

5

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)

STATUTORY MEETING INFORMATION REPORT

The Planning and Economic Development Committee recommends:

1. Receipt of the presentation by Paul Bottomley, Manager, Growth Management, Economic and Information Research; and
2. Receipt and referral to staff of the following communications:

Regional Official Plan Amendment No. 1 - Town of East Gwillimbury Urban Expansion – (19OP-2009-001)

- (a) Mark R. Flowers, Davies Howe Partners, dated June 10, 2010, on behalf of Martin Pick, Thomas Pick and 132463 Ontario Inc.
- (b) David Laren, Living Life Retirement Residences, dated June 7, 2010
- (c) James Claggett, IBI Group, dated June 14, 2010, on behalf of 1450117 Ontario Inc. (the Preston Group)
- (d) Wendy Nott, Walker Nott Dragicevic, dated June 14, 2010, on behalf of Tribute Communities Inc. and Vogue Development Group Inc.
- (e) Nicholas T. Macos, Black Sutherland LLP, dated June 14, 2010, on behalf of Stone Valley Developments
- (f) David Charenzenko, iPLANcorp, dated June 15, 2010, on behalf of Dalton Faris
- (g) Michael J. McQuaid, Weir Foulds LLP, dated June 15, 2010, on behalf of Andrew Madden of Doral Developments (for Sharon Farm Co-Tenancy)

Regional Official Plan Amendment No. 2 – City of Vaughan Urban Expansion – (19OP-2009-002)

- (a) Susan Sigrist, Resident, dated June 12, 2010

- (b) Claudio Brutto, Brutto Consulting, dated June 11, 2010, on behalf of High Meadow Place Holdings Inc.
- (c) Robert Feldgaier, Altus Group, dated June 14, 2010, on behalf of Kirwen Developments Inc. and Wallgate Investments Limited
- (d) Erminia Lombardi, Sustainable Vaughan member, dated June 6, 2010
- (e) Deborah Schulte, Resident, dated June 16, 2010
- (f) Rinaldo Orsi, Vince Ussia, George Knight, Residents, dated June 15, 2010

***Regional Official Plan Amendment No. 3 – Town of Markham
Urban Expansion – (19OP-2009-003)***

- (a) Catherine Lyons, Goodmans LLP, dated June 2, 2010, on behalf of Minotar Holdings Inc.
- (b) Michelle Treacy and Jesse Rudy, Residents, dated May 3, 2010
- (c) Bernie Zeesman, Resident, dated May 6, 2010
- (d) Gloria Boxen, Resident, dated June 7, 2010
- (e) Lorne Smith, Resident, no date
- (f) Jeff Greene, Gatzios Planning + Development Consultants Inc., dated June 16, 2010, on behalf of Grace Chinese Gospel Church
- (g) Roger T. Beaman, Thomson Rogers, dated June 16, 2010, on behalf of Trinison Management Corp.

Regional Official Plan Amendments 1, 2 and 3 in general

- (a) Cam Milani, Rizmi Holdings Limited, dated June 11, 2010
- (b) David R. Donnelly, Donnelly Law, dated June 16, 2010, on behalf of Huron-Wendat Nation
- (c) Jim Robb, Rouge Duffins Greenspace Coalition, dated June 16, 2010

3. Receipt of the following deputations:

***Regional Official Plan Amendment No. 1 - Town of East Gwillimbury
Urban Expansion – (19OP-2009-001)***

- (a) David Charenzenko, iPLANcorp, on behalf of Dalton Faris**
- (b) Maxine Widmeyer, Resident**
- (c) Chris Barnett, on behalf of Preston Group**
- (d) Claudio Brutto, on behalf of Wycliffe Sharon Holdings**

***Regional Official Plan Amendment No. 2 – City of Vaughan
Urban Expansion – (19OP-2009-002)***

- (a) Deborah Schulte, Resident, on behalf of herself and Sony Rai,
Resident**
- (b) Susan Sigrist, Resident**
- (c) Claudio Brutto, Brutto Consulting, on behalf of Highmeadow Place
Holdings Inc.**
- (d) Stephen Roberts, Resident**
- (e) Sonia Turajlich, Bisceglia and Associates, on behalf of Kirwen
Developments and Wallgate Investments Ltd.**

