



Deloitte.

York Regional Police

Facilities Master Plan Report

Board Report Presentation
November 2024



Project Background

The focus of this report is to identify **potential locations for future policing facilities** using data analytics, calculating for future population and urban densification as well as other factors including crime rate.

The York Regional Police has developed a three-year master accommodation plan, with the goal of predicting the state of its facilities in the next 5, 10, and 20 years. **This plan is revisited every 3 years.**

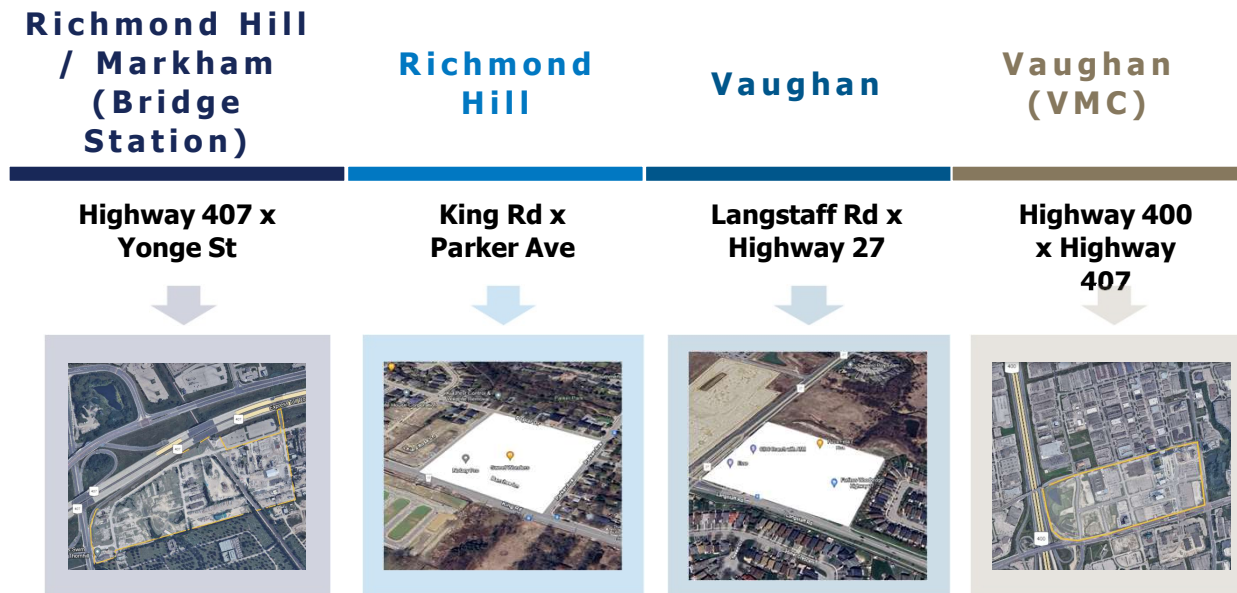
The study considered several factors, including:

- 1. Data Analysis:** The YRP leverages data such as calls for service, GIS information, census data, and other relevant metrics.
- 2. Future Densification:** The plan considers future population growth and its potential impact on the demand for police services.
- 3. Methodology for Intensification Analysis:** This involves adapting to a more vertical landscape (e.g., high-rise condos).

Land Parcel Analysis and Definition

Which sites were chosen:

Key zones were identified through market research representing areas of population growth and private development activity.



¹ A total of ~184 acres was used to project urban population

Land Parcel Analysis and Definition

How sites were chosen:

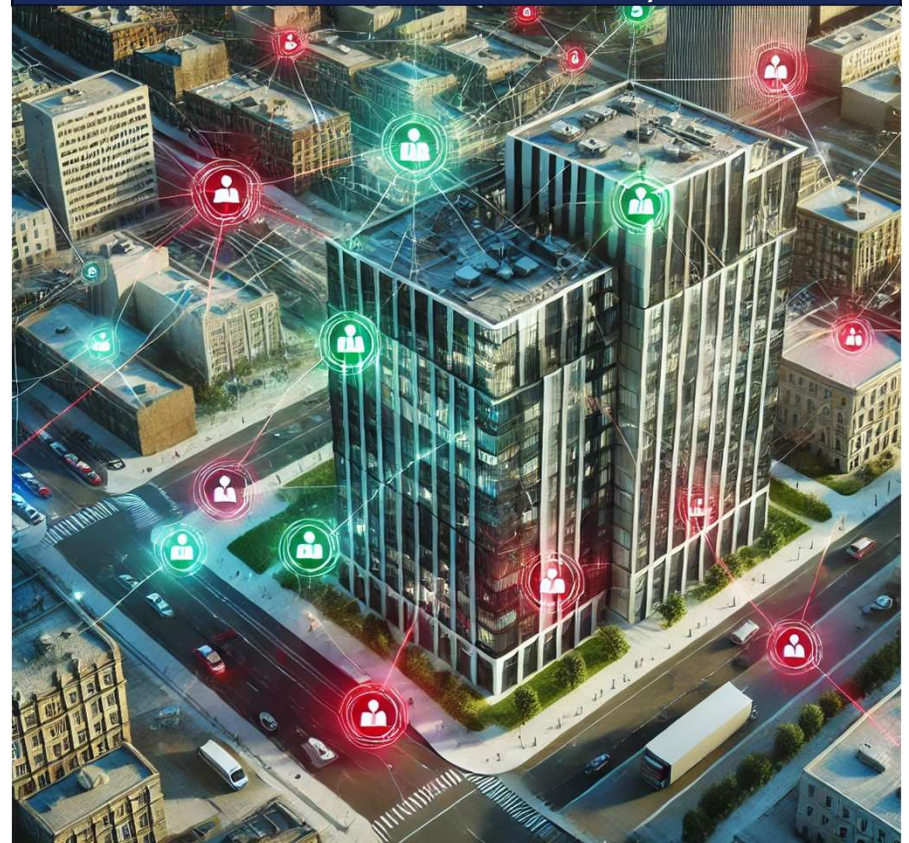
Which key data sources were considered?

- ☑ Call and dispatch log data
- ☑ 2021 census data for population information
- ☑ Proposed developments in the region
- ☑ Pipeline for stations or substations for YRP

How were the sample parcels chosen?

- ☑ Sections zoned for immediate or forthcoming developments
- ☑ Communities tagged for residential and commercial growth in the 2030 strategy
- ☑ Areas that showed trends for high volumes of calls for service
- ☑ Parcels currently under consideration for stations or substations

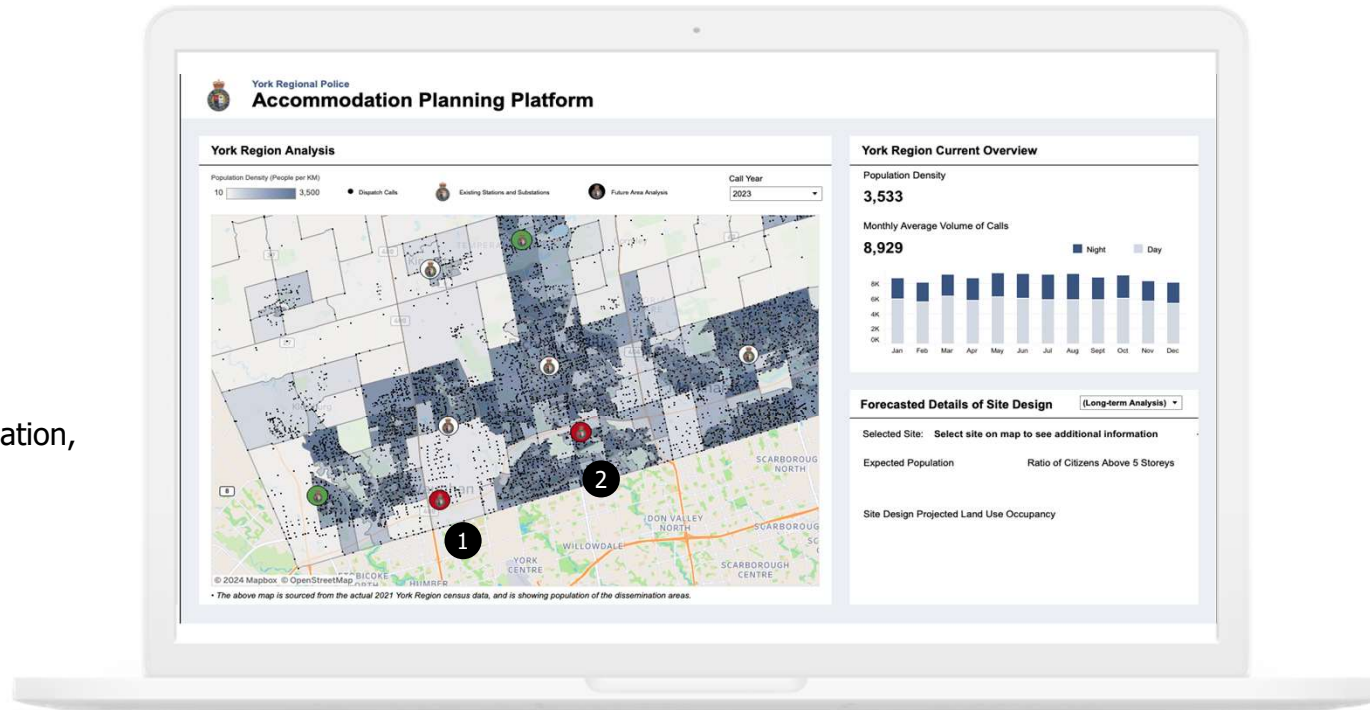
Calculating for vertical distribution and densification on service call accessibility



