



# Addressing Growth to 2041

Analyzing and Refining Draft Growth Scenarios

## York Presentation to Vaughan

Valerie Shuttleworth

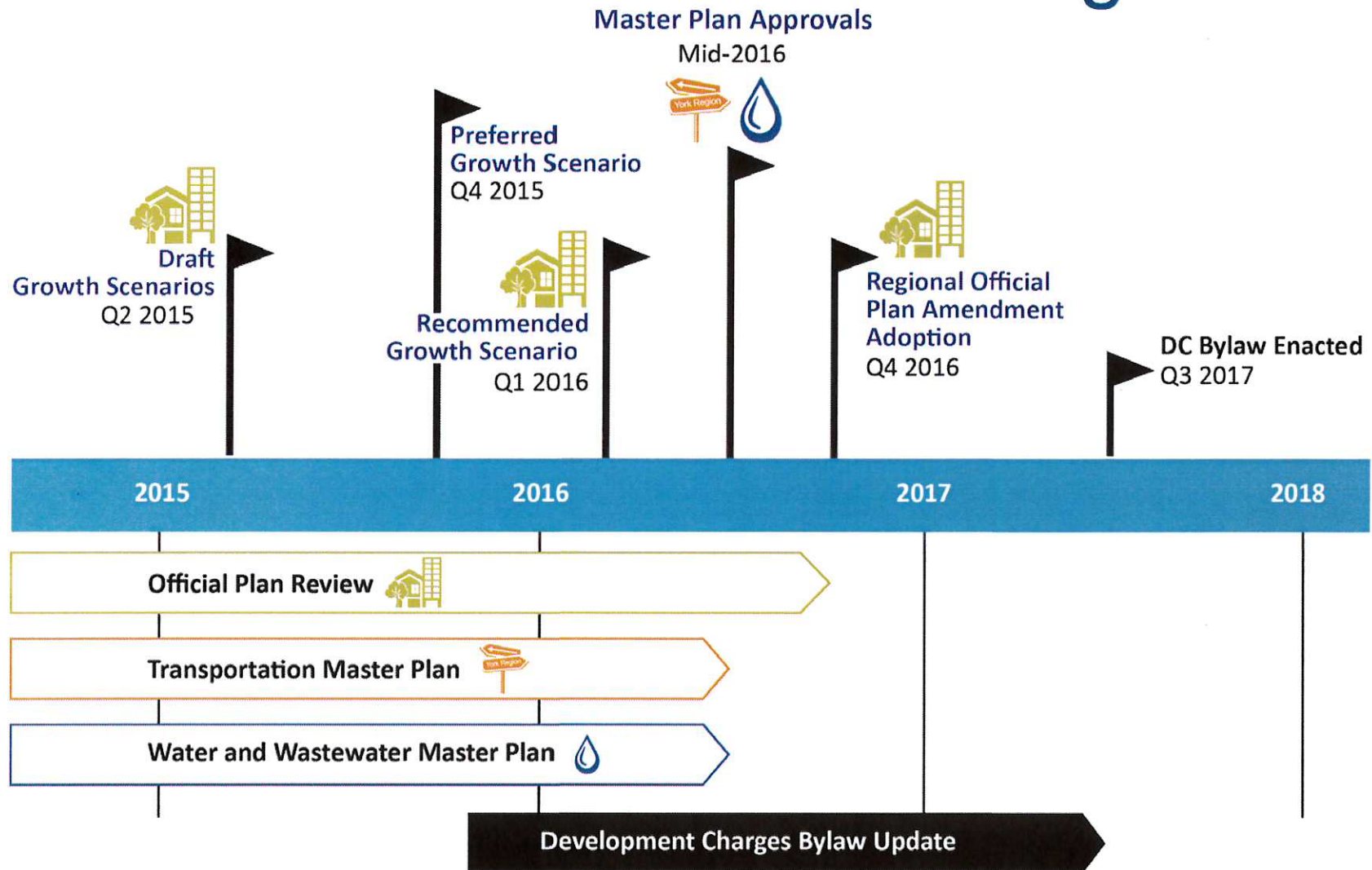
Chief Planner



# 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

17 Local Municipal  
Meetings

6 Reports to  
Council

2  
Interdepartmental  
Meetings

3 Public Open  
Houses

2 Technical  
