

**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 MORaine 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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#### **Item 5, CW Report No. 20 – Page 3**

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.)



**DATE:** MAY 15, 2015  
**TO:** MAYOR AND MEMBERS OF COUNCIL  
**FROM:** JOHN MACKENZIE, COMMISSIONER OF PLANNING  
**SUBJECT:** COMMUNICATION - COUNCIL MAY 19, 2015

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**ITEM #5, REPORT #20 – COMMITTEE OF THE WHOLE – MAY 5, 2015**

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

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**Recommendation**

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;
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.

**Purpose**

To refine the recommendations of the subject report to identify specific issues pertaining to the Oak Ridges Moraine Conservation Plan for consideration by York Region and the Province of Ontario; and to request that the Province clarify its review processes.

**Background – Analysis and Options**

Recommendation 1 above, replicates the recommendation contained in Communication 4 from the Commissioner of Planning, dated May 5, 2015. It updated the list of requests from landowners requesting changes to the Oak Ridges Moraine Conservation Plan.

Recommendation 1 is applicable to the request related to the proposed redesignation of the Countryside Area of the ORMCP to Settlement Area in the vicinity of Teston Road and Dufferin Street. The Goldpark lands are located within the Natural Linkage Area designation of the ORMCP where, under the Plan, the 10-Year Review cannot consider removing land from the Natural Linkage Area. The Meadow Valley Garden Centre request relates to their interest in having their situation examined in light of previous City of Vaughan Council decisions to support their proposed land use, subject to conditions. These lands are also subject to the Natural Linkage Area designation of the ORMCP. The subject lands are shown on Attachment 1. It is recommended that the Region of York and the Province examine the details of the three requests proposing changes

to the Oak Ridges Moraine Conservation Plan in the City of Vaughan, as part of the Provincial Plan Coordinated Review process.

Recommendation 2 is included to obtain greater clarity on how such requests will be dealt with by the Province. There will need to be a process for assessing site specific exceptions or land use changes in the Oak Ridges Moraine Conservation Plan Area and in the Greenbelt Plan Area.

The Oak Ridges Moraine Conservation Plan is definitive in stating that, "the 10-year review cannot consider removing lands from the Natural Core Areas and Natural Linkage Areas". However, it permits consideration of the conversion of the Oak Ridges Moraine Countryside Area to Oak Ridges Moraine Settlement Area, at the time of the 10 year review, to facilitate the development of the land. Process and criteria are in place in the ORMCP to guide the consideration of such a conversion which are similar to the elements of a municipal comprehensive review. An issue arises where the timing of a municipal comprehensive review does not match with the 10 year ORMCP review. However, these requirements are not reflected in the legislation or the regulations. Therefore, it is requested that the requirements for proceeding with such amendments be confirmed 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.

Similarly, there are instances where landowners have been requesting consideration of site specific amendments to the use provisions of the Plans, which would not involve a removal of the lands from the actual Plan area. It is further requested that the Province provide guidance on how it will treat such requests.

### **Conclusion**

Recommendation 1 identifies three properties that should be considered by York Region and the Province as part of the Provincial Plan Coordinated Review process, as a result of their requests for a change in status under the Oak Ridges Moraine Conservation Plan. In light of the uncertainty in the process to-date it is requested in Recommendation 2 that the Province confirm its requirements for proceeding with amendments to the ORMCP and the process it will follow in assessing and deciding on the proposed land use changes.

Respectfully submitted,



**JOHN MACKENZIE**  
Commissioner of Planning

/Im

### **Attachment**

1. Landowner Submissions to York Region - Provincial Plan Review Process (May 4, 2015)

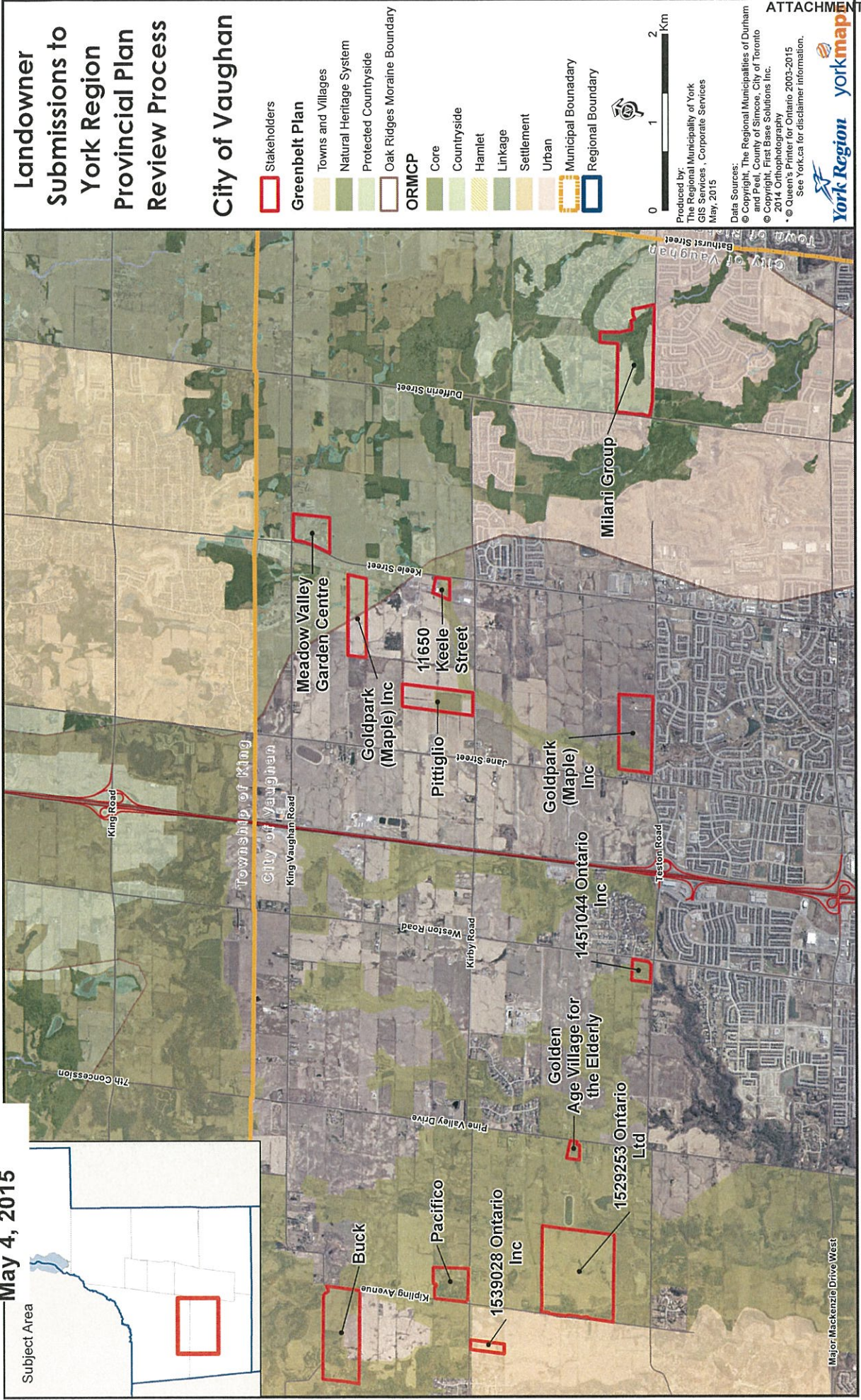
Copy To: Steve Kanellakos, City Manager  
Jeffrey A. Abrams, City Clerk  
Roy McQuillin, Acting Director of Policy Planning



# ATTACHMENT 1

May 4, 2015

Subject Area





**DATE:** MAY 15, 2015  
**TO:** MAYOR AND MEMBERS OF COUNCIL  
**FROM:** JOHN MACKENZIE, COMMISSIONER OF PLANNING  
**SUBJECT:** COMMUNICATION - COUNCIL - MAY 19, 2015

C	<u>9</u>
Item #	<u>5</u>
Report No.	<u>20(cw)</u>
<u>Council - May 19/15</u>	

**ITEM #5 REPORT #20 – COMMITTEE OF THE WHOLE – MAY 5, 2015**

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

**THE PROVINCIAL PLAN COORDINATED REVIEW – 2015:  
THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE; THE  
GREENBELT PLAN; AND OAK RIDGES MORAINÉ CONSERVATION PLAN  
COMMENTS TO THE MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING  
STAGE 1 CONSULTATION**

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### **Recommendation**

The Commissioner of Planning and the Acting Director of Policy Planning recommend:

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;
  - 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.
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.

### **Contribution to Sustainability**

In the notice of the study posted on the Environmental Registry (February 27, 2015) the following statement was included describing the purpose of the subject plans:

The four plans provide an integrated regional framework and work together to manage growth, protect our agricultural lands and the natural environment, and support economic development in Ontario's Greater Golden Horseshoe and Greenbelt. They encourage the development of compact, complete and vibrant communities that make better use of our infrastructure and transit investments and help to reduce greenhouse gas emissions.

### **Economic Impact**

There are no immediate impacts as a result of this report. Proposed changes to the plans resulting from the review may affect long term growth patterns and infrastructure delivery with resulting impacts on the responsibilities and operations of the City. The implementation of the four plans has and will have major implications for the broader Greater Golden Horseshoe region. Three of the four Plans have been key pillars of the City's strategic documents, including VOP 2010 and Green Directions Vaughan, the City's sustainability strategy. Once the nature of any changes emerge through the second stage of the consultation process, the potential effects can be identified and reported on as required.

### **Communications Plan**

The Provincial Plans have a number of complementary policies. The Province is coordinating the review of the four plans with the intention of ensuring a consistent and integrated approach that will reinforce the common policy goals. Two formal stages of public consultation are planned.

The first stage consultation process commenced in early 2015 and will run to mid-year. During this period municipalities, landowners, stakeholders and the public can provide input on how the plans can better meet their objectives. The consultation also includes a series of town hall meetings one of which was held in Vaughan on May 14, 2015. The deadline for the submission of comments is May 28, 2015. This report is prepared in response to first stage consultation process.

The information obtained as a result of the Stage 1 process will inform the Province's development of proposed amendments to the plans. The Stage 2 consultation will provide an opportunity for public feedback on the potential amendments, prior to their finalization and adoption. The timing and details relating to Stage 2 have not been announced.

It is noted that a ninety day consultation period is extremely aggressive for a simultaneous ten-year review of the four Plans that provide the foundation for the planning and development of the most populous and economically significant region of the province. In order to ensure that the necessary time and resources can be devoted to the Stage 2 Review, the response time should be increased to a minimum of 180 days. A recommendation to this effect has been provided.

### **Purpose**

To provide the Province of Ontario with the City of Vaughan's comments and recommendations on the Provincial Plan Coordinated Review, as part of the Stage 1 consultation process, for consideration in the Plan Review and in the development of amendments to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan.

### **Background - Analysis and Options**

#### **Background**

On May 5, 2015 Committee of the Whole, adopted the following recommendation after consideration of the report entitled, "Oak Ridges Moraine 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.

In response to this direction and the need to provide comments to the Ministry of Municipal Affairs and Housing on the Provincial Plan Coordinated Review by May 28, 2015, this report has been placed on the Council agenda for May 19, 2015.

#### Response to the Communications

Many of the matters discussed in the Communications are addressed in the report and its attachments in a general sense. This section will briefly address the specifics of the Communications.

##### Communication 1 – Davies Howe Partners LLP, May 4, 2015

This Communication requested that the City request that the Province modify the Oak Ridges Moraine Conservation Act (ORMCA) and the Oak Ridges Moraine Conservation Plan (ORMCP), as follows, and to request that the Region and TRCA support the request:

1. Redesignate the subject lands, being the 29 hectares of the property designated Countryside, from a Countryside designation to a Settlement Area designation on the ORMCP mapping (shown as Milani Group lands on Attachment 3a);
2. Ensure that lands currently transitioned under the Oak Ridges Moraine Conservation Act and regulations continue to maintain their transition status;
3. Amend section 17 of the ORMCA, being a transitional section, to ensure that designated and/or zoned lands permitted to be developed under the Act can properly be implemented. We propose the following language which reflects the original language of Section 17, when ORMCA was first enacted in 2001.
  - a) If a decision is made under the Planning Act or Section 9 of the Condominium Act, 1998 with respect to land to which the Oak Ridges Moraine Conservation Plan applies is conditional on a further approval under either of those Acts, the decision on the application for the further approval shall be made in accordance with the same requirements of this Act that applied to the original decision.

In response to the first request, staff continues to have concerns about providing endorsements for land use changes in the absence of an evaluation and approval process. For this reason, in Attachment 2, Comment 13, it is requested that the Province provide clarity on the process that it will follow in assessing proposed land use changes. In Commissioner's Communication C3 to the May 5, 2015 Committee of the Whole, the following was recommended for adoption:

That the Region of York and the Province examine the details of the three requests for changes to the Oak Ridges Moraine Conservation Plan in the City of Vaughan, as identified below, as part of the Provincial Plan Coordinated Review Process.

Once the Provincial procedures have been developed, each of the landowner requests can be appropriately evaluated. It is noted that this will be subject of another communication.

With respect to the second request, staff does not support an unlimited grandfathering of applications under the ORMCA transition policies. In Attachment 2, Comment 3 addresses previously transitioned applications that have not been acted upon. It requests that the Province, in updating the Acts, end the transitioning periods from the original legislation, subject to a time-limit (a specific date) to allow any remaining applications to continue their processing through to a decision. This will allow an opportunity for the applications to wrap-up their processes, while ultimately terminating permissions that may have grown to be inappropriate due to changes circumstances.

The third request addresses a situation where an amendment to the ORMCA resulted in a situation where a designated or zoned parcel could not obtain subdivision approval, if the subdivision application had not been filed prior to the Act's enactment. The request is for Council to request that the Province amend the ORMCA to reinstate the earlier language of the Act, to provide for the submission of implementing subdivision applications, as a transitional measure. This request entails an amendment to the ORMCA that would apply to all of the municipalities subject to the Act. While it does not appear to be a major issue in Vaughan, it may affect other municipalities in a material way. Without understanding the potential effects on other municipalities, it should be directed to the broader Provincial process where a more systematic analysis can be undertaken.

#### Communication 2 – Peter Shurman

Two specific requests are made in this Communication

1. Residential (Whitebelt) lands shall be afforded the greatest possible latitude in terms of what individual municipalities may or may not do by way of residential building configuration; and
2. Official Plans shouldn't be "engraved in stone" .i.e. where feasible, reasonable incursions into contiguous greenbelt lands should be an option in achieving the goal of balance and accommodation.

In regard to the first request, any new development assigned to the "Whitebelt" as a result of a municipal comprehensive review, will be subject to a Secondary Plan process. This is a public process under the Planning Act which will allow for public input on the type and form of development. It is noted that the importance of the "Whitebelt" is discussed in Comments 4 and 9 in Attachment 2.

In respect of the second point, Official Plans under the Planning Act are subject to amendment in accordance with the in effect policy regime of the time. In regards to a determination of the limits of the Greenbelt Plan area, Comment 11 addresses the need for a Provincial process to assess potential boundary changes.

#### 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 (ORMCP);
- The Niagara Escarpment Plan.

The Province, led by the Ministry of Municipal Affairs and Housing (MMAH) and the Ministry of Natural Resources and Forestry (MNR), is conducting a simultaneous review of these plans, consistent with their respective legislative requirements for periodic review. The coordinated review will also inform the review of The Big Move, the Metrolinx Regional Transportation Master 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 Registry website, with May 28, 2015 set as the deadline for the submission of comments.

To help guide public consultation through Stage 1, the Province issued a discussion paper entitled "Our Region, Our Community, Our Home". It provides background on the Province's land use planning system, the four Provincial Plans and provides questions to guide the preparation of submissions. The focus of the review is on how the plans can better achieve the following six goals:

- Protecting agricultural land, water and natural areas;
- Keeping people and goods moving, and building cost-effective infrastructure;
- Fostering healthy, livable 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.

To provide context the vision, goals and objectives of the current versions of the Oak Moraine Conservation Plan, the Greenbelt Plan and the Growth Plan are set out below.

#### The Purpose and Intent of the Plans

Collectively, the four plans direct planning and organize how urban centres are to grow throughout the plan area. Their intent is to provide direction on how to accommodate growth in a sustainable way that uses land more efficiently and protects resources. Each of the Plans affecting Vaughan has a particular role and function, depending on its purpose and the geography to which it applies. The boundaries of the Provincial Plan areas are shown on Attachment 1. An overview of the plans is provided below.

#### **The Oak Ridges Moraine Conservation Plan Applies to the Northeast Corner of Vaughan**

##### *Purpose of the Plan*

The purpose of the ORMCP 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;
- 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 Greenbelt Plan Covers Features West of the Moraine Across the North Half of the City***

#### *The Vision for the Greenbelt Plan*

The Greenbelt is a broad band of permanently protected land which:

- Protects against the loss and fragmentation of the agricultural land base and supports agriculture as the predominant land use;
- Gives permanent protection to the natural heritage and water resource systems that sustain ecological and human health and that form the environmental framework around which major urbanization in south-central Ontario will be organized;
- Provides for a diverse range of economic and social activities associated with rural communities, agricultural, tourism, recreation and resource uses.

#### *The Goals of the Greenbelt Plan*

To enhance urban and rural areas and the overall quality of life by promoting the following matters within the Protected Countryside:

##### **1. Agricultural Protection**

- Protection of Specialty Crop Areas while permitting supportive infrastructure and value added uses necessary for sustainable agricultural uses and activities;
- Support for the Niagara Escarpment Specialty Crop Area;
- Protection of prime agricultural land by preventing further fragmentation and loss of land base caused by lot creation and the redesignation of prime agricultural areas;

- Provision of appropriate flexibility to allow for agriculture, agricultural related and secondary uses, normal farm practices and an evolving agricultural economy; and
  - Increasing certainty for the agricultural sector to foster long-term investment in improvement to and management of the land.
2. Environmental Protection
- Protection, maintenance and enhancement of natural heritage, hydrologic and landform features and functions, including habitat protection for flora, fauna and species at risk;
  - Protection and restoration of natural and open space features between the Moraine, the Niagara Escarpment, Lake Ontario and Lake Simcoe, and maintaining connections to the broader natural systems, beyond the Golden Horseshoe;
  - Protection, improvement or restoration of the quality and quantity of ground and surface water and the hydrological integrity of watersheds;
  - Provision of long-term guidance for the management of natural heritage and water resources when contemplating development, infrastructure, open space planning and management, aggregate rehabilitation and private or public stewardship programs.
3. Culture, Recreation and Tourism
- Support for conservation and the promotion of cultural heritage;
  - Provision of a wide range of publicly accessible built and natural settings for recreation including facilities, parklands, open space areas, trails and water-based/shoreline uses that support hiking, angling and other recreational activities; and
  - Enabling continued opportunities for sustainable tourism development.
4. Settlement Areas
- Support for a strong rural economy by allowing for the social, economic and service functions through the residential, institutional and commercial/industrial uses needed by the current and future population within the Greenbelt, particularly within settlement areas;
  - Sustaining the character of the countryside and rural communities.
5. Infrastructure and Natural Resources
- Support for infrastructure which achieves the social and economic aims of the Greenbelt and proposed Growth Plan while seeking to minimize environmental impacts;
  - Recognition of benefits of protecting renewable and non-renewable resources critical to the region's social, environmental, economic and growth needs.

**The Growth Plan for the Greater Golden Horseshoe Applies to the Entire City of Vaughan**

*The Vision for the Growth Plan for the Greater Golden Horseshoe*

The Growth Plan sets out a vision for the Greater Golden Horseshoe for 2031 that would reflect the following attributes. GGH 2031 would be:

- A great place to live, with communities supported by a strong economy, a clean and healthy environment and social equity;
- Made up of thriving communities supported by modern, well-maintained infrastructure with easy access to shelter, food, education, health-care, arts and recreation;
- An easy place to get around, with an integrated transportation network, with fast, convenient public transit, multiple choices including walking and cycling;

- Characterized by a healthy natural environment with clean air, land and water, with the Greenbelt, Oak Ridges Moraine and forming the building blocks of the natural system;
- Where high quality/unique farmland is protected; with productive and sustainable farming;
- Made up of vibrant and compact urban centres providing diverse opportunities for living, working and culture; and an economy of global significance acting as an international gateway to Canada;
- A thriving metropolis with an extraordinary waterfront, with Toronto as a centre of influence for commerce, culture and innovation; and
- Where residents enjoy a high standard of living and an exceptional quality of life.

#### *Guiding Principles Behind the Growth Plan*

The following principles provide the basis for guiding decisions on how land is developed, resources managed and public money is invested.

- Build compact, vibrant and compete communities;
- Plan and manage growth to support a strong and competitive economy;
- Protect, conserve, enhance and wisely use the valuable natural resources of land, air and water for current and future generations;
- Optimize the use of existing and new infrastructure to support growth in a compact, efficient form;
- Provide for different approaches to managing growth that recognize the diversity of communities in the Greater Golden Horseshoe;
- Promote collaboration among all sectors - government, private and non-profit - and residents to achieve the vision.

#### *The Goals of the Growth Plan*

The Goals of the Growth Plan are to:

- Accommodate growth through intensification and build at sustainable, livable, densities to curb sprawl and avoid the unnecessary loss of farmland and natural areas;
- Optimize new and existing infrastructure;
- Focus new development to create complete communities and revitalize downtowns;
- Plan public transit, reinforced by transit supportive densities, as the first priority for moving people;
- Plan highways and highway corridors to promote efficient goods movement and to support compact built form;
- Ensure appropriate land is available to accommodate future employment growth and that is planned to facilitate economic development;
- Promote a culture of conservation which includes, but is not limited to, conservation policies within municipal official plans.

#### ***The current Plans have been incorporated into the Regional and City Official Plans***

Since the Plans were adopted the local and Regional municipalities have brought their official plans into conformity with the Provincial Plans. The effects have generally been positive in that urban expansion has slowed and the Greenbelt and Oak Ridges Moraine lands are better protected. As such, major changes are not necessary. However, issues have arisen and there will be challenges in achieving the collective vision of the Plans. It would be appropriate at this time to take steps to respond to these challenges and to make improvements to the Plans that will provide for greater clarity, better administration and enhanced coordination with the other Provincial policies and plans.

