
DRAFT

York Region Official Plan

Presentation to Planning and
Development Committee

John Waller
June 17, 2009



Regional Official Plan Update

- ❑ Planning Act requires Official Plan review every 5 years
- ❑ Planning context has changed over past 14 years since the Regional Official Plan was first approved
- ❑ *Places to Grow* has provided an opportunity to update the Plan



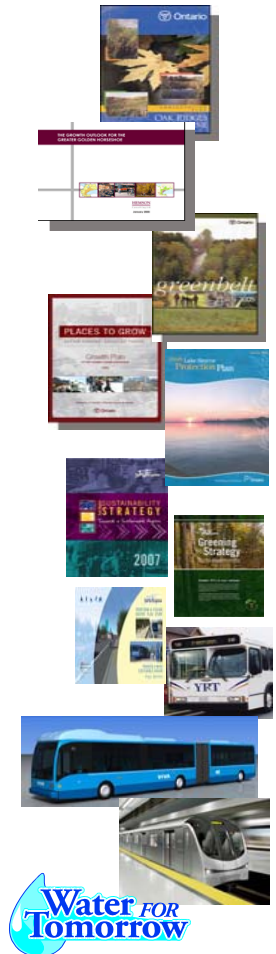
Provincial and Regional Planning Context has changed since 1994

□ Provincial Planning Context

- Oak Ridges Moraine Conservation Plan
- Updated Population & Employment Forecasts
- Greenbelt Plan
- Places to Grow Plan
- Source Water Protection
- Metrolinx
- Lake Simcoe Protection Plan

□ Many Regional Successes

- Sustainability Strategy
- VIVA
- Water for Tomorrow
- Master Plan Updates
- Greening Strategy

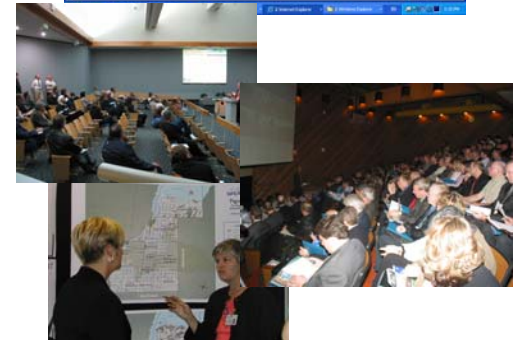


Integration, collaboration and coordination of Regional studies



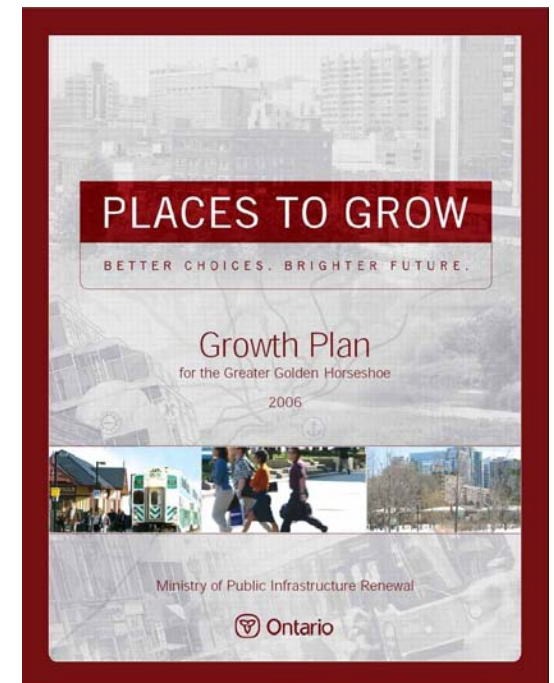
Planning for Tomorrow sets stage for the ROP Update

- ❑ Extensive series of technical reports since 2005 (available on website)
- ❑ *Planning for Tomorrow* ongoing over past 3 years
- ❑ Three phase consultation program
- ❑ Coordinated with Master Plan Updates



