

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 24, Report No. 35, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on October 20, 2015, as follows:

By approving the recommendation contained in Communication C15, revised Members' Resolution submitted by Regional Councillor Ferri, dated October 20, 2015, subject to amending recommendation 2, so that the resolution reads as follows:

Whereas the City of Vaughan's population is expected to grow significantly by 2031; and

Whereas the cost of real estate in the Greater Toronto Area is increasing at a level that is prohibitive for young families, new Canadians and single working individuals;

Whereas there is a significant need for housing that is affordable for families and residents in the City of Vaughan;

Whereas prohibitive land use considerations reflected in The Places to Grow Act, The Greenbelt Act, The Oak Ridges Moraine Conservation Act ("Legislation"), restrict the long term supply of land available for housing and business needs of the City of Vaughan; and

Whereas the Government of Ontario ("Province") is conducting a review of the Legislation;

It Is therefore recommended:

- 1. That the City of Vaughan request that the Province consider the above recitals; and***
- 2. That the Province examine factors affecting the issue of long term housing supply which are creating higher prices influencing affordability for families and residents of Vaughan or those desiring to reside in the City of Vaughan; and***

By receiving the member's resolution of Regional Councillor Ferri, dated October 7, 2015.

24

GREENBELT PLAN REVIEW

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of October 20, 2015; and**
- 2) That the deputation of Mr. Richard Lorello, Treelawn Boulevard, Kleinburg, be received.**

Member's Resolution

Submitted by Regional Councillor Mario Ferri

Whereas the City of Vaughan's population is expected to grow significantly by 2031; and

Whereas the cost of real estate in the Greater Toronto Area is increasing at a level that is prohibitive for young families, new Canadians and single working individual; and

Whereas there is a significant need for housing that is affordable for families and residents in the City of Vaughan; and

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 24, CW Report No. 35 – Page 2

Whereas prohibitive land use considerations reflected in The Places to Grow Act, The Greenbelt Act, The Oak Ridges Moraine Conservation Act and The Niagara Escarpment Planning and Development Act (“Legislation”) restrict the long term supply of land available for housing and business needs of the City of Vaughan; and

Whereas the Government of Ontario (“Province”) is conducting a review of the Legislation;

It is therefore recommended:

1. That the City of Vaughan request that the Province consider the above recitals, and
2. That the Province provide the City of Vaughan with as much flexibility in the Legislation as possible in order to avoid the market phenomenon where less long term supply creates higher and unaffordable prices for families and residents of or desiring to reside in our City.

Attachments

1. Communication from Peter Shurman, former MPP of Thornhill, dated August 27, 2015



C	<u>15</u>
Item #	<u>24</u>
Report No.	<u>35</u>
<u>Council - Oct 20/15</u>	

MEMBER'S RESOLUTION

Meeting/Date: COMMITTEE OF THE WHOLE – OCTOBER 20, 2015

Title: GREENBELT PLAN REVIEW

Submitted by: Regional Councillor Mario Ferri

Whereas the City of Vaughan's population is expected to grow significantly by 2031; and

Whereas the cost of real estate in the Greater Toronto Area is increasing at a level that is prohibitive for young families, new Canadians and single working individual; and

Whereas there is a significant need for housing that is affordable for families and residents in the City of Vaughan; and

Whereas prohibitive land use considerations reflected in The Places to Grow Act, The Greenbelt Act, The Oak Ridges Moraine Conservation Act ("Legislation") restrict the long term supply of land available for housing and business needs of the City of Vaughan; and

Whereas the Government of Ontario ("Province") is conducting a review of the Legislation;

It is therefore recommended:

1. That the City of Vaughan request that the Province consider the above recitals, and
2. That the Province provide the City of Vaughan with as much flexibility in the Legislation as possible, while also recognizing the value and importance of environmental policies in the plans, in order to avoid the market phenomenon where less long term supply creates higher and unaffordable prices for families and residents of or desiring to reside in our City.

