



Addressing Growth to 2041

Analyzing and Refining Draft Growth Scenarios

Presentation to Town of Newmarket

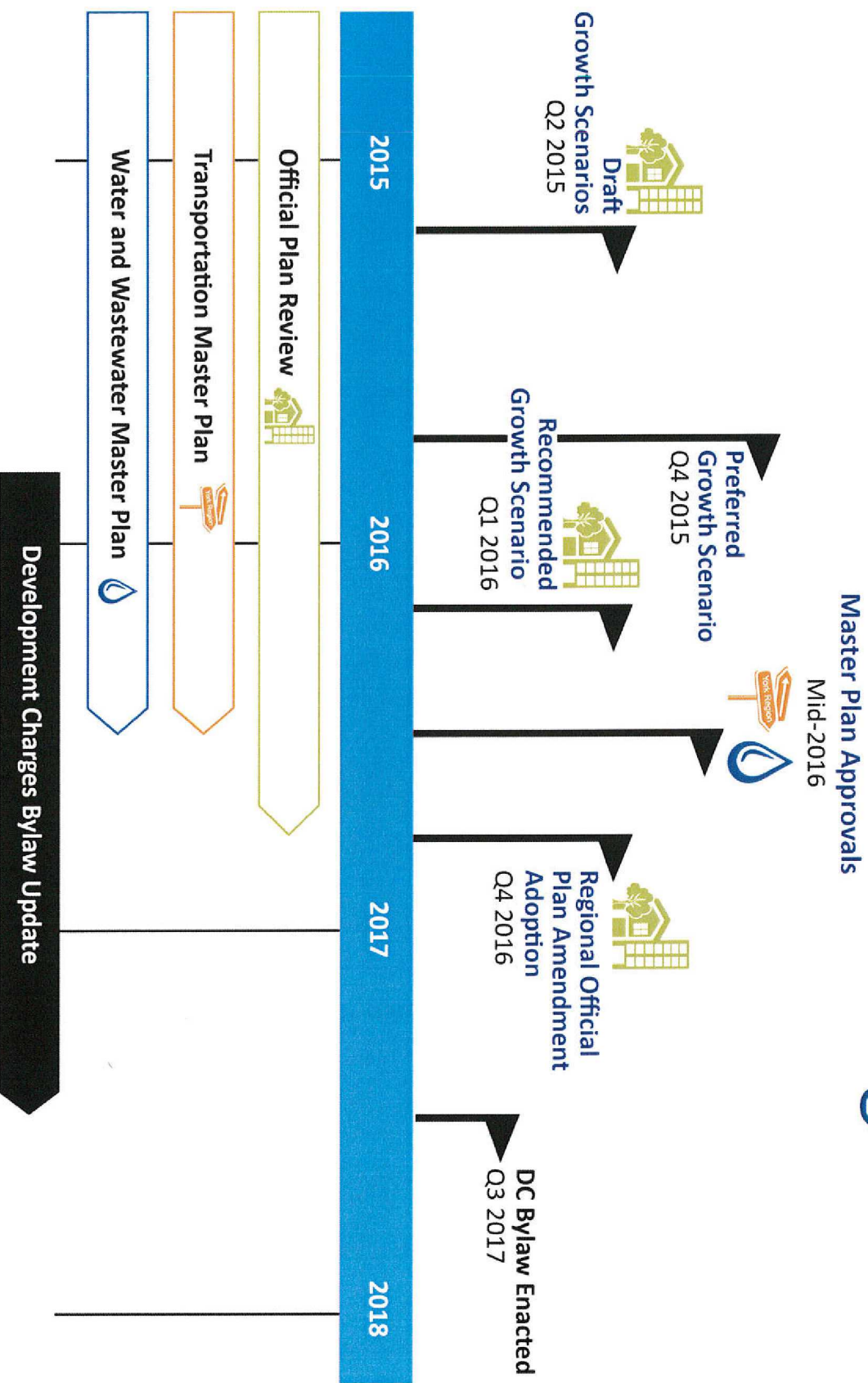
August 10, 2015

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



Phase 1 Consultation

26 Local Municipal
