

Clause 7 in Report No. 11 of Committee of the Whole was adopted by the Council of The Regional Municipality of York at its meeting held on June 23, 2016.

Council also adopted the following:

101 2016 Draft Policy Amendments to the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan and Oak Ridges Moraine Conservation Plan

It was moved by Mayor Scarpitti, seconded by Mayor Bevilacqua:

Whereas the Province, commencing in May 2015 initiated a consultation process for review of the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan, the Niagara Escarpment Plan and the Growth Plan for the Greater Golden Horseshoe.

And Whereas, the process culminated in a report of the Provincial Advisory “Crombie” Panel (87 recommendations) in December 2015, leading to release of proposed Plan amendments by the Province in May 2016;

And Whereas, collectively the proposed amendments set out substantial direction for consistent community building from Niagara to Clarington, including increases to intensification (40% to 60%) and Designated Greenfield Area density (50 persons & jobs per hectare to 80 persons & jobs per hectare) targets;

And Whereas York Region has made significant investments in infrastructure and long term planning to implement the Growth Plan 2006 policies over the past 10 years;

And Whereas, York Regional Council endorse the 40% intensification strategy to the current Regional Municipal Comprehensive Review;

And Whereas, communities represented by municipally-elected Councillors should have more time to analyze the effect of the proposed amendments on city-building objectives and consult with constituencies to provide informed feedback;

2016 Draft Policy Amendments to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and Oak Ridges Moraine Conservation Plan

Therefore be it resolved that:

1. The Province of Ontario be requested to extend the commenting deadline to December 31, 2016 for comments on the Draft Provincial Plan Amendments, and to confirm in writing by July 1, 2016 the granting of such request.
2. The Province of Ontario be requested to work with York Regional staff to develop a transitional policy on the new Growth Plan.

Carried

7

2016 Draft Policy Amendments to the
Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan
and Oak Ridges Moraine Conservation Plan

Committee of the Whole recommends:

1. Receipt of the following deputations.
 1. Paula Tenuta, VP Policy & Government Relations, BILD and Don Given, Partner, Malone Given Parsons.
 2. Paul Lowes, Planning Consultant, Sorensen Gravely Lowes Planning Associates Inc. on behalf of Trinison Management Corporation.
 3. David Stewart, Vice-President, TACC Developments.
 4. Edward Weisz, Paradise Developments.
2. Receipt of the following communications:
 1. Louis Greenbaum, The Vogue Development Group dated June 15, 2016.
 2. Maria Gatzios, Gatzios Planning on behalf of Berczy Glen Landowner Group dated June 15, 2016
 3. Cam Milani, Milani Group dated June 15, 2016

2016 Draft Policy Amendments to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and Oak Ridges Moraine Conservation Plan

3. Adoption of the following recommendations, as amended, in the report dated May 19, 2016 from the Commissioner of Corporate Services and Chief Planner:
 1. Staff, through scheduled meetings with the Province, advise that York Region has concerns with the proposed Designated Greenfield Area wide density target of 80 residents and jobs per hectare and the level and timing of provincial commitment to rapid transit delivery to support a minimum intensification target of 60 per cent.
 2. Staff consult with local municipalities and other upper-tier municipalities on the proposed amendments to the Provincial Plans, including the proposed increase in Designated Greenfield Area density to 80 residents and jobs per hectare. Staff report back to Council in September 2016 with:
 - (a) The results of a detailed analysis of the proposed amendments to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan, and
 - (b) A draft response to the Ministry of Municipal Affairs and Housing regarding the proposed Plan amendments.
 3. *Staff bring forward a resolution to Council's June 23, 2016 meeting to request that the Province extend the consultation period on the proposed amendments to the Provincial Plans to the end of 2016 including the reasons supporting the request and a date by which the Region would expect a response from the Province.*

Report dated May 19, 2016 from the Commissioner of Corporate Services and Chief planner now follows:

1. Recommendations

It is recommended that:

1. Staff, through scheduled meetings with the Province, advise that York Region has concerns with the proposed Designated Greenfield Area wide density target of 80 residents and jobs per hectare and the level and timing of provincial commitment to rapid transit delivery to support a minimum intensification target of 60 per cent.

2016 Draft Policy Amendments to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and Oak Ridges Moraine Conservation Plan

2. Staff consult with local municipalities and other upper-tier municipalities on the proposed amendments to the Provincial Plans, including the proposed increase in Designated Greenfield Area density to 80 residents and jobs per hectare. Staff report back to Council in September 2016 with:
 - a. The results of a detailed analysis of the proposed amendments to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan, and
 - b. A draft response to the Ministry of Municipal Affairs and Housing regarding the proposed Plan amendments.

2. Purpose

To provide an overview of proposed amendments to the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan (ORMCP) relative to Council's 38 recommendations, to highlight the potential impact of several proposed amendments on the current Municipal Comprehensive Review (MCR) and to outline a consultation approach with other municipal staff.

This report identifies key amendments to the Provincial Plans based on staff's preliminary assessment. Additional analysis of the proposed amendments and recommendations will be presented to Council when staff report back in September, prior to the provincial commenting deadline of September 30, 2016.

3. Background

In 2013 and 2014 the Region facilitated consultation and provided preliminary input to the Province on the Greenbelt Plan and Oak Ridges Moraine Conservation Plan

In advance of the Province initiating the 10 year review of the Greenbelt Plan and the ORMCP, the Region conducted consultation to ensure a balance of perspectives on the Plans and to inform the Region's submission to the Province. Staff held workshops with internal and local municipal staff and other key stakeholders, and hosted a Council Education session on the Plans in October 2013.

2016 Draft Policy Amendments to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and Oak Ridges Moraine Conservation Plan

As directed by Council, Regional staff hosted three Public Open Houses in June 2014 at different locations across the Region to gather public input and inform the Regional position on the Greenbelt Plan and the ORMCP. At that time, the review of the Growth Plan had not been officially consolidated with the reviews of the other Plans.

The Region's submission to the Province included 38 recommendations as well as a number of additional comments

In response to the Province's request for input on the coordinated review of the Provincial Plans, Regional Council endorsed 37 recommendations in the May 2015 report entitled "2015 Coordinated Review of the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan and Oak Ridges Moraine Conservation Plan" and a 38th recommendation in September 2015. The recommendations reflect a wide range of topics, including:

- requesting a longer consultation period to review draft amendments to the plans when issued by the Province;
- stronger environmental and agricultural policies;
- accommodating, supporting and financing long-term growth (including planning for infrastructure, protecting employment lands and funding commitments from upper levels of government);
- confirming or correcting Greenbelt Plan and ORMCP boundaries; and
- strengthening implementation and monitoring to ensure the objectives of the Plans are met.

In addition to Council's recommendations, the Region submitted requests received from the public, stakeholders and landowners to the Province. Landowner requests were primarily for boundary adjustments and to redesignate lands. Regional Council did not make recommendations concerning site-specific landowner requests, but did ask the Province to develop a process to consider requests for changes associated with the Greenbelt Plan and ORMCP (recommendation #25).

