

Final Provincial Plans

Presentation to
Committee of the Whole

June 22, 2017



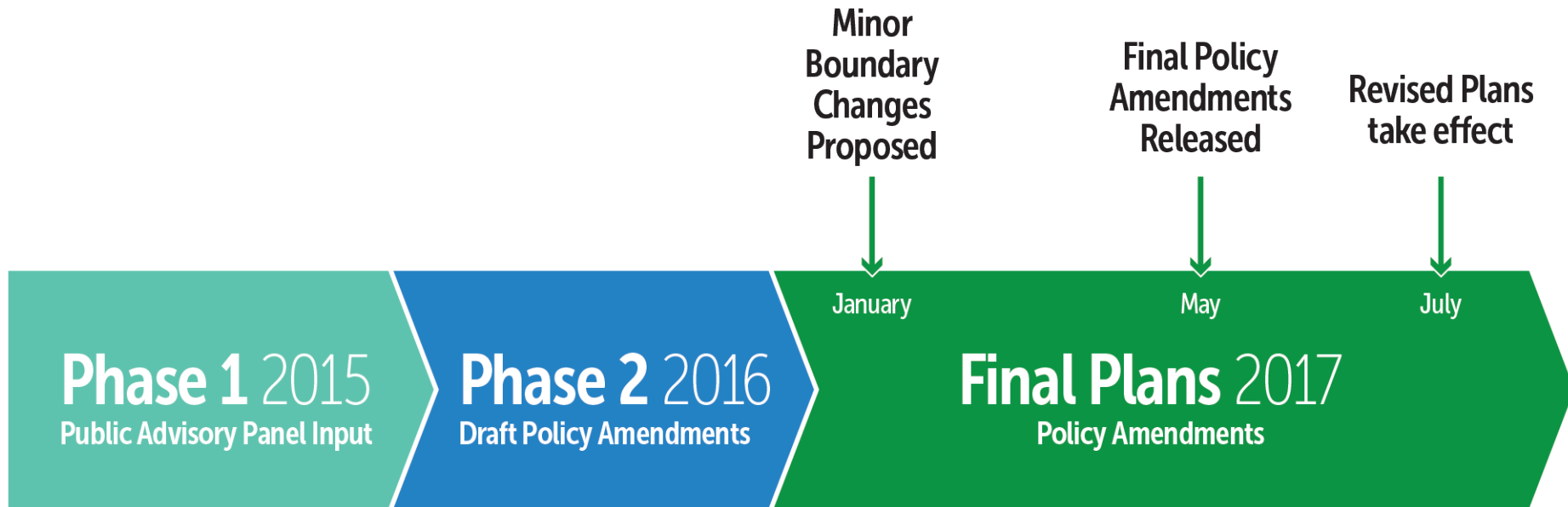
Overview

Final Plans Released May 18th, 2017

- Key Messages
- Summary of Revisions

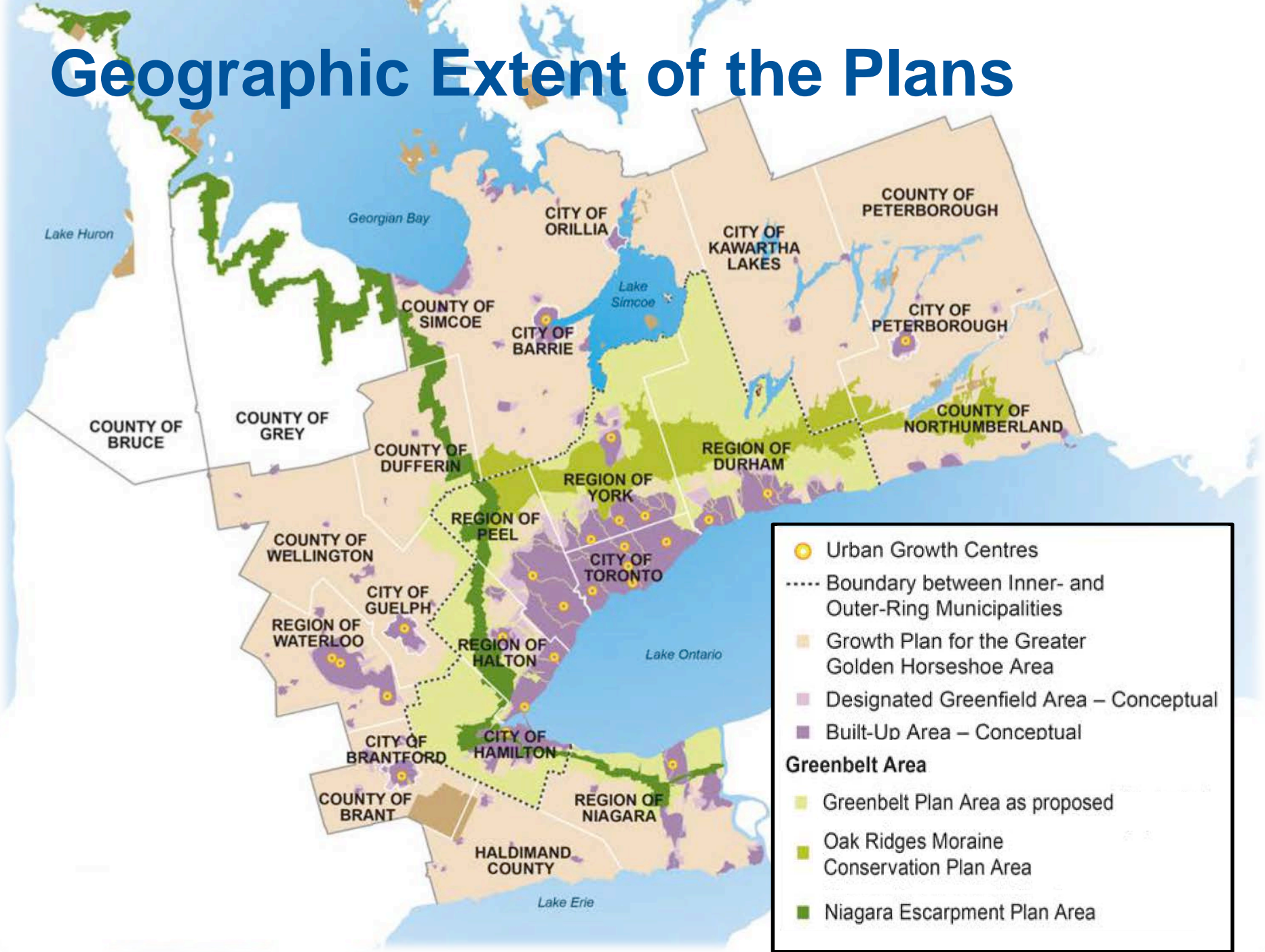


Provincial Review Process



Final Plans include **meaningful changes** which **address concerns** identified by York Region and others

