

Project Update

Presentation to Council

March 23, 2021



East Gwillimbury

Land Needs Assessment & Official Plan Update

The Planning Partnership

Meridian Planning Consultants
N. Barry Lyon Consultants
urbanMetrics
Plan-it Geographical

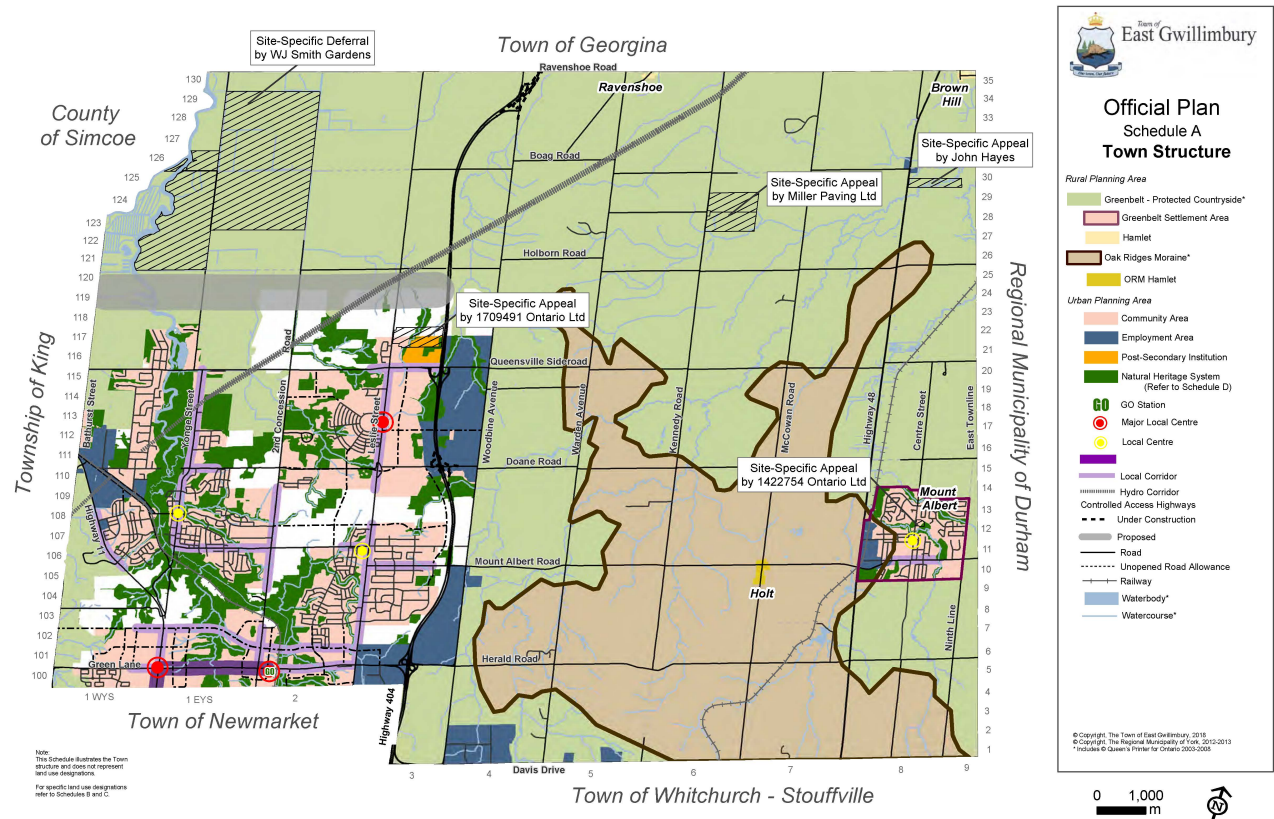
Colville Consulting
Palmer Environmental Consulting Group
SCS Consulting
BA Group



► Official Plan Update

The Town's current Official Plan was adopted on June 28, 2010 and planned to 2031.

The Planning Act requires new Official Plans be updated every 10 years.



