



# Growth Management Update



# Context



- *The Places to Grow Growth Plan* provides basis for Region's Growth Management Work:
- Contains population and employment forecasts to 2031
- Sets out policy directions that focuses growth on intensification (40% target)

# Growth Management Reports



- Preliminary Population, Household and Employment Forecasts
- Land Requirements
- Intensification Targets by Area municipality
- Residential Area Analysis
- Public Consultation

# Caveats



- Based on a lot of assumptions
- Numbers are preliminary for discussion purposes only
- Need to continue to discuss with area municipalities and stakeholders
- Risk Management
- Significant Policy Decisions

# Purpose of Forecasts



Basis for various planning efforts including:

- The Regional Official Plan;
- Road, water, sewer and transit planning;
- Planning for human services ( schools, hospitals, police);
- Fiscal planning; and
- Private sector investments.

# York Region Forecast Overview



- 1.5 million people and 801,000 jobs by 2031.
- Household growth averages 10-11,000 per year during 2006 to 2021, declining to 8-9,000 per year during 2021 to 2031.
- Household growth will increase at a much faster rate than population growth.
- Strategic employment lands should be identified and protected

# Area Municipal Population Growth 2006 - 2031

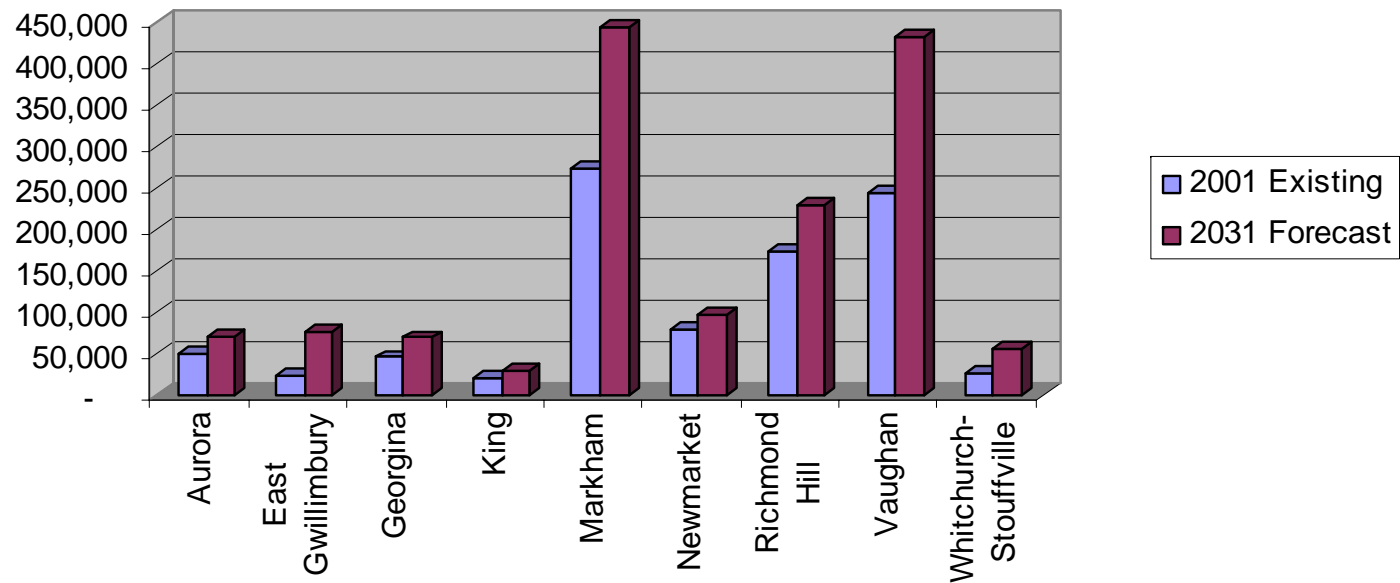


York Region Population Forecast Model (40% Scenario) Total Population for 2006 and 2031 by Local Municipality					
	Total Population 2006	Total Population 2031	Population Growth 2006-31	2006-31 Share of Growth (%)	2006-31 Avg Annual Increase (%)
Aurora	48,974	70,747	21,773	4%	1.5%
East Gwillimbury	22,349	75,265	52,916	9%	5.0%
Georgina	45,051	68,672	23,621	4%	1.7%
King	20,366	30,056	9,690	2%	1.6%
Markham	273,271	444,058	170,787	30%	2.0%
Newmarket	77,818	96,104	18,286	3%	0.8%
Richmond Hill	173,527	229,885	56,358	10%	1.1%
Vaughan	243,411	433,046	189,635	33%	2.3%
Whitchurch-Stouffville	25,964	56,699	30,735	5%	3.2%
<b>York Region</b>	<b>930,731</b>	<b>1,504,532</b>	<b>573,801</b>	<b>100%</b>	<b>1.9%</b>

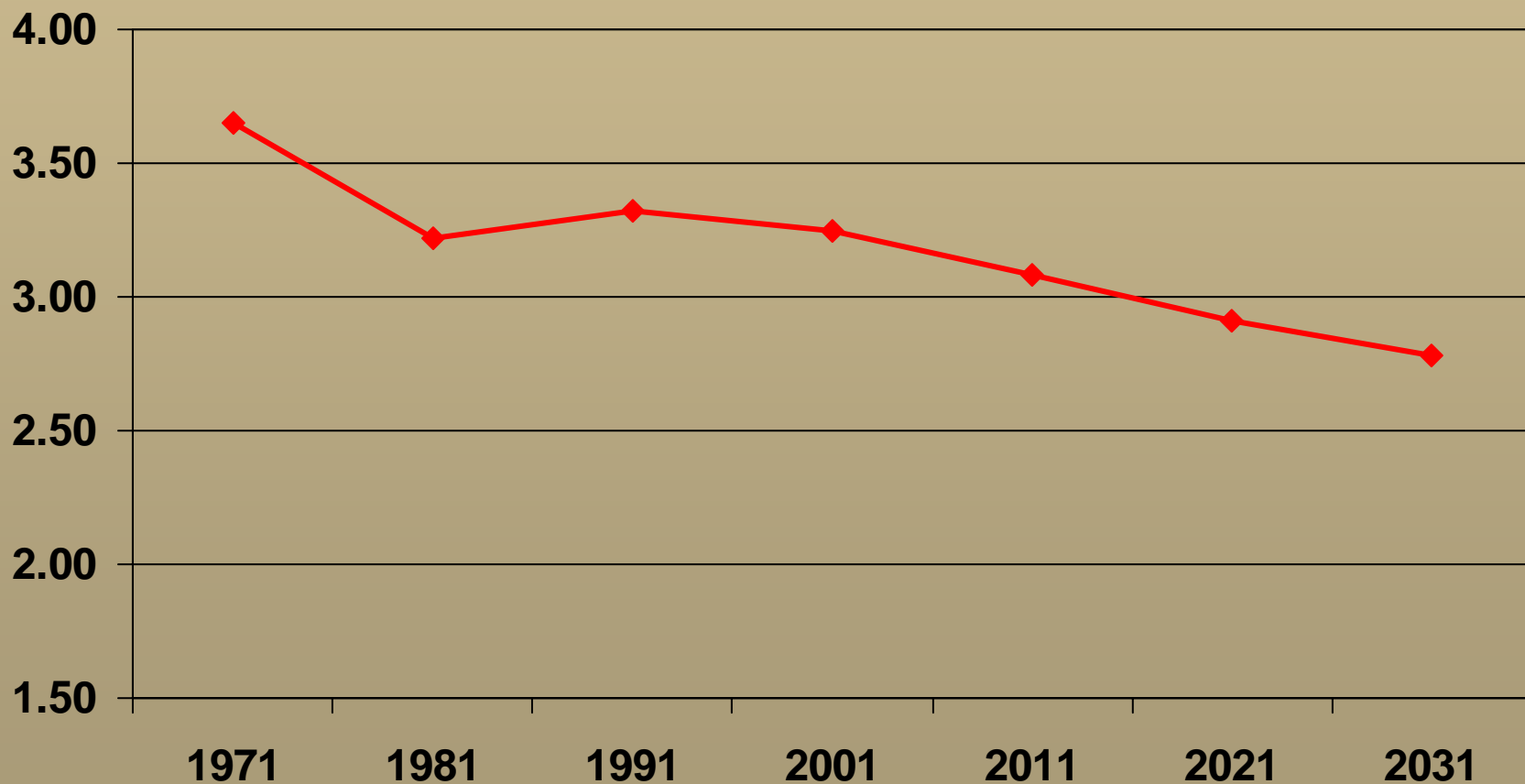
# Area Municipal Population 2006 and 2031