Attachment 1 lists the Region's 38 recommendations to the Province and provides staff comment in relation to how the proposed Provincial Plan amendments address the recommendations.

2016 Draft Policy Amendments to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and Oak Ridges Moraine Conservation Plan

The December 2015 Expert Panel Report included 87 recommendations to the Province, many of which aligned with York Region recommendations

On December 7, 2015 the Expert Panel for the Co-ordinated Review of the Provincial Plans released a report entitled *Planning for Health, Prosperity and Growth in the GGH 2015-2041*. While the Panel recognized progress towards more effective growth management, it also acknowledged a need to strengthen the Provincial Plans to achieve their vision and goals. The report contained 87 recommendations.

A number of the Panel's recommendations align with the Region's 38 recommendations. A copy of the Expert Panel Report and a table summarizing how the Panel Report recommendations aligned with the Region's 38 recommendations were distributed to Committee of the Whole in February 2016.

On May 10, 2016 the Province of Ontario released proposed Policy Amendments to the Growth Plan, Greenbelt Plan, ORMCP and Niagara Escarpment Plan

The Province coordinated the review of these four key Provincial Plans to ensure that together they manage growth, deliver complete communities, support economic development, and protect the natural environment. The Province cited the importance of the Expert Panel Report and indicated that all recommendations were addressed in the proposed Plan amendments. The Province also indicated that climate change was the fundamental driver underlying all of the proposed Plan amendments.

The coordinated review introduced eight policy themes which are incorporated into the proposed amendments to ensure that the Plans are effectively aligned with one another:

1. Building Complete Communities
2. Supporting Agriculture
3. Protecting Natural Heritage and Water
4. Growing the Greenbelt
5. Addressing Climate Change
6. Integrating Infrastructure
7. Improving Plan Implementation

8. Measuring Performance, Promoting Awareness and Increasing Engagement

The proposed amendments have implications on the Region's current Municipal Comprehensive Review process as highlighted in the May 12, 2016 memorandum to Committee of the Whole from Valerie Shuttleworth, Chief Planner. The Province has established a deadline of September 30, 2016 to receive comments on the proposed amendments.

4. Analysis and Options

Proposed amendments to the Plans are extensive

The Expert Panel's Report, and in excess of 19,000 submissions by residents and stakeholders, influenced the proposed Plan amendments. The majority of the proposed changes are to the Growth Plan and Greenbelt Plan with minor modifications to the ORMCP. This report does not comment on the Niagara Escarpment Plan as it does not apply to York Region.

Common to all Plans is that climate change is at the forefront. Policies are weaved throughout the Plans to support complete communities which provide for a mix and range of housing types, reduce greenhouse gas emissions and a move towards net-zero communities. Direction on coordinated land use and infrastructure planning is required to ensure that infrastructure is sustainable and financially viable over its lifecycle. The draft Plans also include amendments to incorporate recent policy direction as articulated in the Provincial Policy Statement, particularly with respect to agricultural viability, protection of cultural resources and environmental features and functions.

Attachment 2 provides a summary of key proposed amendments to the Plans, the most significant of which are discussed in the following paragraphs.

Growth Plan Proposed Amendments

Growth Plan promotes complete communities and calls for increases in both intensification and density targets

Two of the most noteworthy proposed changes to the Growth Plan are the minimum residential intensification target increase from 40 percent to 60 percent of all new growth to be located in the existing built-up area and the minimum Designated Greenfield Area (DGA) density target increase from 50 to 80 residents and jobs per hectare. Proposed amendments support complete communities and promote live/work balance. This approach helps reduce the

need for long distance commuting and increase the modal share for transit and active transportation.

The current Regional Official Plan includes a minimum density target of 70 people and jobs per hectare within New Community Areas (a subset of the Designated Greenfield Area that accommodates urban expansion to 2031).

Prime employment areas are to be identified and protected

Prime employment is defined to include manufacturing, warehousing and logistics in addition to associated uses and ancillary facilities. Prime employment areas are to be strategically located in the vicinity of major goods movement facilities and corridors including highways and railway lines. Prime employment areas are to be identified and protected within official plans. Remaining employment areas are to be designated in official plans and should include clusters of business and economic activities which may contain manufacturing, warehousing, offices and associated retail and ancillary facilities. This is consistent with requirements in the Provincial Policy Statement, 2014 and Growth Plan.

The Province is proposing that prime employment areas be excluded from the density calculation for the DGA. Excluding employment areas from the density calculation is consistent with a Council recommendation on the Growth Plan (recommendation # 23).

Employment conversion policies in the Growth Plan are strengthened to only allow for conversion from prime employment to employment, or from employment to non-employment at the time of an MCR. Conversion of prime employment to non-employment is not allowed. Proposed amendments do not, however, restrict the consideration of employment land conversions to only an upper or single-tier MCR as requested by Council (recommendation #10).

The Province's infrastructure spending commitment to support growth needs to include the Yonge Street subway between Finch Avenue and Highway 7

The Province has committed to provide infrastructure to support growth. Regional Council reiterated the need for this support through their recommendations on the coordinated Provincial Plans Review. Specifically, Council recommended that "Provincial investment in infrastructure be made strategically to support forecasted growth..." and that "the Province continue financial support to municipalities in constructing and operating multi-modal transportation networks essential to achieving the required densities and objectives of the Growth Plan" (recommendations 18 and 19).

While amendments to the Growth Plan include increasing intensification rates and density targets, updates to Schedules 2 and 5 propose to reduce the extent of higher order transit in York Region. In the existing 2006 version of the Growth Plan, Yonge Street between Finch Avenue and Highway 7 is identified as Proposed Higher Order Transit to 2031. Terminology in the 2016 proposed Growth Plan has changed slightly, to identify 'Priority Transit Corridors, however the maps do not include that identification for Yonge Street between Finch Avenue and Highway 7. The subway connection from Finch Avenue is critical for the Richmond Hill/Langstaff Urban Growth Centre to achieve the planned intensification and density targets required by the Growth Plan as outlined in the York Region Official Plan, the Richmond Hill Official Plan and Markham's Official Plan. Continued Provincial commitment to the Yonge Street subway extension to the urban growth centre at Highway 7 is essential to meet proposed intensification and density targets.

Servicing constraints for Towns and Villages remain

The majority of servicing policies have now been consolidated within the Growth Plan and are strengthened. Regional Council had requested that the Province review policies pertaining to the servicing of settlement areas, including Towns and Villages, within the Greenbelt Plan area (recommendation #20). Extending lake-based municipal servicing into Greenbelt settlement areas is still not permitted.

