

2

PROPOSED AMENDMENTS TO THE YORK REGION OFFICIAL PLAN - DECEMBER 2009

ROPA 1 - TOWN OF EAST GWILLIMBURY URBAN EXPANSION - (19OP-2009-001)
ROPA 2 - CITY OF VAUGHAN URBAN EXPANSION - (19OP-2009-002)
ROPA 3 - TOWN OF MARKHAM URBAN EXPANSION - (19OP-2009-003)

The Planning and Economic Development Committee recommends the following:

- 1. Receipt of the following deputations:**
 - (a) Don Given of Malone Given Parsons Ltd., on behalf of North Markham Landowners Group; and**
 - (b) Claudio Brutto of Brutto Consulting on behalf of Highmeadow Place Holdings Inc., property owners on the northeast corner of Keele Street and Kirby Road in the City of Vaughan.**
- 2. Adoption of the recommendation contained in the following report dated April 7, 2010, from the Commissioner of Planning and Development Services.**

1. RECOMMENDATION

It is recommended that:

1. Proposed Amendments 1, 2 and 3 to the Official Plan for the Regional Municipality of York (*Attachments 1, 2 and 3*) be received.

2. PURPOSE

Regional Council at its meeting of March 25, 2010 received the preliminary urban expansion areas report (Clause 3 of Report 2 of the Planning and Economic Development Committee) and deferred the introduction of Proposed Amendments 1, 2 and 3 until May 5, 2010. Statutory Public meetings on the Amendments will be scheduled for 1:30 p.m., June 16, 2010, as part of Planning and Economic Development Committee.

3. BACKGROUND

Regional Council at its meeting of March 25, 2010 received Clause 3 of Report 2 of the Regional Planning and Economic Development Committee but deferred the introduction of Proposed Amendments 1, 2 and 3 until May 5, 2010.

Clause 2 of Report 2 of the Regional Planning and Economic Development Committee, which was endorsed by Council on March 25, 2010, contained a refined Land Budget for the Region. The land budget report indicated that there was a need for urban expansions in the three white belt communities to meet Growth Plan requirements to 2031.

The amount of additional urban land required in the three white belt communities, identified in the March 2010 Land Budget is shown in *Table 1* below:

Table 1
2031 White belt Area Requirements by Local Municipality

	Community Lands (ha)	Employment Lands (ha)	Total (ha)
East Gwillimbury	427	150	577
Markham	682	328	1,010
Vaughan	510	376	886
Total	1,619	854	2,474

Source: York Region Planning and Development Services, 2010. - York Region Planning and Development Services Department - March 2010 – Clause 2 of Report 2 of the Regional Planning and Economic Development Committee adopted by Regional Council on March 25, 2010

This refined land budget has resulted from ongoing discussions with local municipalities regarding land supply, the reduction in the total employment numbers from the 2009 land budget total of approximately 799, 000 jobs to be consistent with the Growth Plan number of 780,000 and refinement of land take-outs for environmental features and non-developable lands within white belt areas.

Clause 3 of Report 2 of the Planning and Economic Development Committee identified the preliminary urban expansion areas on Figures 1, 2 and 3 to that report and outlined the general contents and extent of the Proposed Amendments to be brought forward.

Proposed Amendments 1, 2 and 3 (*Attachments 1, 2 and 3*) are appended to this report

4. ANALYSIS AND OPTIONS

The York Region Official Plan was adopted in December 2009 with a conceptual identification of potential urban expansion area in East Gwillimbury and Vaughan. The conceptual identification of a potential urban expansion area in Markham was deleted by Regional Council prior to adoption of the Official Plan. Implementation of the actual

urban expansions in the communities will therefore proceed through Amendments pursuant to Section 17 of the *Planning Act*.

The Region and local municipalities have coordinated growth management work to identify the preliminary urban expansion areas and local staff concurs with areas indicated in Proposed Amendments 1, 2 and 3

While the Region is responsible for initiating required urban expansions as part our Plan conformity and undertaking comprehensive municipal reviews under the Growth Plan, Regional staff has worked with all local municipal staff including staff of the Town of East Gwillimbury, City of Vaughan and Town of Markham during their ongoing growth management work. This coordinated effort ensures that population and employment forecasts as well as urban expansion technical aspects are consistent and coordinated between the upper and lower tier municipalities.