**Population Forecast - York Region Area Municipalities  
2006-2031 (40% Scenario)**



# York Region Persons Per Household 1971 to 2031





# Area Municipal Employment Growth 2006 - 2031

**York Region Employment Forecast Model (40% Scenario)  
Total Employment for 2006 and 2031 by Local Municipality**

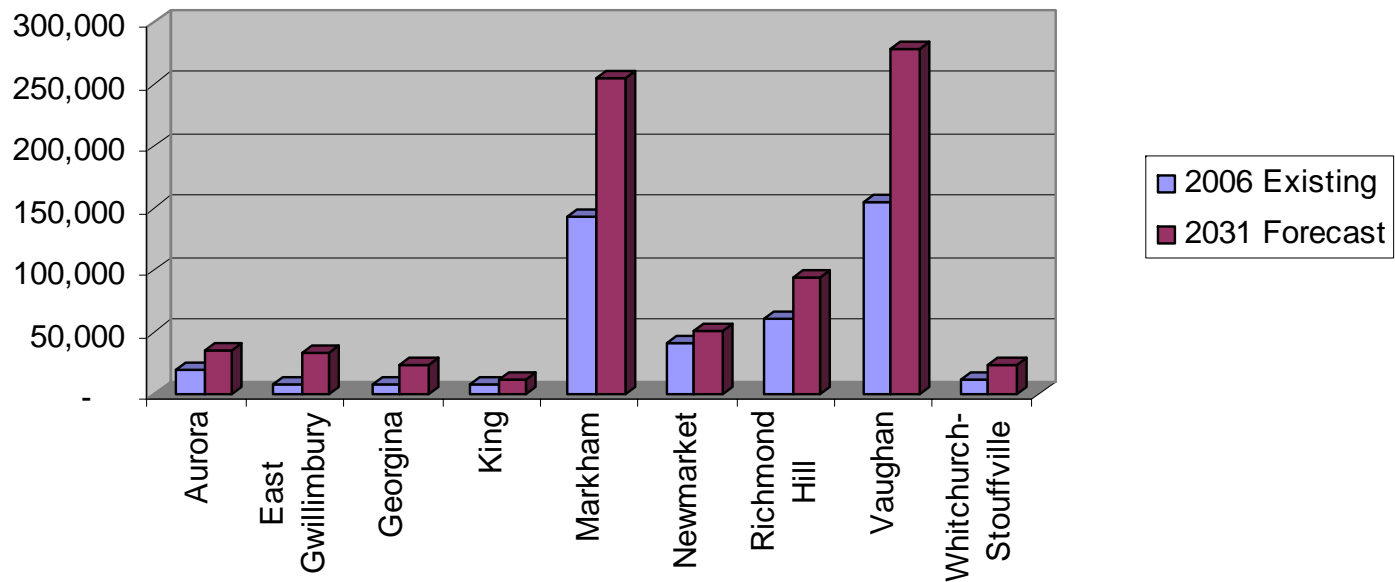
	<b>Total Employment 2006</b>	<b>Total Employment 2031</b>	<b>Employment Growth 2006-31</b>	<b>2006-31 Share of Growth (%)</b>	<b>2006-31 Avg Annual Increase (%)</b>
<b>Aurora</b>	19,900	34,000	14,100	4%	2.2%
<b>East Gwillimbury</b>	7,300	32,500	25,200	7%	6.2%
<b>Georgina</b>	8,000	23,000	15,000	4%	4.3%
<b>King</b>	7,300	11,500	4,200	1%	1.8%
<b>Markham</b>	143,600	255,800	112,200	32%	2.3%
<b>Newmarket</b>	41,700	49,800	8,100	2%	0.7%
<b>Richmond Hill</b>	60,400	93,900	33,500	10%	1.8%
<b>Vaughan</b>	155,500	278,600	123,100	36%	2.4%
<b>Whitchurch-Stouffville</b>	11,200	22,300	11,100	3%	2.8%
<b>York Region</b>	<b>454,900</b>	<b>801,400</b>	<b>346,500</b>	<b>100%</b>	<b>2.3%</b>