## City of Vaughan Recommendations to the Provincial Plan Coordinated Review

In preparing these comments and recommendations staff did not focus on the detail inherent in the individual policies of each of the plans. It was recognized that collectively, the Provincial Plans create a high level land use and development plan that serves as the link between the matters of provincial interest in the Planning Act and the Provincial Policy Statement on land use planning and the Regional Official Plans. The objective of these comments is to encourage the Province to improve and update the Plans to create a cohesive set of documents that address contemporary issues that are affecting the City of Vaughan in particular and the Greater Golden Horseshoe in general.

As such, many of the comments generally target outcomes and not policies. It is recognized that the solutions may or may not be confined to one plan. Therefore, with the City identifying a clearly articulated outcome, the Province may modify an individual plan or multiple plans or put in place a set of overriding policies or procedures to address the comment. This allows the respondent to focus on defining the problem and the Province on developing the necessary policy adjustments across the breadth of the plans or through the individual plan. The detailed comments are set out in Attachment 2. However, the following areas are highlighted as requiring attention:

- The need to develop more consistency and cohesion between the Plans, including the Metrolinx Regional Transportation Plan, from an administrative and operational perspective, which could include the creation of an integrated Office for the Planning of the Greater Golden Horseshoe;
- The need for the Province to develop a process with transparent and detailed criteria for the review of Greenbelt Plan boundaries;
- Provincially led coordination and cooperation among infrastructure proponents, including private and public providers should be required to maximize efficiency of the planned corridors (GTA West Corridor) and minimize land consumption. This could be similar to the Parkway Belt West Plan but with a modified administrative structure;
- Where major infrastructure projects impact Greenbelt, Oak Ridges Moraine or Natural Heritage features, compensation measures should be required;
- The need to improve the ability to identify and protect strategic employment lands;
- Support should be provided to direct public facilities (such as schools, transit stations, hospitals, etc.) to co-locate in hubs, in a more compact urban form, especially in urban intensification areas;
- Mechanisms and tools established through changes to other acts, regulations, and processes, will need to occur to ensure that infrastructure funding will be available to support the objectives of the Plans;
- The need to preserve the "Whitebelt", except where the preservation of natural heritage features merit consideration for the expansion of the Greenbelt and maintaining an appropriate agricultural presence at the Urban Fringe;
- Protection and inclusion of Urban River Valleys to grow the Greenbelt (e.g. portions of the Humber and Don Rivers) particularly where these are owned or controlled by public bodies;
- Ensuring that Employment Density Targets do not prejudice certain strategic uses;
- Ensuring the timely implementation of a monitoring program for the Provincial Plans.

## Site Specific Landowner Requests

The City and Region are informed that a number of landowners have requested that adjustments be made to the plan designations on their lands, primarily to bring the properties under a designation that would permit the future development of their lands. It is the understanding of the Region and City at the time of writing this report that thirteen requests have been, but others may be present. These requests are subject to the Provincial process, which will determine whether modifications will be made to the plans' boundaries or policies.

The lands subject to the known requests are shown on Attachment 3a. Attachment 3b identifies the landowner, property description, the nature of the request and staff comments for the purpose of providing background or context. The decisions on such requests rest with the Province. In order to advance this process, it is recommended that the Province be requested to evaluate the landowners' proposed amendments in the context of the Coordinated Plan Review. The Province may wish to consider developing criteria or a Provincial process for examining these requests. A recommendation to this effect has been provided.

The landowner requests can be generally summarized as follows:

- Wishes to maintain status under the "Whitebelt" and for a modification to the Greenbelt Plan to permit modifications to the boundaries of the Plan outside of the 10 year review: Two Respondents.
- Intends to submit an application to amend the Greenbelt boundaries subject to any studies required by the municipalities or the Province: Two Respondents.
- Intends to submit an application to amend the Oak Ridges Moraine Conservation Plan boundary subject to any studies required by the municipalities or the Province: One Respondent.
- To further boundary adjustments in the Greenbelt Plan, the Plan be amended to permit a process where the boundary limits (or policies) could be adjusted by way of the 10 year review or in between. A generally identified suggestion was that it be by way of, or like, a municipal planning process: Five respondents.
- Request for Council support for Oak Ridges Moraine Conservation Plan redesignation and policy amendments: One Respondent.
- Request for an amendment to the Oak Moraine Conservation Plan to permit site specific use exceptions, subject to criteria: One Respondent.

It is possible that landowners may become aware of this process after the Provincial consultation deadline for comment of May 28, 2015. Staff encourages owners to monitor the Provincial website for details on future opportunities to comment on the Plans.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

The responses in this report have been prepared to support the objectives of achieving Organizational Excellence and High Performance through continuous improvement by:

- Managing Corporate Assets through the continuous assessment of infrastructure requirements to ensure a sustainable future;
- Ensuring Financial Sustainability through the wise use of financial resources by making informed decisions that take into consideration the effect on the current and future operations of the City;
- Managing Growth and Economic Well-Being by creating a positive environment that encourages innovation and prosperity.

#### **Regional Implications**

City staff and Region staff have been in discussions on issues of common interest. A staff report will be proceeding to Regional Council on May 21, 2015 with comments on the Province's Coordinated Plan Review, in order to meet the commenting deadline of May 28. York Region has also announced that Regional Council will be holding a public meeting on May 28, 2015 to receive input on the Plan Review.

## **Conclusion**

The Growth Plan, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan provide the framework for land use and environmental planning throughout a large portion of South Central Ontario, including York Region and the City of Vaughan. Collectively they underpin all of the local and regional official plans. Therefore, it is essential that they provide guidance that reflects best practices across a wide range of disciplines including land use planning, sustainability, the provision of infrastructure and environmental planning and management. Acting comprehensively, they must be clear, understandable and transparent to all stakeholders and citizens. This report provides advice to the Province, from the City of Vaughan's perspective on where changes would be desirable, in response to the Plans' coordinated 10-year review, in order to keep the planning regime contemporary and effective.

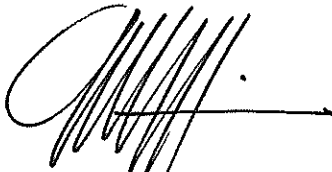
The report addresses two sets of issues. The first (Attachment 2) identifies a number of thematic areas where outcomes may be improved through changes to one or more of the plans or through another level of policy guidance. This encompasses broader systemic issues or improvements.

The second (Attachment 3), is a review of known site specific landowner requests for amendments to the plans, which are shown on Attachment 3a. Attachment 3b identifies the landowner, the property description, the nature of the request and staff comments for the purpose of providing background or context. The decisions on such requests rest with the Province. In order to advance this process, it is recommended that the Province be requested to evaluate the landowners' proposed amendments in the context of the Coordinated Plan Review. The Province, through this process should be developing criteria or a Provincial process for examining these requests and making a decision on their merits. Therefore, it is recommended that the recommendations of this report be adopted, in order to advise the Province of the City's position in regard to the Provincial Plan Coordinated Review.

## **Attachments**

1. Location Map – Provincial Plan Area Boundaries
2. City of Vaughan Comments and Recommendations on the Provincial Plan Coordinated Review
3.
  - a) Landowner Submissions to York Region – Provincial Plan Review Process
  - b) Landowner Requests

Respectfully submitted,



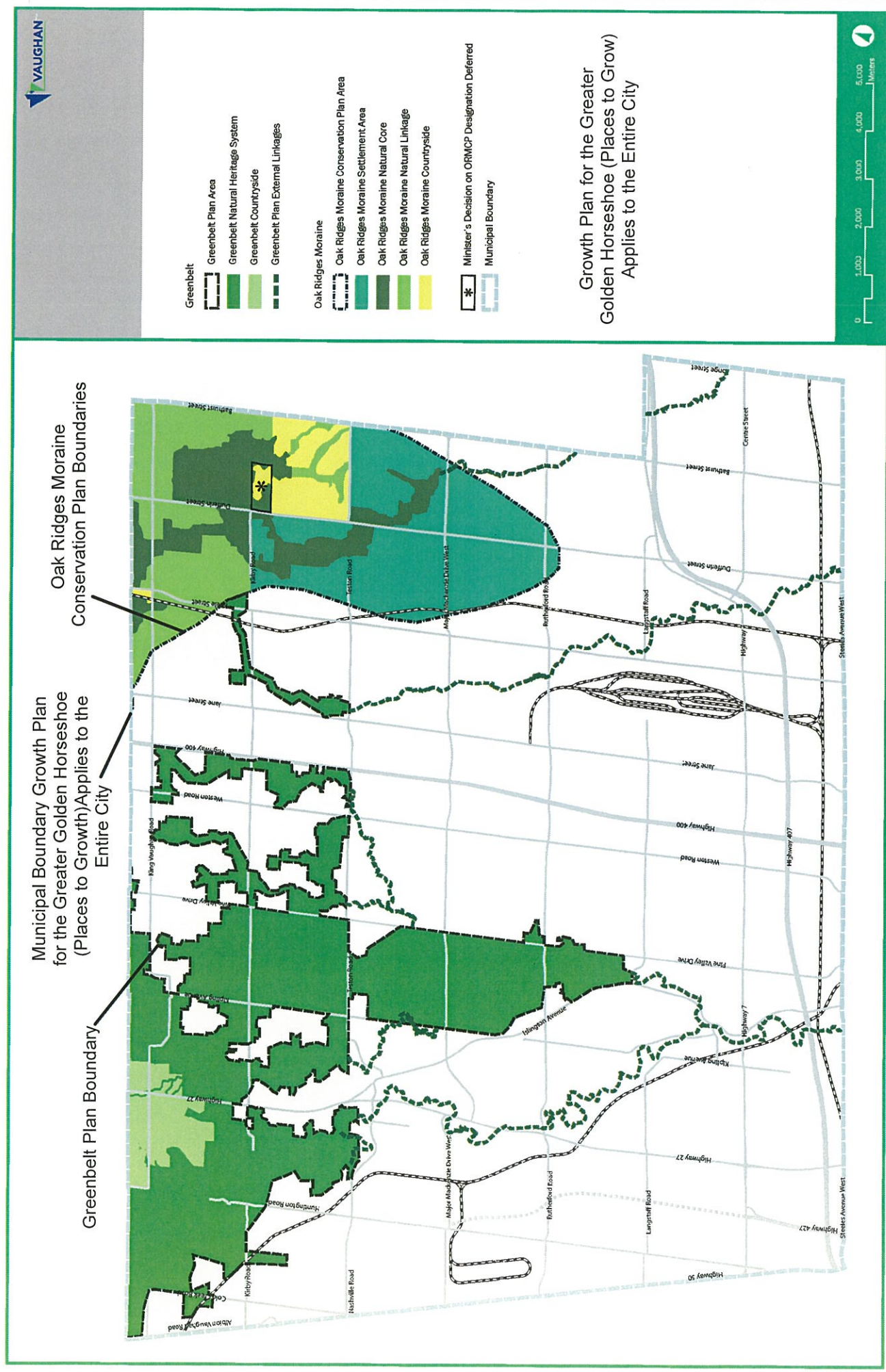
**JOHN MACKENZIE**  
Commissioner of Planning

/lm

Copy To: Steve Kanellakos, City Manager  
Jeffrey A. Abrams, City Clerk  
Roy McQuillin, Acting Director of Policy Planning



## Location Map - Provincial Plan Area Boundaries



## **ATTACHMENT 2**

### **Comments and Recommendations on the Provincial Plan Coordinated Review City of Vaughan**

#### **COMMENT 1**

##### **Improve the Overall Working Relationships Between the Plans**

To improve their functional integration there needs to be a clear understanding of the relationships between the Plans and the overall growth management system. For this reason it is recommended that an overarching document (or Section in each Plan) be prepared that establishes for the user:

- The overall role of the plans as a collective planning regime or system in the implementation of the provincial planning program;
- The breadth of the Provincial planning system extending from the Planning Act, PPS etc. to the role of individual statutes that will influence the function of the Plans;
- A clear distinction of the roles of the legislation, the regulations and the plan
- The areas of responsibility of each plan (or other relevant planning policy) and how conflicts between the plans are resolved, i.e. primacy, in the event of conflicts or unclear jurisdiction.
- Their role in informing the municipal planning processes;
- Clear rules on how the growth forecasts and resulting land budgeting exercises are to be conducted in order to accommodate new population and employment growth, which should be standardized for application across the Greater Golden Horseshoe;
- Transition provisions should be identified and where possible they should be common;
- The monitoring program, criteria and reporting requirements; and

In this vein, the following measures should also be considered:

- Establishing an Integrated Office for Greater Golden Horseshoe Planning to ensure that the Plans are continually monitored and administered as a cohesive planning regime and to provide stakeholders with a point of contact for information and interpretation;
- Update existing guidelines and identify where additional guidance should be provided;
- Ensuring that the Plans and other growth related policy documents adopt common terms and definitions for universal application.

#### **COMMENT 2**

##### **Previously "Transitioned" Applications now Subject to approved Developments/Applications should be Reflected in the Updated Plans**

Development applications that were underway prior to dates specified in the Greenbelt Plan and Oak Ridges Moraine Conservation Plan were "grandfathered" and were allowed to continue through the planning approval process to development, notwithstanding that they did not conform to the Plans. In such instances, it is recommended that any approvals obtained as a result of these grandfathered applications should be reflected in the updated Greenbelt Plan and Oak Ridges Moraine Conservation Plan.

#### **COMMENT 3**

##### **Previously "Transitioned" Applications not Acted Upon should be Time-Limited in the Updated Plans**

There are potentially other applications that may have commenced prior to the specified dates, which may be subject to the transition policies. Given the extended period time that has elapsed (over 10-years in both instances) it would be appropriate to end the transitioning period at a fixed date, which could be



specified in the updated plans. This would provide greater certainty in the land use regulation. Therefore, it is recommended that any remaining grandfathered applications that have not proceeded to approval should be subject to a time-limit set out in the updated Plans, within which the application must be reinitiated. Given the length of time that was already available to the applicant, a minimal time period should be specified to reinitiate the application and the reinitiated application should be subject to contemporary standards.

#### **COMMENT 4**

##### Near Urban Agriculture Should be Supported While Protecting Designated Urban Areas and "Whitebelt" Lands from the Impact of Agricultural Uses

Over the last fifty years Vaughan has transitioned from a predominantly rural area to a suburb and now to what is approaching a fully urbanized community. There should be a place for agricultural uses in the evolving community that may exist either within the urban envelope or at the transitioning urban-rural fringe. One of the primary considerations will be ensuring that compatibility be maintained between the agricultural and urban uses. In addition, it will be important to ensure that the intent of the Growth Plan is maintained, in respect of the provision of land for employment and residential uses, and that the agricultural uses are appropriately treated with buffers, screening and trespass protection as warranted. The introduction of new or the expansion of existing agricultural uses should not threaten the viability of designated Residential lands or the availability of the "Whitebelt" areas should they be required for urban purposes in the future. This entails the need for a set of rules responding to the circumstances associated with two broad situations: Where there is a more permanent urban-agricultural boundary; and the transitional fringe, where future urban uses may expand (i.e. the presence of "Whitebelt" lands and potential infrastructure investment – the GTA West Corridor), which is more characteristic of the Vaughan situation. It is recommended that the Province provide policies that address both situations in the appropriate plans, to define the agricultural uses suitable to the transitional areas and the measures that will ensure that agricultural uses can continue to operate successfully.

#### **COMMENT 5**

##### The Metrolinx 'Big Move' Plan needs to be Included in this Group of Provincial Plans

The Growth Plan is an infrastructure driven plan. The ability to minimize the effects of sprawl and protect the GGH's agricultural and rural/environmental land base, improve our economic prosperity and enhance our quality of life is directly influenced by our ability to provide timely transit and transportation investments to achieve the planned intensification of our existing urban areas. Therefore, there should be a close linkage between the Growth Plan and the "Big Move" to coordinate and prioritize transit projects and investment decisions in order to meet the growth objectives. If growth is allowed to proceed without the timely introduction of the required infrastructure, then the intent of both the Growth Plan and the Metrolinx Plan is fundamentally undermined. Therefore, it is recommended that the linkage between the Growth Plan and the Metrolinx Plan be clearly acknowledged and the plans be coordinated and jointly monitored. For example, in Vaughan, timely delivery and certainty of Metrolinx stations could spur support from landowners to cost share in the development of more compact and vibrant communities along the Barrie GO rail corridor.

#### **COMMENT 6**

##### Transit and Transportation Funding will be Critical but so will other types of Support

The Province is encouraged to develop the supportive financial tools that will lead to the construction of the critical transit/transportation infrastructure necessary to achieve the Growth Plan targets. Local municipalities do not have the primary role in funding the transportation investments. However, the local municipalities must deliver the land use plans, the local infrastructure and the community services, amenities and urban presence required to achieve transit supportive densities. In most instances, such

development is assigned to strategic centres and corridors. The following policy measures are recommended to enhance the opportunities available in these areas.

- That the Growth Plan make it clear that an approved Official Plan conforms to the Growth Plan and that the areas identified for intensification will be priorities and that the identification of other intensification areas shall only occur at the time of a municipal comprehensive review or if a new transit/transportation investment warrants reconsideration. This would serve to direct development to where it is most transit supportive;
- That the Growth Plan be amended to specifically require that all Ministries and Agencies apply an urban lens to development in intensification areas, through the adoption of a requirement for the development and application of "urban standards". Land consumptive suburban scale remains ingrained in too many instances and there is the need to recognize that school sites and interchange designs, for example, have to be sized appropriately to support the urban setting. Considerations like this would need to govern the actions of the affected agencies; and where necessary regulations and legislation may need to be modified to reflect the change in priorities;
- Many infrastructure projects require the participation of multiple parties, such as the Province and/or a Provincial agency and the upper and lower tier municipalities. In such instances, the Growth Plan should encourage a comprehensive approach, which would see all major project elements and upgrades identified and implemented as one coordinated plan, rather than addressing each use on a piecemeal basis with restricted funding envelopes. An example would include a transit project that would need simultaneous station and track work, road network and bridge improvements and stormwater management upgrades;
- The Growth Plan should provide support for community hubs, where public and private services and facilities can co-locate (as part of a mixed-use building or a dedicated building) particularly in intensification corridors and near transit to provide comprehensive services while economizing on the consumption of land; and
- A Provincial Guideline in this regard would be helpful in achieving this objective along with financial support that recognizes urban construction costs. This would allow, for example, school boards, municipalities, other agencies and landowners to develop solutions as part of the on-going development of an existing intensification area;

If complete communities are to be achieved it will be essential that these measures be implemented.

## **COMMENT 7**

### Infrastructure Continues to be a Major Consumer of Greenfield and "Whitebelt" lands and Natural Areas

The City of Vaughan accommodates major public and private regional and provincial scale facilities that serve constituencies well beyond the borders of the City. These have helped define the City over the years and while beneficial they have presented challenges in respect of disrupted land use patterns, aesthetic quality, truck traffic and the interruption of important transportation corridors. Examples include the 400-series highways, Hydro transmission corridors and transformer stations, Rail lines, two major Rail yards, and natural gas transmission lines. All of these consume developable land or encroach on environmental features. With the City's supply of developable land diminishing it will be important to preserve the land base to as great an extent as possible. Therefore, when new facilities are being designed there should be every effort made to minimize the impact on developable land or natural areas.

As in intensification areas, standards should be redesigned to reflect the new urban setting. Where corridors are being developed, providers should be strongly urged to work together to share rights of way (e.g. highways, transit, Hydro transmission, pipelines) to minimize impact on either the developable land or natural areas, instead of imposing their individual standards cumulatively. By minimizing the widths the impact on developable land and natural areas can be reduced. This will help the municipalities meet their population, employment and density targets and preserve natural areas. Where natural areas are affected by the infrastructure, the authority providing the infrastructure should be required to provide compensation to ensure that any disrupted ecological functions are maintained.

It is recommended that the need to consolidate infrastructure in shared corridors be further reinforced in policy for implementation through any required planning process, including Environmental Assessments. This should be reflected in the Growth Plan and Provincial Guidelines should be prepared for the use of all infrastructure providers. A modified Parkway Belt West Plan model could be adapted to ensure comprehensive provincial planning for long term infrastructure in the northern part of Vaughan.

#### **COMMENT 8**

##### Identifying and Preserving Strategic Employment Areas Should be a Priority

The City has been one of the major contributors of employment land to the York Region land budget. However, beyond the West Vaughan Employment Area and the Vaughan 400 North Employment Area there are no more new lands designated for employment use in the City. Employment growth beyond 2031 may have to be accommodated on "Whitebelt" lands as established in the Growth Plan. It will be important to ensure an on-going supply of employment land especially where the infrastructure is well-suited to such uses.

To give greater support, the Growth Plan should be strengthened to provide for the definition, identification and preservation of "strategic" employment lands by the implementing municipalities. The policy should enable their early development, once a deficiency of supply is identified, and protect them from conversion to other uses in the long-term. In Vaughan, such areas include lands along Highways 400 and 407 and may include the lands adjacent to the future Highway 427 extension, beyond Major Mackenzie Drive, or along the proposed GTA West Corridor.

Lands adjacent to 400-series Highways are strong candidates to become employment areas. When conducting the planning processes for these corridors, the developability of the adjacent lands for employment purposes should be an important evaluation criterion in the Environmental Assessment process that selects the preferred alignment. Ideally, the adjacent employment area should maintain excellent access to the 400-series highway and the alignment should deliver regularly shaped lots, with the potential for size variations and convenient access to the local, collector and arterial road networks. To ensure that this is communicated to proponents, it should also be reflected in the Growth Plan.

#### **COMMENT 9**

##### "Whitebelt" Lands Should be Preserved as Long-Term Resource.

The City of Vaughan has only a limited area of "Whitebelt" land remaining. These areas are identified in the Growth Plan and may be developable on the basis of a settlement area boundary expansion that can only occur as part of a municipal comprehensive review, subject to fulfillment of a number of criteria demonstrating need and suitability. The municipal comprehensive review being conducted by York Region will determine the amount of land that will be required beyond today's urban envelope to accommodate growth to 2041. In addition, the three GTA West Corridor alternatives that are now under consideration traverse large portions of the remaining "Whitebelt". Given the fact that these lands are a finite resource, the immediate uncertainty over the 2041 land needs and the fragmenting effect of the potential GTA West Corridor on the remaining lands, it requested that the Province not expand the Greenbelt Plan area onto the "Whitebelt" lands at this time unless they contain natural heritage features and functions that merit consideration for inclusion. The whitebelt in Vaughan should be maintained as a long-term reserve. However, where infrastructure or development processes leave remnant "Whitebelt" parcels, it would also be acceptable to incorporate these lands into the Greenbelt Plan area.

