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INFORMATION REPORT

Development and Infrastructure Services/Planning and Building Services Report 2014-25 Newmarket Urban Centres Secondary Plan Population and Jobs Clarification

TO: Mayor Van Bynen
Members of Council
Chief Administrative Officer
SLT

SUBJECT: Newmarket Urban Centres Secondary Plan – Population and Jobs

FILE NO: NP-P13-01

ORIGIN: Planning and Building Services

The purpose of this Information Report is to respond to the request for clarification regard the following two issues flowing from the June 23, 2014 Staff Report with respect to the Urban Centres Secondary Plan:

1. Provincial and York Region population and jobs forecasts
2. Rationale for redistributed population and jobs by Character Area.

The following addresses each of these issues.

1. Provincial and York Region Population and Jobs Forecasts

As explained in the "Growth Plan Primer" provided to Council on July 4, 2014 and attached, the Provincial Growth Plan (2006) established the growth forecasts by upper tier and single tier municipalities – Regional/County/City jurisdictions within the Greater Golden Horseshoe.

The Growth Plan does **not** allocate growth to Newmarket or any of the lower tier municipalities within York Region, but instead defers to York Region to allocate the forecasted growth to the lower tier municipalities in consultation with these municipalities. (See Policy 5.4.2.2 on Page 2 of the attached Information Report). The current allocation of population and jobs, as contained in the approved York Region Official Plan and embedded below was the result of such consultation. As illustrated on Table 1 below, the proportional growth allocated to Newmarket is lower than all the other York municipalities, e.g., 1.25 times greater than the 2006 population.

The Growth Plan also establishes density targets within the identified Urban Growth Centres. As indicated above, "Newmarket Centre" is one of four Urban Centres in York Region identified in the Growth Plan. The Growth Plan establishes that a minimum density of 200 persons and jobs per ha is to be achieved by 2031 in all four Urban Centres identified in York Region.

In addition, the Region of York Official Plan requires that a density of a minimum of 2.5 FSI be achieved within all four Urban Centres within the Region. The extent of the Newmarket Provincial Urban Growth Centres was approved in the Town's Official Plan in 2008, and was determined by the Town in consultation with the Region and the Province.

The Growth Plan was recently amended (June 2013) to include an increase in population and jobs to 2041. See Table 1 on the first page of the attached Information Report - Summary of the Growth Plan for the Greater Golden Horseshoe Projected Growth Provisions and Implications to Newmarket.

With the recent increase projected growth as contained in the Growth Plan, York Region will once again be in consultation with the area municipalities to determine how the growth will be distributed by municipality. The Newmarket Urban Centres Secondary Plan, as adopted, has been developed in collaboration with the Region and is intended to inform the Regional population and jobs allocation to the Town of Newmarket as well as the density requirements for the Provincial Urban Growth Centre and the Regional Plan (e.g., minimum density of 200 persons and jobs per ha, a minimum of 2.5 FSI and a ratio of 1:1 for population and jobs).

The Secondary Plan as adopted provides the policy direction to achieve these minimum requirements.

Table 1
York Region Population and Employment
Forecast by Local Municipality

	2006	2016	2021	2026	2031	Forecasted increase in Pop. between 2006-31
Aurora						
Population	49,700	63,700	68,100	69,600	70,200	1.4 times
Employment	20,300	29,000	32,400	33,500	34,200	
East Gwillimbury						
Population	22,000	34,700	48,100	66,300	86,500	3.93 times
Employment	5,900	11,600	18,700	26,700	34,400	
Georgina						
Population	44,600	52,800	57,900	63,900	70,300	1.57 times
Employment	8,000	11,000	13,900	17,400	21,200	
King						
Population	20,300	27,000	29,900	32,500	34,900	1.72 times
Employment	7,100	9,700	11,000	11,400	11,900	
Markham						
Population	273,000	337,800	370,300	398,300	421,600	1.54 times
Employment	144,800	200,300	221,500	231,200	240,400	
Newmarket						
Population	77,600	88,700	91,900	94,500	97,100	1.25 times
Employment	42,100	47,600	48,700	49,000	49,400	
Richmond Hill						
Population	169,800	216,900	231,400	239,100	242,200	1.426 times
Employment	61,100	86,100	94,300	97,400	99,400	
Vaughan						
Population	249,300	329,100	350,400	388,800	416,600	1.67 times
Employment	162,200	226,000	248,900	257,600	266,100	
Whitchurch-Stouffville						
Population	25,500	49,400	55,800	59,100	60,600	2.37 times
Employment	10,900	19,200	21,900	22,700	23,000	
York Region						
Population	931,900	1,200,100	1,313,800	1,412,100	1,500,000	
Employment	462,300	640,500	711,200	746,900	780,000	

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¹ The forecasted increase in population may vary slightly due to rounding.