Places to Grow Conformity

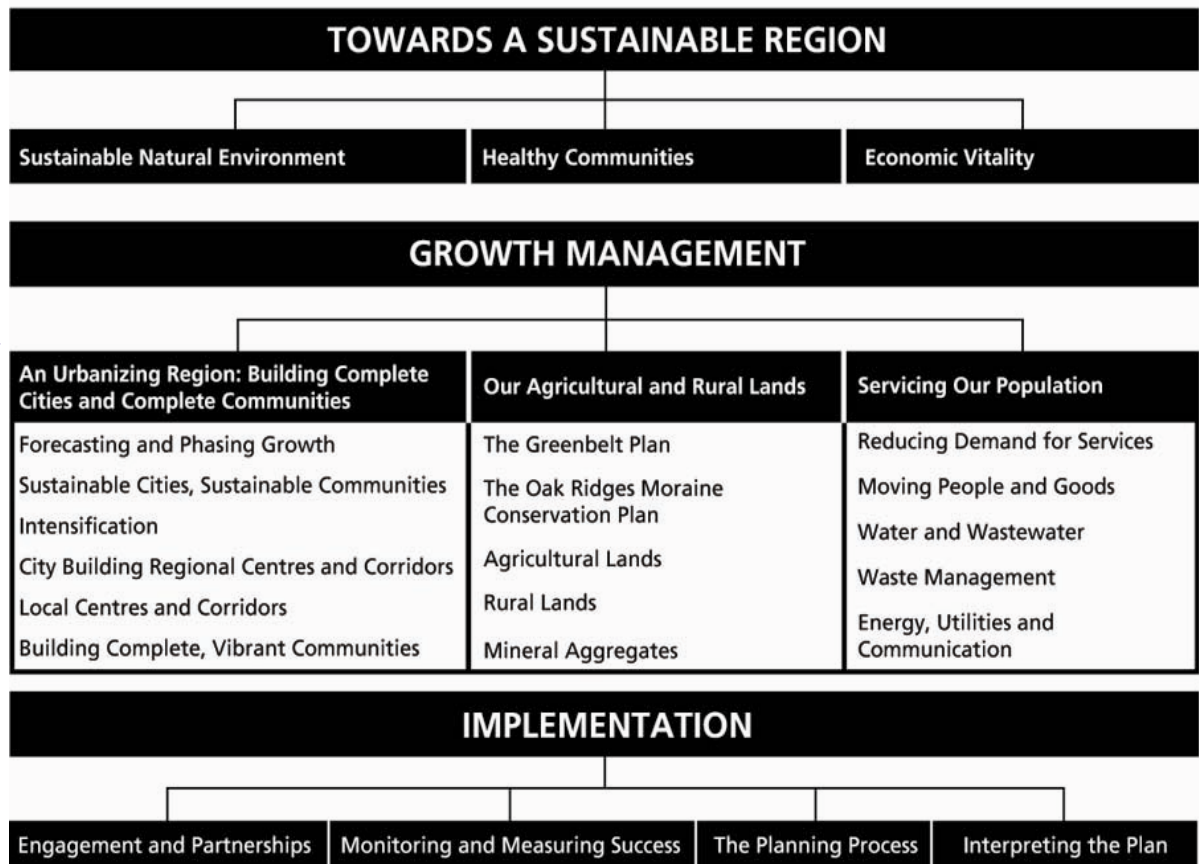
- ❑ Regional Official Plan conforms with Places to Grow and Greenbelt Plans
- ❑ Legislation requires conformity by June 16, 2009
- ❑ Council has chosen to do a comprehensive, integrated, public focussed update of the Regional Official Plan
- ❑ Key conformity elements have already been endorsed by Council (e.g. Forecasts, intensification)



