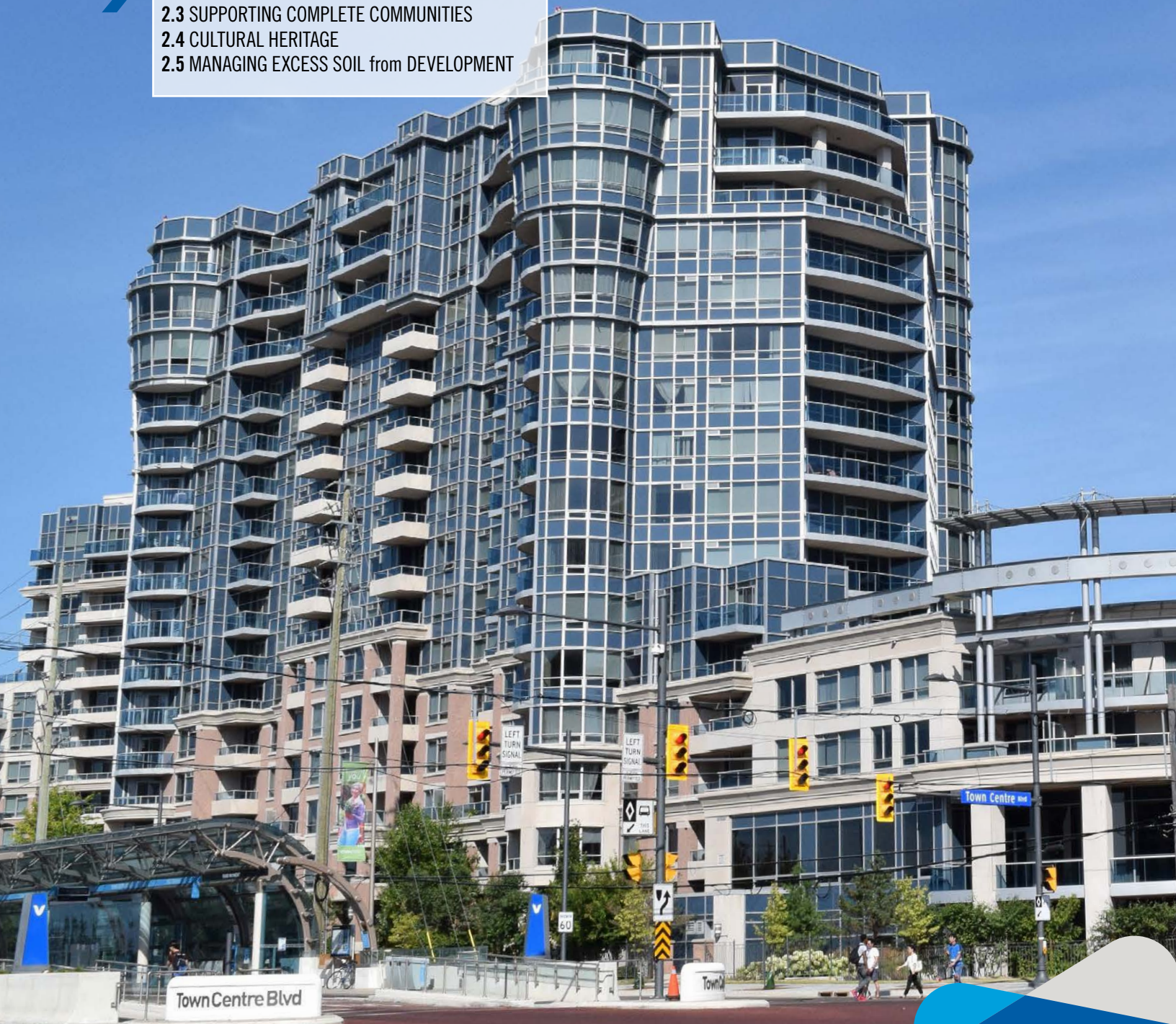


2.0 THE FOUNDATION for COMPLETE COMMUNITIES

- 2.1 REGIONAL STRUCTURE
- 2.2 INTEGRATED GROWTH MANAGEMENT
- 2.3 SUPPORTING COMPLETE COMMUNITIES
- 2.4 CULTURAL HERITAGE
- 2.5 MANAGING EXCESS SOIL from DEVELOPMENT



2.0 THE FOUNDATION for COMPLETE COMMUNITIES

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York Region will continue to experience a significant portion of the new urban growth anticipated in the Greater Golden Horseshoe (GGH) over the next 30 years. The Plan provides for growth in York Region to a population of 2.02 million people and 990,000 jobs by 2051. The Plan places a high priority on complete communities that support a full range of amenities and housing types for all ages and stages of life, different household formations and incomes. Communities will be planned for healthy and active living and meaningful employment opportunities for local business to thrive. Incorporating green development standards in communities continues the commitment to sustainability and climate change resiliency.

York Region reflects the Canadian cultural mosaic and continues to attract and celebrate a diverse population that contributes to a rich and changing cultural landscape. Growth brings diversity, and York Region offers and benefits from diversity, both culturally and economically. The Plan promotes complete, diverse communities where people can invest in each other. Accessible and responsive human services play an important role in developing this sense of community.

The policies in Chapter 2 set out a planning framework to provide for sustainable, orderly growth over the planning period.

➤ *The Foundation for Complete Communities Goal: To enhance York Region's land use structure through a comprehensive integrated growth management process that provides for sustainable, complete communities, with a strong economic base.*

2.1 REGIONAL STRUCTURE



The Plan provides a foundational framework for where and how population and employment growth is accommodated to 2051, while protecting valuable agricultural, rural and natural heritage areas.

The Plan balances the urban, agricultural and natural systems so that they work together in a compatible way. This requires planning and certainty for the long-term so there are limited urban intrusions into the agricultural and natural areas that may cause adverse impact. The policies in the Plan reinforce the integrity, maintenance and enhancement of the Regional structure ensuring infrastructure plans support growth, complete communities are realized and natural areas are maintained.

The policies of this section provide a comprehensive approach to growth within the Urban System.

Objective: *To provide a framework for managing growth that protects the natural and agricultural systems, provides for complete communities and ensures economic vitality in a financially sustainable manner.*

REGIONAL STRUCTURE POLICIES:

It is the policy of Council:

2.1.1 That York Region's structure, shown on *Maps 1, 1A, 1B and 1C* to the Plan, display the interrelationships between land use designations, overlays and delineations and provides strategic guidance on land use in York Region.

