



# **Visualizing Intensification in York Region: Preliminary Report**

**Presentation to Planning and Economic  
Development Committee**

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**June, 11, 2008**

# Significant Advancements in Intensification Policy

## Regional Policy Framework

- ❑ Council endorsement of 40% intensification scenario as preferred scenario
- ❑ Municipal intensification assignments
- ❑ Council endorsement of Draft Intensification Guide for Area Municipalities as they complete their strategies



# How Much is 40% Intensification?

**Approximately 57,000 intensification units already planned for.**

|               | Total         |
|---------------|---------------|
| Aurora        | 1,100         |
| Georgina      | 300           |
| Markham       | 31,600        |
| Newmarket     | 4,100         |
| Richmond Hill | 7,100         |
| Vaughan       | 12,800        |
| York Region   | <b>57,000</b> |

**Additional 28,000 units required to meet 40% target**

# Where will Intensification Go?

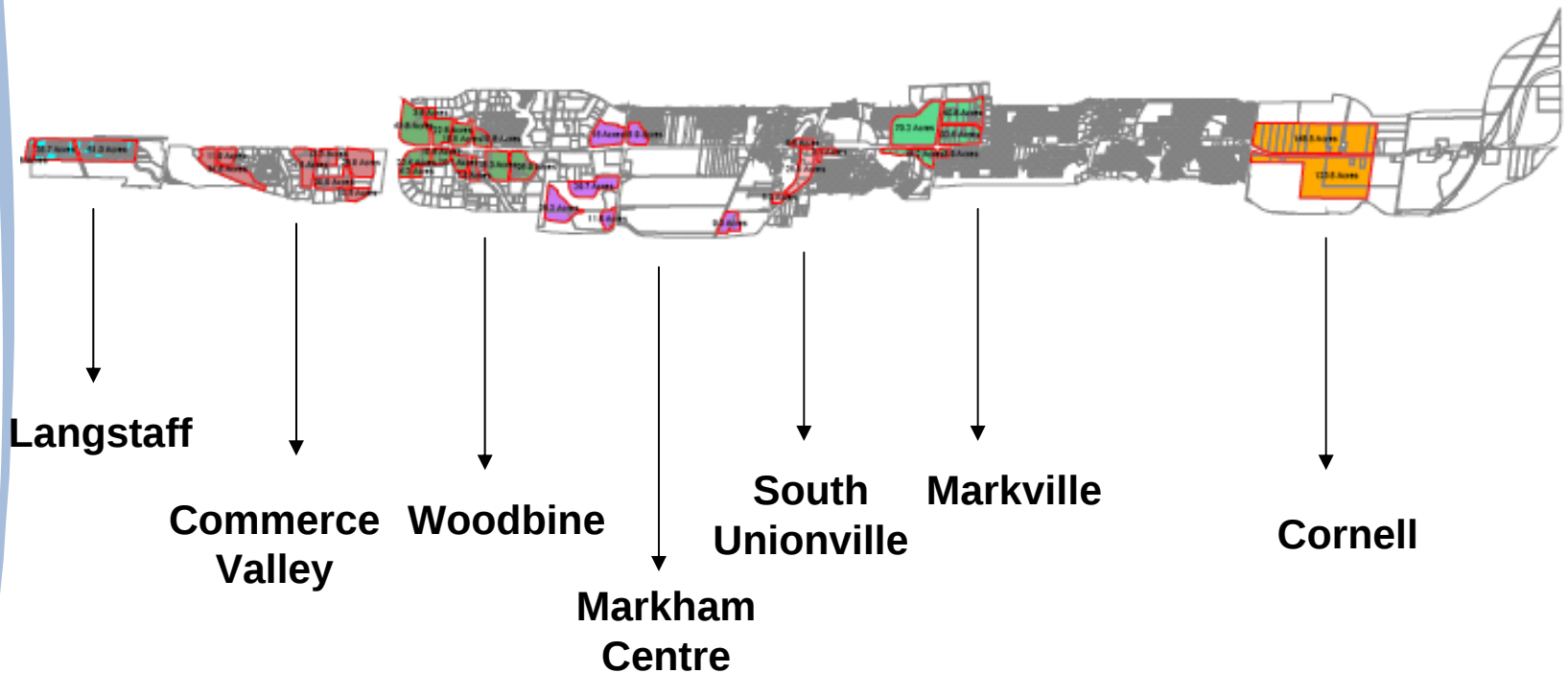
## Focused Strategic Nodes (in addition to Regional Centres)