***Regional Official Plan Amendment No. 3 – Town of Markham
Urban Expansion – (19OP-2009-003)***

- (a) Catherine Lyons, Goodmans LLP, on behalf of Minotar Holdings Inc.**
- (b) Don Given, Malone Given Parsons LTD., on behalf of North Markham
Landowners' Group**
- (c) Jim Robb, Rouge Duffins Greenspace Coalition Volunteer**
- (d) Jeff Greene, Gatzios Planning + Development Consulting Inc., on
behalf of Grace Chinese Gospel Church of North York**

(e) **Claudio Brutto, Brutto Consulting, on behalf of Hochglaube Green Acres**

(f) **Marion Matthias, Resident**

(g) **Tom Farrar, Resident**

Regional Official Plan Amendments 1, 2 and 3 in general

(a) **John Stillich, Sustainable Urban Development Association**

4. 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. This report and *Attachments 1, 2 and 3*, public submissions and circulation comments, be referred to staff for consideration and a report back to Committee and Council at a future meeting.

2. PURPOSE

This report provides context for the Statutory Public meeting for Proposed Amendments 1, 2 and 3 to the York Region Official Plan – December 2009 and identifies next steps in the process.

3. BACKGROUND

Regional Council at its meeting of May 20, 2010 endorsed Clause 2 of Report 4 of the Regional Planning and Economic Development Committee introducing Proposed Amendments 1, 2 and 3 to the York Region Official Plan – December 2009. As part of this report, the Statutory public meetings for these amendments were scheduled for June 16, 2010 at 1:30 pm.

The lands shown in Proposed Amendments 1, 2 and 3 to the York Region Official Plan – December 2009 are based on the refined land budget endorsed by Council at their meeting of March 25, 2010 (Clause 2 of Report 2 of the Regional Planning and Economic Development Committee). 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	2,474¹

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

¹Total (ha) have been rounded so areas may not add exactly

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.

At the same March 25, 2010 meeting, 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. The preliminary urban expansion areas and the areas shown in proposed Amendments 1, 2 and 3 are coincident.

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*.

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

The Region is responsible for initiating required urban expansions as part of our Growth 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 Statutory Public meeting for the new East Gwillimbury Official Plan was held June 14, 2010. Adoption of the Plan is scheduled for late June 2010.

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.

The Statutory public meeting for the new City of Vaughan Official Plan was held May 17, 2010. Adoption of the new Official Plan targeted for either June 2010 or early in the fall of 2010.

Urban expansion lands identified in Proposed ROPA 2 are coincident with the City of Vaughan urban expansion shown in the draft official plan.

Council of the Town of Markham endorsed the Town's Recommended Markham Growth Alternative to 2031 on May 11, 2010.

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

Urban Expansions Amendments are part of the Region's Growth Plan conformity and municipal comprehensive review

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.

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. The process for proceeding with these Amendments is outlined in the Next Steps section of this report.

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”. Map 8 is 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. The hamlet remnants in these areas will become part of the Urban Area in the Region’s Official Plan. Map 11 in Markham will also 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.

Public Notice for the Statutory Public Meetings was given in local news papers and the Toronto Star and sent to those that requested Notice on the York Region Official Plan - December 2009

In accordance with the *Planning Act* requirements, Notice for these public meetings must be given a minimum of 20 days before the public meeting. Notice has been given in all local papers and the Toronto Star the week of May 17, 2010. A copy of the Notice is appended as *Attachment 4* to this report. As well a number of submissions to the York Region Official Plan – December 2009 requested Notice of any additional reports and meetings. These notices have also been sent. Notice of these Statutory meetings was also placed on the Region’s website during the week of May 17, 2010.

Next Steps

The Amendments have been circulated to all those agencies, boards and commissions prescribed by the *Planning Act* and to those First Nations and the Métis Nation that were part of the circulation and consultation on the York Region Official Plan – December 2009.

