

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 19, 2015

Item 1, Report No. 22, of the Committee of the Whole (Working Session), which was adopted without amendment by the Council of the City of Vaughan on May 19, 2015.

**1 YORK REGION MUNICIPAL COMPREHENSIVE REVIEW
STATUS UPDATE AND NEXT STEPS
IMPLICATIONS FOR THE CITY OF VAUGHAN
FILE #9.6.35**

The Committee of the Whole (Working Session) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 12, 2015, be approved; and
- 2) That Communication C2, presentation material, entitled “*Addressing Growth to 2041*”, be received.

Recommendation

1. The Commissioner of Planning in consultation with the Acting Director of Policy Planning recommends that this report and the presentation by York Region be received for information purposes.

Contribution to Sustainability

The York Region Municipal Comprehensive Review and Official Plan Review is underway considering the requirements of the Planning Act, Provincial Policy Statement, Provincial Plans (e.g. Oak Ridges Moraine Conservation Plan, the Growth Plan and the Greenbelt Plan) and the York Region Official Plan in relation to sustainability matters.

Economic Impact

There are no economic impacts resulting from the receipt of this report.

Communications Plan

York Region is conducting a public consultation process to obtain comment and input on the preparation of the Municipal Comprehensive Review (MCR). The consultation process for the Region’s MCR is taking place in three phases. The first phase ended with Regional Council’s endorsement of the policy areas and draft growth scenarios recommended for further review and analysis. This took place on April 23, 2015. Phase 2 (May 2015 – Spring 2016) will provide for the analysis of the growth scenarios and the policies identified for updating, with the benefit of public and stakeholder input. Phase 3 (May 2016 – Fall 2016) will involve consultation on the recommended growth scenario and the policy modifications as incorporated into a draft Regional Official Plan Amendment. This presentation signals the start of the Phase 2 process.

Purpose

The purpose of this report and the presentation by York Region staff is to provide Council with an update on the status of York Region’s MCR, which will provide the basis for an amendment to the York Region Official Plan, which is targeted for adoption in late 2016; and to provide a preliminary assessment of the issues that the City will need to consider in the preparation of the implementing amendment to VOP 2010.

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Background - Analysis and Options

The York Region Municipal Comprehensive Review

The York Region Official Plan was adopted by Regional Council in December of 2009 and was approved by the Province in September 2010. The Plan was subject to a number of appeals to the Ontario Municipal Board (OMB). The majority of the Plan received OMB approval in mid-2012. Most of the remaining appeals have been resolved and by February of 2015, the Region estimated that over 90% of the Plan is in full force and effect.

The Planning Act requires that official plans be reviewed at least every five years to ensure conformity with the provincial plans and policies governing land use planning. In 2014, the Region initiated an Official Plan Review, which contained two components, 1) a policy review and 2) Regional Municipal Comprehensive Review (MCR).

One purpose of this process is to update the Regional Official Plan to incorporate new population and employment forecasts for the years 2036 and 2041. The new population and employment forecasts are based on Amendment No. 2 to the Growth Plan for the Greater Golden Horseshoe, 2006 (Places to Grow), which came into effect on May 29, 2013. Amendment 2 projects that the population of York Region will grow to 1,790,000 by 2041 from the originally forecasted 1,500,000 in 2031 with employment increasing to 900,000 jobs from the originally forecasted 780,000 in 2031. In addition, the Region will be considering a number of policy areas for potential updating. This includes ensuring conformity with the Provincial policies and plans; and a detailed review of specific policy areas.

The Regional MCR (OP Review) will provide for the allocation of the new population and employment growth projections, resulting from Amendment 2, to the local municipalities. On April 9, 2015 the York Region Planning and Economic Development Committee considered a staff report entitled “2014 York Region Draft Growth Scenarios and Land Budget”. There are three draft scenarios being analyzed and refined; two would require additional land, at 40% and 50% intensification rates. The third requires no additional land with all growth being accommodated through intensification within the existing urban area. The draft projections would see Vaughan’s population grow to between 485,000 to 490,000; with employment growing to between 312,000 to 314,000 jobs. Moving into Phase 2, the alternatives will be evaluated in the context of a number of criteria including a locational analysis, which will establish the preferred alternative and the location of any required urban boundary expansions.

Implications for the City of Vaughan

As a result of the MCR process, the City will need to plan for an ever more populous and densely inhabited municipality. In order to take advantage of the opportunities that the growth will present it will be necessary to put in place the organizational responses that will achieve the City’s goal of Sustainability First; “to ensure a healthy environment, vibrant communities and economic vitality for current and future generations.” (*Green Directions Vaughan*, 2008). The following issues will continue to be in the forefront of efforts to manage projected growth.

Vaughan’s High Level of Growth will be Maintained for the Next 25 Years

At the founding of York Region in 1971, the Town of Vaughan had a population of approximately 16,000. The current population of the City is estimated to be approximately 318,000. The population for 2041 is projected to be close to 500,000. This represents an extraordinary and continuous growth track that will span 70 years. The year 2016 places the City at the 35-year mark being the half-way point of this progression. Combined with the growth of a large employment sector and the on-going introduction of large infrastructure projects, Vaughan has

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already evolved into a major urban centre at the heart of the Greater Toronto Area. The following issues will need to be considered throughout the Region's process. They will also shape the City's updating of VOP 2010 to implement the amendments to the York Region Official Plan, as well as any reviews of the supporting master plans and financial strategies.

The City will Face Challenges in a Number of Areas

One of the key issues associated with accommodating growth is increasing complexity. Contributing factors include:

- An increasingly complex regulatory regime;
- More rigorous public consultation processes;
- Greater need to consider environmental preservation and sustainability measures to ensure protection/restoration of natural heritage and more sustainable built form;
- Intensification within the existing urban areas;
- Timing of the availability of services;
- More frequent recourse to the Ontario Municipal Board;
- Responding to the land use implications of new transportation infrastructure;
- Expected redevelopment of "Brownfield" and "Greyfield" sites as the City's employment areas evolve;
- Undertaking simultaneous "greenfield" development, intensification and renewal of existing City infrastructure and neighbourhoods;
- Ensuring that the City maintains a competitive edge in attracting business and investment;
- Responding to changing population characteristics; and
- Adapting to changing financial circumstances, including the impacts of the economic cycle and changing markets, e.g. housing, evolving retail and the shift from manufacturing to services.