Geographic Extent of the Plans



Draft Plan Targets had Perverse Consequences

50 Residents and Jobs per Hectare

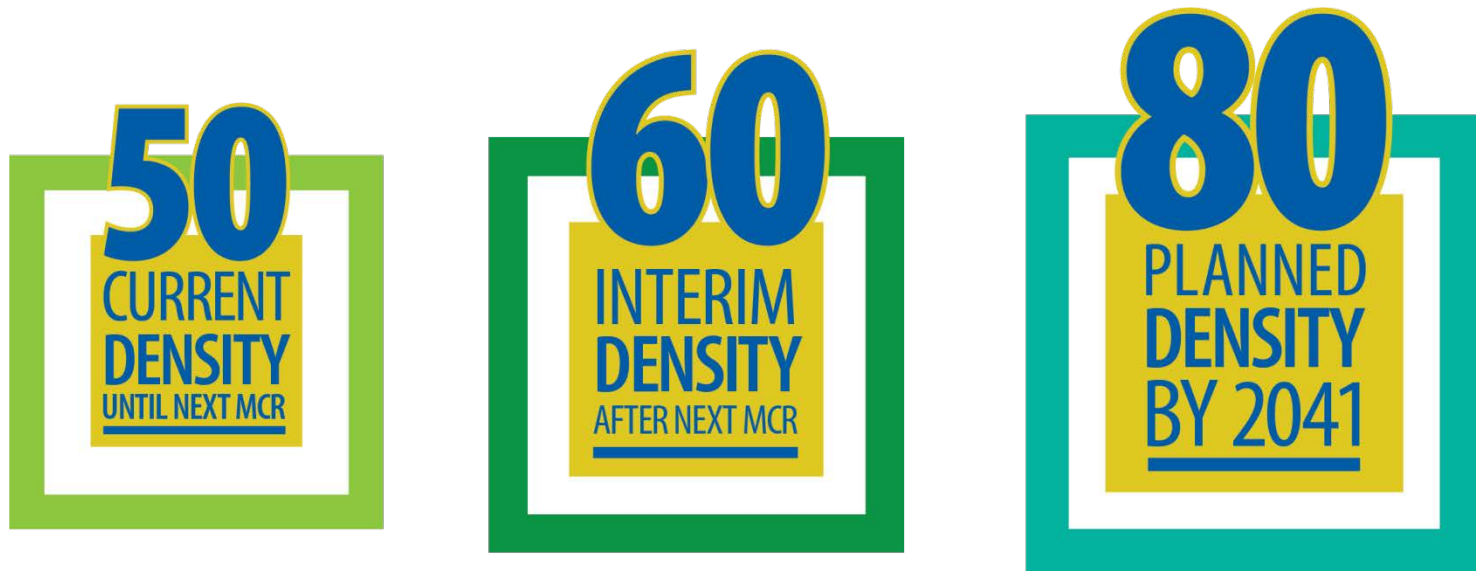
Area	Size (ha)	People and Jobs	Density
Pre Growth Plan Community	7,336	382,300	52
Pre Growth Plan Employment	2,584	89,770	35
2031 New Employment Areas	854	34,170	40
2031 New Community Areas	1,619	113,960	70
Entire DGA	12,393	620,200	50