Greenbelt Plan Proposed Amendments

An agricultural systems approach is proposed to strengthen agricultural viability

The agricultural policies of the Greenbelt Plan are strengthened by expanding from individual agricultural parcels into an agricultural system. Agricultural viability has been reinforced as the main objective in the Plan. Agricultural impact assessments are required for non-agricultural uses and for new or expanded infrastructure. An agricultural support network is included to enhance infrastructure, services and assets that support the viability of the agri-food sector and local food availability. Agricultural policy amendments that bring the Plan into alignment with the Provincial Policy Statement have been incorporated (recommendation #4).

Water resources are to be protected through a watershed planning approach

Watershed planning requires comprehensive planning to increase resiliency and help address climate change. Natural heritage and water resource protection in conjunction with water, wastewater and stormwater management master planning comprise the watershed planning process for municipalities to ensure that water quality and quantity is protected, improved or restored.

A process to respond to landowner requests for boundary and designation changes has not been included

Council recommended a Provincial process to review individual landowner requests associated with the Greenbelt and ORMCP (recommendation #25). While this recommendation was not addressed, the Province did include a section which addresses growing the Greenbelt, and addressing municipal requests, outside of the 10-year review period.

Other notable amendments are identified in the Greenbelt Plan

Within the proposed Greenbelt Plan there are additional key amendments that staff has identified as follows:

- Urban river valleys and large coastal wetlands will also receive protection as part of the move to grow the Greenbelt
- Cultural heritage resources, including built heritage resources, landscapes and archaeological resources, are also to be conserved
- Within settlement areas, the Greenbelt Plan encourages development of community hubs and complete communities with the long-term goal of becoming net-zero communities
- The Province is not proposing to expand the Greenbelt northward into Simcoe County (recommendation #27)

Oak Ridges Moraine Conservation Plan Proposed Amendments

Oak Ridges Moraine Conservation Plan amendments focus on alignment with the Provincial Planning Statement, 2014 and other Plans

As the ORMCP is one of the earlier Provincial plans (introduced in 2001), major changes focus on improving alignment and consistency with the Provincial Policy Statement, 2014 and other Provincial Plans. The Province did not address requested changes to the protected countryside designation and the rounding out of hamlets will no longer be permitted. Consistent with amendments to the Greenbelt Plan, the Province has taken a systems approach and has expanded permitted agricultural-related uses.

The Council recommendation to remove the policy requirement that cemeteries be “small scale” from the ORMCP (recommendation #16) was not addressed.

One of the proposed changes to the ORMCP appears to resolve the treatment of residual lands when the 245 metre above sea level (MSL) contour boundary is confirmed (recommendation #26).

Impact on Municipal Comprehensive Review Process

The Region’s Municipal Comprehensive Review work plan schedule is impacted

Early in 2014, Regional staff initiated a municipal comprehensive review (MCR) to address updated Growth Plan forecasts to 2041; a report outlining the MCR work plan was received by Council in April 2014. This original timeline was extended by approximately 6 months to address direction from Council to undertake a comparative analysis of the staff preferred growth scenario of 45% intensification, and a 40% intensification scenario, which Council subsequently directed staff to pursue.

Prior to release of the draft Provincial Plan amendments, staff had proposed to present the 40% intensification growth scenario, in June 2016, followed by a draft Regional Official Plan Amendment (ROPA) in November 2016. As identified in a memorandum from the Chief Planner to Council in May 2016, based on the number of new requirements being proposed by the Province through the draft amendments, staff is unable to advance the MCR at this time. Staff will report back with a draft growth scenario, and Regional Official Plan Amendment, and responses to the November 2015 resolution of Council after Provincial

2016 Draft Policy Amendments to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and Oak Ridges Moraine Conservation Plan

amendments become final. Environmental Services staff may report in the fall of 2016 regarding the assessment of options to accelerate the delivery of services for north Vaughan.

The Regional Official Plan update is required to conform to Provincial Plans

The proposed transition provisions of the Growth Plan indicate that approval of a growth related Official Plan Amendment will be required to conform to the Growth Plan in effect at the time of approval. The Growth Plan amendments are intended to apply to any conformity amendment to implement the 2041 population and employment forecast.

The Region's growth related ROPA, premised on 40% intensification, would not be approved by the Minister based on the current direction of the Province. The Minister is the approval authority for the Regional Official Plan.

New forecasting work is required based on proposed Plan revisions

Modelling work associated with forecasting growth takes significant time and staff resources. There are a number of factors which impact the 2041 land budget and forecast including final Provincial approval of the following key growth management inputs:

- The 60% intensification target within the built-up area and 80 residents and jobs per hectare density within the DGA
- Development of a standard provincial methodology to direct municipal land budget work to determine land needs as committed to through the proposed amendments
- Delineation of prime employment areas
- Prime agricultural land and Natural Heritage System mapping for long-term protection. The impact of this mapping, once provided by the Province will need to be determined.

A higher focus on intensification is proposed

Over the last 10 years, York Region has averaged 48% intensification annually, ranging from a high of 61% in 2006 and a low of 31% in 2009. The lowest year, 2009, may have reflected delayed investment in apartment buildings as a result of the economic downturn. Recent years have seen an increasing number of high

density applications in the southern three municipalities. While the Region appears to be well positioned to accommodate the minimum intensification target proposed by the Province with the identification of key development areas along the Regional corridors and secondary plan policies in place for the Regional Centres, further analysis is required.

On November 5th, 2015 Council received a report proposing a staff preferred growth scenario. The November report commented on the three draft scenarios presented in April 2015. In relation to the no urban expansion scenario (approximately 65% intensification), the report noted that the land use and infrastructure planning evaluation indicated higher support for the no urban expansion option. However, the report noted that, with other GTA municipalities requiring only 40% intensification, York Region would have had market challenges striving for higher intensification levels. The November report also indicated that if the Province increased the minimum intensification target, and made it applicable across the entire Greater Golden Horseshoe, this approach would 'level the playing field' from a market perspective. Staff is reviewing the proposed minimum 60% intensification target in anticipation of the report back to Council in September with a recommended response to the Province.

Staff will work with local municipalities and other 905 upper-tier municipalities to review higher designated greenfield area density targets

While York Region is well positioned to deliver greater levels of intensification as proposed by the Province, staff has preliminary concerns about the reasonableness of the proposed minimum DGA density target of 80 residents and jobs per hectare. The Province has advised that additional exclusions (including prime employment areas) will assist in making this density more achievable, but details have not been provided.

Increased density will likely necessitate a greater shift in housing mix and may result in built form dominated by higher density ground related product (eg. townhouses, stacked townhouses). It is important that staff works with the Province and the other Regions to understand the assumptions and effect on housing mix and built form. This will inform Regional input to the Province on the proposed Plan amendments including direction on an appropriate DGA density. The results of staff's analysis in this regard will inform recommendations to be presented to Council in response to the proposed amendments.