Of the 4 priority land areas analyzed, Vaughan and Richmond Hill (Bridge Station, Langstaff Gateway) demonstrated the highest growth potential to a degree that exceeded current thresholds for police coverage.

1 Vaughan

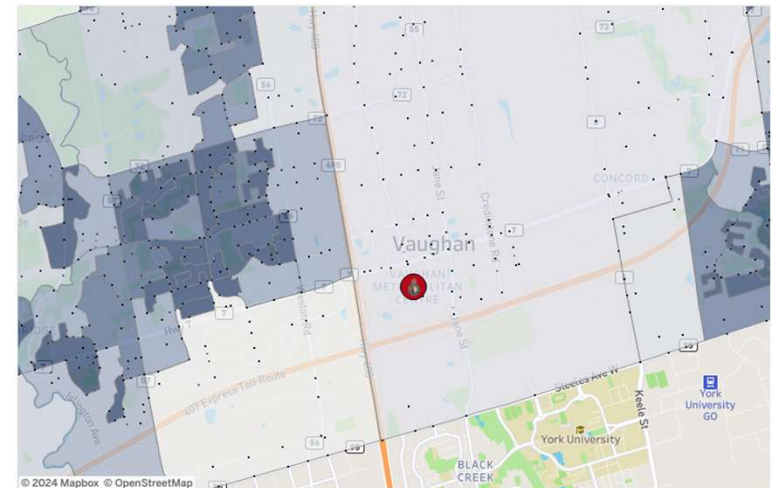
2 Richmond Hill / Markham (Bridge Station, Langstaff Gateway)



1 Vaughan

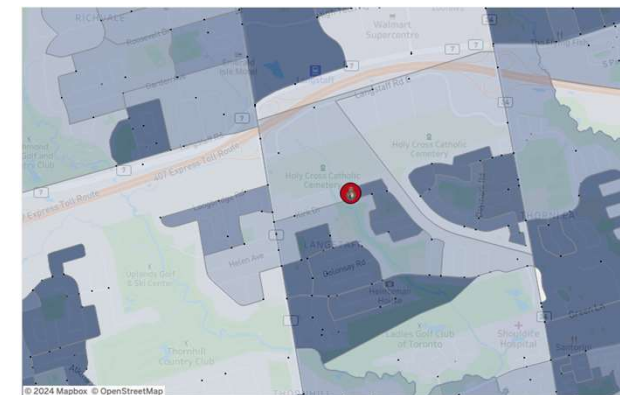
Forecasted Details of Site Design		Long-term Analysis
Selected Site: Vaughan (SmartVMC)		
Expected Population	Ratio of Citizens Above 5 Storeys	
84,000	84%	
Site Design Projected Land Use Occupancy		
	Day	Night
Community	0%	0%
Office	33%	0%
Residential	61%	100%
Retail	7%	0%

- A significant uplift in population numbers, with 61% residential, and 33% Commercial/Office.
- Many residents will live/work in the same location, with uplift in occupancy of the area occurring in the nighttime hours.
- Majority of population will be high rise, requiring a denser police presence in peak population hours of day.