▶ Work Program | Public Consultation

Phase 1

- ▶ **Community Visioning Workshop** (*Oct 2020*)
- ▶ **Online Survey** on the draft vision and guiding principles (*Nov 2020*)

Phase 2

- ▶ **Special Meeting of Council** to present key findings of the Land Needs Assessment (*Mar 2021*)

Phase 3

- ▶ **Community Workshop** to review draft policy direction reports on key themes (*Apr 2021*)
- ▶ **Council Presentation** (*May 2021*)

Phase 4

- ▶ **Statutory Public Open House** to review Draft 2 Official Plan (*Sep 2021*)
- ▶ **Statutory Public Meeting** to review Draft 3 Official Plan (*Oct 2021*)
- ▶ **Council Presentation** for final Official Plan for adoption (*Oct 2021*)

► Consultation Summary

Fall 2020 Launch project specific webpage

Sept 2020 Interviews with Councillors

Oct 2020 Community Visioning Workshop

Spring 2021 Chat with a Planner



Chat with a Planner on the Town's OP Review

- Vision & Guiding Principles
- Complete Communities & Balanced Growth
- Housing
- Community Design
- Sustainability & Climate Change
- Agriculture & Rural Lands

Town of East Gwillimbury Official Plan Update



You're invited to an online Community Visioning Workshop

Join us for an online Community Visioning Workshop to discuss the vision and principles for the new Official Plan. At this Workshop, you will:

- Learn about the project and the background work currently underway
- Provide feedback to develop a vision and guiding principles for the Official Plan moving forward

Two online Workshops are planned for October 27th, 2020. Please register for a session that best suits your schedule:

9:30 am to 11 am

1 pm to 2:30 pm

To register for a workshop please click [here](#).

The meeting link will be sent to you the day before the workshop.

Workshops will be recorded and posted to the project webpage.

The Town of East Gwillimbury is undertaking an Official Plan Review to establish an up-to-date planning framework to guide and shape the future of the community. The Official Plan is the Town's guide for managing where, when and how East Gwillimbury should grow. The Official Plan Review is being completed over the course of the next year and will include numerous opportunities to be involved throughout the process.

For more information please check the project web page, which can be found [here](#) or contact:

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Provincial/Regional Planning Context

Province - The New Official Plan will implement a full array of Provincial legislation, including:

- > The Planning Act (amended 2020)
- > The Growth Plan for the Greater Golden Horseshoe (2020)
- > The Provincial Policy Statement (amended 2020)

Region - The New Official Plan is required to conform with the Region of York Official Plan (2010 – Office Consolidation 2019).

The Region is currently undertaking a Municipal Comprehensive Review (MCR) that will allocate Provincial Growth Projections to all of the municipalities of the Region AND result in a Regional Official Plan Amendment.

