

Matrix of September 2004 Regional Recommendations and Draft Growth Plan Responses

Previous Recommendation/Issue	Growth Plan Response	Comments
1. The Province incorporates the revised and updated population forecasts into the Greater Golden Horseshoe's growth plan.	 MMAH has taken the lead in GGH growth forecasting. Hemson report (<i>Growth Outlook for the GGH</i> , January 2005) used as basis of Plan.	Local and upper tier OPs must be revised to reflect Hemson's forecasts. They will be reviewed every 5 years following the national census. Growth forecasts assume constant investment in infrastructure.
2. The Province fully support the Region's efforts to provide the necessary capital investment in infrastructure to implement Regional initiatives.	 The direction of the Plan is consistent with Regional initiatives that support transit, intensification along corridors and the identification of Region's 4 growth centres (ROPA 43), and the Economic Strategy.	Doesn't specifically comment on support for local or upper tier initiatives.
3. Emerging Centres and Corridors in York Region receive funding and infrastructure investment at a level necessary to achieve the Province's vision for growth and intensification, as well as the Region's planned growth and infrastructure plans.	 MPIR to manage centralized infrastructure planning and asset allocation. Province to identify needs through a "infrastructure planning needs assessment" and investments will be based on consistency with the Plan.	The Plan speaks to ensuring that future infrastructure investment is consistent with the Plan but it doesn't indicate whether funds will be available to municipalities. The language suggests that the Province will be doling out funds for major Provincial infrastructure projects.
4. The Province develop an overall investment strategy for areas outside the urban centres, to ensure that continuing growth in these areas reflects and supports the	 The priority is growth in and between growth centres. The areas outside the GTA will be subject to "sub-area" plans. It is projected that there are sufficient	Again, the Province speaks to investment in Provincial infrastructure and inter-regional transportation (eg. GO Transit) provided that it's consistent with the Plan. No mention

Province's growth plan.	lands designated for growth to accommodate demands to 2031.	of funding mechanisms or monies for local/upper tier projects. No growth beyond current settlement areas permitted at this time.
5. The Province, in consultation with its municipal partners, develop a comprehensive communications strategy to address residents' issues regarding the perceived impacts of intensification on communities with an emphasis on the overall "public interest" over localized neighbourhood issues.	 There is a need to ensure ongoing and interactive public consultation on plan amendments and sub-area strategies. The Plan speaks to making information publicly accessible in a timely manner.	No mention on whose responsibility these are or who will take the lead.
6. The Province to adopt a vision for employment areas that encourages diversity of employment types, and development that is more compact and provides for higher employment densities. Where possible, office type development should be directed to centres and corridors.	 The Plan speaks to a healthy mix of jobs and housing. Local and upper tier OPs must use Hemson's population and employment forecasts (to be reviewed by the Province every 5 years). The Plan requires compact growth in the identified centres and the corridors that link them. The corridors will be a focus of transit and infrastructure investment. A minimum density of 50 residents and jobs per gross hectare is specified. The growth centres and corridors will generally achieve a density of 200 residents and jobs per hectare. The Plan also refers a general	Plan speaks to the importance of manufacturing and traditional industrial uses but doesn't specify that offices are unique in their locational requirements.

	target of 1 full time job to 3 residents as a balance (2.8.2).	
7. That the Provincial and Federal Governments fund Phase 2 of York Region's 10 year Business Plan of the Rapid Transit program to support emerging urban centres and corridors.	 Not mentioned.	
8. The Province confirm that extensions of Highway 427 to the CP Intermodal Terminal (Highway 50 and Rutherford Road) and the extension of Highway 404 to Glenwoods Avenue, in the Town of Georgina will go forward as soon as possible.	 Highway 427 and 404 extensions appear to be shown on Schedule 2.	
9. The Province immediately consider the routing of the provincial east-west link in the 400 series highway system across the GTA and specifically in York Region.	 Not mentioned.	
10. The Province support region-wide and comprehensive TDM strategies in <i>Places to Grow</i> as a critical element to reduce congestion on the Greater Golden Horseshoe highway network.	 The Plan speaks to municipalities being required to develop and implement transportation demand management strategies.	No mention of who pays or the availability of funding.