#### **COMMENT 10**

##### Employment Area density Requirements need to Accommodate Strategic Industries

Discretion should be applied in the application of the Growth Plan's minimum density requirement of 50 jobs per hectare for Greenfield Employment Area development. Densities in employment areas vary

substantially on the basis of use. Much of Vaughan's new employment development will be in the West Vaughan Employment Area Secondary Plan area where, by virtue of the rail and highway infrastructure, the primary uses will be oriented to warehousing, logistics and shipping. These uses typically have low employee counts on large lots, making it difficult to meet the Growth Plan requirement. It is recommended that the Province consider alternative means of measuring and establishing conformity with the Growth Plan to accommodate these strategic businesses.

#### **COMMENT 11**

##### The Provincial Process for the Review of the Greenbelt Plan Boundaries Needs to be Established

The City of Vaughan is aware of approximately 13 requests for adjustments to the Provincial Plans to respond to landowners' site specific issues. These are summarized in the main body of this report and are described individually in Attachment 3b. The majority relate to the limits of the Greenbelt Plan area as it is depicted on their lands. The general practice has been for the landowner to advise the Province, York Region and the local municipality of its request.

Currently, there is no process in place for the Province to respond to such requests. Being a Provincial Plan any changes to the boundaries will be subject to Ministerial approval. This is a matter beyond the jurisdiction of municipal governments. The comment period for the first phase of the Plan Review Process ends on May 28. At this point there is no indication of any other deadlines for the submission of site specific requests or any submission requirements in terms of supporting information e.g. detailed feature mapping and environmental studies; or the nature of the review and decision-making process; the timelines; and any application fees.

Therefore, it is requested that the Province provide detailed guidance in the form of a clear and transparent review process to provide for the assessment of boundary change requests for the Greenbelt Plan area.

#### **COMMENT 12**

##### The Oak Ridges Moraine Plan Area Boundary Should be Subject to Confirmation

The southern boundary of the Oak Ridges Moraine Conservation Plan Area is established by the 245 m ASL contour line. This should be confirmed by survey and be reflected in the updated ORMCP. This may result in adjustments to the current Plan boundaries. Therefore, it is requested the Province initiate this process as part of the Plan Review to better reflect the intent of the Plan.

It is noted that Greenbelt Plan provides that where lands are no longer within the ORMCP area as a result of the confirmation of the 245 m ASL contour, the lands formerly subject to the policies of ORMCP would be deemed to be Protected Countryside under the Greenbelt Plan and be subject to the policies of that plan. Given the context, it may result in discontinuous areas of Greenbelt. To maintain consistency it requested that the Province give consideration to amending the Plan to allow the adjacent municipal land use designations to apply and authorizing the municipalities to make such amendments to their Official Plan administratively, on the basis of the Provincial decision.

#### **COMMENT 13**

##### There will Need to be a Process for Assessing Land Use Changes or Site Specific Exceptions in the Oak Ridges Moraine Conservation Plan Area and in the Greenbelt Plan Area

The Oak Ridges Moraine Conservation Plan is definitive in stating that, "the 10-year review cannot consider removing lands from the Natural Core Areas and Natural Linkage Areas". However, it permits consideration of the conversion of the Oak Ridges Moraine Countryside Area to Oak Ridges Moraine Settlement Area, at the time of the 10 year review, to facilitate the development of the land. Process and criteria are in place in the ORMCP to guide the consideration of such a conversion, which are similar to

the elements of a municipal comprehensive review. An issue arises where the timing of a municipal comprehensive review does not match with the 10 year ORMCP review. However, these process requirements are not reflected in the legislation or the regulations. Therefore, it is requested that the requirements for proceeding with such amendments be confirmed 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.

Similarly, there are instances where landowners have been requesting consideration of site specific amendments to the use provisions of the Plans, which would not involve a removal of the lands from the actual Plan area. It is further requested that the Province provide guidance on how it will treat such requests.

#### **COMMENT 14**

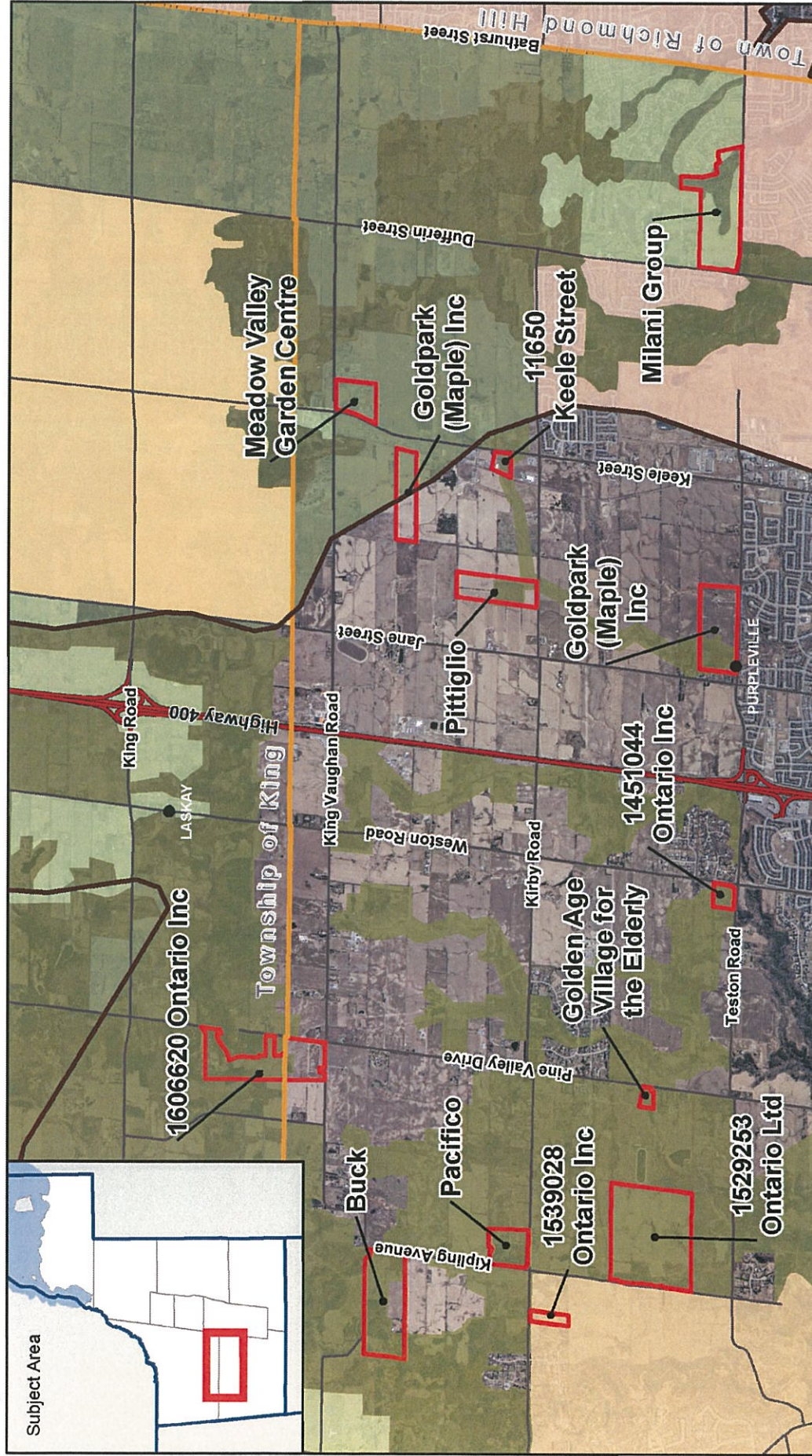
##### **The Development of a Monitoring Program is Strongly Encouraged**

With the recent release of the performance indicators for the Growth Plan and the Greenbelt Plan, the Province is moving ahead with its monitoring program. The indicators will help ensure that the plans are fulfilling their objectives. While the indicators are largely based on the Plan area or the Upper Tier municipality, it is requested that the Province take an approach whereby the data can be made available in a disaggregated form for each of the local municipalities to allow the resulting information to contribute to the local performance monitoring systems. This is particularly applicable to information that the local municipalities might not normally collect. We suggest working through York Region and leveraging existing data structures such as Land Information Ontario to ensure a user friendly digital tool to support timely collection and use of data.



# ATTACHMENT 3 a)

May 15<sup>th</sup>, 2015



## Site-Specific Landowner Requests – City of Vaughan

2015 Co-ordinated Provincial Review of the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan and Oak Ridges Moraine Conservation Plan, May 21, 2015

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### Legend

- Municipal Boundary
- Regional Boundary
- Stakeholders
- Municipal Road
- Freeway
- Provincial Highway
- Greenbelt Plan Designation
- Hamlets
- Towns and Villages
- Natural Heritage System
- Protected Countryside
- Oak Ridges Moraine
- Boundary
- ORMCP Designation
- Core
- Countryside
- Hamlet
- Linkage
- Settlement
- Urban

## **ATTACHMENT 3b**

### **Provincial Plan Coordinated Review Landowner Submissions Received by York Region City of Vaughan**

The Landowner Submissions Received by York Region have been mapped on Attachment 3 a). They appear from east to west and are referenced on the map as set out in the following index. Details pertaining to the individual sites then appear below in the order set out in the index.

#### **Index of Landowner Submissions**

1. **Buck**
2. **1539028 Ontario Inc.**
3. **Pacifico**
4. **1529253 Ontario Ltd.**
5. **Golden Age Village for the Elderly**
6. **1606620 Ontario Inc.**
7. **1451044 Ontario Inc.**
8. **Goldpark (Maple) Inc.**
9. **Pittiglio**
10. **Goldpark (Maple) Inc.**
11. **11,650 Keele Street**
12. **Meadow Valley Garden Centre**
13. **The Milani Group**

#### **The Landowner Submissions**

1. Owner: Mrs. Orah Buck  
Location: 5511 King-Vaughan Road (Southwest Corner of King-Vaughan Road and Kipling Avenue)

Map Reference (Attachment 3 a): "Buck"

Site Area: 42.7 ha

Existing Use: Single detached dwelling and farm building.

Current Land Use Designation and Plan:

Partially designated Protected Countryside under the Greenbelt Plan (34.3 ha); Remaining lands (8.4 ha) are outside the Greenbelt Plan area and are in the "Whitebelt" under the Growth Plan. Under VOP 2010 the lands are designated Agricultural and Natural Areas.

Nature of Request:

The landowner wishes to maintain the Whitebelt designation for the purpose of the potential future development of the land, which may result from the York Region Municipal Comprehensive Review or as a result of the outcome of the GTA West Corridor Environmental Assessment. They are also requesting that the Ministry ensure that natural heritage features be defined on a scientific basis and that there be a basis for the landowners to undertake environmental analyses through individual studies, as part of a planning process, to define the boundaries. In addition, it is recommending that the Ministry establish a policy mechanism to allow for changes to the mapped designations of the Plan, outside of the mandatory review period.



Comment:

Any future development potential for the subject lands will be identified through the on-going or a future York Region Municipal Comprehensive Review. York Region will be reporting on a preferred growth scenario in the fourth quarter of 2015. Greater clarity on the status of the GTA West Corridor study is also expected in the Fall of 2015. Currently this site is impacted by two of the three alternative corridors that remain under consideration.

2. Owner: 1539028 Ontario Inc.  
Location: 5315 Kirby Road, south side of Kirby Road west of Kipling Avenue (Block 55)

Map Reference (Attachment 3 a): "1529253 Ontario Inc."

Site Area: Approximately 4 ha

Current Land Use Designation and Plan:

Partially within the Greenbelt Natural Heritage System designation of the Greenbelt Plan and partially within the North Kleinburg-Nashville Secondary Plan Area and subject to the Natural Areas and KN Low-Rise Residential designations.

Nature of Request:

The landowner advises that it is intending to submit an application to change some portion of the land from Greenbelt to Urban Development. It is of the opinion that a portion of the Greenbelt lands can be developed with no adverse impact and they are prepared to undertake any studies or reports required by municipal, regional or provincial authorities in support of the application.

Comment:

The subject lands are partially located in the North Kleinburg-Nashville Secondary Plan's Kipling Avenue Community. The Block 55 Block Plan was approved in 2013 and the majority of the draft plans of subdivision have been approved to implement the Block Plan. The subject lands represent a small parcel partially subject to the Greenbelt Plan.

3. Owner: Mr. Vito Pacifico  
Location: North of the intersection of Kirby Road and Kipling Avenue, on the east side of Kipling Avenue, being part of Registered Plan 65M-4328

Map Reference (Attachment 3 a): "Pacifico"

Existing Use: Vacant Registered Plan of Subdivision

Current Land Use Designation and Plan:

The lands are subject to the Natural Heritage System designation under the Greenbelt Plan; and Natural Areas and Agriculture under VOP 2010. The lands are zoned Rural Residential under By-law 1-88.

Nature of Request:

The lands comprise an estate residential subdivision of three lots that was registered in 2012. The landowner is concerned that, given the status of the land under the Greenbelt Plan, there is no opportunity to process or consider land use changes that do not conform to the Greenbelt Plan. In the context of the recent approval of the nearby Block 55 Block Plan (North Kleinburg-Nashville Secondary Plan – Kipling Community) and the GTA West Corridor Environmental Assessment the owner wishes to have the option of pursuing the intensification of the site in the future. The site is approximately 400 m south of the most southerly of the GTA West corridor alternatives. The landowner is requesting consideration of an amendment to the Greenbelt Plan that would permit the review of land use changes subject to appropriate criteria and a public process similar to zoning amendment under the Planning Act. This could be undertaken at the time of the 10-year review or



within the period between the Plan reviews. It is suggested that the applications may be administered by the local municipal government.

**Comment:**

The immediate future of the subject lands remains uncertain at this time. The Regional Municipal Comprehensive Review is underway along with the Environmental Assessment for the GTA West Corridor. The result of both exercises will be available in the Fall. It is noted that the approved Estate Residential development does not have municipal services. Therefore, consideration of any intensification on the site would require an evaluation of the need for an extension of services.

4. Owner: 1529252 Ontario Ltd.  
Location: East side of Kipling Avenue between Teston and Kirby Road

Map Reference (Attachment 3 a): "1529252 Ontario Ltd."

**Comment:**

There has been interest expressed, on behalf of the owner, in pursuing an amendment to the Greenbelt Plan to remove the subject lands from the plan area. Details have not been provided at this time.

5. Owner: Golden Age Village for the Elderly  
Location: 11088 Pine Valley Drive (west side mid-way between Teston and Kirby Roads)

Map Reference (Attachment 3 a): "Golden Age Village for the Elderly"

Site Area: 2.3 ha

Existing Use: Residential dwelling and a storage building.

**Current Land Use Designation and Plan:**

Greenbelt Natural Heritage System under the Greenbelt Plan and Agricultural and Natural Areas under VOP 2010.

**Nature of Request:**

The landowner is proposing a Senior Citizen's development in three phases: 1. An independent living facility for the elderly; 2. An associated residence for the elderly; 3. A long term care facility. This is in addition to the existing dwelling. The request is for an amendment to the Greenbelt Plan to include a policy that which would permit an amendment to the Greenbelt Plan at the time of the 10-year review or in the period between reviews. It is suggested that the process could be administered by the municipal or regional government, similar to a zoning process. Four evaluation criteria are suggested: 1. The proposal maintains the integrity of the Greenbelt Plan; 2. It does not negatively impact a significant habitat, core feature or natural system; 3. There is a demonstrated community need for the project, operated by a government or non-profit organization for the benefit of the community; and 4. Is compatible with the existing land uses in consideration of such matters as traffic, servicing and noise.

**Comment:**

The subject lands are located across the street from Block 41, which is one of the City's New Community Areas. The Secondary Plan study is currently underway, with the adoption of the Plan tentatively scheduled for the fourth quarter of 2016.

6. Owner: 1606620 Ontario Inc.  
Location: Northwest corner of King-Vaughan Road and Pine Valley Drive

Map Reference (Attachment 3 a): "1606620 Ontario Inc."

**Current Land Use Designation and Plan:**

The subject lands are split between the Township of King and the City of Vaughan. Within the City, the Greenbelt Plan applies to a small portion of the parcel at the King-Vaughan boundary. Under the Growth Plan the lands in Vaughan are in the "Whitebelt" area and VOP 2010 designates them Agricultural.

**Nature of Request:**

The landowner advises that the property was purchased with the intention of developing the land. As such, it is requested that the Region and Ministry ensure that the portions of the property that are considered to be Whitebelt retain that status through the Plan review. The reasons cited include the parcel's proximity to the City's Urban Boundary and the potential outcome of the GTA West Corridor Environmental Assessment. In addition, the landowner is also requesting that the Ministry ensure that the natural heritage features are based on scientific analysis and that there be a mechanism for landowners to undertake environmental analyses to define such areas through a planning process. It is further requested that the Ministry establish a policy mechanism that allows for changes to the mapping of designations and features; and that there be a process to make changes outside of the mandatory review period.

**Comment:**

Any further urban boundary expansions in the City of Vaughan will depend on the outcome of the Region's Municipal Comprehensive Review. Growth scenarios are now under consideration with a preferred scenario being identified in the fourth quarter of 2015. The subject lands are located approximately 400 m to the north of the most northerly of the three GTA West Corridor alternatives. The identification of a preferred alternative is expected in fourth quarter of this year.

7. Owner: 1451044 Ontario Inc. (Zoltan Balint)  
Location: 10,800 Weston Road, (Northwest corner of Weston and Kirby Roads – Block 41)

Map Reference (Attachment 3 a): "1451044 Ontario Inc."

Site Area: 4.9 ha

Existing Use: A residential dwelling and an accessory garage.

**Current Land Use Designation and Plan:**

The subject lands are designated Greenbelt Natural Heritage System by the Greenbelt Plan. Under VOP 2010 the lands are designated Natural Areas and Agricultural. The lands outside the Greenbelt Area and the existing residential area in Block 41 are subject to the New Community Area designation of VOP 2010. The Block 41 Secondary Plan process is underway.

**Nature of Request:**

The landowner states that the collective effect of the existing policies is to restrict the property to open space uses or agricultural activity and that this is disproportionately punishing to smaller landowners. It is proposed that a process be put in place to refine the boundaries of the natural features based on a land use review, appropriate environmental studies and public review; and that it be undertaken through the Secondary Plan process. It is recommended that the Greenbelt legislation be amended to implement the process that will allow for a change in land use where appropriate. The landowner notes that subject lands are within a New Community Areas Block, which is currently undergoing a Secondary Plan process. The validity of the Natural Area boundaries is also questioned given the on-

site conditions. It is indicated that there is no objection to preserving an existing creek/ravine and associated vegetation, but questions the environmental status of the lands beyond.

**Comment:**

The Secondary Plan study is currently underway, with the adoption of the Plan tentatively scheduled for the fourth quarter of 2016.

8. Owner: Goldpark (Maple) Inc.  
Location: 2700 Teston Road (East of Jane Street in Block 41)

Map Reference (Attachment 3 a): "Goldpark Maple Inc."

**Current Land Use Designation and Plan:**

The western one third of the site is designated Greenbelt Natural Heritage System under the Greenbelt Plan and Natural Areas under VOP 2010. The eastern two thirds is designated New Community Areas under VOP 2010.

**Nature of Request:**

The landowner advises that it is intending to submit an application to change some portion of the land from Greenbelt Plan to Urban Development. It is of the opinion that a portion of the Greenbelt lands can be developed with no adverse impact and they are prepared to undertake any studies or reports required by municipal, regional or provincial authorities in support of the application.

**Comment:**

The subject lands are located in Block 41, which is designated New Community Areas by VOP 2010. It is now the subject of Secondary Plan process that will provide for the development of the Block. The Secondary Plan study is currently underway, with the adoption of the Plan tentatively scheduled for the fourth quarter of 2016.

9. Owner: L. Pittiglio et.al.  
Location: North of Kirby Road (between Keele Street and Jane Street in Block 28)

Map Reference (Attachment 3 a): "Pittiglio"

Site Area: 20.5 ha

Existing Use: Farming

**Current Land Use Designation and Plan:**

The woodlot at the centre of the site is designated Greenbelt Natural Heritage System extending to the southeast to link with an east-west arm of the Greenbelt Plan area (approximately 6.5 ha). The property is designated Natural Areas and Agricultural under VOP 2010.

**Nature of Request:**

The landowner indicates that there is no concern with protecting the woodlot. However, three issues are identified. 1. That the woodlot was artificially incorporated into the Greenbelt by the imposition of a connecting corridor to the heritage feature to the southeast. 2. The connecting corridor is made up of unremarkable land, which is cleared farmland similar to other parts of the property that are not in the Greenbelt; 3. The owners believe that they were never notified of the intention to establish a corridor between the woodlot and the natural heritage features or that there was any intent to include the woodlot in the Greenbelt and did not become aware until the Plan was approved. It is stated that there appears to be no scientific basis for the designation of the woodlot and the corridor. The preference would be to have woodlot subject to the policies of VOP 2010 and the York Region Official Plan. It is requested that the Greenbelt Plan be amended to provide a mechanism, which would allow individual property owners to address what they may believe to be inappropriate designations, similar to the same level of review applied to Official Plan amendments.

Comment:

The portions of the subject lands that are not subject to the Greenbelt Plan designation are part of the "Whitebelt" area under the Growth Plan. An indication of the future development potential for these lands to the 2041 planning horizon may emerge through the York Region Municipal Comprehensive Review.

10. Owner: Goldpark (Maple) Inc.

Location: 12,022 Keele Street (Part of Lot 29, Concession 4 – Block 28)

Map Reference (Attachment 3 a): "Goldpark (Maple) Inc."

Current Land Use Designation and Plan:

The eastern half of the subject property is designated Oak Ridges Moraine Natural Linkage and the west half is designated Agricultural by VOP 2010. Under the Growth Plan the western half of the property is within the "Whitebelt" area.

