



PLANNING FOR TOMORROW – REFINED YORK REGION 2031 FORECAST AND LAND BUDGET

**Presentation to Planning and
Economic Development
Committee**

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September, 03, 2008**

Council endorsed “preferred” scenario of a minimum 40% intensification



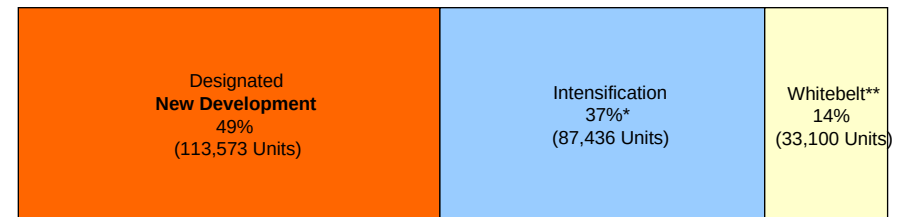
- ❑ Five separate growth scenarios prepared based on varying levels of intensification
- ❑ Scenarios evaluated considering impact on:
 - ❑ human services
 - ❑ water/wastewater
 - ❑ transportation
 - ❑ natural heritage
 - ❑ 25 year fiscal impact
- ❑ Preferred scenario forecasts:
 - ❑ 1.5 million people
 - ❑ 799,000 jobs

Growth will be accommodated through compact built form and intensification

- ❑ York Region anticipated to add 577,600 people and 234,100 households by 2031.
- ❑ Growth will occur in designated new development areas, intensification areas and on Whitebelt lands.
- ❑ Housing mix will shift towards a more compact built form.
- ❑ Average PPU will decline from 3.22 in 2006 to 2.82 in 2031.
- ❑ Boundary expansions required.



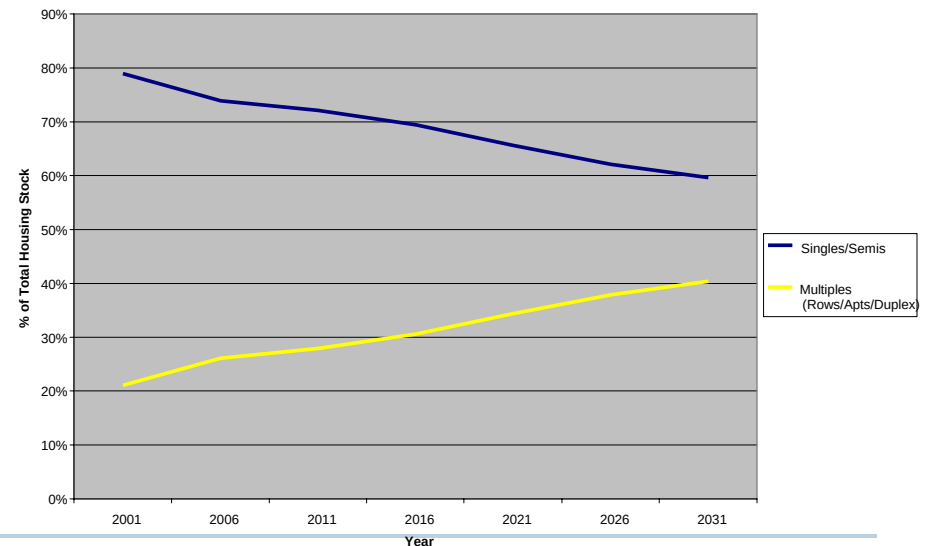
York Region Household Growth 2006 to 2031



*Note: The total 37% includes a ramp-up period from existing levels to 40% by 2015. 40% is maintained from 2015 to 2031.

