800
Households	8,500	13,300	17,300	20,200	22,000	23,100
Employment	10,900	15,000	19,600	22,200	23,100	23,700
York Region						
Population	929,900	1,071,100	1,200,100	1,314,700	1,415,200	1,507,400
Households	275,600	325,900	375,300	424,800	469,900	509,600
Employment	462,400	568,500	658,600	725,900	763,100	798,700

Source: 2006 households based on Statistics Canada, 2006 Census. 2006 population based on Statistics Canada, 2006 Census using an estimated undercount adjustment of 4.1%. 2006 employment based on York Region Planning Department Survey Data. 2011 to 2031 forecasts provided by York Region Planning and Development Services Department, 2008.

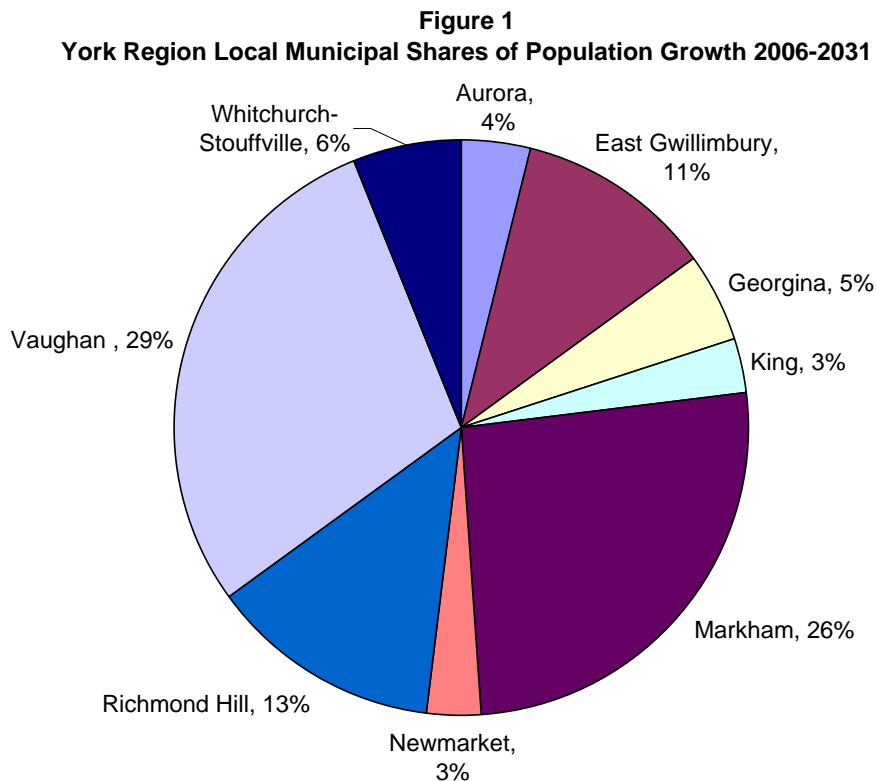
Note: Figures have been rounded to the nearest hundred.