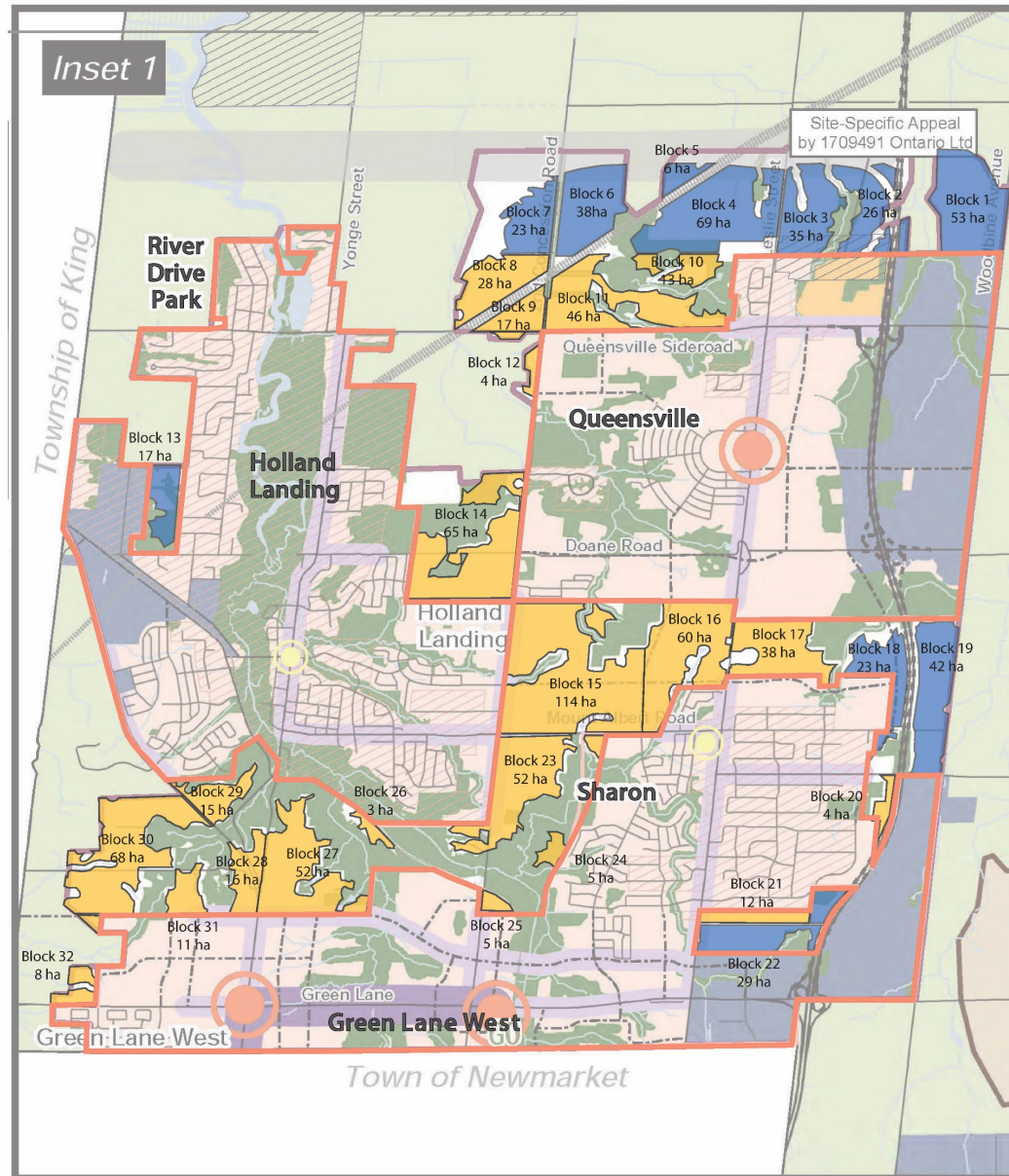
► Capacity Analysis and Land Needs


DRAFT FOR DISCUSSION PURPOSES

MAP 1 REVISED
Whitebelt Land Area Assumptions
Refer to Table 1

Block	Land Area (ha)
1	53
2	26
3	35
4	69
5	6
6	38
7	23
8	28
9	17
10	13
11	45
12	4
13	17
14	65
15	114
16	60
17	38
18	23
19	42
20	4
21	12
22	29
23	52
24	5
25	5
26	3
27	52
28	16
29	15
30	68
31	11
32	8
Residential	635
Employment	361
TOTAL	996

Employment Lands
 Residential Lands





Official Plan
Schedule A-1
Urban Structure

Rural Planning Area

- Greenbelt - Protected Countryside*
- Greenbelt Settlement Area
- Oak Ridges Moraine*

Urban Planning Area

- Settlement Area Boundary
- Community Area
- Employment Area
- Post-Secondary Institution
- Built Boundary*
- Natural Heritage System (Refer to Schedule D-1)
- GO Station
- Major Local Centre
- Local Centre
- Regional Corridor
- Local Corridor
- Hydro Corridor
- Proposed Provincial Freeway (approved)
- Proposed Provincial Freeway
- Road
- Proposed Collector Road
- Unopened Road Allowance
- Railway
- Waterbody *
- Watercourse*

Note: This Schedule forms part of the Official Plan and must be read and interpreted in conjunction with the text.
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- Notes:
1. Areas are approximate and rounded
 2. Greenbelt, NHS, and Hydro corridor not included in total

Note: This Schedule illustrates the Urban Structure and does not represent land use designations. For specific land use designations refer to Schedules B and C-1.