11. The Province support the Smart Commute Initiative as a complementary project to the Provincial strategies on moving people and participate in the Initiative by providing sustainable funding to enhance the Initiative.	X Plan identifies that the separation of travel modes will within corridors (eg. HOV lanes) will be considered in all new infrastructure projects. The Plan requires that municipalities establish policies to identify targets for reducing car usage.	The Plan lays the framework for municipalities to embrace these initiatives without committing to supporting them.
12. The Province begin a program to identify and construct commuter parking lots across the GTA and Hamilton area in support of the Provincial strategies on moving people.	X Not mentioned.	
13. Both the Province and the Federal governments provide stable, long-term and sufficient funding to develop affordable housing in both the private and public sectors.	X Plan speaks to municipalities developing and implementing affordable housing strategies to achieve the affordable housing targets in accordance with the policies of the PPS.	PPS: affordable means cost not exceeding 30% of gross household income for low and moderate income households (i.e. lowest 60% of income distribution for the regional market area). No mention of funding.
14. Both the Province and the Federal government return to the more favourable tax environments that permit and encourage the construction of rental housing.	X Plan suggests that municipalities should permit second suites as a means of providing affordable rental housing.	No mention of funding or changes to tax system.

15. The Planning Act be changed to support and encourage the development of affordable housing and permit second suites as-of-right.	✓ Plan suggests that municipalities should encourage second suites as a means of providing affordable rental housing.	The statement is in the context section of Section 2.3 but no policies back it up. Review new PPS
16. The Province incorporate the GTA Agricultural Action Plan into its long term growth plan for the Greater Golden Horseshoe.	✗ The Plan speaks to the agricultural system of the GGH being identified and mapped by the Province, in conjunction with planning authorities and other stakeholders, as part of the sub-area growth strategies. The strategies will identify minimum lot sizes and other measures that ensure the protection of prime ag lands. Municipalities are encouraged to establish ag advisory committees.	No mention of the Agricultural Action Plan. While the Draft Growth Plan will require the designation and protection of agricultural areas and “systems”, there remains a need to address issues around economic development, education and marketing.
17. The Provincial Growth Plan and the Greenbelt Plan should proceed concurrently..	✓ The Plan refers to the Greenbelt Plan in a number of areas as a complementary document (Schedule 7 attached).	The Greenbelt Plan was released prior to the draft Growth Plan.
18. Include clear and measurable criteria to justify urban boundary expansions; including the achievement of intensification targets and population to	✓ Clear criteria regarding settlement area boundary expansion are	The Plan also refers a general target of 1 full time job to 3 residents as a balance (2.8.2) but it’s not included as a criterion for boundary expansions.

employment ratios set by the Provincial growth plan.	included (2.7.2). Intensification targets of the Plan must be demonstrated.	
19. The Province adopt an urban-focused policy approach within all ministries and prioritize investments in infrastructure, government institutions, facilities and services in the 26 urban centres identified in <i>Places to Grow</i>.	 The Ministry of Public Infrastructure and Renewal has committed to working with other ministries responsible for delivering infrastructure and prioritize infrastructure investment.	The Province feels a long-term infrastructure plan will better position the Province to negotiate infrastructure funding with the Federal Government.
20. In addition to requiring municipalities to measure themselves against the plan, the Province must also measure its own actions and implementation against the plan in order to ensure it achieves its vision.	 The Plan speaks to the need to revisit the population and employment projections every 5 years (at the census). The Growth Plan will be reviewed every 10 years. The Province will develop a set of monitoring indicators (for e.g. “sprawl index”) and municipalities will monitor the achievement of the targets set out in the Plan.	No mention of parameters or benchmarks that municipalities are to use in terms of monitoring nor of the Province assisting in the set up of such a program.
21. The Province enact legislation requiring Greater Golden Horseshoe municipalities to adopt the principles of <i>Places to Grow</i> in the form of official plan amendments that: • Designates the “Priority” and/or “Emerging” urban centres within their boundaries.	 Upper and lower tier municipalities are to amend their OPs to bring them into conformity with the Plan (1.4).	Plan doesn’t discuss urban design guidelines, but it does mention that compact growth and intensification can be incorporated into communities without significant impact (2.3). York Region is well positioned to implement the Province’s plan based on it’s existing Official Plan, Centres

• Identifies Key Development Areas (as contemplated within ROPA 43) as places for intensification, in keeping with the Provincial policies for Centre-focused development and intensification. • Establishes long-term density targets for Priority and Emerging Urban Centres, Key Development Areas and connecting corridors. • Identifies and protect short, medium and long-term transit corridors. • Places infrastructure investment priority in existing urban areas, with emphasis on Centres and Key Development Areas. • Establishes urban design criteria to achieve an urban landscape that is attractive, creates a sense-of-place, supports transit, and provides safe and pleasant places for pedestrians and cyclists.		and Corridors Strategy, Transportation Master Plan, YRTP plan, etc. However, the Region's Official Plan and supporting strategic infrastructure initiatives are based on a 30% intensification rate to 2031. The Region provided specific recommendations to the Province around the need for funding and legislative changes necessary to achieve a 40% intensification rate that are not dealt with in the draft Growth Plan.
22. Consistent with the process followed for the <i>Oak Ridges Moraine Protection Act</i>, the Province's implementation plan should specify that: • Greater Golden Horseshoe	X No timeframe specified. The Plan's requirement for OPAs to conform to is suggests pre-designation but there is no discussion of pre-zoning in the Plan. No mention of the Minister becoming the	Any conflicts between local or upper-tier OP, Zoning By-law, the PPS, Planning Act, Condo Act, and Greenbelt Plan, the Places to Grow Plan will take precedence (6.3).

