

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 19, 2015

Item 5, Report No. 20, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 19, 2015, as follows:

By approving the following recommendations contained in Communications C8 and C9, dated May 15, 2015 and Communication C13, dated May 19, 2015, from the Commissioner of Planning, except insofar as they relate to the North East corner of Dufferin and Teston Road (approximately 29 acres) and except for comment 3 on Attachment 2 of Communication C9:

Communication C8

- 1. That the Region of York and the Province examine the details of the three requests for amendments to the Oak Ridges Moraine Conservation Plan in the City of Vaughan, as identified below, as part of the Provincial Plan Coordinated Review process; and***
- 2. That the Province confirm the requirements for proceeding with such amendments and where necessary, enshrine the requirements in the legislation or regulations to allow consideration at the time of a municipal comprehensive review; and that the Province provide clarity on the process that it will follow in assessing and deciding on the proposed land use changes;***

Communication C9

- 1. That the comments and recommendations set out in Attachment 2 to this report be submitted to the Ministry of Municipal Affairs and Housing, Ontario Growth Secretariat, as Vaughan's response to the Phase 1 public consultation process for the Provincial Plan Coordinated Review of the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan;***
- 2. That the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources and Forestry be requested:***
 - a. To take the City's comments and recommendations into consideration in the Coordinated Plan Review and when preparing any resulting amendments to the subject plans for review through the Stage 2 consultation process; and***
 - b. To consider the merits of the Landowners' Requests forming Attachment 3 to this report as part of the Provincial Plan review process;***
- 3. That the Ministry of Municipal Affairs and Housing provide for a minimum 180 day review and comment period for the Stage 2 consultation process; and***
- 4. That this report be forwarded to the Members of Provincial Parliament for the City of Vaughan, the Regional Municipality of York and the York Region Municipalities;***

Communication C13

- 1. That the following landowners' correspondence be forwarded to the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources and Forestry for their consideration as part of the Provincial Plan Review Process:***
 - Malone Given Parsons Inc. (Joan McIntyre), May 11, 2015, Copper Creek Golf Course, City of Vaughan (Attachment 1);***
 - Malone Given Parsons Inc. (Ali Ikram), May 12, 2015, Block 41 Landowners' Group (Attachment 2); and***

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- ***Building Industry and Land Development Association (BILD) (Paula Tenuta), May 15, 2015, on behalf of BILD (Attachment 3); and***

By approving the following:

That the Region of York and the Province of Ontario be notified that Vaughan Council supports and requests the re-designation from Countryside to Settlement for the approximately 29 Hectares located on the property at the north east corner of Teston Road and Dufferin Street;

That Vaughan Council supports and requests that the Region of York and the Province of Ontario establish a defined process to permit adjustments to the Greenbelt Plan boundaries through OPA's adopted by Local and Regional Councils;

That the Province of Ontario and Region of York consider expanding the uses permitted within the Greenbelt Plan to include uses such as active public parks and public stormwater management facilities;

By receiving the report of the Commissioner of Planning, dated May 5, 2015; and

By receiving the following Communications:

- C10. Mr. Ali Ikram, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated May 12, 2015;***
C11. Ms. Joan MacIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated May 19, 2015; and
C12. Ms. Paula Tenuta, Building Industry and Land Development Association (BILD), dated May 15, 2015.

**5 OAK RIDGES MORAINÉ CONSERVATION PLAN REVIEW
UPDATE ON PROVINCIAL PLAN REVIEW - IN RESPONSE
TO THE MEMBERS RESOLUTION OF MARCH 24, 2015**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of May 19, 2015;**
- 2) That Planning staff review the communications received and provide a report to the Council meeting of May 19, 2015, to provide Vaughan's position to the Province as part of their review;**
- 3) That the deputation of Ms. Susan Rosenthal, Davies Howe Partners, LLP, Spadina Avenue, Toronto, and Communication C1, dated May 4, 2015, be received;**
- 4) That the following Communications be received:**
C2 Mr. Peter Shurman, dated May 4, 2015; and
C3 Commissioner of Planning, dated May 4, 2015.

Recommendation

The Commissioner of Planning, in consultation with the Acting Director of Policy Planning, recommends:

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1. THAT this report be forwarded to York Region for consideration as part of the Region's Municipal Comprehensive Review (Official Plan Review) and to the Ministry of Municipal Affairs and Housing for consideration as part of the Province's Coordinated Plan Review Initiative; and that York Region and the Ministry of Municipal Affairs and Housing be requested to review the Oak Ridges Moraine Conservation Plan land use designations in Vaughan.

