

Land Needs Assessment + Discussion Paper

Presentation to Council

Sept. 21, 2021



Land Needs Assessment & Official Plan Update

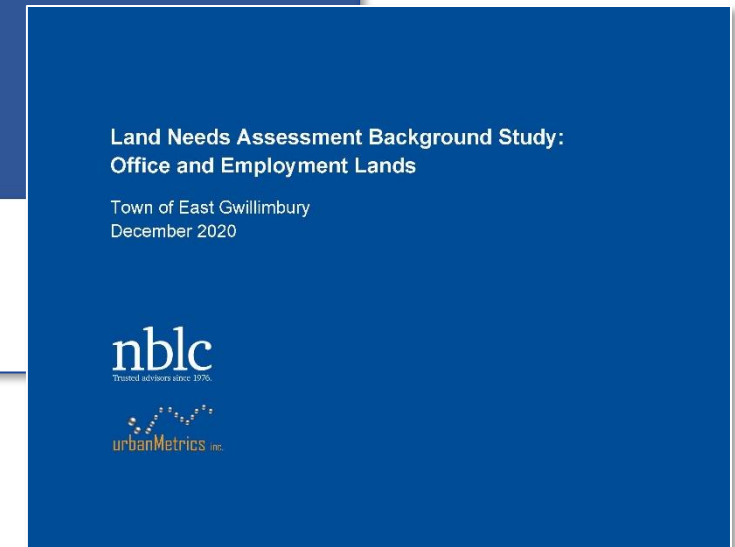
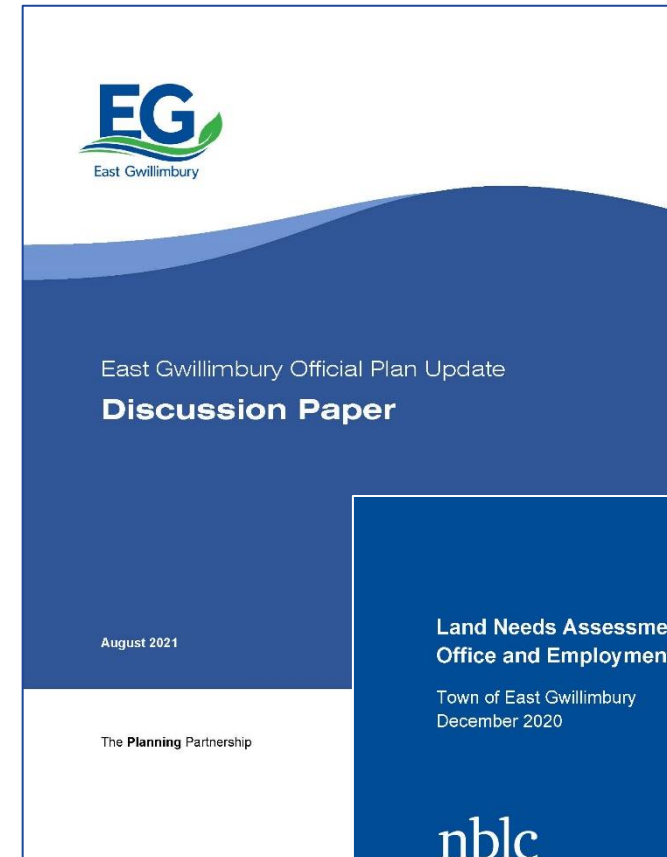
The Planning Partnership

Meridian Planning
Consultants

N. Barry Lyon Consultants
urbanMetrics
Plan-it Geographical

Colville Consulting
Palmer Environmental Consulting
Group
SCS Consulting
BA Group

- Purpose is to present to Council the Official Plan Review Discussion Papers and corresponding Land Needs Assessment.
- The reports have been developed as a result of background work and consultation held throughout the course of the Official Plan Review project to date.



Public Engagement to date:

- Launch of the Project Specific Webpage – August 2020
- Councillor Interviews – September 2020
- Community Visioning Workshops – October 27, 2020
- Growth Management Council Presentation – March 23, 2021
- Discussion Papers Workshop/Special Meeting of Council – April 27, 2021
- Chat with a Planner – March to April 2021
- Community Workshops on Discussion Paper Topics – June 2 and 3, 2021



EG is preparing discussion papers for the Town's Official Plan Review that focus on:



We want you to join the conversation!

Email planning@eastgwillimbury.ca to arrange a 15 minute conversation with our Planning Team!