Advisory  
Committee  
Meetings

1 Special Meeting  
of Council

Phase 1 ran from Q2 2014 to Q2 2015





**This is what they  
had to say.**

# Policy Areas Recommended for Review

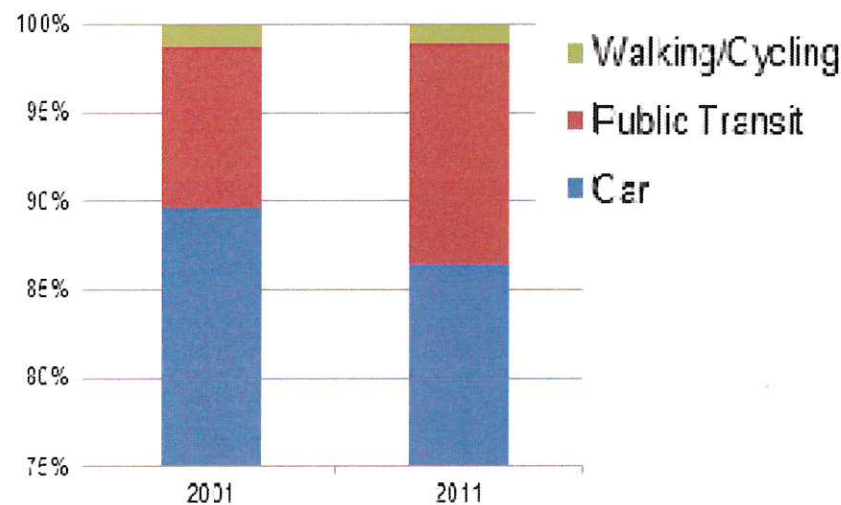


Phase 2 will include policy analysis and propose modifications



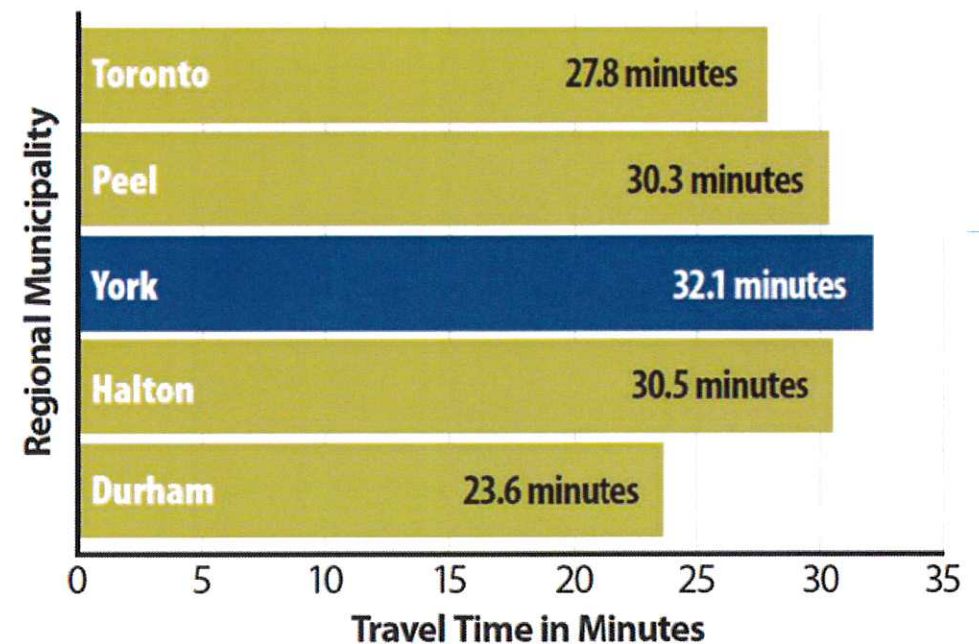
# Key Results from Phase 1 TMP Consultation