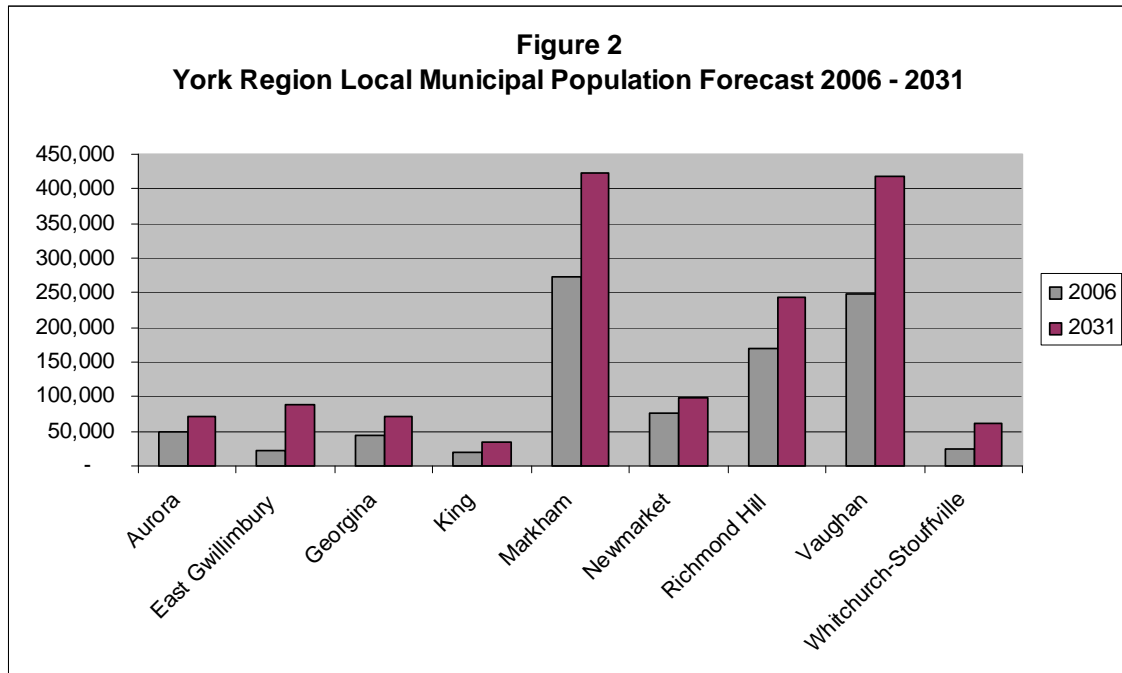
4.2 YORK REGION POPULATION AND HOUSEHOLD FORECASTS

All local municipalities will experience population growth during the 2006 to 2031 period

All nine of the local municipalities within York Region are assumed to experience population growth over the next twenty-five years, some more significantly than others. All municipalities will be required to accommodate a share of their growth through intensification within their existing built-up areas. Most of the anticipated growth (almost 70%) will occur in the Region's southern municipalities of Markham, Richmond Hill and Vaughan (see Figures 1 and 2 and Table 2).

The Town of Markham and City of Vaughan have a considerable potential land supply for housing and employment opportunities in the whitebelt. As all three of the southern municipalities are adjacent to the City of Toronto, they have historically received the strongest growth pressures. The Town of East Gwillimbury will play a more significant role in accommodating growth in the Region, as it has a significant greenfield land supply base available, some of which is located in the whitebelt. A number of municipalities have a diminishing greenfield land supply (Newmarket, Aurora, Richmond Hill), therefore intensification will play a more prominent role in accommodating their future growth.





Source: Statistics Canada, York Region Planning and Development Services Department, 2008.

Table 2
York Region Population by Local Municipality (2006 to 2031)

Municipality	Total Population 2006	Total Population 2031	Population Growth 2006-31	2006-31 Avg Annual Increase (%)
Aurora	49,600	70,400	20,800	1.4%
East Gwillimbury	21,900	88,000	66,100	5.7%
Georgina	44,500	70,700	26,200	1.9%
King	20,300	35,100	14,800	2.2%
Markham	272,500	423,500	151,000	1.8%
Newmarket	77,400	97,300	19,900	0.9%
Richmond Hill	169,500	242,800	73,300	1.5%
Vaughan	248,800	418,800	170,000	2.1%
Whitchurch-Stouffville	25,400	60,800	35,400	3.6%
York Region	929,900	1,507,400	577,500	2.0%

Source: Statistics Canada, York Region Planning and Development Services Department, 2008.

The population figures have been distributed to the local municipalities based on extensive consultation with local municipal staff. Previous versions of the forecast numbers for each local municipality were widely distributed in April 2007 and September 2008 and since that time, the forecasts have been slightly revised based on their feedback.