Meetings

9 Reports to
Council

2
Interdepartmental
Meetings

3 Public Open
Houses

4 Technical
Advisory
Committee
Meetings

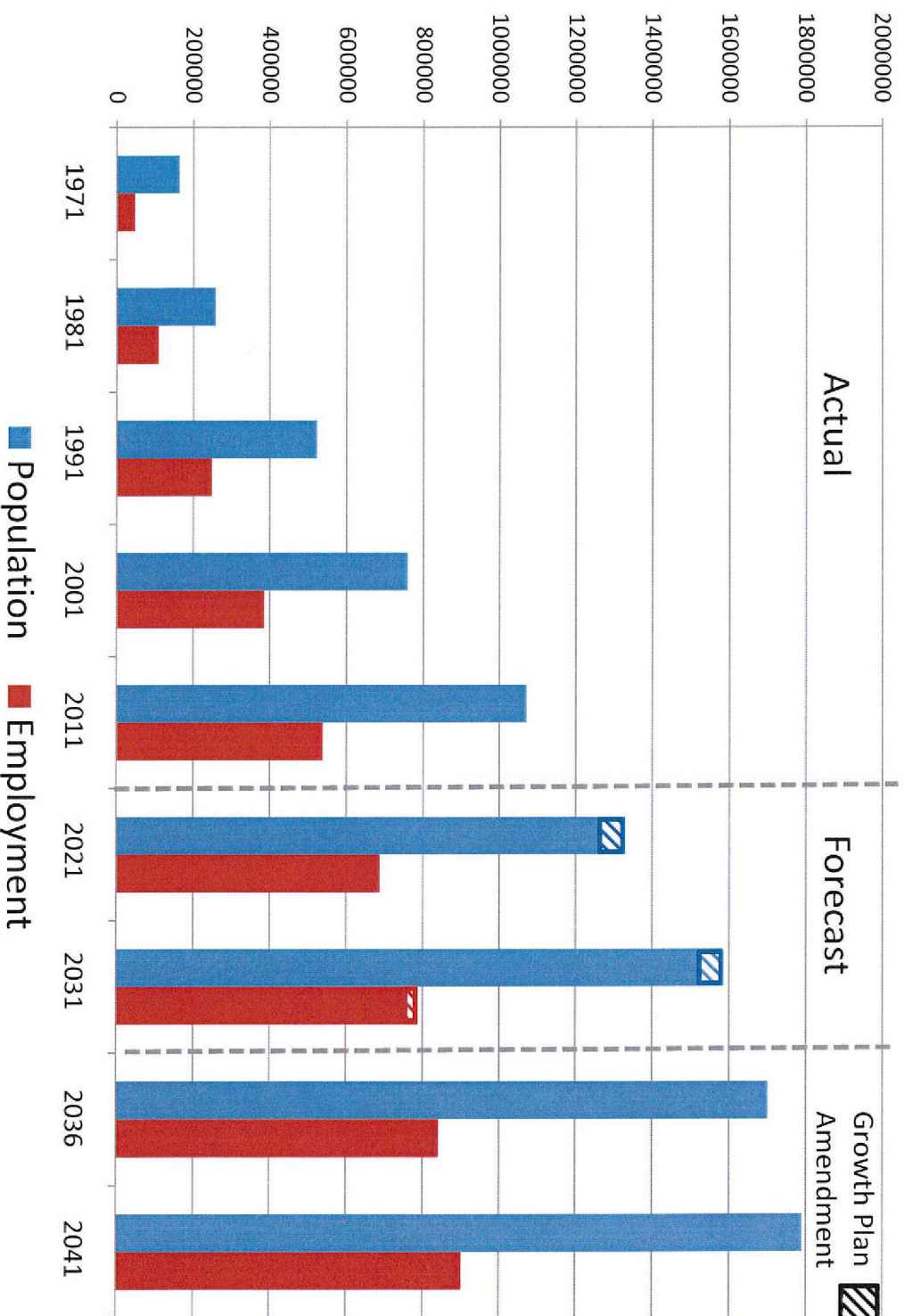
1 Special Meeting
of Council

Phase 1 ran from Q2 2014 to Q2 2015



This is what they —
had to say.