A.M. Trips to Work for 2001 and 2011



Source: Transportation Tomorrow Survey

Average One-Way Travel Time in Minutes

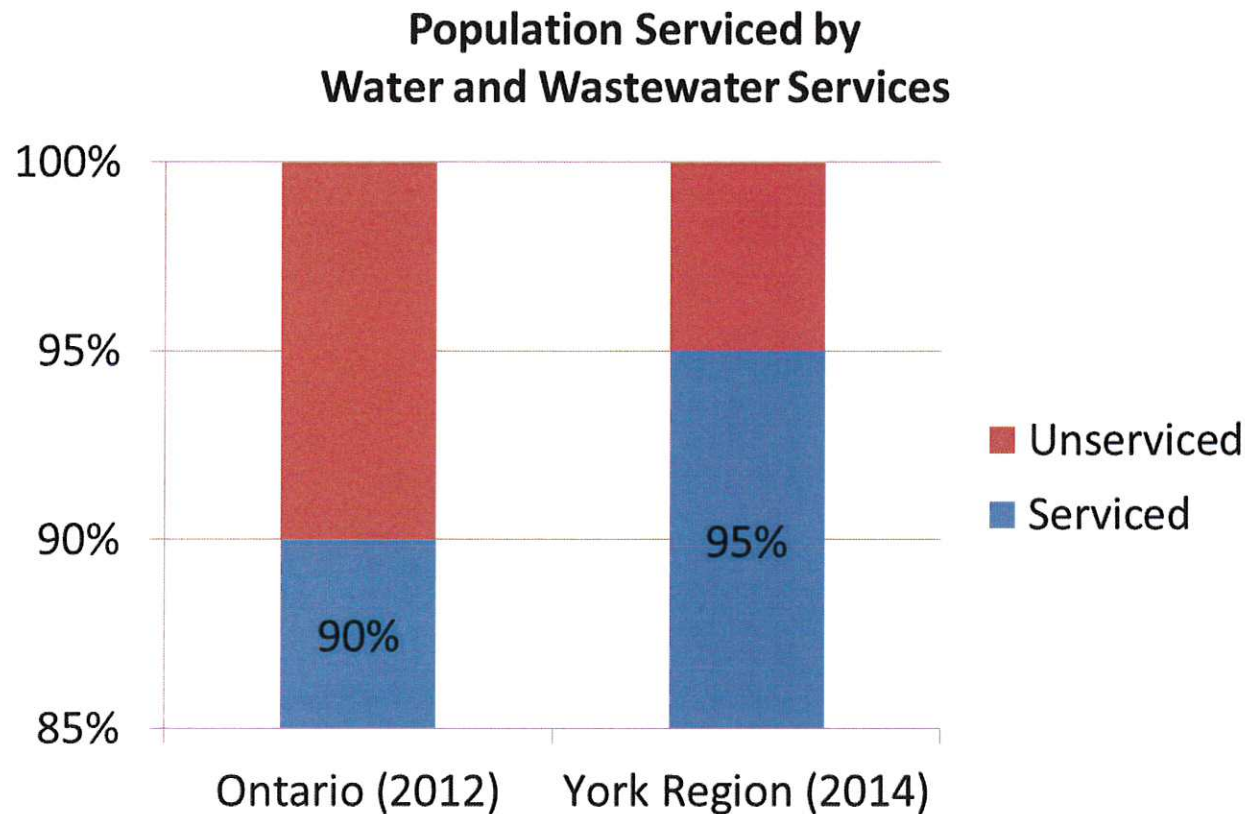


Source: IBI Group, Greater Golden Horseshoe Travel Demand Model

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