Respectfully submitted,

Regional Councillor Mario F. Ferri

Attachments

1. Communication from Peter Shurman, former MPP of Thornhill, dated August 27, 2015



MEMBER'S RESOLUTION

Meeting/Date: COMMITTEE OF THE WHOLE – OCTOBER 7, 2015

Title: GREENBELT PLAN REVIEW

Submitted by: Regional Councillor Mario Ferri

Whereas the City of Vaughan's population is expected to grow significantly by 2031; and

Whereas the cost of real estate in the Greater Toronto Area is increasing at a level that is prohibitive for young families, new Canadians and single working individual; and

Whereas there is a significant need for housing that is affordable for families and residents in the City of Vaughan; and

Whereas prohibitive land use considerations reflected in The Places to Grow Act, The Greenbelt Act, The Oak Ridges Moraine Conservation Act and The Niagara Escarpment Planning and Development Act ("Legislation") restrict the long term supply of land available for housing and business needs of the City of Vaughan; and

Whereas the Government of Ontario ("Province") is conducting a review of the Legislation;

It Is therefore recommended:

1. That the City of Vaughan request that the Province consider the above recitals, and
2. That the Province provide the City of Vaughan with as much flexibility in the Legislation as possible in order to avoid the market phenomenon where less long term supply creates higher and unaffordable prices for families and residents of or desiring to reside in our City.

Respectfully submitted,

Regional Councillor Mario F. Ferri

Attachments

1. Communication from Peter Shurman, former MPP of Thornhill, dated August 27, 2015

Bortoluzzi, Angela

From: monika@myka-cgr.ca
Sent: August-27-15 2:33 PM
Subject: From the desk of Peter Shurman at u-live.ca
Attachments: _ housing dilemma _ Guest Column _ Columnists _ Opinion _ Toronto Sun.pdf; Proposed Motion.docx

Dear Councillor:

I have spent the spring and summer meeting with councillors and mayors about the impact that Ontario's Greenbelt legislation has had on families and would-be homebuyers in the Greater Toronto Area (GTA). There are many Council members and it has been impossible to see everyone. I cannot stress strongly enough that the Province shares responsibility with cities and towns for addressing the needs of everyday people. Recently, I penned an editorial on this crisis. It was published in The Toronto Sun. It is attached and I urge you to read it.

As you know, a mandated ten-year review of the four Acts locking up Greenbelt lands is now underway but the door slams shut for another ten years when it is completed. The review has significant implications for municipalities in terms of land use, planning and affordability of homes for families in our region.

Recent reports indicate that the average price of a home in Toronto is about \$1.2-million while the municipalities bordering it are running at \$700,000-\$800,000 average. With the population of the GTA projected to grow to 8-million by 2025, that price tag will only increase, denying average families any hope of ever owning a home of their own.

During my discussions with many of you, there was much interest by councillors in putting forward a motion asking the Province of Ontario to provide local governments with the flexibility needed to determine appropriate land use for areas under their jurisdiction. That flexibility would help avoid the current GTA market phenomenon where low long-term supply of family homes has artificially created unaffordable prices for families. The rough format for such a motion is also attached.

As the second phase of the Greenbelt Plan Review approaches, I strongly encourage you to introduce and support such a motion. It simply states a position without committing your Council to a specific course of action. The review is a one-off opportunity that GTA municipalities can't afford to miss if they are to have meaningful input on shaping the future of our region.

To those I've seen, thank you again for meeting with me...please try to move this item forward now. You have my contact info already. To those I've not yet met, do not hesitate to contact my office at 647-625-8401 for further information or assistance. I am still available for 1:1 discussions or for a telephone chat.

Sincerely,

Peter Shurman
[U-live.ca](http://u-live.ca)