2.1.2 That the policies of the Plan be based on the Regional Structure on *Map 1* outlining:

- a. Areas that provide the focus for growth and *development* including the Urban Area, Towns and Villages, and Regional Centres and Corridors; and
- b. A Regional Greenlands System and *Agricultural System* that protect and enhance the natural environment and agricultural land base, where urbanization cannot occur.

2.1.3 That the Regional Structure consists of land use designations on *Map 1A*. The Plan includes specific goals, objectives, policies and permitted uses for each land use designation that govern *development*.

Land use designations include:

- a. *Community Areas*, where residential, population-related employment and community services are directed to accommodate concentrations of existing and future population and employment growth;
- b. *Employment Areas*, where clusters of industrial, business, transportation, warehousing and related economic activities are directed and where residential uses are prohibited;
- c. *Hamlets*, smaller communities in *Rural Areas* where growth potential is limited in accordance with the policies in the Plan;
- d. *Rural Areas*, lands outside of Urban Areas and prime agricultural areas which support diverse agricultural, economic, tourism and recreational activities and contain valuable natural resources;
- e. *Agriculture Areas*, containing a continuous, productive agricultural land base; and
- f. *Specialty Crop Areas*, for *agriculture uses* where specialty crops are predominantly grown.

2.1 REGIONAL STRUCTURE

2.1.4 That in addition to the structural elements and designations shown on *Maps 1* and *1A*, the urban system is further guided by land use policy areas shown as overlays on *Map 1B* that provide additional direction, assist in the application of policies and measuring and monitoring efforts. The urban system includes the following components:

- a. *Built-up area*, based on the Provincially defined built boundary identified in the report *Built Boundary for the Growth Plan for the Greater Golden Horseshoe, 2006*, where the minimum 50% *intensification* target applies annually;
- b. *Designated greenfield area*, where the minimum local municipal density targets in the Plan apply; *New Community Areas*, forming part of the *designated greenfield area* and consisting of new urban expansion areas required to support growth to the planning horizon, where the minimum target of 65 residents and jobs per hectare applies;
- c. Regional Centres and Corridors, the focus of York Region's most intensive *development* connected by *transit-supportive intensification* and Regional corridors;
- d. *Major transit station areas*, lands surrounding transit stations or stops, where density targets outlined in Appendix 2 apply; and
- e. *Future Urban Area*, where future *urban expansion areas* may occur to accommodate growth needs beyond 2051, through a *Municipal Comprehensive Review*.

2.1.5 That the Provincial Plan identifications on *Map 1C* include the Greenbelt Plan and Oak Ridges Moraine Conservation Plan land use designations overlaid with Regional Greenlands. The following Provincial land use designations provide land use and resource management planning direction for the protection of lands:

- a. Natural Core Areas, consist of lands with the greatest concentration of *key natural heritage features* that are critical to maintaining the integrity of the Oak Ridges Moraine;
- b. Natural Linkage Areas, which protect critical natural and open space linkages between Natural Core Areas and along rivers and streams of the Oak Ridges Moraine;
- c. Protected Countryside Area of the Greenbelt Plan and Countryside Area of the Oak Ridges Moraine Conservation Plan, made up of agricultural and natural systems; and
- d. Urban River Valleys of the Greenbelt Plan.

Mapping Overlay vs. Designation

Official Plan mapping includes land use designations and overlays.

Overlays serve a variety of purposes, including identifying:

1. Where additional policies apply
2. Where further mapping refinements can occur (e.g. Regional Greenlands)
3. Areas for monitoring and implementation purposes
4. Additional information

2.2 INTEGRATED GROWTH MANAGEMENT



York Region establishes population and employment forecasts for the nine local municipalities to 2051. These forecasts are prepared using an integrated and comprehensive approach with infrastructure planning. This approach included an analysis of water and wastewater, transportation, environmental and financial impacts.

To achieve the forecast, new communities will be required in York Region. These areas will develop as complete communities with a variety of services to create healthy, liveable places. These include human services and capital infrastructure, such as roads, transit and water/wastewater systems. While the timing of delivery for services can vary, the phasing policies of the Plan and coordination with local municipalities and agencies will ensure the effective delivery of services and encourage orderly, sustainable growth.

The Plan provides for a comprehensive approach to growth management that considers the economic, environmental and social costs of growth. To achieve financial sustainability, an agile integrated growth management approach is required that fully integrates infrastructure and financial planning with land use planning. This allows York Region to leverage existing infrastructure investments, stage and phase new development and infrastructure, align investments with the ability to recover development charge collections and grow in a financially sustainable manner.

The Plan promotes comprehensive full cost accounting, the equitable distribution of costs, and ensures that the funds required to provide the necessary services for growth are provided by the proponents of growth.

> Objective: *To align land use, infrastructure and financial planning to ensure growth is sustainable and financially responsible.*

2.2 INTEGRATED GROWTH MANAGEMENT

INTEGRATED GROWTH MANAGEMENT POLICIES:

It is the policy of Council:

2.2.1 That the population and employment forecasts in Table 1 be used as the basis for planning of new *development*.

Table 1 – York Region Population and Employment Forecast by Local Municipality

Municipality		2016	2021	2031	2041	2051
Aurora	Population	57,200	64,000	71,900	79,600	85,800
	Employment	27,300	29,600	34,100	38,300	41,600
East Gwillimbury	Population	24,700	35,700	57,100	88,700	128,600
	Employment	9,500	10,600	16,500	27,500	44,300
Georgina	Population	46,800	49,100	56,500	65,500	70,500
	Employment	9,300	9,400	12,900	17,300	20,700
King	Population	25,300	28,200	38,200	56,900	66,400
	Employment	9,600	10,000	12,200	15,800	18,300
Markham	Population	339,100	349,000	416,300	496,700	618,000
	Employment	182,000	190,300	221,200	258,600	302,200
Newmarket	Population	86,800	90,700	98,900	107,200	118,500
	Employment	45,000	47,500	50,700	54,000	58,100
Richmond Hill	Population	201,000	208,300	251,900	284,100	320,400
	Employment	78,800	83,400	96,600	108,500	122,600
Vaughan	Population	315,700	333,100	398,600	479,200	576,200
	Employment	222,200	243,700	280,600	315,800	354,400
Whitchurch-Stouffville	Population	47,300	51,400	60,800	73,900	103,500
	Employment	15,400	17,000	20,200	24,000	28,400
York Region	Population	1,143,900	1,209,500	1,450,200	1,731,800	2,087,900
	Employment	599,100	641,500	745,000	859,800	990,600

Please note forecasts in this table implement the Minister of Municipal Affairs and Housing approval and modifications to the York Region Official Plan, and include lands removed from the Oak Ridges Moraine Conservation and Greenbelt Plan Areas by the Province through regulation, as shown on Map 1C.