80 Residents and Jobs per Hectare

Area	Size (ha)	People and Jobs	Density
Pre Growth Plan Community	7,280	414,960	57
Pre Growth Plan Employment	excluded from calculation		
2031 New Employment Areas	excluded from calculation		
2031 New Community Areas	1,650	299,440	180
Entire DGA	8,930	714,400	80

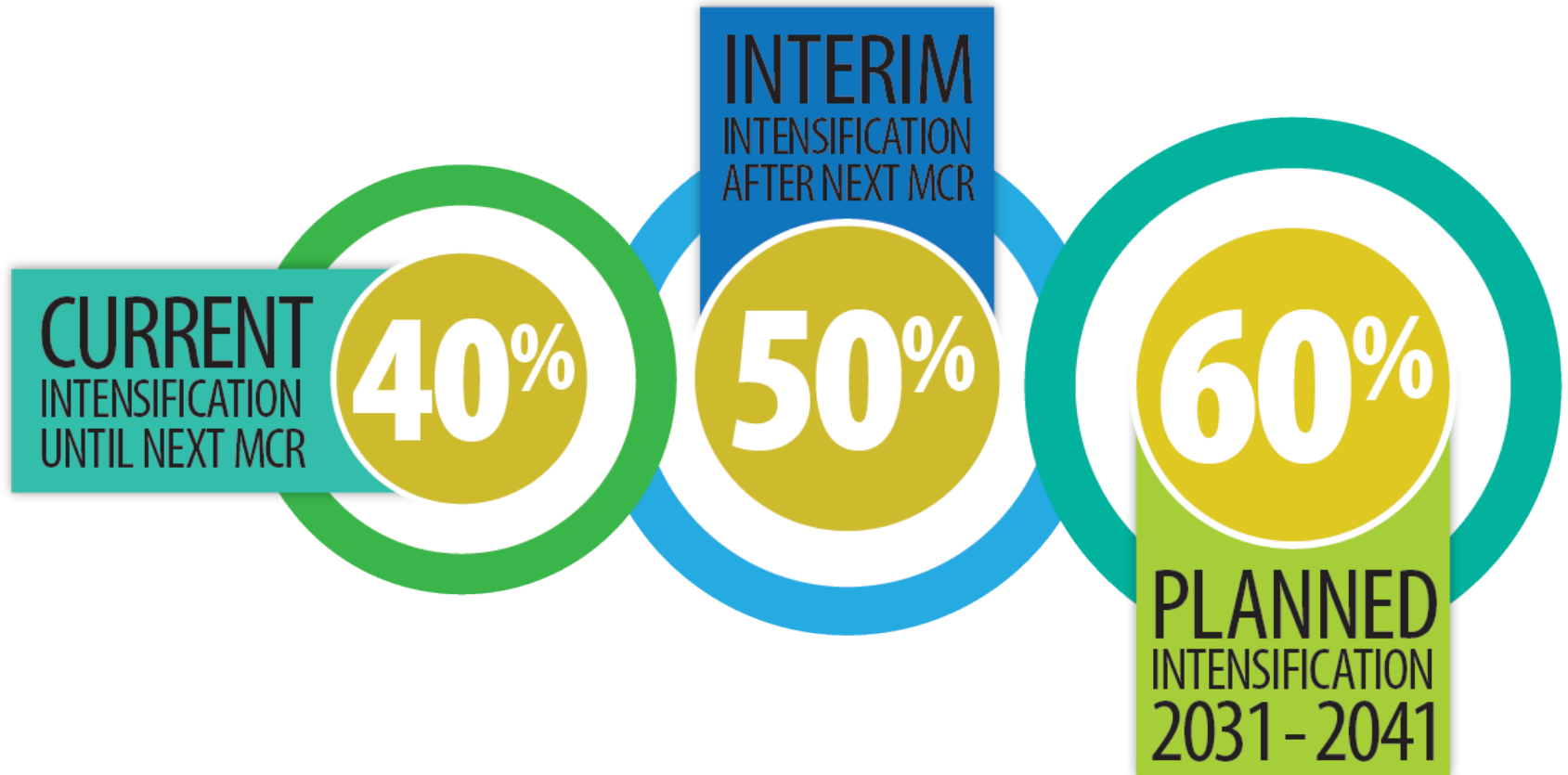
Council's fundamental concerns regarding perverse consequences to the Urban Structure have been alleviated