4.3 YORK REGION EMPLOYMENT FORECAST

York Region has forecasted an additional 336,000 jobs by 2031

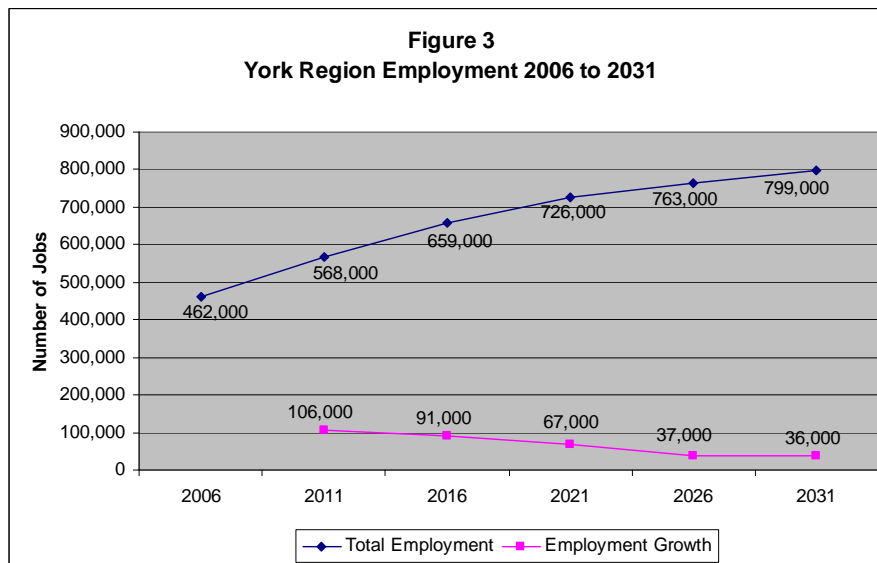
As of mid-year 2006, there were approximately 462,000 jobs in York Region. By 2031, approximately 799,000 people will be employed in York Region. This represents an increase of 336,000 jobs or 13,500 jobs per year over 25 years. Attracting and accommodating this level of employment growth is a major challenge for York Region.

The forecasted employment growth for York Region is approximately 20,000 higher than the *Growth Plan* forecast. The basis for the employment forecast includes:

- A need to create and maintain a strong and balanced relationship between residents and jobs for each local municipality.
- A commitment to improve the live/work relationship for York Region residents in each municipality.
- A commitment to maintain the current Regional Official Plan (ROP) employment forecasts for each local municipality. The *Growth Plan's* employment forecast for York Region would result in some municipalities not meeting the current ROP employment forecasts.

Employment to increase steadily over the forecast period

Employment is forecasted to increase steadily over the 25 year forecast period; however, the rate of growth will decline towards the end of the forecast period. Figure 2 illustrates York Region's total employment and employment growth from 2006 to 2031. Regional employment growth between 2001 and 2008 was approximately 15,700 jobs per year. This compares to the 2006 to 2021 forecasted rate of 17,600 jobs per year and the 2021 to 2031 rate of 7,300 jobs per year.



Source: York Region Planning and Development Services Department, 2008.

All local municipalities will experience employment growth

Employment growth is anticipated to occur in all of York Region's nine local municipalities. The level of growth for each local municipality is dependent on a number of factors, such as:

- The current supply of available designated employment lands for employment land employment.
- Intensification potential within Regional Centres and Corridors.
- The availability of whitebelt lands for future employment uses on greenfield lands.
- The nature and type of employment uses in each local municipality and planned employment densities.

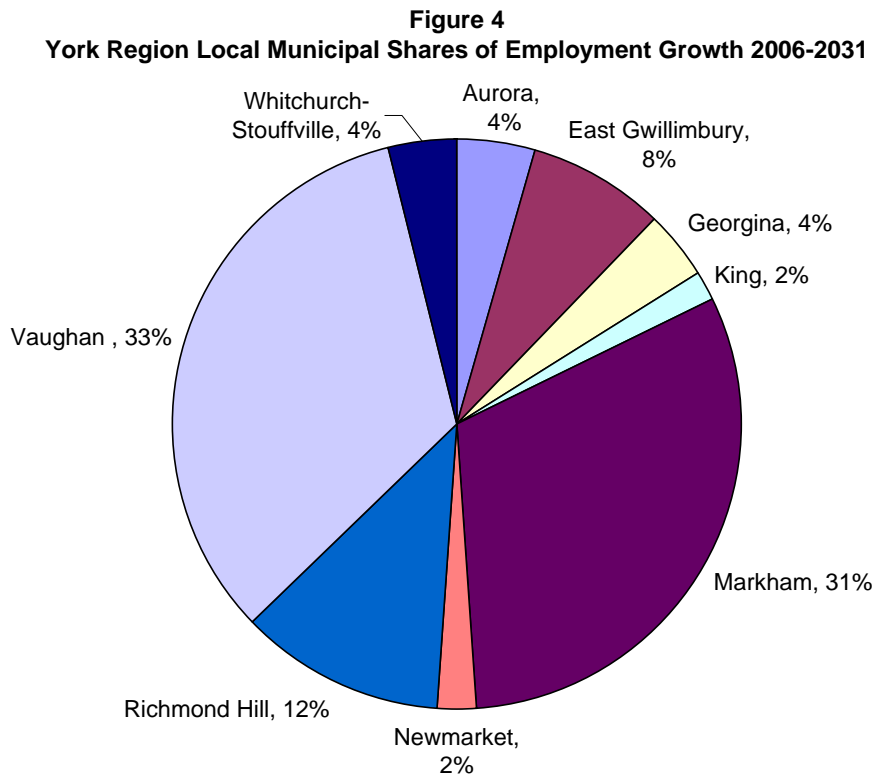
York Region's southern municipalities are anticipated to attract the largest proportion of employment growth