Nature of Request:

The landowner advises that it is intending to submit an application to change some portion of the land from Oak Ridges Moraine to Urban Development. It is of the opinion that a portion of the Moraine lands can be developed with no adverse impact and they are prepared to undertake any studies or reports required by municipal, regional or provincial authorities in support of the application.

Comment:

It is noted that under the Oak Ridges Moraine Plan, the 10-year review cannot consider the removal of land from the Natural Linkage Areas designation. This applies to the eastern half of the site. The western half of the site is in the "Whitebelt" in Block 28. An indication of the future development potential for these lands to the 2041 planning horizon may emerge through the York Region Municipal Comprehensive Review. The ORMCP boundary on this site may be affected by the establishment of the 245m ASL contour as provided for in the ORMCP.

11. Owner: J. Kreiner et. al.

Location: 11,650 Keele Street (West side of Keele Street, north of Kirby Road in Block 28)

Map Reference (Attachment 3 a): "11650 Keele Street"

Site Area: 3.6 ha

Existing Use:

An 861 sq. m. building and associated gravel parking, loading and open storage area operating as a truck depot. The existing building is located outside of the Greenbelt Plan area, but portions of the accessory parking, loading and storage areas are located within the Greenbelt.

Current Land Use Designation and Plan:

The southern two thirds of the site are designated Greenbelt Plan Natural Heritage System by the Greenbelt Plan. The northerly one third is outside of the Greenbelt area and is part of the "Whitebelt" area of the Growth Plan. The lands are predominantly designated Agricultural by VOP 2010.

Nature of Request:

The purpose of this submission is to seek a resolution concerning the existing accessory parking, loading, and storage areas that are located within the Greenbelt. The submission advises that it was intended that all the accessory uses be placed outside of the Greenbelt Plan area, but were mistakenly constructed within the Greenbelt boundary. The owner is seeking to obtain an exemption from the Greenbelt Plan to facilitate amendments to the City's Official Plan and Zoning By-law to legalize the accessory uses. Therefore, the landowner is requesting that the boundary of the

Greenbelt Plan be removed from the subject property or the policies be modified to allow site specific exceptions for certain uses.

Comment:

The subject lands are located in an area between the GO Rail line and Keele Street. The Keele Street frontage has a mix of uses and the submission notes that it has been identified previously as a study area. Large parts of Block 28 are in the "Whitebelt", including part of the subject lands, and the future development potential in this area may be identified through the Region's Municipal Comprehensive Review.

12. Owner: Mr. Gino Spano

Location: 12,001 Keele Street (Southeast corner of Keele Street and King-Vaughan Road)

Map Reference (Attachment 3 a): "Meadow Valley Garden Centre"

Site Area: 13.84 ha

Existing Use:

Two residential buildings, a commercial garden centre, greenhouse, barn and outside storage for trucks, equipment, landscape materials and plants.

Current Land Use Designation and Plan:

The subject lands are located within the Oak Ridges Moraine Conservation Plan area and are designated Oak Ridges Moraine Natural Linkage by VOP 2010.

Nature of Request:

The subject use is not permitted under the City's Official Plan and Zoning By-law and charges have been laid. They have been stayed to allow for the owner to pursue the legalization of the site by way of an amendment to the City's planning documents. However, the use is not permitted by the Oak Ridges Moraine Conservation Plan, so an amendment to it would be required for it to proceed. The submission noted that a previous attempt to legalize the site was approved by Council, subject to conditions. The conditions were not fulfilled and the implementing OPA and By-law amendment were not enacted. Therefore the landowner is recommending that an amendment be made to the Oak Ridges Moraine Conservation Plan to include a policy which would provide for existing and long-standing uses, not necessarily compliant with the Moraine Plan, can through an application process be converted to legal conforming uses. The process would be administered by the local and regional governments through the processing of Planning Act applications, subject to the submission of the required studies.

Comment:

It is noted that the Oak Ridges Moraine Conservation Plan states that the 10-year review cannot consider removing lands from the Natural Core Areas and Natural Linkage Areas.

13. Owner: Milani Group

Location: North East Corner of Teston Road and Dufferin Street

Comment:

The submission was the subject of a report to Committee of the Whole on May 5, 2015 under the title, "Oak Ridges Moraine Conservation Plan Review, Update on Provincial Plan Review – In Response to the Members Resolution of March 24, 2015".

May 12, 2015

**Mayor Maurizio Bevilacqua and Members of Council**

Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

Via email to City Clerks [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

C	<u>10</u>
Item #	<u>5</u>
Report No.	<u>20 (cw)</u>
<u>Council - May 19/15</u>	

MGP File: 11-2003

Dear Mayor Bevilacqua and Members of Council,

**Re: Council Meeting – May 19, 2015**  
**Item #3 - Report No. 20 of the Committee of the Whole**  
*Oak Ridges Moraine Conservation Plan Review Update on Provincial Plan Review - In Response to the Members Resolution of March 24, 2015*  
**2015 Coordinated Review of Ontario's Land Use Plans**  
**Lands located within the Greenbelt Plan Area**  
**Block 41, City of Vaughan**

Malone Given Parsons Ltd. is the land use planner for the Block 41 Landowners Group. We are writing in response to the Province's coordinated policy review of the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan), the *Oak Ridges Moraine Conservation Plan*, the *Greenbelt Plan* and the *Niagara Escarpment Plan*. This coordinated review is an opportunity to provide valuable input to the Province and to evaluate how well the plans collectively support and align with the goals and objectives of each plan, as well as with York Region's and the City of Vaughan's Official Plans and their growth management initiatives.

Block 41 is one of two New Community Areas identified in the City of Vaughan's Official Plan 2010, which are to accommodate growth up to the 2031 planning horizon. These lands are currently the subject of a study and planning process to support preparation and approval of Secondary Plans that will enable development for a range of urban uses at a density of 70 people and jobs per hectare. Lands located within the *Greenbelt Plan* area in Block 41 are shown on the attached figure. Highlighted in yellow are lands within the *Greenbelt Plan* area which do not comprise natural heritage features and should be removed from the Greenbelt.

**It is our recommendation that the City of Vaughan recommend that the Province:**

- 1. Establish a process to permit adjustments to the *Greenbelt Plan* areas; and,**
- 2. Permit additional uses within the *Greenbelt Plan* area.**



**A Mechanism to Refine the *Greenbelt Plan* Area Boundary:**

It remains unclear as to what exact measures the Province used to establish the original *Greenbelt Plan* area boundary in 2006. The approach used in the past to demarcate the original boundary lines should be enhanced by a more detailed scientific analysis of environmental and economic criteria. As such, it is our request that the City request the Province to define a process to refine the boundary of the *Greenbelt Plan* area based on a set of criteria. These criteria should be based on the outcomes of environmental studies, utilizing sound scientific principles, which would then be implemented through municipal Official Plan amendments.

The development of Block 41 as currently anticipated, without any potential boundary adjustment to the *Greenbelt Plan* area, would result in fragmented parcels of agricultural land, economically unsuitable for the purposes of growing crops. These lands have been identified in yellow on the attached figure.

The provincial plans currently under review have set a clear course for containing growth. One of the guiding principles of the *Growth Plan* is to optimize the use of existing and new infrastructure to support growth in a compact and efficient form. Block 41 has approximately 78 hectares of lands within the *Greenbelt Plan* area not currently identified as natural heritage features and which will be unsuitable for agricultural purposes once development occurs. If these 78 hectares are reviewed and confirmed for removal from the *Greenbelt Plan* area and developed at the required density of 70 people and jobs per hectare, approximately 5,500 additional people and jobs would be accommodated within Block 41. This is a substantial amount of jobs and population that would otherwise require additional lands be brought into the settlement area as part of future urban expansions, which in turn would require further expansion of infrastructure at significant costs and would be an inefficient use of existing infrastructure. As such, we request that the City request that the Province consider a review process to allow for lands improperly designated within the *Greenbelt Plan* area to be removed.

**Expansion of Uses within the *Greenbelt Plan* Area:**

We also request clarity on the *Greenbelt Plan* policies regarding the location of stormwater management ponds within the *Greenbelt Plan* area in New Community Areas. The policies of the *Greenbelt Plan* are unclear on where and when stormwater management ponds are permitted. It is our opinion that stormwater management ponds are compatible with natural areas and should be permitted within the *Greenbelt Plan* area.

The *Greenbelt Plan* also precludes active parkland from locating within the *Greenbelt Plan* area. Active parkland is necessary to support sound development and complete communities, and can complement natural areas by enlarging their footprints and offering access and visual windows into them. As such, we would like clarification of the *Greenbelt Plan* policies regarding stormwater management ponds in the *Greenbelt Plan* area and would request the flexibility to locate both stormwater management ponds and parkland within the *Greenbelt Plan* area.

May 15, 2015

We appreciate this opportunity to provide our comments to the City of Vaughan for consideration in their review of the provincial plans.

We respectfully request that the City include these comments in its submission to the Province.

If you wish to further discuss any matter raised here please do give me a call at 905-513-0170 ext. 127, or at the email address below.

Yours truly,

A handwritten signature in black ink, appearing to read 'Ali Ikram', with a stylized flourish extending to the right.

Ali Ikram  
Planner

**MALONE GIVEN PARSONS LTD.**

Email: [aikram@mgp.ca](mailto:aikram@mgp.ca)

cc John Mackenzie, Commissioner of Planning, City of Vaughan  
Steve Kanellakos, City Manager, City of Vaughan  
Roy McQuillin, Acting Director of Policy Planning, City of Vaughan  
Block 41 Landowners Group



May 19, 2015

**Members of the Committee of the Whole**

City of Vaughan  
City Hall, Level 100  
2141 Major Mackenzie Drive  
Vaughan ON  
L6A 1T1

MGP File: 11-2206

Via email: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

C	<u>11</u>
Item #	<u>5</u>
Report No.	<u>20 (CW)</u>
<u>Council - May 19/15</u>	

Dear Mayor Bevilacqua and Members of Council,

**RE: Committee of the Whole- May 19, 2015  
Agenda Item #5, Recommendation Report 20 (CW)  
Comments on the 2015 Co-ordinated Review of the Provincial Growth Plan, Oak  
Ridges Moraine Conservation Plan, Greenbelt Plan and Niagara Escarpment Plan  
Copper Creek Golf Course, City of Vaughan**

This letter is submitted on behalf of the Copper Creek Golf Club in the context of the Coordinated Provincial Policy Review of the Growth Plan, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan.

The Copper Creek Golf Course was built in 2002 and is situated between the East Humber River and Highway 27, north of the Village of Kleinburg within the City of Vaughan. The western half of the property is within the City's urban area. Copper Creek has a pending development application to amend Vaughan's Official Plan and the property is expected to be developed as a residential community with a density of 50 residents and jobs per hectare. Figure 1 shows that there are approximately 10.6 acres (4.3 hectares) of lands designated as Greenbelt above the valley feature and also that approximately two-thirds of the 40,000 square foot clubhouse building is within the Greenbelt. Copper Creek is seeking to have the highlighted lands shown on Figure 1 removed from the Greenbelt Area with final development limits to be determined through the planning process.

The purpose of this letter is to provide comments for the City of Vaughan's consideration in their recommendations and comments to the Province on the various provincial plans under review.

Specifically, we are asking the City of Vaughan to support the following requests when providing their comments to the Province:

1. **The Province should establish a defined process to permit adjustments to the Greenbelt Plan boundaries through OPA's adopted by local/regional councils; and that**
2. **The Province should expand the uses permitted within the Greenbelt Plan to include uses such as active public parks and public stormwater management facilities.**

### **Revisions to the Greenbelt Plan Policies:**

Approximately 396,000 hectares of lands are identified by the Province as Protected Countryside within the Greenbelt Plan. It is logical to assume that in areas subject to future development, further analysis of the lands through site visits and detailed studies will provide more accurate limits than those determined through the Greenbelt Plan, which is a high level policy document covering a very large area.

Before any development is approved in 'Greenfield' or designated growth areas, site-specific and comprehensive science-based studies, such as Master Environmental Servicing Plans (MESPs) or Functional Servicing Studies (FSRs), are required. These studies include Conservation Authority and MNR staking of natural features, determination of appropriate environmental buffers or setbacks, hydrogeological, water balance and engineering reports, endangered species and vegetation surveys, environmental site assessments and studies, cultural and archaeological assessments. This work is then reviewed and commented on by the authorities responsible for implementing the goals and objectives of the provincial policies prior to their recommendation for development approval by council.

These studies generally take a minimum of one year to conduct and in many circumstances it is several years more before they are reviewed, revised and ultimately approved. With all this being said, there is insufficient time for these detailed studies to be done within the timeline of the Province's Coordinated Review process and to provide input into a municipal comprehensive justification or growth management study. As such, it is requested that local and upper tier municipalities be tasked with making adjustments to the boundaries. If the Province supports adjustments to the Greenbelt boundaries through detailed studies and approvals by the local and upper tier municipalities, it will be necessary to implement a consistent set of criteria.

It is our experience that environmental features and their buffers often exceed the Greenbelt or the official plan boundary. These lands, although they are within existing urban areas designated for growth, are protected from development and reduce the size of developable areas. Conversely, should there be lands adjacent to designated development areas within the Greenbelt Boundary that are not deemed to be environmental features or associated buffers, or that can no longer continue as an agricultural use, there should be a mechanism to allow for these lands to be added to the adjacent urban area land use.

These 'remnant' pieces are small in scale, but with development areas in the GTA planned for 50 or 70 jobs and persons per hectare, on a cumulative basis, these small pieces of land within an urban area represent the ability to accommodate growth in a more cost effective manner, as existing infrastructure such as transit, roads, social services and municipal services currently exist or are planned for within the area. The addition of these 'remnant' pieces to accommodate planned growth, will help to locate more strategic infrastructure investments leading to cost-effective growth within the GTA. However, if the Province, Region and City of Vaughan do not address these 'remnant' pieces within the Greenbelt designation, development will ultimately continue outwards.

The removal of the approximately 4 hectares on the Copper Creek lands from the Greenbelt lands:

- Would be a logical addition to development within an existing community and would utilize existing and pending municipal services, utilities and infrastructure;
- Would not have any adverse effects on the surrounding natural features, the limits of which would be established through study and the approval process;
- Will not compromise continued agricultural practices in the area; and,



- Will continue to locate growth south of the Greenbelt within the Settlement Area Boundary and will lessen the amount of expansion area required to accommodate growth.

We note that Attachment 2 'Comments and Recommendations . . .' to the May 15<sup>th</sup> staff report to Vaughan Council requests *'that the Province provide detailed guidance in the form of a clear and transparent review process to provide for the assessment of boundary change requests for the Greenbelt Plan area.'* We support the City's recommendation and ask that there be further discussions and recommendation to the Province to permit adjustments to the Greenbelt Area through a defined, fair and transparent process to be administered by the local and upper tier municipalities.

**Expansion of Uses within the Greenbelt:**

The Greenbelt Plan does not permit uses such as active parkland within the Greenbelt and it is unclear on where and when stormwater management ponds are permitted. Both uses support complete communities and are compatible with natural areas. Their location within the Greenbelt Area in lands abutting urban areas will support the principles of Smart Growth and building complete communities and will allow for more efficient developable urban lands.

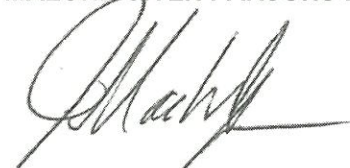
In summary, we respectfully request that the City of Vaughan recommend that the Province consider a process by which changes to the Greenbelt Plan boundaries can be made adjacent to designated development areas based on a set of criteria and the approval of the local and upper tier municipality.

In addition, we ask that the City of Vaughan also recommend that the Province consider broadening the permitted uses within the Greenbelt Plan to include additional uses such as active parks and stormwater management ponds.

We appreciate this opportunity to provide our comments to the City of Vaughan for consideration in their review of the provincial plans.

Yours very truly,

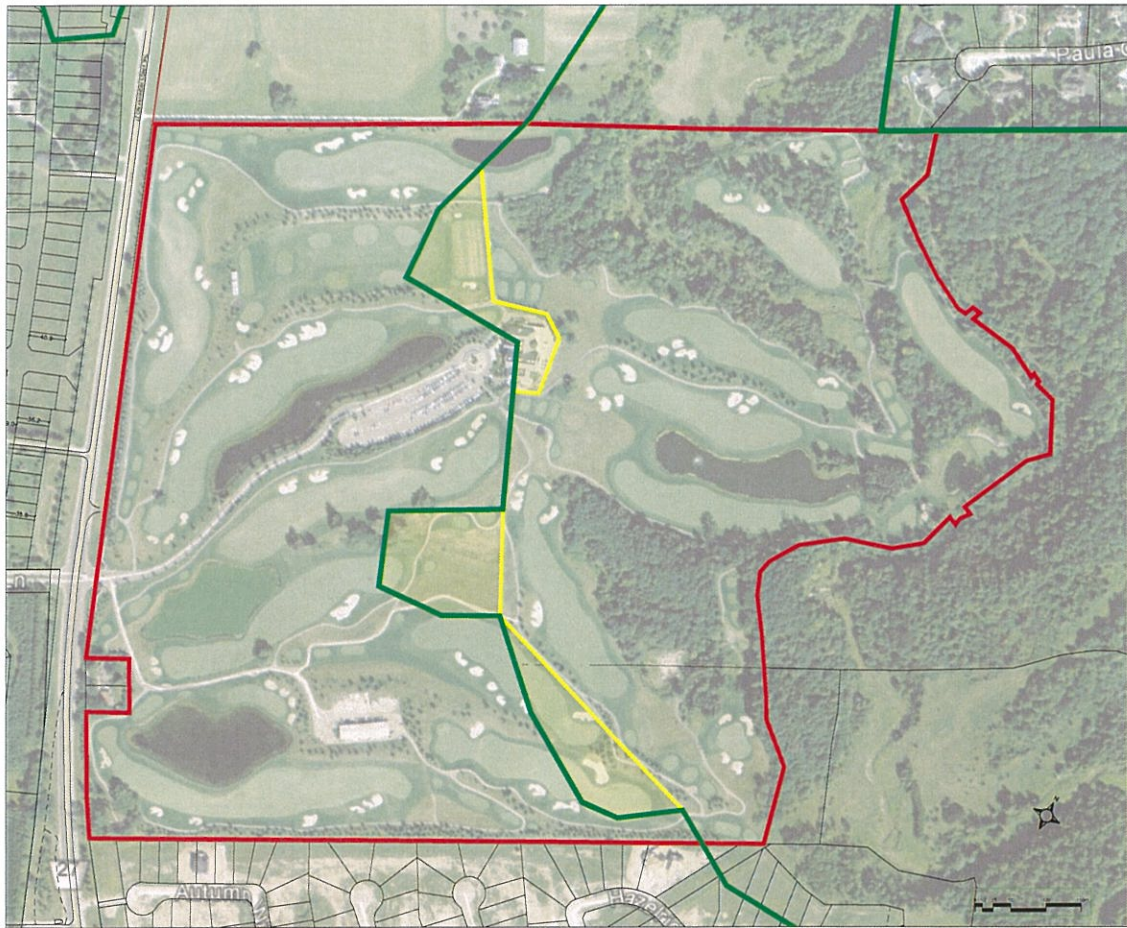
**MALONE GIVEN PARSONS LTD.**



Joan MacIntyre, MCIP, RPP  
Principal  
[jmacintyre@mgp.ca](mailto:jmacintyre@mgp.ca)

att/1

cc: John Mackenzie, Commissioner of Planning, City of Vaughan  
Steve Kanellakos, City Manager, City of Vaughan  
Roy McQuillin, Acting Director of Policy Planning, City of Vaughan



**PROVINCIAL PLANNING  
REVIEW, 2015**  
Copper Creek  
City of Vaughan

**Legend**

- ▬ Copper Creek Lands
- ▬ Greenbelt Boundary
- ▬ Lands proposed to be removed from the Greenbelt - 4.3 ha.

Date: May 8, 2105  
Prepared by:  
 MALONE GIVEN PARSONS LTD.



BUILDING A GREATER GTA  
Building Industry and Land  
Development Association

May 15, 2015

Mayor Maurizio Bevilacqua and Members of Council  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

C	<u>12</u>
Item #	<u>5</u>
Report No.	<u>20 (cw)</u>
<u>Council - May 19/15</u>	

Dear Mayor Bevilacqua,

**RE: BILD Comments – 2015 Co-ordinated Review of Provincial Plans**  
*May 19<sup>th</sup> Council Meeting*

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The Building Industry and Land Development Association (BILD) would like to acknowledge and thank the City of Vaughan for the opportunity to provide comments to your municipality as we embark on the 2015 co-ordinated review of provincial plans, including the Greenbelt and Growth Plan.

Together with the Ontario Home Builders' Association and members of the other impacted local home building associations, BILD's members have been significantly impacted by the Greenbelt and have expressed interest since the enactment of this legislation, going back to 2005 conversations with municipal and provincial levels of government.

We trust that the City will continue with public consultation and engagement, in an effort to discuss the current impacts and potential changes to the Greenbelt Plan. We also hope that the City will provide specific recommendations, similar to those put forward last year by Durham and Niagara Regions, that will be included as part of the formal provincial review. These Regions recommended the establishment of a set of quantifiable criteria for landowners and municipal governments by which existing and proposed Greenbelt designations can be assessed and measured to determine its appropriateness.

From the industry's perspective, in terms of the resulting Greenbelt boundaries, a transparent, accountable, fair and evidence-based criteria was never clearly established or articulated to stakeholders. The process for creating the Greenbelt Plan maps still remains unclear today. Particularly, the Province has not disclosed to the public, how the boundaries were established and against what measures – whether they were scientific, politically motivated, based on expert opinion, and/or community request based.

In addition, the industry believes that the final Schedule 1 of the Greenbelt Plan was unfairly adjusted, when comparing it to the Draft Greenbelt Plan mapping originally posted on the

Environmental Bill of Rights Registry. From the Draft to the Final Plan, there was a significant increase of Greenbelt designation, without a clear rationale or criteria to justify these lands being included in the Plan. Considering the significant amount of changes without clear criteria or evidence, added consultation should have been provided for the municipalities and affected landowners. This would have created more confidence in the Final Plan.