Designated Greenfield Area Density Target Phased In



New Community Areas in York Region are now subject to the Official Plan **target of 70** residents and jobs per hectare

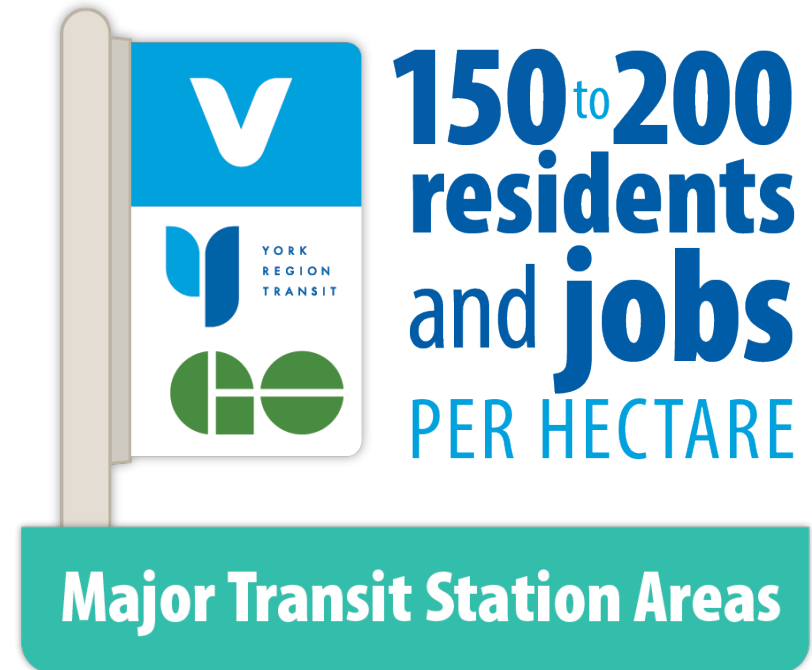
Intensification Target Phased In



York Region is **well positioned to deliver the targets** having achieved an average of **48%** intensification over the last 10 years

Importance of Major Transit Station Areas Strengthened

- Density targets apply to MTSAs on Priority Transit Corridors only
- Averaging density targets across Priority Transit Corridors is permitted
- Council may request alternative MTSA targets



Most of York Region's **MTSAs** are **located** within **Priority Transit Corridors**

Planning for Employment

- Regional employment strategy and designation of employment areas required
- Conversions of employment lands considered only at the time of a Regional MCR
- Major retail not permitted in prime employment



Integrating Infrastructure

- Yonge Street subway extension not identified
- Highway 400-404 link added
- Agricultural system supported
- Increased opportunities:
 - Goods movements
 - Separation of modes
 - Inter-modal linkages



Infrastructure planning, investment, and land use planning are to be **coordinated** to implement the Growth Plan

Increasing Housing Affordability

- Regional housing strategy required
- Targets to address affordable ownership and rental housing
- Existing housing stock to be considered