ROP Structure

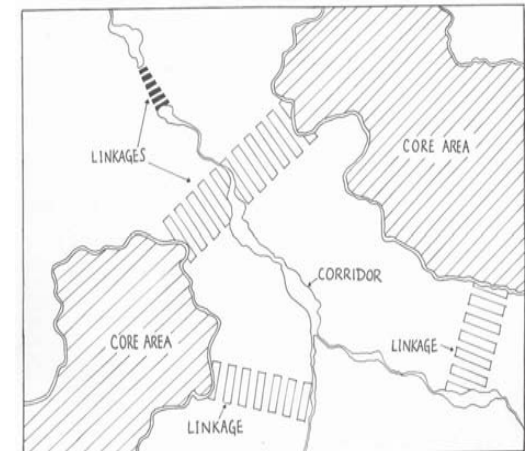
- ❑ 1994 Structure was based on sustainability
- ❑ Forward looking has stood the test of time

YORK REGION OFFICIAL PLAN SUSTAINABILITY FRAMEWORK



A Sustainable Natural Environment

- ❑ 69% of Region in ORM and Greenbelt
- ❑ Emphasis on a linked Greenlands System
- ❑ Continued investment in Greenlands System – Region Securement Program
- ❑ Context sensitive design of Infrastructure to enhance system
- ❑ Strengthen Greenlands links in new community areas



St. John's Sideroad context sensitive design

A Sustainable Natural Environment

- ❑ Natural Heritage and Hydrologic Feature Protection
- ❑ Significant Woodlands included in Plan
- ❑ Lake Simcoe, Natural Hazards and Watershed Planning
- ❑ Emphasis on alternative methods of Stormwater Management



Healthy Communities

- ❑ Promotion of Healthy, Active Lifestyles
- ❑ Recognize that Health is related to community design
- ❑ Air Quality & Climate Change
- ❑ Co-ordination of human services delivery and community design
- ❑ Recognize cultural heritage and Region Archaeological Master Plan



Healthy Communities

- ❑ Require a mix and range of housing types and tenures
- ❑ Update Housing Requirements Study
- ❑ Require 25% of new housing units be *affordable*, 35% in Regional Centres and Corridors
- ❑ Require “as-of-right” Secondary Suites Policies