However, Regional Council will not 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. It is anticipated that this approval may occur in early to mid July, 2010

Submissions received at these Statutory meetings as well as comments from circulated agencies will be carefully considered by Regional staff and a recommendation on disposition of the Proposed Amendments will be brought to a future Planning and Economic Development Committee. Given the anticipated Official Plan approval timing, the earliest the report back can occur is the September meeting of Committee and Council.

Relationship to Vision 2026

The decisions made on Proposed Regional Amendments 1, 2 and 3 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 urban expansion 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

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

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. Regional staff will continue to monitor and communicate with local planning staff as these amendments progress.

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.

Introduction of Proposed Amendments 1, 2 and 3 occurred in May 2010.

It is recommended that this report and *Attachments 1, 2 and 3*, public submissions received at the Statutory Meetings on June 16, 2010 and circulation comments, be referred to staff for consideration and a report back to Committee and Council as early as the September cycle of Committee and Council meetings.

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 attachment referred to in this clause is attached to this report.)



Statutory Meeting Proposed Regional Amendments 1, 2 and 3

Presentation to Planning and Economic
Development Committee
(Statutory Meeting Clause 5 to Report 5)

Paul Bottomley
June 16, 2010

Overview

- ❑ Background to Proposed Amendments
- ❑ Proposed Amendment 1 – East Gwillimbury Urban Expansion
- ❑ Proposed Amendment 2 – Vaughan Urban Expansion
- ❑ Proposed Amendment 3 – Markham Urban Expansion
- ❑ Next Steps



Proposed Amendments part of the Region's Growth Management work

- ❑ 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
- ❑ Provincial Growth Plan emphasises intensification, compact development and environmental protection



Planning and Economic Development Committee, June 16, 2010

Slide 3

Region's Official Plan Update "Planning for Tomorrow"

- ❑ *Planning for Tomorrow* Consultation Program – ongoing over past 4 years
- ❑ Over 125 Town Hall, stakeholder, and local municipal meetings
- ❑ December 2009 - Adopted new ROP based on 1.5 million people, 780,000 jobs and minimum intensification of 40%

York Region 2006-2031 Residential Unit Growth by Land Area Category

Intensification Target 40% (90,720 units)	Low Density Supply 7% (16,430 units)*	Designated Greenfield Area Potential 42% (98,750 units)	Whitebelt Area Requirement 12% (28,200 units)
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Planning and Economic Development Committee, June 16, 2010

Slide 4

Land Budget work revised

- ❑ Revised land budget report endorsed by Council March 2010
- ❑ Based on land budget analysis - urban expansion into the whitebelt is required to accommodate growth to 2031 - location determined in consultation with local municipalities

2031 Whitebelt Area Land Requirements (hectares) by Local Municipality

	Community Land	Employment Land	Total
East Gwillimbury	427	150	577
Markham	682	328	1,010
Vaughan	510	376	886
York Region	1,619	854	2,474



Planning and Economic Development Committee, June 16, 2010

Slide 5

Basis of ROPA's 1, 2 and 3

- ❑ Provincial Growth Plan specifies forecasts, densities and intensification for York Region
- ❑ A thorough, detailed land budget has been completed
- ❑ 88% of residential growth and 83% of employment growth will occur in existing Urban Areas but a portion of the whitebelt is required
- ❑ Boundary delineation:
 - ❑ Clearly defined (i.e. concession streets, major natural features, utility corridors)
 - ❑ Contiguous expansion to urban area
 - ❑ Large enough for new generation of planned communities (block plan, secondary plan process)
 - ❑ Consistent with local priorities
- ❑ Need to carefully monitor the pace and nature of intensification and growth