The ROP Update Address Growth to 2041



Forecast growth is in line with historical growth rates

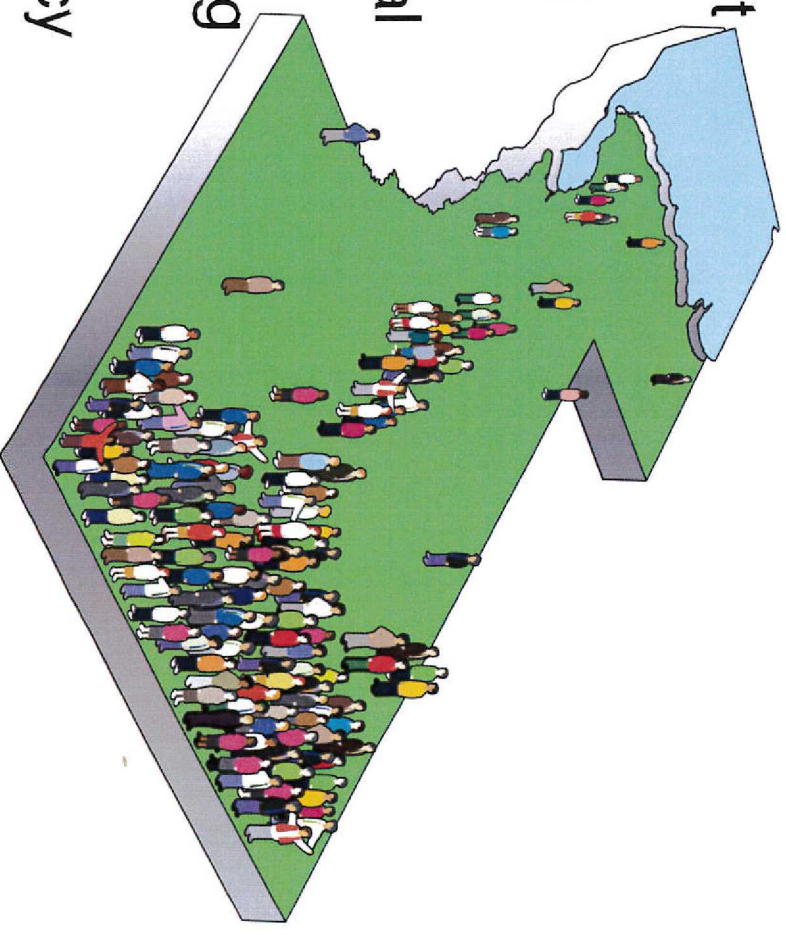
Forecast and Land Budget work is Required to Conform to the Growth Plan

- 50 people and jobs per hectare in 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



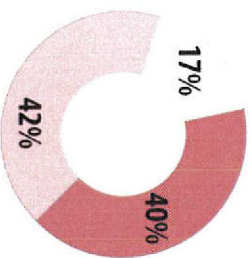
Three Draft Growth Scenarios were Developed

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 ROPAs 1, 2 and 3

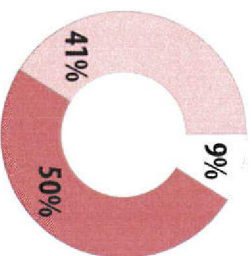
All scenarios meet Growth Plan 40% intensification target

Housing Unit Shares by Land Category

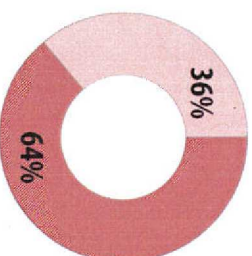
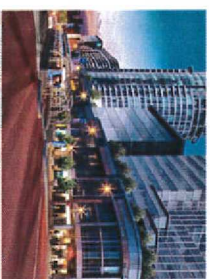
40% Intensification



