

Planning for Tomorrow

York Region Growth Management

Fall 2008

Public Consultation

Towards A Sustainable Region
Creating Strong, Caring, Safe Communities

City of
Vaughan

Town of
Richmond

Town of
Markham

Town of
East Gwillimbury

Town of
Newmarket

Town of
Whitchurch-
Stouffville

Town of
Georgina

The Challenge

York Region has a number of important decisions to make about how to manage growth over the next 25 years.

The Province of Ontario has prepared growth forecasts and the Provincial Growth Plan: *Places to Grow*, as well as the *Oak Ridges Moraine Conservation Plan* and the *Greenbelt Plan*, to direct where and how growth will occur. In addition, the Province is now preparing a Lake Simcoe Protection Strategy.

These Provincial plans require the Region to update its Growth Management Strategy and its Official Plan.

We need your input on these issues that will shape our future.

Regional Official Plan

The Region already has a progressive Official Plan in place. The Plan contains policies to help guide decisions affecting the use of land and is based on the themes of Sustainable Natural Environment, Economic Vitality, and Healthy Communities. A number of policies in the Plan currently focus on:

- Linked greenland system
- Compact development
- Human Services Planning
- Centres and Corridors
- Transit, cycling and walking
- Long-range water, wastewater, and transportation plans
- Intensification

This consultation process will help update and enhance these policies, as well as create additional policies that will help York Region meet its sustainability goals.

Previous Feedback

In 2007, we presented a number of possible growth scenarios to stakeholders and collected feedback. Our residents raised a number of issues:

- Pace and location of growth
- Protection of environment, water systems and agricultural land
- Traffic congestion and transit
- Provision of human services and affordable housing
- Energy use and sources

- Maintain and enhance quality of life
- Provide opportunity for additional and ongoing consultation
- Fully integrate sustainability into Region's decision making structure

These issues have been incorporated into the broad policy directions discussed within this brochure. In this Phase of the public consultation process, we will use feedback to strengthen and update Regional policies related to growth management.

Regional Successes

York Region continues to produce successful programs and initiatives related to growth management and sustainability. Some of these include:

- Public Transit and VIVA Rapid Transit
- Water for Tomorrow
- Greening and Land Securement Initiatives
- Human Services Plan/Housing Strategy
- Sustainability Strategy

- Tom Taylor Place: Energy Efficient Affordable Housing
- Corporate Clean Air Strategy
- LEED Buildings Program & Retrofits
- Smart Commute Initiative
- Centres and Corridors Strategy
- Waste Diversion Strategy
- And much more.....



Towards a Sustainable Region

Places to Grow Plan

The Provincial Growth Plan: Places to Grow requires the Region to plan for:

- A population of 1.5 million people and approximately 800,000 jobs by 2031
- Compact, transit supportive densities in our new communities – 50 people and jobs per hectare
- Densities of 200 people and jobs per hectare in the four Regional Centres: Markham, Newmarket, Richmond Hill, and Vaughan
- 40% intensification by 2015 and each year thereafter – a total of 87,000 units in the Region's built boundary
- Remaining 60% of development to occur in Designated Greenfield and Whitebelt areas – approximately 150,000 units

York Region Sustainability Strategy

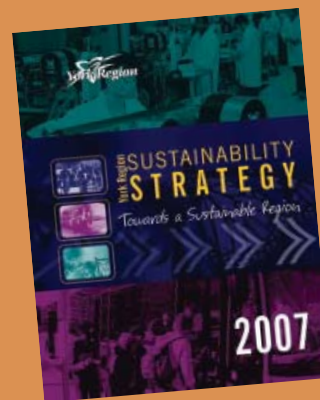


In November 2007, Regional Council approved the York Region Sustainability Strategy. The Sustainability Strategy and all Regional initiatives represent the first of many steps towards stronger sustainability and will position the Region as a leader in climate change mitigation and adaptation. The York Region Sustainability Strategy is based on extensive consultation with our stakeholders over the past two years.

The Strategy contains over one hundred action items that will inform and improve Regional policies, programs and operations.

These actions are organized under six theme areas:

- I. Corporate Culture of Sustainability
- II. Healthy Communities
- III. Economic Vitality
- IV. Sustainable Natural Environment
- V. Education, Engagement and Partnerships
- VI. Sustainability Implementation and Monitoring



Coordinated Planning

York Region is committed to a coordinated approach to planning initiatives. In addition to the Region's Official Plan, a number of other plans will use the feedback from this consultation process:

- Transportation Master Plan
- Water and Wastewater Master Plan
- Pedestrian and Cycling Master Plan
- Human Services Plan
- 25-Year Fiscal update
- Environmental Impact Evaluation

Throughout the growth management consultation process, York Region has met frequently with local municipalities to discuss forecasts and long-term planning issues. We will continue to work with the local municipalities on our growth management initiatives.