Contribution to Sustainability

The Oak Ridges Moraine Plan Conservation Plan (ORMCP) is an ecologically based plan established by the Ontario Government to provide land use and resource management direction for the 190,000 ha of land and water subject to the Moraine Plan. The decisions of provincial ministers, ministries and agencies made under the Planning Act are required to conform to the Plan. Municipal planning decisions must also conform with the ORMCP, which takes precedence over the local Official Plan. Municipal plans are required to maintain conformity with this Plan.

Economic Impact

There are no economic impacts associated with the preparation and receipt of this report as recommended.

Communications Plan

Not applicable.

Purpose

To respond to Council direction of March 24, 2015 to provide an update on the timing and parameters of the Provincial Plan review and the matters raised in the recitals of the Members Resolution by the prescribed date of June 2, 2015.

Background - Analysis and Options

Executive Summary

In order to respond to Council's direction, this report is structured in the following manner:

- Background on the origin and content of Council's initiating resolution;
- Identification of the pertinent policy initiatives, being the York Region Municipal Comprehensive Review and the Provincial Plan Coordinated Review;
- Identification of the Planned Approach to Responding to the Ministry of Municipal Affairs and Housing on the Provincial Plan Coordinated Review;
- The Response to the Council resolution including:
 - An Overview of the Oak Ridges Moraine Conservation Plan
 - A Review of the recitals contained in the Council resolution, in consideration of current policies and the on-going policy reviews.
- The Conclusion leading to the report's recommendation.

Council Direction

On March 3, 2015 Committee of the Whole considered a resolution to direct staff to prepare a report for Council consideration in accordance with the review of the ORMCP. The report would include consideration of the recitals in the resolution, with such report to be submitted to Committee of the Whole by June 2, 2015.

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On March 3, 2015 Committee of the Whole recommended that the following resolution, dated March 3, 2015 (excerpted in part), be approved;

Therefore, Council resolves the Following

1. Council directs staff to prepare a report for Council consideration in accordance with the Review sections of the Act. Such report to include considerations of the recitals above. The report to be presented to Committee of the Whole by June 2, 2015.

And

2. That the following be approved in accordance with Communication C1, from the Commissioner of Planning, dated February 27, 2015.
 1. That representatives from York Region be requested to provide an update on the status of the York Region Municipal Comprehensive (Official Plan) Review to the Committee of the Whole (Working Session) meeting on May 12, 2015; and
 2. That staff report on the timing and parameters of the Provincial Plan review upon its announcement including the formalization of the City's comments on the affected Plans.

This recommendation was ratified by Council on March 24, 2015. The Council minute, which includes the resolution, forms Attachment 1 to this report.

The York Region Municipal Comprehensive Review (MCR) is Underway

The York Region Official Plan was adopted by Regional Council in December of 2009 and was approved by the Province in September 2010. The Plan was subject to a number of appeals to the Ontario Municipal Board. The majority of the Plan received OMB approval in mid-2012. Most of the remaining appeals have been resolved and by February of 2015, the Region estimated that over 90% of the Plan is in full force and effect.

The Planning Act requires that official plans be reviewed at least every five years to ensure conformity with the provincial plans and policies governing land use planning. In 2014, the Region initiated an Official Plan Review, which contained two components, being a policy review and a Regional Municipal Comprehensive Review (MCR).

One purpose of the MCR is to update the population and employment forecasts to address new population and employment forecasts for the years 2031 (2031b), 2036 and 2041. The new population and employment forecasts are based on Amendment No. 2 to the Growth Plan for the Greater Golden Horseshoe, 2006 (Places to Grow), which came into effect on May 29, 2013. It projects that the population of York Region will grow to 1,790,000 by 2041 (1,590,000 – 2031) with employment increasing to 900,000 jobs (780,000 – 2031). The Regional MCR is the process that allocates the population and employment to the local municipalities for implementation through their official plans.

In addition, the Region will be considering a number of policy areas for potential updating. This includes ensuring conformity with the Provincial policies and plans; and a detailed review of a number of the Plan's policies. This report will be considered as part of this process.

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Phase 1 of the Region's MCR is now completed, with the release of three draft growth scenarios and endorsement of policy areas for review and potential update. Phase 2 will provide for the further analysis and refinement of the growth scenarios to arrive at a preferred option. It is intended that a preferred option be presented to Regional Council in the fourth quarter of 2015.

