

Clause 3 in Report No. 14 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on October 19, 2017.

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Implications of the New Provincial Plans and Regional Municipal
Comprehensive Review Work Plan

Committee of the Whole recommends:

1. Receipt of the presentation by Paul Freeman, Director of Long Range Planning.
2. Adoption of the following recommendations contained in the report dated September 29, 2017 from the Commissioner of Corporate Services and Chief Planner:
 1. Council endorse this report as the Region's work plan and schedule for completing the Regional Municipal Comprehensive Review.
 2. The Regional Clerk forward this report to the Ministry of Municipal Affairs and the Clerks of the local municipalities.

Report dated September 29, 2017 from the Commissioner of Corporate Services and Chief Planner now follows:

1. Recommendations

It is recommended that:

1. Council endorse this report as the Region's work plan and schedule for completing the Regional Municipal Comprehensive Review.
2. The Regional Clerk forward this report to the Ministry of Municipal Affairs and the Clerks of the local municipalities.

2. Purpose

This report provides Council with staff's review of the final Provincial Plans (Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan and Oak Ridges

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Moraine Conservation Plan) released in May 2017, and a discussion of the key directions arising from the Provincial Plans for the Regional Municipal Comprehensive Review (Regional MCR). This report provides the updated work plan and schedule for the Regional MCR prepared in response to the comprehensive updates to the Provincial Plans.

3. Background and Previous Council Direction

39 Council recommendations on the Provincial Plans were submitted to the Province in 2016

In response to the draft Provincial Plans as proposed in May 2016, staff provided Council with its analysis which informed the draft recommendations to the Province as received by Council on [September 22, 2016](#). The most significant implication of the draft Provincial Plans was related to the proposed intensification and density targets, which, when combined, were determined to be unworkable in the context of the York Region population forecast contained in Schedule 3 of the Growth Plan. In addition, the proposed Designated Greenfield Area (DGA) wide density target of 80 residents and jobs per hectare would result in perverse consequences for the Region's urban structure with relatively high densities at the urban fringe. Council endorsed 39 recommendations to the Province in response to the draft Provincial Plans on [October 20, 2016](#).

Final Provincial Plans incorporate meaningful changes which address concerns identified by York Region

An assessment of how Council's recommendations regarding the proposed Provincial Plans were addressed in the final versions of the Plans was presented to Council in [June 2017](#). Many of Council's recommendations were addressed by the Province. As discussed below, the Growth Plan policies and targets related to intensification and density have been adjusted and are now phased in. This alleviates a number of the concerns relating to potential impacts on the Region's urban structure and meeting the Growth Plan 2041 forecasts, while addressing the intensification and density targets.

The Regional MCR can now resume based on new Provincial policy direction

Staff initiated the Regional MCR in May 2014 through a Council approved staff report which outlined a work plan and schedule. Three draft growth scenarios based on 40% intensification, 50% intensification and no urban boundary expansion were generated in April 2015. The three scenarios were evaluated and a 45% scenario was presented to Council in November 2015. At this

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meeting, Regional Council directed staff to undertake a comparative analysis of the 40% and 45% intensification growth scenarios.

In February 2016, Regional Council provided direction to proceed with 40% intensification as the basis for the Regional MCR. During that time, Regional staff were also in the process of reviewing and drafting new Regional Official Plan (ROP) policies to address conformity with the Provincial Policy Statement, 2014, to incorporate updates related to the infrastructure master plans and to respond to recent land use planning trends and issues. The targeted policy review included the following areas: transportation, energy and climate, housing, cemeteries, employment, economic development, agriculture, retail and source water protection. In May 2016, the draft Provincial Plans were released and work on the Regional MCR was halted, recognizing that the Province would not approve a Regional Official Plan Amendment under the 2006 Growth Plan regime.

With the release of the final Provincial Plans in May 2017, the Regional MCR process can resume with an updated work plan to address the new Provincial Plan requirements.

4. Analysis and Implications

Summary of Main Provincial Plan Changes

Major changes to the Provincial Plans are summarized in this section of the report, along with a discussion of implications for York Region. Final Provincial Plans were released on May 18, 2017 and took effect on July 1, 2017. The focus of the summary below is on changes to the Growth Plan which were the most substantive among the Provincial Plans and have the greatest impact on the Region's growth management policies and initiatives. It is not a comprehensive summary of all changes to all of the Provincial Plans.

The Provincial Plan policy changes are intended to result in the development of complete and sustainable communities that meet a range of needs for housing, employment, retail and local services and public service facilities and provide a full range of transportation options. This is also a goal of the Regional Official Plan (ROP) which outlines the vision for sustainable communities in York Region.

The major Provincial Plan changes are summarized below in Table 1.

Table 1
Summary of Key Provincial Plan Changes

Policy Area	Key Provincial Plan Policy Changes
Intensification	Intensification target increased and phased in from 40% to 50%, then 60% by and after 2031
Designated Greenfield Area Density Target	Increased from 50 residents and jobs per hectare to 60 at time of completion of the Regional MCR and 80 residents and jobs per hectare density target for urban expansion lands to 2041 (if required)
Major Transit Station Areas (MTSA's) and Strategic Growth Areas (SGA's)	Region must delineate and designate Major Transit Station Areas and Strategic Growth Areas in the ROP, plan to achieve prescribed Growth Plan densities for Major Transit Station Areas located in Priority Transit Corridors and set density targets for Strategic Growth Areas
Employment	Region must designate employment areas in ROP, including Prime employment areas; Regional Employment Strategy required
Infrastructure	Increased direction on coordinating infrastructure investment with growth planning
Housing	Regional Housing Strategy required including targets for affordable ownership and rental housing, and implementation mechanisms
Climate Change	Comprehensive approach required for addressing mitigation and adaptation, climate change policies required in official plans
Agri-food and Natural Heritage Systems	Agricultural System and Natural Heritage System in the Greater Golden Horseshoe to be identified and mapped by the Province by year-end 2017
Land Needs Assessment Methodology	Province to provide a Land Needs Assessment methodology by year-end 2017

Intensification target is being increased and phased in from 40% to 50% and then to 60% after 2031

Under the new Growth Plan, the Region is required to achieve 40% intensification up until the new Regional MCR is approved, 50% intensification from the time of approval until 2031 and then 60% intensification from 2031 onwards. The level of intensification refers to the share of residential development occurring annually within the delineated built-up area.

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Higher intensification targets in the new Growth Plan will reduce the need for urban expansion for residential uses as there will be relatively more growth being accommodated within the built-up area than would be the case under the previous Growth Plan 40% intensification target.