The proposed higher DGA density targets may impact current planning, including planning for the Region's 2031 New Community Areas as approved through Regional Official Plan Amendments (ROPAs) 1, 2 and 3. Staff will work with

2016 Draft Policy Amendments to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and Oak Ridges Moraine Conservation Plan

East Gwillimbury, Markham and Vaughan to assess the impact of proposed new densities on the secondary plans currently being developed for these areas.

Staff will consult and report back to Council in September with recommendations for a Regional response to the Province

The Provincial consultation process on the proposed Plan amendments requests municipalities, stakeholders and residents to follow its consultation process and submit comments by September 30, 2016. Staff will keep stakeholders and residents apprised of the Provincial process, key milestones and dates through York.ca, email updates and other opportunities.

Commencing in May, the Province is hosting Public Open Houses at various locations for residents and stakeholders to view reference materials with Ministry staff in attendance to answer questions. Regional Staff attended the Public Open House held in Vaughan on June 2, 2016.

Technical briefings are also being offered by invitation only throughout the Province. Regional staff attended the June 7, 2016 day-long session which was geared towards a technical audience who work regularly with the Provincial Plans. Specific non-technical meetings will also be arranged directly through the Ministry of Municipal Affairs and Housing. York Region has requested a meeting directly with Ministry representatives to seek clarity on specific proposed policies as part of the assessment of the Provincial Plan review.

Regional staff will consult with local municipalities to coordinate recommendations to the greatest extent possible. Local municipalities are encouraged to also respond directly to the Province to reflect local conditions.

Link to key Council-approved plans

The responsibility for long-term planning in Ontario is shared between the Province and municipalities. The Province sets the policy and direction for land use planning through the *Planning Act* and Provincial Policy Statement (2014). Additional Provincial Plans, such as the Greenbelt Plan, ORMCP and Growth Plan, provide complementary detailed and geographically specific policies. These Plans provide direction for the York Regional Official Plan 2010 which must conform to Provincial Plans, and will continue to be influential in how the Region accommodates future growth.

By commenting on the current Provincial plan review, the Region is working to ensure opportunities for sustainable business and employment growth, preserve green spaces, encourage growth in the Regional Centres and Corridors and optimize critical infrastructure systems capacity, all as outlined in the Strategic Plan 2015-2019. The Region's commitment to continuous improvement and

implementation of the Greenbelt Plan, ORMCP and Growth Plan will help ensure that in the future, York Region will include “A Resilient Natural Environment and Agricultural System”; a goal of the Region’s *Vision 2051*. Some of *Vision 2051*’s action areas that will be satisfied also include “A Protected, Connected and Enhanced Regional Greenlands Systems”, “A Healthy Environment for a Healthy Population”, and “Protect[ed] Vital Water Systems”.

5. Financial Implications

Staff time associated with the development of a Regional response to the draft amended Provincial Plans has been undertaken within the existing Planning and Economic Development staff complement and budget.

In June 2017, the current Development Charges Bylaw will expire. Supporting background studies rely heavily upon forecasting data stemming from the MCR. An interim Development Charges Bylaw could be considered as 2041 growth management work will not be sufficiently advanced to inform a new bylaw.

6. Local Municipal Impact

York Region’s local municipalities have been consulted leading up to and during the 2015 coordinated Provincial Plans review. In 2015, the Region hosted a workshop to solicit further input from the local municipalities and to coordinate comments on areas of Regional interest.

Continued consultation and coordination of comments with local municipalities is proposed. While staff will endeavour to provide representative views from local municipal staff in the Region’s submission to the Province, local municipalities are encouraged to submit comments to the Province to reflect local conditions.

7. Conclusion

The Province has proposed extensive amendments to the Growth Plan, the Greenbelt Plan and the ORMCP. Over the next few months, staff will work with the local municipalities and adjacent upper tier municipalities to analyze and assess impacts of the proposed amendments. As the proposed amendments affect the Region’s ability to advance the current MCR, staff will focus effort on analysing the impacts of the amendments, including the effect on planning for growth, and report back to Council in advance of the Provincial September 30 2016 commenting deadline.

2016 Draft Policy Amendments to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and Oak Ridges Moraine Conservation Plan

For more information on this report, please contact Sandra Malcic, Manager, Policy and Environment at ext. 75274.

The Senior Management Group has reviewed this report.

May 19 2016

Attachments (2)

#6796499

Accessible formats or communication supports are available upon request

Comparison of York Region Council 38 Recommendations to the Proposed 2016 Amendments of the Growth Plan, Greenbelt Plan and ORMCP

Regional Council Recommendations:	Regional Staff Comments on Proposed Provincial Plan Amendments:	
1. The Province stay the course by maintaining the integrity and objectives of the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan.	✓	Integrity and objectives of the Growth Plan, Greenbelt Plan and the Oak Ridges Moraine Conservation Plan are generally maintained and in many instances enhanced with the proposed amendments.
2. The Province provide no less than a six month period for review of any proposed amendments to the Plans.	~	Review period ends September 30, 2016 (~ 4 ½ month review period).
3. The Province recognize the importance of significant woodlands and urban forest canopy cover as integral to delivering complete communities, and take a no-net-loss approach to managing forest cover in the Greenbelt Plan and ORMCP areas.	✗	There have been no substantive changes to the woodlands policies of the ORMCP or Greenbelt Plan. A no-net-loss approach has not been proposed.
4. The Province amend the Plans to reflect recent Provincial Policy Statement modifications (2014) to agricultural definitions and permitted uses.	✓	The ORMCP and Greenbelt Plan have been amended to reflect Provincial Policy Statement, 2014 agricultural definitions and permitted uses.
5. The Province review and resolve the conflict between the Holland Marsh Specialty Crop Area in the Greenbelt Plan and the Provincially Significant Wetland.	✗	There are no amendments proposed which address this conflict.
6. The Province amend the Plans to include policies that require appropriate buffers and/or mitigation measures in new urban areas adjacent to Greenbelt Plan agricultural lands.	✓	Greenbelt Plan policies require mitigation measures to address compatible uses at interface of agricultural lands with non-agricultural uses including urban.
7. The plans be amended to provide guidance and policies which support municipal efforts to mitigate and adapt to climate change.	✓	All three Plans include policies on climate change and municipalities are required to include official plan policies to address climate change. Additional direction includes the preparation of climate change strategies and greenhouse gas inventories, the importance of protecting natural areas, and new objectives for Settlement Areas to develop in a manner that reduces greenhouse gas emissions.
8. The Province provide standardized data and a methodology to analyze and quantify climate change impacts.	✗	Although the Province is requiring municipalities to develop targets to reduce greenhouse gas emissions and develop strategies to improve resilience to climate change, they have not provided standardized methodology to analyze and quantify. Rather, the province proposes to collect the data and

Comparison of York Region Council 38 Recommendations to the Proposed 2016 Amendments of the Growth Plan, Greenbelt Plan and ORMCP