For more information, visit www.eastgwillimbury.ca/opreview

- The **Land Needs Assessment** (also referred to as a Capacity Analysis) was prepared to evaluate the assumptions related to population and employment growth in East Gwillimbury and estimate the capacity of the Town's Designated Greenfield Area (DGA) and Whitebelt lands upon full build-out.
- The Land Needs Assessment is intended to inform the policy development and growth management approach of the Updated Official Plan by providing an analysis on projected market demands and the ability for the Town to accommodate forecasted growth to 2051.
- The Land Needs Assessment includes two reports – **Population and Residential Uses** and **Office and Employment Lands**.
- The Official Plan Review will implement the new Growth Plan Schedule 3 Population and Employment Forecasts to a planning horizon of 2051, developing policies for new community areas across the Town's Whitebelt lands.

- Evaluated Region's previous growth assumptions (2015 MCR) for East Gwillimbury from market perspective
 - What's happening today in EG and elsewhere in York Region? How is EG likely to evolve in coming decades?
 - Were the forecasted densities reasonable from a market perspective?
- Estimated population and employment capacity of East Gwillimbury across entirety of greenfield and whitebelt lands
- Evaluated how this total growth capacity compared to growth allocations
- Provided commentary on the market argument for opening the Whitebelt lands within the 2051 growth horizon

Our research ultimately concluded that:

- EG plays important role in Region – services demand for low-density residential development while Vaughan/Markham/RH intensify
- We believe EG has capacity to support more growth to 2051 than just the Growth Plan minimum of 50 persons and jobs / ha
 - Other low-density communities in Region achieving densities in range of 60/ha
 - Affordability will lead to increased demand for denser low-density options
 - These densities can be achieved through low-rise built forms – allows EG to continue providing valuable family-oriented housing options

- Estimated capacity of all developable lands would be 135,000 persons & 55,000 jobs
- Growing the Whitebelt to 2051 would benefit both EG and York Region
 - EG offers more attainable pricing than elsewhere in Region for low-density housing
 - Would help satisfy high demand for low-density housing
 - Supports major infrastructure investments
 - Allows Town to be comprehensively planned
- Servicing will be needed for EG to reach growth potential

Capacity Analysis			
Full Whitebelt Build Out			
	Land Area (ha)	Density	Pop/Jobs Capacity
Built Up Area			
Population	-	-	15,613
Jobs (Community + ELE)	-	-	3,715
Total (BUA Lands):	-	-	19,328
Designated Greenfield Area			
Community Land	1,400	64	89,600
<i>Population</i>	<i>1,400</i>	<i>56</i>	<i>78,440</i>
<i>Jobs</i>	<i>1,400</i>	<i>8</i>	<i>11,160</i>
Employment Land	419	45	18,820
Total (DGA Lands):	1,819	60	108,420
Whitebelt Lands			
Community Land	635	74	46,941
<i>Population</i>	<i>635</i>	<i>66</i>	<i>41,714</i>
<i>Jobs</i>	<i>635</i>	<i>8</i>	<i>5,227</i>
Employment Land	364	40	14,647
Total (Whitebelt Lands):	999	62	61,588
No Fixed Place of Work Employment			
Estimated Jobs	10.9% of growth		1,904
Total:			191,239
Total Population:			135,766
Total Jobs:			55,473
<small>Note: Net developable area for BUA unavailable at time of writing. BUA population and jobs based on 4% intensification rate set by York Region as part of 2016 to 2041 growth timeline.</small>			



“ East Gwillimbury will evolve as a balanced, sustainable, and complete community, with a mix of housing options to meet the needs of a diverse population and a range of employment opportunities, public service facilities and commercial uses supported by appropriate municipal infrastructure and a well connected multi-modal transportation network. The Town’s unique villages will be supported as they grow and diversify with new compatible development and a mix of uses, while character giving natural areas and farmland are protected for the long term. East Gwillimbury will continue to support and celebrate a high quality of life for current and future residents and ensure that health, safety, equity, prosperity, and resilience are prioritized. ”

1. To ensure that the growth and evolution of the Town prioritizes the **protection and enhancement of the natural heritage system.**
2. To foster a **vibrant agricultural and rural community.**
3. To ensure that new development contributes to the **creation of complete communities.**
4. To encourage and support the creation of a **full range and mix of housing options.**
5. To **coordinate new growth with infrastructure planning and investment.**
6. To **create cohesive, vibrant, and connected urban communities.**
7. To promote the creation of **resilient and environmentally sustainability communities.**
8. To provide **opportunities for economic development.**