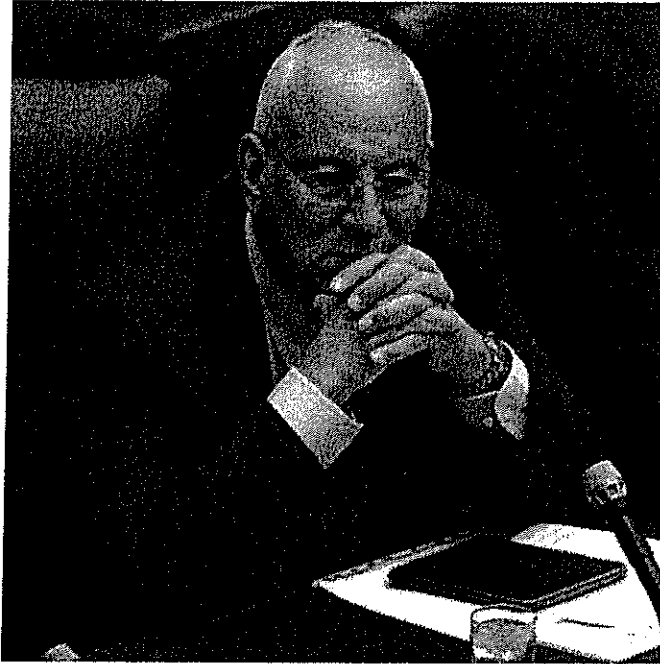
GUEST COLUMN

Ontario's housing dilemma

Protecting greenbelt makes home ownership unaffordable

PETER SHURMAN, GUEST COLUMNIST

FIRST POSTED: SATURDAY, AUGUST 08, 2015 05:50 PM EDT



Peter Shurman, former Tory MPP, in the legislature in 2013. (Craig Robertson/Toronto Sun)

One of the fondest memories of my childhood was playing in my family's backyard, or with friends in theirs.

My parents were working-class people at a time when a basic, three- bedroom home with one bathroom and an unfinished basement was a dream most average families could turn into a reality.

Today, if you hope to own a home anywhere in or near the Greater Toronto Area and have your "average" family live there, get over it.

Your best hope is a tight little condo, high above the ground ... and that appears to be precisely what Queen's Park wants.

Today, most average families can only move into a single-family home with a backyard within 50 kms of the CN Tower if aging parents with extra cash lend assistance, or leave behind a family home of long standing.

Housing supply is low, demand is huge and everyone reads the stats — more homes sell each month at ever-increasing prices and demand remains robust, unlike almost every other place in Canada, except Vancouver.

This is the tenth year of existence of the so-called "greenbelt laws" that control land use in the greater Golden Horseshoe.

They were passed by a well-intentioned Dalton McGuinty government, when he was premier.

The legislation, however, created artificially what Vancouver has naturally — prices there are high due to geography.

In Vancouver's case, you can't build on an ocean or in the Rockies.

In Ontario, it's legislation to protect the greenbelt that tips the supply/demand curve so sharply that moms and dads can no longer expect to raise their kids in a family home anything like what I remember.

Family expectations have always seemed to include a home and, in smaller Canadian cities and towns, it's still achievable in many cases.

But the Liberal government created the greenbelt as a way to control urban sprawl, ensure environmental, agricultural, and recreational territories were preserved, and to create a legacy as good stewards of the land.

It wasn't a bad idea, but time is proving there's been overkill.

The GTA is home to 5.5-million people, with eight million projected by 2025.

A mandated, 10-year review of the four acts locking up greenbelt lands is now underway, the first one ever and also the last for another decade.

Appearances suggest the end result may be pre-determined ... no change.

If so, the average home price of about \$1.2-million in Toronto and \$800,000 in neighbouring cities and towns will only rise and preserve home ownership solely for the rich.

There is a balanced solution that the Kathleen Wynne Liberal government, which succeeded McGuinty, could employ:

- Enhance the powers shared by the province with cities and towns by allowing them to swap greenbelt land for other territory when it makes sense.
- Allow development of "orphaned" greenbelt lands ... areas already surrounded by grandfathered subdivisions and close to non-greenbelt lands zoned as residential.
- Mandate the immediate planning of undeveloped, designated residential areas to open up new communities.
- Designate all river valleys as part of the greenbelt and extend current boundaries outward while introducing flexibility to the inside ring.

Other serious issues include tens and, perhaps, hundreds, of thousands of cars clogging highways from Cobourg, Gravenhurst, or St. Catharines, as GTA-employed men and women sacrifice two hours at each end of the day to trek in and out of the metropolitan area.

Think of the extra greenhouse gasses in the air and the loss of family time for everyone. But wait ... we're controlling urban sprawl and maintaining a greenbelt!

The greenbelt concept is a positive one. But people need to be part of the equation.

If the commission studying the relevant legislation and the Wynne government seek balance, they need to step back, attempt to embrace the original objectives set out legislatively by greenbelt laws, and also recognize that there are modifications that can be made to improve the quality of life, our air, and commuter times in the GTA.

Families with dreams can only hope that those conducting the current review seize the opportunity and rebalance supply with demand.

— *Shurman is a former Conservative MPP for Thornhill and opposition finance critic, a businessman and commentator on NewsTalk 1010.*

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believes America is headed for.

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