² Region of York Official Plan

2. Rationale for Redistributed Population and Jobs by Character Area

The following rationale is provided to expand upon the basis for the redistribution of the population and jobs as identified in Attachment 2 Table 1 of the June 23, 2014 Development and Infrastructure Services/Planning and Development Services - Planning Report 2014-31, which recommended adoption of Official Plan Amendment # 10.

Attachment 2, Table 1 from the above noted Staff Report 2014-31 is attached for ease of reference.

ATTACHMENT 2

Table 1: Summary of Change in Population and Jobs between the Revised Draft and Recommended for Adoption Plans³

POPULATION				EMPLOYMENT		
Character Area	Revised Draft Secondary Plan March 24, 2014	Plan as Recommended for Adoption (June 16,2014)	Change	Revised Draft Secondary Plan (March 24, 2014)	Plan as Recommended for Adoption (June 16,2014)	Change
Yonge North	6,000	6,300	+300	2,300	2,700	+400
Yonge and Davis	13,000	13,500	+500	11,000	10,100	-900
Yonge Civic	1,500	2,200	+700	6,000	5,400	-600
Yonge South	6,500	6,300	-200	2,500	2,800	+300
Davis Drive	4,500	3,600	-900	1,500	2,600	+1,100
Regional Healthcare Centre	1,500	1,100	-400	6,700	8,400	+1,700
Total	33,000	33,000		30,000	32,000	

³ June 23, 2014 Development and Infrastructure Services/Planning and Development Services - Planning Report 2014-31

The following outlines the general rationale for the changes as a result of the redistribution of the density and height designations. It is noted that the population and jobs 33,000 and 32,000 respectively did not significantly change from the Revised Draft as directed by Council, e.g., 33,000 population and 30,000 jobs (Revised Draft Secondary Plan (March 24, 2014)).

The population and jobs forecast is based on a number of factors and assumptions as outlined below and were redistributed to address the refinements to the density and height designations as illustrated on Schedule 4.

It is important to note that the forecasts aim to achieve an overall general 1:1 ratio of population and jobs throughout the entire Urban Centres by build-out. Development will need to be monitored as applications are considered to ensure that this balance is ultimately achieved.

The forecasts are based on the following parameters:

- 1) A forecasted Gross Floor Area (GFA) per designation which assumes a built form that approximates height and density permissions identified on Schedule 4.
- 2) An assumed percentage is assigned for residential/office/retail within each designation based on a projected possible built form and the permitted uses within each Character Area while aiming to achieving the overall 1:1 population to jobs ratio throughout the entire Secondary Plan Area.
- 3) The jobs and population are calculated based on the space required per job by use, e.g., retail vs office and the projected number of residential per units. For example, apartments are projected to produce 1.7 persons per unit, while townhouse development is projected to produce 2.5 persons per unit (ppu).

The changes in the jobs and persons projected by Character Area were influenced by the following factors and assumptions:

- 1) The additions and deletions to the Character Areas, e.g., additional land added north of Aspenwood, and south of Walter Avenue and Penn Avenue; and the deletion of the land north of Queen Street in the Regional Healthcare Centre.
- 2) Refinements to the designation (e.g., at Yonge and Davis, Yonge South, Yonge Civic and the Regional Healthcare Centre Character Areas) which required a re-evaluation of the above parameters e.g., assumptions related to the above built form, the project percentage of residential to retail/office, the persons to jobs generated to ensure that the 1:1 ratio Urban Centre wide may be met by build-out and population and jobs assumptions.
- 3) Adjustments to ensure the Provincial Urban Growth Centre achieves approximately a 1:1 population to jobs ratio by build out.
- 4) General re-evaluation of the population and jobs by Character Area.

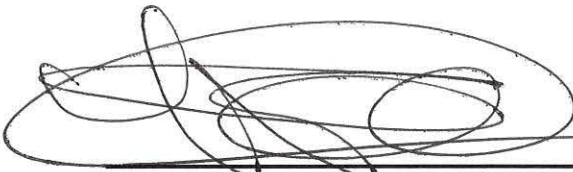
A more in-depth analysis has revealed that a couple inaccuracies have occurred on the spreadsheet for the population and job calculations, therefore the population and job figures by Character Area will be re-evaluated and if there are any changes, they will be brought back to Council for approval along with any

other issues that may emerge through the Regional review and before the Region makes a decision on the Secondary Plan.

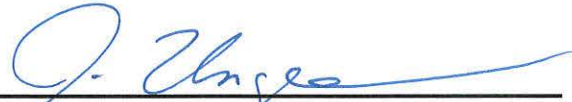
It is not anticipated at this time that the overall projections of 33,000 population and 32,000 jobs will change as a result of this review.

CONTACT

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Information Report

Summary of the Growth Plan for the Greater Golden Horseshoe Projected Growth Provisions and Implications to Newmarket

1. Legislation

Planning Act

Section 3 (5) of the Planning Act requires that a decision of Council of a municipality ...shall conform with a provincial plan that is in effect on the date of the decision.