It will be necessary to have the resources, data management and spatial analysis tools and expertise available to successfully plan, monitor and manage this level of growth and the increasing complexity of the growth management and land use planning processes.

Promised Infrastructure will Need to be Delivered; New Infrastructure Identified and Programmed

It is critical that the required infrastructure be available in a timely manner. Transportation will be a priority. A number of initiatives are underway and planned, which will all need to be delivered during this timeframe. They include:

- The construction of the Highway 427 extension;
- The completion of the Spadina Subway extension;
- The completion of the Highway 7 Viva, Bus Rapid Transit Network;
- The initiation of Regional Express (GO) Rail electrification and upgrade to two-way all day service on the Barrie Go Rail corridor;
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Other projects may also need to be delivered within this horizon, including:

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- GO Service on the CP Rail Line;
- Road network improvements including the Major Mackenzie/Highway 27 realignment; the Langstaff Road/CN Yard flyover; the Teston Road, Dufferin-Keele Link.

The City will need to advocate for these facilities where necessary if the growth objectives identified above are to be successfully implemented. Further, the land use plans will need to be coordinated with infrastructure planning to facilitate development in accordance with the land use objectives of the Province and the Regional and City Official Plans.

The City will Need to Update VOP 2010 Starting in 2016

The Region is proposing to adopt its amendment to the Regional Official Plan in the latter part of 2016. As such the City should be in a position to begin its review of VOP 2010 in 2016, after the Region has established its preferred growth scenario, with the commencement of supporting studies. Through the budget process, staff will be identifying the necessary resources for 2016 and subsequent years to allow for the City to follow-up on the Regional process.

The Organizational Response

Growth at the scale proposed, in an increasingly complex environment, has broad organizational impacts that affect virtually all departments. For example, Master Plans (e.g. Active Together Master Plan) and strategies for all departments will need to be updated to respond to population projections and the chosen land use options that arise from the MCR process. The processes are time consuming, usually involving multiple parties, and require increasing levels of sophistication. As an example in Vaughan, intensified forms of development require different types of analysis and consideration when processing applications (e.g. underground parking arrangements, massing, design, community services, etc.) than in traditional greenfield forms of development. As part of the Official Plan exercise it will be necessary to ensure that the resources are available, in terms of such matters as staffing and expertise, to successfully plan and implement the development program.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the objective of achieving Organizational Excellence and High Performance through continuous improvement by:

- Managing Corporate Assets through the continuous assessment of infrastructure requirements to ensure a sustainable future;
- Ensuring Financial Sustainability through the wise use of financial resources by making informed decisions that take into consideration the effect on the current and future operations of the City;
- Managing Growth and Economic Well-Being by creating a positive environment that encourages innovation and prosperity.

Regional Implications

The Regional MCR and the updating of the York Region Official Plan fulfills the requirement of the Provincial Growth Plan for the Regional Municipalities to accommodate long-term population and employment growth to 2041. It is the responsibility of the Regions to allocate the required growth to the local municipalities under their jurisdiction, for implementation through their respective official plans.

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Conclusion

This report and presentation is being brought forward for Council's information on the status of York Region's MCR and its review of the Regional Official Plan. Staff will continue to work with the Region on its MCR and update Council on the on-going progress of the study. This report also brings to Council's attention the need for the City to update VOP 2010 from late 2016 onwards, at the conclusion of the Region's review, to implement the amendment to the Regional Official Plan that will result from this process. A number of important issues have been identified, which will influence the City's Official Plan amendment process, which is expected to commence in the latter part of 2016. This process also signals the need for the City to begin updating its strategic plans that reflect new population projections. Therefore, it is recommended that this report and the presentation from the Region of York be received for information purposes.

Attachments

N/A

Report prepared by:

Roy McQuillin, Acting Director of Policy Planning – ext. 8211

c2-cw(ws) - May 12/15

Item 1



Addressing Growth to 2041

Analyzing and Refining Draft Growth Scenarios

York Presentation to Vaughan

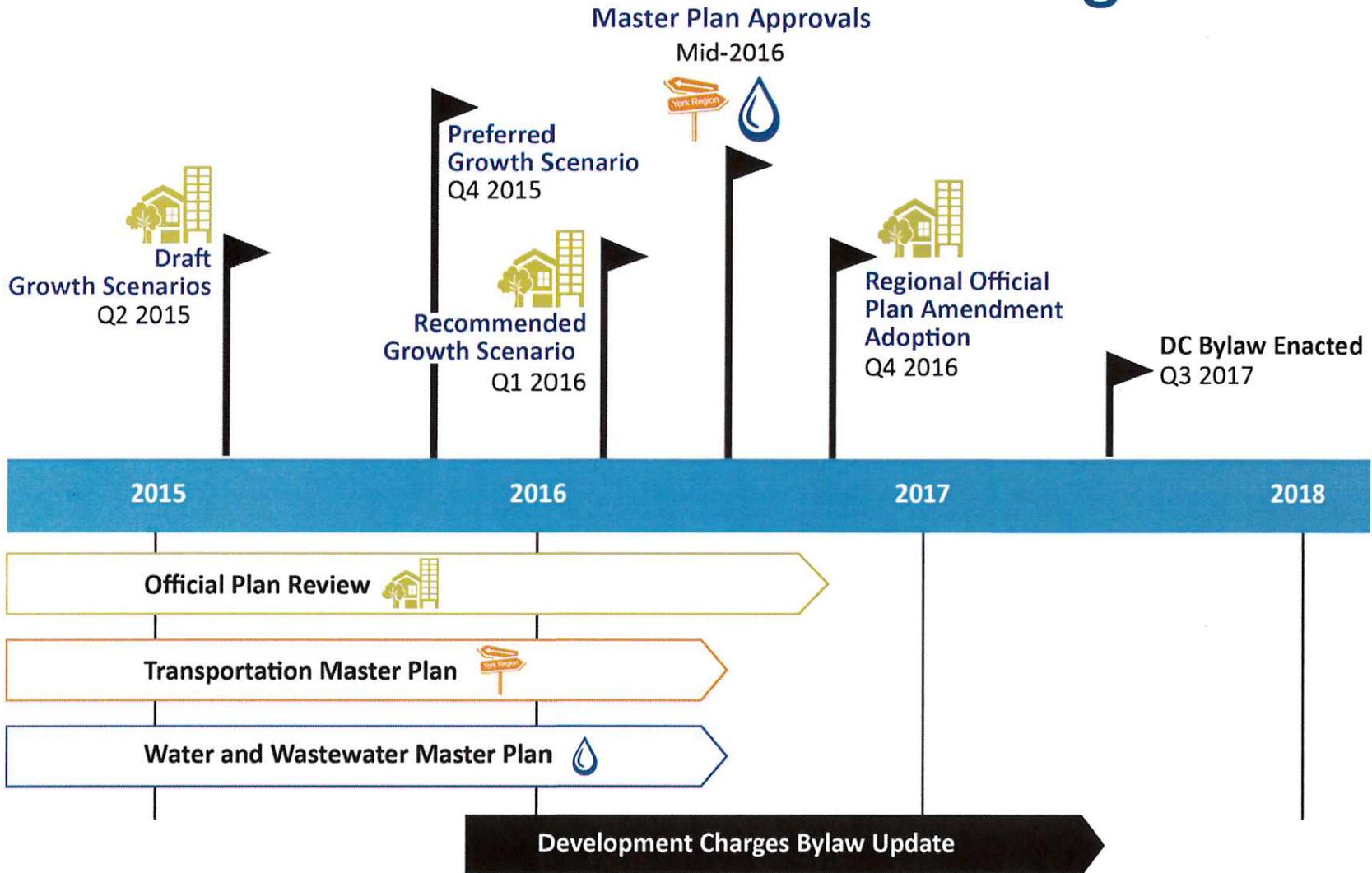
Valerie Shuttleworth

Chief Planner

Outline

- Municipal Comprehensive Review and Master Planning Process
- Phase 1 Consultation and Key Results
- Forecasting and Draft Growth Management Scenarios
- The Phase 2 Process
- Preferred Growth Scenario – Getting there...

Integrated Land Use, Infrastructure and Financial Planning



ROP Phase 1 Public Consultation



Phase 1 ran from Q2 2014 to Q2 2015



This is what they —————
had to say.

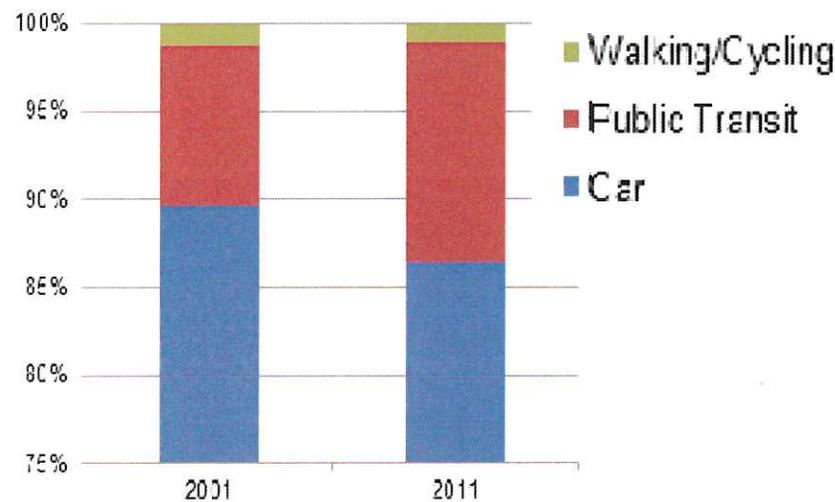
Policy Areas Recommended for Review



Phase 2 will include policy analysis and propose modifications

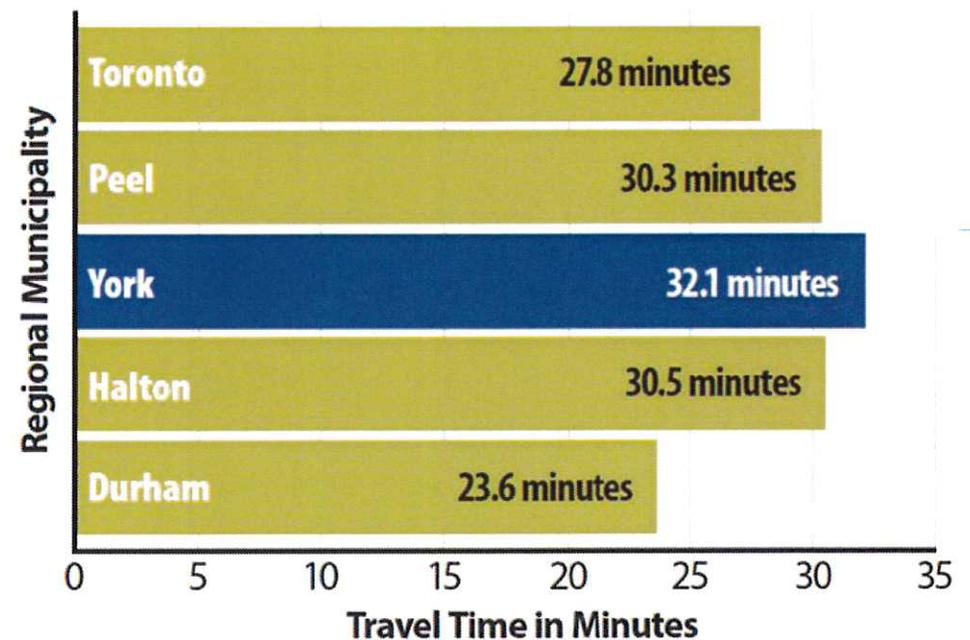
Key Results from Phase 1 TMP Consultation