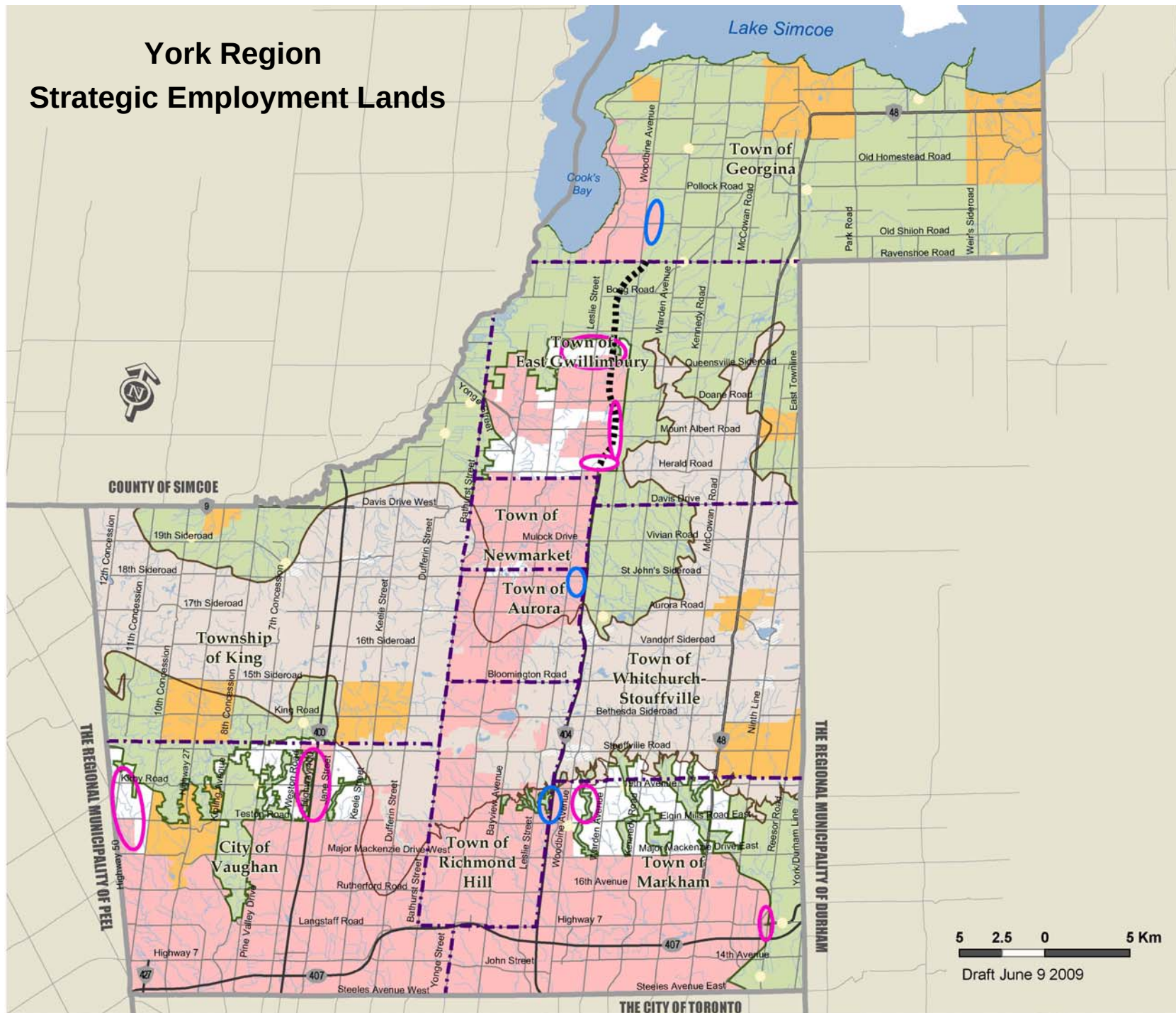


Economic Vitality

- ❑ Implement Economic Strategy
- ❑ Promote green clusters, tourism, and knowledge based industry
- ❑ Recognize Centres and Corridors as a focus for office, cultural and entertainment uses
- ❑ Identify a 20 year supply of employment lands
- ❑ Conversion of employment lands not permitted
- ❑ Identify and protect strategic employment lands beyond 2031

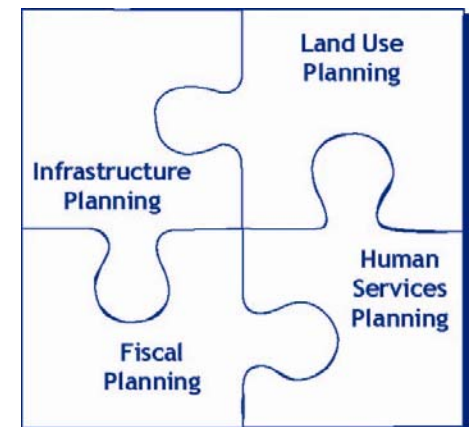


York Region Strategic Employment Lands



Economic Vitality

- ❑ Integrate retail into community design
- ❑ Major retail not permitted in employment lands
- ❑ Economic/Fiscal Analysis for each Secondary Plan
- ❑ 25 Year Fiscal Impact
- ❑ Advocate for new funding formula/sources for municipalities



An Urbanizing Region: Building Cities and Complete Communities

- ❑ Plan conforms with Places to Grow and the Greenbelt Plans
- ❑ Forecasts: 1.5 million people & 780,000 jobs by 2031
- ❑ 3 - 7 year supply of housing
- ❑ Careful phasing of new community development including substantially complete (75%) before next phase
- ❑ Local Municipality required to prepare an intensification strategy

