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REGIONAL OFFICIAL PLAN UPDATE SPECIAL MEETING OF COUNCIL - INFORMATION REPORT

Pursuant to Section 26 of the *Planning Act*, as amended, the Regional Planning and Economic Development Committee held a Public Meeting to inform the Public and receive comments regarding the Regional Official Plan Five Year Review.

The Planning and Economic Development Committee recommends the following:

1. Receipt of the presentation by Barbara Jeffrey, Manager, Land Use Policy and Environment, Long Range and Strategic Planning;
2. Receipt of the following deputations:
 - (a) Claudio Brutto, Brutto Land Management Consulting Limited, on behalf of Aurora Leslie Landowners Group, and communication dated March 2, 2009;
 - (b) Michael Larkin, Larkin & Associates, on behalf of Memorial Gardens Canada Limited, and comments dated April 9, 2009;
3. Receipt of the following communications:
 - (a) Paula Tenuta, Director, Building Industry and Land Development Association, dated April 7, 2009, regarding Regional Official Plan Update, Draft Criteria for Building New Communities;
 - (b) Cam Milani, for Rizmi Holdings Limited and Lucia Milani, April 7, 2009;
 - (c) John La Chapelle, Manager, Access Network Provisioning, Ontario, Bell Canada, April 7, 2009;
 - (d) Lucille King, Town Clerk, Town of Aurora, April 8, 2009, regarding Regional Population and Employment Forecasts; and
4. Adoption of the recommendations contained in the following report dated March 25, 2009, from the Commissioner of Planning and Development Services.

1. RECOMMENDATIONS

It is recommended that:

1. Regional Council receive this report and refer any written submissions as well as submissions made during the Special Meeting of Council held on April 8, 2009, to Regional staff for their consideration during the drafting of the Regional Official Plan Update.
2. *Attachment 2*, to this report be endorsed as the working version of the Table of Contents for the Regional Official Plan Update to be released in June 2009.

2. PURPOSE

The purpose of this report is to provide context for the Special Meeting of Council required under Section 26 of the *Planning Act*, governing 5-year reviews of official plans. The Special Meeting of Council, the holding of which has been delegated to Planning Committee by By-law R-1290-2002-067, is to hear submissions in regard to revisions that may be required to the Regional Official Plan.

This report also introduces and recommends Council endorsement of *Attachment 2* as the working version of the Draft Table of Contents for the Regional Official Plan Update to be released in June 2009.

3. BACKGROUND

Planning for Tomorrow has set the stage for the Regional Official Plan Update

Since 2005, under the Planning for Tomorrow initiative, Regional staff has brought forward a series of research reports and presentations on all aspects of growth management under the Planning for Tomorrow program. These reports include:

- Comparative Analysis of Growth Scenarios - April 30, 2008
- Visualizing the Look of Intensification in York Region: Preliminary Report - June 11, 2008
- Planning for Tomorrow – Refined York Region 2031 Forecast and Land Budget – September 3, 2008
- York Region 2031 Land Budget – January 2009
- York Region 2031 Population and Employment Forecasts – January 2009

In addition to the background research papers, the three phases of public consultation with local Councils, stakeholders and special interest groups undertaken in 2006, 2007 and 2008 have focussed on the issues requiring attention in an updated Plan.

Formulation of policies and the release of the updated Regional Official Plan in June of this year is part of the final phase of the Planning for Tomorrow exercise.

When the updated Official Plan is approved, the Region's Official Plan will conform to Provincial Plans including Places to Grow – the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the previously approved Oak Ridges Moraine Conservation Plan and the Provincial Policy Statement. Further the Regional Official Plan will conform with important elements of the Region's Sustainability Strategy, Master Plans and other Corporate initiatives.

For a 5-year review of the Regional Official Plan, the *Planning Act* requires consultation and a Special Meeting of Council to hear submissions in regard to revisions to the Official Plan that may be required

Section 26 of the *Planning Act*, requires that at least every five years, Council revise the Plan to:

- Ensure that it conforms with Provincial Plans;
- Has regard for matters of Provincial Interest and is consistent with Policy Statements; and
- If it contains policies dealing with areas of employment, including the designation of areas of employment in the official plan and policies dealing with the removal of land from areas of employment, to ensure that those policies are confirmed or amended.

Before revising the official plan, the *Planning Act* requires that consultation take place with the approval authority (in this case the Ministry of Municipal Affairs and Housing) and public bodies with respect to revisions that may be required. Subsection 26 (3)(b) of the *Planning Act* further requires that a special meeting of Council, open to the public, be held to hear submissions in regard to revisions that may be required. The duties of Council, pursuant to section 26 of the *Planning Act*, have been delegated to the Planning and Economic Development Committee by By-law R-1290-2002-067.

Regional Council at its meeting of February 19, 2009, endorsed Clause 8 of Report 2 of the Regional Planning and Economic Development Committee, which, among other things, set April 8, 2009 as the date of the Special Meeting for the 5-year review. The 5-year review of the Regional Official Plan (ROP) and the ROP update are part of the Region's Growth Plan and Greenbelt conformity work, leading to release of an updated Official Plan in June 2009.

***Planning Act* requirements for Public Notice have been met**

Section 26 of the *Planning Act* requires Notice of the Special meeting of Council to be given for two consecutive weeks, not less than 30 days prior to the meeting.

Notice was given in all York Region News Group papers twice, exactly one week apart between February 15 and February 28, 2009, the Toronto Star February 18 and 25, 2009 and the King Sentinel and King Weekly, February 18 and 25, 2009. A copy of the Notice is appended as *Attachment 1* to this report.

4. ANALYSIS AND OPTIONS

The Region is required to bring the Regional Official Plan into conformity with Places to Grow - the Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan. This involves undertaking the necessary steps for the ROP 5-year review as well as a wider Official Plan Update.

Regional Official Plan Update to focus on Sustainability

The main structure of the Regional Official Plan established in 1994 was focussed on the three themes of sustainable natural environment, healthy communities and economic vitality. This focus on sustainability remains valid and has been strengthened with the approval of the Regional Sustainability Strategy in 2007. The sustainability focus will be strengthened with a consistent approach throughout the updated Plan.

Approval of Provincial Plans has required updates to many sections

Since the Regional Official Plan was adopted and approved in the mid 1990's there have been many new Provincial planning initiatives (Greenbelt, Source Water Protection, Places to Grow, Metrolinx and Draft Lake Simcoe Protection Plan) that have fundamentally changed the way planning occurs in south-central Ontario. In the opinion of staff, production of a comprehensive update of the Regional Official Plan will allow a comprehensive approach to inclusion of these initiatives in the Plan.

Recent Regional Initiatives and new Policy Directions

The Region has established a strong foundation for sustainability over the past 15 years with such initiatives as:

- Viva Rapid Transit, York Region Transit and planned subway extensions
- Water for Tomorrow Program and Water Efficiency Master Plan
- Greening Strategy and Land Securement Initiatives
- Energy Efficient Affordable Housing
- Human Services Strategy and Human Services Planning Coalition
- Minimum LEEDTM Silver Standard for Regional Facilities
- Incentives for LEEDTM for mid- to high-density development in the Regional Centres and Corridors and ground-related housing Region-wide
- Clean Air Strategy
- Climate Change Discussion Paper

- Updated Master Plans for Transportation and Transit, Water and Wastewater and Pedestrian and Cycling
- Economic Development Strategy

The Regional Official Plan Update will further enhance and strengthen Regional initiatives in creating the next generation of sustainable communities by using our definition of Sustainable Communities as:

Sustainable communities promote active lifestyles and meet the needs of people of all ages, cultures and abilities. The communities include a diversity of jobs, housing types including affordable housing, schools, public spaces, recreation facilities and other amenities with the highest standard in urban design and green building. Safe, accessible and enhanced mobility systems are provided that prioritize public and rapid transit, and pedestrian and cycling connections.