A.M. Trips to Work for 2001 and 2011



Source: Transportation Tomorrow Survey

Average One-Way Travel Time in Minutes

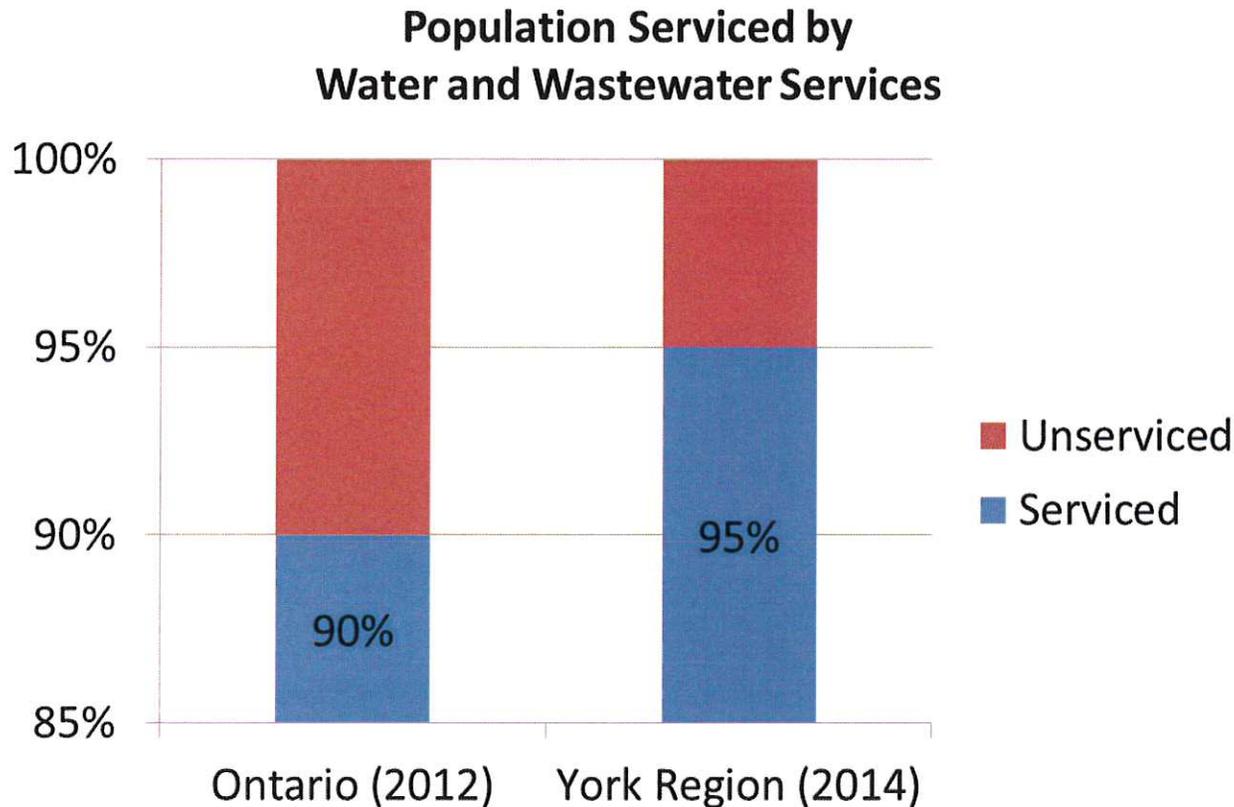


Source: IBI Group, Greater Golden Horseshoe Travel Demand Model

Managing congestion and reducing travel times is a priority for our residents and workforce

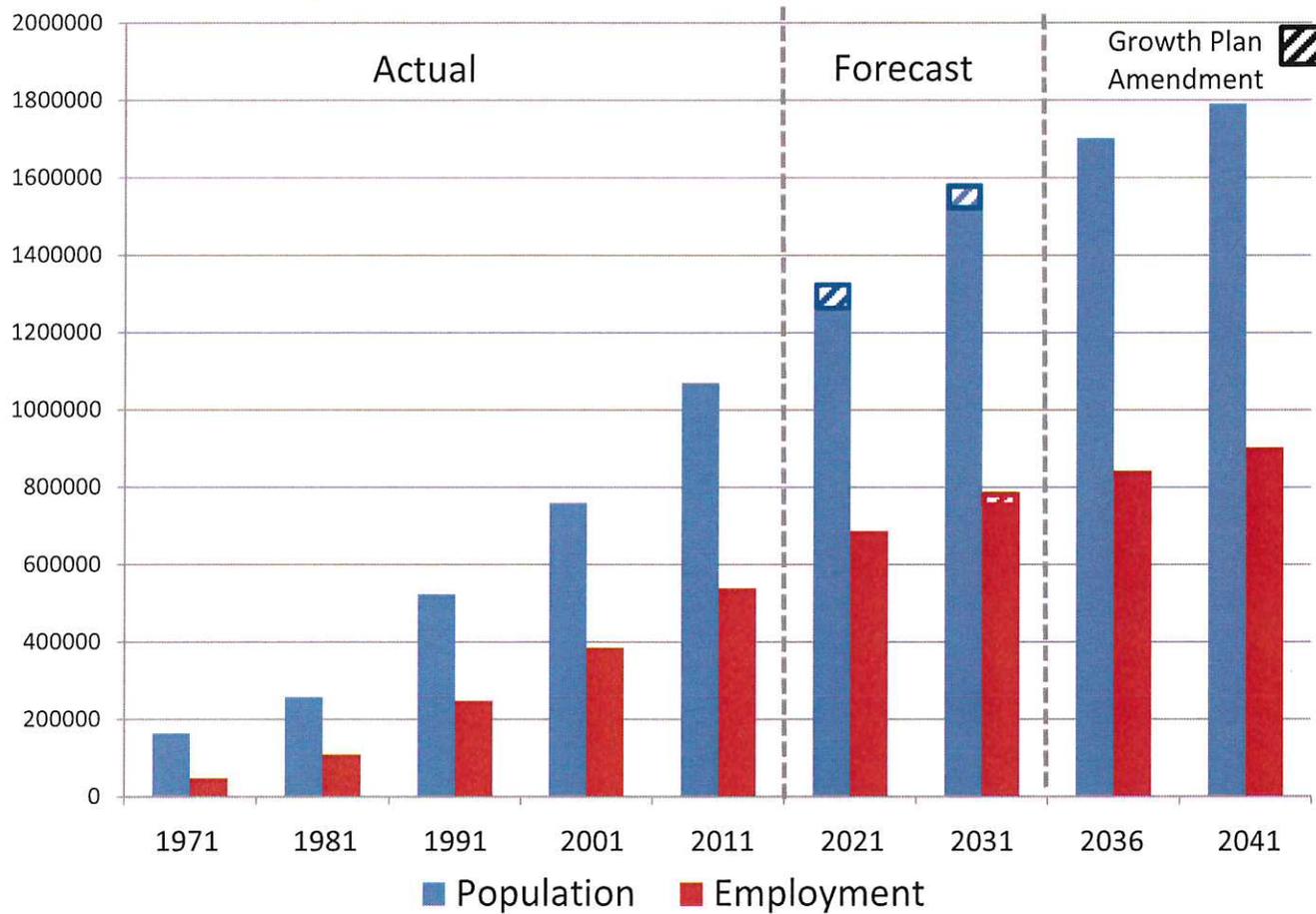
Key Result from Phase 1

Water & Wastewater Master Plan



Access to reliable municipal water and wastewater services is a priority for our residents and workforce

The ROP Update Address Growth to 2041



Source: Growth Plan for the Greater Golden Horseshoe, 2006, Office Consolidation, June 2013.