Regional Council Recommendations:	Regional Staff Comments on Proposed Provincial Plan Amendments:	
		develop a set of performance indicators to measure the implementation of the Plans.
9. The Province develop a process to allow municipalities to access strategically located employment lands, if deemed necessary through a Municipal Comprehensive Review.	✗	There are no proposed amendments which would allow municipalities to access strategic employment lands currently protected by the Greenbelt or Oak Ridges Moraine Plan.
10. Policy 2.2.6.5 of the Growth Plan be amended to include the words "... through an upper- or single-tier <i>municipal comprehensive review</i> ..."	✗	This recommendation is not addressed.
11. The Province provide greater direction on what constitutes 'strategic' employment lands.	✓	The proposed Growth Plan has introduced and defined Prime Employment Areas. Prohibited land uses have also been included.
12. The Province not expand the Greenbelt onto the developable portion of 'whitebelt' lands as part of the 2015 review.	✓	No expansion into the "whitebelt" has been proposed in York Region.
13. The Province revise the Plans, in how they refer to the 'whitebelt' lands.	✗	The term 'whitebelt lands' is not used in the proposed Growth Plan and the lands are not delineated.
14. The Province consider amending the Greenbelt Plan to permit compatible community uses.	✗	No changes are proposed in this area. Recreational and institutional uses are still only permitted within rural lands of the Protected Countryside.
15. The Province align the mandates of provincial ministries beyond the Ministry of Municipal Affairs and Housing to achieve Growth Plan objectives.	✓	Proposed coordination policies require provincial ministries and agencies to work together to implement policies.
16. The Province consider removing the requirement that cemeteries be "small scale" on rural lands within the ORMCP to provide access to a greater supply of land to accommodate future needs.	✗	This recommendation is not addressed.
17. The Province explore opportunities to provide guidance within the Provincial Plans related to infrastructure to ensure that planning for new communities and intensification is carried out in a coordinated and consistent manner across the GTHA (e.g. acknowledge Master Planning exercises).	✓	Stronger policies are proposed in all Plans related to coordinating infrastructure master planning and land use planning.

Comparison of York Region Council 38 Recommendations to the Proposed 2016 Amendments of the Growth Plan, Greenbelt Plan and ORMCP

Regional Council Recommendations:	Regional Staff Comments on Proposed Provincial Plan Amendments:	
18. Provincial investments in infrastructure be made strategically to support forecasted growth and to ensure that the GGH is positioned competitively in the global marketplace when competing for employment attraction.	✓	Proposed policies link infrastructure investments to facilitate higher density development in “strategic growth areas.” In addition, the Province is committing to aligning infrastructure investment with the new Growth Plan. A portion of the Transit Priority Corridor along Yonge Street from Finch Avenue to Highway 7 is not included within the Growth Plan.
19. The Province continue financial support to municipalities in constructing and operating multi-modal transportation networks essential to achieving the required densities and objectives of the Growth Plan.	~	Proposed policies link infrastructure investments to facilitate higher density development in “strategic growth areas.” In addition, the Province is committing to aligning infrastructure investment with the new Growth Plan. Support for operational funding has not been addressed.
20. The Province revisit policies regarding servicing communities in the Greenbelt and ORMCP, in consultation with municipalities and stakeholders.	✗	This recommendation is not addressed. Servicing policies from the Greenbelt Plan have been primarily relocated to the Growth Plan.
21. The Growth Plan be amended to shift policies 3.2.6.5 and 3.2.6.6 from Section 3.2.6 Community Infrastructure to a new subsection within the Where and How to Grow section.	✓	New section in the Growth Plan on housing within the Where and How to Grow section.
22. The Province allow municipalities to use inclusionary zoning to require affordable housing units in new developments.	✓	Although not addressed within these Plans, the Province’s Long Term Affordable Housing Strategy has committed the Province to develop regulations through the Planning Act to allow municipalities to use inclusionary zoning to require affordable housing units in new developments (Bill 204).
23. The Province consider minor amendments to the method of measuring density for the planning of complete communities, particularly as it relates to incorporating industrial and warehousing type employment uses.	✓	Prime Employment Areas are to be excluded from the Designated Greenfield Area density calculation (which has been increased from 50 to 80 residents and jobs per hectare).
24. The Province develop a methodology for consistently undertaking a land budget and for forecasting population and employment growth.	✓	The Growth Plan has indicated that a standard methodology for assessing lands needs will be developed.
25. Although York Region takes no new positions on individual landowner requests, the Region asks the Province to develop a process to review boundaries associated with the Greenbelt	✗	This recommendation is not addressed.

Comparison of York Region Council 38 Recommendations to the Proposed 2016 Amendments of the Growth Plan, Greenbelt Plan and ORMCP

Regional Council Recommendations:	Regional Staff Comments on Proposed Provincial Plan Amendments:	
Plan and ORMCP.		
26. The Province amend subsection 2(4) of the ORMCP to permit residual lands outside of the ORM, resulting from confirmation of the 245 contour, to be reconciled with the adjacent land use designation.	✓	The Greenbelt Plan has been amended and appears to address Council's recommendation but wording is not entirely clear.
27. The Province consider growing the Greenbelt northwards into south Simcoe County in order to prevent continuing 'leap-frog' development in communities which may not have the appropriate infrastructure to manage such growth in a sustainable manner which is consistent with delivering complete communities as is the intent of the Plans.	✗	The Greenbelt Plan proposes no expansions northward.
28. The Province amend Section 42 of the ORMCP and Section 3.2.3 of the Greenbelt Plan as necessary to identify and resolve mapping and policy conflicts and terminology inconsistencies.	✗	This recommendation is not addressed.
29. The Province consider amending the <i>Oak Ridges Moraine Conservation Act</i> and <i>Greenbelt Act</i> to include 'sunset' clauses, excluding strategic employment lands on the "400 series" corridors.	✗	This recommendation is not addressed.
30. The Province reconcile policies, terminology and mapping within legislation and plans to ensure they align.	✓	Plans were amended to provide alignment and consistency on policies, definitions and mapping, between Plans and the PPS.
31. The Province deliver outstanding technical guidelines in a timely manner.	✗	No timeline is provided.
32. The Province develop guidelines to address the fiscal implications for not accommodating forecast growth through the development of complete communities.	~	While guidelines were not provided, policies were added to require life cycle financial viability of proposed infrastructure and public service facilities within the Growth Plan.
33. The Province revoke outdated technical guidelines.	~	This was not specifically ✓ addressed in the proposed Plans. The Province has committed to develop standardized technical guidelines to assist municipalities to adhere to the policies.
34. The Province consult with stakeholders on monitoring in accordance with the indicators and available data to establish the baseline conditions for future monitoring.	✓	Monitoring and performance measures policies have been included; the Province will develop performance indicators to measure and effectiveness of the policies in the Plans.