- ❑ Markham Preliminary Key Development Areas
- ❑ Yonge/Steeles
- ❑ Vaughan Hierarchy of Centres
- ❑ Newmarket Historic and Healthcare Centres

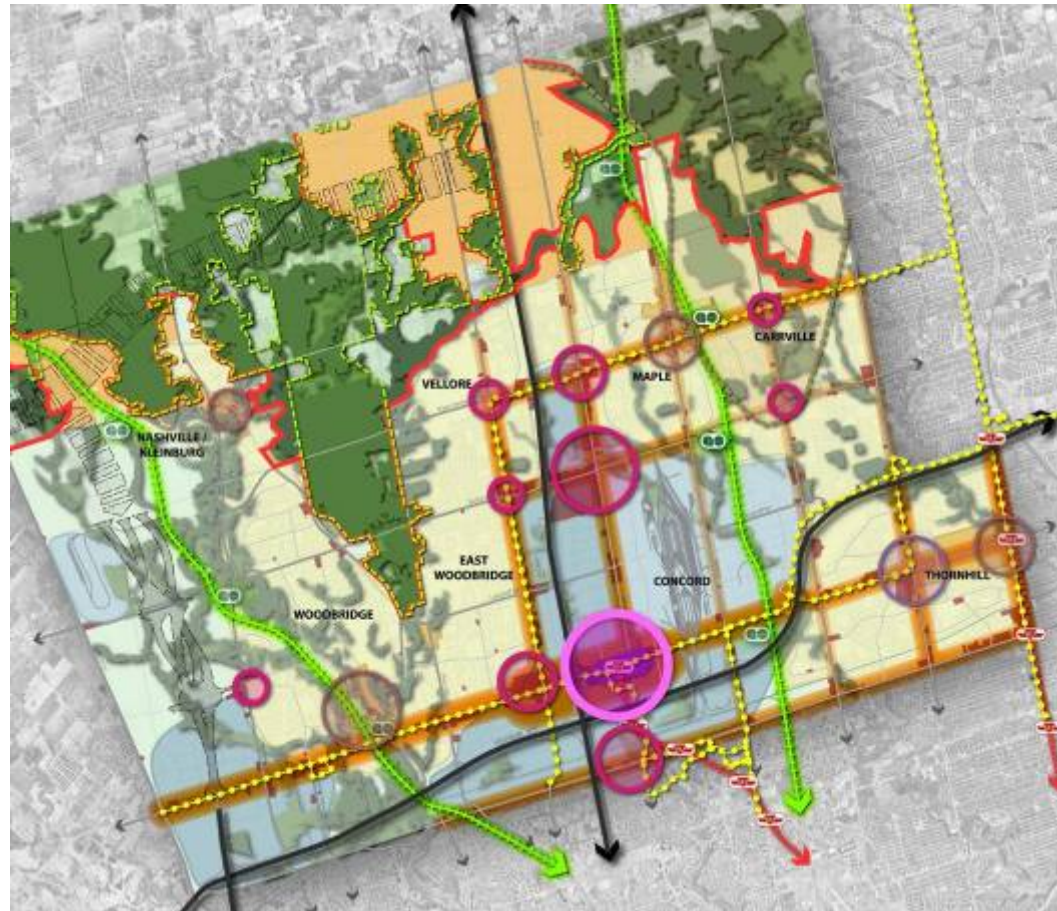
# Intensification will be Focused in Key Areas