A review of the Greenbelt Plan must be carefully considered in conjunction with the reviews of other provincial policies such as the Oak Ridges Moraine Conservation Plan, the Niagara Escarpment Plan and the Growth Plan for the Greater Golden Horseshoe. A coordinated effort of these reviews will be important for the GTA Region's critical and required long-term infrastructure planning and investments. It is in the City of Vaughan's own best interests for its long-term Official Plan, transportation and infrastructure goals and objectives that reassessment and re-designation criteria be created.

Also, as reiterated by our colleagues at the Ontario Home Builders' Association, the home building and land development industry has no intention of fighting the Greenbelt. On the contrary, we are of the view that now is the opportunity to look at potential ways to improve the Greenbelt – its character and overall integrity, in areas where it makes sense to do so. With a view to improving our current Greenbelt, we are also looking forward to a creative, collaborative and progressive conversation about potential additional land use options to expand public access and public use on greenbelt and related lands.

With our colleagues at the OHBA, the industry will be pleased to offer insight into the successes and challenges that have arisen over the past decade through the implementation of the Growth Plan, which is also being reviewed at the same time, and is equally important to this conversation. As we move through the review process, the industry looks forward to being able to present evidence-based recommendations to support new housing supply and employment opportunities while protecting significant environmental features.

In the five-year anniversary update of the Growth Plan, the province noted that, ***"because of the magnitude of growth that is forecast, it will be necessary to bring new lands in to the urban envelope. The Growth Plan outlines a series of tests and criteria to ensure that expansions occur when necessary and where most appropriate, and in a way that ensures that infrastructure is in place and the natural environment is protected."*** The province has established how critically important the "white-belt" lands in the GTA are in supporting the long-term future demographic and economic growth when rational planning requires and permits urban expansion to occur. We hope that the City of Vaughan will echo our sentiment that any reductions to the "white-belt" to accommodate future growth will have an impact on population/employment allocations, and the associated and necessary designated housing supply needed to support it, which will ultimately challenge housing affordability and the GTA's economic competitiveness.

BILD supports balanced growth initiatives for new communities that do not compromise affordability and competitiveness while utilizing Growth Plan principles to create complete, liveable and sustainable neighbourhoods where we all live, work and play. We look forward to working with our municipal and provincial colleagues during the review to improve the quality of life and affordability for families living in the GTA.

## **BILD RECOMMENDATIONS:**

**BILD recommends that the City of Vaughan request that the Province consult with all stakeholders and establish a process and a set of quantifiable criteria by which municipal governments and landowners have the opportunity to have existing and proposed designations in the land area of the Greenbelt Plan assessed and measured to determine its appropriateness.**

This mirrors a recommendation that has been issued to the Province by The Regional Municipality of Durham in the September 2, 2014 Report titled *Durham Greenbelt Plan Review Final Report – Directions and Recommendations, File D07-69-03*. Recommendation 18 states:

*“Create a clearly defined process to allow municipalities to request minor revisions or rounding out of the Plan areas as part of each Plan review. These revisions should not be permitted to result in a net loss of protected area; should clearly demonstrate that they achieve efficient use of land that advances municipal and Plan objectives; should comply with natural heritage and agricultural protection policies; and should require Regional and area municipal council support.”*

A similar recommendation was issued in the Urban Strategies Inc. report for the Niagara Region in August 2013 titled *Niagara Region’s Greenbelt Plan Review – Summary Report*. Recommendation 7 and 20 states:

*“The 2015 Provincial Greenbelt Plan review needs to be transparent, informed, diligent and genuinely open to exploring way the Plan can be improved to better meet its objectives. Ensure clarity in the process by which Greenbelt boundaries will be refined in the 2015 Provincial Greenbelt Plan review.”*

**With a view to improving the Greenbelt, BILD also recommends that the City of Vaughan engage all stakeholders in a creative, collaborative and progressive conversation about broadening the permitted land uses within the Greenbelt and related lands. For example, in order to expand public access and public use, active parkland dedication could be permitted, or where Greenbelt lands are abutting urban development, the opportunity may exist to use such land for storm water management ponds, while still maintaining the Greenbelt’s integrity and significance.**

Equally as important to the greenbelt discussion, is one of accommodating for future growth and preserving the whitebelt.

**BILD recommends that the City echo our sentiments that the whitebelt is necessary to bring new lands in to the urban envelope and that any reductions to the "white-belt" to accommodate future growth will have an impact on population/employment allocations, and the associated and necessary designated housing supply needed to support it. This will ultimately challenge housing affordability and the GTA's economic competitiveness.**

We are confident that now is the time to bring all of the conversations together that we have been having over the years on transportation, infrastructure, ecological preservation, and the so many related land use planning and development pieces in an effort to preserve our significant

environmental features, and to accommodate growth and employment in the appropriate places. We look forward to our continued conversations about being your partner in community building in Vaughan.

Once again, BILD thanks the City of Vaughan for the opportunity to provide preliminary comments related to the 2015 Provincial Greenbelt Review. The industry will be fully engaged with municipal and provincial colleagues now that the formal review is launched and we look forward to providing more extensive comments as we move together through this process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paula J. Tenuta', with a stylized, cursive script.

Paula J. Tenuta, MCIP, RPP  
Vice President, Policy & Government Relations

cc: *John Mackenzie, Commissioner, Planning, City of Vaughan*  
*Michael Pozzebon, BILD York Chapter Chair*



**DATE:** MAY 19, 2015  
**TO:** MAYOR AND MEMBERS OF COUNCIL  
**FROM:** JOHN MACKENZIE, COMMISSIONER OF PLANNING  
**SUBJECT:** COMMUNICATION - COUNCIL - MAY 19, 2015

C	13
Item #	5
Report No.	20 (cw)
Council -	May 19/15

**ITEM #5 REPORT #20 – COMMITTEE OF THE WHOLE – MAY 5, 2015**

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

**THE PROVINCIAL PLAN COORDINATED REVIEW – 2015:  
THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE; THE  
GREENBELT PLAN; AND OAK RIDGES MORAINÉ CONSERVATION PLAN  
COMMENTS TO THE MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING  
STAGE 1 CONSULTATION**

---

### **Recommendation**

The Commissioner of Planning and the Acting Director of Policy Planning recommend:

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

### **Purpose**

To recommend that Council add the above note correspondence to the package of information that will be sent to the Province as part of the City's comments on the Provincial Plan Coordinated Review.

### **Background - Analysis and Options**

The attached letters were received last week and were not part of the original tranche of correspondence received by the Region and the City on Provincial Plan Review. As such, they were not included into the review of landowners' request that was undertaken for those that were submitted earlier. However, they repeat a number of themes that were touched upon in the other submissions. On this basis, the above noted correspondence should be forwarded to the Province for consideration as part of the Provincial Plan Coordinated Review.

### **Regional Implications**

This material will also be forwarded to York Region for its information and consideration.

### **Conclusion**

In order to ensure that the Province is informed of the issues affecting the City of Vaughan it is recommended that the correspondence cited above be forwarded to the Province for its consideration as part of the Provincial Plan Coordinated Review.

### **Attachments**

1. Malone Given Parsons Inc. (Joan McIntyre), May 11, 2015  
Copper Creek Golf Course, City of Vaughan
2. Malone Given Parsons Inc. (Ali Ikram), May 12, 2015  
Block 41 Landowners' Group
3. Building Industry and Land Development Association (BILD) (Paula Tenuta), May 15, 2015  
On behalf of BILD

Respectfully submitted,



**JOHN MACKENZIE**  
Commissioner of Planning

/lm

Copy To: Steve Kanellakos, City Manager  
Jeffrey A. Abrams, City Clerk  
Roy McQuillin, Acting Director of Policy Planning

140 Renfrew Drive, Suite 201  
Markham, Ontario L3R 6B3  
Tel: 905-513-0170  
Fax: 905-513-0177  
www.mgp.ca

May 11, 2015

Ms. Valerie Shuttleworth, MCIP, RPP  
Chief Planner,  
Planning & Economic Development, Corporate Services  
The Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1

MGP File: 11-2003

Via email: [valerie.shuttleworth@york.ca](mailto:valerie.shuttleworth@york.ca)

Dear Ms. Shuttleworth,

**RE: Coordinated Land Use Planning Review – Greenbelt Plan Boundary  
Copper Creek Golf Course, City of Vaughan**

This letter is submitted on behalf of the Copper Creek Golf Club in the context of the Coordinated Provincial Policy Review of the Growth Plan, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan.

The Copper Creek Golf Course was built in 2002 and is situated between the East Humber River and Highway 27, north of the Village of Kleinburg within the City of Vaughan. The western half of the property is within the City's urban area. Copper Creek has a pending development application to amend Vaughan's Official Plan and is expected to be developed as a residential community with a density of 50 residents and jobs per hectare. Figure 1 shows that there are approximately 10.6 acres (4.3 hectares) of lands designated as Greenbelt above the valley feature and also that approximately two-thirds of the 40,000 square foot clubhouse building is within the Greenbelt. Copper Creek is seeking to have the highlighted lands shown on Figure 1 removed from the Greenbelt Area with final development limits to be determined through the planning process.

The purpose of this letter is to provide comments for the Region of York and the City of Vaughan's consideration on the various provincial plans.

We are asking the Region support the following requests when providing their comments to the Province:

- 1. The Province should establish a defined process to permit adjustments to the Greenbelt Plan boundaries through OPA's adopted by local/regional councils; and**
- 2. The Province should expand the uses permitted within the Greenbelt Plan to include uses such as active public parks and public stormwater management facilities.**

**Revisions to the Greenbelt Plan Policies:**

Approximately 396,000 hectares of lands are identified by the Province as Protected Countryside within the Greenbelt Plan. It is logical to assume that in areas subject to future development, further analysis of the lands through site visits and detailed studies will provide more accurate limits than those determined through the Greenbelt Plan which is a high level policy document covering a very large area.



Before any development is approved in 'Greenfield' or designated growth areas, site-specific, and comprehensive science-based studies, such as Master Environmental Servicing Plans (MESPs) or Functional Servicing Studies (FSRs) are required. These studies include Conservation Authority and MNR staking of natural features, determination of appropriate environmental buffers or setbacks, hydrogeological, water balance and engineering reports, endangered species and vegetation surveys, environmental site assessments and studies, cultural and archaeological assessments. This work is then reviewed and commented on by the authorities responsible for implementing the goals and objectives of the provincial policies prior to their recommendation for development approval by council.

These studies generally take a minimum of one year to conduct and in many circumstances it is several years more before they are reviewed, revised and ultimately approved. With all this being said, there is insufficient time for these detailed studies to be done within the timeline of the Province's Coordinated Review process and to provide input into a municipal comprehensive justification or growth management study. As such, it is requested that local and upper tier municipalities be tasked with making adjustments to the boundaries based on set criteria.

It is our experience that environmental features and their buffers often exceed the Greenbelt or the official plan boundary. These lands, although they are within existing urban areas designated for growth, are protected from development and reduce the size of developable areas. Conversely, should there be lands adjacent to designated development areas within the Greenbelt Boundary that are not deemed to be environmental features or associated buffers, or that can no longer continue as an agricultural use, there should be a mechanism to allow for these lands to be added to the adjacent urban area land use.

These 'remnant' pieces are small in scale, but with development areas in the GTA planned for 50 or 70 jobs and persons per hectare, on a cumulative basis, these small pieces of land within an urban area represent the ability to accommodate growth in a more cost effective manner, as existing infrastructure such as transit, roads, social services and municipal services currently exist or are planned for within the area. The addition of these 'remnant' pieces to accommodate planned growth, will help to locate more strategic infrastructure investments leading to cost-effective growth within the GTA. However, if the Province and Regions do not address these 'remnant' pieces within the Greenbelt designation urban sprawl will ultimately continue outwards.

If the Province supports adjustments to the Greenbelt boundaries through detailed studies and approvals by the local and upper tier municipalities, it will be necessary to implement a consistent set of criteria.

The removal of the approximately 4 hectares on the Copper Creek lands from the Greenbelt lands:

- Would be a logical addition to development within an existing community and would utilize existing and pending municipal services, utilities and infrastructure;
- Would not have any adverse effects on the surrounding natural features, the limits of which would be established through study and the approval process;
- Will not compromise continued agricultural practices in the area; and,
- Will continue to locate growth south of the Greenbelt within the Settlement Area Boundary and contribute to reducing sprawl.

We ask that the Region support our request to permit adjustments to the Greenbelt Area in their report to the Province.

**Expansion of Uses within the Greenbelt:**

The Greenbelt Plan does not permit uses such as active parkland within the Greenbelt and it is unclear on where and when stormwater management ponds are permitted. Both uses support complete communities and are compatible with natural areas. Their location within the Greenbelt area in lands abutting urban areas will support the goals of Smart Growth and building complete communities and more efficient use of the developable urban lands.

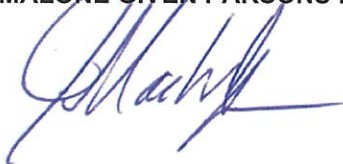
In summary, we respectfully request that the Region and the City of Vaughan recommend that the Province consider making changes to the Greenbelt Plan to allow for modifications to the Greenbelt boundaries adjacent to designated development areas to be made based on a set of criteria and the approval of the local and upper tier municipality.

In addition, we ask that the Region and the City also recommend the Province's consideration of broadening the permitted uses within the Greenbelt to include uses such as active parks and stormwater management ponds.

We appreciate this opportunity to provide our comments to the Region for consideration in their review of the provincial plans.

Yours very truly,

**MALONE GIVEN PARSONS LTD.**



Joan MacIntyre, MCIP, RPP  
Principal  
[jmacintyre@mgp.ca](mailto:jmacintyre@mgp.ca)

att/1

cc:




Wayne Emmerson, Chairman York Region  
Lina Bigioni, Director of Gov't Relations & Assistant to the Chairman, York Region  
Sandra Malcic, Manager, Policy and Environment, York Region  
Marisa Talarico, Planner, Long Range Planning, York Region  
John Mackenzie, Commissioner of Planning, City of Vaughan  
Maurizio Bevilacqua, City of Vaughan Mayor

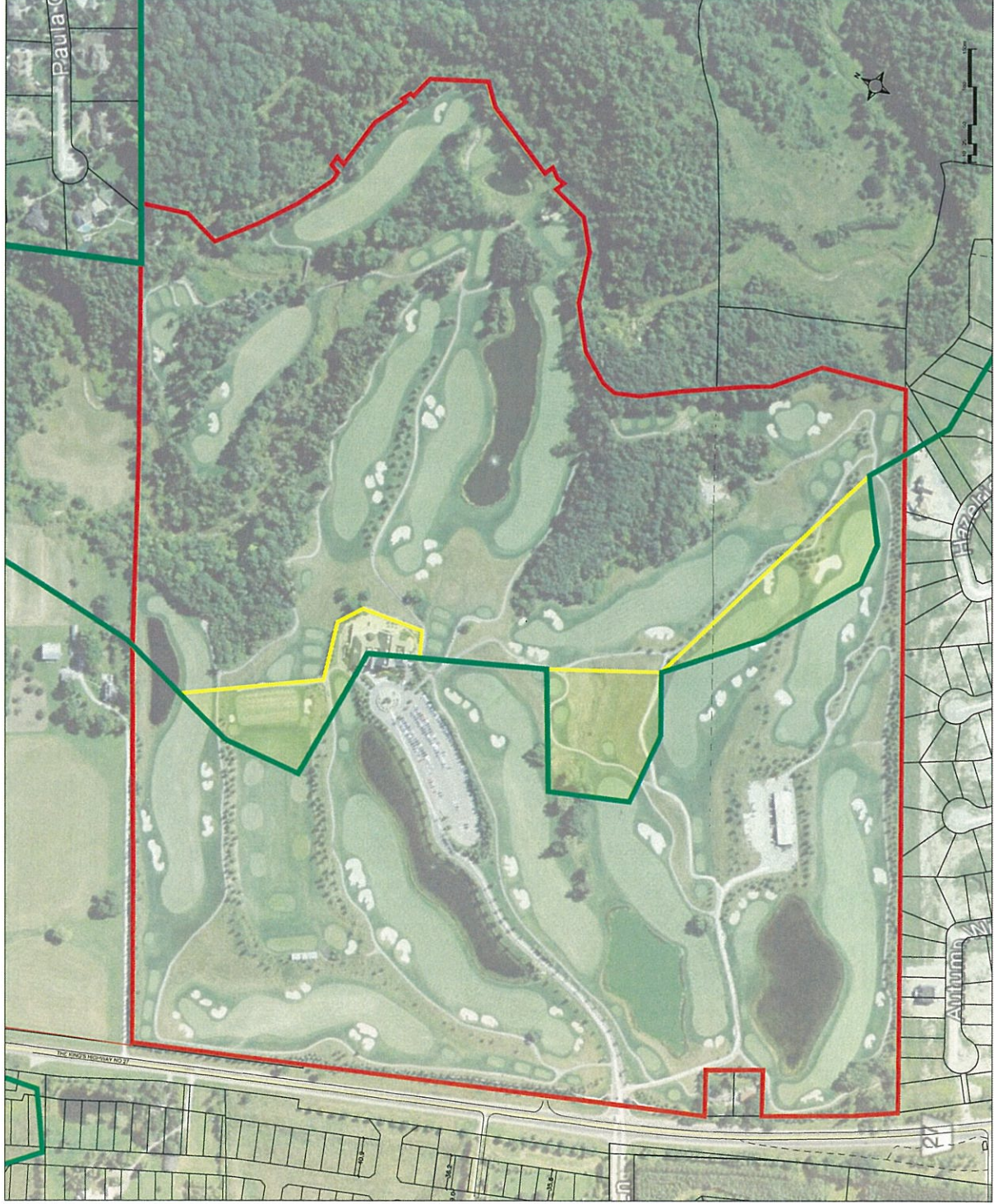
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**PROVINCIAL PLANNING  
REVIEW, 2015**  
Copper Creek  
City of Vaughan

**Legend**

-  Copper Creek Lands
-  Greenbelt Boundary
-  Lands proposed to be removed from the  
Greenbelt - 4.3 ha.



Date: May 8, 2015  
Prepared by:

 MALONE GIVEN PARSONS LTD.



May 12, 2015

**Mayor Maurizio Bevilacqua and Members of Council**  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

MGP File: 11-2003

Via email to City Clerks [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

Dear Mayor Bevilacqua and Members of Council,

**Re: Council Meeting – May 19, 2015**  
**Item #3 - Report No. 20 of the Committee of the Whole**  
*Oak Ridges Moraine Conservation Plan Review Update on Provincial Plan Review - In*  
*Response to the Members Resolution of March 24, 2015*  
**2015 Coordinated Review of Ontario's Land Use Plans**  
**Lands located within the Greenbelt Plan Area**  
**Block 41, City of Vaughan**

Malone Given Parsons Ltd. is the land use planner for the Block 41 Landowners Group. We are writing in response to the Province's coordinated policy review of the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan), the *Oak Ridges Moraine Conservation Plan*, the *Greenbelt Plan* and the *Niagara Escarpment Plan*. This coordinated review is an opportunity to provide valuable input to the Province and to evaluate how well the plans collectively support and align with the goals and objectives of each plan, as well as with York Region's and the City of Vaughan's Official Plans and their growth management initiatives.

Block 41 is one of two New Community Areas identified in the City of Vaughan's Official Plan 2010, which are to accommodate growth up to the 2031 planning horizon. These lands are currently the subject of a study and planning process to support preparation and approval of Secondary Plans that will enable development for a range of urban uses at a density of 70 people and jobs per hectare. Lands located within the *Greenbelt Plan* area in Block 41 are shown on the attached figure. Highlighted in yellow are lands within the *Greenbelt Plan* area which do not comprise natural heritage features and should be removed from the Greenbelt.

**It is our recommendation that the City of Vaughan recommend that the Province:**

- 1. Establish a process to permit adjustments to the *Greenbelt Plan* areas; and,**
- 2. Permit additional uses within the *Greenbelt Plan* area.**

### **A Mechanism to Refine the *Greenbelt Plan* Area Boundary:**

It remains unclear as to what exact measures the Province used to establish the original *Greenbelt Plan* area boundary in 2006. The approach used in the past to demarcate the original boundary lines should be enhanced by a more detailed scientific analysis of environmental and economic criteria. As such, it is our request that the City request the Province to define a process to refine the boundary of the *Greenbelt Plan* area based on a set of criteria. These criteria should be based on the outcomes of environmental studies, utilizing sound scientific principles, which would then be implemented through municipal Official Plan amendments.

The development of Block 41 as currently anticipated, without any potential boundary adjustment to the *Greenbelt Plan* area, would result in fragmented parcels of agricultural land, economically unsuitable for the purposes of growing crops. These lands have been identified in yellow on the attached figure.

The provincial plans currently under review have set a clear course for containing growth. One of the guiding principles of the *Growth Plan* is to optimize the use of existing and new infrastructure to support growth in a compact and efficient form. Block 41 has approximately 78 hectares of lands within the *Greenbelt Plan* area not currently identified as natural heritage features and which will be unsuitable for agricultural purposes once development occurs. If these 78 hectares are reviewed and confirmed for removal from the *Greenbelt Plan* area and developed at the required density of 70 people and jobs per hectare, approximately 5,500 additional people and jobs would be accommodated within Block 41. This is a substantial amount of jobs and population that would otherwise require additional lands be brought into the settlement area as part of future urban expansions, which in turn would require further expansion of infrastructure at significant costs and would be an inefficient use of existing infrastructure. As such, we request that the City request that the Province consider a review process to allow for lands improperly designated within the *Greenbelt Plan* area to be removed.

### **Expansion of Uses within the *Greenbelt Plan* Area:**

We also request clarity on the *Greenbelt Plan* policies regarding the location of stormwater management ponds within the *Greenbelt Plan* area in New Community Areas. The policies of the *Greenbelt Plan* are unclear on where and when stormwater management ponds are permitted. It is our opinion that stormwater management ponds are compatible with natural areas and should be permitted within the *Greenbelt Plan* area.

