

## Committee of the Whole (2) Report

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**DATE:** Wednesday, May 12, 2021

**WARD(S):** ALL

**TITLE:** YORK REGION PRESENTATION ON PROPOSED 2051  
FORECAST AND LAND NEEDS ASSESSMENT

**FROM:**

Jim Harnum, City Manager

**ACTION:** FOR INFORMATION

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**Purpose**

To provide Committee of the Whole with the opportunity to receive a presentation from York Region staff on the March 18, 2021 report to York Region Council entitled “Proposed 2051 Forecast and Land Needs Assessment” [Attachment 1].

**Report Highlights**

- Regional Council considered the Proposed 2051 Forecast and Land Needs Assessment Staff Report on March 18, 2021, which will play a major role in shaping the development of the Region to 2051
- York Region staff will provide a presentation to Committee on the Proposed 2051 Forecast and Land Needs Assessment to inform and provide an opportunity for committee members to ask questions and seek clarifications
- City staff will be preparing a report on the proposed Forecast and Land Needs Assessment, scheduled for the June 8, 2021 Committee of the Whole, which will contain further analysis and provide an opportunity for the City to convey formal comments to Regional Council

**Recommendation**

1. That the presentation from York Region staff be received.

## **Background**

### ***York Region must plan for 2.02 million people and 990,000 jobs in the region by 2051***

The Provincial Growth Plan contains population and employment growth targets that every Greater Toronto and Hamilton Area single and upper-tier municipality, including York Region, must plan for to 2051. Through its Municipal Comprehensive Review, the Region is required to ensure enough lands are available to accommodate this growth through the allocation of population and employment to each of the local municipalities.

### ***The Region is required by the Province to evaluate whether more land is needed for this growth by undertaking a Land Needs Assessment***

The amount of land to accommodate this growth is determined by using a methodology called a Land Needs Assessment, at the time of the Municipal Comprehensive Review. The Land Needs Assessment, at its most basic, is a series of steps that establishes how much land will be needed by the Region to meet its growth targets. It uses Provincial policy inputs like the 50% minimum intensification target in the Growth Plan, together with a number of underlying demographic, economic, and market based assumptions to reach the amount of land required.

The Land Needs Assessment establishes whether there is a need for more land, and if so, how much. The location of lands is determined in accordance with criteria set out in the Growth Plan.

### ***York Region staff has prepared a proposed forecast for distributing growth to local municipalities***

The Region has prepared a growth forecast as part of its Municipal Comprehensive Review (MCR) to bring the Regional Official Plan into conformity with the updated Provincial Growth Plan. The purpose of the forecast is to consider the path that growth may take to ensure the Region grows in a financially sustainable manner.

The forecast looks at several inputs, including the result of the Land Needs Assessment and other strategic planning components like infrastructure planning, establishing appropriate areas for urban expansion, and Provincial policies that seek to achieve complete communities.

The Region's work to-date proposes that the following level of growth be assigned to the City to 2051:

**Table 1**  
**Proposed Growth in Vaughan**

	<b>2016</b>	<b>2051</b>	<b>Share of York Region Growth</b>
<b>Population</b>	315,700	568,700	29%
<b>Employment</b>	223,200	352,000	33%

To meet the land needs identified through the Land Needs Assessment, York Region is proposing to add all 1,210 hectares of whitebelt lands in Vaughan to the urban area.

The number of intensification units proposed in the forecast for Vaughan is 49,100, of a total 155,500 units across the Region, or 32% of the total share of intensification units.

***York Region Council was presented with the proposed forecast and Land Needs Assessment***

On March 18, 2021 York Region Council was presented with a staff report, presentation, and the proposed forecast and Land Needs Assessment. Regional Council adopted the following resolution:

1. Council direct staff to consult on the proposed forecast and land needs assessment as outlined in this report and attachments, including preliminary urban expansion mapping in Attachment 4, as part of the Municipal Comprehensive Review.
2. To support the highest share of growth in the Greater Toronto and Hamilton Area to 2051, Council require senior levels of government to provide funding for the Yonge North Subway Extension and to expand the Region’s Bus Rapid Transit and enhance Regional GO rail systems to support transit integrated communities.
3. Following consultation on this report, staff report back on phasing policies necessary to manage growth over the 2051 planning horizon as part of the draft Regional Official Plan.
4. The Regional Clerk forward this report and attachments to the Clerks of the local municipalities and the Ministry of Municipal Affairs and Housing.

As per Recommendation No. 4, the presentation to Committee of the Whole forms part of the Region’s consultation program.

## **Previous Reports/Authority**

Not applicable.

## **Analysis and Options**

### ***York Region staff have been asked to present the proposed forecast and Land Needs Assessment to Vaughan Committee of the Whole***

York Region staff have prepared a presentation for local municipal Councils and have been requested to provide it to Vaughan Committee of the Whole. It will be presented on May 12, 2021. This will provide members with an opportunity to learn and ask questions of Region staff.

### ***Vaughan staff will be preparing a report on the proposed forecast and Land Needs Assessment***

City staff are preparing a report on the proposed forecast and Land Needs Assessment to provide a City response on the issues presented in York Region's March 18, 2021 report "Proposed 2051 Forecast and Land Needs Assessment". This report is scheduled for the June 8, 2021 Committee of the Whole meeting. It will provide background and staff analysis on the Region's work. It will provide the opportunity to identify potential issues, from the City's perspective, that should be considered by the Region as it moves to the policy development phase of its MCR. The June 8 meeting will also provide the opportunity for the City to formalize its comments to the Region.

## **Financial Impact**

There is no financial impact associated with this report.

## **Broader Regional Impacts/Considerations**

York Region is consulting on the proposed forecast and Land Needs Assessment and the forthcoming report on June 8, 2021 Committee of the Whole will form part of the City's response.

## **Conclusion**

York Region Council directed Regional staff to consult on the proposed forecast and Land Needs Assessment. City of Vaughan staff requested that Region staff provide Vaughan Council members with a presentation of the Region's work and provide an opportunity to ask questions. A report on the proposed forecast and Land Needs Assessment is planned for the June 8, 2021 Committee of the Whole meeting.

**For more information**, please contact: Fausto Filipetto, Manager of Long-Range Planning at [Fausto.Filipetto@vaughan.ca](mailto:Fausto.Filipetto@vaughan.ca) or at 905-832-8585, extension 8699.

## **Attachment**

1. Proposed 2051 Forecast and Land Needs Assessment Report, York Region Council, March 18, 2021.

## **Prepared by**

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## **Approved by**



Mauro Peverini, Chief Planning Official

## **Reviewed by**



Jim Harnum, City Manager