The Provincial Plan Coordinated Review Commenced in February of 2015

South-central Ontario is subject to four Provincial Plans, which apply to specific parts of the region. These include;

- The Growth Plan for the Greater Golden Horseshoe ("Places to Grow");
- The Greenbelt Plan;
- The Oak Ridges Moraine Conservation Plan;
- The Niagara Escarpment Plan.

The province, led by the Ministry of Municipal Affairs and Housing, is conducting a simultaneous review of these plans, consistent with their respective legislative requirements for periodic review. It is noted that the coordinated review will also inform the review of The Big Move, the Metrolinx Regional Transportation Plan.

Three of these Plans apply to all or part of Vaughan and York Region, being the Growth Plan, the Greenbelt Plan and the ORMCP. Together the Plans are intended to provide direction on how to accommodate growth in a sustainable way that uses land more efficiently and protects resources, while distinguishing between urban and rural areas. The Places to Grow Plan prevails over the other three Plans except when there is a conflict regarding the natural environment or human health. In such cases, the direction that provides more protection to the natural environment or human health prevails.

The Plans encourage and support compact development, an integrated transportation network, the creation of complete communities, the efficient use of infrastructure and continued prosperity and economic competitiveness, while supporting a growing economy and creating jobs.

Periodic review of these plans is mandated by their respective enabling legislation. It was the decision of the Province that the four Plans should be reviewed comprehensively. On February 27, 2015, the Ministry of Municipal Affairs and Housing announced the initiation of the review. Notice of a ninety day public review period was posted on the Environmental Bill of Rights website, with May 28, 2015 set as the deadline for the submission of comments.

The focus of the review is on how the plans can better achieve six goals:

- Protecting agricultural land, water and natural areas;
- Keeping people and goods moving, and building cost-effective infrastructure;
- Fostering healthy, liveable and inclusive communities;
- Building communities that attract workers and create jobs;
- Addressing climate change and building resilient communities;
- Improving implementation and better aligning the plans.

York Region staff have tentatively scheduled a report to Regional Council for May 21, 2015 on comments on the Province's Coordinated Plan Review, in order to meet the commenting deadline of May 28. By bringing this report forward at this time, it will ensure that it can be considered by the Region in the preparation of its comments on the ORMCP.

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City Response to the Ministry of Municipal Affairs

Staff is currently preparing a response to the Ministry on the review of the broader policies. This response will be in the context of the comprehensive review and will address the three Plans affecting the City. This will be submitted to Council for endorsement at the earliest opportunity.

Response to the March 24, 2015 Council Resolution

On March 24, 2015 Council adopted the following resolution, in respect of the Oak Ridges Moraine Conservation Act only.

Council directs staff to prepare a report for Council consideration in accordance with the Review sections of the Act. Such report to include consideration of the recitals above. The report to be presented to Committee of the Whole by June 2, 2015.

This report will provide a commentary on the resolution, including its recitals, in the context of pertinent sections of the Oak Ridges Moraine Conservation Act and Plan. Staff is of the understanding that the intent of the resolution is related to a landowner(s) request, in their pursuit of redesignation of lands from "Countryside" to "Settlement Area". This request was previously forwarded to the Region of York and is being considered in its review.

In order to provide additional background, a synopsis of the ORMCP is provided below.

Overview of the ORMCP

Purpose of the Plan

The purpose of the Plan is to provide land use and resource management planning direction to provincial ministers, ministries and agencies, municipal planning authorities, landowners and other stakeholders on how to protect the Moraine's ecological and hydrological functions.

The Vision for the Oak Ridges Moraine

The Ontario government's vision for the Oak Ridges Moraine is the creation of a continuous band of green rolling hills that provide form and structure to south-central Ontario, while protecting the ecological and hydrological features and functions that support the health and well-being of the region's residents and ecosystems.