► Capacity Analysis and Land Needs

Capacity Analysis					
Full Build Out of Whitebelt Lands					
	Net Land Area (ha)	Growth Plan Density		York Region Density	
		Density	Pop/Jobs Capacity	Density	Pop/Jobs Capacity
Built Up Area					
Population	n/a	n/a	11,106	n/a	15,613
Jobs (Community + ELE)	n/a	n/a	3,707	n/a	3,715
Total (BUA Lands):	n/a	n/a	14,813	n/a	19,328
Designated Greenfield Area					
Community Land	1,400	50	70,000	64	89,600
<i>Population</i>	<i>1,400</i>	<i>42</i>	<i>58,800</i>	<i>56</i>	<i>78,440</i>
<i>Jobs</i>	<i>1,400</i>	<i>8</i>	<i>11,200</i>	<i>8</i>	<i>11,160</i>
Employment Land	419	45	18,820	45	18,820
Total (DGA Lands):	1,819	49	88,820	60	108,420
Whitebelt Lands					
Community Land	635	50	31,750	74	46,941
<i>Population</i>	<i>635</i>	<i>42</i>	<i>26,670</i>	<i>66</i>	<i>41,714</i>
<i>Jobs</i>	<i>635</i>	<i>8</i>	<i>5,080</i>	<i>8</i>	<i>5,227</i>
Employment Land	364	40	14,647	40	14,647
Total (Whitebelt Lands):	999	46	46,397	62	61,588
No Fixed Place of Work					
Estimated Jobs	10.9% of job growth		1,900	10.9%	1,904
Total (Pop + Jobs):	-	-	151,930	-	191,239
Total Population:	-	-	96,576	-	135,766
Total Jobs:	-	-	55,354	-	55,473

► Capacity Analysis and Land Needs

The Team has:

1. Reviewed EG's "whitebelt" lands, and established a basic urban structure and land use pattern.
2. Evaluated Region's previous growth assumptions 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?
 - ▶ Are the previous population and employment densities reasonable from a market perspective?
3. Estimated population and employment capacity of East Gwillimbury across entirety of greenfield and "whitebelt" lands
 - ▶ Evaluate how this total growth capacity compares to previous growth allocations to 2041
 - ▶ Do density findings impact "whitebelt" land need?
 - ▶ Determine if there is a market argument for opening all of EG's "whitebelt" lands within the 2051 growth horizon

► Capacity Analysis and Land Needs

Have concluded that:

- > EG plays important role in York Region – services a substantial demand for low-density residential development while Vaughan/Markham/Richmond Hill intensify
- > The Region's previous density and intensification assumptions for EG considered appropriate:
 - ▶ Other low-density communities in YR achieving similar densities
 - ▶ Affordability will lead to increased demand for smaller single-detached lots and more townhouses (e.g. higher densities than current development)
 - ▶ These densities can be achieved through low-rise built forms – allows EG to continue providing valuable family-oriented housing options

Capacity Analysis and Land Needs

Have concluded that:

- > Growing into the “whitebelt” to 2051 would benefit both EG and York Region from a market perspective
- > Planning for the ultimate build-out of EG’s “whitebelt” is appropriate from both long-term, comprehensive planning and infrastructure investment perspectives
- > At Regional density assumptions, capacity of all greenfield and “whitebelt” lands would be 135,000 persons & 55,000 jobs

▶ Region's Proposed Growth to EG

- > The Region just recently released its growth projections to 2051. The PROPOSED growth forecasts say for EG:
 - ▶ A population of 105,100 people and 37,400 jobs
 - ▶ The need for 180 hectares of “whitebelt land for residential growth
 - ▶ The need for 65 hectares of “whitebelt” lands for employment growth
- > This represents about 25% of EG's available “whitebelt” lands. Servicing capacity is identified as a key issue that limits growth potential

 **Questions?**