The **Housing Working Group** is well positioned to provide input on housing requirements

Addressing Climate Change

- Official Plans must include climate change policies
- Setting greenhouse gas emission targets is encouraged
- Move towards low-carbon communities



A **Climate Change working group** is assessing significant new municipal requirements around Climate Change

Supporting Agriculture

- Agricultural system including mapping to be released by end of 2017
- Agricultural policies align with Provincial Policy Statement 2014
- Exemptions provided for some detailed technical study requirements

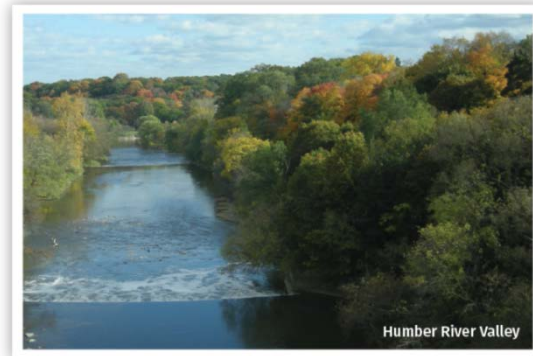


Harvesting Carrots - Holland Marsh

York Region **Agricultural Strategy** will support the agricultural system policies

Protecting Natural Heritage & Water

- Province to map Natural Heritage System by end of 2017
- Within Settlement areas official plan natural heritage systems policies will apply
- Settlement area expansions require policies in official plans to ensure
 - Protection
 - Restoration
 - Enhancement

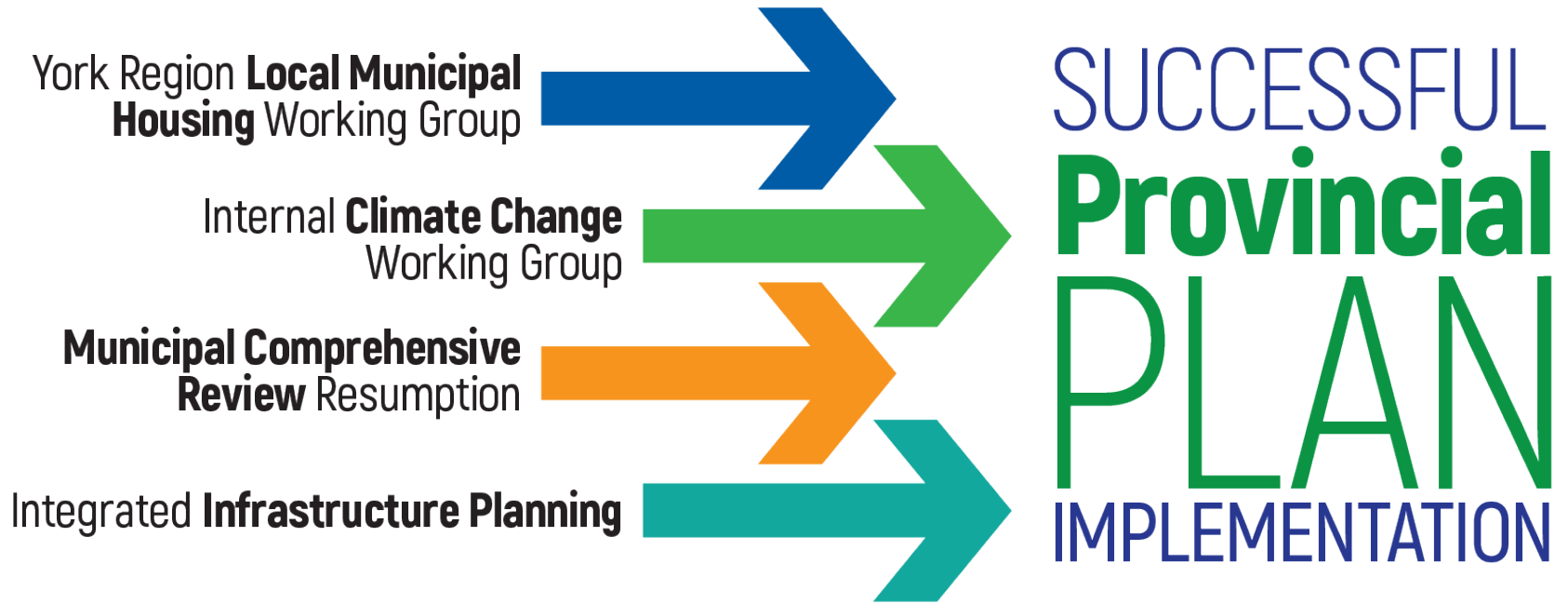


York Region's Natural Heritage System **mapping** is comprehensive and well established