The Plan Objectives

The Oak Ridges Moraine Conservation Act, 2001 establishes the following objectives for the ORMCP:

- a) Protecting the ecological and hydrological integrity of the Moraine;
- b) Ensuring that only land and resource uses that maintain, improve or restore the ecological and hydrological functions of the Moraine are permitted;
- c) Maintaining, improving or restoring all the elements that contribute to the ecological and hydrological functions of the Oak Ridges Moraine Area, including the quality and quantity of its water and other resources;
- d) Ensuring that the Oak Ridges Moraine Area is maintained as a continuous natural landform and environment for the benefit of present and future generations;
- e) Providing for land and resource uses and development that are compatible with the other aspects of the Plan;

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- f) Providing for continued development within existing urban settlement areas and recognizing existing rural settlements;
- g) Providing for a continuous recreational trail through the Moraine that is accessible to all including persons with disabilities;
- h) Providing for other public recreational access to the Moraine; and
- i) Any other prescribed objectives.

The Land Use Designations

The plan provides for four land use designations that regulate land uses on the Moraine, as follows:

- a) **Natural Core Areas:** Protect lands with the greatest concentration of natural heritage features, which are critical to maintaining the integrity of the moraine as a whole. Only existing uses and very restricted new resource management, agricultural, low intensity recreational, home businesses, transportation and utility uses are allowed in these areas.
- b) **Natural Linkage Areas:** Protect critical natural and open space linkages between the Natural Core Areas and along rivers and streams. The only uses that are allowed are those in Natural Core Areas, plus some aggregate resource operations.
- c) **Countryside Areas:** Provide an agricultural and rural transition and buffer between the Natural Core Areas and Natural Linkage Areas and the urbanized Settlement Areas. Prime agricultural areas as well as natural features are protected. Most of the uses typically allowed in agricultural and other rural areas are allowed here. Within the Countryside Areas, the Land Use Designation Map also identifies and delineates Rural Settlements. These are existing hamlets or similar small, generally long established communities that are identified in official plans.
- d) **Settlement Areas:** Reflect a range of existing communities planned by municipalities to reflect community needs and values. Urban uses and development as set out in municipal official plans are allowed.

* These designations are shown on Attachment 3.

Plan Review and Amendment

The ORMCP is a long-term strategic plan that shall be formally reviewed once every ten years and, if appropriate, be amended to: Include new, updated or corrected information; improve the effectiveness and relevance of its policies; and reflect changed or new priorities of the Ontario government. While the ten year review cannot consider removing land from the Natural Core Areas and Natural Linkage Areas, the plan does set out the parameters for the review.

Matters to be Considered in the Ten Year Review include:

- The need to change or refine the boundaries of the Countryside Areas and Settlement Areas;
- The continued effectiveness and relevance of the Plan's vision, purpose, objectives and policies;
- The effectiveness of the Plan's policies in meeting the Plan's vision, purpose and objectives;
- New, updated, or corrected information;
- New science, technologies, or practices that shall improve the Plan's effectiveness; and
- Any other matter that the Ontario government deems appropriate.

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In regard to the change or refinement of the boundaries of the Countryside Areas and Settlement Areas through the 10-year review, while not part of the formal regulation, the implementation section of the plan includes policies for consideration related to the plan review. Consideration of such changes requires a justification study prepared by the upper tier or single-tier municipality that comprehensively demonstrates that:

- There are not enough lands designated in the official plan to meet the municipality's short-term growth needs;
- Opportunities for infilling, intensification and redevelopment to accommodate some or all of the anticipated growth in existing Settlement Areas in the municipality have been fully taken into account;
- Opportunities for Settlement Areas in other municipalities, or for urban areas outside the Oak Ridges Moraine, to accommodate some or all of the anticipated growth have been fully taken into account and do not adversely affect the ecological integrity of the Moraine;
- The new Settlement Area boundary would not expand into or adversely affect any Natural Core Areas or Natural Linkage Areas;
- The area proposed to be added to Settlement Areas has been kept as small as possible, by permitting development at densities that promote efficient use of existing infrastructure and minimize land consumption;
- Water budgets and water conservation plans have been prepared in accordance with PART III (Section 24) of the Plan.

It is noted that there are approximately 280 ha of land that are included in the Oak Ridges Moraine Countryside designation in Vaughan. The lands in Countryside Area designation of the ORMCP in Vaughan are located east of Dufferin Street and north of Teston Road and stretches to Bathurst Street in the east. The majority of these lands support existing uses including an estate residential development (130 ha), the Maple Downs golf course (66.2 ha), a Region of York water pumping station and reservoir (2.8 ha), a cemetery (31.5 ha) and a portion of the Rizmi lands currently subject to a stayed OMB hearing and various provincial instruments including a Minsters Zoning Order (20 ha).