York Region is well-positioned to deliver the Growth Plan intensification targets having achieved an average intensification level of 48% over the last 10 years. This along with the level of existing and planned infrastructure investment (e.g. subway extensions to Vaughan Metropolitan Centre and Richmond Hill/Langstaff Gateway Centre, Bus Rapid Transit along Highway 7, Yonge Street and Davis Drive), the planned urban structure of Centres and Corridors and other intensification areas means that the Region is ready to accommodate the new intensification targets in the Growth Plan. The Growth Plan allows for upper tier municipalities to request an alternative intensification target to 2031, subject to a number of criteria. However, given the above factors, an alternative intensification target is not warranted in York Region, nor is it likely that an alternative intensification target would be approved by the Province. Regardless of whether an alternative target is used, the Region would still need to meet the Growth Plan's 60% intensification target by 2031 and afterwards.

Regional staff will work with the local municipalities to develop an Intensification Strategy which will include local municipal intensification targets and the identification of Strategic Growth Areas and Major Transit Station Areas which are to be the focus for accommodating intensification and higher density mixed uses. Strategic Growth Areas are to be identified and delineated in the Regional Official Plan through the MCR process and will include Regional Centres, Major Transit Station Areas, local centers and other intensification areas.

Designated Greenfield Area density target has increased from 50 to 60 residents and jobs per hectare and 80 density for urban expansion lands to 2041

The 2006 Growth Plan required York Region to achieve a density of 50 residents and jobs per hectare in the Designated Greenfield Area. The Designated Greenfield Area is comprised of lands within settlement areas but outside of the delineated built-up area that have been designated in the ROP to accommodate growth. This target will continue to apply up until changes to the ROP are approved through the new Regional MCR. Following approval of the Regional MCR, the Designated Greenfield Area density target will be increased to 60 residents and jobs per hectare. Employment lands will then be excluded from the Designated Greenfield Area density calculation, making it easier to achieve a density of 60 residents and jobs per hectare. The target of 80 residents and jobs per hectare will only apply to urban expansion community lands (if required) to address growth from 2031 to 2041.

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In the November 2015 land budget work for the draft growth scenarios, the estimated Designated Greenfield Area density for the Region's community lands (excluding employment lands) was approximately 57 residents and jobs per hectare. An updated land budget will be prepared as part of the resumption of the MCR work, once the Provincial Land Needs Assessment methodology is released, which is scheduled for year-end 2017.

The Regional MCR will confirm the continued applicability of the ROP density target of 70 residents and jobs per hectare for New Community Areas. The Growth Plan provides for approval of secondary plans based on the current ROP until the Regional MCR work is completed. Secondary plan work is underway for the New Community Areas in ROPA's 1, 2 and 3 (in East Gwillimbury, Vaughan and Markham respectively). To provide clarification on the ROPA 1, 2 and 3 lands, the current ROP target of 70 residents and jobs per hectare will continue to apply until the Regional MCR is completed. The Regional MCR process will assess the need for any additional density in the New Community Areas to reach the 60 people and jobs per hectare target of the Growth Plan. It is anticipated that any such adjustments, if required, would not result in significant changes to the planned densities for these communities.

The Region is now responsible for delineating and setting targets for Major Transit Station Areas in Priority Transit Corridors

Major Transit Station Areas are lands in and around stations and stops along existing and future higher order transit corridors. In York Region, higher order transit corridors include the subway, VIVA and GO Rail corridors. The following table summarizes the minimum density targets for Major Transit Station Areas on Priority Transit Corridors by type of higher order transit.

Table 2
Major Transit Station Areas on Priority Transit Corridors Target Densities

Type of Higher Order Transit	Growth Plan Minimum Density Target (residents and jobs per hectare)
Subway	200
Light Rail Transit or Bus Rapid Transit	160
GO Transit Rail	150

The Priority Transit Corridors are shown in [Schedule 5 of the Growth Plan](#). Priority Transit Corridors in York Region include portions of Highway 7, Yonge Street and Davis Drive and the Regional Express Rail (RER) portions of the GO

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Rail lines in the Region. Where there are a number of Major Transit Station Areas along a Priority Transit Corridor, an average density target can be applied.

Due to location and existing surrounding land uses, achieving the required density targets for some Major Transit Station Areas in York Region may be a challenge. The Province has provided the option for municipalities to request an alternative target for Major Transit Station Areas, subject to criteria. Even with alternative targets, the overall applicable minimum density prescribed in the Growth Plan must be met for the entire corridor. The minimum density targets can be met beyond the planning horizon of the Growth Plan, that is, beyond 2041.

York Region staff will work with local municipalities to identify, delineate and set population and employment targets for Major Transit Station Areas within Priority Transit Corridors. Major Transit Station Areas outside of Priority Transit Corridors must also be delineated by the Region. Major Transit Station Areas will form part of the Region's Intensification Strategy as well as contribute to achieving Designated Greenfield Area density targets, where applicable.

A York Region Employment Strategy will include the designation of employment areas in the Regional Official Plan

The protection of employment lands has been strengthened by the new policies in the Growth Plan. The Region is now required to prepare an Employment Strategy and employment areas are to be designated in the Regional Official Plan. The Employment Strategy is to identify Prime employment areas, establish a minimum density target for all employment areas and identify opportunities for the intensification of employment areas. Prime employment areas are to be protected for uses that are land extensive or have low employment densities and require locations near major goods movement corridors. Major retail uses are not permitted in Prime employment areas. Major retail can also be prohibited in non-prime employment areas or a size threshold can be established for any major retail uses that are permitted.

Conversions of employment land to non-employment uses can only be considered at the time of a Regional MCR which is then approved by the Province through an updated ROP. The Growth Plan strongly directs major office uses to transit corridors and precludes it from Prime employment areas where only office uses associated with or ancillary to the primary use are permitted. Regional staff will work with local municipal staff to designate employment areas in the ROP and to develop an Employment Strategy.

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The Growth Plan provides increased direction on coordinating infrastructure investment with growth

Infrastructure planning, land use planning and financial investment are to be coordinated to implement the Growth Plan. Infrastructure planning is to occur in an integrated manner and should incorporate the evaluation of long range land use planning and financial planning. Infrastructure planning should also be supported by infrastructure master plans, asset management plans, community energy plans, watershed planning, environmental assessments and other relevant studies.

Through the Regional MCR process that began in 2014, growth forecasts were coordinated with the Water and Wastewater and Transportation Master Plans and were subject to a fiscal impact assessment. This coordinated approach will continue with the resumption of the MCR. The forecast will be subject to assessment from infrastructure and financial planning perspectives and will inform updates of the infrastructure master plans and the development charges by-law.