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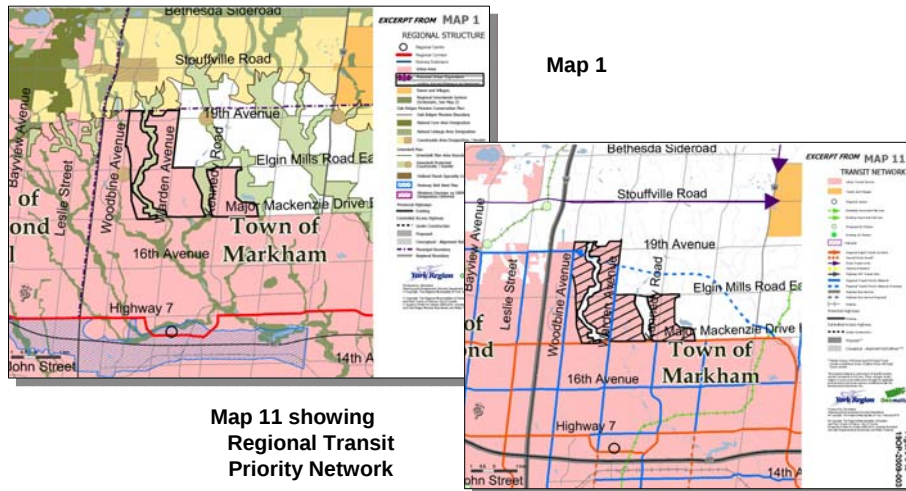
Slide 7

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Slide 8



Proposed ROPA 3 Markham Urban Expansion



Planning and Economic Development Committee, June 16, 2010

Slide 9

Next Steps

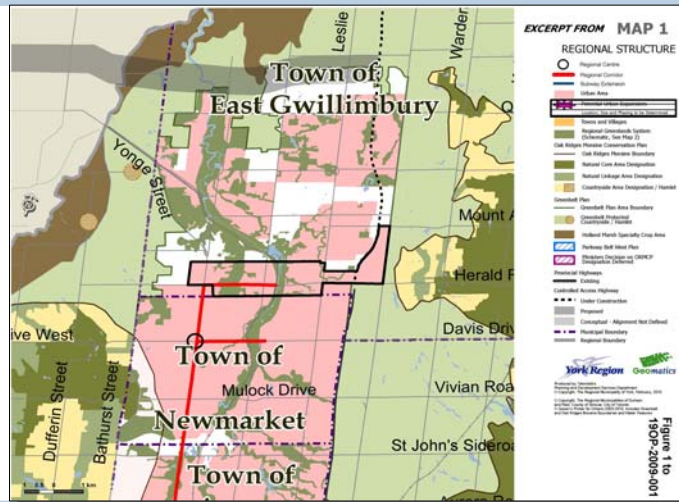
- ❑ York Region Official Plan – December 2009 expected to be approved early summer, 2010
- ❑ Once ROP approved, disposition of ROPA's 1, 2 and 3 can occur
- ❑ ROPA's in circulation now and comments being received
- ❑ Recommend receiving submissions today, written submissions as well as circulation comments and return to the September meeting of Committee and Council with a recommendation



Planning and Economic Development Committee, June 16, 2010

Slide 10

Proposed ROPA 1 East Gwillimbury Urban Expansion

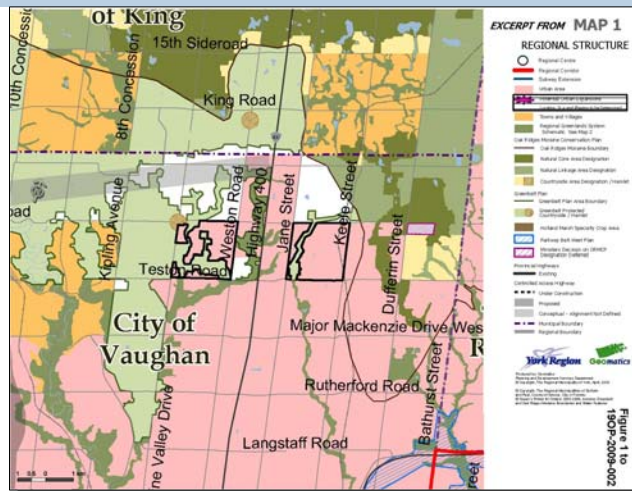


Planning and Economic Development Committee, June 16, 2010

Slide 11



Proposed ROPA 2 Vaughan Urban Expansion



Planning and Economic Development Committee, June 16, 2010

Slide 12



Proposed ROPA 3 Markham Urban Expansion