# Key Result from Phase 1

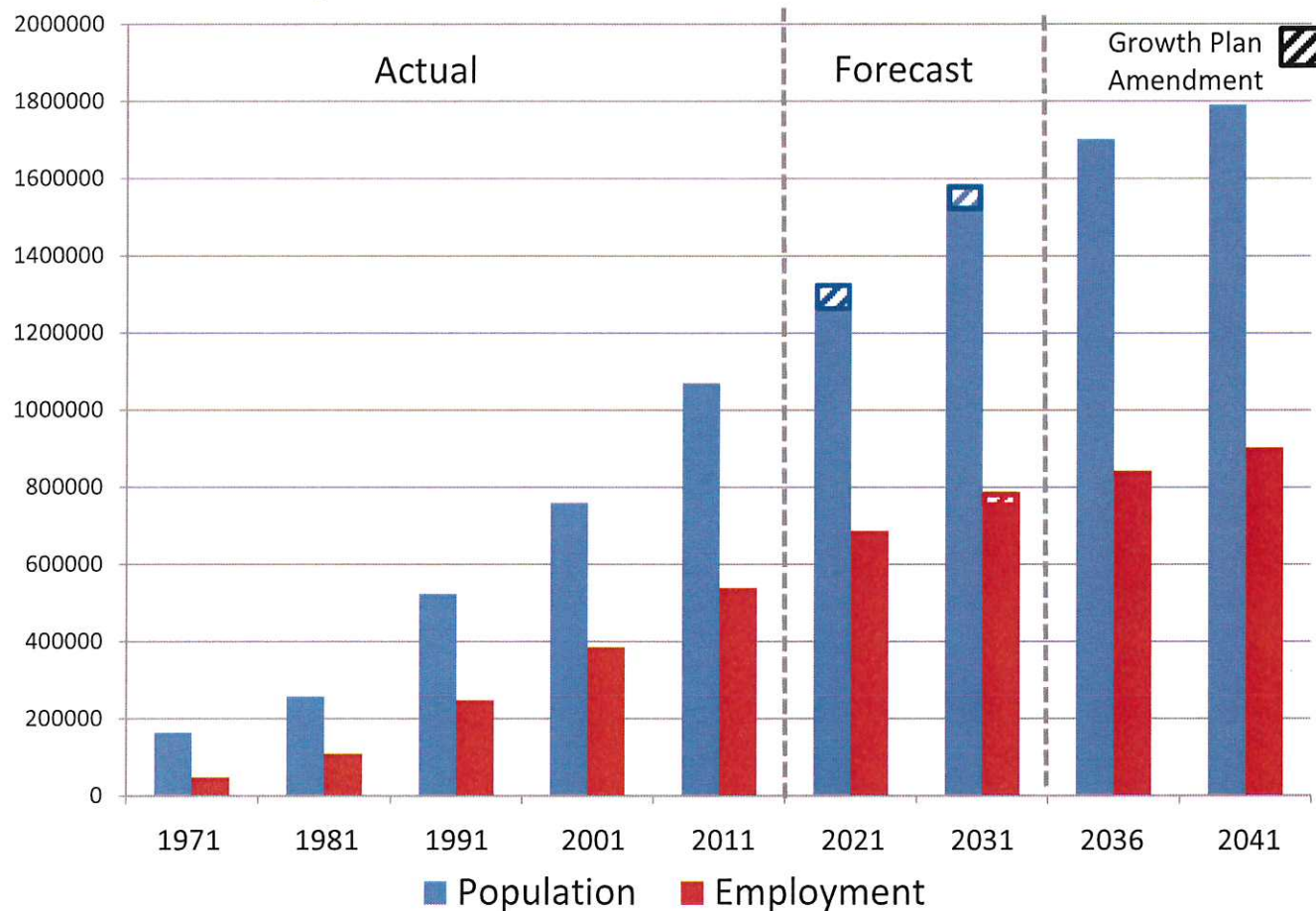
## Water & Wastewater Master Plan



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

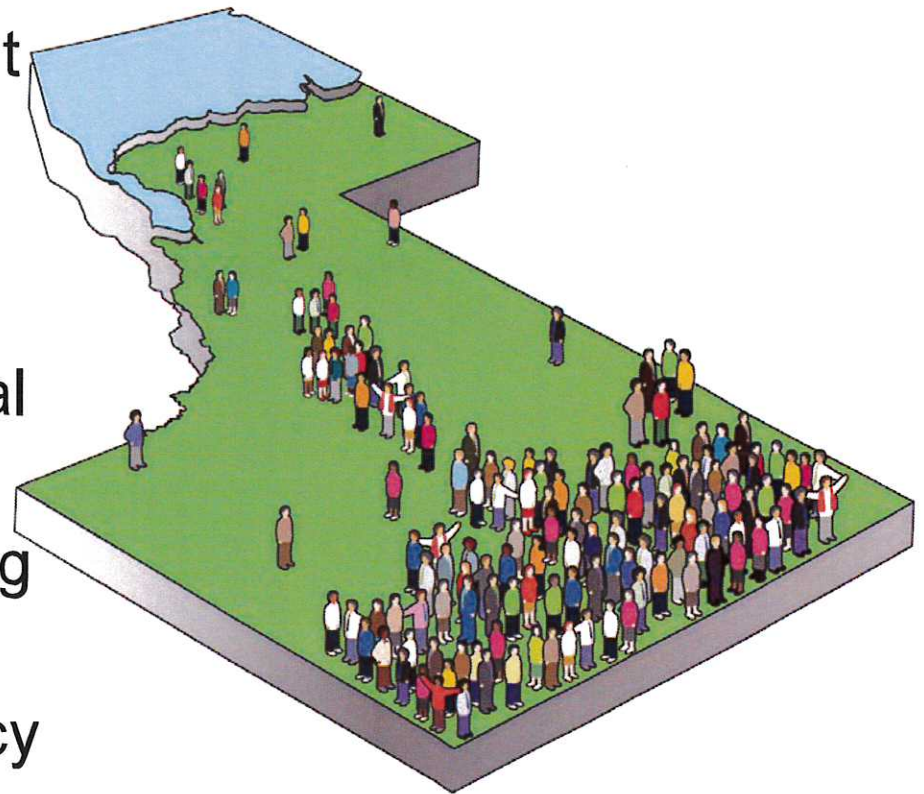
- 50 people and jobs per hectare in new greenfield areas
- 200 people and jobs per hectare in Regional Centres
- Minimum 40% intensification