## Example: Markham Potential Key Development Areas along Avenue 7



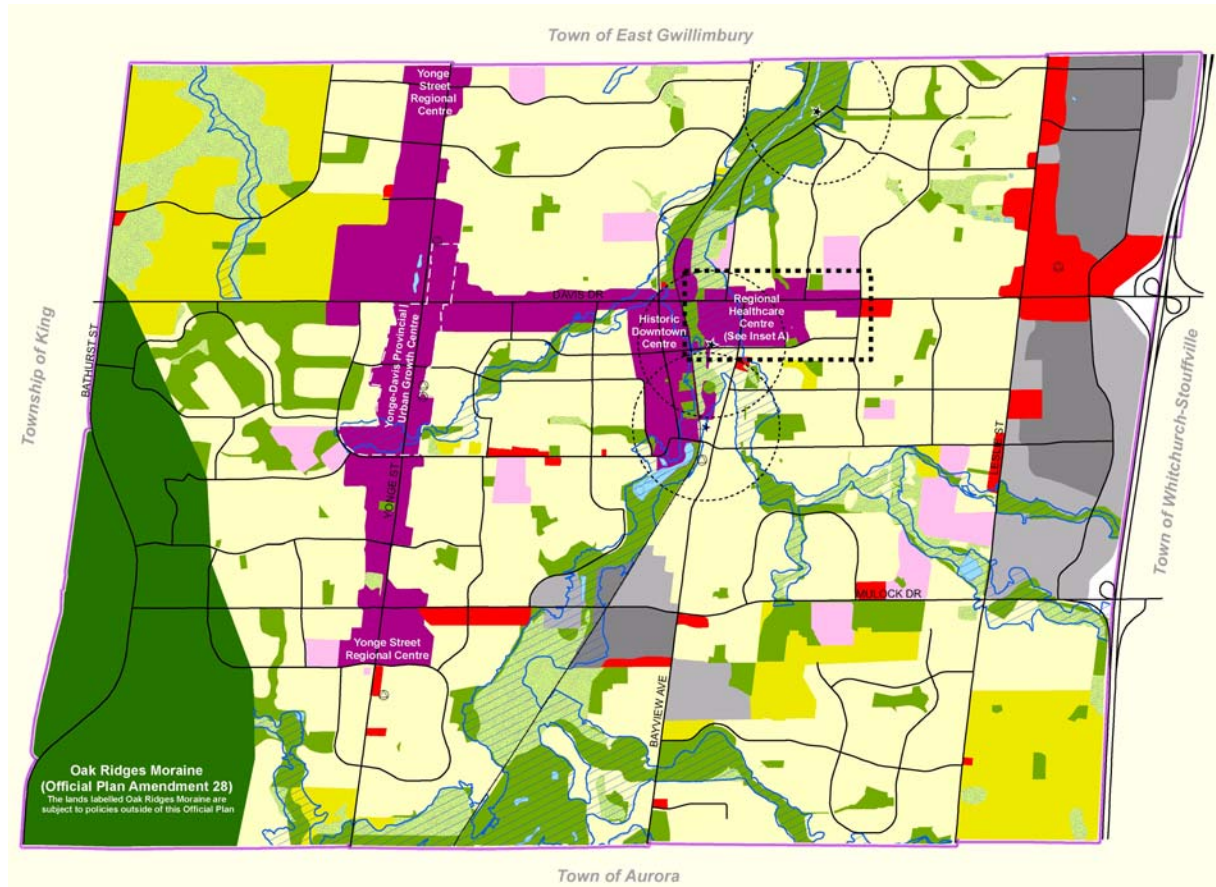
# Intensification will be Focused in Key Areas