The *Greenbelt Plan* also precludes active parkland from locating within the *Greenbelt Plan* area. Active parkland is necessary to support sound development and complete communities, and can complement natural areas by enlarging their footprints and offering access and visual windows into them. As such, we would like clarification of the *Greenbelt Plan* policies regarding stormwater management ponds in the *Greenbelt Plan* area and would request the flexibility to locate both stormwater management ponds and parkland within the *Greenbelt Plan* area.

May 15, 2015

We appreciate this opportunity to provide our comments to the City of Vaughan for consideration in their review of the provincial plans.

We respectfully request that the City include these comments in its submission to the Province.

If you wish to further discuss any matter raised here please do give me a call at 905-513-0170 ext. 127, or at the email address below.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Ali Ikram', with a stylized flourish extending to the right.

Ali Ikram  
Planner

**MALONE GIVEN PARSONS LTD.**

Email: [aikram@mgp.ca](mailto:aikram@mgp.ca)

cc John Mackenzie, Commissioner of Planning, City of Vaughan  
Steve Kanellakos, City Manager, City of Vaughan  
Roy McQuillin, Acting Director of Policy Planning, City of Vaughan  
Block 41 Landowners Group

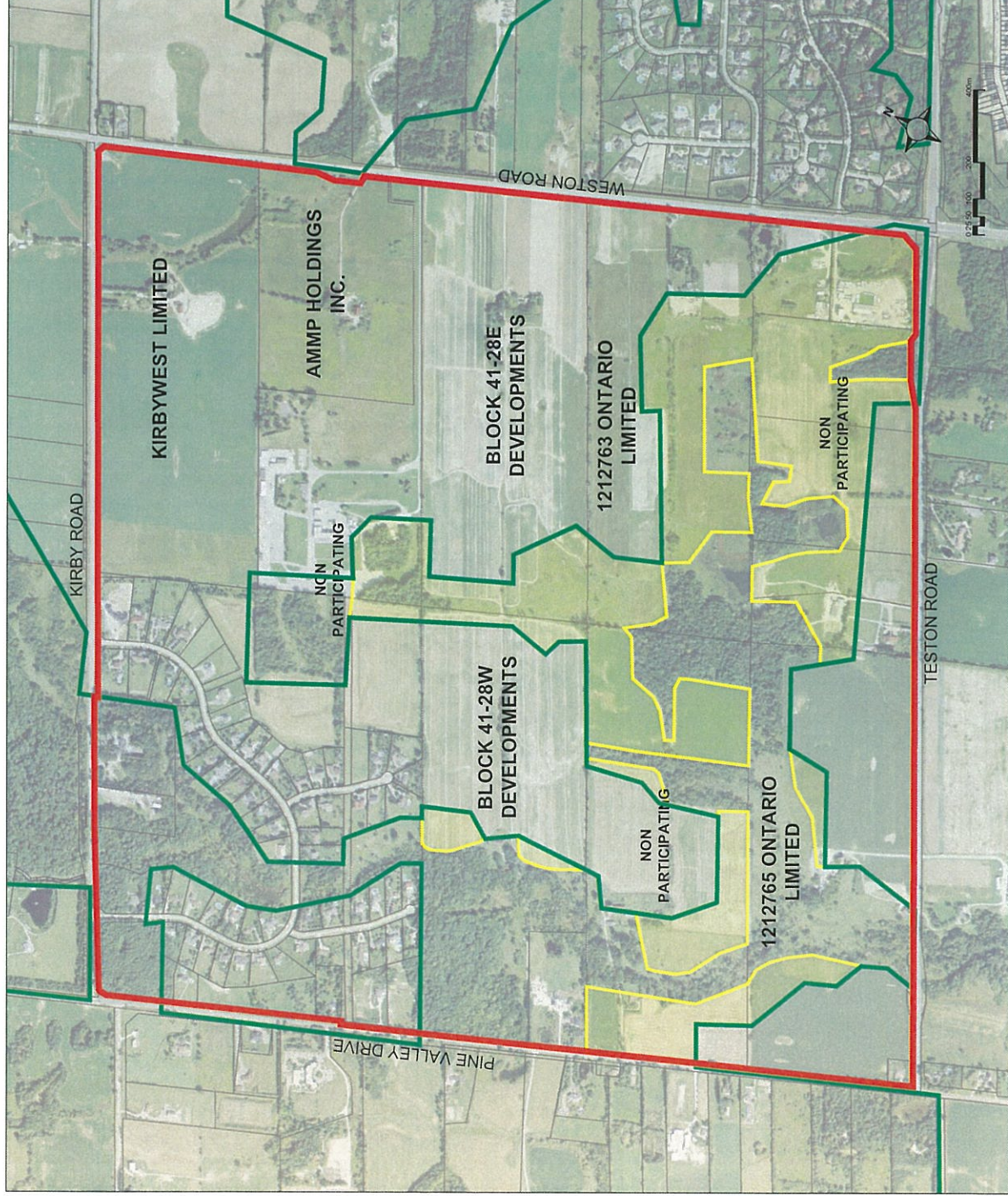


# PROVINCIAL PLANNING REVIEW, 2015

## Block 41 Landowner's Group City of Vaughan

### Legend

- Block 41 Lands
- Greenbelt Boundary
- Lands proposed to be removed from the Greenbelt - 78.0 ha.



Date: May 8, 2015  
Prepared by:

MALONE GIVEN PARSONS LTD.



May 15, 2015

Mayor Maurizio Bevilacqua and Members of Council  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Dear Mayor Bevilacqua,

**RE: BILD Comments – 2015 Co-ordinated Review of Provincial Plans**  
*May 19<sup>th</sup> Council Meeting*

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The Building Industry and Land Development Association (BILD) would like to acknowledge and thank the City of Vaughan for the opportunity to provide comments to your municipality as we embark on the 2015 co-ordinated review of provincial plans, including the Greenbelt and Growth Plan.

Together with the Ontario Home Builders' Association and members of the other impacted local home building associations, BILD's members have been significantly impacted by the Greenbelt and have expressed interest since the enactment of this legislation, going back to 2005 conversations with municipal and provincial levels of government.

We trust that the City will continue with public consultation and engagement, in an effort to discuss the current impacts and potential changes to the Greenbelt Plan. We also hope that the City will provide specific recommendations, similar to those put forward last year by Durham and Niagara Regions, that will be included as part of the formal provincial review. These Regions recommended the establishment of a set of quantifiable criteria for landowners and municipal governments by which existing and proposed Greenbelt designations can be assessed and measured to determine its appropriateness.

From the industry's perspective, in terms of the resulting Greenbelt boundaries, a transparent, accountable, fair and evidence-based criteria was never clearly established or articulated to stakeholders. The process for creating the Greenbelt Plan maps still remains unclear today. Particularly, the Province has not disclosed to the public, how the boundaries were established and against what measures – whether they were scientific, politically motivated, based on expert opinion, and/or community request based.

In addition, the industry believes that the final Schedule 1 of the Greenbelt Plan was unfairly adjusted, when comparing it to the Draft Greenbelt Plan mapping originally posted on the

Environmental Bill of Rights Registry. From the Draft to the Final Plan, there was a significant increase of Greenbelt designation, without a clear rationale or criteria to justify these lands being included in the Plan. Considering the significant amount of changes without clear criteria or evidence, added consultation should have been provided for the municipalities and affected landowners. This would have created more confidence in the Final Plan.

A review of the Greenbelt Plan must be carefully considered in conjunction with the reviews of other provincial policies such as the Oak Ridges Moraine Conservation Plan, the Niagara Escarpment Plan and the Growth Plan for the Greater Golden Horseshoe. A coordinated effort of these reviews will be important for the GTA Region's critical and required long-term infrastructure planning and investments. It is in the City of Vaughan's own best interests for its long-term Official Plan, transportation and infrastructure goals and objectives that reassessment and re-designation criteria be created.

Also, as reiterated by our colleagues at the Ontario Home Builders' Association, the home building and land development industry has no intention of fighting the Greenbelt. On the contrary, we are of the view that now is the opportunity to look at potential ways to improve the Greenbelt – its character and overall integrity, in areas where it makes sense to do so. With a view to improving our current Greenbelt, we are also looking forward to a creative, collaborative and progressive conversation about potential additional land use options to expand public access and public use on greenbelt and related lands.

With our colleagues at the OHBA, the industry will be pleased to offer insight into the successes and challenges that have arisen over the past decade through the implementation of the Growth Plan, which is also being reviewed at the same time, and is equally important to this conversation. As we move through the review process, the industry looks forward to being able to present evidence-based recommendations to support new housing supply and employment opportunities while protecting significant environmental features.

In the five-year anniversary update of the Growth Plan, the province noted that, ***"because of the magnitude of growth that is forecast, it will be necessary to bring new lands in to the urban envelope. The Growth Plan outlines a series of tests and criteria to ensure that expansions occur when necessary and where most appropriate, and in a way that ensures that infrastructure is in place and the natural environment is protected."*** The province has established how critically important the "white-belt" lands in the GTA are in supporting the long-term future demographic and economic growth when rational planning requires and permits urban expansion to occur. We hope that the City of Vaughan will echo our sentiment that any reductions to the "white-belt" to accommodate future growth will have an impact on population/employment allocations, and the associated and necessary designated housing supply needed to support it, which will ultimately challenge housing affordability and the GTA's economic competitiveness.

BILD supports balanced growth initiatives for new communities that do not compromise affordability and competitiveness while utilizing Growth Plan principles to create complete, liveable and sustainable neighbourhoods where we all live, work and play. We look forward to working with our municipal and provincial colleagues during the review to improve the quality of life and affordability for families living in the GTA.



## **BILD RECOMMENDATIONS:**

**BILD recommends that the City of Vaughan request that the Province consult with all stakeholders and establish a process and a set of quantifiable criteria by which municipal governments and landowners have the opportunity to have existing and proposed designations in the land area of the Greenbelt Plan assessed and measured to determine its appropriateness.**

This mirrors a recommendation that has been issued to the Province by The Regional Municipality of Durham in the September 2, 2014 Report titled *Durham Greenbelt Plan Review Final Report – Directions and Recommendations, File D07-69-03*. Recommendation 18 states:

*“Create a clearly defined process to allow municipalities to request minor revisions or rounding out of the Plan areas as part of each Plan review. These revisions should not be permitted to result in a net loss of protected area; should clearly demonstrate that they achieve efficient use of land that advances municipal and Plan objectives; should comply with natural heritage and agricultural protection policies; and should require Regional and area municipal council support.”*

A similar recommendation was issued in the Urban Strategies Inc. report for the Niagara Region in August 2013 titled *Niagara Region’s Greenbelt Plan Review – Summary Report*. Recommendation 7 and 20 states:

*“The 2015 Provincial Greenbelt Plan review needs to be transparent, informed, diligent and genuinely open to exploring way the Plan can be improved to better meet its objectives. Ensure clarity in the process by which Greenbelt boundaries will be refined in the 2015 Provincial Greenbelt Plan review.”*

**With a view to improving the Greenbelt, BILD also recommends that the City of Vaughan engage all stakeholders in a creative, collaborative and progressive conversation about broadening the permitted land uses within the Greenbelt and related lands. For example, in order to expand public access and public use, active parkland dedication could be permitted, or where Greenbelt lands are abutting urban development, the opportunity may exist to use such land for storm water management ponds, while still maintaining the Greenbelt’s integrity and significance.**

Equally as important to the greenbelt discussion, is one of accommodating for future growth and preserving the whitebelt.

**BILD recommends that the City echo our sentiments that the whitebelt is necessary to bring new lands in to the urban envelope and that any reductions to the "white-belt" to accommodate future growth will have an impact on population/employment allocations, and the associated and necessary designated housing supply needed to support it. This will ultimately challenge housing affordability and the GTA's economic competitiveness.**

We are confident that now is the time to bring all of the conversations together that we have been having over the years on transportation, infrastructure, ecological preservation, and the so many related land use planning and development pieces in an effort to preserve our significant

environmental features, and to accommodate growth and employment in the appropriate places. We look forward to our continued conversations about being your partner in community building in Vaughan.

Once again, BILD thanks the City of Vaughan for the opportunity to provide preliminary comments related to the 2015 Provincial Greenbelt Review. The industry will be fully engaged with municipal and provincial colleagues now that the formal review is launched and we look forward to providing more extensive comments as we move together through this process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paula J. Tenuta', with a stylized, cursive script.

Paula J. Tenuta. MCIP, RPP  
Vice President, Policy & Government Relations

cc: *John Mackenzie, Commissioner, Planning, City of Vaughan*  
*Michael Pozzebon, BILD York Chapter Chair*



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**L a w y e r s**

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Please refer to: **Susan Rosenthal**  
e-mail: [susanr@davieshowe.com](mailto:susanr@davieshowe.com)  
direct line: 416.263.4518  
File No. 701719

May 4, 2015

**By E-Mail Only**

Chair and Members of Committee  
Committee of the Whole  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Dear Chair and Members of Committee:

**Re: Oak Ridges Moraine Conservation Plan Review Update on  
Provincial Plan Review  
Committee Meeting May 5, 2015 – Item 5**

c	1
Communication	
CW:	May 5/15
Item:	5

We are counsel to the purchaser under an agreement of purchase and sale of lands located on the north-east corner of Dufferin Street and Teston Road in Vaughan. These lands are approximately 44 hectares in size as shown on Attachment 1 (the "Property"). Of the 44 hectares, 29 hectares are currently designated Countryside in the ORMCP as identified in the staff report presented to the Committee in connection with this Item and as outlined in yellow on Attachment 1 (the "Subject Lands"). We are writing with respect to the above noted matter being considered by the Committee of the Whole on May 5<sup>th</sup>.

The purpose of this letter is to request that the City take a proactive role in its future and notify the Region of York (the "Region"), the Toronto Region Conservation Authority (the "TRCA") and the Province of its position with respect to amendments required to the Oak Ridges Moraine Conservation Plan (the "ORMCP") and the Oak Ridges Moraine Conservation Act ("ORMCA") affecting lands in the City.

In particular, we are requesting that the City request that the Province modify the ORMCA and ORMCP as follows, and to request that the Region and TRCA support this request:

1. Redesignate the Subject Lands, being the 29 hectares of the Property designated Countryside, from a Countryside designation to a Settlement Area designation on the ORMCP mapping;





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2. Ensure that lands currently transitioned under the ORMCA and regulations continue to maintain their transition status; and
3. Amend section 17 of the ORMCA, being a transitional section, to ensure that designated and/or zoned lands permitted to be developed under the Act can properly be implemented. We propose the following language, which reflects the original language of section 17 when the ORMCA was first enacted in 2001:
  - (a) If a decision made under the *Planning Act* or section 9 of the *Condominium Act, 1998* with respect to land to which the Oak Ridges Moraine Conservation Plan applies is conditional on a further approval under either of those Acts, the decision on the application for the further approval shall be made in accordance with the same requirements of this Act that applied to the original decision.

#### ***Redesignation of Land to Settlement Area***

The Subject Lands are an ideal candidate to be designated Settlement Area rather than Countryside in the ORMCP for the following reasons:

1. They are entirely bounded to the south and west by the City's current Urban Boundary. To the east they are bounded by an estate subdivision and to the north by a cemetery.
2. As noted in the attached report from Schaeffers Consulting Engineers (the "Schaeffers Report"), the immediately adjacent lands within the City's Urban Boundary are fully developed and serviced, with services located at the adjacent property lines with sufficient capacity to accommodate additional development.
3. In order to accommodate development on the Subject Lands, the Schaeffers Report confirms that there are no major infrastructure upgrades needed downstream.
4. Both transit and transportation infrastructure currently exists in the Dufferin Street and Teston Road area to accommodate new development adjacent to the existing urban boundary, including a YRT Route on Teston Road. Further, as set out in the Schaeffers Report, Teston Road has recently been reconstructed and widened in the vicinity of the Subject Lands and additional road improvements in the vicinity are currently contemplated as



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part of the 2015 Roads 10 year capital budget being funded by Development Charges.

5. The Subject Lands have no environmental designations on them. They contain no ANSI's, Provincially Significant Wetlands, Provincially Significant Woodlands, or other environmentally significant areas. The lands are not part of the Regional Greenfield designation.
6. The Subject Lands are not designated for agricultural purposes and are not prime agricultural lands. They are currently designated for rural uses.
7. The Subject Lands are underutilized as a Rural Residential Single Family home and are the perfect candidate under the *Growth Plan* for densification and infill development, particularly given the surrounding development.
8. In order to best assess the appropriateness of the ORM designation, it is necessary to consider all provincial policy together. The *Growth Plan* is in place to ensure that growth occurs in appropriate locations in a sustainable manner effectively utilizing existing infrastructure and encouraging transit usage. This Plan's objectives are to ensure that underutilized lands be better utilized, including infill, intensification and densification. Plans like the ORMCP are in place to ensure that natural and hydrological features are effectively protected. The Provincial Policy Statement supports and balances all these objectives. Given the location of the Subject Lands, their ability to efficiently use existing infrastructure including transit and the lack of natural features to be protected, it is important to designate these lands in a manner which allows achievement of the *Growth Plan* objectives.
9. It is inappropriate to defer consideration of the redesignation of lands from Countryside to Settlement merely because the Region's land budgeting exercise is incomplete and the specifics of future growth have not yet been identified. The ORMCP Review is being completed well in advance of the completion of the Region's and then the City's Growth Management exercise. If the ORMCP Review is completed without the redesignation to Settlement Area of the Subject Lands and other appropriate lands, the choices available to the City for urban expansion may be unnecessarily limited when the growth management exercise is complete, given the restrictions against development in all but the Settlement Area designations. The current Regional exercise has not determined that an urban boundary





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expansion will be unnecessary. In fact, at least two analyses suggest that there will be a regional need for such an expansion.

10. Should it be determined that to accommodate future growth, Vaughan should be expanded, options for its location will be very limited, particularly given the encumbrances imposed by the GTA West corridor. The City should ensure that it is in a position to allow expansions in the best available locations in the City. As noted above, the Subject Lands are immediately adjacent to the existing urban boundary and are immediately serviceable. In addition, given the small size of the lands, they could be developed quickly through a subdivision approval process without the need for a slow, complicated block plan or secondary plan process. This could enable an expeditious opportunity for collection by the Region and the City of development charges, whose collections have been subject to a slow down as a result of delays in development approvals. Given the opportunities for expansion, the City should not constrain itself by an unnecessary Countryside designation which is not required by the objectives of the ORMCP.
11. It is not good planning to defer a recommendation for the redesignation of appropriate lands to Settlement pending completion of the growth management exercise. Such a deferral is not mandated by the ORMCA or the ORMCP. A document published by Ministry staff, called "Implementation" gives some suggested considerations for assessment of lands to be redesignated, including defined needs. This implementation section, and its suggested considerations, is not an operative section of the Plan and is not law, as confirmed by the document itself on page 1. Given the timing of the ORMCP review in relation to the growth management exercise, the City's responsible action is to appropriately protect options for expansion, particularly where there is no good reason not to do so.
12. It should be noted that even if designated Settlement Area, the underlying rural designation of the Official Plan will continue to apply. The designation merely provides flexibility to York Region and the City to allow for an urban boundary expansion in the future.
13. Settlement Areas are intended to provide the development or continuation of urban land uses consistent with growth management strategies in official plans while minimizing encroachment and impact of development on ecological and hydrological features under the ORMCP. The Subject Lands





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are an ideal candidate consistent with the objectives of the ORMCP and the *Growth Plan* for a request by the City and Region to the Province for redesignation from Countryside to Settlement Area.

### ***Transition Regulations***

The ORMCA and regulations contain a series of transition provisions which provided applications which had progressed sufficiently through the process with transition status, confirming that the ORMCP would not apply to them. Landowners have relied on these transition rights which should be maintained.

However, section 17 of the ORMCA as currently drafted creates an inconsistency under the *Planning Act* where lands could be designated and zoned for hundreds of units/lots but are prevented from being developed because the ORMCA prevents them from being subdivided or condominiumized.

When the ORMCA was first enacted in 2001, it provided a legislative code allowing transition to be applied to subdivision and condominium applications as long as there was a companion official plan or zoning application that was transitioned. It was judicially considered by the Board. In its support for the old section 17, the Board stated *"It is clear to the Board that the intent of this section was to ensure that if an application, or applications, properly before a council or the Board for a decision in accordance with Section 15(2) or (3) require(s) additional approvals in order to be properly implemented, they should not be thwarted by the application of the new legislation."*

However, subsequent to this decision, in 2003, a newly elected provincial government enacted the current version of section 17, whose effect was to prevent the implementation of approved designated and/or zoned land if a subdivision or condominium application had not been filed prior to the enactment of the ORMCP.

I would suggest that the Province in enacting this modification did not understand the implications created. This change in Legislation has caused anomalies where an application for an Official Plan and/or Rezoning are entirely transitional under the ORMCA (Section 15), but the lands are unable to be developed because a Draft Plan of Subdivision was not yet applied for.

It is not unusual for an applicant to apply for an official plan amendment and/or rezoning without a subdivision or condominium application. For example, it is very uncommon for a landowner to appeal a Municipal Comprehensive Official



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Plan to the OMB and file Draft Plan of Subdivision Application along with that appeal. Landowners always wait until the Official Plan is dealt with by the OMB, and then the “further applications” of a draft plan or zoning by-law would follow. In fact, Municipalities are required to pass comprehensive zoning by-laws to bring the zoning into conformity with the Official Plan. This comprehensive zoning by-law is considered a “further approval” which is not transitioned under section 17 as currently drafted. It is also often the case, outside of a municipal comprehensive review, for landowners to wait to file their subdivision plans and the expense related to that process, until after they have the certainty that the principle and details of development are established.

There are many applicants who filed official plan amendment applications and/or rezonings prior to the enactment of the ORMCA and ORMCP without subdivision applications on the basis of usual practice, whose lands have been determined to represent good planning but because of the anomaly created by the modified section 17, can never be developed.

Approvals under OPA 600 are also illustrative of this issue. OPA 600 is transitioned under the ORMCA. Some appeals of OPA 600 are still outstanding today. Those appeals will eventually be dealt with by the Board and could result in lands being fully designated for urban uses for hundreds of units/lots. However, because the future Draft Plans would then be filed in 2015, 2016, or 2017, those Draft Plans would not be considered transitioned (with some exceptions where rights are vested).