Preferred Growth Scenario

In May 2008, the preferred growth scenario was endorsed by Council. The preferred growth scenario emerged as a result of phases 1 and 2 of the growth management consultation process. In phase 2, a number of scenarios were presented for discussion. These scenarios were evaluated based on 5 Impact Areas: Environment, Fiscal, Human Services, Transportation, and Water and Wastewater. Feedback from the public and stakeholders was also used in the selection of the preferred growth scenario.

Many of this scenario's details correspond with those of the Places to Grow Plan. The preferred growth scenario includes:

- A population of 1.5 million people by 2031
- Approximately 800,000 jobs by 2031
- Minimum 40% intensification within the built boundary
- Minimum densities of 50 people and jobs per hectare in new communities and 200 people and jobs per hectare in the Regional Centres

Location of Growth

Within York Region, growth will occur in three areas: Intensification Areas, Designated Greenfield Areas, and Whitebelt Areas. The figure below illustrates how much growth will occur in each area.

York Region Population Growth 2006 to 2031

Intensification*	Designated Greenfield	Whitebelt
37% (87,436 Units)	49% (113,573 Units)	14% (33,100 Units)

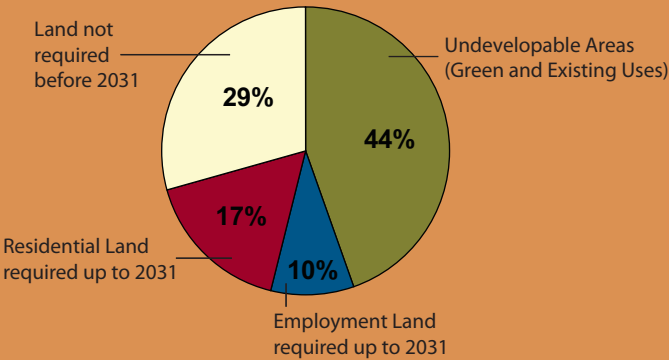
*Intensification required to be 40% by 2015 and every year thereafter; 37% represents the average for 2006 to 2031, which includes the ramp up to reach 40% by 2015

Intensification Areas: Areas defined as “built-up” as of June 2006 by the Province. Intensification will be primarily focused in the Regional Centres and Corridors.

Designated Greenfield Areas: Areas that are currently designated “Urban Area” or “Towns and Villages” in the Regional Official Plan and are outside of the Intensification Areas.

Whitebelt Areas: Areas that are not currently designated “Urban Area” or “Towns and Villages” in the Regional Official Plan, and are outside of the Greenbelt and Oak Ridges Moraine. The Whitebelt area as shown on the adjacent map. The three key Whitebelt areas are: East Gwillimbury, Markham/Whitchurch-Stouffville, and Vaughan/King.

York Region Whitebelt Land Usage



York Re

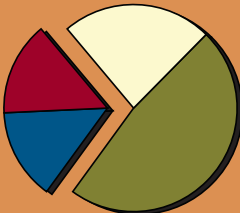
Portrait of York Region's Landscape

Greenbelt and Oak Ridges Moraine	69%
Existing Urban Areas	25%
Whitebelt Area	6%

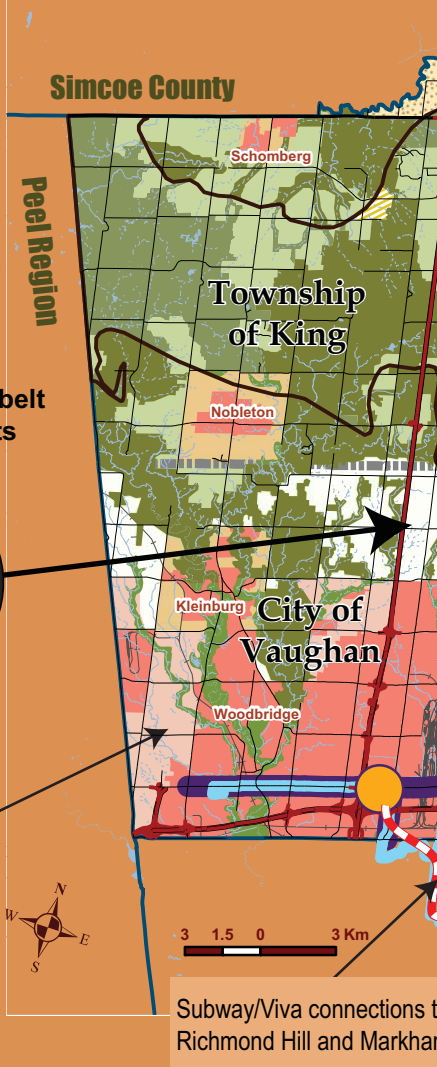
East Gwillimbury Land Requirements



Vaughan/King Whitebelt Land Requirements



Designated Greenfield Areas in light pink



Region

Whitebelt
Requirements



King City

Maple

o Vaughan,

n

Regional Corridors -
Mixed use with Regional Transit

4 Regional Centres -
Compact Mixed uses areas

Fox Island
(First Nation)
Snake Island
(First Nation)