The Growth Plan now explicitly states that transportation planning will consider opportunities to support and enhance the agricultural system including accommodating agricultural vehicles and equipment as appropriate. In addition, transportation planning is to consider increased opportunities for moving goods and people by rail, separation of modes within corridors and provide opportunities for inter-modal linkages.

Consistent with the draft Growth Plan released in May 2016, Schedule 5 of the final Growth Plan does not identify the Yonge Street subway extension, although this was a Regional Council recommendation from October 2016. The Highway 400-404 link (Bradford By-pass) is now identified as a future transportation corridor in the Growth Plan.

Stronger policy direction is provided on addressing housing

Consistent with the 2006 Growth Plan, the new Growth Plan continues to require upper-tier municipalities, in consultation with lower-tier municipalities to prepare a Housing Strategy. However, more specific direction is now provided. The Growth Plan now requires targets for both affordable ownership housing and rental housing. Planning for affordability is to be tied to the needs of future residents, suggesting that housing affordability will need to be considered as part of the Region's 2041 forecast. The Housing Strategy is also to consider the existing housing stock. For assessment of the Region's housing supply, the three year supply of residential units includes lands zoned for intensification and redevelopment.

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Similar to the other strategies required by the Growth Plan, the Housing Strategy will be developed in consultation with local municipalities, the Province and other stakeholders. The Strategy is to identify the range and mix of housing options to meet the projected needs of current and future residents and identify implementation mechanisms.

The Local Municipal Housing Working Group, led by York Region staff and comprised of local municipal staff, was formed to develop a housing incentives framework to encourage more mid-range affordable housing. This group is well-positioned to provide input on housing requirements arising from the new Provincial Plans. A number of key Regional housing strategies and studies are already in the process or are planned to be updated including the York Region 10-Year Housing Plan, the Affordable Housing Measuring and Monitoring Guidelines and Housing Matters. All of this work will contribute to the development of the Housing Strategy.

Municipalities are to achieve low carbon communities through climate change mitigation and adaptation measures

Growth Plan and Greenbelt Plan policies require a comprehensive approach to addressing climate change mitigation and adaptation to ensure community resiliency. Climate change policies are now required in official plans to identify actions that will reduce greenhouse gas emissions and adaptation goals. York Region staff will be undertaking a Region-wide Community Energy Plan. A Community Energy Plan encompasses all of the energy used the community including residential, commercial, industrial, public sector and transportation energy and can be used to establish greenhouse gas emission reduction targets that support Provincial targets with the ultimate goal of achieving low carbon communities. To further support Provincial climate change initiatives, a York Region internal working group and a Local Municipal Climate Change Working Group made up of Regional and local municipal staff are assessing the new municipal climate change requirements. The requirement for municipal infrastructure asset management planning and risk assessment to demonstrate financial viability over the full life cycle of these assets is already well underway by York Region.

Draft Natural Heritage System and Agricultural System mapping and guidance materials have been released by the Province

The Province requested input on draft mapping for the proposed Natural Heritage System (NHS) and the proposed Agricultural System for the Greater Golden Horseshoe. Council endorsed comments were submitted to the Province, following the [September 21, 2017](#) meeting of Council. An Agricultural System approach has been introduced by the Province to support the protection of farmland, while promoting economic development of the agri-food sector. The draft Provincial agricultural mapping identifies additional lands in York Region as

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prime agriculture. Through the Regional MCR, municipalities will have the opportunity to work in collaboration with the Ontario Ministry of Agriculture and Rural Affairs to define the final agricultural land base map. The Province-wide agricultural land base map will not be finalized until municipalities have confirmed the Agricultural System through an update of the official plan.

The proposed NHS only applies to 'whitebelt' lands, located between the Greenbelt/Oak Ridges Moraine Conservation Plan area boundary and the existing urban area. Unlike the approach proposed for the Agricultural System mapping, the Province is proposing to finalize the NHS mapping by the end of 2017, after which time the Region will be required to protect the system through policy and mapping in the York Region Official Plan. Staff has requested that the Province apply the same approach to the NHS as the Agricultural System and keep the mapping draft until local NHS studies are completed and a system is finalized through the Regional MCR and ROP update.

Province to provide Land Needs Assessment Methodology by year-end of 2017

A standardized Land Needs Assessment methodology, to be provided by the Province, will be used to assess the quantity of land required to accommodate forecasted growth. The Land Needs Assessment methodology is scheduled to be released by the Province by year-end 2017. Under the Growth Plan, this methodology must be used by upper tier municipalities when preparing a land budget and assessing the potential need for urban expansion lands to accommodate residential and employment growth to 2041. The Province has hired a consultant and set up a working group comprised of representatives from the municipal and private sectors to provide input to the development of the Land Needs Assessment Methodology. York Region has a staff representative on this Working Group.

Regional MCR Work Plan and Schedule

A number of Regional MCR strategy documents and background studies are required to ensure conformity with the Growth Plan

The Growth Plan requires a number of strategy documents and background studies to be prepared by the Region as part of the MCR process. Table 3 provides a summary of the major projects that will be undertaken as part of the MCR process. Most will require extensive consultation and collaboration with local municipalities. Work on a number of the studies has already commenced including the vacant employment land inventory and work in support of climate change initiatives. The majority of the background work will occur over 2017 and 2018 and going into 2019. Reporting on these studies will commence in 2018;

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the results of most of the Regional MCR projects listed below will occur in 2018 and 2019.

Table 3
Regional MCR Major Projects

Project	Main Components
Updated Growth Forecasts and Land Budget	Updated population, housing and employment forecasts to 2041 based on updated demographic data, updated housing and employment land supply data; land budget analysis will be based on Provincial Land Needs Assessment (to be released by year-end 2017); local municipal Designated Greenfield Area targets and target for New Community Areas
Intensification Strategy	Local municipal intensification targets, identification, delineation and setting targets for Strategic Growth Areas and Major Transit Station Areas
Employment Strategy	Vacant employment land inventory, profile of employment areas, employment trends analysis, designation of employment lands in the ROP, including Prime employment areas, density target for employment areas, identify intensification opportunities
Housing Strategy	Identify range and mix of housing options to meet projected needs of current and future residents; establish targets for affordable ownership and rental housing, identify mechanisms for implementation
Visualizing Density	Density visualization for New Community Areas and Intensification Areas
Climate Change Initiatives	Develop a York Region Community Energy Plan as part of an overall Regional Climate Action Plan, official plan policies, and coordination with infrastructure asset management planning, risk assessment and other climate change related initiatives.
Fiscal Impact Analysis	Detailed long-term fiscal impact assessment of the growth forecast
ROP Policy Review and Update	Based on new Provincial Plan requirements; alignment with PPS, 2014 and relevant emerging land use planning issues

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Regional MCR revised work plan and schedule reflect the magnitude of the work required to conform with the Provincial Plans

The MCR process is anticipated to require approximately 3 years to complete, resulting in an updated Regional Official Plan. The majority of the background technical work and analysis will take place over the next 2 years. Attachment 1 shows the overall schedule for completion of the MCR. A draft updated Regional Official Plan is anticipated in the Fall of 2019, adoption in the Spring of 2020 and Provincial approval to follow. At this point, it is to be determined whether this will constitute an amendment to the existing ROP or a completely new ROP. The extent of the changes resulting from the various strategies and background work required by the Growth Plan and the ROP policy review will determine whether the a new ROP will result from the Regional MCR. If a full update of the ROP is undertaken, the next statutory review would be 10 years following approval of the new ROP; alternatively, with a ROP update, a statutory review would be required within 5 years.