municipalities are required to adopt official plan amendments and appropriate zoning by-laws within a specific and reasonable timeline. • Key Development Areas within Priority and Emerging urban centres and connecting corridors be pre-designated and pre-zoned for compact, mixed-use, transit-supportive development. With this framework in place, future development in these sites would proceed through either site plan approval and/or development permitting. • The Minister is the Approval Authority; and that decisions are final, and are not subject to appeal.	approval authority or appeal issue.	
23. The Province provide municipalities with the necessary financial tools to achieve the Province's Growth Plan, including more detail on timing, deliverables, commitments to funding and financial tools, roles and responsibilities.	× The draft Growth Plan states that it will rely in part on the application of appropriate regulatory and fiscal tools and that tools through the Planning Act, Municipal Act and Development Charges Act are already in place. However, the Plan states that a number of Provincial initiatives will provide expanded regulatory supports.	The Plan states that the Province will develop guidelines on how tools can be used to implement the Growth Plan. There is no discussion of timing or funding commitment.

	This includes initiatives that are already underway including Planning Act reform (status?) and the PPS revisions (the final PPS were released on March 2, 2005). The Plan states that other tools are being examined to provide infrastructure and leverage private investment.	
24. The Province amend the <i>Environmental Assessment Act</i> and other necessary approvals to streamline their processes and applications (see prior York Region Council resolution in Attachment 3) in Priority and Emerging Growth areas, and consider eliminating it altogether for approved priority projects for higher order transit infrastructure in the Greater Golden Horseshoe.	X Not mentioned.	If there is a conflict between legislation, the Provincial plans or policies affording more environmental protection will apply.
25. The Province develop a more sustainable waste management policy as part of its growth management plan.	X Plan specifies that there could be a setting of waste diversion targets (5.2). The Plan indicates that the Province will work with municipalities or address and/or set diversion targets through the preparation of sub-area growth strategies.	The Plan refers to the Province developing a comprehensive waste management strategy that will divert at least 60% of solid waste from landfills by 2008.

26. The Province recognize the importance of human services planning in its ultimate growth plan and that new models of funding based on population and principles of adequate, equitable, affordable, stable, flexible and accountable funding be introduced to encourage the location of major public services in centres and along corridors for both Emerging and Priority Urban Centres.	X Not mentioned.	
27. The liveability index include measures relating to the need for human services (i.e. utilization of health care, hospitals, schools, child development measures, poverty ratios, employment rates, etc.)	X The Plan identifies the importance of taking stock of Provincial infrastructure such as hospitals and schools and speaks to timely investments to support expansion or renewal to encourage growth in Centres.	No policies or future direction is attached to that statement in the context of the Provincial Multi-Year Infrastructure Strategy section (7.1).
28. The Province recognize the role of urban design as an essential infrastructure component within its ultimate growth plan and give municipal partners the tools to permit the achievement of appropriate urban design standards.	X Not mentioned.	

29. Future Provincial growth plans should address the historic aspects of our communities and treat them as important resources for future generations; on parity with significant forest and wetland areas.	 The Plan recognizes cultural heritage as a community resource and encourages municipalities to prepare cultural heritage plans and develop policies for the protection and re-use of resources. The Plan refers to heritage protection tools in the PPS and Ontario Heritage Act.	
30. The Province review the Region's list of technical mapping errors and provide clarification, and further, that the Province be requested to consult with Regional staff regarding the mapping information before <i>Places to Grow</i> is finalized as a provincial growth Plan.	 Check for where statement is on technical inaccuracy of maps that is contained either in plan or press release.	
31. The Minister of Public Infrastructure and Renewal be requested to prepare growth plans for other urban areas outside the Greater Golden Horseshoe which would also encourage appropriate growth in those areas.	 The Ministry in theory is preparing growth plans for other areas of the province, however, at this time it is not clear what areas of the province will be covered other than the Greater Golden Horseshoe.	
32. The Province be requested to provide more clarification as to the definition and feasibility of reaching	 Within the inner ring, upper and single	

the 40 per cent intensification target.	tier municipalities are to plan for a phased increase in the yearly percentage of intensification so that by 2015 a minimum of 40 percent of all residential development occurring annually within each upper or single tier municipality will be within built-up areas, Within the outer ring, upper and single tier municipalities will plan for a phased increase in the yearly percentage of intensification so that by the year 2015, a minimum of 40 per cent of all residential development occurring annually within the overall sub-area will be within built-up areas.	
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