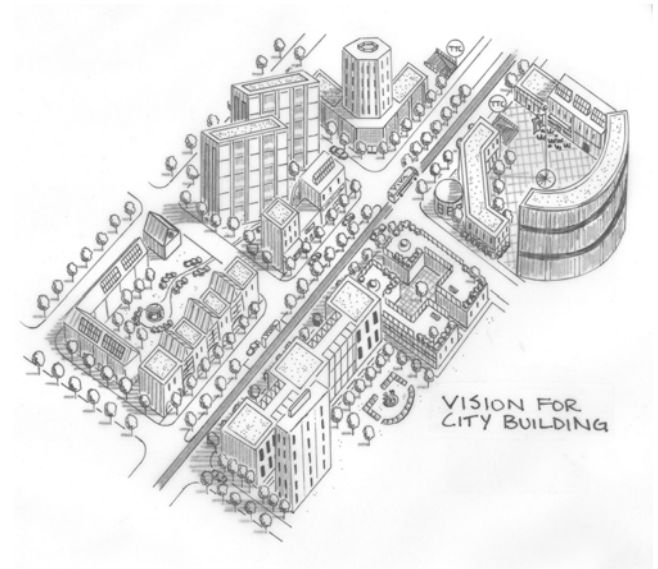
Table 2: York Region Residential Intensification Targets by Local Municipality 2006-2031

	Units
Aurora	3,140
East Gwillimbury	1,030
Georgina	2,690
King	920
Markham	31,590
Newmarket	5,250
Richmond Hill	15,300
Vaughan	29,300
Whitchurch-Stouffville	1,500
York Region	90,720

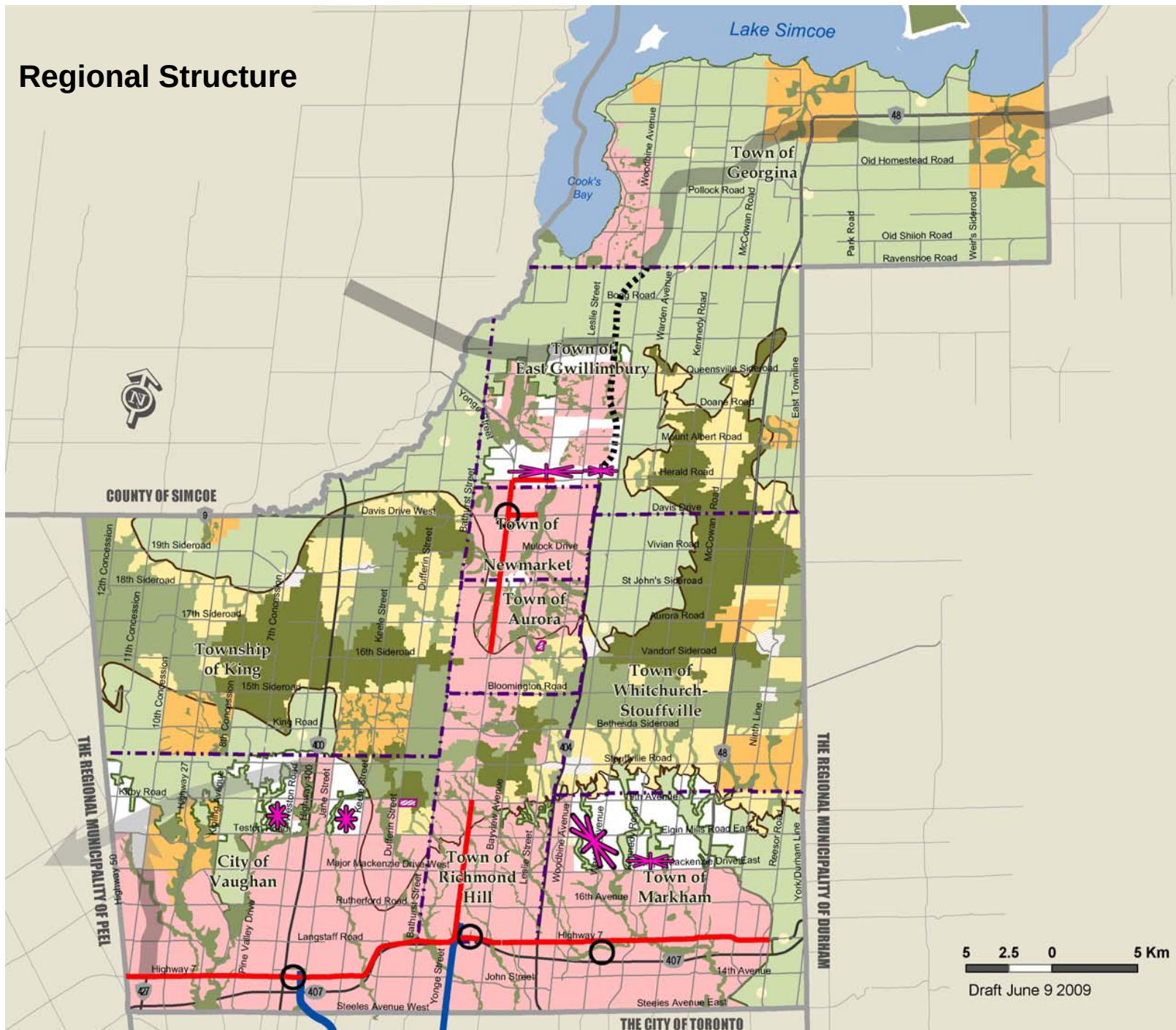
*NOTE: Figures may not add due to rounding.

