

Residential 40% Intensification Demand Forecast

Council Attachment 1

40% Scenario as per Provincial Regulation - in *Places to Growth, Draft Growth Plan*

INTENSIFICATION TARGET IN YORK REGION BY RESIDENTIAL UNITS (2006-2031)

A	B	C	D	E
Year	Total Region Units	Total Region Unit Growth	Intensification Target (%)	Intensification Unit Growth
2005	268,617			
2006	278,848	10,231	17%	1,739
2007	289,078	10,231	20%	2,046
2008	299,309	10,231	22%	2,251
2009	309,539	10,231	25%	2,558
2010	319,770	10,231	27%	2,762
2011	330,000	10,231	30%	3,069
2012	339,000	9,000	32%	2,880
2013	348,000	9,000	35%	3,150
2014	357,000	9,000	37%	3,330
2015	366,000	9,000	40%	3,600
2016	375,000	9,000	40%	3,600
2017	384,000	9,000	40%	3,600
2018	393,000	9,000	40%	3,600
2019	402,000	9,000	40%	3,600
2020	411,000	9,000	40%	3,600
2021	420,000	9,000	40%	3,600
2022	428,000	8,000	40%	3,200
2023	436,000	8,000	40%	3,200
2024	444,000	8,000	40%	3,200
2025	452,000	8,000	40%	3,200
2026	460,000	8,000	40%	3,200
2027	468,000	8,000	40%	3,200
2028	476,000	8,000	40%	3,200
2029	484,000	8,000	40%	3,200
2030	492,000	8,000	40%	3,200
2031	500,000	8,000	40%	3,200
Total Growth (2006-2031)		231,000		81,000
Total Growth (2006-2015)		97,000		27,000
Total Growth (2016-2031)		134,000		54,000

SOURCE: York Region Planning Department, 2005.

All figures are mid-year.

A. Intensification forecast spans from mid-year 2006 to mid-year 2031.

B. Based on Hemson Compact Growth Scenario for the Greater Golden Horseshoe (GGH), with the exception of 2005 which is based on York Region Household Estimate June 30, 2005, York Region Planning Department.

C. Based on Total Region Units, Column B.

D. Based on current intensification estimations (2006-2031) and the expected 40% intensification target (2015) for York Region. All intensification targets for other years have been interpolated.

E. Calculated as annual unit growth multiplied by the intensification target for the specified year.