A key factor in undertaking the growth forecasts to 2041 is the timing of the release of the Provincial Land Needs Assessment methodology. The Regional land budget and forecast cannot be prepared until the Provincial methodology is finalized, which is currently planned for year-end 2017. Growth Management Directions and Forecast staff reports are anticipated in Q1-Q2 2019 which will

present the draft Regional growth forecast to 2041. In addition, the forecast work partially depends on input from the background studies and strategies being produced as part of the MCR process. Attachment 2 provides a list of the studies involved and associated major tasks for the various components of the Regional MCR.

Extensive collaboration with local municipalities will be required

Much of the required MCR work will involve extensive consultation and collaboration with local municipalities. Working with local municipal staff will be a key part of successfully completing the Regional MCR work. A local municipal working group has been established as part of the MCR process. In addition, there will be individual meetings with staff in each local municipality to discuss specific aspects of the growth forecast, intensification strategy including planning for Major Transit Station Areas, employment strategy and other areas of the Regional MCR.

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The Regional MCR process will be coordinated with updating the infrastructure master plans and development charges bylaw

The 2017 Development Charge Bylaw (No.2017-35) is based on a growth forecast to 2031. This Bylaw can be in place for a maximum of five years and must expire no later than June 16, 2022. Once new growth forecasts are prepared to 2041, the development charges bylaw will be updated to reflect the longer forecast horizon. The Regional Water and Wastewater Master Plan and the Transportation Master Plan will also be updated as input to the development charges bylaw to assess and align with the Region's long-term infrastructure requirements. It is anticipated that the development charges bylaw will be updated before 2022.

Growth forecast resulting from the Regional MCR will be subject to a fiscal impact assessment

Part of the Regional MCR will include a detailed long-term fiscal impact study which will quantify the full cost of growth as well as the costs to maintain service levels and keep existing assets in a state of good repair. Consistent with policy 1.6.1 of the Provincial Policy Statement, the fiscal impact analysis will include an assessment of the full life cycle costs associated with the growth forecast. The analysis will include an evaluation of the long-term capital expenditures and revenues, operating costs, tax levy impacts, as well as reserve fund and debt requirements.

An integrated consultation program will support the Regional MCR work

Stakeholder consultation was part of the earlier MCR work in the form of a three phase consultation plan undertaken in 2014 and 2015. Consultation was coordinated with the Water and Wastewater and Transportation Master Plan processes.

An updated integrated consultation plan will be developed and presented to Council early in 2018. This plan will consist of technical consultation specifically on the MCR directed to Regional, local municipal and Provincial staff and other key stakeholders. A local municipal working group has already been established to fulfill a portion of the technical consultation. In addition, there will also be consultation with the school boards, conservation authorities and the Province.

A comprehensive community consultation process will be undertaken as part of the Regional MCR

A range of public and stakeholder consultation will occur including consulting with BILD, the Indigenous communities and other stakeholder groups. Integrated

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consultation on Vision 2051 and the MCR will be undertaken. Vision 2051 is the Region's long-term strategy that was created in 2011 and approved in 2012. Community consultation will provide an opportunity for the public and stakeholders to provide input on their future vision for York Region that will inform both the MCR work and an assessment of the eight goal areas in Vision 2051.

The York Region Planning Advisory Committee (targeted to be up and running in Q1 2018) will also be consulted as part of the Regional MCR process and Vision 2051 review. The following groups will be consulted as part of the planned consultation for the Regional MCR and Vision 2051:

- Local municipal staff
- Local municipal councils
- Public
- York Region Planning Advisory Committee
- York Region Agricultural Advisory Liaison Group
- Stakeholders including landowners and BILD and others as required
- First Nations and Métis
- Internal Regional departments

The consultation process will also be coordinated with updates to the Water and Wastewater and Transportation Master Plans. An internal York Region working group will ensure coordination between the Regional MCR, the master plan updates and the DC update processes.

The integrated consultation plan will maximize opportunity for public and stakeholder input into shaping the future direction and actions for the Region. A formal integrated consultation plan will be developed that will provide further details and timing. This consultation plan will ensure the statutory requirements under the *Planning Act* with respect to the Regional MCR are met.

Proposed Municipal Comprehensive Review work plan supports the objectives of Vision 2051, Regional Official Plan and the 2015 to 2019 Strategic Plan

The Regional MCR will lead to an update of the ROP providing the growth forecasts to 2041 and policies required to conform to the Provincial Plans, PPS, 2014 and in response other identified planning issues and the infrastructure master plans. The Regional MCR supports a number of strategic objectives

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contained in the 2015 to 2019 Strategic Plan including: ensuring optimal locations for business and employment growth are available, increasing the range of available and affordable housing choices, encouraging growth in Regional Centres and Corridors and preserving green spaces. Vision 2051's goal area of creating Liveable Cities and Complete Communities is also supported through the work being undertaken in the MCR which will provide the framework for future growth and development of communities in the Region.

5. Financial Considerations

The majority of the work required for completion of the Regional MCR will be undertaken by Regional staff in the Long Range Planning division of the Planning and Economic Development Branch. Outside consulting resources may be used for various components such as parts of the Employment Strategy and the Intensification Strategy. The adequacy of the existing budget allocation to undertake the Regional MCR work will be confirmed through the 2018 budget process. The updated growth forecasts to 2041 will form the basis for the development charges by-law update that will occur between the interim update planned for 2018 and the five-year update in 2022.

6. Local Municipal Impact

A number of the policies in the new Provincial Plans require consultation and cooperation among the Province, Region and local municipalities in order to achieve the required targets and objectives. As outlined above, the Region will be collaborating extensively with the local municipalities in undertaking the MCR work and will continue to engage local municipalities on policy interpretation and implementation efforts.