Places to Grow Act

Section 12 of the Places to Grow Act requires that new municipal official plans and official plan amendments are required to conform to the Growth Plan.

The Growth Plan for the Greater Golden Horseshoe (Growth Plan)

2. Policy Context

June 16, 2006 the Growth Plan came into effect and included growth forecasts on an upper tier municipality basis e.g. York Region. In 2013 the forecasts were updated. The following Table 1 illustrates the comparison between the 2006 and 2013 forecasts.

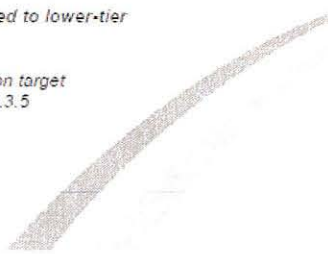
Table 1: Growth Plan Population and Job Forecasts from Schedule 3 for York Region - 2006 Growth Plan and the 2013 Consolidated Plan

Growth Plan Forecast for York Region	Persons (2031)	Persons 2036	Persons (2041)	Jobs (2031)	Jobs 2036	Jobs (2041)
2006 Plan	1.5 mill	na	na	780,000	na	na
June 17, 2013 Consolidated Plan	1.59 mill	1.7 mill	1.79 mill	780,000	790,000	900,000
Change	.09 mill					

Section 2.2 of the Growth Plan states that the Population and job forecasts contained in Schedule 3 for all upper tier and single tier municipalities will be used for planning and managing growth.

Section 2.2.3 The Growth Plan requires:

6. All municipalities will develop and implement through their official plans and other supporting documents, a strategy and policies to phase in and achieve intensification and the intensification target. This strategy and policies will –
 - a. be based on the growth forecasts contained in Schedule 3, as allocated to lower-tier municipalities in accordance with policy 5.4.2.2
 - b. encourage intensification generally throughout the built-up area
 - c. identify intensification areas to support achievement of the intensification target
 - d. incorporate the built boundary delineated in accordance with Policy 2.2.3.5



- e. recognize urban growth centres, intensification corridors and major transit station areas as a key focus for development to accommodate intensification
- f. facilitate and promote intensification
- g. identify the appropriate type and scale of development in intensification areas
- h. include density targets for urban growth centres where applicable, and minimum density targets for other intensification areas consistent with the planned transit service levels, and any transit-supportive land-use guidelines established by the Government of Ontario
- i. plan for a range and mix of housing, taking into account affordable housing needs
- j. encourage the creation of secondary suites throughout the built-up area.

Schedule 4 identified the Newmarket Centre (the Yonge Davis Provincial Urban Growth Centre), the boundary for which was established in the Town's Official Plan as approved in 2008 and was established in consultation with the Region and the Province, in conformity with the Growth Plan.

Section 2.2.4 5 b) of the Growth Plan requires that the "Newmarket Centre" "will be planned to achieve by 2031 a minimum gross density target of 200 residents and jobs per hectare".

Section 5.4.2.2 requires that the population and job forecasts in Schedule 3 as assigned to the upper tier municipalities, will be allocated to the lower tier municipalities as follows:

2. Where planning is conducted by an upper-tier municipality, the upper-tier municipality, in consultation with the lower-tier municipalities, will:
 - a. allocate the growth forecasts provided in Schedule 3 to the lower-tier municipalities
 - b. identify intensification targets for lower-tier municipalities, to achieve the intensification target and density targets for urban growth centres, where applicable
 - c. identify density targets for the designated greenfield areas of the lower-tier municipalities, to achieve the density target for designated greenfield areas
 - d. provide policy direction on matters that cross municipal boundaries.

The following chart contains the Population and job forecasts for York Region. The Region has not allocated the 2031 to 2041 increase as approved in June 2013.

3. Current Official Plan Provisions

The Town's Official Plan was approved in (2008) in advance of the Regional Plan, and forecasted 98,000 people by 2026. The Regional forecasts are outlined below. Since the Town's Official Plan was approved in advance of the Regional Plan there is slight variance between the population projections in the respective Plans, as follows:

Town of Newmarket Official Plan (May 29, 2008) 98,000 by 2026.

Region of York Official Plan (2010) (as amended)

Population	2016	2021	2026	2031
		88,700	91,900	94,500
Jobs		18,700	26,700	34,400
		11,600	18,700	26,700

4. Secondary Plan Implications

The Town's Official Plan population of 98,000 was considered to be in conformity with the Growth Plan in 2008. With the new increased population and jobs projected by the Growth Plan as described above, and the development of the Newmarket Urban Centres Secondary Plan, it is anticipated that the Secondary Plan projected growth will play a significant role in the Regional allocation of the new population and jobs to be assigned/allocated to Newmarket.