As illustrated in Table 3 and Figure 3, the largest percentage of the employment growth in York Region to 2031 will be focused in the southern municipalities of Vaughan, Markham and Richmond Hill. The ongoing challenge in York Region will be the ability to attract jobs to each local municipality, in order to maintain a strong balance between population and employment in each local area.

Table 3
York Region Employment by Local Municipality (2006 to 2031)

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

Source: York Region Planning and Development Services Department, 2008.



Source: York Region Planning and Development Services Department, 2008.

Significant employment growth is anticipated to occur in York Region's northern municipalities

Over the forecast period, the distribution of growth throughout the Region is anticipated to significantly shift. The municipalities of East Gwillimbury and Georgina will play a more prominent role in accommodating future employment growth. This growth will primarily be accommodated within the Keswick Business Park in Georgina and the Queensville employment area, as well as other areas proposed in East Gwillimbury, as identified in the Town's growth management work.

The shift is a result of various factors, including increased infrastructure investment (particularly water and wastewater servicing and transportation/transit improvements), a diminished supply of available lands in the southern municipalities, and a large supply of whitebelt lands available in the Town of East Gwillimbury.

The forecasts anticipate an emerging employment centre in northern York Region, particularly in East Gwillimbury and Georgina, with forecasted employment growth rates of 7.0% and 4.1% per year. This employment growth will help to provide a better population to job ratio and better live-work opportunities in the area.

4.4 LONG-TERM FORECASTS AND NEXT STEPS

Population and employment forecasts to the year 2051 allows the Region to comprehensively plan for employment land, infrastructure, and the environment

York Region has also prepared a 2051 growth scenario that analyzes potential population and employment growth beyond the 2031 planning horizon. The 2051 forecast assumes that all of the whitebelt lands in the Region, with the exception of lands identified for environmental protection, will be developed for residential and employment purposes. Forty-four percent (44%) of the whitebelt area will be protected natural heritage areas.

Forty percent (40%) of the available whitebelt lands are required by 2031 in order to accommodate the forecast of 1.5 million people and 799,000 jobs. The remaining whitebelt lands have the potential to accommodate significant growth beyond the 2031 horizon.

The 2051 forecast was developed to assist Regional staff in taking a comprehensive planning approach and a long term view, in order to plan efficiently for environmental, infrastructure and land use development requirements. The longer time horizon also allows the Region to identify and protect lands for employment uses.

York Region's 2051 forecasts are based on a long term forecast horizon and therefore include a great deal of uncertainty. The intent is to provide general guidance on the long term population and employment growth potential of the Region to the year 2051. This information identifies long term infrastructure investment requirements and will help to ensure the protection of the long term supply of strategically located employment lands. The 2051 forecast is subject to sensitivity and risk, and will need to be monitored carefully.

The Region's post 2031 population and employment forecast is illustrated in Table 3.

	Population	Employment	Activity Rate
2031	1,507,400	798,700	53%
2041	1,706,100	912,600	53%
2051	1,804,600	968,700	54%

York Region Planning and Development Services, 2008.

York Region will be updating its Regional Official Plan to include the new population, household and employment forecasts

The population and employment forecasts in this report will be included in the Regional Official Plan and are to be used by the Region and its nine local municipalities as the

basis for long-term land use, infrastructure and financial planning purposes. Additional lands for both population and employment will be required to accommodate these growth forecasts. The Region will be proceeding with an urban boundary expansion and will continue to ensure that growth is carefully phased, and that effective and efficient use is made of existing infrastructure.