The key policy directions contained in the Regional Official Plan, once implemented, will achieve the Region's pursuit of creating sustainable communities. These include:

- Enhanced and updated linked Regional Greenlands System to ensure a natural heritage legacy.
- Urban development and infrastructure projects that contribute to Greenlands System enhancements.
- Long-term protection of strategically located employment lands.
- Support for a green industry cluster in the Region.
- Urban design guidelines for new retail/commercial developments in the Region.
- Target a minimum 25% *affordable* new housing units across the Region, in each of the local municipalities including the Regional Centres and Corridors.
- Local Intensification Strategies for each Local Municipality to meet and/or exceed a minimum of 40% intensification within the Region's built-up area.
- New Communities Criteria that includes requirements for green building, water management, mobility systems, public spaces, mixed-use and compact development and urban design.
- Progressively higher standards in energy and water efficiency, and renewable systems for new development region-wide.
- Archaeological Resources Master Plan in consultation with appropriate First Nations Communities. Implement a full-cost accounting approach to financial management that considers the economic, environmental and social costs of expenditure through its entire life cycle.
- Modified Agricultural and Rural Area policies and mapping to bring the Regional Official Plan into conformity with the Provincial Greenbelt Plan.

Some Regional Official Plan policies and designations cannot be changed through this process

While the main philosophical structure of the Plan has been retained and a number of policies amended to reflect the updated Provincial context, there are a number of policy directions and mapping that cannot be changed through this process. Most particularly, with the exception of the wellhead protection policies, the policy regime and land use mapping relating to the Oak Ridges Moraine Conservation Plan remains unchanged. The Oak Ridges Moraine Conservation Plan and the Greenbelt Plan are not scheduled for review by the Province until 2015.

Should the Provincial review result in amendments to the Provincial Plans, changes to Regional and local planning documents could be made at that time.

Table of Contents prepared

The working version of the Table of Contents for the Updated Regional Official Plan is appended to this report as *Attachment 2*. The Table of Contents between the 1994 Official Plan and the Updated Official Plan are similar, however, in an effort to provide integration of the principles and actions of sustainability as well as integrate Master Planning and Growth Plan, Greenbelt Plan and Oak Ridges Moraine Conservation Plan, and focus policies towards city-building and urbanization, there has been reorganization and merging of some sections.

While the working version of the Table of Contents may be modified slightly before the release of the Official Plan Update in June 2009, Regional staff is confident that it represents an appropriate organization for the next generation of the Regional Official Plan.

Relationship to Vision 2026

Vision 2026, York Region's strategic plan for the future, establishes the overall vision and direction for Regional Council. Regional Council has adopted the Sustainability Strategy. Master Plans for Transportation and Transit and Water and Wastewater are in the last stages of review. New Communities Criteria and Wellhead Protection Area policies and mapping have been endorsed by Council for discussions and release as part of the Regional Official Plan update. The preparation of an updated Regional Official Plan will permit the strengthening of these linkages in the Regional Official Plan document.

5. FINANCIAL IMPLICATIONS

As with the balance of Planning for Tomorrow, the Regional Official Plan update work is to be undertaken with the existing Regional staff complement from the Planning Department as well as other Regional departments.

The Region is currently undertaking a detailed 25 year fiscal and economic analysis to assess the transportation and water and sewer costs associated with the amount of growth anticipated to occur in the Region by 2031. The fiscal and economic analysis will include an evaluation of long range capital expenditures and revenues, operating costs, tax levy impacts, reserve fund and debt requirements.

6. LOCAL MUNICIPAL IMPACT

Local municipal official plans are required to conform to the Regional Official Plan and to Provincial Plans. A number of local municipalities are undertaking Official Plan updates and growth management exercises. Regional staff has been meeting regularly with local staff to coordinate Regional forecasting and land budget work as well as natural heritage systems planning and Greenbelt conformity work. Review of the proposed wellhead protection area policy and mapping commenced the second week in March with local municipalities, however staff meet on a regular basis with area municipal representatives to discuss Source Protection Planning. This dialogue will continue.

7. CONCLUSION

Changes in Provincial planning context, with the approval of the Greenbelt Plan and Places to Grow – the Growth Plan for the Greater Golden Horseshoe, as well as approval of a number of Regional initiatives including the Sustainability Strategy, require that the Regional Official Plan be revisited.

Since 2005, under the Planning for Tomorrow initiative, Regional staff has brought forward a series of research reports and presentations on all aspects of growth management under the Planning for Tomorrow program. The 5-year review of the Regional Official Plan (ROP) and the ROP update are part of the Region's Growth Plan and Greenbelt conformity work, leading to release of an updated Regional Official Plan in June 2009.

Besides background research papers, the three phases of public consultation with Local Councils, stakeholders and special interest groups undertaken in 2006, 2007 and 2008 have focussed on the issues requiring attention in an updated Plan.

Section 26 of the *Planning Act*, requires that at least every five years, Council shall revise the Official Plan and hold a Special Meeting of Council, open to the public, to hear submissions in regard to revisions that may be required.

Regional staff considered the options of amending the Plan through a series of amendments and came to the conclusion that an overall Regional Official Plan Update was required. Regional Council at its meeting of February 19, 2009, endorsed Clause 8 of Report 2 of the Regional Planning and Economic Development Committee, which, among other things, set April 8, 2009 as the date of the Special Meeting to set the work plan for the Regional Official Plan Update.

This report provides context for the Special Meeting of Council to be held April 8, 2009 at 1:30 p.m. and provides a working version of the Table of Contents for the Regional Official Plan Update to be released in June 2009.

For more information on this report, please contact John B. Waller, MCIP, RPP, Director Long Range and Strategic Planning Branch at (905) 830-4444, Ext. 1525.

The Senior Management Group has reviewed this report.

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



Regional Official Plan Update Special Meeting of Council

**Presentation to Planning and Economic
Development Committee
(Clause D 3 of Report 3)**

**Barbara Jeffrey, MCIP, RPP
April, 8th, 2009**



Overview

- ❑ Planning Act requires Official Plan review every 5 years
- ❑ Special Meeting to hear input on revisions that may be required
- ❑ Planning context has changed over past 14 years since the ROP was first approved
- ❑ *Planning for Tomorrow* ongoing over past 3 years
- ❑ Regional Official Plan Update appropriate and timely



Planning Act requires Official Plan Review every 5 years

- ❑ ROP first approved in 1994
- ❑ Approximately 54 ROPA's approved since then
- ❑ 5-year reviews have taken place in 1999, 2004 and this year
- ❑ Review of Plan ongoing – not just every 5 years
- ❑ Section 26 of *Planning Act* requires the Special meeting to hear input on revisions



Provincial Planning Context has changed

- ❑ 2001 - Oak Ridges Moraine Conservation Plan
- ❑ 2004 – Updated Population & Employment forecasts
- ❑ 2005- Greenbelt Plan
- ❑ 2006 – Places to Grow
- ❑ 2008 - Metrolinx
- ❑ 2009 - Lake Simcoe Plan