Provincial Guidance



Improving Plan Implementation



To ensure **successful** Provincial Plan **implementation**, York Region has a number of **projects well underway**

Next Steps

Staff will report to Council in the fall:

- In-depth analysis of the Plans changes and impact on the Municipal Comprehensive Review
- Updated Municipal Comprehensive Review work plan



Comparison of York Region Council 39 Recommendations to the Final Growth Plan, Greenbelt Plan and ORMCP

Regional Council Recommendations of October 13, 2016:		Regional Staff Comments on Final Provincial Plan Amendments:	Provincial Plan Reference
1. Develop a process to review boundaries associated with the Greenbelt Plan and ORMCP in response to individual landowner requests.	✓	Addressed EBR posting in January 2017 identified 10 sites in York Region based upon Provincial criteria to allow for a minor boundary change to the Greenbelt Plan and ORMCP.	<u>Greenbelt Plan</u> : 10 York Region sites revised, reflected on Mapping
2. Develop a process to consider compatible additions to land use permissions within the Greenbelt Plan and ORMCP in response to individual landowner requests.	~	Partially Addressed Based upon information provided on the MMA website, the Province has indicated that the land use permissions were reviewed and updated based upon feedback. It is not clear how they reviewed the individual landowner requests in this manner.	<u>Greenbelt Plan</u> : New definition “on-farm diversified uses addressed in 3.1.2 and 3.1.3
3. Develop a process to allow municipalities to access strategically located employment lands, currently protected by the Greenbelt Plan or ORMCP, if deemed necessary through a municipal comprehensive review.	✗	Not Addressed	
4. Consider amending the Greenbelt Plan to permit compatible community uses.	✗	Not Addressed . Recreational and institutional uses are still only permitted within rural lands of the Protected Countryside.	
5. Revise the Plans to consider the extension of lake-based municipal servicing as a viable option to service existing communities within the Greenbelt and Oak Ridges Moraine Plan areas.	✗	Not Addressed Servicing policies from the Greenbelt Plan have been primarily relocated to the Growth Plan. No change in the policies from the draft amendments.	
6. Consider growing the Greenbelt northwards into south Simcoe County in order to prevent continuing ‘leap-frog’ development in communities which may not have the	✗	Not Addressed The Greenbelt Plan proposes no expansions northward.	

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appropriate infrastructure to manage such growth in a sustainable manner which is consistent with delivering complete communities as is the intent of the Plans.			
7. Recognize the importance of significant woodlands and urban forest canopy cover as integral to delivering complete communities, and take a net gain approach to managing tree and forest cover in the Greenbelt Plan, ORMCP and Growth Plan areas.	✗	Not Addressed	
8. Amend Section 42 of the Oak Ridges Moraine Conservation Plan and Section 3.2.3 of the Greenbelt Plan as necessary to identify and resolve mapping and policy conflicts and terminology inconsistencies, to bring them into closer alignment with the <i>Clean Water Act</i> .	✗	Not Addressed	
9. Provide enforcement assistance and guidance to local municipalities to address the issue of inappropriate outdoor storage on rural and agricultural lands within the Plan areas.	~	Partially Addressed While inappropriate outdoor storage has not been explicitly addressed, the Greenbelt Plan provides a definition of on-farm diversified uses which outlines which additional agricultural related uses are permitted and the ORMCP defines appropriate storage associated with <i>home industries</i> through the definition of that term.	<u>Greenbelt Plan</u> : Section 3.1.4 <u>ORMCP</u> : Definition of Home Industry
10. Consider removing the requirement in the ORMCP that cemeteries be “small scale” (Adapted from 2015 Recommendation No. 16).	✗	Not Addressed	