2.2.2 That growth management be integrated such that land use, financial and *infrastructure* planning achieve compact *development* patterns, promote the *development* of *complete communities*, optimize investments, provide for environmental sustainability, and minimize land consumption and servicing costs.

2.2.3 To undertake an agile approach to growth management by ensuring regular review and monitoring of *infrastructure* investments in response to the pace and distribution of growth to maintain financial sustainability.

2.2.4 That Regional *infrastructure* required to support growth to 2051 be phased based on the following principles:

- a. *Development* of *complete communities*;
- b. Demonstrated progress in achieving *intensification* and density targets of the Plan;

2.2 INTEGRATED GROWTH MANAGEMENT

- c. Enhancement of the existing transportation network and water/wastewater system over those that require extensions to those systems;
- d. Prioritization of projects with lower per capita Regional costs, lower risk, and greater potential for return on investment; and
- e. Alignment with the principle of financial sustainability.

2.2.5 That *infrastructure* be provided to support growth in York Region's *New Community Areas* and phased in a manner that is financially sustainable and supports the achievement of York Region's *intensification* target and *development of complete communities*.

2.2.6 To continue to recognize the role of partners in building communities and to encourage greater coordination and information exchange with local municipalities, the *development* industry, conservation authorities, Indigenous communities and other interested groups to ensure:

- a. A comprehensive, integrated and collaborative planning process;
- b. The early identification of capital *infrastructure* (roads, , transit, water and wastewater) and *human services* requirements;
- c. The coordination of the delivery of capital *infrastructure* and *human services*;
- d. Protection and enhancement of the Regional Greenlands System and *Agriculture System*;
- e. Continuous improvement for an efficient and timely approvals process; and
- f. Greater coordination and information exchange of data standardization and digital information.

2.2.7 That local municipalities, in cooperation with York Region, shall develop and monitor growth management strategies that implement the policies of the Plan.

2.2.8 That local official plans, master plans, capital plans, and *secondary plans* shall phase growth in accordance with the applicable policies of the Plan.

2.2.9 To require local municipalities and school boards to plan their capital expenditures consistent with objectives and policies in Sections 2.2 and 6.2 of the Plan.

2.2.10 That local municipalities in consultation with the *development* industry, shall establish policies and/or strategies that align near term *development* priorities with existing *infrastructure* capacity.

2.2.11 That *development* shall be prioritized in locations with existing Regional *infrastructure* capacity.

2.2.12 That York Region and local municipalities implement a comprehensive approach to financial management that considers the economic, environmental, and social costs.

2.2.13 To ensure that *development* proponents provide the funds required to deliver the additional services and costs related to growth consistent with Regional plans and policies.

2.2.14 To work with *development* proponents on alternative *infrastructure* initiatives to reduce financial risk to York Region.

2.3 SUPPORTING COMPLETE COMMUNITIES



Complete communities are designed as accessible, dense and walkable, where most amenities are in close proximity, and meet people’s needs for daily living through their lifetime. They provide for a full range of uses including local community centres, schools, places of worship, greenspaces and other uses to increase greater human interaction and create a sense of community. The policies in this section will help create well-designed communities that have integrated greenspace, trails, pedestrian and transit networks, and that offer a variety of housing, transportation, accessible human services, and employment options.

Human health is strongly related to the built and natural environments. Designing and building communities to encourage active lifestyle choices, protect the natural environment and ensure access to clean air, water, and healthy food can significantly improve overall health and well-being. Community design has an important role to play in increasing levels of physical activity. Reducing automobile dependency helps prevent obesity and other physical and mental health diseases related to physical inactivity, adverse air and environmental quality.

Human services such as healthcare, education, community and social services, have a significant impact on the quality of life for residents and workers. The needs of individuals and families vary with age, ability, background and interests. As a result, expectations for basic needs, learning, recreation, public safety, health, well-being and social supports differ by household and over time.

The policies in this section are intended to help create well-designed complete communities that have integrated greenspace, trails, pedestrian and transit networks, and that offer a variety of housing, transportation, accessible human services, and employment options.

➤ **Objective:** *To create vibrant, complete, sustainable communities where people can live, work, play, learn and enjoy a high quality of life.*

SUPPORTING COMPLETE COMMUNITIES POLICIES:

It is the policy of Council:

2.3.1 That communities shall be planned and designed as sustainable, healthy, vibrant *complete communities* walkable to most local amenities.

2.3.2 That communities shall be planned in a comprehensive and coordinated manner using land efficiently and optimizing *infrastructure* with a compact, mixed-use, pedestrian friendly and *transit-supportive* built form.

2.3 SUPPORTING COMPLETE COMMUNITIES

Measuring the success of complete communities in York Region



It is the policy of Council:

2.3.3 That communities shall be designed in a manner that fosters physical and mental health, facilitates inclusivity and accessibility for people of all ages and abilities, and York Region’s diverse population.

2.3.4 To recognize that well-designed communities positively impact human health.

2.3.5 That planning, design and evaluation of existing and new communities shall incorporate:

- Public health considerations to promote wellness and quality of life; and
- The provision of *human service* facilities reflecting the demographic and socio-economic needs of York Region.

2.3.6 To support and encourage the delivery of *human services* in a manner that considers the diverse needs of residents, workers and visitors.

2.3.7 That *human services* facilities be accessible and co-located, or within community hubs, where appropriate. Facilities shall be in close proximity to where people live and work and have *active transportation* linkages to public transit.

2.3.8 To provide leadership in *human services* planning that respond to the changing needs of York Region and to support integrated *human services* planning initiatives.

2.3.9 To encourage local municipalities to support and enhance *urban agriculture* and access to healthy and locally grown food and agricultural products.

2.3.10 That communities shall be designed to provide an integrated open space network that contributes to a sense of place and identity, promotes physical activity and social inclusion, to include:

- A variety of active recreational facilities, programmed parks and passive parks for year round use;
- Connections by sidewalk and/or trails;
- Meeting places, informal gathering spaces and central squares that incorporate art, culture and heritage;
- Opportunities for *urban agriculture*; and
- Connections to the Regional Greenlands System, where appropriate.

2.3 SUPPORTING COMPLETE COMMUNITIES

Health Supportive Tools for Complete Communities

Health supportive tools, such as a healthy development checklist, scorecard, health development assessment, or integrated sustainable development policy framework or guidelines can advance the development of complete communities. Local municipalities are encouraged to develop and integrate health supportive tools as part of the development review process to reinforce a shift in behaviour towards more active, healthy lifestyles including:

- › Improved access to *active transportation infrastructure* › Improved walkability and connectivity
- › Housing affordability › Improved health equity › Integration of age-friendly community plans
- › Improved access to public spaces, greenspaces and community *infrastructure*
- › Integration of climate change mitigation/adaptation plans

2.3.11 That retail, commercial, office, and institutional structures shall be designed in a compact form including multi-storey, mixed use buildings, where appropriate and be pedestrian oriented and *transit-supportive*.