An Urbanizing Region

- ❑ Detailed criteria and Secondary Plans for Centres, Corridors and New Community Areas
- ❑ Required LEED standards, or equivalent, for mid to high rise and for development in New Community Areas
- ❑ Encourage LEED in industrial buildings
- ❑ Community Energy Plans required for Centres, Corridors and New Community Areas
- ❑ 1% of major municipal building budget for public art
- ❑ 2.5 FSI for Centres and Corridors, 3.5 FSI at major Subway Stations
- ❑ Collaborative planning for New Community Areas based on 70 people and jobs/ha
- ❑ Work with local municipalities to identify Urban Area Expansions



Regional Structure



Agricultural and Rural Areas

- ❑ Policies to ensure Greenbelt Plan and ORM Plan conformity
- ❑ Policies to support Agriculture and Local Food Production
- ❑ Very little development allowed in Rural Area
- ❑ Development directed to Towns and Villages
- ❑ Development in Hamlets limited to minor infill
- ❑ Policies protecting Mineral Aggregate Resource Areas
- ❑ Agricultural and Rural designation based on Land Evaluation and Area Review (LEAR)



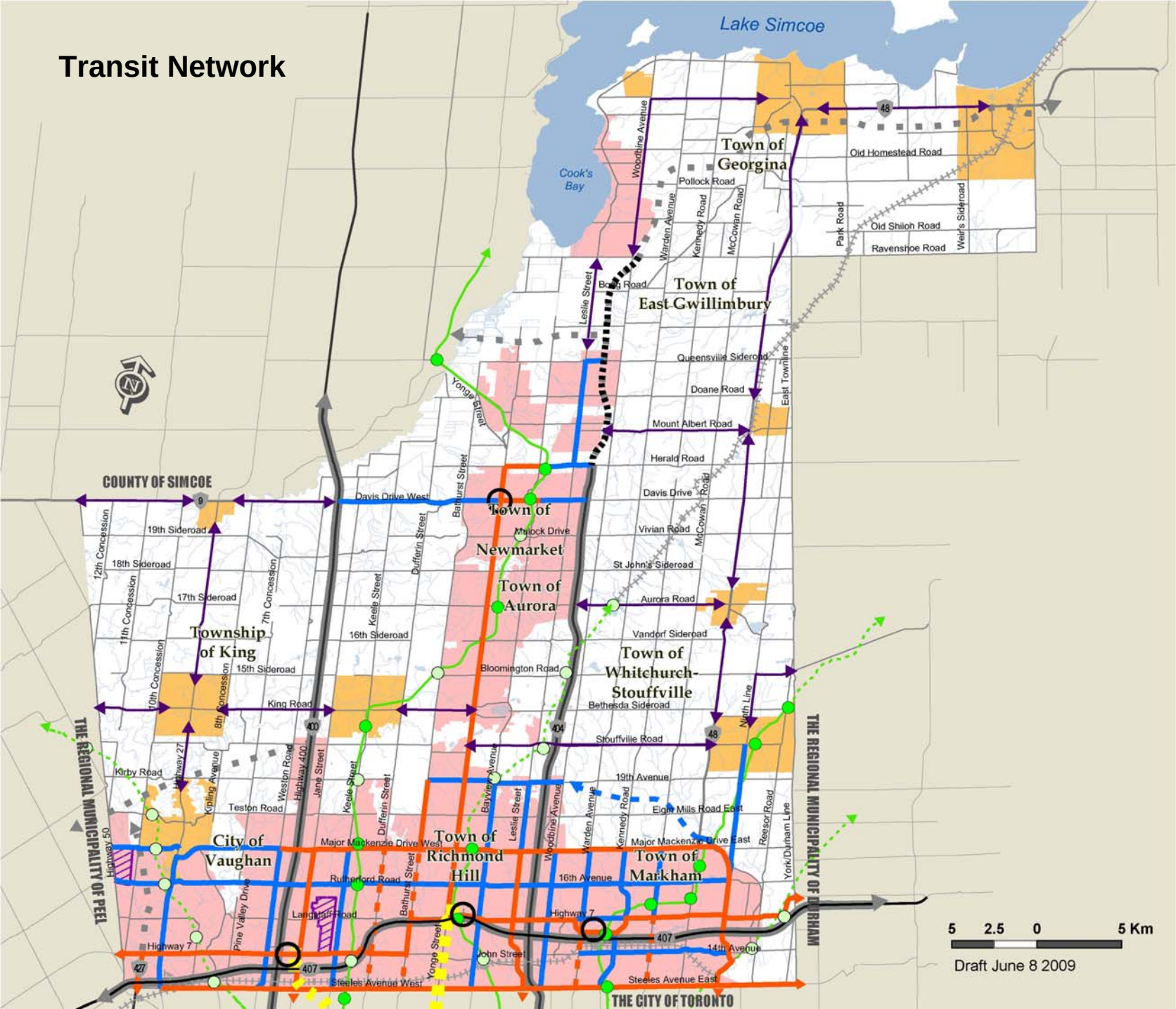
Holland Marsh Specialty Crop Area

Servicing Our Population

- ❑ Focus on reducing demand for services i.e. trip reduction and water use