Local municipal official plans will need to be updated to reflect the new growth forecasts and Regional Official Plan policies generated through the Regional MCR process, once they are approved. Under the *Planning Act*, local municipal official plans are required to be updated to conform to the ROP within one year of it coming into effect. York Region staff will work with local municipal staff as they work through their local municipal conformity work.

7. Conclusion

This report summarizes the major policy directions contained in the Provincial Plans released on May 18, 2017 and sets out a work plan and schedule for completing the Regional MCR. The Provincial Plans address many of the

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recommendations provided to the Province by Council through the earlier review of the draft Provincial Plans.

The new Provincial Plans require a number of strategies and studies to be prepared by the Region along with extensive collaboration with local municipalities and consultation with the public and stakeholders. To complete the background work required to conform to the Provincial Plans along with the associated consultation process, it is estimated that the MCR will take approximately 3 years to complete, with an updated ROP anticipated to be adopted in 2020.

For more information on this report, please contact Paul Freeman, Director of Long Range Planning at 1-877-464-9675 ext. 71534 or Paul Bottomley, Manager, Policy, Research and Forecasting at 1-877-464-9675 ext. 71530.

The Senior Management Group has reviewed this report.

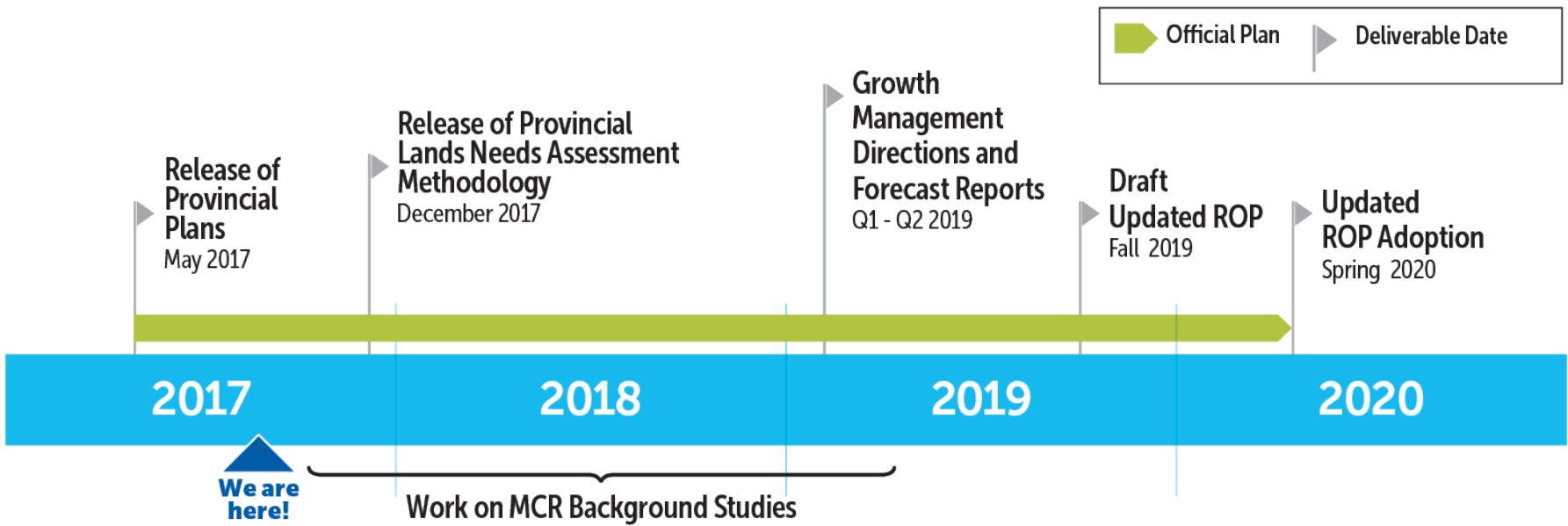
September 29, 2017

Attachments (2)

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Accessible formats or communication supports are available upon request

Regional MCR Schedule



Note: The above schedule shows the major milestones for the Regional MCR. In addition to the Growth Management Directions and Forecast staff reports, there will be a number of staff reports in 2018 and 2019 addressing the projects listed in Attachment 2.

York Region Municipal Comprehensive Review Projects and Associated Major Tasks

Background work underway in 2017 and to continue in 2018 and 2019, reporting out on projects in 2018 and 2019

A. Update of Regional and Local Municipal Population and Employment Forecasts

1. Update of York Region forecast model based on updated Census and demographic and economic data
2. Incorporate findings of other MCR major projects in forecast (including Intensification Strategy, Housing Strategy, Employment Strategy)
3. Prepare population, housing and employment forecast to 2041
4. Align forecast with land budget to meet ROP and Growth Plan policy targets

Deliverables: Regional and local municipal forecasts and report outlining forecast results and major assumptions

B. Regional Land Budget

1. Review and provide input in the development of Provincial Land Needs Assessment methodology
2. Update Regional developable area based on Provincial definition and updated data
3. Undertake demand/supply analysis for community and employment lands to determine need for urban expansion (if any) based on Provincial Lands Needs Assessment methodology and findings of other MCR major projects
4. Calculate Designated Greenfield Area density and ensure conformity with Growth Plan policies

Deliverable: Regional Land Budget

C. Intensification Strategy - Identification of Targets and Strategic Growth Areas

1. Review existing local municipal intensification strategies
2. Examine historical level and location of intensification in the Region
3. Identify and delineate Strategic Growth Areas, in consultation with local municipalities
4. Assess timing of infrastructure/planning to support development of Strategic Growth Areas
5. Delineate Strategic Growth Areas in ROP

Deliverable: York Region Intensification Strategy

D. Intensification Strategy - Major Transit Station Area Analysis

1. Identify and delineate boundaries of Major Transit Station Areas, in collaboration with local municipalities
2. Develop density targets for Major Transit Station Area Analysis, in collaboration with local municipalities
3. Delineate Major Transit Station Areas in ROP

Deliverable: Major Transit Station Area Analysis - input to York Region Intensification Strategy and ROP update

E. Housing Strategy

1. Assess and identify range and mix of housing options (including affordable housing options) and densities to meet the projected needs of current and future residents
2. Project housing need and establish targets for affordable ownership and rental housing
3. Identify mechanisms for implementation including land use planning and financial tools

Deliverables: Housing Strategy document plus updates to other Regional housing studies, strategies and plans

F. Visualizing Density - New Communities and Intensification Areas

Deliverable: Visioning report illustrating examples for New Community and Intensification Areas as well as guidelines

G. Employment Strategy

1. Update vacant employment area inventory
2. Undertake employment land intensification analysis
3. Undertake analysis of employment area trends, profiles of York Region employment areas
4. Delineate employment area boundaries in ROP
5. Identify and delineate Prime Employment Areas in consultation with local municipalities