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Regional Council Recommendations of October 13, 2016:		Regional Staff Comments on Final Provincial Plan Amendments:	Provincial Plan Reference
11. Review and resolve the conflict between the Holland Marsh Specialty Crop Area in the Greenbelt Plan and the Provincially Significant Wetland.	✗	Not Addressed	
12. Consult with stakeholders on monitoring in accordance with the indicators and available data to establish the baseline conditions for future monitoring.	~	Partially Addressed Monitoring and performance measures policies have been strengthened; the Province should work with municipalities to develop performance indicators to measure and effectiveness of the policies in the Plans.	<u>Greenbelt Plan</u> : Section 5.7 <u>Growth Plan</u> : Section 5.2.6 <u>ORMCP</u> : Final Chapter (unnumbered)
13. Meet with York Region staff to fully understand the implications of the proposed intensification and density targets; specifically that they are not unattainable within the context of York Region's forecasted 2041 population of 1.79 million.	✓	Addressed Following consultation, the Province proposed interim targets making achieving the targets more attainable. Staff has expressed to the Province interest in providing input into the Land Needs Assessment.	<u>Growth Plan</u> : Sections 2.2.2, 2.2.7
14. Work with upper-tier municipalities to determine an appropriate approach to targets to achieve Growth Plan objectives.	✓	Addressed Policies in the plan allow for flexible approaches to targets including some opportunities to request alternate targets.	<u>Growth Plan</u> : Sections 2.2.2, 2.2.4, 2.2.7
15. Amend the proposed Growth Plan policies regarding minimum Designated Greenfield Area density targets to exclude all employment land areas.	✓	Addressed Policy change from the draft Growth Plan now excludes employment lands from the density calculation.	<u>Growth Plan</u> : Section 2.2.7.3
16. Amend policy 2.2.4.5 of the Growth Plan that the minimum density target be based upon developable area and not gross area for Major Transit Station Areas.	~	Partially Addressed Although the calculation has not changed, there is policy flexibility around identifying and selecting appropriate targets.	<u>Growth Plan</u> : Section 2.2.4

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17. Amend policy 2.2.4.3 of the Growth Plan to insert the words “number, location, density” after the words “will determine the” in order to allow municipalities to select the suitable number, location and density of Major Transit Station Areas in their official plans, in addition to their size and shape.	✓	Addressed Final Growth Plan indicates that the Province in consultation with municipalities will work to establish the size and shape of MTSAs and priority transit corridors.	<u>Growth Plan</u> : Section Policy 2.2.4.2
18. Work in collaboration with municipalities to establish the criteria for defining, identifying and delineating prime employment areas at the municipal level, and that they not preclude major office.	~	Partially Addressed Updated Growth Plan policies now permit office in prime employment areas; however only ancillary office is permitted in prime employment areas, Major office is directed to urban growth centres, major transit station areas or other strategic growth areas with existing or planned frequent transit service.	Growth Plan: Section 2.2.5.2
19. Revise Growth Plan policies to ensure major retail is not permitted in employment areas.	~	Partially Addressed Major retail is not permitted in prime employment areas. Municipalities can control or prohibit major retail in non-prime employment areas. Further, major retail can be permitted in employment areas but subject to a maximum threshold.	<u>Growth Plan</u> : Section 2.2.5.7
20. Be advised that the Region’s ability to achieve intensification is contingent upon the Province re-instating the Yonge Street subway connection between Finch Avenue and Highway 7 on Schedules 2 and 5 of the Growth Plan to align with The Big Move, and ensuring that it is in place by 2031 or earlier if possible.	✗	Not Addressed Yonge Street subway connection was not re-instated on Schedule 5 of the Growth Plan. However, Highway 400-404 link (Bradford Bypass) is identified as future transportation corridors.	
21. Revise the Growth Plan to identify planned transportation infrastructure, including municipal rapid transit corridors and stations, required to accommodate growth to 2041.	✗	Not Addressed	