Lake Simcoe

Georgina Island
(First Nation)

Protecting,
enhancing
and restoring
Lake Simcoe

Cook's Bay

Town of
Georgina

Durham Region

Town of
East Gwillimbury

Town of
Newmarket

Town of
Aurora

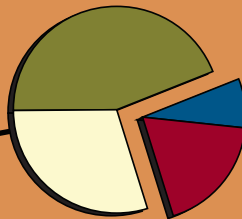
Town of
Whitchurch-
Stouffville

Town of
Richmond
Hill

Town of
Markham

City of Toronto

Markham/Whitchurch-Stouffville
Whitebelt Land Requirements



Legend

Regional Structure

- Regional Centre
- VIVA Rapid Transit
- Regional Corridor
- Freeway
- Provincial Highway
- Road
- Municipal Boundary
- Regional Boundary
- Lake
- River
- Town or Village
- Designated Greenfield
- Whitebelt Area

Oak Ridges Moraine Conservation Plan Area

- Oak Ridges Moraine Boundary
- Core
- Countryside
- Linkage
- Settlement
- Hamlet

Provincial Greenbelt Plan Area 2005

- Protected Countryside
- Natural Heritage System
(Part of the Protected
Countryside Designation)
- Holland Marsh Specialty Crop Area
- Settlement

ORM Conservation Plan & Greenbelt Plan Source:
Ontario Ministry of Municipal Affairs and Housing 2004/2005

Growth Plan

Intensification Areas
(Final Built Boundary, April 2008)

Built Boundary for the Growth Plan for the
Greater Golden Horseshoe, 2006
© Queen's Printer for Ontario, 2006. Reproduced with permission
of the Ministry of Public Infrastructure Renewal

Whitebelt Pie Chart

- Undevelopable Areas
(Green and Existing Uses)
- Employment Land required up to 2031
- Residential Land required up to 2031
- Land not required before 2031

York Region **Geomatics**

Produced by:
Geomatics
Planning and Development Services Department
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Policy Directions

The following broad policy directions have been identified through the Growth Management Public Consultation process. These policy directions will be used to strengthen Regional policies related to growth management. Input received from the public and stakeholders, along with Provincial policies, York Region's Sustainability Strategy and our Regional Official Plan, have provided a foundation for these policy directions. Moving forward, we need more of your ideas.



Protecting Our Environment

- Protect the Greenbelt and Oak Ridges Moraine
- Create a strong, linked Natural Heritage System
- Update agricultural land evaluation
- Update Greening Strategy
- Identify and protect significant woodlands
- Incorporate Greenbelt Plan and Lake Simcoe Protection Strategy into Regional Official Plan



Photo by Michael S. Manett

Managing Growth

- Ensure intensification of 40%
- Carefully phase new communities in Whitebelt to accommodate growth
- Proactively plan for 1.5 million residents by 2031
- Institute careful phasing/sequencing



Diverse Economy

- Proactively plan for 800,000 total jobs by 2031
- Continue to implement Economic Development and Tourism Strategies
- Create jobs to match new residents
- Identify additional Employment Lands beyond 2031



Intensification

- Identify areas for intensification for a minimum 40% of total growth (i.e. a minimum of 85,000 units)
- Focus intensification in Regional Centres and Corridors and on transit lines
- Ensure appropriate fit, scale and design
- Require the highest standard of green buildings



Human Services: Quality of Life

- Review of Region's Human Services Strategy
- Create more hospitals, schools and other services to support population growth
- Proactively plan for an aging population



Infrastructure

- Integrate land use planning with Master Plans for Transportation, Water/Wastewater and Pedestrian/Cycling
- Emphasize transit and reduce demand for travel
- Improve road network
- Ensure clean water and state of the art wastewater treatment
- Reduce, reuse and recycle waste
- Promote energy efficient development
- Reduce water consumption



Quality of Place: New Communities

- Create well designed communities
- Create pedestrian focused environments
- Offer more choice of housing types and modes of transportation
- Provide closer live/work relationships
- Preserve heritage and promote culture
- Develop a new generation of sustainable community design



