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PUBLIC MEETING
INFORMATION REPORT ON DRAFT ROPA 43 –
REGIONAL CENTRES AND CORRIDORS

Pursuant to Section 17(15) of the Planning Act, as amended, the Regional Planning and Economic Development Committee held a Public Meeting to inform the Public and to receive comments in regard to a request to Amend the Official Plan of The Regional Municipality of York (Region-initiated) – ROPA 43, Regional Centres and Corridors.

The Planning and Economic Development Committee recommends the following:

1. The presentation by Sean Hertel, Planner, Community Planning, be received;
2. The following deputations be received and referred to staff for review:
 - (a) Bill Mardimae, on behalf of Thornhill Village Plaza Inc.; and
 - (b) Gabriel Abarca, resident, Richmond Hill;
3. Staff prepare a report to a future Planning and Economic Development Committee meeting regarding the proposed amendment; and
4. The recommendations contained in the following report, May 27, 2004, from the Commissioner of Planning and Development Services be adopted.

1. RECOMMENDATIONS

It is recommended that:

1. This report, and background material attached as *Appendix 1*, be received.

2. PURPOSE

The purpose of this report is to:

- Provide background, contained in *Appendix 1* to this report, for a Statutory Public Meeting regarding Draft ROPA 43.
- Inform the local municipalities, the public, and other stakeholders that input into the planning process for Draft ROPA 43 will be received through September 2004.

3. BACKGROUND

At the June 16, 2004 Planning and Economic Development Committee, the Committee adopted staff recommendations for:

- The Regional Clerk circulate to the area municipalities, as appropriate, any materials and/or further information arising from the public meeting.
- Staff continue to refine Draft ROPA 43 and receive comments from the area municipalities and the public through September 2004.
- Staff report back on a final version of Draft ROPA 43 to the Regional Planning & Development Committee in the Fall of 2004.

Regional Council will consider these recommendations on June 24, 2004. This is part of the ongoing process of consultation and refinement of the proposed ROPA 43 which provides the policy framework for the future development of the Regional Centres and Corridors.

Staff received authorization from Regional Council on May 20, 2004 to schedule and hold a Statutory Public Meeting under the *Planning Act* to consider Draft ROPA 43. The following are attached to this report as *Appendix I* to provide background for the public meeting:

- “Draft ROPA 43 – Regional Centres and Corridors Status and Next Steps,” May 5, 2004.
- Draft ROPA 43 – Regional Centres and Corridors
- Listing of presentations to local area Municipal Councils & Committees
- Public Consultation Sessions – What We Heard

4. ANALYSIS AND OPTIONS

Draft ROPA 43 has matured to a point where it is appropriate for the Regional Planning & Economic Development Committee to formally hear from the public at a Statutory Public Meeting.

The enhancements proposed by Draft ROPA 43 are consistent with and build on Regional Official Plan policies that have been in place since 1994; these aim to focus growth and infrastructure investment in a network of centres and corridors. These enhancements, outlined in detail in *Appendix 1* to this report, can be summarized as policies that aim to:

- Establish and review **secondary plans** for Regional Centres and Regional Corridors.
- Create and review **urban design guidelines**.
- Coordinate development and **infrastructure investment**.
- Encourage the use of a wide range of **implementation tools** and strategies.
- Focus higher density and mixed-use development in locally-identified **Key Development Areas**.

- Establish a **long-term density target of 2.5 Floor Space Index** in Key Development Areas in Regional Corridors.

5. FINANCIAL IMPLICATIONS

There are no financial implications directly associated with this report.

6. LOCAL MUNICIPAL IMPACT

A Statutory Public Meeting provides a further opportunity to engage the local municipalities in the planning process for Draft ROPA 43. Formal comments will be received by the Region through September 2004. A request was made by Newmarket for an additional public meeting to be held in Newmarket. It is suggested a second public meeting be held in Newmarket in October/November where the final document for adoption in November/December will be presented. The meeting does not need to be a "Statutory" meeting because the June 24 meeting meets the *Planning Act* criteria. It should, however, be formal and follow that general approach to advertising and timing.

7. CONCLUSION

Regional Council on May 20, 2004 authorized staff to schedule and hold a Statutory Public Meeting under the *Planning Act* to consider Draft ROPA 43. Formal comments will be received by the Region through September 2004. Background for the Statutory Public Meeting is contained in *Appendix I* to this report.

The Senior Management Group has reviewed this report.

(A copy of the attachment referred to in the foregoing is included with this report and is also on file in the Regional Clerk's Office.)