

November 17, 2015

Chair Emmerson and Members of Regional Council
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario L3Y 6Z1

MGP File: 15-2414

Attention: Regional Clerk, Denis Kelly, AMCT

Chair Emmerson and Members of Regional Council:

Re: York Region Preferred Growth Scenario

I am writing as a follow-up to my deputation at the November 5th Committee of the Whole meeting. I have attached a brief for your review and hope you will consider it before the Council meeting this Thursday, November 19th.

On review of staff's report, and also considering the discussion at Committee, I question the logic of the recommended 45% Intensification target, as it is quite arbitrary. If 50% presents "unwarranted risk" for being "overly optimistic" and "forcing the market [to] shift too far, too quickly", there does not appear to be any scientific basis that the risk is resolved at a 45% intensification target.

I urge Council to adopt the motion that was tabled at the November 5th Committee meeting and ask staff to provide a detailed analysis of the impacts and risks in the Growth Plan's 40% target versus staff's recommendation of the 45% growth intensification scenario.

I would further urge Council to ask staff to review the 70 people and jobs density target for new communities imbedded in the York Region Official Plan (YROP). This standard is unique to York Region. **All other Regions in the GTA have implemented the Growth Plan's 50 people and jobs per ha requirement.** A summary of the GTA Regional Official Plan policies with excerpts from the OP is attached.

I would like to make clear that Malone Given Parsons Ltd. has always had concern with the Region's policy of 70 people and jobs per ha and appealed this policy of the YROP. It is seriously concerning that Staff are now proposing that the target increase to an overall Regional average of 54 people and jobs per ha, and that the target for new community areas average at 75 people and jobs per ha.

I urge Council to review the policies and direct that staff plan new communities according to the provincially mandated standard of 50 persons and jobs per ha.

Yours very truly,

MALONE GIVEN PARSONS LTD.


Don F. Given, MCIP, RPP, PLE
President

Regional Official Plan Policies (excerpts attached):

York Region Official Plan (2010):

5.6.3

That new community areas shall be designed to meet or exceed a minimum density of 20 residential units per hectare and a minimum density of 70 residents and jobs per hectare in the developable area.

Halton Region Official Plan (2009):

Minimum overall development density in Designated Greenfield Area – 50 Residential and Jobs Combined per gross hectare

Region of Peel Official Plan (2014):

5.5.4.2.1

Plan to achieve a minimum greenfield density target of 50 people and jobs combined per hectare by 2031, to be measured over Peel's designated greenfield area excluding major environmental features as defined by the Growth Plan.

Durham Regional Official Plan (2015):

7.3.9

Urban Areas shall be planned to achieve the following growth management objectives on a Region-wide basis:

- a) by 2015, and each year thereafter, accommodate a minimum of 40% of all residential development occurring annually through intensification within built-up areas in accordance with Schedule E – Table 'E9';
- b) develop greenfield areas with an overall gross density of 50 residents and jobs combined per hectare. The Region will work with its area municipalities through their area municipal official plan conformity exercises to develop area specific targets for Living Areas and Employment Areas that together and Region-wide achieve the minimum overall gross density of 50 residents and jobs combined per hectare. The Region may include these area specific targets through a future amendment(s) to the Plan; and
- c) accommodate a minimum 50% of all forecast employment in designated Employment Areas.

York Region
OFFICIAL
Plan



Modified York Region Official Plan - 2010

Annotated Version
Showing Policy Status

per Attached Ontario Municipal Board Orders
June 20, 2013 Office Consolidation

and play. The challenge is to include some of these proven elements in creating new communities.

York Region's new community areas will be state of the art, compact, vibrant, inclusive and diverse. They will prioritize people, sustainability and liveability. A Regional Greenlands System that is connected to a network of parks and open spaces is a key component of new community areas. Each complete community will have a unique sense of place and identity, and offer a variety of housing, employment and mobility choices. They will be mixed-use communities with high-quality urban design, attracting residents and workers alike.

Objective

To ensure the Region's new community areas prioritize people, sustainability, and liveability.