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*

|  |   |   |
|--|---|---|
| <b>Built Up Area Units</b><br>41%<br>(108,200 units) | <b>Designated Greenfield Area Potential</b><br>42%<br>(108,900 units) | <b>Whitebelt Units</b><br>17%<br>(43,700 units) |
|--|---|---|

Ground Related Share 79% / Apartment Share 21%

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

|  |  |  |
|--|--|--|
| <b>Built Up Area Units</b><br>50%<br>(130,500 units) | <b>Designated Greenfield Area and ROPA Units</b><br>41%<br>(108,900 units) | <b>Whitebelt Units</b><br>9%<br>(24,300 units) |
|--|--|--|

Ground Related Share 76% / Apartment Share 24%

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

|  |  |
|--|--|
| <b>Built Up Area Units</b><br>64%<br>(192,500 units) | <b>Designated Greenfield Area and ROPA Units</b><br>36%<br>(108,900 units) |
|--|--|

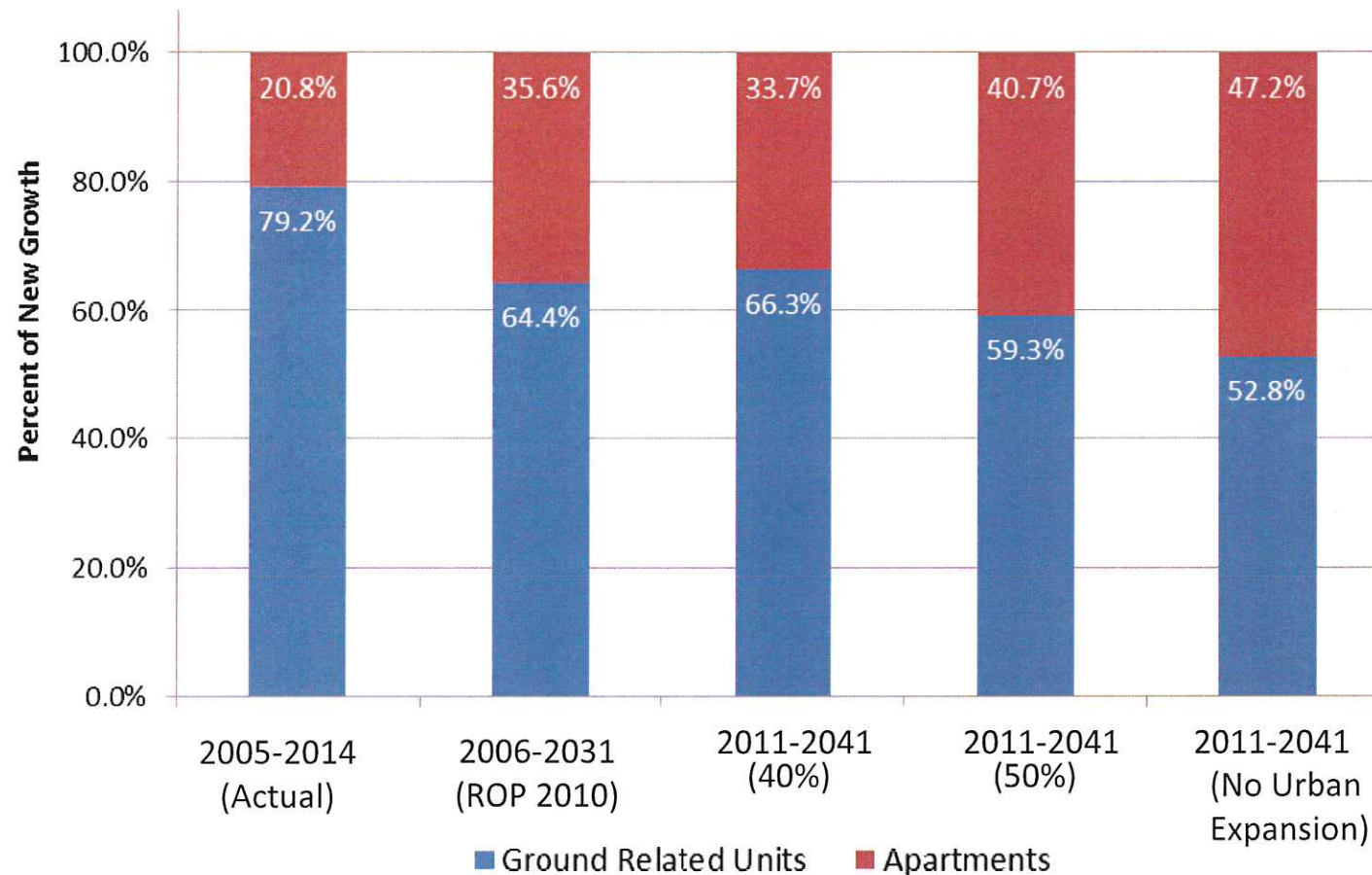
Ground Related Share 72% / Apartment Share 28%