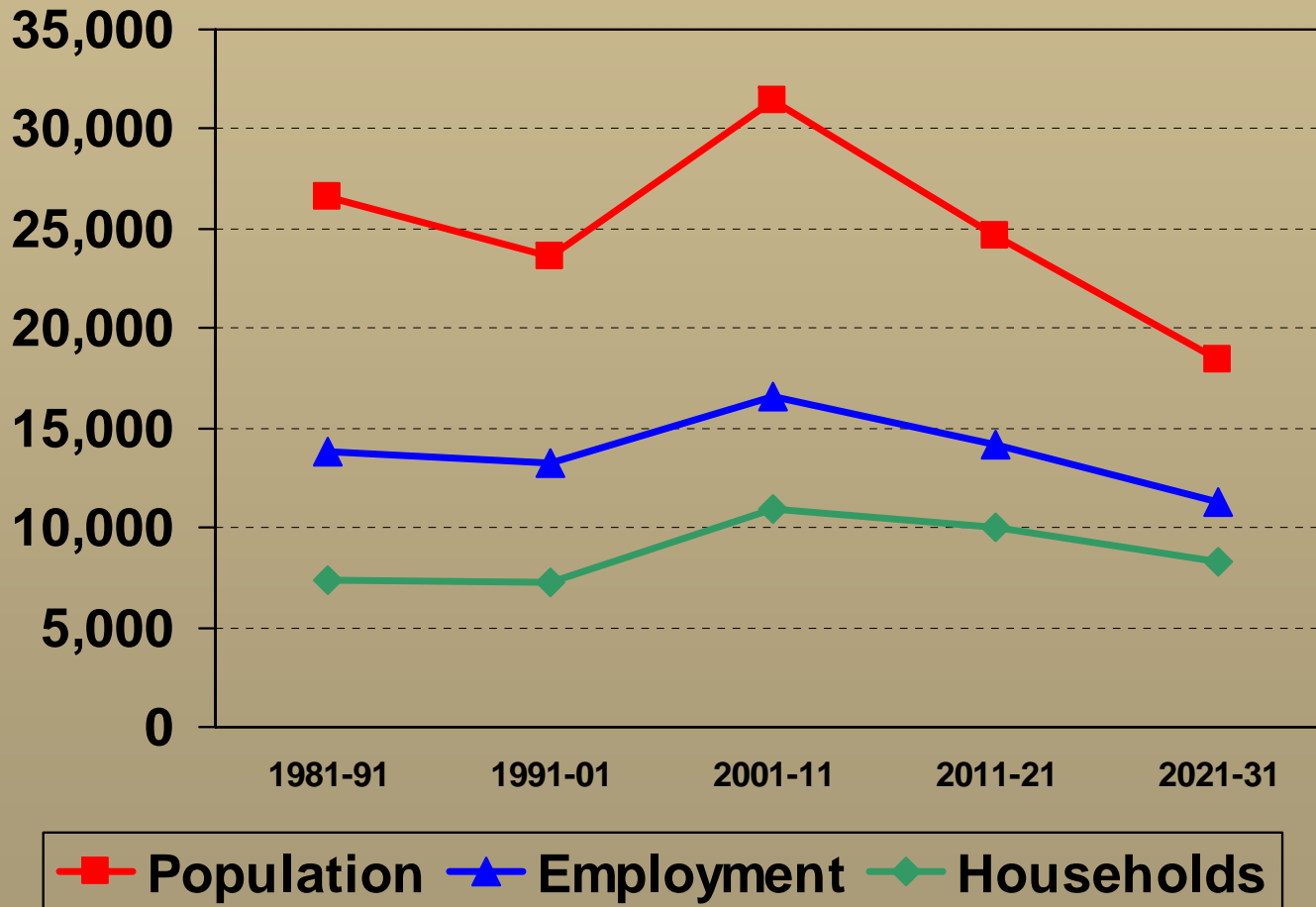
# Area Municipal Employment 2006 and 2031