## Example: Vaughan Mixed Use Centres



# Intensification will be Focused in Key Areas

## Example: Newmarket Urban Areas



# What will Intensification Look Like?

**Markham Centre illustrates the look of approximately 200 people and jobs/ha**



# What will Intensification Look Like?

## Vaughan Corporate Centre



# High Density Means More than High Rise Buildings



**2.85 FSI**



**2.59 FSI**



**2.13 FSI**



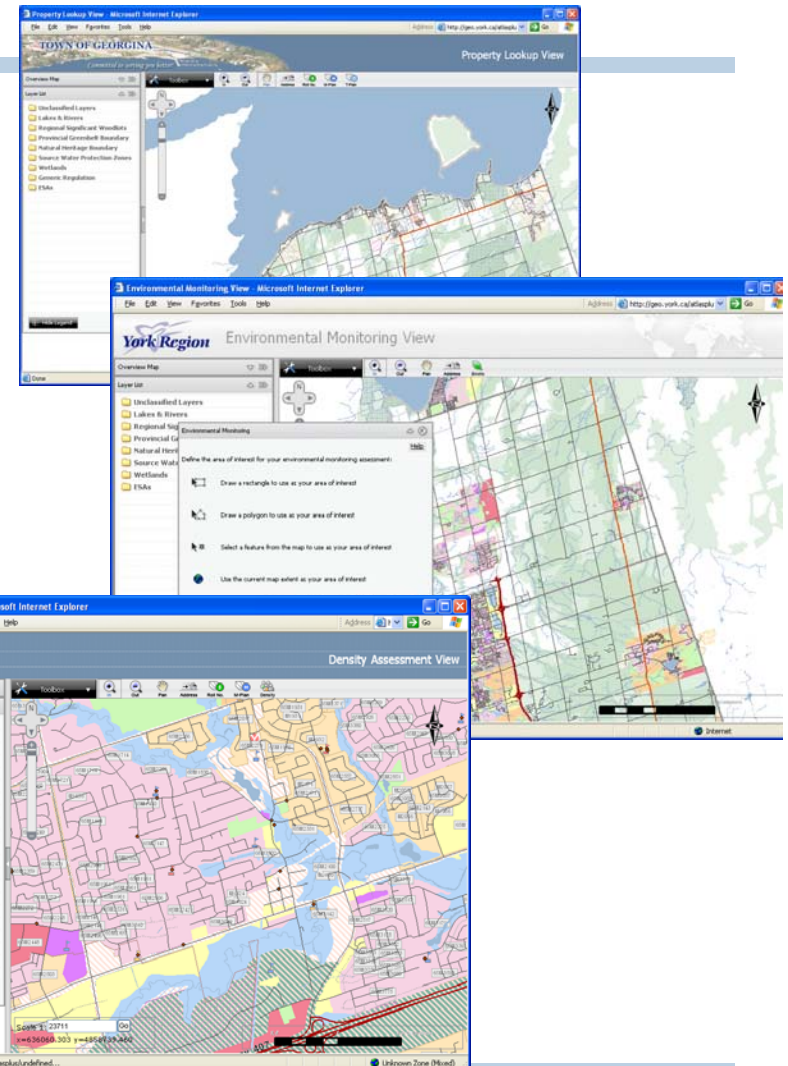
# Next Steps in Intensification



- ❑ Collaborate Further with Area Municipalities to complete their intensification strategies.
- ❑ Prepare an Intensification Best Practices Discussion Paper
- ❑ Prepare a photographic catalogue of Intensification examples for public engagement
- ❑ Continue to develop applications/tools to assist in visualizing intensification