- ❑ Focus on Active Transportation – walking and cycling
- ❑ Walkable communities and Intensification
- ❑ Incorporation of Master Plans
- ❑ Urban Area Modal Split Target of 30% and 50% in Regional Centres and Corridors



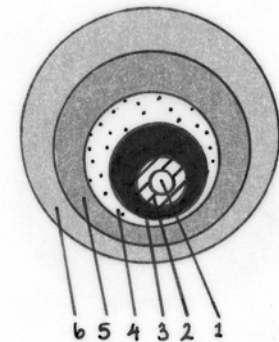
Transit Network



Servicing Our Population

- ❑ Revised street width map
- ❑ Identification of 400 series interchanges and flyovers
- ❑ Update Regional Street Design Guidelines
- ❑ Updated Goods Movement and Airports Policy
- ❑ Water and Wastewater Master Plan Policies
- ❑ Wellhead and Intake Protection
- ❑ 90% waste diversion by 2016
- ❑ Energy and Utilities Policies

Wellhead Protection Area Schematic



1. ACTIVE WELLHEAD
2. 100 METRE ZONE
3. 0-2 YEAR ZONE
4. 2-5 YEAR ZONE
5. 5-10 YEAR ZONE
6. 10-25 YEAR ZONE



MINIMUM LANDFILL DISPOSAL

Implementation

- ❑ Ongoing public consultation
- ❑ Annual monitoring of progress
- ❑ Partnership with Local Municipalities and Stakeholders
- ❑ Review of Greenbelt Policies in 2015



Next Steps

- ❑ Release of Draft Regional Official Plan
June 17, 2009
- ❑ Stakeholder consultation summer/fall
- ❑ 4 Public Meetings
- ❑ Presentations to Local Municipal Councils
- ❑ Stakeholder meetings
- ❑ Council Workshop, October 1
- ❑ Statutory Meeting in October
- ❑ Report back to Committee and Council
November 2009