Fiscal Responsibility

- Municipalities cannot bear the cost of growth alone
- Provincial/Federal Investment is required
- Improve municipal fiscal capacity
- Complete a 25-year fiscal impact analysis of growth
- High quality services at the most reasonable cost



We Need Your Input

Come and share your thoughts and ideas with us on one of the following dates:

6:00 to 7:00 p.m. - Open House

7:00 to 7:30 p.m. - Presentation

7:30 to 9:00 p.m. - Facilitated Discussion

Wednesday, September 17, 2008
Town of Markham

Town of Markham Anthony Roman Centre
101 Town Centre Boulevard, Markham
Canada Room

Thursday, September 18, 2008
City of Vaughan

Vaughan Civic Centre
2141 Major Mackenzie Drive, Maple
Council Chambers

Tuesday, September 23, 2008
Town of East Gwillimbury

East Gwillimbury Civic Centre
19000 Leslie Street, Sharon
Council Chambers

Wednesday, September 24, 2008
Town of Richmond Hill

Richmond Hill Municipal offices
225 East Beaver Creek Road, Richmond Hill
OMB Hearing Room & Lobby 1st Floor

Thursday, September 25, 2008
Town of Newmarket

Newmarket Municipal Offices
395 Mulock Drive, Newmarket
Council Chambers

Next Steps

Following the Phase 3 consultation:

- A "What Was Heard" report will be presented to Council
- Input will be used to update Regional Official Plan policies
- More opportunities for consultation and feedback will occur for any proposed Official Plan Amendments.

For more information on the process and issues related to *Planning for Tomorrow 2008* or to send us your comments, please contact us using one of the following methods.

www.york.ca

Click on the "Planning for Tomorrow 2008" icon on the main page

futureyork@york.ca

905 830-4444

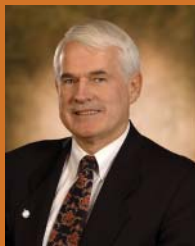
ext. 1526, 1530 or 1534

Towards a Sustainable Region

"Please recycle this brochure once you have finished with it, or pass it on to others who may be interested."



Mayor
Frank Scarpitti
Town of Markham



Regional Councillor
Jim Jones
Town of Markham



Regional Councillor
Jack Heath
Town of Markham



Regional Councillor
Tony Wong
Town of Markham



Regional Councillor
Gordon Landon
Town of Markham



Mayor
David Barrow
Town of Richmond Hill



Mayor
Linda D. Jackson
City of Vaughan



Chairman and CEO
Bill Fisch



Regional Councillor
Brenda Hogg
Town of Richmond Hill



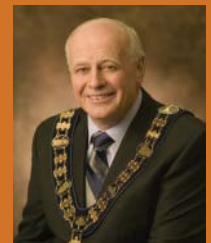
Regional Councillor
Joyce Frustaglio
City of Vaughan



Regional Councillor
Vito Spatafora
Town of Richmond Hill



Regional Councillor
Mario Ferri
City of Vaughan



Mayor
Tony Van Bynen
Town of Newmarket



Regional Councillor
Gino Rosati
City of Vaughan



Regional Councillor
John Taylor
Town of Newmarket



Mayor
Robert Grossi
Town of Georgina



Regional Councillor
Danny Wheeler
Town of Georgina



Mayor
Phyllis M. Morris
Town of Aurora



Mayor
Wayne Emmerson
Town of Whitchurch-Stouffville



Mayor
James Young
Town of East Gwillimbury



Mayor
Margaret Black
Township of King

A Message from York Regional Council

The Regional Municipality of York will be home to 1.5 million residents and 800,000 employees by the year 2031, according to provincial forecasts. To help ensure that we continue to enjoy a high quality of life, York Regional Council is committed to address the challenges and the opportunities that come with this scale of growth. This includes creating employment for our residents, protecting and enhancing our natural heritage and culture, creating well-designed communities and providing adequate human services.

In November 2007, Regional Council approved York Region's Sustainability Strategy to strengthen the Region's commitment to sustainable operations and decision-making. The goals of sustainability – preserving and protecting our natural environment, healthy communities and economic vitality – are being further ingrained into Regional policies, including our infrastructure master plans and the *Regional Official Plan*.

In the last phase of our growth management process, we reviewed a number of possible growth scenarios. Input from the public and stakeholders highlighted key issues and helped to define how York Region should grow. After this consultation, we identified a preferred growth scenario of a minimum of 40 per cent intensification as the best approach for York Region to take.

We are now in Phase III of our growth management public consultation. In this phase, we are asking you as a resident, stakeholder or partner to give us your opinion on the preferred growth scenario and on the overall direction of the Region's growth management plan. Your input is important. The choices we make together will shape the way our communities grow during the next 20 years.