In addition there is one parcel of land located at the northeast corner of Teston Road and Dufferin Streets of which approximately 29 ha is the Countryside area. The lands are located immediately north of the existing Settlement Area and approved and built subdivisions in Block 12 and in Block 20 (Mackenzie Ridge). A portion of these lands contain natural heritage features identified in the City's Natural Heritage Network Study. The developments discussed above, the planning context, and the City's Natural Heritage Network Study could be examined by the Region and the Province to inform their review of the ORMCP in Vaughan.

Review of Points Raised in the Recital

In accordance with Council direction, a review of the recitals as set out in the resolution is provided below.

Whereas, The Oak Ridges Moraine Conservation Plan ("The Plan") is legislatively scheduled for a review in 2015; and

RESPONSE:

The Ministry of Municipal Affairs and Housing has included the ORMCP in its Provincial Plan Coordinated Review, which was commenced in February of 2015.

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Whereas, the following is an excerpt of the Oak Ridges Moraine Conservation Act (“the Act”) regarding the review process for The Plan (“The Review”):

Establishment of Plan

3. (1) The Minister may, by regulation, establish the Oak Ridges Moraine Conservation Plan for all or part of the Oak Ridges Moraine Area. 2001, c. 31, s. 3 (1).

RESPONSE:

The Act, implementing regulation and plan are in place and operational.

Review

- (3) The Minister shall ensure that a review of the Plan is carried out at the same time the review of the Greenbelt Plan is carried out under the Greenbelt Act, 2005 to determine whether the Plan should be revised. 2005, c. 1, s. 26 (1).

RESPONSE:

The Provincial Plan Coordinated Review which includes both the Greenbelt Plan and the ORMCP is now underway.

Natural core areas and natural linkage areas

- (4) A review under subsection (3) shall not consider removing land from the natural core areas or the natural linkage areas. 2001, c. 31, s. 3 (4).

RESPONSE:

It is understood that this prospect is not contemplated by the resolution.

Consultation and public participation

- (5) During a review under subsection (3), the Minister shall,

consult with any affected ministries and public bodies;

consult with the council of each municipality or with each municipal planning authority that has jurisdiction in the Oak Ridges Moraine Area; and

ensure that the public is given an opportunity to participate in the review. 2001, c. 31, s.3 (5).

RESPONSE:

The Ministry of Municipal Affairs has identified two formal stages of public consultation. The first stage will continue through early to mid-2015. During this time municipalities, landowners, stakeholders and the general public can provide input on how the plans can better achieve their objectives. This will include a series of townhall meetings across the Region and submissions through the Environmental Bill of Rights registry. The information gathered through this process will form the

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basis for the proposed amendments to the Plans. The second stage will focus on obtaining feedback on the proposed amendments. Stage 1 comments have been requested by May 28, 2015.

Whereas, the section above states lands that are not "natural core areas" or "natural linkage areas" are available to be considered for changes to suit the needs of the affected municipalities; and

RESPONSE:

Under the ORMCP there is the possibility that Countryside Areas could be converted to Settlement Areas to permit residential development. As set out above, this is one of the matters that can be considered in the ten-year review. While not part of the regulations the implementations section of Plan requires a justification study, prepared by the upper tier municipality (in this case York Region), to demonstrate the need for the conversion. Criteria include insufficient land designated in the OP to meet short term growth needs, opportunities for intensification and redevelopment elsewhere in the Settlement Area have been fully taken into account and opportunities for Settlement Areas in other municipalities or in Urban Areas outside of the Moraine to accommodate all or some of the anticipated growth have been fully taken into account. To determine whether there is the need to pursue the redesignation of a portion of the Countryside Area to Settlement Area, a number of questions will need to be answered about the future population of Vaughan and its allocation. This exercise is currently underway through the Regional MCR.

Whereas; the Province's Amendment No 2 (2013) to the Growth Plan for the Greater Golden Horseshoe indicates a need to provide for more lands for growth within York Region than was originally planned; and

RESPONSE:

In accordance with the Growth Plan, York Region is now undertaking a MCR (OP Review). This will provide for the allocation of the new population and employment growth projections to the local municipalities resulting from Amendment 2. It is too soon at this point to say definitively that more lands to accommodate population growth will be required in Vaughan. This will depend on the degree to which the new residential growth will be accommodated either through intensification or on the "Whitebelt" lands outside the current Urban Area. The allocations will be reflected in the updated York Region OP and the resulting land budget will determine how the residential growth is to be accommodated. Additional land needs beyond the existing urban envelope will be reflected in both the Regional and City Official Plans.