The Regional Official Plan, as part of the conformity exercise, will expand upon existing growth management and community building policies and incorporate the policies of the *Growth Plan*. This will include the following;

- Protection of the Greenbelt and Oak Ridges Moraine.
- Creation of a strong, linked Natural Heritage System in conformity with the *Greenbelt Plan*.
- Protection of agricultural, rural and resource areas.
- Enhancement of policies for the development of the Region's system of Centers and Corridors within the urban envelope that provide a focus for intensification opportunities, mixed-used development and live/work opportunities.
- Planning for a minimum Region-wide intensification level of 40% from 2015 and each year thereafter of the Region's forecast household growth to occur within the existing built-up areas.
- Planning for attaining a minimum target of 200 people and jobs per hectare in the Region's four urban growth centres.
- Development and inclusion of detailed criteria for the building of a new generation of complete, sustainable and more compact communities. The criteria will have an emphasis on transit and pedestrians, and fully integrate land use planning with transportation planning, water and wastewater planning and human services planning.
- Achievement of an average minimum 50 people and jobs per hectare in the Region's new greenfield communities.
- An urban area expansion of carefully phased and sequenced new communities within the whitebelt lands of the Region.
- The long term identification and protection of employment lands to accommodate growth beyond 2031, particularly lands that are strategically located adjacent to major existing or proposed infrastructure, such as the 400 series highways.

4.5 RELATIONSHIP TO VISION 2026

Vision 2026 is York Region's strategic plan for the future that establishes the overall vision and direction for Regional Council and the Region's employees. Examining growth trends on population, economic and employment growth in the GTA are essential elements for monitoring progress on the eight goal areas of Vision 2026 and for ensuring the programs and policies designed to achieve these goals are effectively implemented.

Population, household and employment forecasts are the basis for many corporate strategic planning initiatives including transportation planning, sewer and water infrastructure, growth management, human services, housing needs and development charges.

5. FINANCIAL IMPLICATIONS

With the amount of growth anticipated to occur in the Region over the next 25 years, significant investment in transportation, water and wastewater infrastructure, and human services is required. Historically, the additional revenues generated by growth have not been sufficient to fund the associated infrastructure requirements. Both the Federal and Provincial governments will need to be partners in providing a large portion of this investment.

The Region is undertaking long term transportation, water and wastewater master plan updates as well as a 25 year fiscal impact study, to determine the capital and operating costs and economic implications and financial risks associated with the forecasts. There is a level of fiscal risk based on the forecast assumptions, related to the development charges and property tax revenue streams. Careful ongoing monitoring of financial implications will be necessary.

6. LOCAL MUNICIPAL IMPACT

The forecasts in this report have been prepared in consultation with local municipalities and agencies. Over the past two years, a series of technical meetings with local municipal staff have been held to refine the forecasts. The Region's growth management work is currently being undertaken in conjunction with local municipal growth management work. The local municipalities will use the proposed forecasts for long term planning initiatives, including growth management studies, capital infrastructure projects and social and health service programs.

7. CONCLUSION

York Region has used the forecasts in the Provincial *Growth Plan* as input towards a Region-wide population and employment forecast model update to determine the distribution of growth for the Region's nine local municipalities. The distinctive characteristics, unique strengths and planning work of the nine local municipalities were recognized during the preparation phase of these forecasts.

The population and employment forecasts in this report will be included in the Regional Official Plan and are to be used by the Region and its nine local municipalities as the basis for long-term land use, infrastructure and financial planning purposes. Additional

lands for both population and employment will be required to accommodate these growth forecasts. The Region will be proceeding with an urban boundary expansion and will continue to ensure that growth is carefully phased and that effective and efficient use is made of existing infrastructure.

The revised and updated forecasts were developed in consultation with Regional departments and the local municipalities. Regional staff also participated in the GTA H population and employment forecast steering committee that updated the GTA H forecasts that were prepared for the *Growth Plan*. The forecasts incorporate key policies from the *Growth Plan* relating to intensification, urban growth centre targets and new community density targets.

The population and employment growth rates that are anticipated to occur in York Region through to the year 2031 come with a number of challenges and opportunities. Accommodating this level of growth will be a challenge. Significant investment in water and wastewater servicing, transportation infrastructure and human services is required to support this growth. Both the Federal and Provincial governments will need to be partners in providing a large portion of this investment. York Region will continue to face a number of growth management challenges in maintaining its economic competitiveness and high quality of life.

The forecasts will continue to be reviewed at least every five years to coincide with the availability of Census results and the five year review of the Regional Official Plan.

For more information on this report, please contact Paul Bottomley, Manager of Growth Management, Economy & Information Research at 905-830-4444, Ext. 1530 or John Waller, Director of Long Range and Strategic Planning at Ext. 1525.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause is attached to this report.)