It is the policy of Council:

- 5.6.1. That local municipalities, in consultation with York Region, prepare comprehensive secondary plans for *new community areas* that meet or exceed the policies of this section of this Plan. The secondary plan preparation should include an innovative approach that involves a multidisciplinary team assembled by the local municipality in order to ensure an integrated and sustainable approach to the planning, design and approval of the secondary plan.
2. That each *new community area* shall be planned in a comprehensive and co-ordinated manner.
3. That *new community areas* shall be designed to meet or exceed a minimum density of 20 residential units per hectare and a minimum density of 70 residents and jobs per hectare in the *developable area*.
4. That *new community areas* shall contain a wide range and mix of housing types, sizes and affordability.
5. That *new community areas* shall be designed to contain community core areas, which will be the focus of retail, personal services, human services, community services and provide connections to rapid transit. The community cores shall be within a reasonable walking distance from the majority of the population.
6. That within *new community areas*, live-work opportunities be provided through a combination of flexible zoning permissions and accommodations for combined residential and business or personal services, office uses, and home occupations.
7. That *new community areas* shall be designed to have high-quality urban design, attractive buildings, landscaping and public streetscapes, consistent with policy 5.2.8 of this Plan.
8. That *new community areas* shall be planned to consider human services needs, including educational, social, health, arts, culture, and recreational facilities.
9. That *new community areas* shall be designed to maximize passive solar gains, and to ensure that all buildings are constructed in a manner that

Places to Grow: Growth Plan for the Greater Golden Horseshoe requires a minimum density target of 50 residents and jobs combined per hectare for designated greenfield areas. Some built and approved greenfield areas in York Region have densities lower than the provincial requirement, and others are achieving densities close to the required density.

The new community areas will be built to a minimum density of 20 units per hectare in the developable area which equates to approximately 70 residents and jobs per hectare. While this requirement is higher than what is in Places to Grow: Growth Plan for the Greater Golden Horseshoe, it is necessary in order to achieve 50 people and jobs per hectare across the entire designated greenfield area in York Region.

**Subject to appeal.
No corresponding
ROP 1994 Policy**

**Subject to appeal.
No corresponding
ROP 1994 Policy**

**Subject to area/site
specific appeal.
See Appendices 2A & 2B**

MODIFIED YORK REGION OFFICIAL PLAN - 2010 **75**
ONTARIO MUNICIPAL BOARD FILE NUMBER PL101128
JUNE 20, 2013 OFFICE CONSOLIDATION

LEGEND

Region-wide appeal

Area/site-specific appeal

Approved, Board Order pending

In force & effect

Interim Office Consolidation of the Regional Official Plan

November 28, 2014

ROPA 38 as Partially Approved and the Region's Position on Parts Held for Adjudication

OMB Hearing Case No. PL091166, PL111358 & PL110857

Note: The purpose of this document is to provide a consolidation of the Halton Region Official Plan as partially approved by the Ontario Municipal Board as of the consolidation date. For those policies that remain under appeal, this document provides the Region's position on these policies. Readers should consult the Minister's Decision on ROPA 38 issued on November 24, 2011 in addition to this document for accurate reference of those policies that remain under appeal.



HALTON REGION OFFICIAL PLAN [2009]

Regional Municipality of Halton

Interim Office Consolidation

Based on Amendment 38

**"An Amendment to Incorporate the Results of Sustainable Halton,
Official Plan Review Directions and Related Matters"**

December 16, 2009

As Adopted by Regional Council

[Print Version Date: December 18, 2009]

TABLE 2 INTENSIFICATION AND DENSITY TARGETS

| Municipality | Minimum Number of New Housing Units To Be Added To the Built-Up Area Between 2015 and 2031 | Minimum Overall Development Density in Designated Greenfield Area (Residents and Jobs Combined Per Gross Hectare) ¹ |
|---------------|--|--|
| Burlington | 8,300 | 45 |
| Oakville | 13,500 | 46 |
| Milton | 5,300 | 58 |
| Halton Hills | 5,100 | 39 |
| Halton Region | 32,200 ² | 50 |

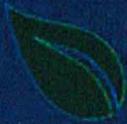
¹In the measurement of these densities, the area of the Regional Natural Heritage System is excluded.

²This number represents 40 per cent of the new housing units occurring within Halton Region between 2015 and 2031.

Approved 2013-10-21

TABLE 2A REGIONAL PHASING

| Municipality | 2012-2016 | 2017-2021 | 2022-2026 | 2027-2031 |
|-------------------------------------|-----------|-----------|-----------|-----------|
| Halton Region | | | | |
| Units in Designated Greenfield Area | 17,899 | 16,606 | 16,350 | 14,371 |
| Low Density Units | 11,322 | 11,398 | 9,855 | 10,622 |
| Medium & High Density Units | 6,577 | 5,208 | 6,495 | 3,749 |
| Units inside the Built Boundary | 9,187 | 12,245 | 11,606 | 11,699 |
| Employment | 37,460 | 39,191 | 28,026 | 34,290 |



Official Plan

Office Consolidation October 2014

 Region of Peel
Working for you

by *the Region* as an overall calculation of the future *development* of all greenfield areas across *the Region*, and will be monitored regularly.