2.3.12 That local municipalities consult with school boards to plan and design schools as part of *complete communities* and to facilitate safe school travelling by:

- a. Centrally locating schools in communities and adjacent to parks, where appropriate;
- b. Incorporating pedestrian friendly site design;
- c. Incorporating *active transportation* and transit linkages; and
- d. Incorporating vertical schools or urban schools into the base of multi-storey buildings in strategic growth areas.

2.3.13 That communities shall be designed to the highest urban design and green *development* standards, and support walkable neighbourhoods, which:

- a. Provide pedestrian scale, safety, security, comfort, accessibility and connectivity to promote physical activity, wellness and reduce auto dependency;
- b. Complement the character of the existing community's unique sense of place to foster social connections and inclusion;
- c. Promote sustainable and attractive buildings that minimize energy use and reduce greenhouse gas emissions;
- d. Promote landscaping including increasing tree canopy for shaded areas and community greening to promote environmental sustainability;
- e. Provide public spaces and attractive streetscapes that encourage *active transportation*, and improve safety;
- f. Ensure appropriate transition to surrounding land uses to support land use compatibility;
- g. Use strategic building placement and orientation to emphasize walkability, accessibility and pedestrian visibility;
- h. Apply best practices and guidelines to implement *transit-supportive development*; and
- i. Create well-defined, centrally located public spaces that support physical activity and social interactions.

2.3.14 That public buildings and facilities are designed to be accessible and located in proximity to *active transportation* and transit systems, where appropriate.

2.3 SUPPORTING COMPLETE COMMUNITIES

2.3.15 That local municipalities shall review opportunities to enhance areas in existing communities, where appropriate, by:

- a. Incorporating and enhancing *active transportation* connections within and to adjacent communities, amenities and transit;
- b. Retrofitting streets to address safety needs, and become complete streets by incorporating *active transportation infrastructure*;
- c. Incorporating broadband *infrastructure* as required;
- d. Incorporating public gathering spaces;
- e. Revitalizing and restoring existing buildings, including heritage buildings and conserving existing cultural heritage landscapes;
- f. Reviewing existing destinations such as community facilities, retail and personal services to determine if additional services are required;
- g. Naturalizing and greening of vacant or underutilized public spaces for public use; and
- h. Enhancing connections between *Community Areas* and *Employment Areas*.

What are complete streets?

Complete streets is a policy and design approach for streets to ensure the provision of safe and comfortable movement by all modes of travel and for users of all ages and abilities.

2.3.16 That communities be designed to prioritize *active transportation* through interconnected and accessible mobility systems. These systems shall prioritize movement of people through *development* of appropriate pedestrian and cycling facilities and access to transit.

2.3.17 That *development* shall be supported by a *mobility plan*, prioritizing *active transportation* and transit. The plan shall assess impacts on York Region's *transportation system*, *infrastructure* and surrounding land uses.

2.3.18 That local municipal official plans and/or *secondary plans* shall require the provision of appropriate facilities to encourage an increase in the mode share of *active transportation* trips, such as covered bicycle storage, lockers, and shower facilities, implemented through *development* approvals.



2.3 SUPPORTING COMPLETE COMMUNITIES

2.3.19 That local municipalities shall, in consultation with York Region and related agencies, incorporate parking management policies and standards through planning and *development* tools that include:

- a. Reduced minimum and maximum parking requirements that reflect the walking distance to transit and complementary uses, where appropriate;
- b. Shared parking requirements, where possible, reflecting variances in parking demand between complementary uses on a time-of-day, weekday/weekend, and monthly basis;
- c. Site design that orients the main building entrance(s) to face the public street(s), provides a pedestrian friendly urban form, and where appropriate, as determined by the local municipality, does not permit the placement of surface parking spaces between the main building entrance and the major street;
- d. An approach that anticipates and plans for the adaptive reuse of surface parking to above grade structured or underground parking as site *development* evolves;
- e. Preferential locations for carpooling, car sharing spaces, electric vehicle charging stations and bicycle storage requirements;
- f. Accommodate designated parking for on-demand deliveries and vehicles; and
- g. Requirements for the implementation of best management practices for use of winter de-icing chemicals (including road salt) in the design of parking lots, roadways and sidewalks.

SUSTAINABLE and RESILIENT COMMUNITIES

Climate change occurs when long-term weather patterns are altered through natural or human causes. The release of air pollutants and excessive greenhouse gases into the atmosphere can have significant health and well-being impacts on residents and the environment as well as implications on services York Region provides. Human activities including the use of fossil fuels for transportation, manufacturing, electricity generation, heating, and cooling contribute to climate change.

Decisions on land use planning can impact how new and existing communities will manage and mitigate climate change impacts. Complete communities will be designed to be sustainable by incorporating green building technologies, renewable alternative energy options and climate change mitigation.

Sustainable buildings are a key component of York Region's sustainable and complete communities. The built form plays a major role in supporting the overarching sustainability vision for York Region, by conserving energy and water, efficient use of resources and promoting net-zero carbon emission development.

Climate change and adaptation goals cannot be achieved by York Region alone and will require partnership and efforts from all levels of government, conservation authorities, community stakeholders, businesses, Indigenous communities, the development industry and the public.

Climate Change Adaptation and Mitigation through the Regional Official Plan



2.3 SUPPORTING COMPLETE COMMUNITIES

➤ **Objective:** To mitigate and adapt to climate change, including reducing greenhouse gas emissions and improving air quality

SUSTAINABLE and RESILIENT COMMUNITIES POLICIES:

It is the policy of Council:

2.3.20 To support low- or no-carbon energy alternatives and a targeted progression toward net-zero emissions by 2050.

2.3.21 To require local municipalities to incorporate policies in their official plans that support low- or no-carbon energy alternatives and net-zero emissions by 2050.

The York Region Climate Change Action Plan

The York Region Climate Change Action Plan is based on principles of sustainable urban development and addresses climate mitigation and adaptation from a corporate and community perspective.

The Action Plan is centred around three priority action areas:

- › Resilient Communities and *Infrastructure*
- › Low Carbon Living
- › Supporting an Equitable Transition

York Region aims to increase its resilience and capacity to withstand and respond to current and future climate events and reduce greenhouse gas emissions with a long-term goal of becoming a net-zero Region by 2051.



It is the policy of Council:

2.3.22 To mitigate and adapt to climate change by implementing actions identified in a Regional *Climate Change Action Plan* and Community Energy and Emissions Plan.