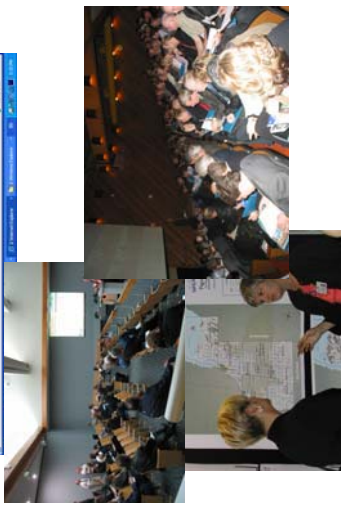
Regional Planning Context has changed

- ❑ 1994 Regional population was 551,000 now > 1 million
- ❑ Many Regional successes in 14 years
- ❑ ROP basis of Sustainable Environment, Economic Vitality and Healthy Communities remains valid
- ❑ A number of policies require update and recasting as a result of changes in the Provincial and Regional context



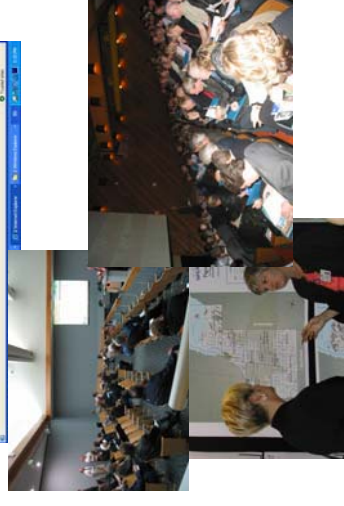
Planning for Tomorrow has set the stage for the ROP Update

- ❑ Extensive series of technical reports since 2004
- ❑ Three phase consultation program
- ❑ Coordinated with Master Plan Updates
- ❑ Must conform to Places to Grow Plan and Greenbelt Plan conformity



Basis of the Updated Plan

- ❑ Horizon to 2031
- ❑ Updated population and employment forecasts
- ❑ Minimum 40% intensification in Centres and Corridors
- ❑ Density targets
- ❑ Updated Natural Heritage System
- ❑ Greater Integration of Sustainability, Master Planning within Plan



Next Steps

- ❑ Receive written submissions and submissions at today's meeting and refer to staff
- ❑ Endorse Table of Contents attached to report as working version for the June release of the ROP
- ❑ Proceed with drafting of Regional Official Plan update
- ❑ Bring Updated ROP to June PEDC and Council for formal release and stakeholder consultation through summer and fall 2009





Claudio P. Brutto, MCIP, RPP, PLE CEO
James H. Okawa MCIP, RPP President

3300 Highway 7, Suite 610, Vaughan Ontario, L4K 4M3

Tel: (905) 851-1201 Fax: (905) 761-9890

March 2, 2009

Mr. John Waller
Director of Long Range and Strategic Planning
Planning and Development Services
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Dear: Mr. Waller

**Re: Letter of Interest: Aurora Leslie Developments, Town of Aurora
York Region 2031 Population and Employment Forecasts Staff Report
Planning and Economic Development Committee – January 7, 2009**

The intent of this letter is to notify staff that we represent a major landowner in the 2C Secondary Plan Area within the Town of Aurora. Our clients are proposing a unique 200 acre sustainable environment first community. The proposal by this landowner and others in the 2C Secondary Area of the Town will implement the current population and employment forecasts, and land budget for the Town of Aurora.

The location of the property and our clients plan is attached for your reference. We are currently preparing an Official Plan Amendment Application for these lands and with it the requisite detailed studies to support its development. We will be filing this application shortly. We would like you to be clear about our clients intentions before your good offices get too far along in the Regional OP Review/Population and Employment Forecast analyses.

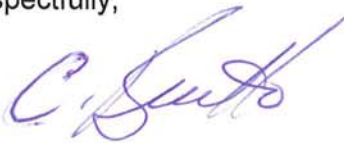
You will see from the plan that our clients are strongly committed to establishing a sustainable community consisting of a large employment area as an extension to the existing State Farm business complex to the south. Also, in respecting the natural and hilly environment of the site and the need to house more people in close proximity to their jobs and transit our clients are proposing a residential community of the highest quality with a mix of densities, the provision of schools and parks and the retention of significant green spaces for passive and active recreational activities.

It is our opinion that the Residential Population projection and Employment projection as currently contained in the Region of York Official Plan (Table 1 of the ROP, attached) and the Town of Aurora Official Plan (Appendix 1 of the Town OP, attached) is still relevant and further justification will be required to amend these projections. Particularly, we fail to understand how the population projection for the Town of Aurora could be reduced from its current projection of 75,000 to 70,400. The PPS 2005 and Provincial Growth Plan (GGH) promote the efficient use of designated greenfield areas so as to reduce the need for settlement area boundary expansions. The plan our clients are putting forth and the supporting documentation will demonstrate the ability for Aurora to achieve its current planned residential growth and therefore eliminate any need for proposed regional settlement area expansions to accommodate for reductions in the Aurora growth projections.

The 2C Secondary Plan represents the planning of the last remaining large urban area in the Town and will take into account numerous landowner development proposals including our client's lands. These Town initiatives and the evaluation of landowner development proposals are ongoing and therefore we would like to ensure the York Region Planning for Tomorrow growth plan exercise will accommodate these concurrent municipal level strategies and initiatives.

We would like to meet with Regional Staff to present our client's proposal and express our interests in greater detail. Following this letter we will contact your offices to set up a meeting to present our findings and show you what this community would look like. At this juncture please accept this letter as our formal request to be notified of any future meetings, public consultation forums related to the Planning for Tomorrow initiative and/or the York Region Growth Plan conformity exercise, as well as notices of the passage of any official plan amendment respecting any of these.

Respectfully,



Claudio P. Brutto, MCIP, RPP, PLE
CEO
Brutto Land Management Consulting Limited

CPB:

cc: Bryan Tuckey, Region of York
Paul Bottomley, Region of York
Marco Ramunno, Town of Aurora
Council of the Town of Aurora
Aurora Leslie Developments, clients
Ira Kagan, Solicitor

Attachments (4)



Addison - Yorkwood Leslie & Wellington Development Plan



Martin Associates Architects

LESLIE / WELLINGTON
Town of Aurora
Regional Municipality of York

A hand-drawn key map showing the location of the 'SUBJECT SITE'. The site is a rectangular area outlined in red, located at the intersection of Leelanau St and Park Ave. The map shows a street grid with Leelanau St running horizontally and Park Ave running vertically. St Johns Road E is shown to the left of Leelanau St, and Wellington St E is shown to the right. The 'SUBJECT SITE' is located on the east side of Leelanau St, between Park Ave and Wellington St E. A north arrow is located in the upper right corner of the map.