* Note: 2014 figures are a York Region Long Range Planning Division estimate.

Forecast growth is in line with historical growth rates

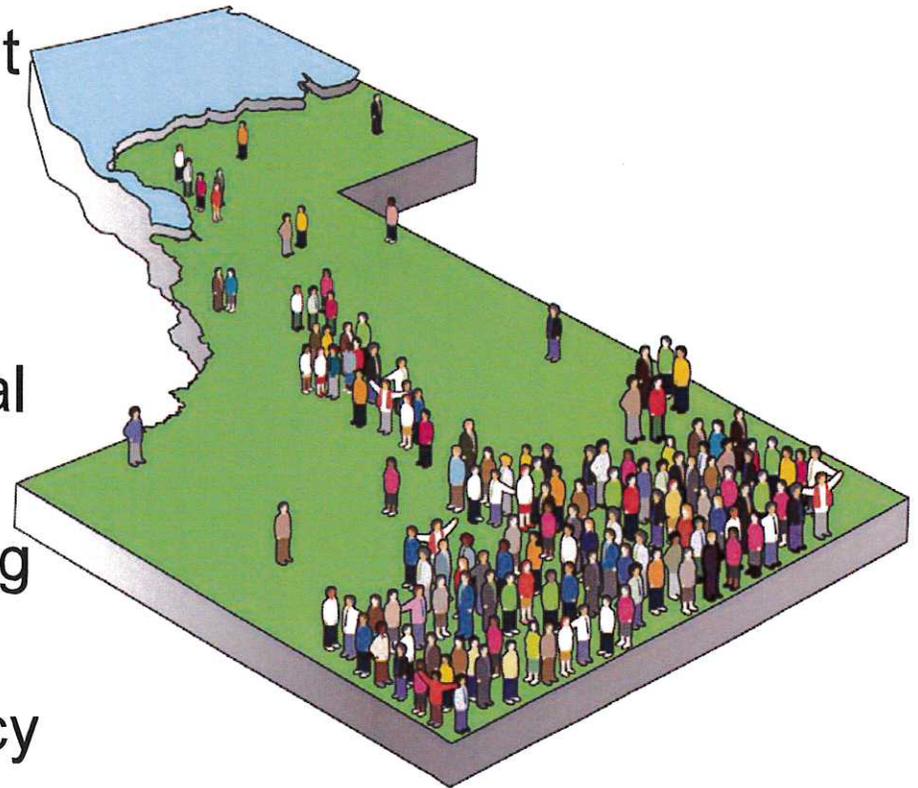
Forecast and Land Budget work is Required to Conform to the Growth Plan

- 50 people and jobs per hectare in new greenfield areas
- 200 people and jobs per hectare in Regional Centres
- Minimum 40% intensification

Density targets support investment in infrastructure

Context for the Forecasts

- Forecasts take account of:
 - Residential and employment land supply
 - Changing demographic and economic factors
 - Regional and local municipal policy
 - Infrastructure location, timing and capacity
 - Provincial Growth Plan policy requirements



Three Draft Growth Scenarios were Developed

1. 40% Intensification
 - Growth Plan minimum requirement
 - Requires urban expansion
2. 50% Intensification
 - Higher intensification standard than Growth Plan
 - Requires urban expansion, but less than 40% scenario
3. No Urban Expansion
 - Highest intensification standard among the 3 scenarios
 - No expansion beyond existing ROPA's 1, 2 and 3

All scenarios meet Growth Plan 40% intensification target

Housing Units by Land Area Category

40% Scenario - York Region 2011-2041 Residential Unit Growth by Land Area Category

Built Up Area Units 41% (108,200 units)	Designated Greenfield Area Potential 42% (108,900 units)	Whitebelt Units 17% (43,700 units)
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Ground Related Share 79% / Apartment Share 21%

50% Scenario - York Region 2011-2041 Residential Unit Growth by Land Area Category

Built Up Area Units 50% (130,500 units)	Designated Greenfield Area and ROPA Units 41% (108,900 units)	Whitebelt Units 9% (24,300 units)
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Ground Related Share 76% / Apartment Share 24%

No Urban Expansion Scenario - York Region 2011-2041 Residential Unit Growth by Land Area Category