Deliverables: Employment Strategy, ROP mapping for employment areas, Prime employment areas

H. Climate Change Initiatives

1. Update/ develop climate change policies as part of an overall Climate Action Plan
2. Develop Region-wide Community Energy Plan
3. Coordinate climate change requirements with infrastructure asset management planning and risk assessment
4. Update ROP policies related to climate change

Deliverables: York Region Community Energy Plan, Updated ROP policies

I. Infrastructure / Fiscal Integration

1. Undertake fiscal impact analysis
2. Update infrastructure master plans

Deliverables: Fiscal impact analysis, updated infrastructure master plans

J. ROP Policy Updates

1. Review and update of key policy areas as necessary
2. Incorporate Provincially defined mapping of the Agricultural System and the Natural Heritage System, as required

3. Update ROP policies based on PPS, Provincial Plans, infrastructure master plans and emerging planning trends and issues

Deliverable: Updated ROP

Consultation

Consultation directed to the public; internal, local municipal & Provincial staff, BILD and other key stakeholders as well as Indigenous communities; undertake a community consultation process which will integrate consultation on the MCR work, the update to the ROP and review of Vision 2051



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Presentation to
Committee of the Whole

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October 12, 2017



Presentation Outline

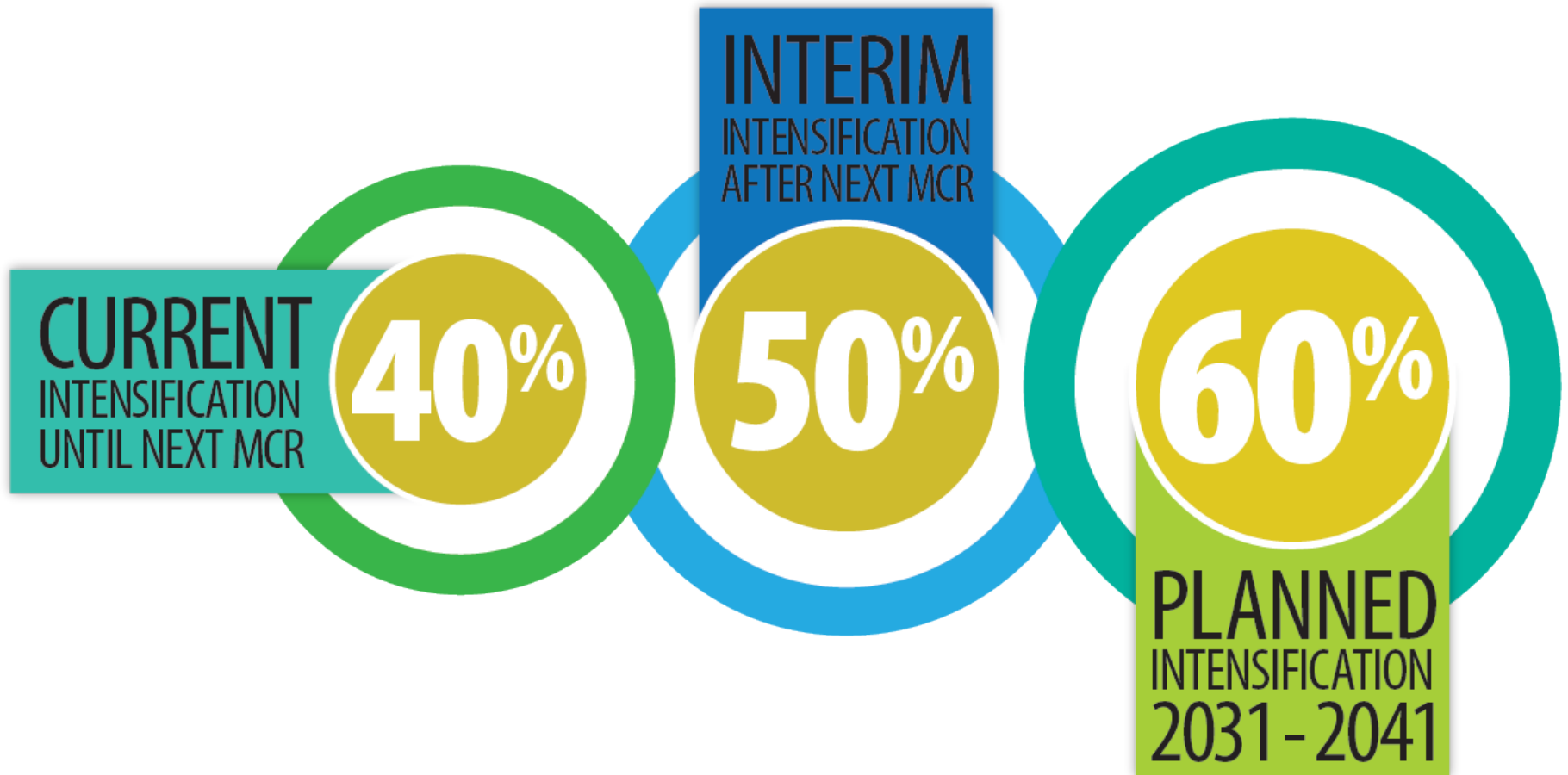
- Key Provincial Plan Changes / Implications
- Consultation on Regional Municipal Comprehensive Review and Vision 2051
- Work Plan and Schedule
- Next Steps

Key Provincial Plan Changes



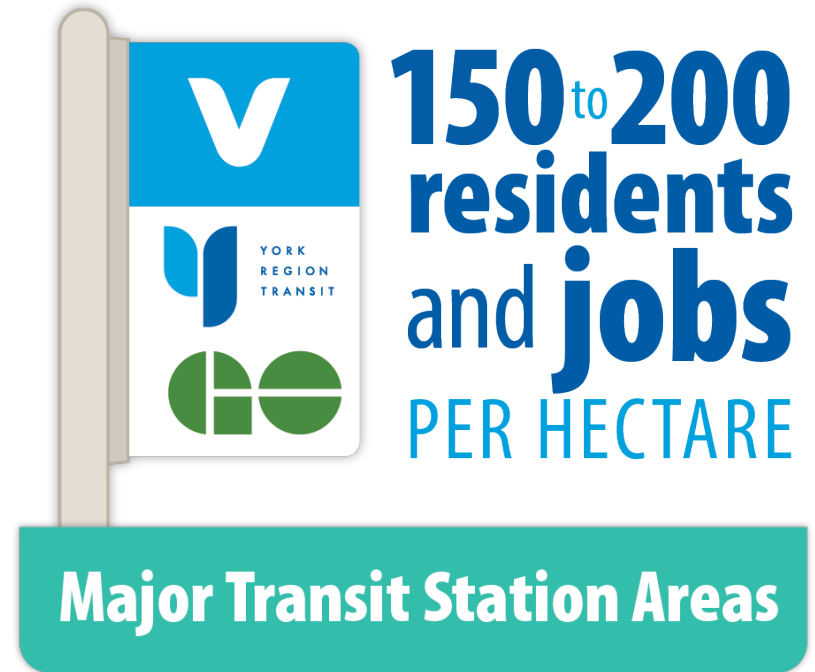
More responsibility uploaded to the Region