LAND USE	Color
Single and Semi-Detached	Light Yellow
Freehold Townhouses (OSTH)	Yellow
Medium Density 1	Light Orange
Medium Density 2	Orange
High Density	Red-Orange
Retirement Residence	Red
Mixed Use (Residential & Commercial)	Red-Orange
Office	Blue
Employment	Blue
School	Light Green
Park	Light Green
Walkway	Light Green
Open Space	Light Green
Buffer	Light Green
Storm Water Management Pond	Light Green

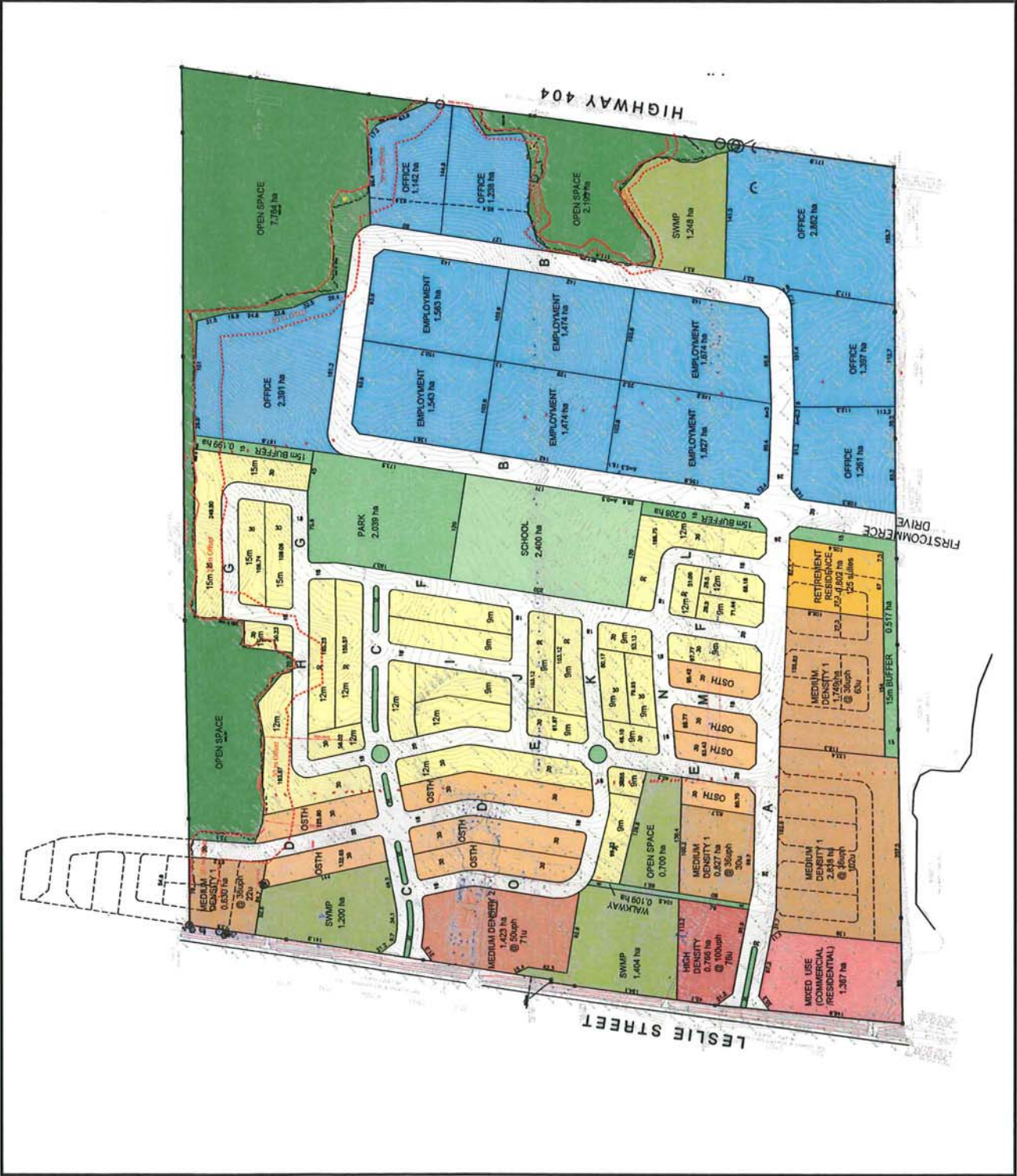


TABLE 1

	1996	2006	2011	2016	2021	2026
Aurora						
Population	36,000	49,000	56,000	63,000	69,000	75,000
Employment	14,600	19,000	22,000	26,000	30,000	33,000
East Gwillimbury						
Population	20,400	27,000	32,000	41,000	51,000	60,000
Employment	4,600	7,000	9,000	12,000	16,000	20,000
Georgina						
Population	35,900	45,000	51,000	59,000	67,000	74,000
Employment	7,500	10,000	13,000	16,000	20,000	22,000
King						
Population	18,800	22,000	25,000	29,000	32,000	35,000
Employment	6,100	7,000	8,000	10,000	11,000	12,000
Markham						
Population	179,100	253,000	281,000	304,000	326,000	348,000
Employment	97,600	148,000	169,000	185,000	200,000	212,000
Newmarket						
Population	59,000	79,000	87,000	91,000	95,000	98,000
Employment	27,200	37,000	41,000	43,000	45,000	46,000
Richmond Hill						
Population	105,100	171,000	191,000	204,000	212,000	219,000
Employment	43,100	79,000	94,000	106,000	115,000	119,000
Vaughan						
Population	136,900	221,000	254,000	281,000	305,000	330,000
Employment	83,300	151,000	172,000	188,000	202,000	215,000
Whitchurch-Stouffville						
Population	20,500	27,000	31,000	35,000	38,000	41,000
Employment	7,500	10,000	12,000	14,000	16,000	17,000
York						
Population	611,700	894,000	1,008,000	1,107,000	1,195,000	1,280,000
Employment	291,500	468,000	540,000	600,000	655,000	696,000

Appendix 1

<u>Aurora Population and Employment Forecasts</u>							
	1996	2001	2006	2011	2016	2021	2026
Aurora							
Population	36,000	41,650	50,000	56,000	63,000	69,000	75,000
Households	11,125	13,040	15,900	18,300	21,000	23,800	26,700
	14,600	17,740	19,000	22,000	26,000	30,000	33,000
Employment							
Source: York Region Planning Department * Under review							

MEMORIAL GARDENS CANADA LIMITED

REGION OF YORK – OFFICIAL PLAN REVIEW

POLICY MATTERS - CEMETERIES

(PUBLIC MEETING— SPEAKING NOTES)

9 April, 2009

- ✦ Memorial Gardens Canada Limited owns and operates cemeteries across Canada and is actively involved in the development of new cemetery properties.
- ✦ In York Region they own Highland Hills Memorial Gardens in Gormley, and Glenview Memorial Gardens in Vaughan. To keep up with the increasing demand for cemetery space they are also actively involved in establishing new cemeteries in the Region of York and the GTA.
- ✦ Few municipalities plan for the burial and memorial needs of their citizens.
- ✦ Land use policy tends to focus on recognizing existing cemeteries rather than developing new properties, irrespective of the capacity of the community's existing cemeteries.
- ✦ Few planning policy documents provide policies to guide the development of new cemeteries, and fewer still identify new cemetery lands.
- ✦ Land use planning for cemeteries, however, differs from traditional land use planning due to the character associated with the type of land use itself.
- ✦ Cemeteries represent one of the few "permanent" land uses in that once they are established the land is rarely, if ever, converted to another use.
- ✦ Nevertheless, it has been consistently demonstrated that cemeteries represent a compatible development form with most other land uses, urban and rural.
- ✦ Park-like settings with the open and natural spaces that typically characterize cemeteries are complimentary to the areas that surround them.
- ✦ Whereas the more common land use characterizations are considered to be "residential", "commercial", "industrial", "institutional" and "recreational", with a focus on the infrastructure requirements of their provision, cemeteries require little infrastructure for their implementation and maintenance.
- ✦ Unfortunately, it has been my client's experience that cemeteries represent the forgotten land use.
- ✦ The Region of York is undergoing a comprehensive review of its planning policies intended to guide future growth.

Michael T. Larkin, MCIP, RPP

LARKIN + ASSOCIATES Planning Consultants Inc.