**Employment Forecast - York Region Area Municipalities  
2006-2031 (40% Scenario)**



# York Region Average Annual Growth 1981 to 2031





# York Region 2031 Land Budget Overview

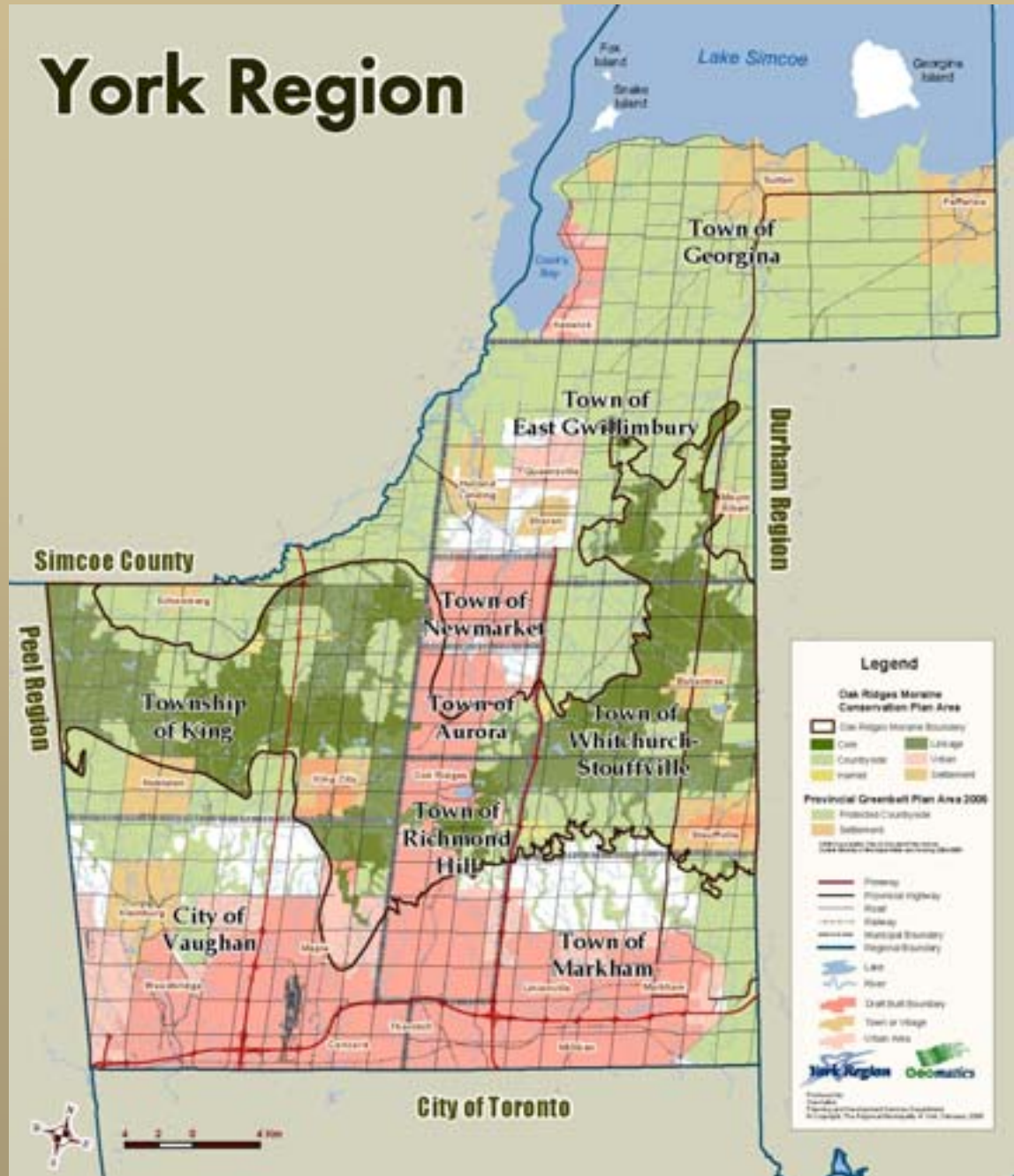
- Current designated residential land supply will accommodate growth to 2017.
- Current designated employment land supply will accommodate growth to 2020.
- Expansion into the Whitebelt lands will be required to satisfy land demand to 2031.
- The 2031 forecast (40% Scenario) requires a ***minimum*** of 66% of Whitebelt lands