Both these situations create a scenario where lands are designated for hundreds of units, but will not be able to be subdivided or implemented. An additional problem arises from this issue in that these designated and zoned lands are counted in land budget exercises for forecasting, intensification requirements and settlement expansion processes even though they can never be developed. The population and employment forecasts of these designated and zoned lands are stranded and municipalities cannot grow as contemplated through the *Growth Plan*. Need could not be established for expansions of boundaries to allow for these uses because they are based on forecasting techniques which include these designated lands.

The resolution of these unintended issues is simple. Section 17 should be modified to reflect the original language of section 17 as follows:



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LLP

If a decision made under the *Planning Act* or section 9 of the *Condominium Act, 1998* with respect to land to which the Oak Ridges Moraine Conservation Plan applies is conditional on a further approval under either of those Acts, the decision on the application for the further approval shall be made in accordance with the same requirements of this Act that applied to the original decision.

Such an amendment would prevent the inconsistencies in land use planning under the *Planning Act* and *Growth Plan* and allow land uses approved in principle and good planning and in the public interest to be implemented appropriately. It would allow the City to plan their future comprehensively, orderly and efficiently. We therefore request that the City ask the Province to make this modification.

I will be attending Tuesday's meeting and would be pleased to answer any questions you may have with respect to the foregoing.

Yours sincerely,

**DAVIES HOWE PARTNERS LLP**

Susan Rosenthal  
Professional Corporation

SR:am

copy: Client





Final confirmation of NHS boundaries will be required to determine final developable area

- Natural Linkage Area (approx. 15 ha.)
- Countryside Area (approx. 29 ha.)





March 23, 2015

## **SERVICING OPINION**

**RE: Property @ N/E Corner of Teston Road &  
Dufferin Street, City of Vaughan (125 Ac)**

---

### **General**

The subject site has frontage on the north side of Teston Road, extending easterly from Dufferin Street approximately 1.2 km. Residential development is near completion on the opposite or south side of Teston Road. This development is known as Block 12, OPA 600, City of Vaughan. Full municipal services were a requisite for approval of this Block Plan.

As of this writing, approximately 72 Acres of the site are farmed with the balance shown as “core features” in the Vaughan OP Schedule 2, Natural Heritage Features. Drainage is generally in the easterly direction towards the Natural Heritage Feature. The lands are within the tributary area of the East Don River under the stewardship of the Toronto Region Conservation Authority.

### **Water Supply**

The lands are well suited for the provision of potable water. Zone 8 water is available from a 300 Ø main on Teston Road and all of the site is in Pressure District 8 (see attached York Region plan). Two connections to this system would insure looping and security of supply. While we are not yet provided with a land use plan, it is expected that the site would attract low to medium density residential. The current infrastructure should support this style of development.





### **Wastewater (Sanitary)**

At the Regional level these lands would be serviced by the YDSS (York Durham Sanitary System) and in particular the extension of the Bathurst Trunk (Phases 1, 2 & 3). This system extends throughout Block 12 and the trunk is located across the entire Dufferin Street frontage of the site. On the Teston Road frontage, the trunk extends from Dufferin Street easterly approx. 150 meters at such point it turns southerly into Block 12. Other potential connection points would be at the intersections of Teston & Lady Fenyrose; Teston & Via Romano Blvd, and the window street adjacent to Teston (Vanda Drive). The precise location of connections would be determined once the land use plan has been provided. Suffice it to say that we believe the existing system is sufficiently robust that a low to medium density residential development could be accommodated.

### **Storm Water Management**

As noted earlier the lands are within the Don River drainage basin. It is anticipated that a storm water management scheme would be developed that would be comprised of the standard SWM pond treatment facility together with LID's (Low Impact Development techniques) in order to replicate the pre-development scenario. As noted in the previous discussion, the details of the SWM will emerge once the land uses are determined.

### **Roads**

Teston Road between Dufferin Street and Bathurst Street is part of the York Region arterial road network. It was recently reconstructed and widened through this stretch. Teston Road westerly terminates at Dufferin Street but extends easterly beyond Bathurst street into Richmond Hill. Further widening of this section is not within the Region's 2014 – 10 year Capital Plan – signifying that the current cross section is not expected to require capacity improvements until beyond 2024.



The following Regional Road improvements in the vicinity are contained in the 2015 Region Roads

– 10 Year Capital Budget:

- Dufferin Street (Major Mackenzie to Teston Road – Timing 2025-2031);
- Bathurst Street (Major Mackenzie to Elgin Mills/Teston Road – Timing 2021-2023)
- Teston Road New (Keele Street to Dufferin Street – Timing 2024-2031)

Development on the north side of Teston Road (i.e. the subject site) can be accommodated in the short term with the long term requirements noted above funded through the Region's Development Charges Process.

It should also be noted that York Transit has a regular route along Teston Road between Lady Fenytrose and Via Romano Blvd. Such routing can service the subject property with opportunities to extend the service into the subject site if conditions warrant.

### **Summary**

The subject site is well suited to be developed as a residential area, immediately north of Block 12. Both water and wastewater (sanitary) are available at its southerly and westerly boundaries.

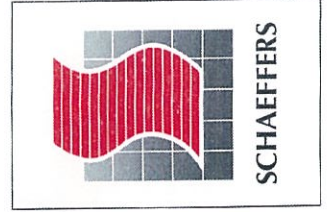
Storm Water Management is largely an 'on site' facility and modern SWM concepts will replicate predevelopment conditions.

The site benefits from a robust existing Region road system with upgrades planned within current forecasts.

***Encl: Supporting Material***

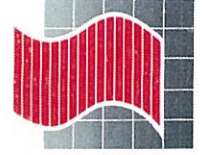






**SITE**



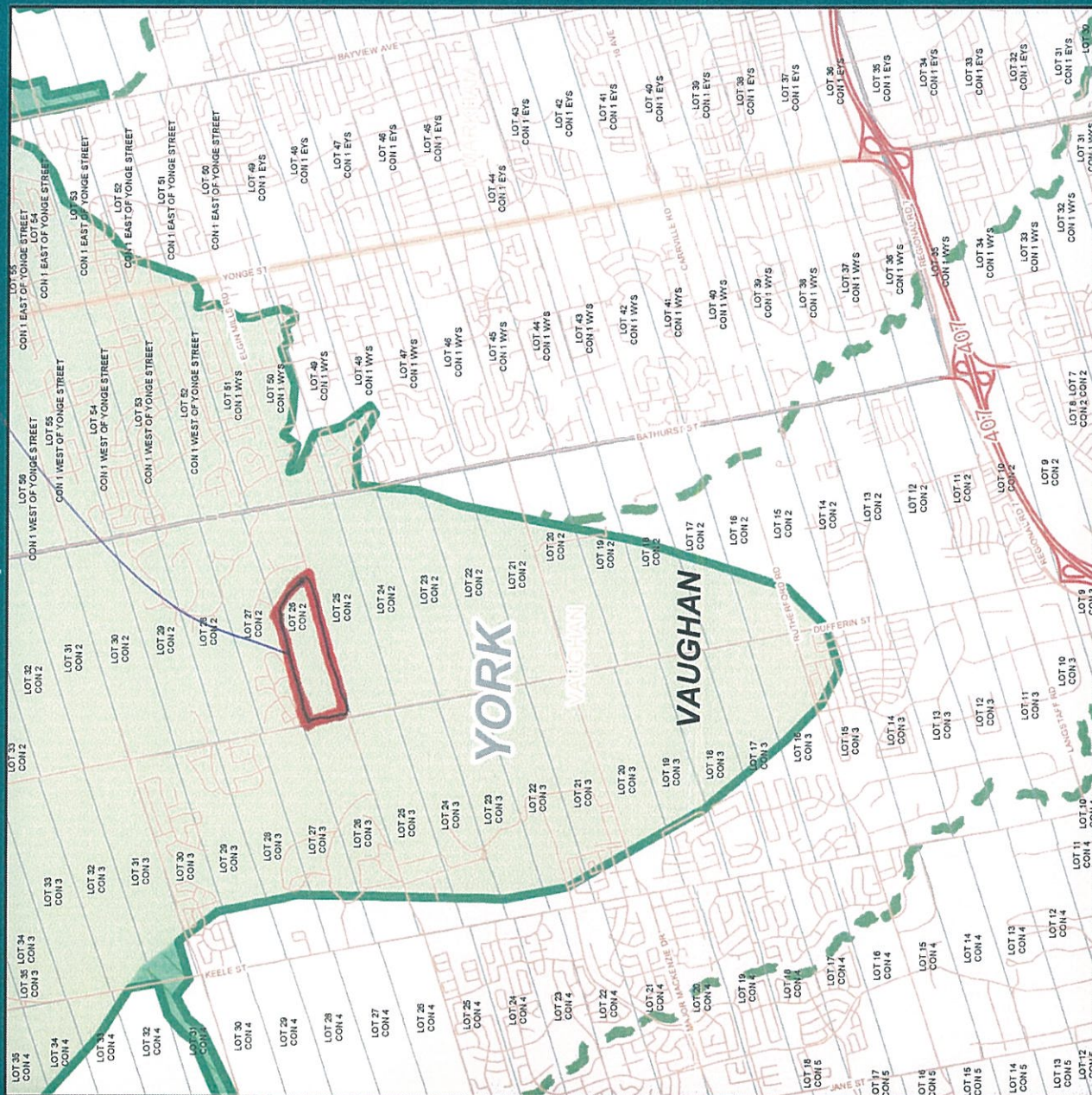


SCHAEFFERS



SITE





21/6

Map 60

**LEGEND**  Ontario

- 
- Greenbelt Area\***
- Protected Countryside
  - Towns and Villages
  - Nagara Escarpment Plain Area
  - Oak Ridges Moraine Area
- Settlement Areas Outside the Greenbelt**
- Natural Heritage System
  - River Valley Connections
  - Upper-tier Municipal Boundaries
  - Single-tier Municipal Boundaries
  - Lot and Concessions
  - Major/Minor Roads
  - Geographic Township
  - Water

Projection UTM zone 17 NAD83  
Copyright Queen's Printer for Ontario, February 28, 2005  
Produced and data sources by the Ministry of Agriculture and Food, Ministry of Municipal Affairs and Housing and Ministry of Natural Resources  
Additional Data Sources: DMTI Spatial Inc.

labels. Property boundaries reflect current Municipal Official Plans. For precise boundaries and ownership of Suburban Areas (townships and hamlets) the appropriate municipalities should be consulted.

The information displayed on the map has been compiled from various sources. While every effort has been made to accurately reflect the information, this map should not be used as being a precise indicator of locations of features or roads nor as a guide to navigation.

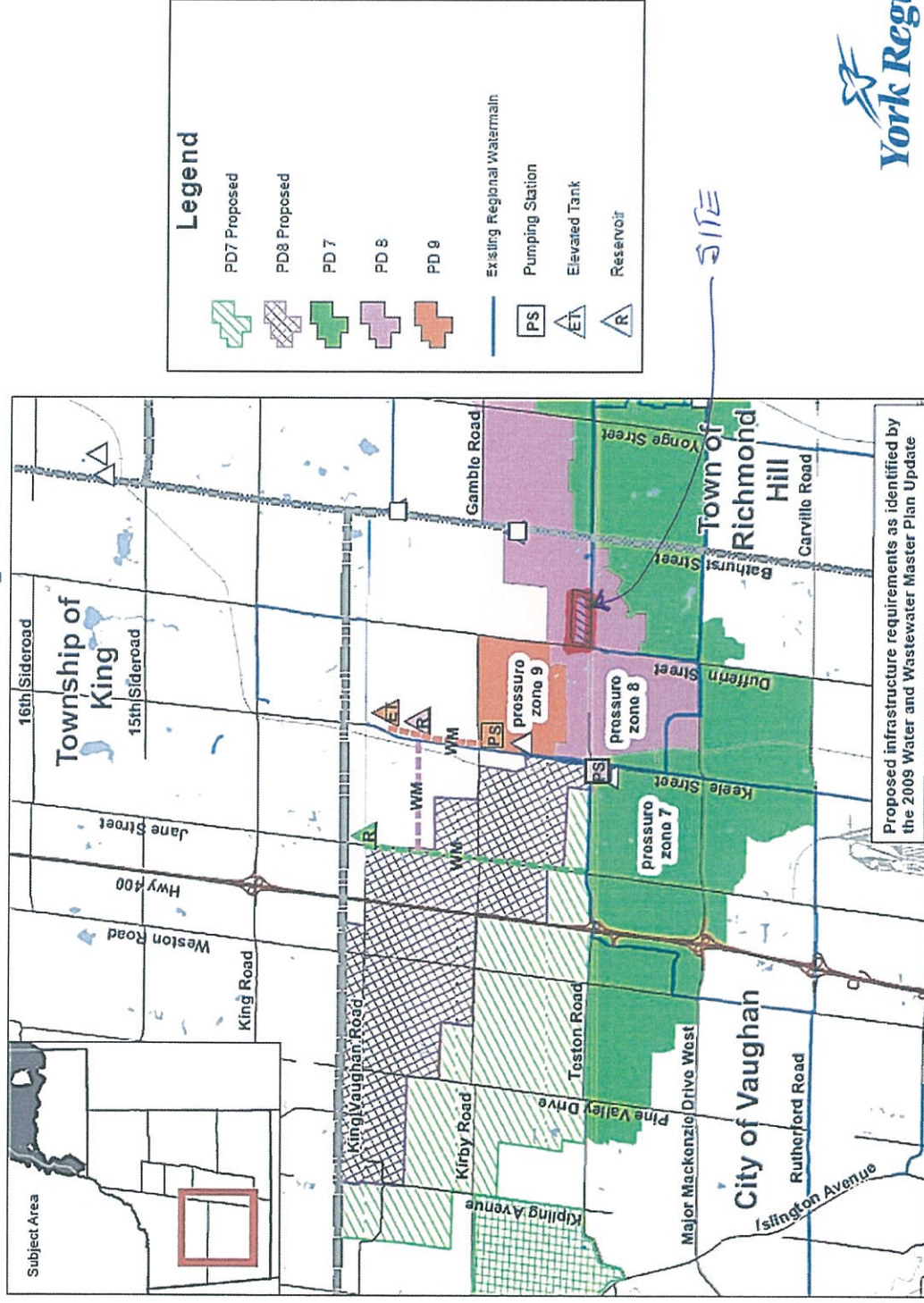
Ontario Regulation 54/02

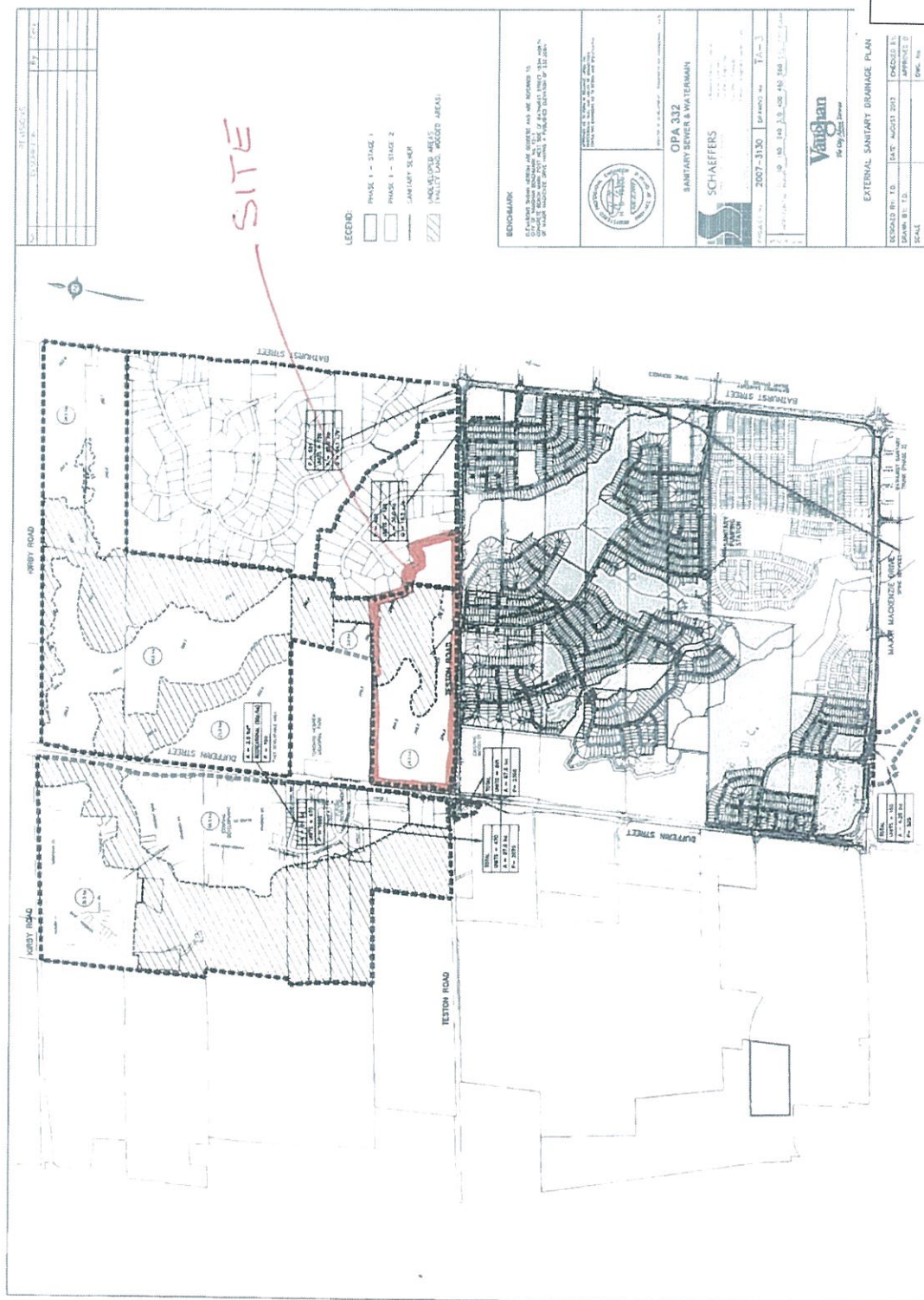
Ontario Regulation 60/06





# 2009 Master Plan Update – Water





## Magnifico, Rose

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**Subject:**

FW: May 5/15 Council Meeting - Item 5 - OAK RIDGES MORAINÉ PLAN REVIEW  
UPDATE ON PROVINCIAL PLAN REVIEW

c2
Communication
CW: May 5/15
Item: 5

**From:** Peter Shurman [mailto:shurman@rogers.com]

**Sent:** Monday, May 04, 2015 11:27 AM

**To:** Clerks@vaughan.ca

**Cc:** Rosati, Gino; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; Ferri, Mario; Di Biase, Michael; Bevilacqua, Maurizio

**Subject:** May 5/15 Council Meeting - Item 5 - OAK RIDGES MORAINÉ PLAN REVIEW UPDATE ON PROVINCIAL PLAN REVIEW

To the Mayor and Council, City of Vaughan

This submission is made in respect of Agenda Item #5 for the Committee of the Whole Council meeting scheduled for 1pm, May 5, 2015. The undersigned respectfully regrets being unable to make this presentation verbally and personally and to dialogue with Council, but previously scheduled important personal matters took precedence. I seek your indulgence and urge your interest in the following points that I wish to raise.

=====

I address you as a former MPP and person well aware of York Region, the City of Vaughan, and the four Acts constituting Southern Ontario's greenbelt legislation, including the Oak Ridges Moraine Act. But I also speak as Director "U-Live", an organizational movement created specifically to address the badly imbalanced supply/demand inherent in GTA housing and demonstrated by the general lack of affordability or availability of various residential housing configurations within reasonable proximity to the GTA. U-Live is an acronym for "urban living in viable environments". Some council members are aware of U-Live and of my personal involvement.

U-Live has, since going public (<http://www.u-live.ca>), attracted the attention of farmers, landowners, conservationists, existing and would-be homeowners, and the development community, among others. Our stance is a simple one. We support greenbelt protections but we believe that the iron-fisted application of Official Plans is far too rigid and restrictive in the face of a GTA that will be home to 8-million people by 2030 and a Greater Golden Horseshoe estimated to be at 13-million by 2040. We believe that creating a balanced supply of affordably priced homes of varying configurations (family detached; semi-detached; town homes; senior residences; condos; rental apartments – low/medium/high rise) is a responsibility of both the Province of Ontario and the municipalities within the affected areas. The opportunity and, in fact, the imperative is immediate and now within a small window in time.

We do not believe that this must be achieved at the expense or through any relaxation of greenbelt protections correctly and currently designed to limit urban sprawl. In fact, we are recommending to the Greenbelt Review that protection be extended to cover all river valley lands within 50 kilometres of the CN Tower and that all four Acts be modified to cover additional territories of 50 kilometres beyond current boundaries, where feasible. The idea remains to achieve (as your staff report and legislation both point out) the following:

- 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.



If these goals and objectives are to be achieved, people must have, at least, an equal weight of importance to conservation, agriculture, recreation, and ecology. People, however, are not assigned that value within the four Acts which create greenbelt zones across the Greater Golden Horseshoe. In the name of quality of life and of the environment, we now review these Acts, as originally passed, for the first time in ten years. The review is a necessary undertaking smartly incorporated when the originating bills were authored and debated. Urgency is also an aspect of the current process and essential to the outcome by dint of the fact that this is also the last time we shall undertake such a review for another ten years! Meanwhile, to the specific issues of environment and quality of life, we force people to reside in far flung places like Cobourg, Haliburton, or St. Catharines while being employed within the GTA in order to secure homes they can afford and where they can raise families. And so, they spend four hours in their cars daily, sacrificing that family life they sought and creating additional GHG pollution. This doesn't make sense.

U-Live's submission to the Greenbelt Review is herewith included for your perusal. We present this communication plus our Submission in hopes your Council will make representation to the Greenbelt Review supporting our two main points affecting municipalities:

1. Residential (White Belt) lands should be afforded the greatest possible latitude in terms of what individual municipalities may and may not do by way of residential building configuration;
2. Official Plans shouldn't be "engraved in stone" i.e. where feasible, reasonable incursion into contiguous greenbelt lands should be an option in achieving the goal of balance and accommodation;

Presented respectfully and with my standing offer to meet with or appear before Council at any time to discuss at greater length or to meet individually at any mutually convenient time. Please see below for our Submission and visit our website to inform yourselves more fully about U-Live.