The Town of East Gwillimbury staff and Council are in the final stages of considering a new Official Plan which expands the urban area of the Town. The schedule calls for release of the revised draft Plan in mid-May 2010, followed by the Statutory Public meeting for the new official Plan June 14, 2010. Adoption of the Plan is scheduled for late June 2010. Based on the draft Official Plan, the urban expansion area identified in Proposed ROPA 1 appended to this report as *Attachment 1* is coincident with the urban expansion lands in the draft Town of East Gwillimbury Official Plan.

Council of the City of Vaughan released the draft of the new City of Vaughan Official plan on April 19, 2010 and held a Public Open House on the Plan on May 3, 2010. The Statutory Public meeting on the new Official Plan is scheduled for May 17, 2010 with adoption of the new Official Plan targeted for either June 2010 or early in the fall of 2010.

Regional staff has met with City of Vaughan staff regarding the population and employment forecast and the urban land requirements and there is agreement on the amount of additional urban land required. Urban expansion lands identified in Proposed ROPA 2 are coincident with the City of Vaughan urban expansion shown in the draft official plan.

Regional staff has met with Town of Markham staff several times to refine the land budget and technical aspects of growth management as it relates to urban expansions. The Town's Growth Management work has advanced and public consultation took place in January and in mid-February 2010. The Town's Development Services Committee at their meeting of April 20, 2010 dealt with a report on the Recommended Markham Growth Alternative to 2031. The staff recommendation was endorsed by Development Services Committee at its meeting on April 27, 2010. Council consideration of the Staff position will occur in May 2010.

The urban expansion lands identified in Proposed ROPA 3 are coincident with the Town of Markham urban expansion shown in the Town's Markham Growth Alternative to 2031 report.

Urban Expansions are part of the Region's growth plan conformity and will proceed as Amendments to the York Region Official Plan – December 2009

Since Regional Council adopted the York Region Official Plan-December 2009, changes to expand the urban area will proceed as Amendments to the new Official Plan and must be approved before local municipal official plans showing urban expansion areas can be approved.

Regional Council will not however be in a position to adopt the Proposed Amendments and give notice of the decision until such time as the York Region Official Plan-December 2009 is approved at least in part. Regional staff is working with staff at the Ministry of Municipal Affairs and Housing to assist in the speedy approval of the adopted York Region Official Plan – December 2009.

Amendments 1, 2 and 3 are part of the Growth Plan conformity work undertaken by the Region. The proposed Amendments contain changes to the following maps and sections:

- Map 1 - Regional Structure.
- Map 2 - Regional Greenlands System.
- Map 3 - Environmentally Significant Areas and Life Science Areas of Natural and Scientific Interest.
- Map 4 - Key Hydrologic Features.
- Map 5 – Woodlands.
- Map 6 - Wellhead Protection Areas.
- Map 8 - Agricultural and Rural Areas.
- Map 11 - Transit Network.

Specifically, Maps 1 through 6 and Map 11 will be amended to show additional Urban Areas in East Gwillimbury, Vaughan and the Town of Markham and a change to the legend on Map 1 to delete reference to "Potential Urban Expansions will be made. Map 8 would be amended by deleting the proposed urban expansion lands from the Agricultural Area outside of the Greenbelt Plan Area.

In the City of Vaughan, Maps 1 through 6 and Map 8 will also be amended by deletion of the Hamlet designation in the north-east corner of Jane Street and Teston Road and the southeast corner of Kirby Road and Pine Valley Road outside of the Greenbelt Plan. Map 11 in Markham will be amended by designating both Woodbine and Warden Avenue from Major Mackenzie Drive, north to 19th Avenue and the proposed Donald Cousens Parkway respectively to "Regional Transit Priority Network.

Other policy changes involve deletion of policy 5.1.13 which referred to asterisks on Map 1. Figure 2 – York Region Strategic Employment Areas, while not part of the operable portion of the Official Plan, will also be changed by adding the urban expansion areas following the approval of the Proposed Amendments.

Required Statutory Meeting on the Amendments to be held in June 2010

Local growth management initiatives are proceeding and public consultation at the local level is well underway.

In receiving the revised land budget report (Clause 2 of Report 2 of the Planning and Economic Development Committee) and deferring the introduction of Proposed Amendments 1, 2 and 3 to May 5, 2010, the Statutory Public meetings for these Proposed Amendments will now be scheduled for June 16, 2010 during the meeting of the Planning and Economic Development Committee. Notice for these meetings will be given the week May 17, 2010 in local newspapers and the Toronto Star in accordance with the requirements of the *Planning Act*.