1168 Kingdale Road, Newmarket ON, L3Y 4W1

Ph: 905.895.0554, email: mtlarkin@larkinassociates.com

...Speaker Notes

P. 1 of 2

MEMORIAL GARDENS CANADA LIMITED

REGION OF YORK – OFFICIAL PLAN REVIEW

POLICY MATTERS - CEMETERIES

(PUBLIC MEETING– SPEAKING NOTES)

9 April, 2009

- ✚ In this regard, the Region must consider the recent planning policy initiatives by the Province as articulated through such plans as “Places to Grow”, the “Greenbelt Plan” and the “Oak Ridges Moraine Conservation Plan”.
- ✚ The Province is seeking to intensify existing urban settlements to control the expansion of urban areas.
- ✚ As a result, the competition for the more traditional land uses, residential, commercial and industrial or employment lands for example, is intense.
- ✚ Modern cemeteries require from 20 to 40 hectares of land (50 to 100 acres), however they require little infrastructure to support them.
- ✚ The location, therefore, of new cemeteries within urban areas is unlikely and does not represent the most efficient use of public infrastructure.
- ✚ Accordingly, the logical location for new cemeteries is in the rural areas of the Region.
- ✚ The Region of York needs to address this issue as it reviews and updates its land use planning policy through this review.
- ✚ It is not enough to leave this matter to local municipalities through their Official Plans.
- ✚ Cemeteries are an integral component of the social network and a necessary and important land use.
- ✚ We trust that the Region will address through this Official Plan Review.



BUILDING A GREATER GTA
Building Industry and Land
Development Association

April 7, 2009

Mr. Bryan Tuckey
Commission of Planning and Development Services
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

**Re: *Special Meeting of Council – April 8th Public Meeting as part of the Planning & Economic Development Committee
Regional Official Plan Update, Draft Criteria for Building New Communities***

The Building Industry and Land Development Association has been actively participating in discussions with staff related to various components of the Region's Official Plan Update and Growth Plan Conformity exercise. We have provided input in to the Region's review process at stakeholder consultation sessions, formal meetings with staff, and through our Chapter meetings over the past year.

At this time, BILD and members of its York Chapter are engaged in discussions related to the Region's Draft New Communities Criteria. We have received the staff report presented to the March 4th meeting of the Planning and Economic Development Committee and present the following ***preliminary*** comments for your consideration as part of the April 8th Public Meeting proceedings for the Regional Official Plan Update. We appreciate being able to provide further input on this matter, and look forward to continued discussions.

As noted in our preliminary meeting of March 25th, we would like to reiterate the following comments for your consideration which relate specifically to the Region's proposal that all industrial, commercial, institutional, mid- to high-rise residential, ground related residential and mixed use buildings be built to a minimum LEED Criteria.

BILD is committed to promoting sustainable development and green building (new and renovation) and to housing affordability and choice, which is an objective that impacts our philosophical approach to sustainable development and green building.

20 Upjohn Rd, Suite 100
North York, ON M3B 2V9

Tel: 4163913445
Fax: 4163912118
www.bildgta.ca



BUILDING A GREATER GTA
Building Industry and Land
Development Association

However, we have significant concerns with the Region's proposal to include LEED Criteria as part of a Regional Official Plan amendment and we continue to advocate that the LEED apply on a voluntary basis.

BILD recognizes and applauds York Region's leadership on sustainability. We recognize the significance of your vision for intensification, for creating complete communities, and would prefer to work with the Region to achieve this end. Additional layering of regulatory policy, increased costs and additional risk associated to mandating LEED will serve as a deterrent towards a sustainable approach to growth.

There must be a recognition that parameters, rules and standards are already in place through a recently enhanced Ontario Building Code, in addition to the options related to the numerous voluntary environmental rating and certification systems for buildings such as, Energy Star and R-2000. LEED is ultimately a brand name, such as Energy Star, and not an objective standard, vetted by government.

For BILD and its York Chapter members, the key word is voluntary. Ontario's Building Code is mandatory and everything else should be voluntary. The whole point of a uniform provincial Building Code is to ensure that developers, new home builders and professional renovators do not have to operate in a fragmented regulatory environment where each municipality has different requirements. As well, the provincial Building Code benefits from a transparent process which emphasizes objective research and public consultations.

On that basis, BILD will resist any municipality's efforts to mandate any particular green program/label apart from a municipality's own buildings and lands. The mandatory Building Code together with voluntary, market-driven green labeling programs is working effectively as witnessed by the number of builders and units registered with the various programs.

We are, however, very open to discussion of municipal incentives to promote sustainable development and green building. Any discussion of Green programs should be part of an incentive package where the builder or developer can make the proper business decision for his product and his customer. These incentives could range, for example, from streamlined approvals, the prioritization of "green applications", to reduced or deferred development charges or building permit fees for voluntary LEED or ENERGY STAR or GreenHouse developments.

For example, BILD would recommend a preferred mixed-use development charge directed to transit oriented high-rise developments. This would relieve pressure off of the flow-through costs associated to green infrastructure, and would also allow for a return on investment for the intensification of uses. This would serve as a beneficial policy incentive which would

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www.bildgta.ca

hopefully encourage the planning of high-rise, mixed used communities which fit in to the Region's vision for sustainability. This is just one example of several that BILD York Chapter members would be able to provide. If the home building and development industry is provided with various incentives, this approach will assist the Region with its objectives, while not forcing LEED on those who choose not to use LEED as their parameter for building. We would be pleased to continue discussion these sorts of incentive-based initiatives.

As BILD has examined the various green building programs/labels, we have come to the conclusion that they may be perceived as opportunities for developers, new home builders and professional renovators to differentiate themselves in the marketplace. Some programs are more low-rise, some are more high-rise (residential or commercial), and some are more industry-led and/or market-driven than others. In BILD's view, developers, new home builders and professional renovators should continue to be free to choose from among these programs/labels based on their own business assessment relative to their buyers' preferences and market feasibility.

If Council approves a mandated LEED Criteria, there is also a significant concern that York Region will price themselves out of the market for all dwelling types. There are substantial costs associated to LEED, which is another reason why mandating such should be reconsidered, especially in this economic climate.

If we could underscore the gravity of the situation, it is clear that sales of new homes and condos in the Region have sharply declined in the last half of 2008, from 748 total sales in June to a total of only 61 in December 2008. The total sales specific to the high-rise sector fell from 247 in June, to a mere 20 in December 2008. Sales of low-rise units fell from a high of 501 in June to a total of only 41 in December 2008.

If we were to go back and compare the sales figures of 2008 to 2007, we would see that the Region's low rise sales totaled 357 for the month of December in 2007, comparing this to a total of only 41 for 2008. In 2007, December high-rise sales reached 76, compared to only 20 for the same month in 2008. Any policies that lead to increased costs, or a more complex way to do business, must be seriously reconsidered.

Projects that *choose* to participate in any program must be assessed over a longer period in order to realize both the benefits and the areas for improvement. Setting workable and flexible guidelines, as opposed to mandating standards, will likely enhance the probability of the best projects being built within appropriate timeframes, and at reasonable costs.

In addition, the Region must recognize that in substantially all instances, condominium builders are not left to own the enhanced capital/green infrastructure once implemented, and are not in a position to benefit from a potential return of operation savings. Having to manage,



BUILDING A GREATER GTA
Building Industry and Land
Development Association

front-end and finance costs is a serious consideration within project development. Any program has to be implemented at a pace that the market can bear.

BILD York Chapter members have also expressed a concern that if the LEED Criteria becomes mandatory, the review of sustainable building materials and design at the site plan control process will be a duplication, creating additional delay and paperwork for the applicant as they move through the municipal approvals process. The industry cannot sustain any more of this layering on of regulatory review in addition to the already existing multitude of requirements.

