

COMMITTEE OF THE WHOLE JUNE 19, 2012

GROUND RELATED HOUSING DEMAND/SUPPLY ANALYSIS PRESENTATION BY THE REGIONAL MUNICIPALITY OF YORK

Recommendation

The Commissioner of Planning recommends:

That the presentation by the Regional Municipality of York entitled "Ground Related Housing Demand/Supply Analysis" be received.

Contribution to Sustainability

This report is consistent with the Green Directions Vaughan Objective 2.3. "To create a City with sustainable built form" and Action 2.3.3 to ". . . ensure that a mix of housing types are provided in Vaughan and that affordability is a consideration in planning."

Economic Impact

There is no economic impact associated with the receipt of this report.

Purpose

The purpose of this presentation and covering report is to update Council on the demand for and supply of ground related housing (single, semi-detached and townhouse units) in York Region and the City of Vaughan and the potential implications for planning and development at both the regional and local levels.

Background – Analysis and Options

Overview

The Region of York recently conducted a study to assess the current residential land supply available to accommodate the projected demand for ground related housing. This evaluation only addressed the currently designated supply and did not include the future residential areas identified in ROPAs 1, 2 and 3. The results were reported to the Regional Planning and Economic Committee on April 4, 2012.

The Regional Official Plan and the Provincial Policy Statement require that a minimum 10-year supply of land for housing be maintained along with a 3 to 7 year supply of registered and draft approved plans of subdivision, condominium and/or site plans. The results of the study provide a basis for the Region to assess whether the objectives of the plan are being met and to ensure that measures are being taken to ensure that there is a continuing supply.

The analysis concluded that there is an approximate 10-12 year supply of designated lands remaining for ground related units in York Region, not including the ROPA 1, 2 and 3 areas. The supply of ground related units in Southern York Region may be as little as 5 to 6 years; and there is a risk of a shortage in five years. As a result, prompt detailed planning to facilitate the development of the New Community Areas (ROPAs 1, 2 and 3) is suggested.

On April 19, 2012 Regional Council approved the following recommendations in respect of the report:

2. Staff be directed to continue to inform local municipal staff of the ground-related residential supply and work with local municipal staff to carefully monitor the Region's vacant ground-related residential land supply;
3. Staff be directed to report in Q3 2012 on the progress of local municipal planning for the new community areas.
4. Staff make a presentation to Markham, Vaughan and Richmond Hill Councils; and
5. The Towns of Markham, Richmond Hill and the City of Vaughan be requested to provide updates with respect to progress on planning for new community areas within their municipalities by September 2012.

Implications for the City of Vaughan

The City of Vaughan will be one of the primary suppliers of ground-related housing in York Region over the next fifteen years. The Region's report projects that Vaughan's remaining supply will last from 5.5 to 8.5 years depending on the demand assumptions. This suggests that City will need to move ahead with the planning process for the New Communities Area (ROPA 2) earlier than may have been anticipated.

The Vaughan Official Plan - Volume 1 provides that planning for the New Community Area only commence after the completion of five Required Secondary Plans, within the planned Intensification Areas (to the point of a statutory public hearing), and the completion of the Natural Heritage Network Study. The majority of these studies are now underway.

However, the Region of York is projecting that it will take from 5 to 8 years to bring the New Community Areas through the approval process to the point of providing actual housing units. As such, if supply were to be maintained, an earlier start to the approval process would need to be considered. Given the current workload, advancing the Secondary Plan study for the New Community Area may have implications for staffing. This would need to be assessed.

In light of the findings of the Region's study, the City may need to reconsider its approach to the phasing measures in the new Official Plan for initiating the secondary plan process for the New Community Area. Staff will continue to work with the Region to evaluate the supply/demand issues and the policy implications and report to Council as required.

Relationship to Vaughan Vision 20/20

Regional Implications

The Region of York will need to ensure that there is sufficient development land allocated to the local municipalities to meet the projected demand, consistent with the requirements of the Provincial Policy Statement and the Region's Official Plan. Further study and consultation with the local municipalities is anticipated before specific actions are prescribed.

Conclusion

Ensuring a continuing and timely supply of all types of housing units is a joint responsibility of the Regional and local municipalities. Continuing consultation with the Region of York will be necessary to determine if or when action is warranted and, if so,

the nature of the action. Therefore, it is recommended that the presentation by the Region of York and this report be received for information purposes.

Attachments

Not applicable.

Report prepared by:

Roy McQuillin, Manager of Policy Planning, ext. 8211

Respectfully submitted,

John MacKenzie
Commissioner of Planning

for: Diana Birchall
Director of Policy Planning

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