50% Intensification



No Urban Expansion

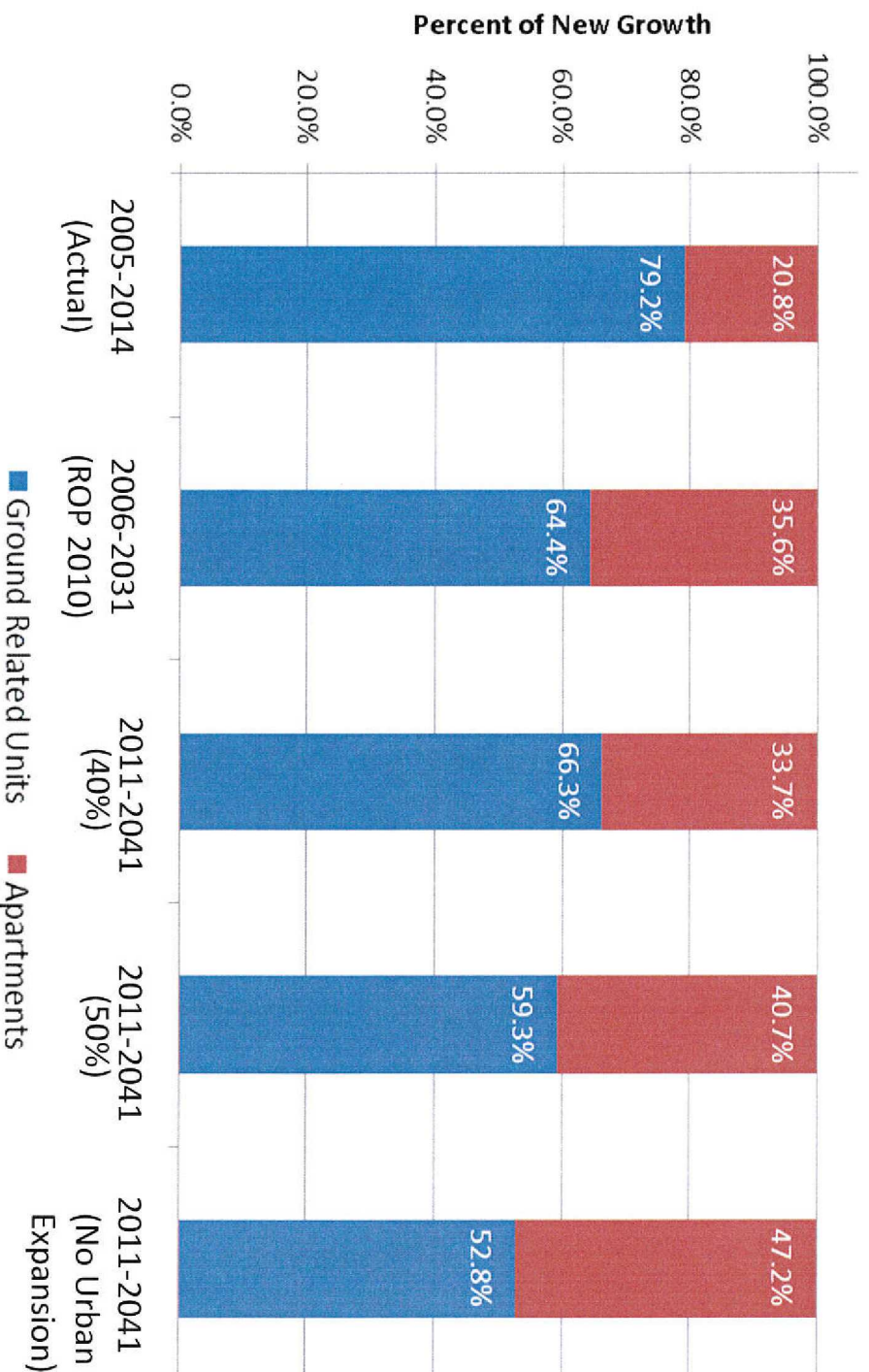


Three Draft Growth Scenarios are being refined and analyzed

Draft Population Forecast Scenarios for 2041

Municipality	Dec. 2014 Pop. Estimate	ROP 2010 (2031)	40% Scenario	50% Scenario	No Expansion
Aurora	56,200	70,200	76,700	79,500	81,000
East	24,300	86,500	135,300	113,400	108,700
Gwillimbury					
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 Hill	203,200	242,200	270,900	284,400	284,700
Vaughan	317,900	416,600	486,100	484,500	488,600
Whitchurch- 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