**Note: Refer to page 15 for Whitebelt land requirements.

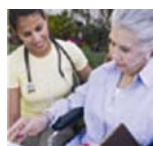
York Region Total Housing Mix 2001 to 2031



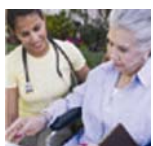
Population anticipated to increase in all local municipalities

York Region Total Population by Local Municipality (2006 to 2031)

Municipality	Total Population 2006	Total Population 2031	Population Growth 2006-31	2006-31 Share of Growth (%)	2006-31 Avg Annual Increase (%)
Aurora	49,600	70,400	20,800	4%	1.4%
East Gwillimbury	21,900	88,000	66,100	11%	5.7%
Georgina	44,500	70,700	26,200	5%	1.9%
King	20,300	35,100	14,800	3%	2.2%
Markham	272,500	423,500	151,000	26%	1.8%
Newmarket	77,400	97,300	19,900	3%	0.9%
Richmond Hill	169,500	242,800	73,300	13%	1.4%
Vaughan	248,800	418,800	170,000	29%	2.1%
Whitchurch-Stouffville	25,400	60,800	35,400	6%	3.6%
York Region	929,900	1,507,400	577,500	100%	2.0%

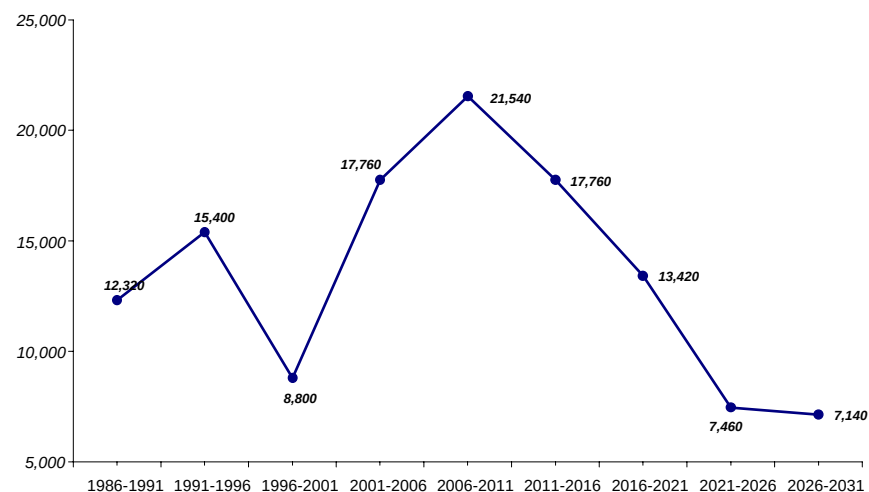


336,000 new jobs in York Region required by 2031



- By 2031, approximately 799,000 people will be employed in York Region.
- Growth will occur more rapidly between 2006 and 2021.

York Region Annual Employment Growth by 5 year Period
1986 to 2031



Employment anticipated to increase in all local municipalities

Total Employment by Local Municipality (2006 to 2031)

Municipality	Total Employment 2006	Total Employment 2031	Employment Growth 2006-31	2006-31 Share of Growth (%)	2006-31 Avg Annual Increase (%)
Aurora	20,300	34,700	14,400	4%	2.2%
East Gwillimbury	5,900	31,800	25,900	8%	7.0%
Georgina	8,000	21,700	13,700	4%	4.1%
King	7,100	12,100	5,000	2%	2.2%
Markham	144,800	248,500	103,700	31%	2.2%
Newmarket	42,100	49,700	7,600	2%	0.7%
Richmond Hill	61,100	100,600	39,500	12%	2.0%
Vaughan	162,200	275,900	113,700	34%	2.1%
Whitchurch-Stouffville	10,900	23,700	12,800	4%	3.2%
York Region	462,400	798,700	336,300	100%	2.2%



Residential land supply highlights



- ❑ Two different markets: Ground-related (singles/semis/rows) and multiples.
- ❑ Significant variations between southern and northern markets.
- ❑ The supply of vacant designated residential land can accommodate 123,000 units (87,900 ground related units).
- ❑ Supply analyzed using two methods: Forecast Demand and Historical Demand.
- ❑ Region wide vacant residential land supply will last from 9 to 14.5 years.
- ❑ Southern market supply ranges from 5.3 to 11.5 years.
- ❑ Timely urban boundary expansions required.

York Region Residential Forecast Supply Analysis

Supply Detail	Unit Supply 2008	Current Years Supply (2008)	
		Forecast Demand	Historical Demand
Total Ground-Related Supply	87,900	14.5	9
Southern York Region	44,400	11.5	5.3
Northern York Region	43,500	18.9	25.9

Source: York Region Planning & Development Services Department, 2008.