# New Growth Areas

- Existing approved supply – residential (10 yrs), employment (13 yrs)

60 % Greenfield  
(153,000 units)

40% intensification  
Within Built  
Boundary (85,000  
units)



# Whitebelt Lands

- Whitebelt total area - 10,400 ha
- Whitebelt net developable area (environmental features and undevelopable areas removed) - 8,000 ha
- Key potential development areas in the Whitebelt:
  - Markham and Whitchurch-Stouffville - 2,915 ha
  - Vaughan and King - 2,780 ha
  - East Gwillimbury - 1,900 ha

# York Region 2031 Household Requirements



2006 - 2031 Household Requirements	
	Total
2006 - 2031 Total Household Growth	238,000
2006 - 2031 Intensification Growth	85,000
2006 - 2031 Greenfield Growth	153,000
2006 Designated Greenfield Households	101,000
Whitebelt Requirements to 2031 (Households)	52,000

# York Region 2031 Residential Land Requirements



- A density assumption of 17 households per gross hectare is used to calculate residential land requirements.
- Approximately 3,080 gross ha of Whitebelt lands are required for residential purposes in order to meet the 2031 forecast.

# York Region 2031 Employment Forecast



2006 - 2031 Employment Requirements	
	Jobs
2006 - 2031 Employment Lands Employment Growth	182,000
2006 Designated Employment Lands	104,000
Whitebelt Requirements to 2031 (Jobs)	78,000

- Total employment growth to 2031 – 350,000 jobs
- Employment separated into three categories - Population Related, Major Office and Employment Land Employment
- Majority of land budget requirements considers Employment Land Employment Growth – 182,000 jobs

# York Region 2031 Employment Land Requirements



- A Region wide density assumption of 51 jobs per net hectare is used to calculate employment land requirements.
- Approximately 1,540 net ha (2,200 gross ha) of Whitebelt lands will be required for employment land purposes in order to meet the 2031 forecast.

# Total Whitebelt Requirements

- Approximately 3,080 gross ha of Whitebelt lands are required for residential purposes.
- Approximately 2,200 gross ha (1,540 net ha) of Whitebelt lands are required for employment purposes.
- A ***minimum*** of 5,280 ha of Whitebelt lands (66% of total developable whitebelt area) are required to meet both residential and employment land needs to 2031.