Comparison of York Region Council 38 Recommendations to the Proposed 2016 Amendments of the Growth Plan, Greenbelt Plan and ORMCP

Regional Council Recommendations:	Regional Staff Comments on Proposed Provincial Plan Amendments:	
35. The Province provide enforcement assistance and/or additional resources to local municipalities to address the (legal or illegal) placement of fill, dumping and outdoor storage on rural and agricultural lands within the Plan areas.	X	This recommendation is not addressed.
36. The Province examine the possible expansion of the Greenbelt after local municipalities complete subwatershed studies or other environmental studies that might identify additional lands appropriate for the Greenbelt Plan.	~	Policies in the Greenbelt support a provincially led process to identify additional areas of ecological significance and important water features where urbanization should not occur. The Province is also looking at expansion of the Greenbelt outside of the GTHA, where important water resources are under pressure from urban growth.
37. The Province develop a process to consider compatible additions to land use permissions within the Greenbelt Plan and ORMCP.	X	While additional agriculture related uses have been added to the Greenbelt Plan (consistent with the PPS 2014), the province has not proposed a process for considering other compatible uses.
38. To amend Growth Plan policy 2.2.8.2(b) to read “the expansion makes available sufficient lands to accommodate but not exceed the forecasts provided in Schedule 3 based upon the analysis provided for in Policy 2.2.8.2(a).	✓	Policy 2.2.8.2 (b) has been amended to recognize the planning horizon for expansion is the horizon of the Growth Plan which is 2041. The phrase “while minimizing land consumption” has also been added to this policy.

Summary of Key Proposed Amendments to the Growth Plan, Greenbelt Plan and ORMCP

All Plans
1. Identification and provincial mapping of a Greater Golden Horseshoe Agricultural System to be protected for the its viability over the long term
2. Alignment with the Provincial Policy Statement for consistency in approach and definitions
3. Policies added which require climate change considerations into planning and managing for growth, agriculture and natural heritage protection
4. Encourage complete communities and community hubs in all settlement areas
5. Integration of infrastructure planning with land use planning
Growth Plan for the Greater Golden Horseshoe
6. Minimum 60% intensification , up from 40% (% of annual residential directed to built-up area)
7. Minimum Designated Greenfield Area density of 80 residents and jobs per hectare (up from 50) <ul style="list-style-type: none"> • Prime employment areas excluded from density calculation
8. Yonge Street, between Highway 7 and Finch Avenue, is no longer identified as a priority area for higher order transit
9. Introduction of 'Strategic Growth Areas' and a requirement to establish minimum density targets
10. Minimum density around transit stations and stops (subways – 200, light rail & bus rapid transit – 160, Express rail or GO – 150)
11. Planning and zoning for “priority transit corridors” prioritized
12. Prime employment areas to be identified and protected in Official Plans
13. Settlement area expansions: <ul style="list-style-type: none"> • Include life cycle financial viability of infrastructure and public service facilities • Include completion of water master plans (informed by watershed planning) • Include completion of stormwater master plans (informed by watershed planning) • Now allows for expansion of settlement areas within greenbelt plan area subject to specific tests • Must comply with Minimum Distance Separation formula
14. No conversion of prime employment to non-employment uses , even at time of MCR (local or upper-tier). Conversion from prime employment to other employment, and other employment to non-employment can be considered through MCR.
15. Province to establish methodology for assessing land needs
16. Municipalities to identify and protect natural heritage system in accordance with provincial mapping and methodology
17. More direction regarding mandatory Watershed planning provided
18. Encourage green infrastructure and LIDs
19. Infrastructure and transit planning to consider climate changes and contributions towards greenhouse gas emission targets
20. Incorporation of climate change policies into Official Plans
21. Stormwater management section added

Summary of Key Proposed Amendments to the Growth Plan, Greenbelt Plan and ORMCP

22. Recognition of an extended planning horizon to 2041
Greenbelt Plan
23. Policies modified to support and enhance agricultural viability
24. New requirements for Agricultural assessments
25. Settlement areas outside the Greenbelt not permitted to expand into it, but Towns and Villages are permitted moderate expansions (subject to criteria in Growth Plan) through MCR
26. Support local food availability and urban and near-urban agriculture
27. Requires mitigation measures to address compatible uses at interface of agricultural and urban , or non-farm uses
28. Growing the Greenbelt – includes urban river valleys and coastal wetlands <ul style="list-style-type: none"> • Greenbelt may be expanded in future, does not require support from affected municipalities
29. Greenbelt settlement areas to include long-term goal of becoming 'net-zero' or low carbon
30. Agricultural systems approach taken <ul style="list-style-type: none"> • Flexibility to support agriculture, agriculture-related, and on farm diversified uses and reflect an evolving agricultural and rural economy
31. Technical adjustments to harmonize boundary of the protected countryside of ORM as determined by the 245m elevation contour
32. Province to map prime agricultural areas, speciality crop areas and rural lands , municipalities to conform
33. Watershed planning required (formerly encouraged)
34. Exempt agricultural buildings and structures from requiring natural heritage or hydrologic evaluations while ensuring impacts are minimized through criteria
35. Recognize importance of the Rouge Urban National Park Management Plan in meeting or exceeding policy requirements of the Greenbelt Plan
36. Soil re-use strategies and best practices for managing excess soil and fill
37. Removed policy permitting minor rounding out of Towns/Villages or Hamlets
38. New policies clarifying only publicly owned lands subject to policies of Urban River Valley Designation
Oak Ridges Moraine Conservation Plan
39. New goal for net-zero communities
40. Preservation of cultural heritage resources within Plan area
41. Alignment of agricultural policies with PPS 2014
42. Agriculture-related uses no longer required to be small scale, rather they are to be compatible with surrounding areas
43. Ensure the sustainable use of water resources
44. Watershed Planning: <ul style="list-style-type: none"> • Include criteria for evaluating impacts • Evaluate assimilative capacity of the watershed to deal with sewage disposal

Summary of Key Proposed Amendments to the Growth Plan, Greenbelt Plan and ORMCP

<ul style="list-style-type: none">• Assess climate change impacts on water, wastewater and stormwater management systems
45. Revised treatment of lands once the boundary confirmed by 245 m contour (appears that, if not contiguous with Greenbelt lands, the residual lands are not subject to either plan)
46. Developments to strive to reduce greenhouse gas emissions
47. Require municipalities to ensure that new and expanded infrastructure is supported by studies that include green infrastructure and assess actions to reduce greenhouse gas emissions and adapt to climate change

Martin, Carrie

From: Paula Tenuta [mailto:ptenuta@bildgta.ca]
Sent: Tuesday, June 14, 2016 12:51 PM
To: Regional Clerk
Cc: Paula Tenuta; Emily Grant; Don Given; Matthew Cory; Danielle Chin
Subject: Request for Delegation, June 16, Committee of the Whole

Good afternoon,

It would be appreciated if the following two individuals can be registered to address Council at the same time for the June 16th, 9am, Committee of the Whole meeting for item D.2.5 - 2016 Draft Policy Amendments to the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan and Oak Ridges Moraine Conservation Plan (Planning & Economic Development, reports):

Paula Tenuta, VP Policy & Government Relations, Building Industry & Land Development Association -WITH -

Don Given, Partner, Malone Given Parsons

Thank you very much, and please confirm receipt.