# Draft Population Forecast Scenarios for 2041

| Municipality               | Dec. 2014<br>Pop. Estimate | ROP 2010<br>(2031) | 40%<br>Scenario | 50% Scenario | No Expansion |
|----------------------------|----------------------------|--------------------|-----------------|--------------|--------------|
| Aurora                     | 56,200                     | 70,200             | 76,700          | 79,500       | 81,000       |
| East<br>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<br>Hill           | 203,200                    | 242,200            | 270,900         | 284,400      | 284,700      |
| Vaughan                    | 317,900                    | 416,600            | 486,100         | 484,500      | 488,600      |
| Whitchurch-<br>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



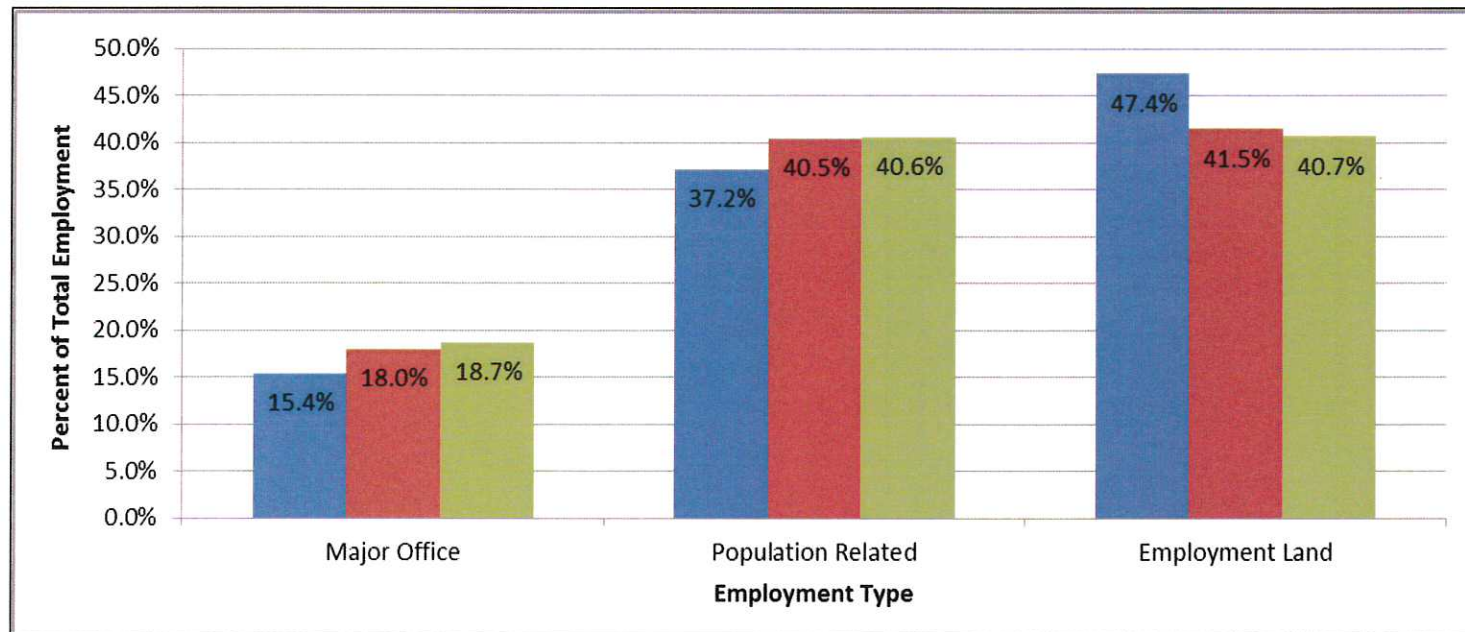
Ground related units in total housing stock range from 79% (40% Intensification) to 71% (no urban expansion)