2.3.23 To establish greenhouse gas reduction targets and implement a reduction strategy in partnership with community stakeholders, Indigenous communities and local municipalities.

2.3.24 To require local municipalities to undertake municipal-wide Community Energy Plans with the overall goal of reducing energy use and increasing the use of renewable and low-carbon energy sources. These plans will align with the Regional Community Energy and Emissions Plan, detail the municipality's energy use requirements, establish a plan to reduce energy demand and consider the use of alternative and renewable energy generation options and district energy systems.

2.3.25 To encourage and work with local municipalities, Indigenous communities, agencies, and stakeholders to integrate climate change mitigation and adaptation strategies into municipal, planning and *development* tools including but not limited to pilot programs, bylaws, *development* guidelines and incentive programs.

2.3.26 To reduce vehicle emissions by ensuring that communities are designed to prioritize *active transportation*, *transit-supportive development* and *intensification* in appropriate locations.

2.3.27 To work with local municipalities, agencies, Indigenous communities and stakeholders in providing *infrastructure* for electric and low-emissions vehicles.

2.3.28 To require health, environmental and air quality impact studies that assess the impact on human health for *development* with significant known or potential air pollutant emission levels near *sensitive land uses*.

2.3 SUPPORTING COMPLETE COMMUNITIES

2.3.29 That appropriate mitigation measures to reduce and prevent exposure to air pollutants will be incorporated in community, building and site design near significant known air emission sources such as 400-series highways.

2.3.30 That local municipalities shall include policies requiring *major facilities* and sensitive uses to be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.

2.3.31 To work with local municipalities and the building industry to develop and adopt best practices in construction to mitigate climate change impacts and to reduce airborne pollutants.

2.3.32 To work with local municipalities and agencies to develop tools and strategies to mitigate and prevent potential impacts of climate change that may increase risks associated with natural hazards.

2.3.33 To work with local municipalities and agencies to ensure that stormwater management plans address the impacts of climate change by:

- a. Minimizing the disruption of natural drainage patterns, wherever possible;
- b. Addressing potential flood risk and erosion associated with projected precipitation; and
- c. Increasing York Region and local municipal capacity to adapt to climate change including the use of *Green Infrastructure*.

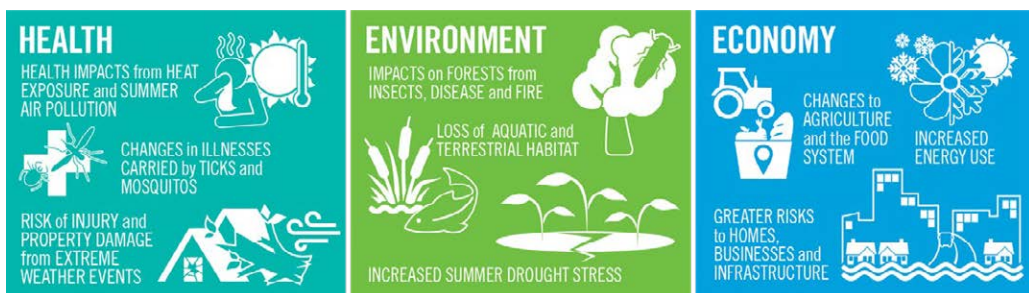
2.3.34 To work with local municipalities and agencies to support *development* of programs and initiatives that facilitate energy efficiency retrofits for existing buildings.

2.3.35 To encourage new *developments* to achieve water efficiency and conservation targets that exceed Ontario Building Code requirements.

2.3.36 That York Region and local municipalities develop, implement and periodically update sustainable *development* programs to achieve:

- a. Climate change mitigation and adaptation;
- b. Energy efficiency and water conservation levels beyond the Ontario Building Code;
- c. Mitigation of heat island effects, including but not limited to green/white roofs, light coloured paving material, locating trees or other landscaping to provide shading;
- d. Increases in the use of renewable energy;
- e. Low impact *development* and green *infrastructure*;
- f. Dark sky or light pollution abatement;
- g. Reduction of construction waste;
- h. Recycling and adaptive reuse of construction materials;
- i. Enhanced indoor air quality; and
- j. Other sustainability measures.

What are the climate change risks for York Region?



2.3 SUPPORTING COMPLETE COMMUNITIES

2.3.37 That local municipalities shall develop official plan policies and associated procedures for *development* on contaminated or potentially contaminated sites, including the use of community improvement plans where appropriate to promote *brownfield site* redevelopment.

2.3.38 To work with local municipalities, private sector partners and agencies to engage the public on water and energy conservation, pollution prevention and awareness of lifestyle decisions that can reduce carbon footprints and impacts to a changing climate.

HOUSING OUR RESIDENTS

A strong housing market delivers housing types, sizes and price points to meet the diverse range of needs of York Region's residents and workers. Meeting these needs allows people to live and work in their communities as they progress through the stages of life. The provision of affordable housing options also helps create a diverse labour pool and increase the attractiveness to serve and expand various employment sectors. The Plan provides for housing opportunities at optimal locations that support the planned urban system, transportation networks and the environment.

In addition to traditional housing, the provision of a full mix and range of housing includes emergency shelters, housing affordable to low and moderate income families, and special needs accommodations. York Region promotes affordable options through the use of targets, incentives, partnerships, community education and monitoring. York Region continues to monitor affordable and purpose-built rental targets to ensure there are adequate options for all residents. Meeting housing needs can only be addressed through partnerships with other levels of government, the development industry, community partners and stakeholders.

The policies in this section are intended to address housing needs throughout the various communities in York Region.

➤ **Objective:** *To promote an appropriate mix and range of housing options that meet the needs of residents and workers of all income levels, ages, abilities and stages of their lives.*

Housing Options

Housing Options is a defined term and refers to:

- › Types such as single-detached, rowhouses, *additional residential units* and multi-residential buildings
- › Forms such as co-ownership housing, life lease housing and co-operative housing
- › Costs such as housing that is *affordable* to low and moderate income residents and workers
- › Functions such as special needs housing and student housing
- › A full mix and range of housing options also includes both ownership and rental tenure
- › Conversion of existing housing to provide additional housing units such as secondary suites



2.3 SUPPORTING COMPLETE COMMUNITIES

HOUSING OUR RESIDENTS POLICIES:

It is the policy of Council:

2.3.39 To provide for a mix and range of *housing options* suitable for all ages, household sizes and abilities, in partnership with local municipalities, senior levels of government, the *development* industry, community partners and other stakeholders including:

- a. *Affordable* housing to address need throughout the income spectrum, including market and *community housing*;
- b. Emergency and transitional housing;
- c. Co-housing; group, rooming, and special needs housing; and
- d. Purpose-built rental housing.

