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COMMUNITY IMPROVEMENT PLAN POLICIES REGIONAL OFFICIAL PLAN AMENDMENT 60 RECOMMENDATION FOR ADOPTION FILE D05.102.60

The Planning and Economic Development Committee recommends the adoption of the recommendations contained in the following report dated January 7, 2008, from the Commissioner of Planning and Development Services:

1. RECOMMENDATIONS

It is recommended that:

1. The Commissioner of Planning be authorized to give Notice to Adopt Amendment No. 60 to the Official Plan of the Regional Municipality of York, as set out in *Attachment No. 1* to this report.
2. The Regional Solicitor be directed to proceed with the adopting bylaw for Regional Council's consideration on February 21, 2008.
3. Regional staff be authorized to appear at the Ontario Municipal Board in support of the Regional position, if required.

2. PURPOSE

This report summarizes the circulation comments received on Proposed Amendment 60 to the Official Plan for the Regional Municipality of York, and recommends adoption of the Amendment.

Regional Official Plan Amendment 60 introduces Community Improvement Plan (CIP) policies within the Regional Official Plan, and will provide the policy basis to enable both the creation of Regional Community Improvement Plans, and the ability for the Region to participate in lower tier CIPs Region-wide.

3. BACKGROUND

On October 18, 2007, Regional Council approved Clause 5 of Report 8 of the Planning and Economic Development Committee which:

- Introduced ROPA 60 to Planning and Economic Development Committee and Council.
- Recommended that the proposed ROPA 60 be circulated for comment in accordance with the *Planning Act, 2006* requirements.

- Recommended that Regional staff schedule the Statutory Public meeting for the November 28, 2007 Planning and Economic Development Committee.

A copy of Clause 5 of Report 8 of the Planning and Economic Development Committee is appended to this report as *Attachment No. 2*.

Proposed ROPA 60 was circulated in accordance to the requirements of the *Planning Act*. Public notice for the statutory public meeting was given in the Toronto Star, the King Sentinel and King Weekly and the York Region Newspaper Group local newspapers on October 29, October 31, and November 1, 2007 respectively. A copy of the advertisement is appended as *Attachment No. 3* to this report.

On the November 28, 2007 Planning and Economic Development Committee, a Statutory Public meeting was held. No members of the public submitted material nor spoke at the Statutory Public Meeting.

4. ANALYSIS AND OPTIONS

The Planning Act, through Ontario Regulation 550/06 limits the matters which upper tier municipalities may deal with in a CIP to include:

1. Infrastructure that is within the upper-tier municipality's jurisdiction.
2. Land and buildings within and adjacent to existing or planned transit corridors that have the potential to provide a focus for higher density mixed-use development and redevelopment.
3. Affordable housing.

Regional Official Plan Amendment 60 has been drafted to permit York Region to enact a future Community Improvement Plan for all or any of these matters.

4.1 Alignment with Provincial Planning Legislation and Policy Planning Act

Section 28 of the Planning Act, in addition to Ontario Regulations 221/07 and 550/06 provide the legislative and regulatory authority for Upper-Tier Community Improvement plans. Regional Official Plan Amendment 60 has been drafted in accordance with the provisions of the *Planning Act*.

Provincial Policy Statement

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. The policy statements of Section 1.0 Building Strong Communities are reflective of the objectives of implementing Community Improvement Plans in York Region including:

- Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.
- Accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs.
- Promoting cost-effective development standards to minimize land consumption and servicing costs.
- Ensuring that necessary *infrastructure* and *public service facilities* are or will be available to meet current and projected needs.

Places to Grow

The policies of Places to Grow, the *Growth Plan for the Greater Golden Horseshoe, 2006* include a number of policies which are aligned with the permissions of Community Improvement for Upper Tier Municipalities.

Section 2.2.2 Managing Growth, contains policies with respect to how population and employment growth will be accommodated including:

- Policies around intensification.
- Reducing the dependence on the automobile through the development of mixed-use, transit supportive, pedestrian-friendly urban environments.
- Encouraging cities and towns to develop as complete communities with a diverse mix of land uses, and housing types.

4.2 Comments Received from Circulation

The Amendment was given wide circulation. Other than the Ministry of Municipal Affairs and Housing, whose comments are discussed below, no other agency, Board, Commission or municipality submitted comments on the Amendment.

Ministry of Municipal Affairs and Housing

The Ministry of Municipal Affairs and Housing (MMAH), in a letter dated November 7, 2007, expressed their support for the proposed Regional Official Plan Amendment 60 and its adoption by Regional Council. MMAH comments confirmed that the Region's Community Improvement Plan powers are restricted to the matters described in Ontario Regulation 550/06, which is reflected in the attached amendment.

4.3 Relationship to Vision 2026

Regional Official Plan Amendment 60 will assist the Region in providing a strategic implementation tool for Regional policies and priorities. Community Improvement Planning is consistent with and serves to enhance the Vision 2026 particularly "Quality Communities for a Diverse Population", "Housing Choices for Our Residents", "Managed and Balanced Growth", and "Infrastructure for a Growing Region".

5. FINANCIAL IMPLICATIONS

There are no financial implications associated with the adoption of this Amendment and the preparation of the Amendment was undertaken within existing Planning and Development Services Department staffing and budgets.

6. LOCAL MUNICIPAL IMPACT

Local municipalities were circulated the Amendment. There were no comments from any local municipalities on the amendment.

Local municipalities are important partners in implementing the policies of the Regional Official Plan, and will benefit from Regional Community Improvement Plans and Regional participation in local municipal Community Improvement Plans.

7. CONCLUSION

Proposed Regional Official Plan Amendment 60, dealing with Community Improvement Plan policies has been circulated to agencies, boards, commissions, local and adjacent municipalities and no party has raised objections to its adoption and subsequent approval. No modifications to the Amendment are therefore proposed. No members of the public submitted material nor spoke at the Statutory Public Meeting.

It is recommended that the Amendment, as set out in *Attachment 1*, be adopted by Regional Council.

For further information about this report, please contact John Waller, Director of Long Range and Strategic Planning at 905-830-4444 ext. 1525 or john.waller@york.ca.

The Senior Management Group has reviewed this report.

(The three attachments referred to in this clause are attached to this report.)