



Enhancing York Region's Urban Structure:

A Guide to Developing Area Municipal Intensification Strategies

Presentation to Planning and Economic Development Committee

Dawn Seetaram
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Advancing The City-Building Process

□ Provincial Places to Grow targets:

- 40% intensification within built boundary
- 200 people and jobs/ha in Urban Growth Centres

□ Regional City-Building Process:

- Centres and Corridors Strategy
- Transit-Oriented Development Guidelines
- Incentives for LEED development in Centres and Corridors



Purpose of the Intensification Guide



- ❑ Guide for collaboration with the Area Municipalities to complete local strategies
- ❑ Demonstrate how municipal assignments will be achieved in terms of density and design.
- ❑ Identify where intensification will be permitted and not permitted.
- ❑ Determine key attributes of compact development

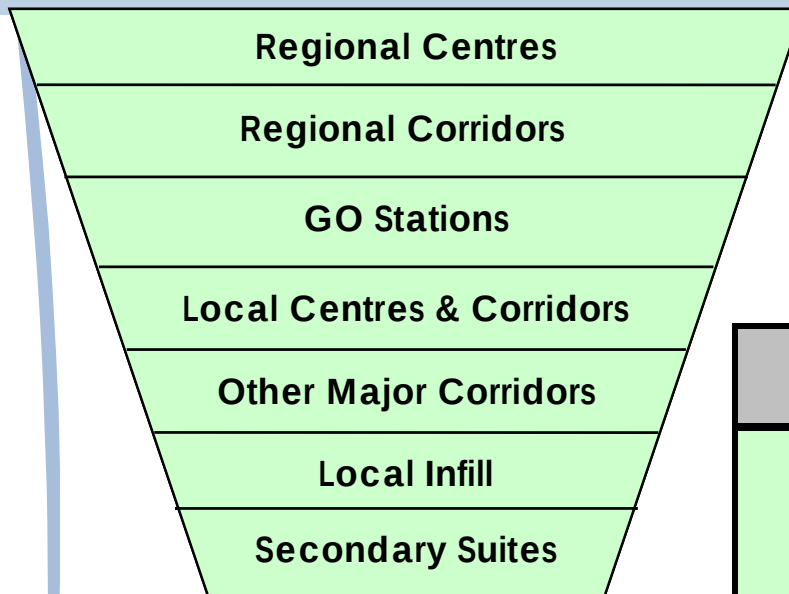
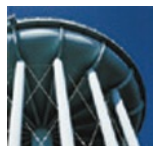


Regional Framework: Principles of Intensification



1. Connect Centres and Corridors with Rapid Transit
2. Connect Transit, Land-uses and Pedestrians
3. Well-Proportioned Buildings and Streets
4. Proportioned and Inter-connected Public Spaces
5. Strengthened Live-Work Relationship
6. Range of Housing Options and Affordability
7. Sense of Place through Architecture and Design
8. Connect Human Services to Centres and Corridors
9. Protect and Restore Natural Heritage and Trails
10. Sustainable Design and Construction

Regional Intensification Matrix Framework

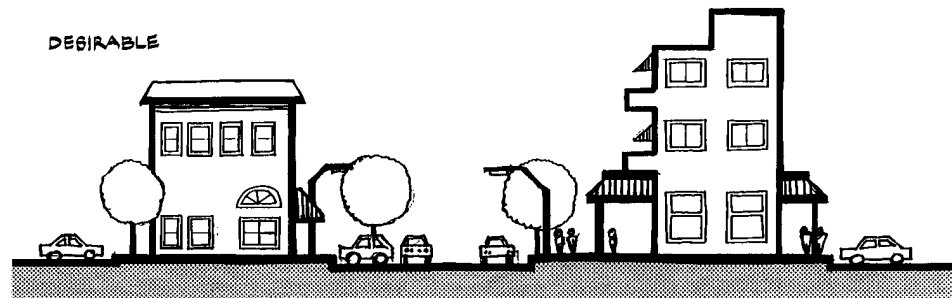


	Intensification Units
Aurora	2,800
East Gwillimbury	1,030
Georgina	2,690
King	920
Markham	29,790
Newmarket	4,360
Richmond Hill	11,530
Vaughan	30,210
Whitchurch-Stouffville	2,010
York Region	85,340

SOURCE: York Region Planning Department, April 2007.

Intensification Guide Components

1. Urban Capacity Study
2. Building the Next Generation of Compact Communities
3. Engagement and Awareness
4. Implementing Intensification Strategies
5. Monitoring Intensification



Enhancing the Urban Structure

Long-Term Framework for Sustainable Compact Development Focused in the Centres and Corridors

- ❑ Message to Public how and where intensification will occur.
- ❑ Better Cost-Recovery of infrastructure investment, namely Transit.
- ❑ Well-designed buildings, streets and public spaces
- ❑ Strong connection between people, uses and transit



Staff Recommend Endorsement



- ❑ Council endorse the Preliminary Draft Intensification Guide for consultation and refinement.
- ❑ Circulate to Area Municipalities
- ❑ Circulate to Minister of Public Infrastructure Renewal