Complete Communities + Balanced Growth

- This paper supports the development of **complete communities** by planning for new communities that are compact, well-connected, and provide a range of housing and employment opportunities.
- Directly linked to the findings of the Land Needs Assessment.
- The Town is characterized as a **multi-centred community**. Need for recognizing unique ways of maintaining existing community identities through the use of **urban separators**.
- **Appropriate balance of residential and employment growth**, and protection of land around key goods movement corridors like the 400-series highways for economic development and employment.
- Focus on the **protection and revitalization of commercial main streets**.



- Require new developments to achieve minimum density thresholds and to provide for a **wide range of housing options**, including multi-unit residential buildings with a range of unit sizes.
- Increasingly important to support measures which ensure that new development builds **supports the existing community character**, provides public benefits, and contributes to a higher quality public realm.
- Plan for **Special Needs Housing** within the community that anticipate changing housing needs for an changing demographic profile.
- Update policies on **Additional Dwelling Units**, including introduction of ADUs in detached, accessory buildings, to be consistent with Provincial requirements.
- Include policy approaches that are specifically intended to achieve **affordable housing objectives**, including an affordable housing target. Consider viability of establishing Inclusionary Zoning.



- Explore creative approaches to the development of Public Service Facilities and the **delivery of community services** through the co-design and co-delivery of services with other government agencies, non-profit organizations and/or the private sector.
- Urban Design direction – **preservation, compatibility, connectivity, legibility, sustainable urban form**
- Promote **mixed-use neighbourhood nodes** in all communities that can provide convenient access to daily needs.
- Strengthen the policy framework ensuring a **high-quality public realm**, easy access to Public Service Facilities, an expanded trails network and an attractive welcoming community.
- **Preservation and restoration** of unique heritage assets and historic main streets to ensure communities grow in a safe, economically-resilient, sustainable and inviting manner through high quality public realm design.



Sustainability and Climate Change

- Align Official Plan with **Thinking Green Development Standards** and re-commit to the principles of sustainable development.
- Promote **energy and resource efficiency measures** through strategies for water and wastewater servicing, waste management, and energy supply/distribution.
- Sustainable community development and **climate change mitigation** should focus on protection of the natural environment, sustainable transportation, responding to heat islands, and promoting renewable energy.
- Develop a policy framework that supports and **nurtures the happiness, health, and well being** of residents with access to healthy food, clean air and water, safe environments, and opportunities for physical activity
- Protect the **urban forest and the tree canopy** and identify a Town-wide target. Consider policies for how it can be enhanced and expanded.



- Focus policy development on the consideration of **agriculture-related and on-farm diversified uses**, as well as ensuring the maintenance of farm parcels capable of functioning in a viable manner.
- Ensure the range of permitted uses on rural and agricultural lands support the rural industry **without negatively impacting** the agricultural character and growth management goals of the Town.
- Implement **provincial policies and comply with OMAFRA Guidelines** to:
 - Review and update permitted rural, prime agricultural, and agriculture-related uses
 - Provide a consistent approach for permitting on-farm diversified uses and agri-tourism uses (such as weddings, events, etc.)
 - Develop policies to regulate large scale agricultural buildings that take prime agricultural land out of production (cannabis production facilities)



Levels of Control: Regulate - Manage - Facilitate

REGULATE - The Official Plan can include both aspirational and regulatory elements. At the regulatory level, the Official Plan includes policies that specifically identify what is to be done, and how it is to be done. The wording of regulatory policies tends to include words like **'require', 'will', 'shall' and 'must'**

MANAGE – A policy framework that is somewhere in between the regulatory and facilitative levels is considered to be more focused on a management function. Words used here include **'permit', 'prefer', 'may' and 'should'**. This more permissive approach.

FACILITATE - Within the Official Plan, there will be town-building elements that are desirable, but more difficult to achieve due to market responsiveness or fiscal constraints. The facilitative element of the Official Plan is expected to use words like **'encourage', 'desire' and, in some cases, 'incent'**.

- Preparation of the Updated Official Plan
- Public Consultation - non-statutory public engagement opportunities such as online review forums, chat with a planner opportunities, and workshops
- Public Open House
- Public Meeting