Intensification Target Phased In

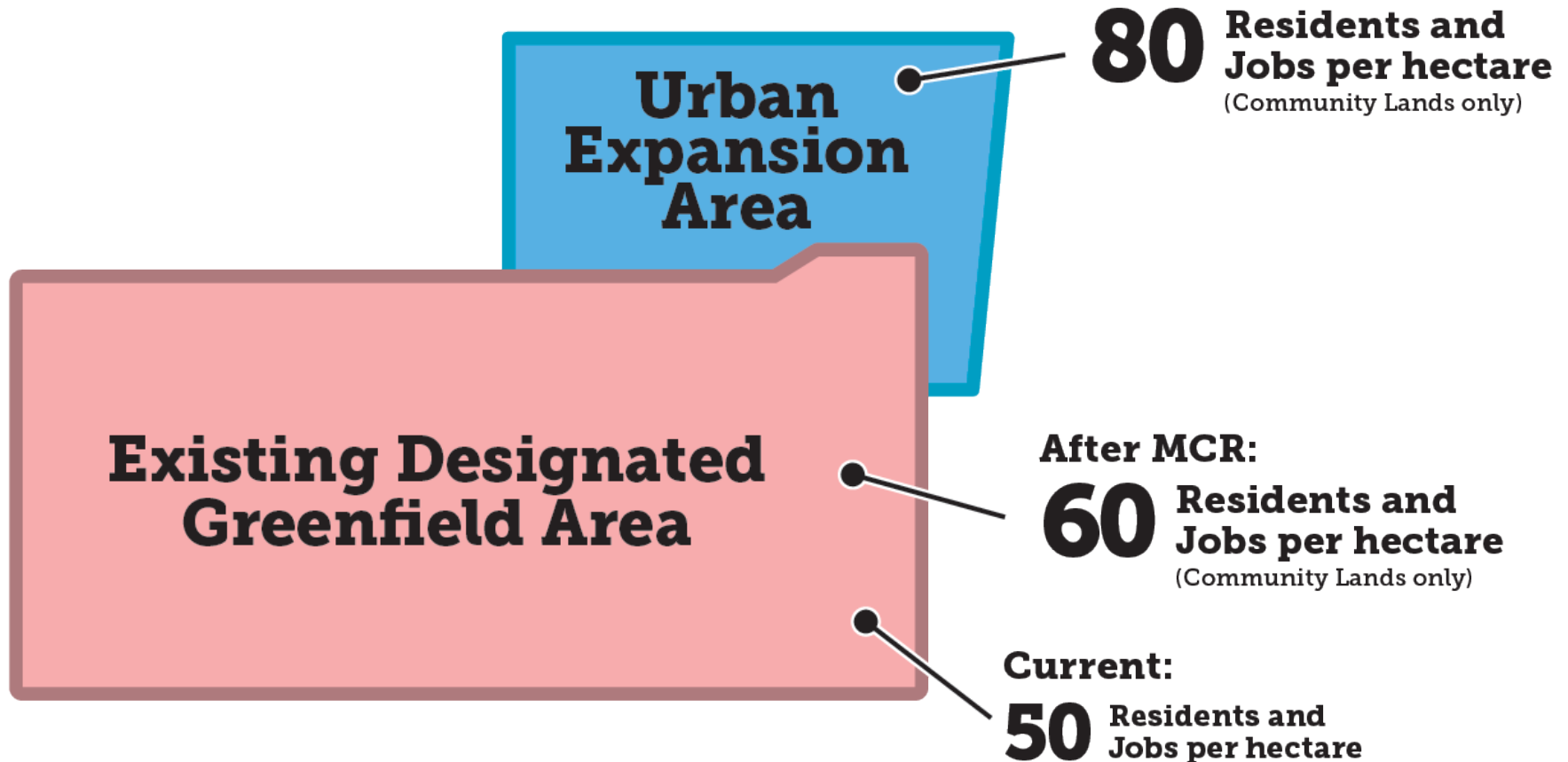


Importance of Major Transit Station Areas

- Density targets apply to MTSA's on Priority Transit Corridors
- Region identifies and delineates MTSA's
- May request alternative MTSA targets

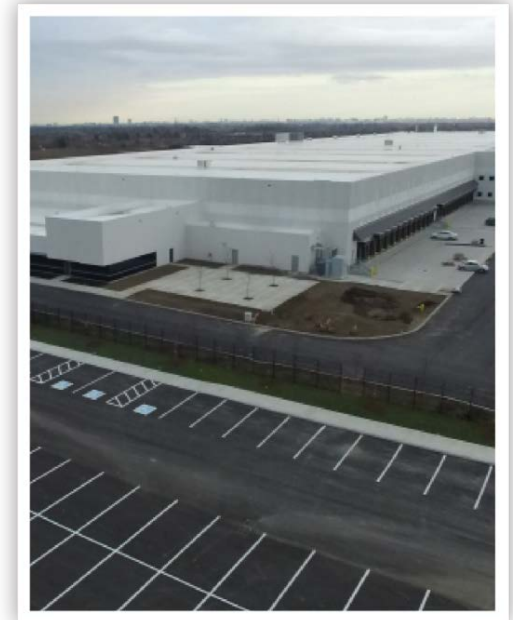


Designated Greenfield Area Target Has Increased



Regional Employment Strategy Required

- Employment Strategy to include:
 - Designation of employment lands in Regional Official Plan
 - Identification and designation of Prime employment areas
 - Identification of intensification opportunities
 - Density target for all employment areas



Conversions of employment lands considered only at the time of a Regional MCR

Increasing Housing Affordability

- Regional Housing Strategy required to include:
 - Targets to address affordable ownership and rental housing
 - Existing housing stock to be considered
- The York Housing Working Group is well-positioned to provide input on housing requirements



Other Key Provincial Plan Policy Areas

- Infrastructure planning, investment and land use planning are to be coordinated
- Climate change policies required in Regional Official Plan to address mitigation and adaptation