Relationship to Vision 2026

The decisions made around the forecast and land budget and the urban expansion areas will support and advance every goal area in Vision 2026:

- Quality Communities for a Diverse Population.
- Enhanced Environment, Heritage and Culture.
- A Vibrant Economy.
- Responding to the Needs of Our Residents.
- Housing Choices for Our Residents.
- Managed and Balanced Growth.
- Infrastructure for a Growing Region.
- Engaged Communities and a Responsive Region.

Planning new communities in the white belt areas and development will provide the opportunity to implement each of the goal areas and to achieve our Vision.

5. FINANCIAL IMPLICATIONS

Financial forecasts for the Region are being updated through a detailed fiscal impact assessment and economic implications analysis for the forecast/land budget. The Region will require substantial investment in transportation, water and waste water infrastructure and human services to service this anticipated growth.

It is estimated that the annual assessment growth over the forecast period will be 1.5 to 2%. The infrastructure that will be constructed by the Region and subsequently recovered from development charges will be approximately \$6.4 billion (figures in 2008 dollars).

As indicated in the March 2010 report entitled “York Region 2031 Land Budget” (Clause 2 of Report 2 of the Planning and Economic Development Committee):

“There is a level of risk based on the forecast and land budget assumptions, related to development charges revenue stream. An urban area expansion is required to accommodate demand for the ground-related housing market. The forecast for high density units will require a significant shift in housing preferences for the Region’s residents. A lower than anticipated growth rate for either the ground-related housing market or the high density housing market will result in a shortfall of projected development charges revenue. This will cause delays in capital cost recovery, impact costs for debt repayment and result in a potential deferral of elements in the capital program. There may also be a requirement to fund regional capital programs through water/wastewater rates or property taxes. Careful ongoing monitoring of financial implications is necessary.”

6. LOCAL MUNICIPAL IMPACT

Population and employment forecast and land budget exercise to fulfill Growth Plan requirements have been undertaken in consultation with local municipalities and agencies. Consultation with local municipal staff resulted in modifications to the forecasts and land budget based on their feedback.

Considerable time and effort has been undertaken by local municipal staff to complete the forecast and land budget exercises both to assist regional staff and to undertake local work.

Local municipalities will use the forecasts, intensification targets and land budget to guide their long term planning initiatives, including growth management studies, capital infrastructure projects and social and health service programs.

The urban expansion areas identified in *Proposed Amendments 1, 2 and 3 (Attachments 1, 2 and 3)* agree with the work undertaken by local municipal staff, although additional refinements may be required prior to adoption of the proposed amendments to coincide with decisions of local Councils. Regional staff will continue to monitor and communicate with local planning staff in this regard.

7. CONCLUSION

Places to Grow, The Growth Plan for the Greater Golden Horseshoe requires that Regional population and employment forecasts prescribed through Schedule 3 to the Growth Plan be allocated to local municipalities. Further the Growth Plan requires that comprehensive municipal reviews undertake land budget analysis to justify urban expansions.

A refined Regional land budget analysis, endorsed by Regional Council at its meeting of March 25, 2010 (Clause 2 of Report 2 of the Regional Planning and Economic Development Committee) has resulted from ongoing discussions with local municipalities regarding land supply, the reduction in the total employment numbers to be consistent with the Growth Plan number of 780,000 jobs and refinement of land take-outs for environmental features and non-developable lands within white belt areas. The land budget analysis has indicated that additional urban land designations are required in each white belt community to meet the 2031 growth forecasts.

Regional Council at its meeting of March 25, 2010 received the preliminary urban expansion areas report (Clause 3 of Report 2 of the Regional Planning and Economic Development Committee) but deferred the introduction of Proposed Amendments 1, 2 and 3 until May 5, 2010.

The Statutory meeting for these amendments will be scheduled for June 16, 2010 at 1:30 p.m. during the Regional Planning and Economic Development Committee meeting. Newspaper Notices for the Statutory meetings will be given the week of May 17, 2010

It is recommended that Proposed Amendments 1, 2 and 3 to the Official Plan for the Regional Municipality of York (*Attachments 1, 2 and 3*) be released for public review and comment in advance of the public meeting date.

For more information on this report, please contact Barbara Jeffrey, Manager Land Use Policy and Environment at (905) 830-4444, Ext. 1526 or John Waller, Director Long Range and Strategic Planning at Ext. 1508.

The Senior Management Group has reviewed this report.

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