Also, the Region must recognize the difficulty in achieving LEED Silver in residential buildings. The technical issues associated to including LEED in to an Official Plan and a recognition of the building process must be considered. Since standards change and application requirements may change, the inflexibility of rigid requirements set out in an Official Plan may not be realistic.

BILD recommends that specifics NOT be included in the Region's Official Plan amendment. It should maintain a level of flexibility, avoid being prescriptive, allow for choice, and "recommend" that the industry embrace various Green programs and sustainable approaches to building. The Region should recognize that there are other ways of building in sustainable manners, and should focus on being all-encompassing. Following this approach will result in the buildings that the Region is aiming for, positive cash flow through continued building activity and sustained economic activity at a logical level.

The industry looks forward to continuing our efforts in a voluntary framework and to working with the Region in the spirit of supporting housing affordability and choice.

We trust that you will take these comments into consideration.

Sincerely,

Paula J. Tenuta, MCIP, RPP
Director, Municipal Government Relations

cc. Fraser Nelson, Chair, BILD York Chapter
Leith Moore, BILD Chair

20 Upjohn Rd, Suite 100
North York, ON M3B 2V9

Tel: 4163913445
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www.bildgta.ca

From: Jeffrey, Barb
Sent: April 7, 2009 3:22 PM
To: Price, Karin
Subject: FW: Special meeting of Council and other growth management reports for April 8, 2009 Comments

Attachments: Map1 of 2 Regional Comments Apr 7 09.pdf; Map2 of 2 Regional Comments Apr 7 09.pdf



Map1 of 2



Map2 of 2

Regional Comments Apr 7 09.pdf; Map2 of 2 Regional Comments Apr 7 09.pdf

These are comments from Cam Milani on behalf of Milani and Rizmi holdings.

Barbara Jeffrey, M.C.I.P., R.P.P.
Manager, Land Use Policy and Environment Long Range and Strategic Planning Branch Region of York Telephone (905) 830-4444 , ext 1526
Email: barbara.jeffrey@york.ca

-----Original Message-----

From: Cam Milani [mailto:cammilani@bellnet.ca]
Sent: Tuesday, April 07, 2009 2:28 PM
To: Jeffrey, Barb
Subject: Special meeting of Council and other growth management reports for April 8, 2009 Comments

These are our comments on Reports D.3 - D.6 on the Planning Committee Meeting set for April 7, 2009. Please include them in that report.

We are the owners of 260 acres of land in the City of Vaughan, more particularly described as 11641 Dufferin St, (Parcel 1, 110 Acres), 11490 Bathurst St (Parcel 2, 50 acres), 11333 Dufferin St (Parcel 3, 100 Acres). All parcels are in the Oak Ridges Moraine and subject to the Oak Ridges Moraine Conservation Act/Plan. See attachments for reference.

Report D3 - Page 5 , states that the land use policies of the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan lands will not change through this review. The Region states that should the review of those plans in 2015 result in some changes, those changes can be implemented at that time. This argument should go a little further, as there are other opportunities for change in those Plans prior to 2015, such as Ministerial amendments, the completion of transitional provisions or intensification of legally existing uses. These possibilities would result in urban land uses in areas currently shown as rural, ORM or protected countryside.

The Region clearly contemplates the possibility of changes to the Oak Ridges Moraine and/or Greenbelt Plans. Should those changes take place either in 2015 or sooner as explained above, the Region should make provisions in their Official Plan today that would immediately recognize those lands for urban uses when and if they are processed through transitional status, ministerial orders and such. Further, this Official Plan should not attempt to prohibit those changes from taking place, but rather enable these changes to occur.

On a more site specific basis, Parcels 1 and 2 are the subject of transitional applications known as Z127.89 (Zoning) and OP58.89 (Official Plan). These transitional applications should be identified in your Official Plan in either a mapping footnote or a textual reference. The lands affected by these applications should be designated for future urban

uses.

As stated in previous meetings with Regional Staff and various correspondences, Parcel 3 is zoned M4 Pits and quarry and permits a variety of "urban" uses. The Oak Ridges Moraine Plan designates this parcel as Countryside and Core Area. The OMB has already ruled that the Oak Ridges Moraine Conservation Plan does not apply to our matters, and as such, would have no prohibitive effect on being included in the urban boundary.

Section 2.2.8 (d) of the Growth Plan states when considering settlement area boundary expansions that "where applicable, the proposed expansion will meet the requirements of the Greenbelt, Niagara Escarpment and Oak Ridges Moraine Conservation Plans." This section clearly states that urban boundary expansions in those Conservations Plans are not only contemplated, but encouraged. Barbara Jefferies stated in past meetings with us that the Growth Plan (which is the main purpose of this Regional Official Plan Review) prohibits urban uses in the Oak Ridges Moraine. This section clearly states otherwise and we fully expect Parcels 1-3 to be included within the urban boundary or alternatively, within an area that is not prohibited from urban boundary expansions in the future through lower tier comprehensive reviews as contemplated in the reports presented.

From our reading of the materials, it seems that the Region is attempting to prohibit any urban boundary expansions in any other areas except for the "whitebelt", which seems to be a term coined by the Region, not the Growth Plan. The term "whitebelt" is not located anywhere in the Growth Plan. The main purpose of the Official Plan review is to bring to Region's Official Plan into conformity with the Growth Plan. Creating key terms such as "whitebelt" and basing the core principles of the Official Plan around that term is inappropriate and not in conformity with the Plan. Please explain the purpose of using the term "whitebelt".

Nowhere in the Growth Plan does it prohibit urban boundary expansions in the Oak Ridges Moraine or any other Greenbelt Area. The Plan simply states that the applicable policies under each legislation, such as the Oak Ridges Moraine Conservation Act and Greenbelt Act, apply to those lands located in those geographic areas. As stated earlier, those acts promote development in certain areas and under certain circumstances, such as transitional lands.

Section 3.2.6.2 of the Growth Plan states that planning for growth shall take into account the location and availability of existing and planned community infrastructure so that they can be provided efficiently and effectively. 2.2.8 (e) also speaks to the efficient availability of infrastructure. Parcels 1-3 are located directly adjacent to the current urban boundary and infrastructure and would best be able to serve the meaning of these sections. Sewer and water can be provided without the costly need of extending pipes into unchartered territories located in your current identified "whitebelt" areas. Parcels 1-3 would merely be able to tap directly into current infrastructure adjacent to their boundaries. The inclusion will assists in reducing the time period for cost recoveries of major infrastructure put in place by the various governments.

Parcels 1-3 are the subject of an OMB hearing whereby we have appealed the most recent Regional Official Plan, OP 600, a down zoning and a license to extract under the Aggregate Resources Act. We further confirm our legal positions as stated in that hearing and request the Region to accept our positions and incorporate them into this review of their official plan. We would be pleased to sit down with the Region to explain those positions again, namely the aggregate resources designation, various environmental designations (Greenlands Systems) and land use designations.

These comments can serve the basis for discussion with Region, however, our concerns are not limited to what we have stated here. With such a small time frame between when the reports were released and the actual meeting, our concerns are forced to be somewhat general. We would like to sit down with the Region and if need be, the City, in the near future to help settle all of our outstanding concerns.