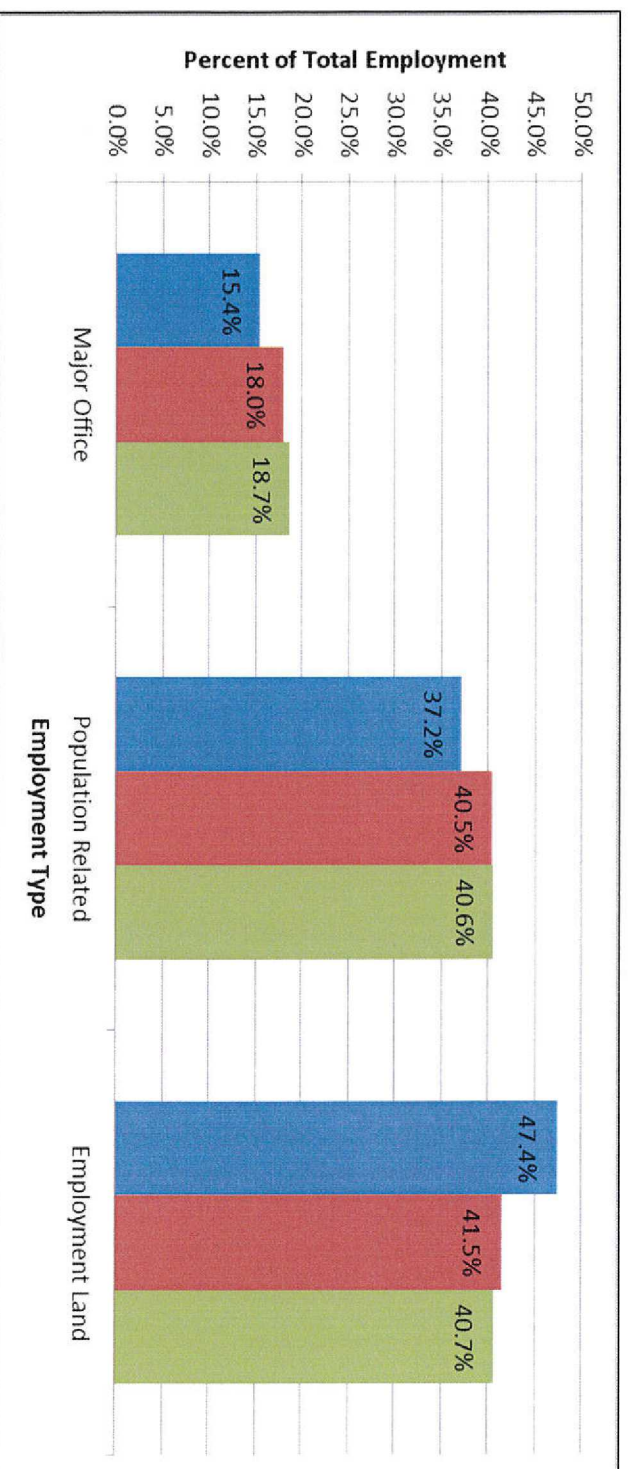


Ground related units in total housing stock range from 79% (40% Intensification) to 71% (no urban expansion)

Draft 2041 Employment Forecast Scenarios

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



Next Steps – Phase Two

Q2 2015

Q2-Q3 2015

Q4 2015

Q1 2016

Regional Official Plan:

Policy Areas and Draft Growth Scenarios for Review

Detailed Analysis and Refinement

Recommended Scenario and Policy Direction

Draft ROPA

Water and Wastewater Master Plan:

Servicing Strategies

Evaluate Servicing Alternatives

Recommended Servicing Plan

Draft W/WW MP

Transportation Master Plan:

Policy & Network Scenarios

Financial Analysis

Recommended Network Plan

Draft TMP

A preferred scenario, and policy direction before Council in

November 2015

Your Input and Questions are Welcome