# Draft 2041 Employment Forecast Scenarios

| Municipality               | 2014<br>Employment<br>Estimate | ROP 2010<br>(2031) | 40%<br>Scenario | 50%<br>Scenario | No Urban<br>Expansion |
|----------------------------|--------------------------------|--------------------|-----------------|-----------------|-----------------------|
| Aurora                     | 27,000                         | 34,200             | 37,000          | 37,400          | 38,000                |
| East<br>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<br>Hill           | 75,200                         | 99,400             | 110,400         | 112,700         | 113,800               |
| Vaughan                    | 208,100                        | 266,100            | 312,100         | 312,000         | 314,400               |
| Whitchurch-<br>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

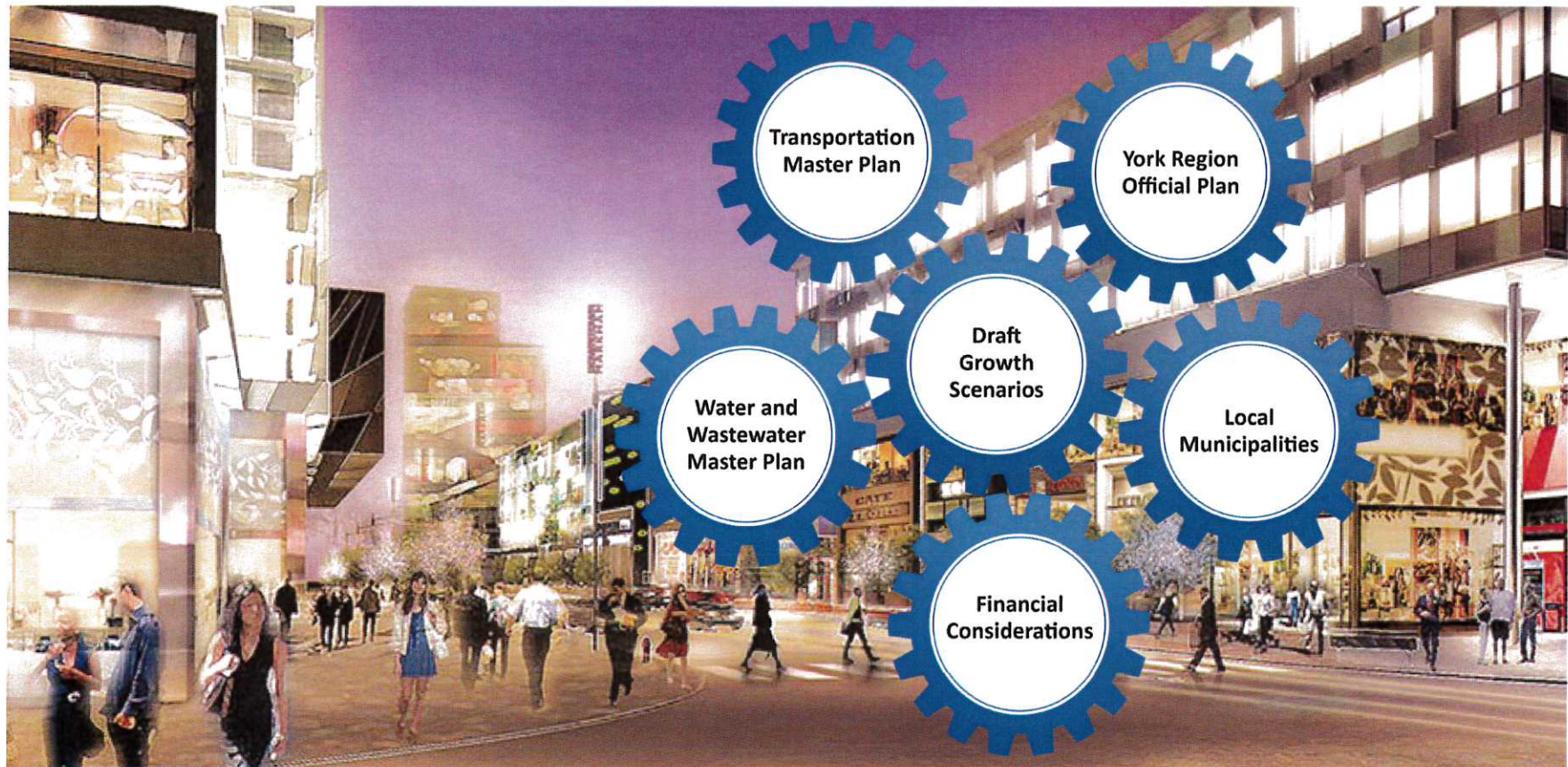
## Draft Growth Scenario Whitebelt Land Requirements (hectares) to 2041

| 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:

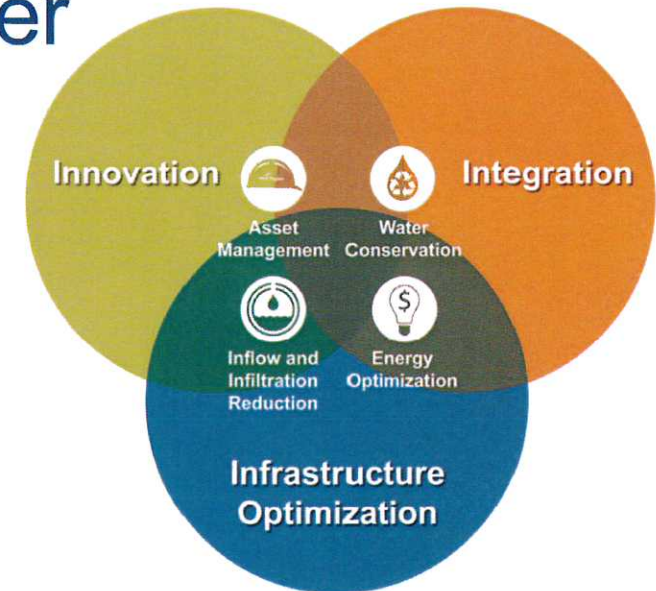
- **Optimize:** improve on what we have
- **Expand:** create more ways to get around
- **Transform:** radically shift how we travel



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

# The 2015 Water & Wastewater Master Plan will:

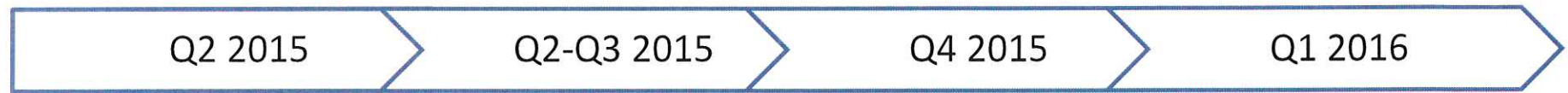
- **Integrate:**
  - Water Conservation
  - Inflow and Infiltration Reduction
  - With local municipal systems
  - Asset management
- **Provide Innovative opportunities for:**
  - Climate Change Adaptation and Resiliency
  - Energy efficiency, recovery and opportunities for renewable energy
- **Optimize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



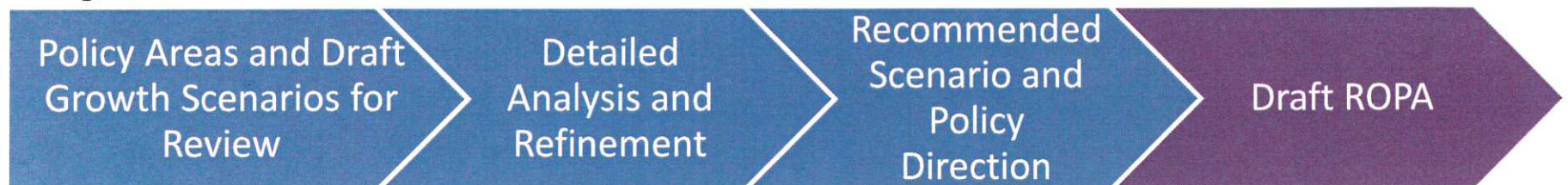
The Master Plan will support growth to 2041 and beyond safely, reliably, cost efficiently and sustainably



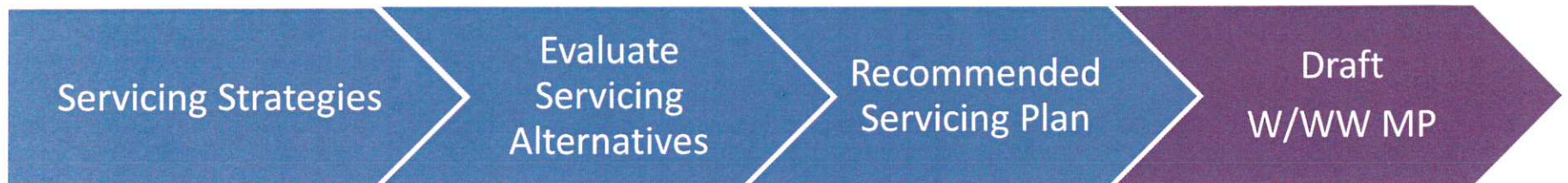
# Next Steps – Phase Two



## 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