Peter Shurman

Director - U-Live – <http://www.u-live.ca>

T - (416) 484-4484



I write on behalf of Urban Living In Viable Environments – or 'U-Live', an initiative that seeks to maintain Greenbelt protections afforded to important green spaces while accommodating responsible residential development in the areas covered by the legislation.

We believe that extending space reserved for conservation activities, agriculture, working ecosystems and recreation makes sense. However, we also believe that municipalities and the province have a responsibility to eliminate the conditions that are artificially inflating real estate prices in the GTA.

It is no secret that the GTA and surrounding regions are experiencing a housing supply shortage. This shortage has led to astronomic real estate prices and an affordability crisis for homebuyers for no reason other than an artificially induced imbalance in demand and supply.

Our submission is simple. We urge the province to protect all river valley lands within 50 kilometers of the CN Tower and to expand the Greenbelt lands outward from the GTA by roughly an additional 50 kilometers. However, we cannot underscore sufficiently the requirement to allow municipalities to modify their Official Plan commitments for settlement lands. Much more broadly interpreted use of defined White Belt areas is required so that single-family and multi-family homes, low-rise and high-rise condominiums/apartments may be accommodated. So too is increased latitude with respect to the use of Greenbelt-designated lands that directly interface with residential areas in the Official Plans of our cities and towns.

Reforming the Greenbelt Plan to include provisions that will accommodate single and multi-family homes will go a long way to resolving the affordability crisis home buyers are facing today. This is essential.

Media routinely reports on the skyrocketing real estate prices in the GTA. In February an article described prospective homebuyers who slept in their cars on a -20c night in East Gwillimbury – about 50 kilometers from downtown Toronto - just to secure a place in line for yet-to-be-constructed family dwellings in the \$350-thousand+ range.

In a similar vein, a TD Bank report on the affordability of housing stated that homes in the GTA now cost 6.1 times the average family income, up from 4.8 times that income in 2006.

Beyond economic reports, people talk about housing in the GTA and Toronto every day. Phrases like “I can never buy a home here”, “I’m waiting to inherit my parents’ home” are commonplace. These conversations are about artificial and exponentially growing demand with supply of single-family dwellings at virtually zero.

Our leaders talk about reducing greenhouse gasses, while government policies are forcing people to commute to Toronto from Niagara, Cobourg, Gravenhurst and points even further afield, just to get to work.

We discuss the need to spend quality time with our families, for parents to meaningfully interact with their children and we point to the importance of a high standard of living within our communities. Yet, provincial legislation continues to force families to live ever further away from their sources of employment, leading to longer commute times, fewer hours spent at home, and an overall poorer quality of family life.

We urge the Review Committee to reject the “foregone conclusion” approach. Leaving things ‘as-is’ means that GTA residents at all stages of life are being denied the opportunity to live affordably. The Province needs to expand the protections of river valley lands and allow

municipalities to make their own decisions as to how to use their land to accommodate the population influx that they will experience over the next few decades. For Ontario to legislate otherwise, borders on criminal.

Yours sincerely,

Peter Shurman  
Director



C. <u>3</u>
Communication
CW: <u>May 5/15</u>
Item: <u>5</u>

**DATE:** MAY 4, 2015

**TO:** MAYOR AND MEMBERS OF COUNCIL

**FROM:** JOHN MACKENZIE, COMMISSIONER OF PLANNING

**SUBJECT:** ITEM #5 – COMMITTEE OF THE WHOLE – MAY 5, 2015

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

**Recommendation**

1. That the Region of York and the Province examine the details of the three requests for changes to the Oak Ridges Moraine Conservation Plan in the City of Vaughan, as identified below, as part of the Provincial Plan Coordinated Review process.

**Purpose**

The purpose of this communication is to update the above noted report to provide the latest information pertaining to landowner requests for changes to the Oak Ridges Moraine Conservation Plan, resulting from the Provincial Plan Coordinated Review.

**Background – Analysis and Options**

As of May 4, 2015 the City of Vaughan and Region of York are aware of three requests from landowners (Meadow Valley Garden Centre, the Milani Group and Goldpark (Maple) Inc.) for changes regarding the Oak Ridges Moraine Conservation Plan (ORMCP), as shown on Attachment 1.

The recommendations of this report are applicable to the Milani Group request related to the Countryside Area of the ORMCP. The Goldpark lands are located within the Natural Linkage Area designation of the ORMCP where, under the Plan, the 10-Year Review cannot consider removing land from the Natural Linkage Area. The Meadow Valley Garden Centre request relates to their interest in having their situation examined in light of previous City of Vaughan Council decisions to support their proposed land use, subject to conditions. These lands are also subject to the Natural Linkage Area designation of the ORMCP.

The Region of York is preparing a report for consideration by Region of York Committee of the Whole on either May 7, 2015 or May 14, 2015, which will discuss the requests that the Region and City are aware of regarding the Provincial Plan Coordinated review. This report would proceed to Regional Council on May 21, 2015 pending the direction of Regional Committee.

**Conclusion**

Therefore it is recommended that the Region of York and the Province examine the details of the three requests for the requested changes to the Oak Ridges Moraine Conservation Plan in the City of Vaughan, as part of the Provincial Plan Coordinated Review process.

Respectfully submitted,



**JOHN MACKENZIE**  
Commissioner of Planning

/lm

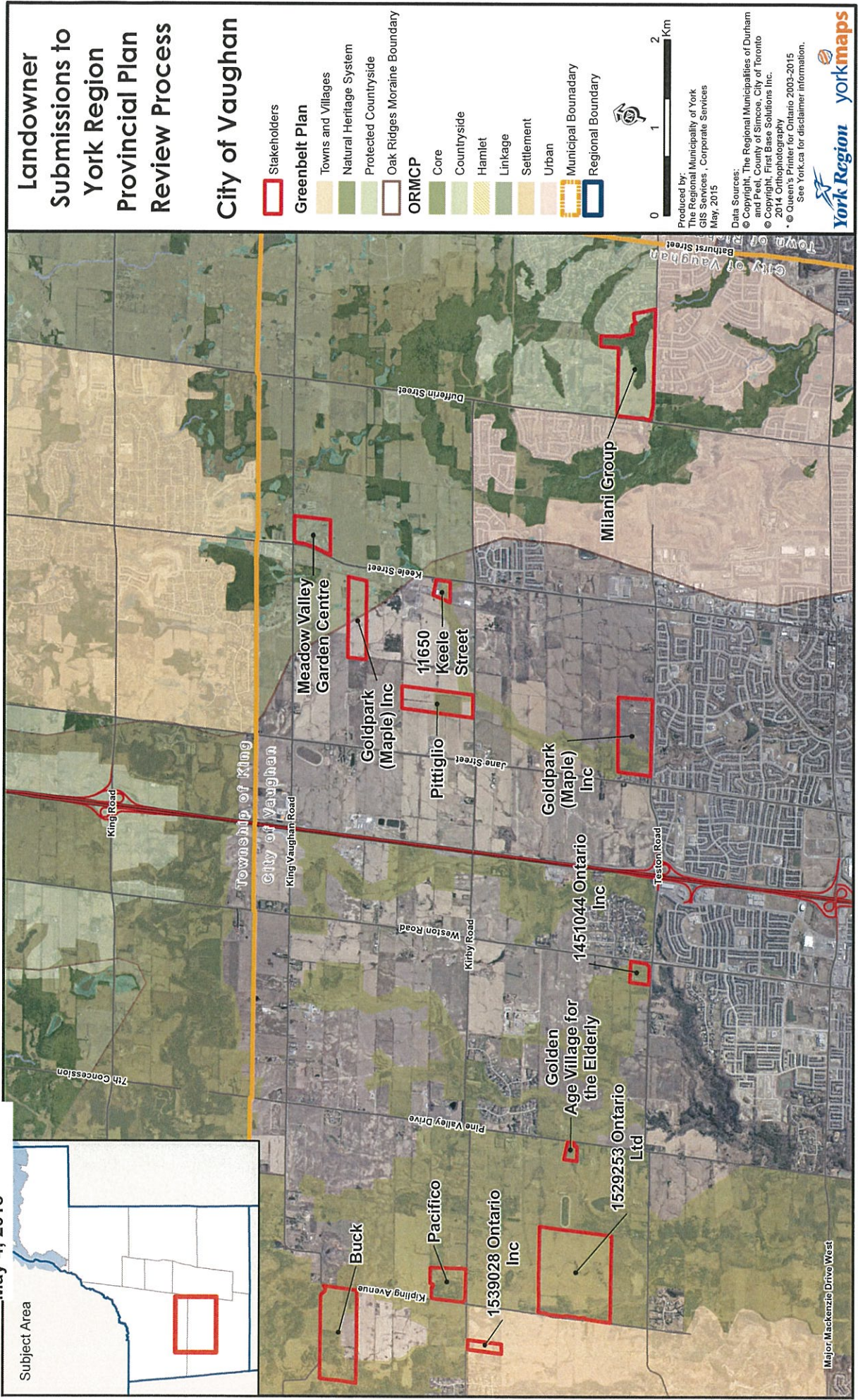
Attachment

1. Landowner Submissions to York Region - Provincial Plan Review Process (May 4, 2015)

Copy To: Steve Kanellakos, City Manager  
Jeffrey A. Abrams, City Clerk  
Roy McQuillin, Acting Director of Policy Planning



# ATTACHMENT 1 May 4, 2015





## **COMMITTEE OF THE WHOLE    MAY 5, 2015**

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

#### **Recommendation**

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

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.

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.

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.

#### 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;
- 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.

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.**

**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 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.

**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.



## **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

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

ROY MCQUILLIN  
Acting Director of Policy Planning

/LM

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015**

Item 18, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 24, 2015.

**18                      OAK RIDGES MORaine CONSERVATION PLAN REVIEW**

**The Committee of the Whole recommends:**

- 1)        That the recommendation contained in the following resolution submitted by Regional Councillor Di Biase, dated March 3, 2015, be approved; 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.**

**Member's Resolution**

Submitted by Regional Councillor Michael Di Biase.

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

**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).

**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).

**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).

**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).

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015**

Item 18, CW Report No. 12 – Page 2

**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

**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

**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

**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

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

**Therefore, Council resolves the Following:**

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

**DATE:** FEBRUARY 27, 2015

**TO:** HONOURABLE MAYOR & MEMBERS OF COUNCIL

**FROM:** JOHN MACKENZIE, COMMISSIONER OF PLANNING

**SUBJECT:** COMMUNICATION  
MEMBER'S RESOLUTION – COMMITTEE OF THE WHOLE – MARCH 3, 2015  
ITEM #18  
OAK RIDGES MORaine CONSERVATION PLAN REVIEW

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### **Recommendation**

1. That representatives from York Region be requested to provide an update on the status the York Region Municipal Comprehensive (Official Plan) Review to the Committee of the Whole Working Session 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.

### **Purpose**

The purpose of this communication is to respond to the Member's Resolution regarding the Oak Ridges Moraine Conservation Plan Review.

### **Background – Analysis and Options**

Staff concur with the intent to report on the matters referred to in the resolution. However, the report should be considered in the context of the timing of related Regional and Provincial planning initiatives. For example, it is important to note that it is our understanding that the Province is now embarking on simultaneous reviews of a number of Provincial Plans, including the Oak Ridges Moraine Conservation Plan. The Provincial review will also encompass the Growth Plan for the Greater Golden Horseshoe, the Niagara Escarpment Plan and the Greenbelt Plan. Three of these plans have a prominent presence in the Region of York and the City and are important structural elements of the Vaughan Official Plan. As of this date, the Minister of Municipal Affairs and Housing has not announced the detailed parameters of the reviews. As a result, the required timing for preparation of municipal responses is not known. Once the review is announced, it would be appropriate to report back to Committee on the plan for the City's approach to providing input on the review, which would ultimately result in a follow-up report(s) to Council to confirm any formal comments to the Province.

The matters raised in the recital of the resolution related to the Oak Ridges Moraine Conservation Plan will also be pertinent considerations in the review of the other Provincial Plans. This is particularly the case in considering the accommodation of projected population and employment growth and whether future growth will need to be accommodated by the expansion of the settlement areas or through greater intensification within the existing urban envelope, or both. For the Growth Plan population and employment projections to become effective at the local level, they must be allocated to the local municipality by the Regional government together with a corresponding land budget and intensification targets. York Region has initiated its Municipal Comprehensive Review (MCR), for the purpose of updating the Regional Official Plan. Amendment No. 2 to the Growth Plan contains the new population and employment base extending out to 2036 and 2041. The Region's response to Amendment 2 and the outcome of the MCR will be reflected in the updated York Region Official Plan. The population and employment allocated to Vaughan would then be incorporated into the Vaughan Official Plan 2010 at the



time of its next review in accordance with the land budget and intensification targets set out in the Region of York Official Plan.

### **Conclusion**

To provide context to this process and to inform our report back to Council, it would be appropriate to hear an update from York Region on the progress being made on its MCR. Representatives from the Region have been tentatively scheduled to attend the Committee of the Whole (Working Session) on May 12, 2015 to provide an update on the status of the MCR, including consideration of any further impacts resulting from the review of the Provincial Plans. Upon announcement of the Provincial Plan review, staff will be reporting to Council on the parameters of the review and the prescribed timelines for providing formal comments from the City.

Therefore, it is recommended that representatives from York Region be requested to provide an update on the status the York Region Municipal Comprehensive (Official Plan) Review to the Committee of the Whole Working Session on May 12, 2015; and 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.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J. Mackenzie', with a long horizontal stroke extending to the right.

**JOHN MACKENZIE**  
Commissioner of Planning

RM/lm

Copy To:      Barbara Cribbett, Interim City Manager  
                 Jeffrey A. Abrams, City Clerk  
                 Roy McQuillin, Acting Director of Policy Planning

## MEMBER'S RESOLUTION

**Meeting/Date:** COMMITTEE OF THE WHOLE - MARCH 3, 2015

**Title:** OAK RIDGES MORAINÉ CONSERVATION PLAN REVIEW

**Submitted by:** REGIONAL COUNCILLOR MICHAEL DI BIASE

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

***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).***

***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).***

***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).***

***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).***

***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***

***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***

***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***

***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***

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

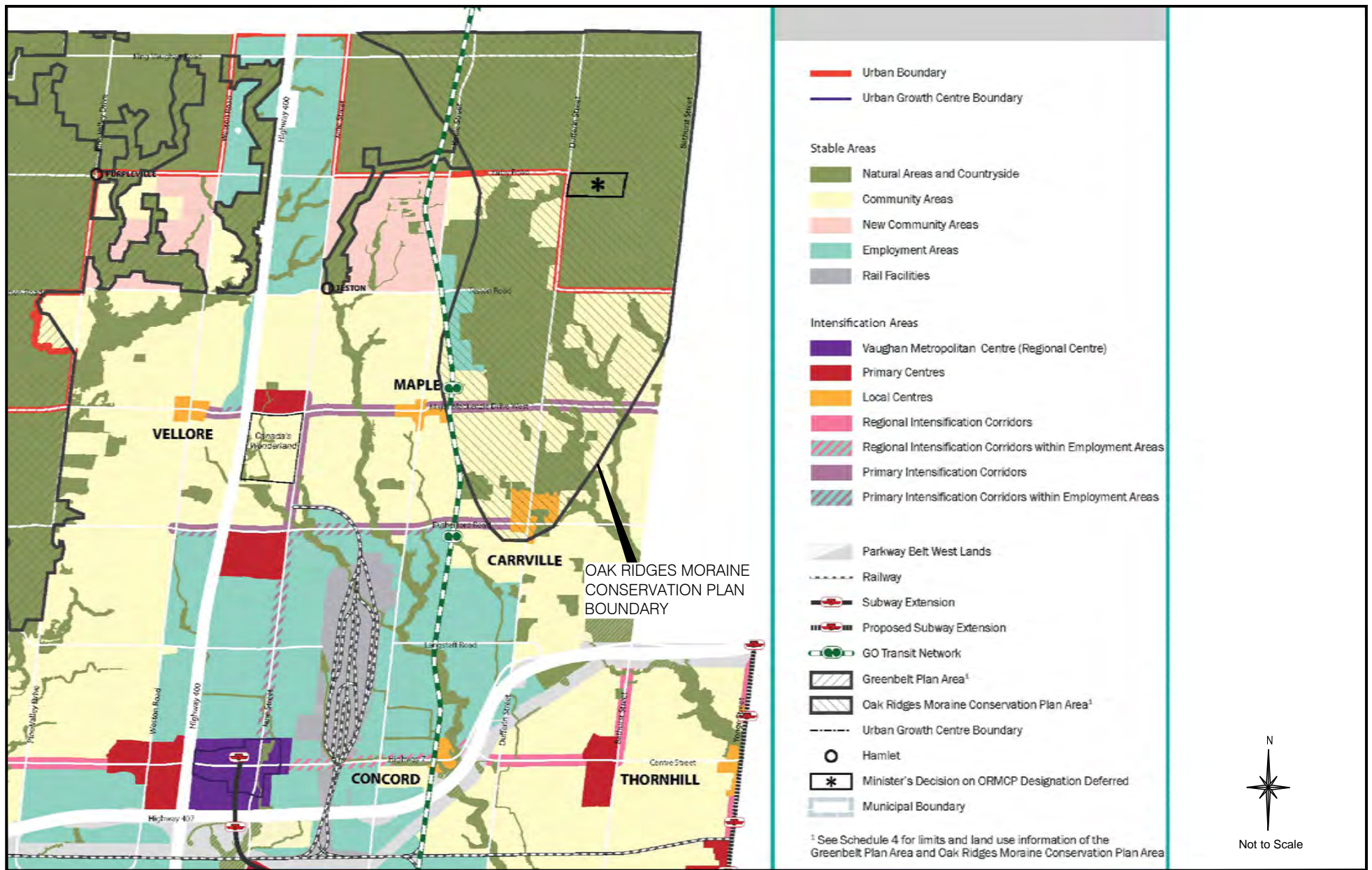
***Therefore, Council resolves the Following:***

- 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.***

**Respectfully submitted,**

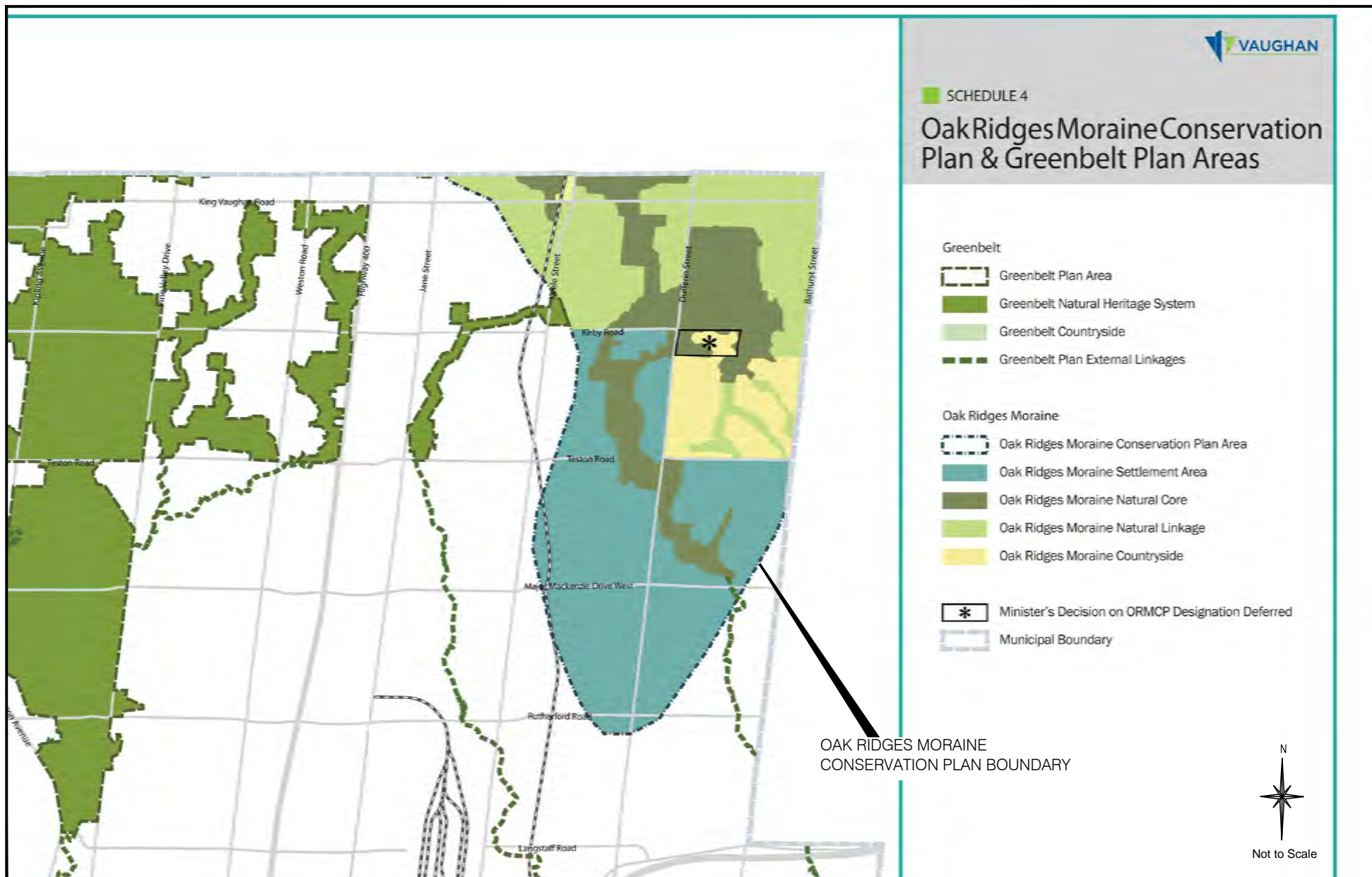
A handwritten signature in cursive script that reads "Michael Di Biase". The signature is written in dark ink on a white background.

**Regional Councillor Michael Di Biase**



Excerpt from Schedule 1 VOP  
 2010 - Urban Structure





*Excerpt from Schedule 4 VOP  
2010 - Oak Ridges Moraine  
and Greenbelt Plan Areas*