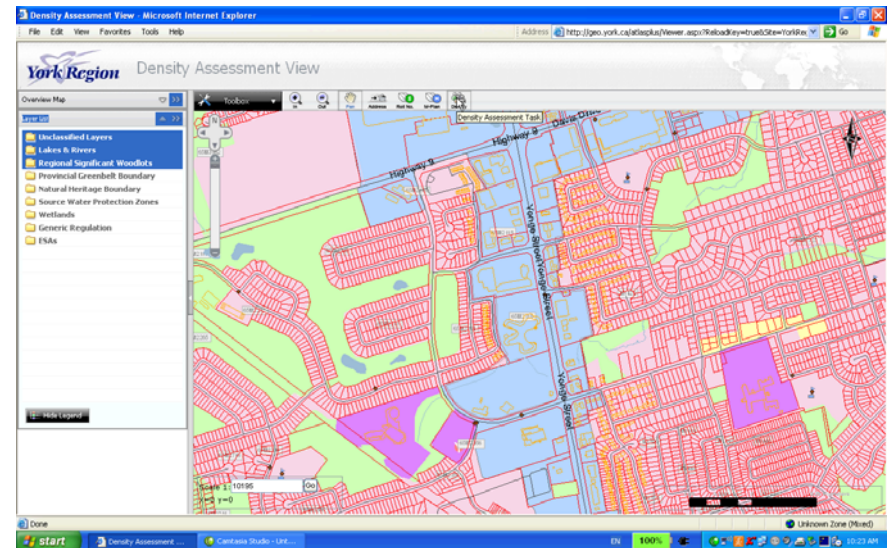
# GIS Tools for Intensification

- ❑ Geomatics initiated suite of GIS tools through YorkInfo Partnership
- ❑ GeoConnections funding assistance
- ❑ Quick analysis of density and intensification in urban centres and corridors



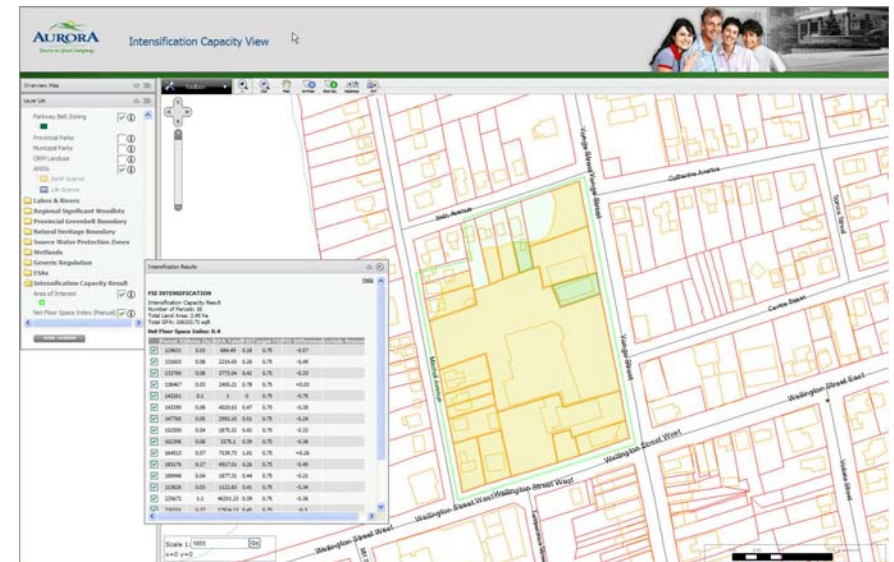
# Density assessment application

- ❑ Density not calculated often because:
  - ❑ Data not available
  - ❑ Time-consuming to calculate
- ❑ Planners in local municipalities have access to same tools and data



# Intensification potential application

- ❑ Identifies candidate parcels for intensification
- ❑ Scenarios can be used to help evaluate draft secondary plans



# Centres and Corridors



- ❑ Acquired 3D models for existing buildings over large area
- ❑ Will put in potential buildings to show intensification
- ❑ Will add trees, people
- ❑ Will incorporate urban design



# Getting Down to Street Level



# Summary



- Regional and local planners use GIS analytic tools to evaluate intensification scenarios
- 3D GIS helps visualize intensification scenarios for different audiences, based on sound planning analysis