

From: Sustainable Vaughan [mailto:sustainablevaughan@gmail.com]

Sent: Tuesday, September 21, 2010 8:56 AM

Subject: York Region Urban Boundary Expansion

Mayors and Councillors,

The urban boundary expansion proposed in Vaughan's Official Plan which York Region Council is prepared to approve does not comply to the Places to Grow Act. In voting to approve the urban boundary expansion, York Region council will knowingly be approving an official plan that does not meet the Places to Grow Act criteria for an urban boundary expansion. The Province does not review the municipality's official plan, and is unaware of this lack of compliance. In voting to approve the expansion, York Region Council will be misrepresenting the contents of Vaughan's Official Plan to the Province. Vaughan Council knowingly approved an official plan which does not meet the Places to Grow act and York Region Council will be doing the same.

Below are the sections from the Places to Grow Act that the Vaughan Official Plan fail.

1) Not providing the six missing intensification numbers in the official plan results in non compliance to Places to Grow Act 2.2.8.2 a) (See Hemson, "Housing Analysis and Employment Land Needs, Final Report" Table 2)

Places to Grow Act 2.2.8.2 a) "a settlement area boundary expansion may only occur...where it has been demonstrated that – a) sufficient opportunities to accommodate forecasted growth ..., are not available."

2) By removing 70% of apartments from the greenfield lands the Official Plan is in non compliance to Places to Grow Act 2.2.8.2 b) & c) (See Hemson, "Housing Analysis and Employment Land Needs, Final Report" Table 6)

Places to Grow Act 2.2.8.2 b) "the expansion makes available sufficient lands for a time horizon not exceeding 20 yrs."

and

Places to Grow Act 2.2.8.2 c) "the timing of the expansion and the phasing of development within the designated Greenfield area will not adversely affect the achievement of the intensification target and density targets, and other policies of this Plan".

3) Removing apartments from the urban boundary expansion lands fails Places to Grow Act Section 2.1.

Places to Grow Act Section 2.1 “This plan is about building complete communities, whether urban or rural. These are communities that are well-designed, offer transportation choices, accommodate people at all stages of life and have the right mix of housing, a good range of jobs, and easy access to stores and services to meet daily needs”

York Region has identified apartments in the expansion lands, the Vaughan Official Plan removed these and added more housing units than what the Region allocated. (See Hemson, “Housing Analysis and Employment Land Needs, Final Report” Table 8 & Table 5: York Region 2031 Whitebelt Area Unit Requirement by Structure Type and Local Municipality).

Sustainable Vaughan has offered a five year moratorium of expanding the urban boundary. Please make the effort to understand what you are approving and the basis on what it was founded on.

<http://www.yorkregion.com/opinion/editorial/article/870966--issue-of-sprawling-concern-to-vaughan>

Thank you,

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