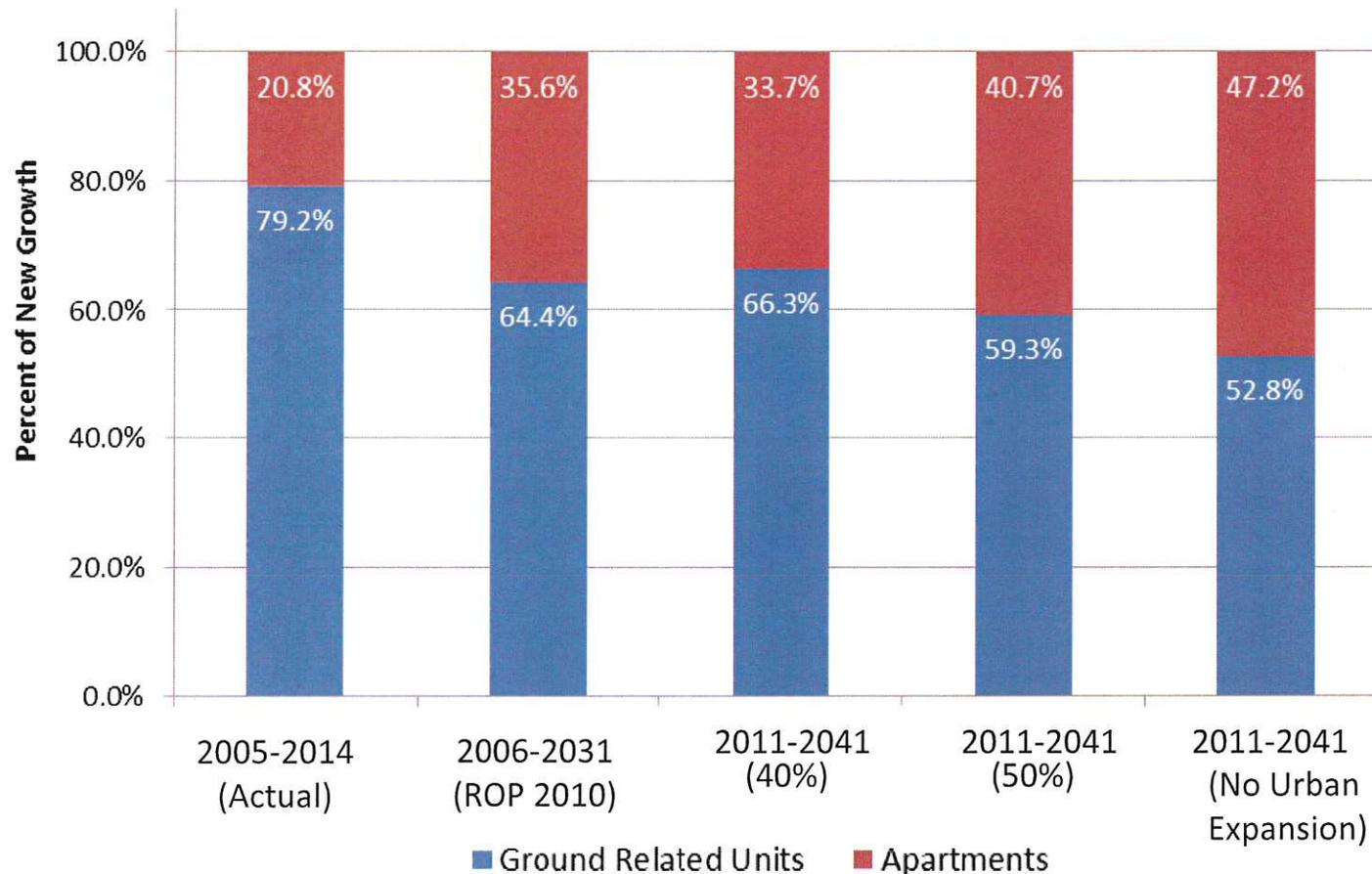
Built Up Area Units 64% (192,500 units)	Designated Greenfield Area and ROPA Units 36% (108,900 units)
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Ground Related Share 72% / Apartment Share 28%

Draft Population Forecast Scenarios for 2041

Municipality	Dec. 2014 Pop. Estimate	ROP 2010 (2031)	40% Scenario	50% Scenario	No Expansion
Aurora	56,200	70,200	76,700	79,500	81,000
East Gwillimbury	24,300	86,500	135,300	113,400	108,700
Georgina	46,900	70,300	71,900	73,300	73,400
King	24,000	34,900	35,100	33,600	34,200
Markham	342,000	421,600	541,800	541,900	536,600
Newmarket	85,700	97,100	107,000	112,400	114,900
Richmond Hill	203,200	242,200	270,900	284,400	284,700
Vaughan	317,900	416,600	486,100	484,500	488,600
Whitchurch- Stouffville	44,600	60,600	65,200	67,000	67,900
York Region	1,144,800	1,500,000	1,790,000	1,790,000	1,790,000

Housing Mix Comparison – Share of housing Growth By Unit Type

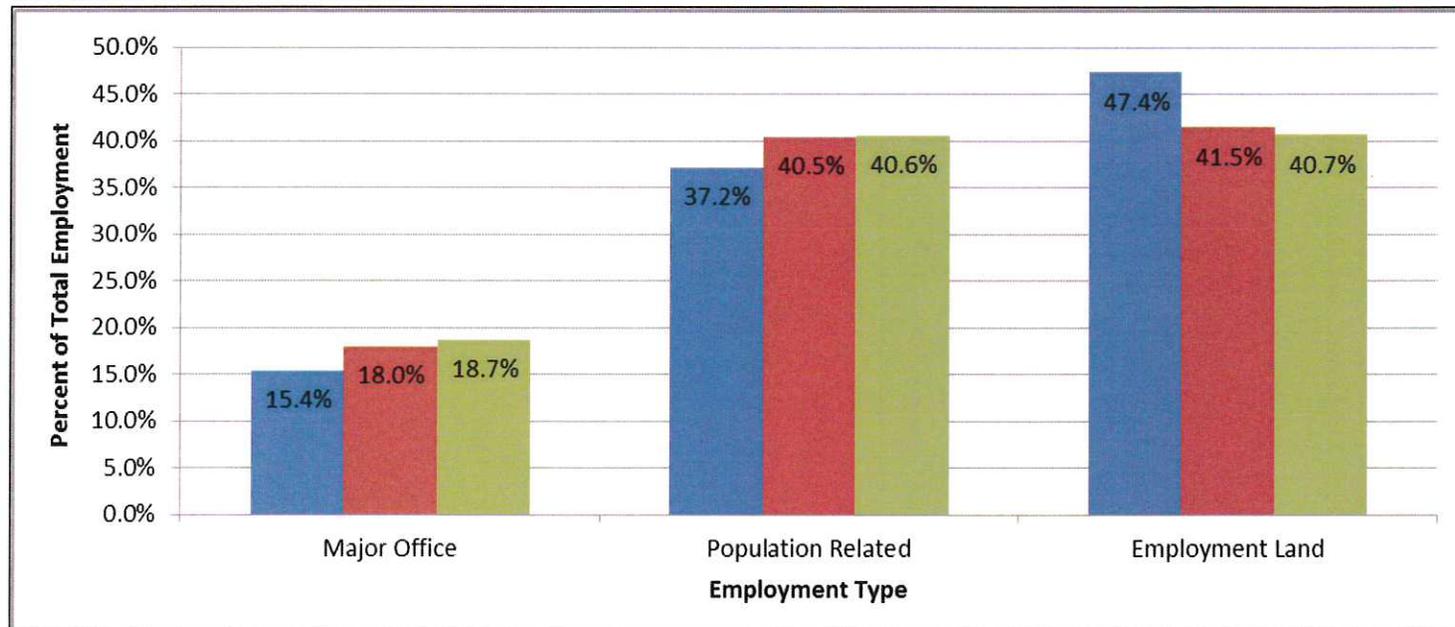


Ground related units in total housing stock range from 79% (40% Intensification) to 71% (no urban expansion)