Critical Provincial Guidance Materials to Be Provided by Year End 2017



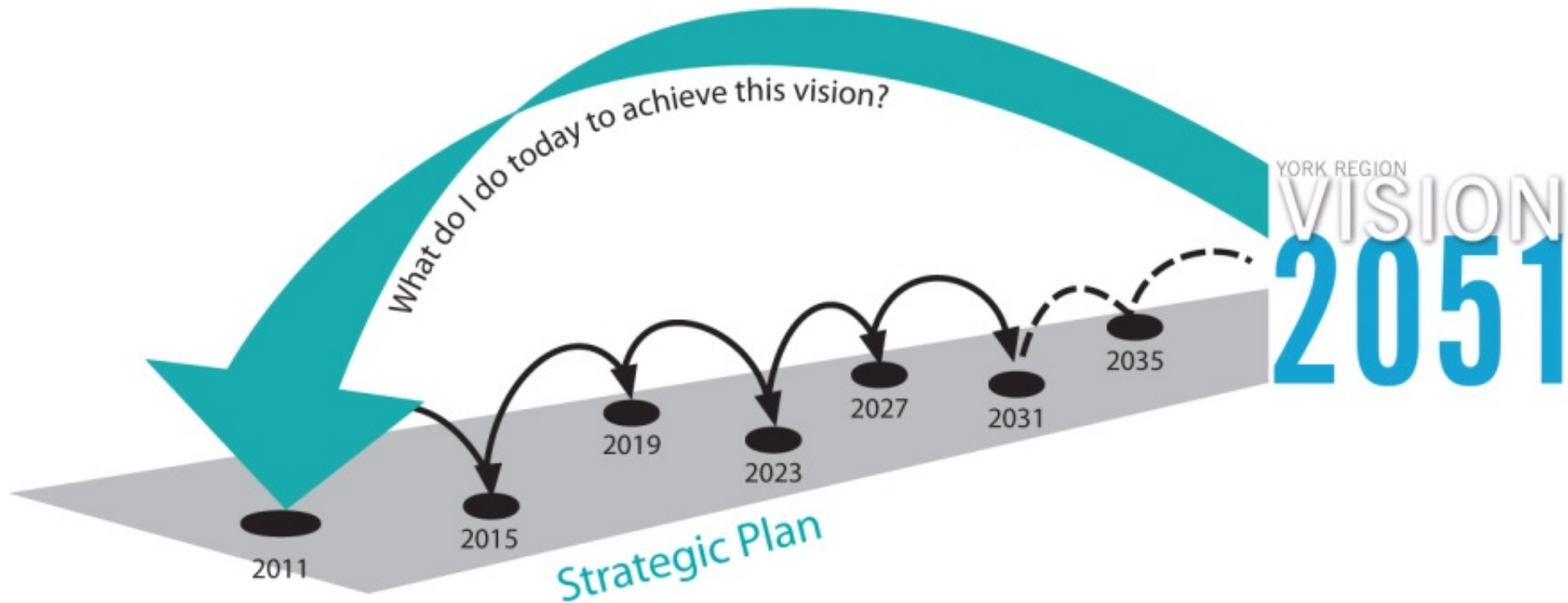
Strategies and Background Studies

- Growth Forecasts and Land Budget to 2041
- Intensification Strategy and Major Transit Station Area analysis and delineation of boundaries
- Employment Strategy and designation of employment lands
- Housing Strategy
- Climate Change
- Fiscal Impact Study
- ROP Policy Review and Update

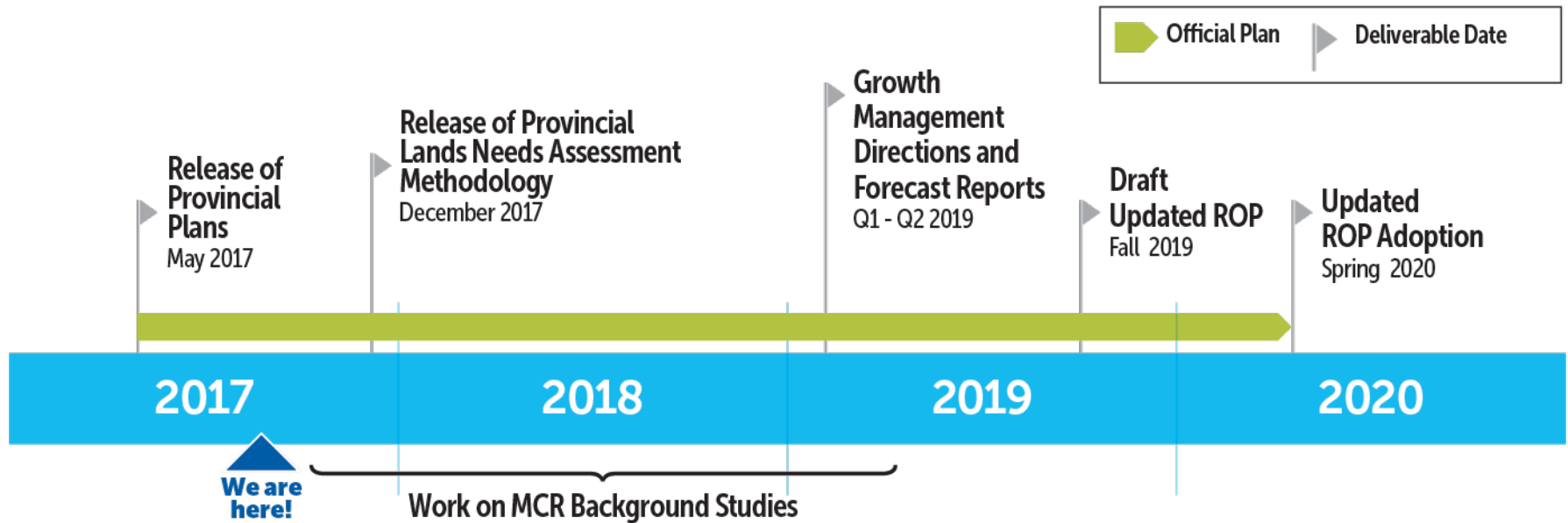
Consultation and Coordination

- Need for extensive collaboration with local municipalities
- Public and stakeholder consultation
- Coordination with Vision 2051 update
- Alignment with Water and Wastewater and Transportation Master Plan work and Development Charges background study update

MCR/Vision 2051 Consultation



Key Milestones



Next Steps

- Work with Province on Land Needs Assessment Methodology
- MCR Interdepartmental Working Group
- Regular Local Municipal Meetings
- Reports to Council in 2018/2019
 - Consultation Plan
 - Background Studies
 - Key Direction and Forecast Reports

Report Recommendations

1. Council endorse the report as the Region's work plan and schedule for completing the Regional Municipal Comprehensive Review
2. The Regional Clerk forward the report to the Ministry of Municipal Affairs and the Clerks of the local municipalities