Paula Tenuta, BILD
416-420-6186

*** Sent from BILD mobile. ***

Martin, Carrie

From: sdagostino@thomsonrogers.com [mailto:sdagostino@thomsonrogers.com]
Sent: Tuesday, June 14, 2016 1:42 PM
To: Martin, Carrie
Cc: plowes@sqlplanning.ca
Subject: Deputation Request Item D.2.5 2016 Draft Policy Amendments to the Growth Plan for the Greater Golden Horseshoe,

Further to our telephone conversation yesterday I act for Trinison Management Corp. in connection with several development matters in the Region of York.

I request that Paul Lowes be added to the agenda as a deputant with respect to the above captioned matter on behalf of Trinison Management Corp.

Paul Lowes is a planning consultant. He is cc'ed on this e-mail and his contact information is:

Mr. Paul Lowes
Sorensen Gravely Lowes Planning Associates Inc.
1547 Bloor Street West
Toronto, Ontario M6P 1A5

Phone: 416-923-6630 Ext. 23
Fax: 416-923-6916
Email: plowes@sqlplanning.ca

Thank you for your assistance in this matter.

Stephen

Stephen D'Agostino*
Thomson Rogers
Barristers and Solicitors
Suite 3100, 390 Bay St.,
Toronto, Ontario, Canada
M5H 1W2

416-868-3126 (b)
416-868-3134 (f)
416-201-1074 (m)

<https://www.thomsonrogers.com/municipal/>

*Stephen Joseph D'Agostino
Law Professional Corporation

This message is intended to be confidential and solely for the addressee.
If you received this e-mail in error, please delete it and advise us at
notifier at thomsonrogers.com

E-mail transmission cannot be guaranteed to be secure or error-free and the
sender does not accept liability for errors or omissions. Thomson, Rogers also
retains the right to monitor our e-mail transmissions in order to maintain our high
standard of services.

Martin, Carrie

From: Alana De Gasperis [\[mailto:alanadegasperis@tacc.com\]](mailto:alanadegasperis@tacc.com)
Sent: Tuesday, June 14, 2016 5:25 PM
To: Regional Clerk
Cc: David Stewart
Subject: Deputation Request - Committee of the Whole Meeting June 16th

Hello,

On behalf of David Stewart of TACC Developments, I would like to request that TACC be added to the deputation list for the June 16th Committee of the Whole meeting.

The deputation is in regards to item ***D.2.5 2016 Draft Policy Amendments to the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan and Oak Ridges Moraine Conservation Plan.***

Thank you kindly,

Alana De Gasperis

Planner and Governmental Relations
BA, BURPI

TACC
DEVELOPMENTS

600 Applewood Crescent
Vaughan, ON L4K 4B4

t 905.760.7300
f 905.669.9600
e alanadegasperis@tacc.com

taccdevelopments.com

This email and any attachment(s) is strictly confidential and is intended solely for the use of the intended recipient(s). Any unauthorized use, distribution, reproduction or other use of any part of this email including any attachment(s) is strictly prohibited. If you are not the intended recipient and have received this email in error, please notify me immediately by return email and delete all copies, including attachment(s) from your system.

Martin, Carrie

From: Mitch Taleski [<mailto:Mitch@paradisedevelopments.com>]
Sent: Wednesday, June 15, 2016 3:46 PM
To: Regional Clerk
Subject: FW: Deputation Registration for Edward Weisz - Paradise Developments

Good Afternoon,

Tomorrow, Thursday, June 16th York Region's Committee of the Whole will table a [report](#) on the Draft Policy Amendments to the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan and Oak Ridges Moraine Conservation Plan. Edward Weisz would like to make a deputation on behalf of Paradise Developments regarding this item. Please include him on your list.

Please feel free to reach out to me if you have any questions.

Thank you for your assistance.

Mitch



MITCHELL L. TALESKI
PROJECT MANAGER
T. 905.940.2933 X329
F. 905.940.2946
E. mitch@paradisedevelopments.com
paradisedevelopments.com



Sent By E-Mail & Mail

June 15, 2016.

The Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Attention: Mr. Wayne Emerson
Regional Chair, and
Members of Regional Council

Dear Chair Emerson, and Members of Council:

Re: Amendments to the Provincial Growth Plan
For the Greater Golden Horseshoe

I understand that Committee of the Whole at its meeting on June 16 will consider a report from the Region's Chief Planner with recommendations as to the process of providing feedback to the Province on the various proposed Policy Amendments to the Provincial Growth Plan, Greenbelt Plan and Oak Ridges Moraine Conservation Plan.

Regrettably I am not able to attend the Committee Meeting and speak in deputation; and accordingly am writing this letter to express various thoughts and opinions for your consideration.

I will address my comments specifically to the Growth Plan.

There is no question that the proposed Amendments to the Growth Plan will forever change the fabric of communities in the Region and GTA in a way that we have not seen before or imagined. Certainly in my 42 years of being in the development industry and in particular in York Region I would never have imagined that any Government would dictate, to the extent proposed, as to how young generations of future home buyers would have their choice of housing so severely restricted.

I believe the Provincial Government does not appreciate the impact that its proposals for intensification and densities, through a "one size fits all" decree, will have on municipalities and families across the GTA.

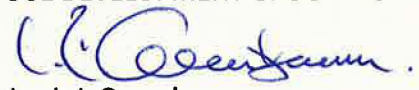
I strongly urge the Region to carefully examine and understand the type of communities that will result, with the preponderance of medium and high density development, and ask itself if this is really what it wants to see happen.

As well the impacts of these policies on Regional/Municipal finances need to be examined in the context of delivery of infrastructure that they have already committed to; and their revenues/cash flows.

Upon review of Ms. Shuttleworth's report before you on June 16, I note that there are recommendations to consult with the Province, other Regions in the GTA and the local Municipalities. But nowhere in the report is there mention of, or a recommendation to consult with the Development and Building Industry, who after all are the Region's/Municipalities' partner in shaping the growth and development of the Region. I strongly encourage you to ensure that the Development Industry, through OHBA/BILD and its local chapter organizations, are included in the discussions/analyses of the new Growth Plan policies.

I thank you for your consideration.

Yours very truly,
THE VOGUE DEVELOPMENT GROUP INC.



Louis I. Greenbaum

cc: Bruce McGregor
Valerie Shuttleworth



Gatzios Planning + Development Consultants Inc.