Draft 2041 Employment Forecast Scenarios

Municipality	2014 Employment Estimate	ROP 2010 (2031)	40% Scenario	50% Scenario	No Urban Expansion
Aurora	27,000	34,200	37,000	37,400	38,000
East Gwillimbury	9,500	34,400	48,900	45,200	41,900
Georgina	8,800	21,200	23,600	23,900	23,700
King	8,900	11,900	14,300	14,100	13,400
Markham	170,000	240,400	275,700	275,600	274,800
Newmarket	42,700	49,400	55,000	55,900	56,600
Richmond Hill	75,200	99,400	110,400	112,700	113,800
Vaughan	208,100	266,100	312,100	312,000	314,400
Whitchurch-Stouffville	14,400	23,000	23,000	23,200	23,400
York Region	564,600	780,000	900,000	900,000	900,000

York Region Employment Forecast By Type Comparison



■ 2031: Current Forecast ■ 2041: 40% and 50% Scenarios ■ 2041: No Urban Expansion Scenario

Draft forecast scenarios reflect a shift to major office and population-related employment

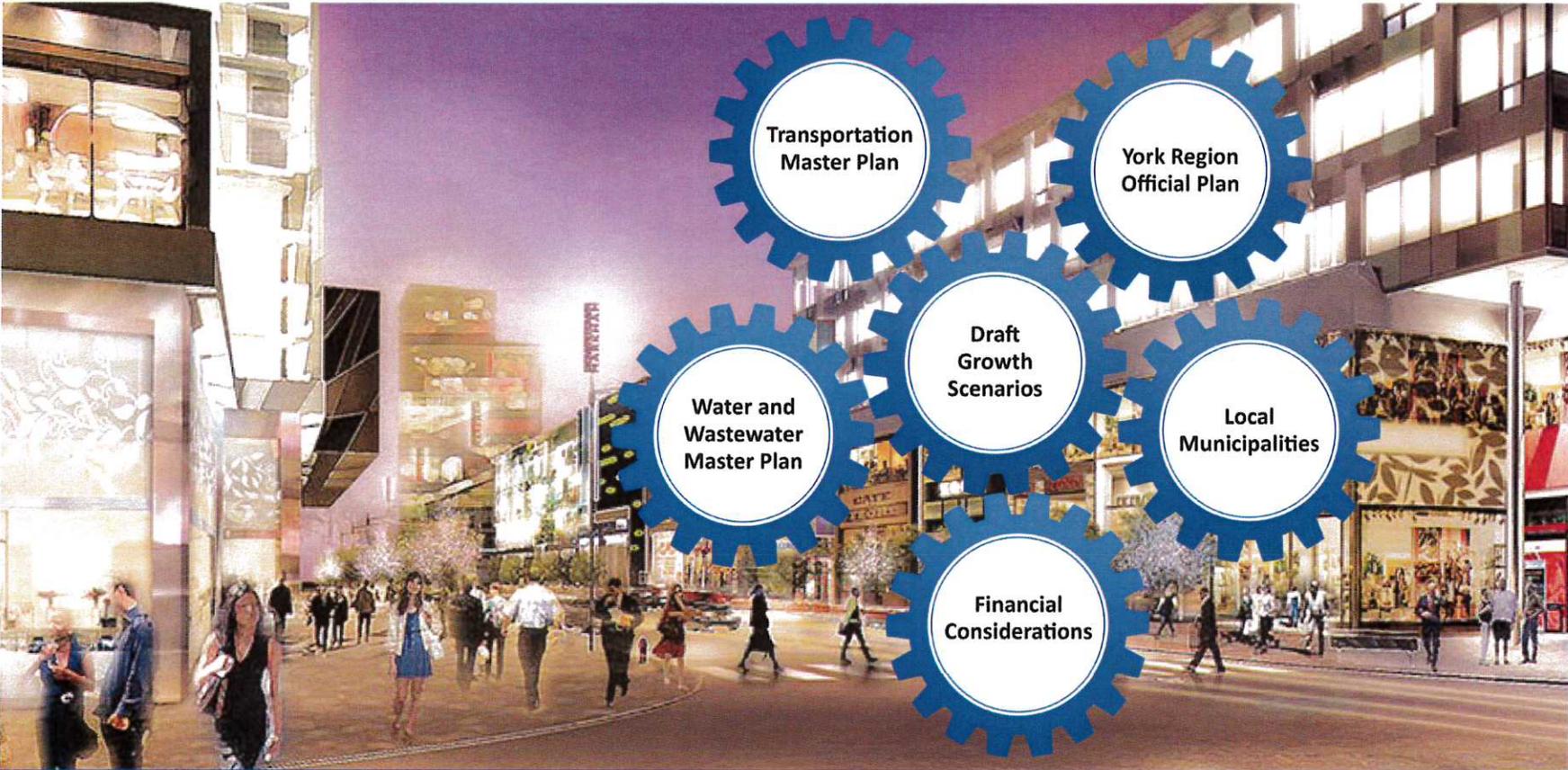
40% and 50% Scenarios Require Urban Expansion

Draft Growth Scenario Whitebelt Land Requirements (hectares) to 2041

Scenario	Community Lands	Employment Lands	Total
40% Intensification Scenario	2,300	160	2,460
50% Intensification Scenario	1,100	160	1,260

Phase 2 will test urban expansion locations

Phase 2 is an Iterative Process



Phase 2 is an iterative process with the refinement and analysis of draft growth scenarios

Consistent with the approved ROP, the Preferred Scenario will:

- Support the Regional Structure of centres and corridors
- Be transit supportive and pedestrian oriented cities and new communities
- Ensure fiscal responsibility
- Support an efficient and cost effective transportation system of roads, transit and active transportation options
- Achieve optimal use of existing and future water and wastewater infrastructure
- Include housing diversity and affordability
- Address job creation and the protection of employment lands

Creating Strong, Caring, Safe Communities

Consistent with Council direction, the Preferred Transportation Master Plan will:

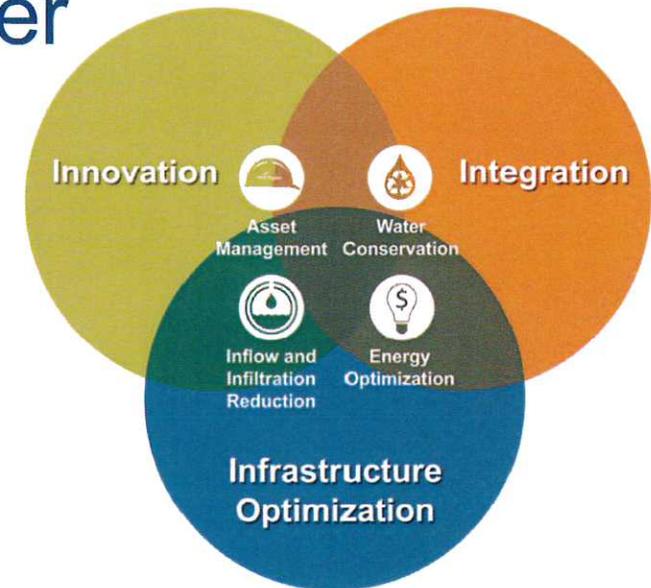
- **Optimize:** improve on what we have
- **Expand:** create more ways to get around
- **Transform:** radically shift how we travel



Finalization of the Master Plans and development of a preferred growth scenario go hand-in-hand

The 2015 Water & Wastewater Master Plan will:

- **Integrate:**
 - Water Conservation
 - Inflow and Infiltration Reduction
 - With local municipal systems
 - Asset management
- **Provide Innovative opportunities for:**
 - Climate Change Adaptation and Resiliency
 - Energy efficiency, recovery and opportunities for renewable energy
- **Optimize Existing Infrastructure**

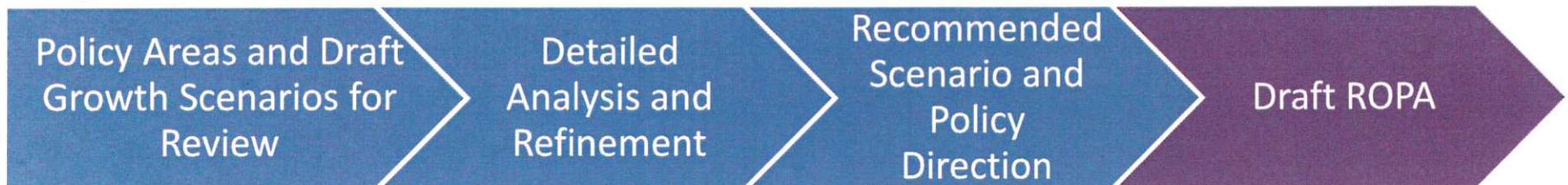


The Master Plan will support growth to 2041 and beyond safely, reliably, cost efficiently and sustainably

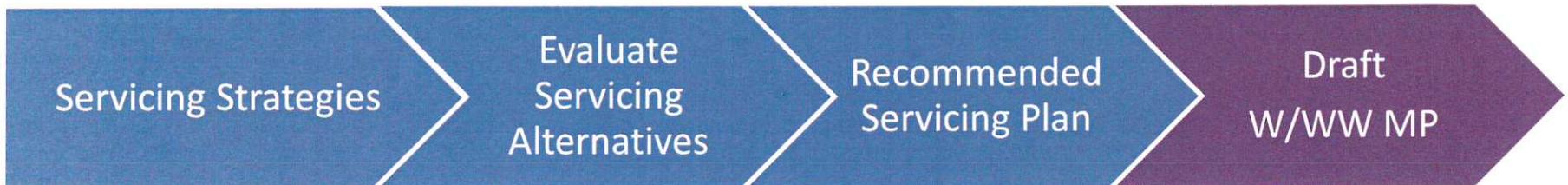
Next Steps – Phase Two



Regional Official Plan:



Water and Wastewater Master Plan:



Transportation Master Plan:



A preferred scenario, and policy direction before Council in November 2015

Your Input and Questions are Welcome



COMMITTEE OF THE WHOLE (WORKING SESSION) MAY 12, 2015

YORK REGION MUNICIPAL COMPREHENSIVE REVIEW STATUS UPDATE AND NEXT STEPS IMPLICATIONS FOR THE CITY OF VAUGHAN FILE #9.6.35

Recommendation

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Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the objective of achieving Organizational Excellence and High Performance through continuous improvement by:

- Managing Corporate Assets through the continuous assessment of infrastructure requirements to ensure a sustainable future;
- Ensuring Financial Sustainability through the wise use of financial resources by making informed decisions that take into consideration the effect on the current and future operations of the City;
- Managing Growth and Economic Well-Being by creating a positive environment that encourages innovation and prosperity.

Regional Implications

The Regional MCR and the updating of the York Region Official Plan fulfills the requirement of the Provincial Growth Plan for the Regional Municipalities to accommodate long-term population and employment growth to 2041. It is the responsibility of the Regions to allocate the required growth to the local municipalities under their jurisdiction, for implementation through their respective official plans.

Conclusion

This report and presentation is being brought forward for Council's information on the status of York Region's MCR and its review of the Regional Official Plan. Staff will continue to work with the Region on its MCR and update Council on the on-going progress of the study. This report also brings to Council's attention the need for the City to update VOP 2010 from late 2016 onwards, at the conclusion of the Region's review, to implement the amendment to the Regional Official Plan that will result from this process. A number of important issues have been identified, which will influence the City's Official Plan amendment process, which is expected to commence in the latter part of 2016. This process also signals the need for the City to begin updating its strategic plans that reflect new population projections. Therefore, it is recommended that this report and the presentation from the Region of York be received for information purposes.

Attachments

N/A

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Respectfully submitted,

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