2 **Richmond Hill / Markham** (Bridge Station, Langstaff Gateway)

Forecasted Details of Site Design		Long-term Analysis
Selected Site: Richmond Hill/Markham (Bridge Station, Langsta..)		
Expected Population	Ratio of Citizens Above 5 Storeys	
44,996	91%	
Site Design Projected Land Use Occupancy		
	Day	Night
Community	2%	0%
Office	25%	0%
Residential	71%	100%
Retail	2%	0%



- The ratio of planned residential and commercial occupants will create generate day and night population fluctuation
- High degree of vertical distribution of population within high rise structures will create challenges of access

Outcomes | Urban Scenario Modelling and Future Development Outcomes

Changes to citizen demographics and traffic patterns set to occur in the near- and long-term means:

FINDINGS



Substantially increased average height for buildings and citizens.



Mixed-use developments will include **community and commercial services** changing existing citizen and traffic dynamics.



Housing affordability means more variety in **mixed-occupancy housing** in future developments.

OUTCOMES



Increased impact on response time for officers.



Necessity of a **local substation to support community needs**.



Impacts call frequency and types.

VALUE



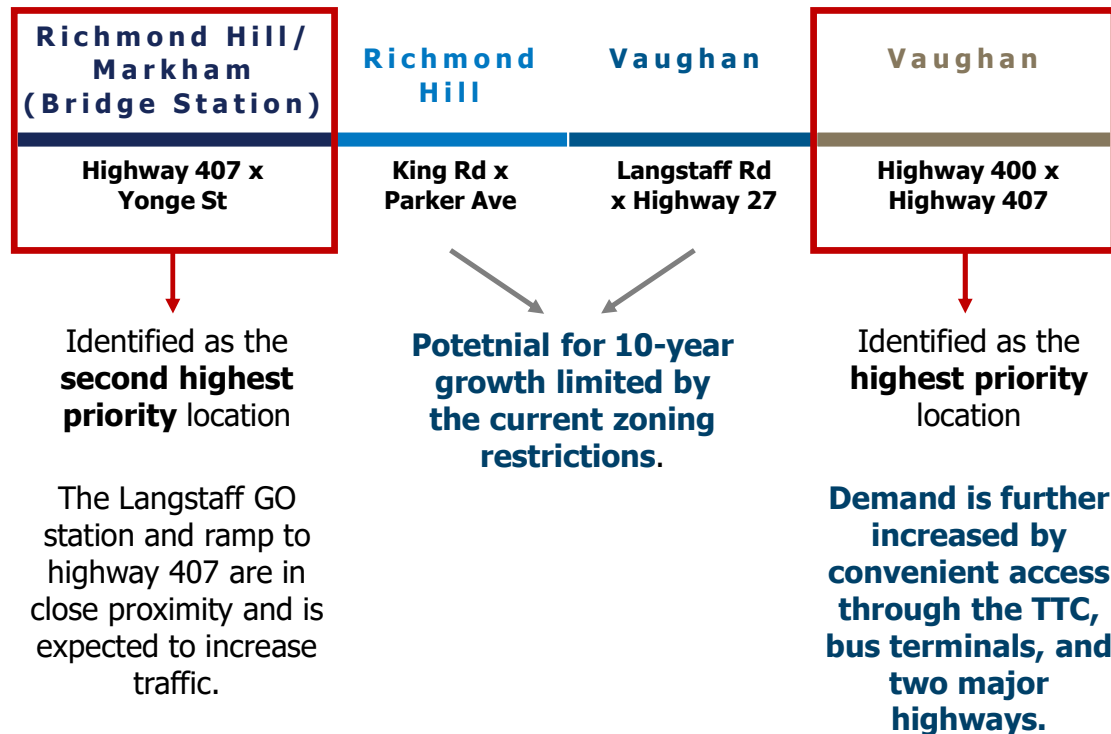
Engage. Create. Implement.

Enabling YRP's ability to **proactively contribute to urban planning**. Rather than react to urban realities.

Outcomes | Final Recommendation

The recommendation supports additional districts in these locations within in the next 10 years.

Due to potential usage type, vertical height, and development plans, **it would be in the YRP's best interest to prioritize on increasing the district footprint near the following two highlighted areas.**





Next Steps:

Thank you | Q&A

