

Chapter 5 - An Urbanizing Region: Building Cities and Complete Communities

- Updated Regional Official Plan conforms with the Province's Places to Grow: Growth Plan for the Greater Golden Horseshoe and other provincial initiatives

	2006	2011	2016	2021	2026	2031
Aurora						
Population	49,600	57,300	63,700	68,200	69,700	70,400
Employment	20,300	24,200	29,000	32,400	33,500	34,200
East Gwillimbury						
Population	21,900	26,300	34,700	48,300	66,800	88,000
Employment	5,900	7,100	11,600	18,700	26,500	34,400
Georgina						
Population	44,500	48,700	52,800	58,000	64,100	70,700
Employment	8,000	9,000	11,000	13,900	17,300	21,200
King						
Population	20,300	23,400	27,000	29,900	32,600	35,100
Employment	7,100	7,800	9,700	11,000	11,500	11,900
Markham						
Population	272,500	303,500	337,800	370,500	399,100	423,500
Employment	144,800	170,500	200,300	221,500	231,300	240,600
Newmarket						
Population	77,400	84,000	88,700	91,900	94,600	97,300
Employment	42,100	45,400	47,600	48,700	49,100	49,400
Richmond Hill						
Population	169,500	195,000	216,900	231,500	239,400	242,800
Employment	61,100	72,600	86,100	94,300	97,400	99,400
Vaughan						
Population	248,800	294,200	329,100	360,600	389,700	418,800
Employment	162,200	193,700	226,000	248,900	257,600	266,100
Whitchurch-Stouffville						
Population	25,400	38,700	49,400	55,800	59,200	60,800
Employment	10,900	14,200	19,200	22,000	22,700	23,000
York Region						
Population	929,900	1,071,100	1,200,100	1,314,700	1,415,200	1,507,400
Employment	462,300	544,600	640,500	711,300	746,900	780,300

New Communities:

- New communities will be created in Markham, Vaughan, and East Gwillimbury
- York Region will work with local municipalities to identify specific location of urban expansions
- Development in new communities will be carefully phased and sequenced, before proceeding to next phase
- Detailed criteria for new communities
- Densities in new communities will be 70 people and jobs per hectare (20 units per hectare) more compact than traditional York Region communities
- Mix and range of housing types, sizes and affordability will be provided to improve live-work relationship

City Building:

- Minimum 40% residential intensification in the built-up area, a total of 90,700 units

	Units
Aurora	3,140
East Gwillimbury	1,030
Georgina	2,690
King	920
Markham	31,590
Newmarket	5,250
Richmond Hill	15,300
Vaughan	29,300
Whitchurch-Stouffville	1,500
York Region	90,720

- Local municipalities must complete intensification strategies.
- Highest level of intensification to occur in Regional Centres followed by key development areas along Regional Corridors.
- Target of 2.5 FSI (floor space index) for Regional Centres and Corridors and 3.5 FSI at major Subway Stations of Richmond Hill/Langstaff and Steeles on the proposed Yonge Street line and Vaughan Corporate Centre and Steeles West on the Spadina line.

Overall Land Budget		
Land Area		
Area of Region	1776 sq km	100%
Area of Oak Ridges Moraine	551 sq km	31%
Area of Greenbelt Plan	675 sq km	38%
Total Area of "Whitebelt"	93 sq km	
2031 "Whitebelt" requirement	29 sq km (developable)	31% (of Whitebelt)
Unit Growth		
Intensification in Existing Built-Up Area		~90,700 Units
Designated Greenfield Areas		~92,000 Units
"Whitebelt" Areas		~29,000 Units
Employment Growth		
Intensification		138,250 jobs
Designated Greenfield		124,800 jobs
"Whitebelt" Areas		67,400 jobs