5.5.4.1 Objectives

- 5.5.4.1.1 To plan and designate greenfields to contribute to complete communities.
- 5.5.4.1.2 To achieve compact urban forms within the designated greenfield area that support walking, cycling and the early integration and sustained viability of transit services.
- 5.5.4.1.3 To achieve a compatible and diverse mix of land uses to support vibrant neighbourhoods.
- 5.5.4.1.4 To optimize the use of designated greenfield area.
- 5.5.4.1.5 To enhance the natural environment and resources.
- 5.5.4.1.6 To manage greenfield growth to support *Peel's* economy.

5.5.4.2 Policies

It is the policy of *Regional Council* to:

- 5.5.4.2.1 Plan to achieve a minimum *greenfield density target* of 50 people and jobs combined per hectare by 2031, to be measured over *Peel's* designated greenfield area excluding *major environmental features* as defined by the Growth Plan.
- 5.5.4.2.2 *Development* within the designated Greenfield areas shall be designed to meet or exceed the following minimum densities:

City of Mississauga: 77 residents and jobs combined per hectare (applicable to existing designated greenfield area as shown on Schedule D4;

Should additional designated greenfield areas be added to Mississauga, the combined density for all designated greenfield areas in Mississauga shall be revised;

City of Brampton: 51 residents and jobs combined per hectare; and

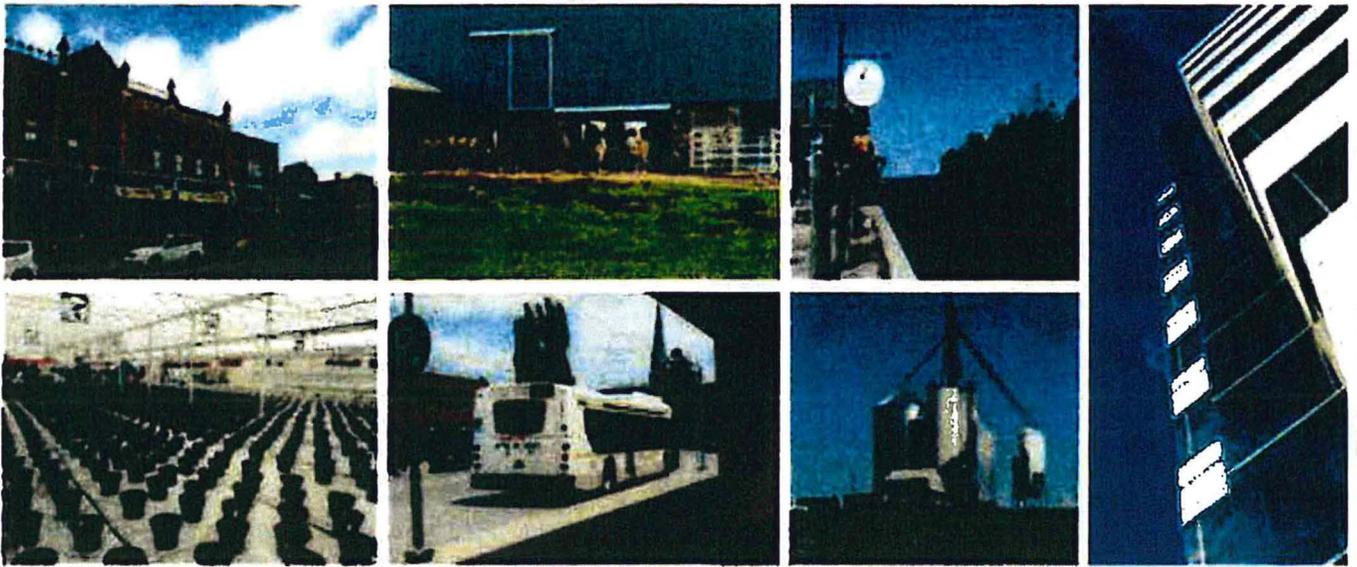
Town of Caledon: 42 residents and jobs combined per hectare.