Employment land supply highlights



- ❑ 2008 effective supply of vacant designated employment lands amounts to 1,950 hectares.
 - ❑ Encumbered/IPS lands excluded.
- ❑ Supply analyzed using forecast demand.
- ❑ Effective vacant employment land supply will last 8.5 years.

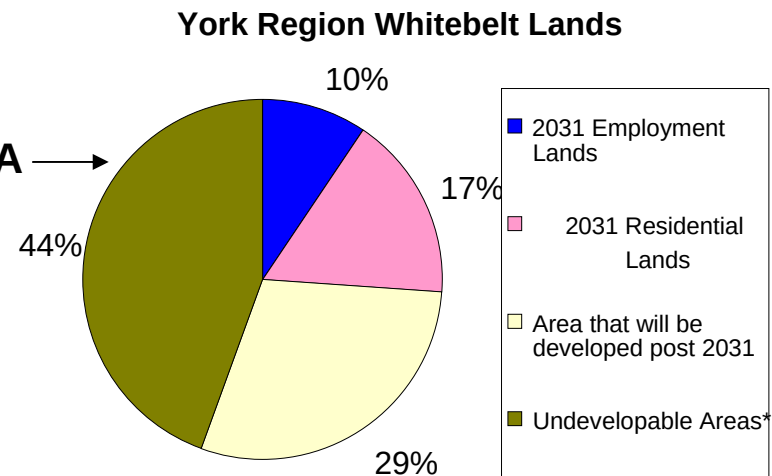
York Region Employment Land Supply	
Available York Region Supply*	1,950 Hectares
Forecasted Demand (50 jobs/Net Ha)	182 Hectares per year
Years Supply (2006)	10.5 years
Years Supply (2008)	8.5 years
*Note: Available supply excludes Encumbered & IPS lands	
Source: York Region Planning and Development Services, 2008	

Whitebelt lands required to accommodate growth

- Approximately 3,400 hectares of land in the Whitebelt will be required for residential and employment uses to 2031.
- These lands account for approximately half of the total developable area in the Whitebelt.
- Urban Boundary expansions required now.



Total Whitebelt Area = 12,800 HA →



Forecasts need to be carefully monitored



- ❑ Forecasts based on several key assumptions:
 - ❑ Strong shift to intensification.
 - ❑ Decreasing demand for ground related units.
 - ❑ Continued demand for existing employment type uses.
- ❑ Small shifts could have significant implications:
 - ❑ Land supply shortages.
 - ❑ Loss of strategically located employment lands.
 - ❑ Fiscal impact.
- ❑ Need to carefully monitor the forecasts, and make adjustments when necessary.

Phase 3 Public Consultation



- ❑ To collect input on the preferred growth scenario and emerging planning policy directions.
- ❑ Scheduled Town Hall meetings and presentations at all nine Local Councils and with stakeholder groups.
- ❑ Informational website & brochure.
- ❑ Newspaper ads, email/letter reminders.

There are 8 Key Policy Directions

- ❑ Policy directions listed in the accompanying staff report:
 - ❑ Protecting Our Environment
 - ❑ Managing Growth
 - ❑ Diverse Economy
 - ❑ Intensification
 - ❑ Human Services: Quality of Life
 - ❑ Infrastructure
 - ❑ Quality of Place: New Communities
 - ❑ Fiscal Responsibility



Five Town Hall Meetings Scheduled

6:00 to 7:00 p.m. – Open House

7:00 to 7:30 p.m. – Presentation

7:30 to 9:00 p.m. – Facilitated Discussion



Location	Date
Town of Markham Anthony Roman Centre	Wednesday, September 17, 2008
Vaughan Civic Centre	Thursday, September 18, 2008
East Gwillimbury Civic Centre	Tuesday, September 23, 2008
Richmond Hill Municipal Offices	Wednesday, September 24, 2008
Newmarket Municipal Offices	Thursday, September 25, 2008

Next Steps

- ❑ Public Consultation.
- ❑ Report back to Committee.
- ❑ Continue detailed discussions with local municipal staff.
- ❑ Detailed methodology reports for the fall.
- ❑ Further discussion on urban boundary expansions.
- ❑ Initiate a series of Regional Official Plan amendments and address land budget requirements.