# York Region 2051 Forecast and Land Budget

- The 2051 forecast scenario assumes the complete build-out of Whitebelt lands and a continuation of intensification.
- Whitebelt lands will accommodate significant growth beyond the 2031 horizon.
- 2051 time horizon allows staff to take a long-term comprehensive approach for infrastructure and planning purposes.
- York Region can accommodate up to 1.7 million people and 932,000 jobs by 2051.



# Residential Intensification Overview

- To meet the 40% intensification target the Region will accommodate over 85,000 new units within the built boundary by 2031.
- Each area municipality has a role to play in achieving 40% intensification Region-wide.
- Urban Design, appropriate scale and consistency with the Region's *Transit-Oriented Development (TOD) Guidelines* are keys to successful implementation.

# Intensification Matrix (2006-2031)



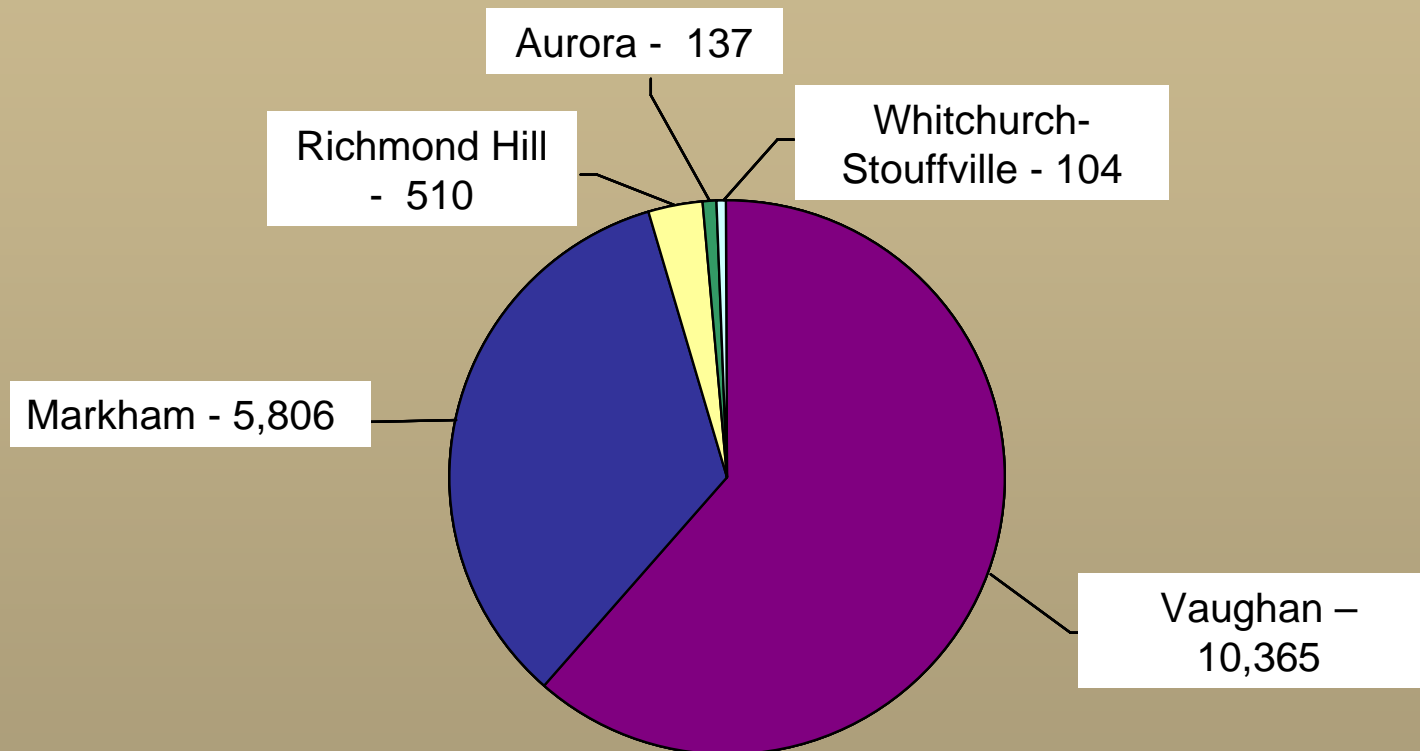
	Units (1)	% of Intensification
<b>Regional Centres</b>	25,640	30%
<b>Regional Corridors</b>	14,490	17%
<b>Local Centres</b>	26,140	31%
<b>Other Major Corridors</b>	7,720	9%
<b>Local Infill</b>	11,350	13%
<b>Total</b>	85,340	100%