On April 9, 2015 the York Region Planning and Economic Development Committee considered a staff report entitled "2014 York Region Draft Growth Scenarios and Land Budget". York Region staff will be attending the May 12, 2015 Committee of the Whole (Working Session) to present the draft growth scenarios. There are three draft scenarios being analysed and refined; two would require additional land, at 40% and 50% intensification rates. The third requires no additional land with all growth accommodated through intensification within the existing urban area.

There is likely to be a finite amount of growth assigned beyond the existing urban boundaries, if at all. This process will need to be undertaken in a manner that ensures that the growth is allocated to the most appropriate areas through a rigorous and defensible process.

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Whereas, The Provincial Policy Statement as well as the Growth Plan, has mandated that lands be developed in the closest proximity to current infrastructure and transit as possible in order to reduce the footprint on the environment; and

RESPONSE:

The three draft scenarios will be tested in Phase 2 of the Region's MCR. They will be evaluated against a number of criteria, such as urban structure, transit supportiveness, financial impact of growth and fiscal responsibility, protection of the Greenbelt and Oak Ridges Moraine, pace of growth and required infrastructure investment. A number of York Region Master Plan updates are now underway, which will help inform this analysis. This includes the Water and Wastewater and Transportation Master Plans and the fiscal impact assessment. A land use planning analysis including an assessment of the options for urban boundary expansion will also be undertaken, if expansion is included as part of a preferred option. It is the intention of York Region that, based on the Phase 2 analysis and stakeholder consultation, a preferred growth scenario will be developed and be presented to Regional Council in the fourth quarter of 2015.

Whereas, the recent GTA West Corridor has frozen a significant amount of not only urban lands, but potential white belt lands needed to accommodate growth projections; and

RESPONSE:

The extent to which any additional land is required has not been established as yet. Greater clarity as to the location and extent of the GTA West Corridor's land requirements is expected late in 2015.

Whereas it is the intention of Vaughan Council to be proactive in that Review process as opposed to reactive.

RESPONSE:

It is noted that Council will also need to respond to York Region's MCR. The Local Municipalities will have the opportunity to provide input on the three scenarios. The need for additional urban land would be established through that process, which would provide the required justification for any urban area expansion, and the location of that expansion.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the goal of Organizational Excellence and the Management of Growth and Economic Well-Being

Regional Implications

York Region is subject to the Growth Plan for the Greater Golden Horseshoe, the ORMCP and the Greenbelt Plan and will be commenting on the Provincial Coordinated Plan Review. As noted above, an expansion of a Settlement Area boundary within ORMCP would require a justification study prepared by the upper tier municipality, which is York Region. The Region is currently undergoing a MCR for the purpose of amending its Official Plan. The outcome of this process will verify whether there is the need to provide additional lands for urban expansion; and if so identify the potential location. The Region, as of April 22, 2015 was in receipt of 32 requests for site specific adjustments to the Greenbelt Plan and the ORMCP in regard to 40 properties. Ten of these are located in Vaughan. It would be appropriate for the site specific requests to be deferred to the Region's process.

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Conclusion

One of the purposes of the Coordinated Provincial Plan Review process is to consider amendments to the Plans. The Region is in receipt of a number of site specific requests. In order to justify the changes there would need to be supporting information that would satisfy the Province that the change was appropriate and consistent with the Plans. Much of this analysis would be undertaken by the Region, in consultation with the local municipalities, through its MCR. This would not preclude the submission of supporting information by any affected landowner. Based on the Region's land budget work to date, and draft growth scenarios, it appears that growth to 2041 can be accommodated without the need for expansion of settlement areas into Provincial Plan areas. That said, in the event these lands are deemed required for settlement area expansion, the potential for additional lands to be included in more "protective" designations should also be considered. Additionally, environmental work would have to be undertaken to demonstrate to the approval authority that the lands could be developed in a sustainable way. It is recommended that this matter be referred to the Region and Province to proceed through those processes.

Attachments

1. Council Resolution – March 24, 2015
2. Excerpt from Schedule 1 VOP 2010 – Urban Structure
3. Excerpt from Schedule 4 VOP 2010 – Oak Ridges Moraine and Greenbelt Plan Areas

Report prepared by:

Roy McQuillin, Acting Director of Policy Planning – ext. 8211

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)