2.3.40 That a minimum 25% of new housing outside of Regional Centres and *major transit station areas* be *affordable* in each local municipality.

2.3.41 That a minimum 35% of new housing in Regional Centres and *major transit station areas* be *affordable* in each local municipality.

2.3.42 That a minimum of 1,000 new purpose-built rental units be built Region-wide per year, with local municipal targets provided in Table 2.

Table 2 – Purpose Built Minimum Rental Target by Municipality

Municipality	2021 to 2031 Total Unit Target	2031 to 2041 Total Unit Target	2041 to 2051 Total Unit Target	2021 to 2051 Total Unit Target
Aurora	500	250	250	1,000
East Gwillimbury	750	750	750	2,250
Georgina	250	250	250	750
King	250	250	250	750
Markham	3,000	3,250	3,750	10,000
Newmarket	500	250	250	1,000
Richmond Hill	1,500	1,250	1,250	4,000
Vaughan	2,750	3,250	2,500	8,500
Whitchurch-Stouffville	500	500	750	1,750
Total	10,000	10,000	10,000	30,000

2.3.43 To promote *housing options*, including those identified in 2.3.39 through the use of land use planning, financial and other tools, including:

- a. Prioritizing the use of public lands for *affordable* housing, and emergency and transitional housing, including areas well serviced by transit;
- b. Encouraging the *development* industry to:
 - i. show flexibility in design and construction choices for new *developments*; and
 - ii. identify approaches and locations for *affordable* housing early in the *development* process.
- c. Working with local municipalities and other key stakeholders to explore opportunities to deliver housing in a timely manner.

2.3 SUPPORTING COMPLETE COMMUNITIES

Non-traditional building types

Flexibility in design and construction choices includes the consideration of non-traditional building types. Non-traditional building types include built forms designed to develop, intensify and bridge the gap between traditional housing options and high density developments, aimed at bringing more affordable options to market. Examples may include tiny homes, multi-generational housing and laneway housing.

Innovative design and construction works to decrease construction costs. Examples may include modular housing, 3-D printing and building multi-residential developments using timber framing.

2.3.44 To require that local municipal official plan and zoning by-laws permit a range of *housing options*, unit sizes, tenure and levels of affordability within each community, including:

- a. Consideration of *inclusionary zoning*;
- b. Incorporation of *additional residential unit* policies;
- c. Prohibition of demolition or conversion of purpose-built rental buildings if the rental vacancy rate is less than 3% for a period of more than three consecutive years in the local municipality;
- d. Permitting, facilitating and appropriately distributing *housing options* throughout communities, including those identified in policy 2.3.39; and
- e. Implementation of municipal housing strategies through local planning processes.

2.3.45 To develop a plan, in collaboration with local municipalities, senior levels of government, the *development* industry, community partners and other stakeholders to increase *housing options*, including *affordable* and purpose-built rental options.



Margaret Mitchell Place, City of Vancouver, an example of modular construction.

2.3 SUPPORTING COMPLETE COMMUNITIES

SUPPORTING and GROWING the YORK REGION ECONOMY

York Region is a top destination for businesses and talent across a number of industries. York Region is well positioned to continue to compete for new business investment with forecasted employment growth and also to attract a talented and skilled workforce. Employment areas are a part of complete communities and assist in providing job opportunities close to residential communities. New economic growth is seen as a driver of complete communities and assists in facilitating creativity, fostering innovation and creating a vibrant York Region. The rural economy, including agriculture and agri-food sector, as well as the tourism sector also provide a range of employment uses for the benefit of York Region.

Retail trade is one component of a healthy economy and York Region is home to a significant number of retail uses that are continually evolving. Local retail areas are key components of mixed-use communities and these retail areas should incorporate effective urban design to ensure the integration of retail uses within the community.

The policies in this section are intended to provide guidance to support and grow the York Region economy throughout the various identified sectors.

Objective: *To attract and retain a diverse range of employers and invest in infrastructure that diversifies and strengthens York Region's economy and supports equal employment opportunities for residents.*

SUPPORTING and GROWING the YORK REGION ECONOMY POLICIES:

It is the policy of Council:

2.3.46 To integrate and align land use planning and economic *development* goals and strategies to retain and attract investment and employment.

2.3.47 To create high quality employment opportunities for residents with the goal of 1 job for every 2 residents.



2.3 SUPPORTING COMPLETE COMMUNITIES

2.3.48 To support access to employment opportunities for all York Region residents.

2.3.49 To create vibrant and healthy communities that attract and retain talent, a highly skilled labour force, and quality employers.

2.3.50 To encourage local municipalities to foster an economic environment that supports businesses, grows employment and volunteer opportunities, and attracts and retains talent by developing policies in their official plans, strategies and programs, which may include:

- a. Implementing *York Region's Economic Development Action Plan*;
- b. Ensuring a diverse range, size and mix of available employment lands;
- c. Securing advanced *infrastructure*, communications, and network facilities, including broadband, to support a knowledge economy;
- d. Supporting the diverse workforce by providing a mix and range of *housing options* and tenures, including *affordable* housing; and
- e. Provision of *human services* and temporary meeting or office space, to support businesses.

2.3.51 To work with local municipalities and the business community to support and strengthen York Region's economic clusters by connecting with employers and establishing and strengthening partnerships with Boards of Trade, Chambers of Commerce, post-secondary and research institutions and companies.

2.3.52 To recognize York Region's role in the broader Greater Golden Horseshoe economy and to work with municipalities, the Province and other stakeholders in taking a coordinated approach to planning for large areas with high concentrations of employment that cross municipal boundaries and are *major trip generators*, on matters such as *transportation demand management* and economic *development*.

2.3.53 To work with local municipalities to identify, protect and enhance main streets including historic main streets, in York Region.

2.3.54 To encourage retrofitting, *intensification* and revitalization, in accordance with policy 2.3.13, when redeveloping existing retail, including *major retail sites*.



2.4 CULTURAL HERITAGE



York Region has a rich cultural heritage. It is believed that aboriginal hunting bands first arrived in the area approximately 11,000 years ago. The vibrant history of these and subsequent Indigenous communities, including First Nations and the Métis Nation are found in York Region’s significant archaeological resources. York Region is located on treaty territories of the Haudenosaunee, Mississaugas of the Credit First Nation and Williams Treaties First Nations. Today, the Chippewas of Georgina Island First Nation is located both on and off the shores of Lake Simcoe on Snake, Fox and Georgina islands.