SOURCE: York Region Planning and Development Services, 2007

Note: Total May not add due to rounding

1. Total Intensification Unit Growth projected from 2006 to 2031.
2. Secondary Suites are not included pending further analysis.
3. Other Major Corridors include select areas along Steeles Ave., Dufferin Street, Bayview Ave., and Major Mackenzie Drive.
4. Local Centres include locally defined centres (i.e. Woodbridge, Unionville, Thornhill), Towns and Villages, and Hamlets.
5. Regional Centres figure does not include built units as of July 1, 2006.

# Medium and High Density Applications Received (2006)



From January 2006 to January 2007, the Region has received 22 applications for medium- and high-density development which translates into 16,922 potential new units.





# Local Distribution of 40% Intensification (2006-31)

	Singles	Semis	Rows	Apt	Total
<b>Aurora</b>	90	0	590	2,120	2,800
<b>East Gwillimbury</b>	0	0	210	820	1,030
<b>Georgina</b>	270	10	530	1,890	2,690
<b>King</b>	100	0	170	660	920
<b>Markham</b>	1,050	400	4,080	24,260	29,790
<b>Newmarket</b>	370	250	500	3,240	4,360
<b>Richmond Hill</b>	1,700	530	2,270	7,030	11,530
<b>Vaughan</b>	470	170	3,830	25,740	30,210
<b>Whitchurch-Stouffville</b>	660	0	310	1,040	2,010
<b>York Region</b>	4,710	1,360	12,470	66,800	85,340

SOURCE: York Region Planning and Development Services, 2007

Note: Total may not add due to rounding

Approximately 18,420 of these units are currently under application and are estimated to fall within the preliminary Provincial Built Boundary.

- Richmond Hill, Markham and Vaughan are expected to absorb approximately 84% or 71,500 of the total new intensification units.



# Municipal Intensification Implementation Strategies



- Region/Municipalities to prepare an Intensification Strategy addressing:
  - Key Principles of Intensification
  - Identify Key Development Area (KDAs)
  - Density
  - Transit and Transportation, and Parking Standards
  - Compatibility and Fit with surrounding area
  - Existing intensification policies/obstacles
  - Proposed Policies
  - Role of Secondary Suites
  - Housing Options (mix, rental, affordable housing etc..)
  - Human Services Provision
  - Community Amenities
  - Urban Design and consistency with the Region's TOD guidelines

# Residential Area Analysis

- The *Places to Grow Plan* density standard is 50 people and jobs/ha.
- The Region, Area Municipalities and MPIR to define a consistent methodology for calculating density that addresses:
  - declining household size
  - treatment of non-developable areas
  - population-related employment.
- Region conducting sample of existing/planned communities for comparative purposes

# Summary



- Preliminary Forecasts prepared in consultation with area municipalities.
- 1.5 million people and 801,000 jobs by 2031.
- A minimum of 5,280 ha of Whitebelt lands (66% of total developable Whitebelt area) are required to meet both residential and employment land needs to 2031.
- To meet the 40% intensification target the Region will accommodate over 85,000 new units within the built boundary by 2031.
- Each area municipality has a role to play in achieving 40% intensification Region-wide.

# Next Steps



- Further discussion with area municipalities and other stakeholders
- Test with Master Plans
- Undertake fiscal impact analysis
- Test against sustainability principles
- Public discussion – May 2007
- Refinement of numbers