File No: 65MA-1116

June 15, 2016

**Committee of the Whole
Planning and Economic Development
The Regional Municipality of York**
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Attention: Regional Clerk's Office, Corporate Services Department

and to:

Ms. Valerie Shuttleworth, Chief Planner
Community Planning and Development Services

**Regarding: REPORT OF THE COMMISSIONER OF CORPORATE SERVICES AND
CHIEF PLANNER, DATED JUNE 16, 2016
2016 DRAFT POLICY AMENDMENTS TO THE GROWTH PLAN FOR THE GREATER
GOLDEN HORSESHOE, GREENBELT PLAN AND OAK RIDGES MORAINÉ
CONSERVATION PLAN**

Dear Sirs and Madams:

I am writing on behalf of the **Berczy Glen Landowner Group** (the "**BGLG**") who collectively own the lands in the concession block referred to as 'Berczy Glen' in the **City of Markham**. Berczy Glen is located west of Warden Avenue, south of Elgin Mills Road, north of Major Mackenzie Drive / the estate residential and open space lands on its north side, and east of the hydro corridor / east of Woodbine Avenue.

The BGLG lands are contained within the Region's ROPA 3 Urban Boundary expansion, and are within the City of Markham's Future Urban Area, designated for residential and related urban land uses. Markham's Future Urban Area is currently the subject of an ongoing, multi-million dollar landowner funded subwatershed study and related studies intended to support the approval of Secondary Plans that will permit urban development of these lands, thereby implementing the City of Markham's Official Plan, the Region's Official Plan, and the Province's current provincial policies.

The purpose of this letter is to strongly support the staff recommendations in the above-noted Report.

BGLG, as well as other landowners in the Region's approved ROPA 1, 2 and 3 urban expansion areas, as well as the Region and its local municipalities have all invested

many years of effort and many millions of dollars in the process of planning for, designating and designing the designated pending urban development on these lands. The development community and the local and regional municipalities have undertaken this process in order to properly plan for growth as described and as mandated by various provincial policies and documents.

The Region began the process of planning for these urban expansion areas in 2006, and with the 2010 Land Budget process, the ROPA 1, 2 and 3 OMB hearings process, and the subsequent and ongoing municipal planning process, these areas have been in process for 10 years now, with several years of detailed planning and subdivision process yet to go to see development actually occur on these lands.

Our first and foremost concern, as echoed by staff on page 11 (second paragraph) in the above-noted Report, is that the proposed new designated greenfield target in the draft 2016 Growth Plan should not, in our opinion, impact current planning, including planning for the Region's 2031 New Community Areas as approved through Regional Official Plan Amendments (ROPAs) 1, 2 and 3. Upending the density targets at this late point in the process, and requiring all stakeholders to start anew will necessitate significantly more time and costly resources being invested into the process. This, in turn, will undoubtedly impact the affordability of the end product and will impede the City's and the Region's ability to meet the current population and employment forecasts within the timeframe stipulated by the Growth Plan. There must be finality of process.

Second, we echo the Regional staff's concerns on the bottom of page 10 of the Report regarding the reasonableness of the proposed minimum designated greenfield density target of 80 residents and jobs per hectare (in comparison to the current 50), and we seriously question the appropriateness of the resultant built form, housing mix and community design.

We urge Regional Council to strongly support the staff positions provided in this Report, and we are available to work with the Region to provide input and work with the province to arrive at appropriate, implementable and reliable provincial planning policy revisions to these various provincial plans.

We trust that our correspondence will be forwarded to the province in support of the Region's Report in this matter.

Sincerely,

Gatzios Planning + Development Consultants Inc.



Maria Gatzios, MCIP RPP

Copy to: Mr. Jim Baird, City of Markham
Mr. Robert Webb, BGLG Manager

Martin, Carrie

From: Cam <cam.milani@milanigroup.ca>
Sent: Wednesday, June 15, 2016 4:51 PM
To: Emmerson, Wayne; Mayor Maurizio Bevilacqua Vaughan; Regional Councillor Gino Rosati Vaughan; Regional Councillor Michael Di Biase Vaughan; Regional Councillor Mario Ferri Vaughan; Mayor Frank Scarpitti Markham; Regional Councillor Jim Jones Markham; Regional Councillor Joe Li Markham; Regional Councillor Nirmala Armstron Markham; dave.barrow@richmondhill.ca; vito.spatafora@richmondhill.ca; Mayor Margaret Quirk Georgina; dwheeler@georgina.ca; Regional Councillor John Taylor Newmarket; mayor.altmann@townofws.ca; Mayor Tony Van Bynen Newmarket; mayor@aurora.ca; Mayor Virginia Hackson East Gwillimbury; brenda.hogg@richmondhill.ca; Mayor Steve Pellegrini King; Deputy Mayor Jack Heath Markham
Cc: Shuttleworth, Valerie; 'Glenn Lucas'
Subject: Growth Plan Amendments Item

Dear Members of Regional Council,

In review of the above noted item, it is clear a further report is forthcoming in September for more detailed comments. Regional Staff is comfortable enough to identify a few high levels concerns at this point, which I agree with, however, I believe York Regional Council can take a few more steps.

1. Regional Council passed a motion directing 40% intensification for the York Regional MCR. The Province has now identified a 60% intensification strategy, yet the staff report does not identify a “concern” with this change. The only “concern” related to this change is related to “the level and timing of provincial commitment to rapid transit delivery to support a minimum intensification target of 60%.” But there is no mention of any “concern” at all related to the 60% number itself. I believe Regional Council spoke loud and clear a few months ago that they wanted 40% intensification and it is my recommendation that Council re-affirm its position for 40% intensification and direct staff to convey its very deep “concern” with 60% intensification strategy during the upcoming meetings with the Province.
2. Should the Provincial political will not exist to modify the proposed 80 persons/ha and 60% intensification numbers, perhaps Region Council should consider requesting a **“transitional provision”** to only those two particular policies of the proposed amendments. The report is clear that those numbers have a significant effect on the work completed to date. York Region has invested a lot of resources and made significant plans for anticipated growth (including infrastructure) over the last 10 Years since the Growth Plan came into effect to accommodate at least some urban expansions. Such a large departure from the current policy regime could prove to be completely wasteful to those investments. A transitional provision would allow York Region to gradually move towards the desired intensification targets as proposed (it is a 30 year

Plan after all), without having the undesired side effects of such a shock. It is a healthy compromise.

I have spoken at length with many of you (as well as members of Cabinet...and future Cabinet...) regarding the unsustainable price increases in low rise residential product in our Region. While other members of the development community would likely welcome these price increases (as it also increases profitability to the products we sell), the long term health of the housing market is equally important. Price stability in this sector is needed. These changes to the Places to Grow Act will only exacerbate the affordability issue of single family homes because it removes that much more supply from the marketplace. This will cause a crisis point which local municipalities will soon feel in real terms from their residents when MPAC does their reassessments and they receive their property tax bills. I expect you to receive a higher constituent call volume on this item in the near future. Good luck trying to blame the Province. Residents wont buy it. The Province is more than happy for you to bear the political burden of their poor planning decisions. York Region is the tip of the spear on this matter and should take a strong leadership role in its desire for an affordable place to live and work.

Thank you.

Cam Milani
Milani Group