- 5.5.4.2.3 Not support the expansion of the 2031 Urban Boundary or the Rural Service Centres or any other settlement area unless a *municipal comprehensive review* as set out in section 7.9.2.12 demonstrates the ability to meet the density and intensification targets established in this Plan.
- 5.5.4.2.4 Direct the area municipalities to include policies in their official plans regarding the identification of urban nodes and corridors of higher density *development* within the designated greenfield area.
- 5.5.4.2.5 Encourage the area municipalities to require *development* around major transit station areas within the designated greenfield area to achieve a minimum density of 100 residents and jobs combined per hectare.
- 5.5.4.2.6 Direct the area municipalities to incorporate official plan policies to plan for complete communities within designated greenfield areas that create high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.
- 5.5.4.2.7 Municipalities will direct where *development* in designated greenfield areas will occur in order to achieve the goals, objectives and targets of this Plan.

5.6 EMPLOYMENT AREAS

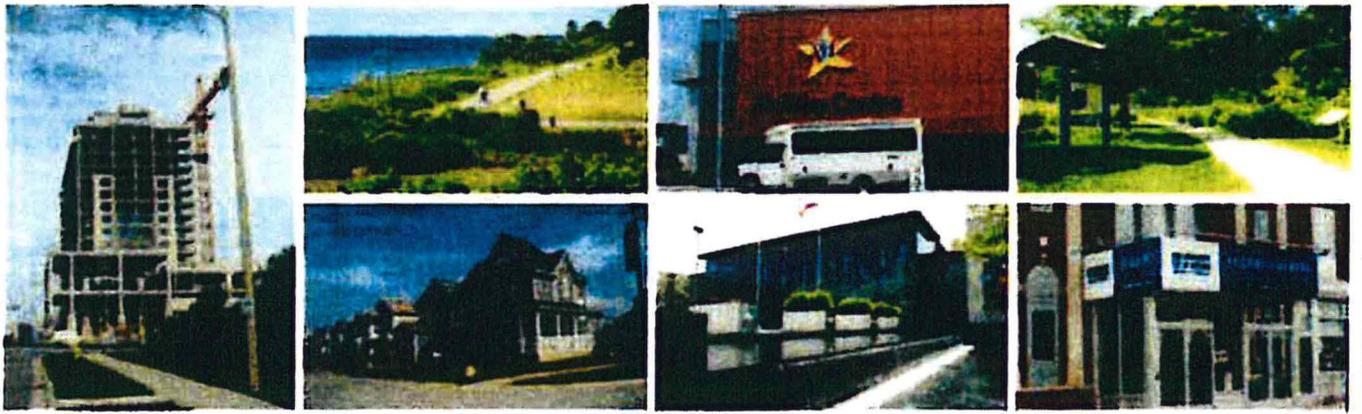
The Region is forecasted to accommodate 340,000 new jobs and 610,000 additional residents by 2031, compared to 2001. This will bring the total number of jobs to 870,000 and total population to 1,640,000.

The need to study employment and *employment lands* arose in response to national, provincial and regional changes in population and labour; driven by population increases and employment



Durham Regional Official Plan

Consolidation June 26th, 2015



7.3.8 Policy 7.3.6 shall not be construed to require the Region to provide municipal water and/or sewerage facilities, in contravention of Policies 5.3.9 and 6.2.2.

7.3.9 Urban Areas shall be planned to achieve the following growth management objectives on a Region-wide basis:

- a) by 2015, and each year thereafter, accommodate a minimum 40% of all residential *development* occurring annually through *intensification* within *built-up areas* in accordance with Schedule 'E' – Table 'E9';
- b) develop *greenfield areas* with an overall *gross density* of 50 residents and jobs combined per hectare. The Region will work with its area municipalities through their area municipal official plan conformity exercises to develop area specific targets for Living Areas and Employment Areas that together and Region-wide achieve the minimum overall *gross density* of 50 residents and jobs combined per hectare. The Region may include these area specific targets through a future amendment(s) to this Plan; and
- c) accommodate a minimum 50% of all forecast employment in designated Employment Areas.

7.3.10 The Region, in conjunction with the area municipalities, shall investigate ways and means of increasing the densities of new residential *development* and *redevelopment* in Urban Areas to reduce the per capita cost of municipal services and to utilize land more efficiently.

FUTURE URBAN AREA BOUNDARY EXPANSIONS

7.3.11 Expansions to the Urban Area boundaries beyond those shown on Schedule 'A' – Regional Structure shall only occur through a *comprehensive review* of this Plan having regard for the following:

- a) the Regional Structure established by this Plan;
- b) impact on the natural environment in accordance with the relevant policies of Section 2;
- c) existing or committed infrastructure;
- d) financial capability of the Region;
- e) the population and employment forecasts established by this Plan;
- f) the growth management objectives of Policy 7.3.9;