Yours Truly,
Rizmi Holdings Limited & Lucia Milani

Per. Cam Milani
encls

*** York Region Mail Gateway has scanned this email for malicious content ***
*** IMPORTANT: Do not open attachments from unrecognized senders ***

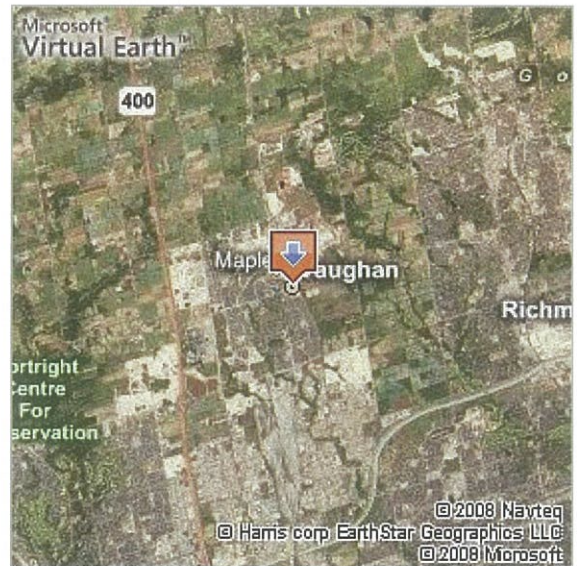


Live Search Maps



Vaughan, ON

Parcels 1-3, City of Vaughan



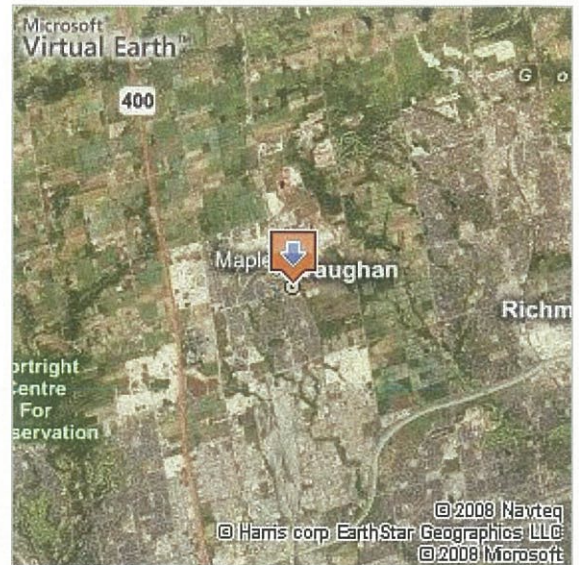


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Vaughan, ON

Parcel 3



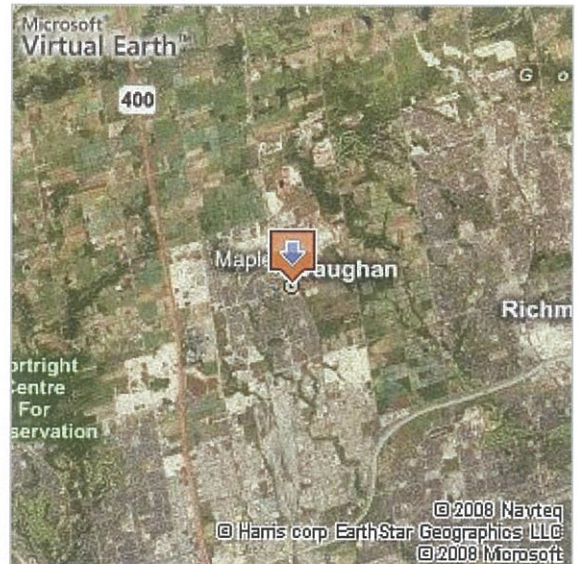


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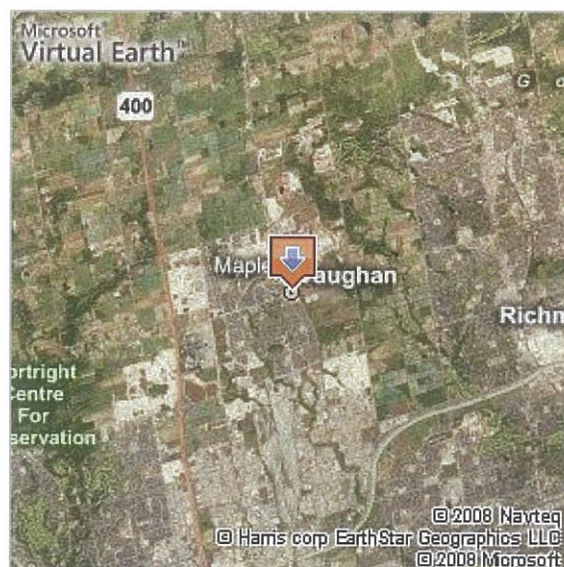


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Vaughan, ON

Parcel 2





April 7, 2009

Mr. Bryan Tuckey, MCIP, RPP
Commissioner of Planning and Development Services
Region of York
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

Re: York Region Official Plan Review

Dear Mr. Tuckey,

Bell Canada thanks you for the opportunity to provide a preliminary comment letter on the Region of York's Official Plan Review. We understand that a draft document is not yet available for review however; it is one of Bell's objectives to be proactively involved in early stages of the planning process. We would like to provide the following comments to be considered as part of your Official Plan Review process.

As you are aware, Bell Canada is Ontario's principal telecommunications infrastructure provider. The *Bell Canada Act*, a federal statute, requires that Bell manage and operate most of the trunk telecommunications system in Ontario. Bell is also responsible for the infrastructure that supports most 911 emergency services in the Province.

The Provincial Policy Statement (PPS) and the Places to Grow document both strongly support the integrated planning of communities, including telecommunications infrastructure. The PPS specifically requires that "planning for infrastructure and public service facilities shall be integrated with planning for growth so that these are available to meet current and projected needs" (Section 1.6.1). Furthermore, the PPS states that infrastructure should be located to support the delivery of emergency management services (Section 1.6.3). We note that the definition of infrastructure in the PPS includes communications/ telecommunications.

In light of Provincial policy, it is critical to understand the complexity of expanding and enhancing the telecommunications network to accommodate growth, both through outward expansion of an urban area and through intensification, infill and redevelopment. All types of growth and development place demands on the telecommunications network and its associated support infrastructure. Beyond simply extending fibre or copper cable, growth and development can precipitate the need for reinforcement and replacement of the support infrastructure. Reinforcement and replacement of the telecommunications network can represent an extensive and costly undertaking, which needs to be managed to avoid disruption of public services. This is particularly critical in relation to the provision

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Development and Municipal Services Control Centre
Floor 5 BLUE, 100 Borough Drive
Toronto, Ontario
M1P 4W2

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john.lachapelle@bell.ca

of 911 emergency services and the operating services essential to the York Region's businesses operating in a global economy.

We were pleased to see that the Region recognizes the importance of telecommunications/communications to the growth and development, and that specific policies exist in the Region's Official Plan (Section 6.5 – Communications Corridors and Transmission Facilities). We would note, however, that the policies seem to be geared towards communications corridors and towers and do not reflect the entire communications/telecommunications infrastructure components required to support a growing community.