York Region’s more recent European influenced cultural heritage is evident in buildings like the Sharon Temple in East Gwillimbury, Hillary House in Aurora, Newmarket’s Quaker Meeting House and the Village of Maple’s octagonal Jacob Rupert House. This legacy is also reflected in heritage streetscapes like Main Street in Old Unionville, Yonge Street in downtown Richmond Hill and in Thornhill (Markham/Vaughan) as well as other resources such as waterways and rail lines. A number of festivals celebrate York Region’s heritage and culture and elements of York Region’s cultural heritage, including archaeology, are documented in local museums.

This diverse cultural heritage enhances quality of life and helps make York Region unique. The policies of this section are designed to promote and celebrate the cultural heritage activities and to conserve cultural heritage resources, including those of Indigenous cultural heritage and archaeological sites.

➤ **Objective:** *To recognize, conserve and promote cultural heritage resources, cultural landscapes and built heritage of York Region and preserve their value and benefit to the community for present and future residents.*

CULTURAL HERITAGE POLICIES:

It is the policy of Council:

2.4.1 That *cultural heritage resources* shall be *conserved* to foster a sense of place and benefit communities.

2.4.2 To promote well-designed built form and cultural heritage planning, and to *conserve* features that help define character, including *built heritage resources* and *cultural heritage landscapes*.

2.4.3 To ensure that *cultural heritage resources* under York Region’s ownership are *conserved*.

2.4.4 To require that *cultural heritage resources* within *secondary plan* study areas be identified, and any significant resources be *conserved*.

2.4.5 To require local municipalities to adopt official plan policies to *conserve cultural heritage resources*, including *significant built heritage resources* and *significant cultural heritage landscapes*, to ensure that *development* and *site alteration on adjacent lands to protected heritage properties* will *conserve* the heritage attributes of the *protected heritage property*.

2.4 CULTURAL HERITAGE

A Brief History of York Region

It is believed that people first inhabited a tundra-like York Region about 11,000 years ago, hunting caribou and large animals, such as mastodon, at the end of the last ice age. When the climate warmed 9,000 years ago people began to make use of the rich plant and animal resources native to York Region today. Their camps, hunting and trapping territories, and long portage routes linking the lower and upper Great Lakes, through the Schomberg and Black Rivers to the Humber and Don Rivers, are reflected in York Region's rich cultural heritage.

Approximately 2,000 years ago, corn and other crops were introduced from the Mississippi valley to Great Lakes region by Algonquian (Anishnabek) speaking peoples.

In York Region, large communities of Iroquoian-speaking ancestors of the Huron-Wendat formed, surrounded by hundreds of acres of cornfields.

The dispersal of the Huron-Wendat to Wendake (Hurononia) at the end of the 16th century led to occupation of the north shore of Lake Ontario by Seneca and Cayuga peoples in the mid-17th century for a half century. They were then replaced by Anishnabek Mississauga people who had migrated southward from northern Ontario.

European settlers began arriving in the late 1600s and 1700s (including French, Pennsylvania Germans, United Empire Loyalists and Quakers), settling along the river and trail systems that followed the ancient Aboriginal settlement patterns. In 1792, Lieutenant Governor John Graves Simcoe established the original limits of York County. York Region's early pattern of community development was influenced by the river and trail systems which followed ancient Aboriginal patterns.

Also during the 17th and 18th centuries, the growth of the fur trade led to an increase in offspring of mixed ancestry between Indigenous women and European fur traders. This population established communities along the fur trade routes, and a new Aboriginal people emerged – the Métis.

Euro-Canadian communities grew around saw and grist mills situated along York Region's rivers. Yonge Street was cleared by 1800, linking communities between Lake Simcoe and Lake Ontario. And three rail lines built in the mid-1800s encouraged significant growth in the communities through which they passed.

In the twentieth century, mechanization, which increased manufacturing, encouraged the rural population to migrate to urban centres in search of work. The car replaced the railway as the major mover of people, encouraged growth throughout York Region and gave rise to suburban development. In the years following the Second World War, natural population growth and immigration from around the world gained momentum.

Today there is a rich tapestry of cultures found throughout York Region, including the descendants of early Indigenous inhabitants and settlers, as well as more recent new Canadians from every corner of the globe.

It is the policy of Council:

2.4.6 To support local municipal efforts in promoting heritage awareness, establishing heritage conservation districts and integrating identified *cultural heritage landscapes* into official plans and engaging with Indigenous communities in these efforts, where appropriate.

2.4 CULTURAL HERITAGE

2.4.7 That local municipalities shall compile and maintain a register of *significant cultural heritage resources* protected under the *Ontario Heritage Act* and other *significant heritage resources*, in consultation with heritage experts, local heritage committees, and other levels of government.

2.4.8 To ensure that identified *cultural heritage resources* are evaluated and *conserved* in capital public works projects.

2.4.9 To encourage local municipalities to use community improvement plans and programs to *conserve cultural heritage resources*.

2.4.10 To encourage local municipalities to consider urban design standards or guidelines in core historic areas that reflect the areas' heritage, character and streetscape.

2.4.11 To encourage access to core historic areas by walking, cycling and transit, and to ensure that the design of roads, vehicular access and parking complements the historic built form.

2.4.12 To recognize and celebrate the rich cultural heritage of York Region's ethnic and cultural groups.

ARCHAEOLOGICAL RESOURCES

Indigenous and European archaeological resources contribute to York Region's unique identity. They include sites that may contain scatters of artifacts, the remains of structures, cultural deposits or subsurface strata of human origin. Archaeological sites are both highly fragile and non-renewable.

This section includes policies that recognize the importance of conserving archaeological resources and the potential to commemorate significant archaeological discoveries in recognition of their contribution to community identity.

Objective: *To ensure conservation of archaeological resources occurs in situ or in an alternate location by proper excavation, documentation and preservation of recovered cultural materials and site documentation.*



2.4 CULTURAL HERITAGE

ARCHAEOLOGICAL RESOURCES POLICIES:

It is the policy of Council:

2.4.13 To require local municipal official plans to contain policies consistent with Provincial direction dealing with *archaeological resources* that require their identification, appropriate documentation and/or protection in accordance with the following:

- a. That upon receiving information that land proposed for *development* may include *archaeological resources* or contain an area of archaeological potential, the proponent of the *development* shall undertake studies by a provincially licensed archaeologist to:
 - i. Complete the applicable level of *archaeological assessment* of the land in compliance with current Provincial requirements, standards and guidelines for consultant archaeologists; and
 - ii. Assess the impact of the proposed *development* on any *archaeological resources* identified.
- b. That Indigenous *significant archaeological resources* shall be considered resources that are preferably to be protected in place unless it is demonstrated that preservation *in situ* is not reasonable in the circumstances. The consultant archaeologist shall engage those Indigenous communities with the closest cultural affiliation and in whose *traditional territories* the *significant archaeological resource* is situated to identify commemorative approaches to assist in maintaining the heritage integrity of the site;
- c. That where *archaeological resources* are documented during a Stage 2 *archaeological assessment* and found to be Indigenous in origin, the proponent is encouraged, through their consultant archaeologist, to ensure those Indigenous communities with the closest cultural affiliation and in whose *traditional territories* the *archaeological resources* were found receive a copy of the Stage 2 *archaeological assessment* report prior to the *development* proceeding;
- d. That where Indigenous *significant archaeological resources* are identified during a Stage 2 *archaeological assessment*, and preservation in their current location is not possible, the proponent should engage with Indigenous communities with the closest cultural affiliation and in whose *traditional territories* the *significant archaeological resource* is situated to address their interest in the resource and define interpretive and commemorative opportunities related to the resource;
- e. The proponent is encouraged, through their consultant archaeologist, to ensure that where a Stage 3 *archaeological assessment* of such an archaeological resource is being undertaken to define the nature and extent of the resource, those Indigenous communities with the closest cultural affiliation and in whose *traditional territories* the *archaeological resource* is located, be notified in advance of onsite assessment work;
- f. The proponent shall provide the municipality with a copy of reports and Provincial letters confirming that reports have been filed into the Provincial Register;
- g. That where *significant archaeological resources* are preserved *in situ* the area subject to on-site preservation shall be excluded from the land *development* and the municipality shall consider regulatory tools such as zoning restrictions, designation and heritage easements or open space land dedications to protect the resources; and
- h. Where human burial sites are encountered during any land disturbing activity, all work must immediately cease and the site be secured, in accordance with legislated requirements. The appropriate provincial and municipal authorities must be notified and the required provisions under the *Funeral, Burial and Cremation Services Act*, along with other applicable protocol or policy must be followed.

2.4 CULTURAL HERITAGE

2.4.14 That local municipalities celebrate archaeological discoveries and/or cultural narratives in *development* proposals through innovative architectural and/or landscape architectural design, public art, or other public realm projects, as appropriate.

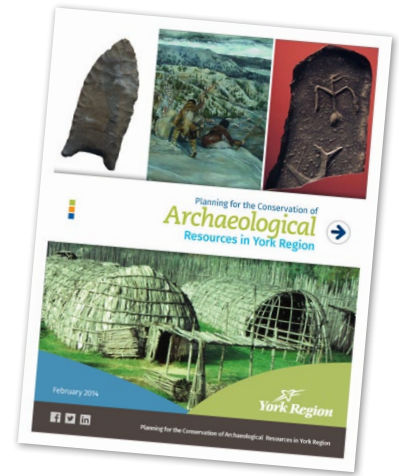
2.4.15 To encourage local municipalities, with the advice of a provincially licensed archaeologist and the Province, to develop a contingency plan for the protection of *archaeological resources* in urgent situations, this may include a funding resource to be accessed in emergency situations to protect *archaeological resources* that are discovered by chance or are under imminent threat.

2.4.16 That should previously undocumented *archaeological resources* be discovered during undertaking of Regional public works, including but not limited to the construction of streets and ancillary structures, sewer and water mains and associated structures, it may be an *archaeological site* and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the *archaeological resources* must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out *archaeological fieldwork* in compliance with Section 48 (1) of the *Ontario Heritage Act*.

2.4.17 To investigate the potential for a secure re-interment site for human remains where preservation in their current location is not possible and an interpretation centre for Indigenous *artifacts* recovered from archaeological investigations in York Region.

2.4.18 To work in partnership with Indigenous communities, local municipalities and stakeholders to review the *York Region Archaeological Management Plan* on the same review schedule as the Plan to ensure that *archaeological resources* information is kept up-to date.

2.4.19 That the *York Region Archaeological Management Plan* and Archaeological Potential Map provide guidance on addressing the policies of this Section. New *development* and *site alteration* shall be screened for archaeological potential using *York Region Archaeological Management Plan* and Archaeological Potential mapping to meet all policies required by the Plan, and shall strive to achieve all policies encouraged in the Plan.



2.5 MANAGING EXCESS SOIL from DEVELOPMENT

Excess soil is soil that has been removed from a project area, typically as a result of development related construction activities and cannot be reused at the same site it was excavated. It is a renewable resource and some of its components can safely be reused and recycled, rather than being treated as waste. Managing excess soil will protect environmentally sensitive areas and prevent the illegal placement of excess soil, while protecting human health and the environment.

The policies in this section provide strategies to deal with excess soil.

➤ **Objective:** *To work with conservation authorities and local municipalities to protect human health and the environment through the management of excess soil.*

Excess soil includes naturally occurring materials or any combination of materials commonly known as:

- › Earth
- › Loam
- › Subsoil
- › Topsoil
- › Clay
- › Sand
- › Gravel

Excess soil does not refer to materials such as:

- › Compost
- › Engineered fill products
- › Asphalt
- › Concrete
- › Re-used or recycled aggregate product and/or mine tailing
- › Soil mixed with debris such as garbage, shingles, painted wood, ashes, or other refuse

2.5 MANAGING EXCESS SOIL from DEVELOPMENT

MANAGING EXCESS SOIL from DEVELOPMENT POLICIES:

It is the policy of Council:

2.5.1 That local municipalities should develop excess soil reuse strategies and/or guidance document as part of planning for growth and *development*.

2.5.2 That local municipalities incorporate best practices for the management of excess soil generated and fill received during *development* or *site alteration*, including *infrastructure development*, within their official plan policies and require measures when assessing *development* proposals, to ensure that:

- a. Excess soil is reused on-site or locally to the maximum extent possible;
- b. Excess soil reuse planning is undertaken concurrently with *development* planning and design where feasible;
- c. Appropriate sites for excess soil storage and processing are permitted close to areas where proposed *development* is concentrated or areas of potential soil reuse; and
- d. The placement of excess soil is located outside of *Key Natural Heritage Features* and *Key Hydrologic Features* and fill quality received and fill placement at a site will not cause an adverse effect with regard to the current or proposed use of the property, the natural environment, and is compatible with adjacent land uses; and for lands within the Oak Ridges Moraine Conservation Plan; and,
- e. In addition to policy 2.5.2 d., fill quality received and fill placement at a site will not cause an adverse effect with regard to *cultural heritage resources*.

2.5.3 That local municipalities regulate excess soil through their local by-laws, as required by applicable Provincial legislation, to mitigate potential negative environmental and community impacts and include best practices for the management of excess soil generated and fill received during *development* and *site alteration*.