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Regional Council Recommendations of October 13, 2016:		Regional Staff Comments on Final Provincial Plan Amendments:	Provincial Plan Reference
22. Commit to providing predictable, sustainable funding for infrastructure which includes operational funding and develop diversified revenue sources for municipalities to meet the challenges of implementing full life-cycle costing for infrastructure to service growth.	✗	Not Addressed	
23. Provide clarification on the status of the 400-404 link and the GTA west corridor.	✓	Addressed Both transportation corridors are identified on Schedule 5 of the Growth Plan.	<u>Growth Plan</u> : Schedule 5
24. Amend the Growth Plan to encourage the use of technological advancements to manage mobility needs of growing populations.	✗	Not Addressed	
25. Amend the Growth Plan to provide clarity on how Provincial climate change initiatives have regard to other Provincially led plans and to identify the municipal role, as well as providing additional guidance on how to achieve the greenhouse gas emission reduction targets and build net-zero communities.	✓	Addressed The Growth Plan now references low carbon communities instead of net-zero communities. The Plan policies have been expanded to provide municipalities with more guidance on how to achieve targets.	<u>Growth Plan</u> : Section 4.2.10
26. Provide a guidance document with methodology and criteria for undertaking climate change infrastructure vulnerability and risk assessments.	~	Partially Addressed Although the Province has not committed to a guidance document, the Province refers to utilizing the Ontario Climate Change Strategy and Climate Change Action Plan as guidance to municipalities.	<u>Growth Plan</u> : Section 4.2.10
27. Prepare guidance documentation to record and map the agricultural support network in cooperation with, and utilizing existing resources and data from, the Region, local	✓	Addressed The Province has indicated that the Agricultural System guidance document including mapping will be released by end of 2017. Staff will	Agricultural Systems Mapping pending

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municipalities and other stakeholders.		endeavor to provide input.	
28. Provide a method for refining the agricultural system mapping to recognize and permit existing non-agricultural uses, and include a policy within the Greenbelt Plan that allows local municipalities to allow for modest redevelopment of these existing non-agricultural uses within the agricultural area, subject to appropriate criteria including an Agricultural Impact Assessment.	✗	Not Addressed	
29. Revise the Plans to allow for consideration of cemetery uses on agricultural lands subject to an approved needs analysis and specific criteria including an Agricultural Impact Assessment.	✗	Not Addressed	
30. Provide clarification on how natural heritage system identification and mapping will be integrated with approved watershed planning.	✗	Not Addressed	
31. Provide guidance on the content contained within a watershed plan, how the timing will be addressed for <i>Planning Act</i> applications and if watershed planning is to be conducted at the time of an upper tier and lower tier municipal comprehensive review.	~	Partially Addressed The Province has indicated that the Natural Heritage System guidance document including mapping will be released by end of 2017. It is unclear what the content will be within the guidance document, however staff are hopeful that watershed planning will be integrated.	Additional direction on Natural Heritage System planning pending from Province
32. Revise proposed Greenbelt Plan policy 6.2.1 to subject both public and private lands to the policies of the Urban River Valley designation.	✗	Not Addressed This recommendation is not addressed.	

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Regional Council Recommendations of October 13, 2016:		Regional Staff Comments on Final Provincial Plan Amendments:	Provincial Plan Reference
33. Revise Growth Plan policy 4.2.4.3 to permit compatible stormwater management facilities and low impact development techniques within the Vegetation Protection Zone, subject to an environmental impact study.	✗	Not Addressed	
34. Prepare guidance materials in consultation with municipal staff, deliver them in a timely manner, and revoke outdated technical guidelines.	✓	Addressed The Province will be releasing 3 guidance documents by end of 2017: Standard methodology for land needs assessment, natural heritage system/mapping and agricultural system/mapping.	Guidance materials pending, staff will endeavor to provide input
35. Collaborate with municipalities to identify appropriate transition provisions for York Region's New Community Areas currently within the planning process proceeding under the existing provincial plans.	✓	Addressed Density targets remain the same, however the 80 density does not apply to DGA areas within the YROP which are approved and in effect on July 1, 2017 (DGA – ROPAs 1, 2 &3).	<u>Growth Plan</u> : Section 2.2.7.4
36. Maintain the responsibility of refining the Greenbelt Plan natural heritage system boundary or include criteria for municipalities to utilize when undertaking a refinement of the boundary.	✗	Not Addressed	
37. Require, through the Plan policies, municipalities to close plans of subdivision applications that do not meet the intent of the Plans and are eight or more years older than the effective date of the revised Plans.	✗	Not Addressed	
38. Remove, or provide sunset clauses for, transition provisions contained within the Oak Ridges Moraine Conservation Plan and Greenbelt Plan for applications commenced	✗	Not Addressed	

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prior to November 17, 2001 and December 16, 2004 respectively, excluding those located with strategic employment lands.			
39. Develop guidance material on the best means of engagement and consultation for municipalities to seek input with First Nations and Metis communities.	~	<p>Partially Addressed This recommendation is partially addressed. The Plans now include specifically in sections where consultation shall occur with First Nations and Metis communities but do not provide guidance on how to best consult.</p>	<p><u>Growth Plan</u>: Section 5.2.3</p>