The continual advancement of telecommunications technology, coupled with the need of rapid information transfer, have a significant impact on the future growth, development and economic vitality of a Region and/or municipality. As communities move towards an emphasis on leading edge technological advancement to support the growth of existing businesses and ensure an areas ability to attract new employment opportunities, it is important to be cognizant that much of the "backbone" of these new advancements relates to Bell Canada's infrastructure. Telecommunications will continue to have a significant impact on the sustainability and competitiveness of the Region. To properly reflect all of the facets of communications/telecommunications systems we would recommend that the following changes be incorporated into the revised Official Plan. Our proposed modifications are shown in *italics*:

SECTION 3.2 – ATTRACTING ECONOMIC DEVELOPMENT

We were happy to see that the Region recognizes the impact that telecommunications technology and rapid information transfer can have on attracting businesses to York Region. To support this objective we would suggest that the following be added to Section 3.2 as follows:

It is the policy of Council:

9. *To undertake discussions with telecommunications providers regarding the feasibility of servicing existing and future employment areas with leading-edge telecommunications services, including broadband technology, to attract knowledge-based industries and support the technological advancement and growth of existing businesses;*

SECTION 5.3 – REGIONAL CENTRES

Regional Centres are intended to be focal points of municipalities within the Region and contain a higher concentration of mixed-use and intensification. As a result, it is important to have an understanding of the existing infrastructure system and capacity as growth and development can create the need for reinforcement and replacement of the support network along with extending fibre or copper cable. Consequently, we would request that the following be added to Section 5.3.9.c. as follows:

Coordinate infrastructure investment, in consultation with the Region, to coincide with the built-out of the Regional Centres, including:

- iv) *utilities, such as communications/telecommunications*

SECTION 6.5 – COMMUNICATIONS CORRIDORS AND TRANSMISSION FACILITIES

It is the policy of Council:

1. That the Region, together with local municipalities, the business community and other parties, will cooperate to establish a high-caliber electronic communications network, ~~perhaps~~ including but not limited to fiber optics, ~~telecommunications~~ broad band and satellite networks. *This includes facilitating coordination between growth management and the maintenance and expansion of the telecommunication sector, both in terms of technological advancement and service provision;*
2. The major hydro-electric power lines, oil lines, gas lines and inter-regional and/or interprovincial *telecommunications/communication* lines crossing the Region of York above or below ground be constructed, maintained and operated so as to minimize their impact on people, the adjacent uses of land and the environment, and to support the urban structure of this Plan. This may include shared rights-of-way *and/or easements on private property* in order to reduce impact on adjacent lands and resources.
4. That utilities be constructed according to the following criteria:
 - a) that facilities be located so as to avoid the principal elements of the Region and local Greenlands System and to minimize the use of agricultural lands;

- b) that in the future, buried cables or improved appearance steel pole structures be used ~~where possible~~ *where feasible* in urban areas or where the visual impact would be high, provided the facilities have satisfied the requirements of the Environmental Assessment Act; where the Act is applicable.¹

¹ *The telecommunications sector is not subject to the Environmental Assessment Act.*

- k) *The local municipality and utility provider have determined the appropriate locations for large utility equipment and considered the locational requirements for larger infrastructure.*

- 5. To seek the cooperation of corporations and commissions responsible for the regulation, transmission and delivery of utility and communications/ *telecommunications* services within the Region in planning the future development and staging of their systems with the regional and area municipalities in order to implement the policies in this Plan and area municipal official plans. *This will include facilitation coordination between growth management and the maintenance and expansion of the telecommunication sector, both in terms of technological advancement and service provision;*

We would like to thank you for the opportunity to provide preliminary comments into the Region of York's Official Plan Review and would ask that Bell be advised any further opportunities to participate in the planning process such as meetings, reports, decisions, etc. related to this matter. We would ask all documents and information be forwarded to our Development and Municipal Services Control Centre:

Mr. John La Chapelle, MCIP, RPP
Manager – Municipal Relations
Access Network Provisioning, Ontario
Development and Municipal Services Control Centre
Bell Canada
Floor 5 BLUE, 100 Borough Drive
Toronto, Ontario
M1P 4W2

April 7, 2009

5

If you have any questions, please direct them to the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read 'J. La Chapelle', with a long horizontal flourish extending to the right.

John La Chapelle, MCIP, RPP
Manager – Municipal Relations
Access Network Provisioning, Ontario

cc: Wayne Corrigan - Associate Director - Access Network – Bell Canada
Scott Moon - Associate Director – Access Implementation – Bell Canada
Chris Tyrrell - MMM Group Ltd.

April 8, 2008

C03-C09-09

Denis Kelly, Regional Clerk
Corporate Services Department
York Region Administration Building
17250 Yonge Street, 4th Floor
Newmarket, ON L3Y 6Z1

SENT VIA E-MAIL

regionalclerk@york.ca

Dear Mr. Kelly:

**Re: Item 1 - Memorandum from the Director of Planning and Development
Regional Population and Employment Forecasts**

Please be advised that this matter was considered by Council at its meeting held on Tuesday, April 7, 2009. In this regard, Council adopted the following resolution.

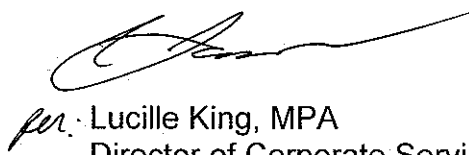
THAT Aurora Council endorse the Region of York population, household and employment forecasts, as approved by Regional Council on January 22, 2009, as set out in table 1; and

Town of Aurora – Growth Forecasts – Prepared by York Region as part of “Planning for Tomorrow”						
TABLE 1						
Year	2006	2011	2016	2021	2026	2031
Population	49,600	57,300	63,700	68,200	69,700	70,400
Households	15,700	18,400	20,800	22,800	23,800	24,500
Employment	20,300	25,300	29,800	32,900	34,100	34,700

THAT staff be directed to forward Council's resolution for inclusion on the York Region Special Council Meeting agenda related to the York Region Official Plan 5-year Review agenda of April 8, 2009.

The above is for your information and any attention deemed necessary.

Yours truly,



Lucille King, MPA
Director of Corporate Services/Town Clerk

LK/ce

The Regional Municipality of York
**York Region Official Plan
 5-year Review**
**Notice of a Special Meeting of
 Council**

The Regional Official Plan was approved by the Minister of Municipal Affairs and Housing in 1994. Since that time there have been approximately 65 amendments to the Plan. A copy of the current Regional Official Plan can be viewed or downloaded from the Region's website www.york.ca

As well, since 2005, the Province has approved a number of Provincial initiatives, including the Greenbelt Plan and the Provincial Growth Plan and population and employment forecasts which make a Regional Official Plan update important at this time.

The Planning Act requires that an Official Plan be reviewed at least every 5 years. Previous 5-year reviews of the Regional Official Plan have been undertaken in 1999, 2004. 2009 is a 5-year review year.

Section 26 of the Planning Act requires that as part of a 5-year review of the Regional Official Plan, Council hold a special meeting to hear submissions in regard to revisions that may be required to the Regional Official Plan.

The duties of Council pursuant to Section 26 of the Planning Act have been delegated to Planning and Economic Development Committee by Bylaw R-1290-2002-067.

Consequently, Notice is hereby given of the Special Meeting of Council to be held:

April 8, 2009, 1:30 PM,
 Committee Room "A"
 Regional Administrative Centre
 17,250 Yonge Street, Newmarket, Ontario

A staff report discussing the aspects of the review will be available Friday evening April 3, 2009. Further information on the Region's growth management work may be accessed from the Region of York website www.york.ca or by calling Barbara Jeffrey, MCIP, RPP, Manager, Land Use Policy and Environment, 905-830-4444 extension 1526, for further information.

Any person may attend the Special Meeting and/or make oral or written submissions advising Council of revisions that may be required to the Regional Official Plan. Written submissions, referring to the subject information should be made to:

John B. Waller, MCIP, RPP
 Director, Long Range and Strategic Planning
 Branch
 Planning and Development Services Department
 York Region Administrative Centre
 Box 147, 17250 Yonge Street
 Newmarket, ON L3Y 6Z1
 Telephone: (905) 830-4444, 1-877-464-9675,
 (705) 437-1617
 Facsimile: (905) 895-3482

Date of this Notice February 15, 2009



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