

# Municipal Comprehensive Review Update Planning Advisory Committee

September 16, 2020



# Outline

- Provincial Updates
  - Growth Plan Amendment 1
  - Land Needs Assessment Methodology
- MCR Update
  - MCR Work Plan
  - Major Transit Station Areas
  - Planning for Employment
- Regional Structure Discussion

# Update on Provincial Initiatives

# Growth Plan Amendment 1

- Finalization of Growth Plan Amendment 1 (Aug 28,2020)
- Planning horizon extended from 2041 to 2051
- Forecast of 2.02 million people and 990,000 jobs by 2051 for York Region
- Policy permitting employment conversions within MTSA's before the next MCR

# Land Needs Assessment Methodology

- Outlines components required to determine urban expansion land needs
- Provides technical information and direction on integrating market-demand
- Support standardized approach to land needs assessment while still allowing some flexibility
- Methodology does not articulate how Growth Plan targets and objectives are balanced with the new market-based approach

Need for Integrated Growth Management and Phasing with Infrastructure and Fiscal Sustainability

# **Municipal Comprehensive Review Update**

# Targeted MCR Work Plan

Timeline	Report Title
Q3 2020	Major Transit Station Areas
Q4 2020	Proposed Employment Area Mapping & Employment Conversions
	Potential Employment Lands Along 400 Series Highways
	Emerging COVID-19 Trends and Impacts on Land Use Planning
	ROP Policy Directions
Q1/Q2 2021	Housing Directions Report
	Planning for Growth, Draft Forecast and Land Budget
	Draft Official Plan

# Consultation Updates Since the Last PAC Meeting

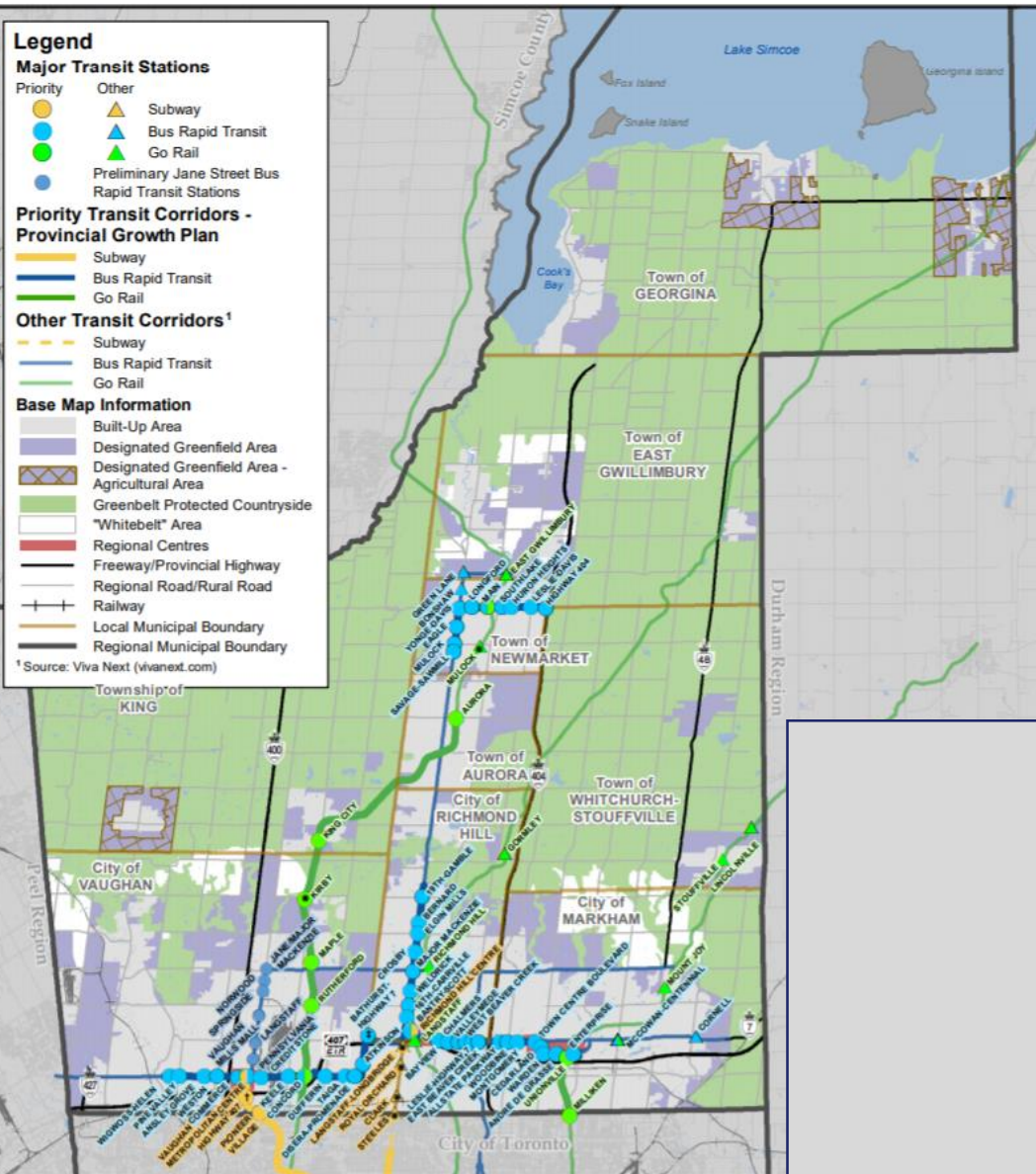
## **COVID-19 Impact to Consultations:**

- Scheduled in-person public engagement postponed
- Implementing virtual consultation sessions
- Employment Public Information Centre June 16th
- Employment conversion requests public meeting
- NHS/Agriculture virtual MCR engagement is now live
  - search for York Region MCR 'Have Your Say'



# Update on Major Transit Station Areas

# Major Transit Station Areas



Municipality	Total MTSAs
Aurora	1
East Gwillimbury	2
Georgina	0
King	1
Markham	14
Markham / Richmond Hill	5
Markham / Vaughan	4
Newmarket	12
Richmond Hill	13
Vaughan	18 (+6 future stations along Jane Street)
Whitchurch-Stouffville	2
York Region	72 (+6)

# Work Completed to Date



PLANNING FOR INTENSIFICATION  
BACKGROUND REPORT, APRIL 2019  
AND MAJOR TRANSIT STATION AREAS  
UPDATE REPORT, MARCH 2020



COLLABORATION WITH LOCAL  
MUNICIPALITIES TO DELINEATE MTSA  
BOUNDARIES AND DENSITY TARGETS



PUBLIC CONSULTATION INCLUDING  
CROWDSOURCING MAP



LANDOWNER SUBMISSIONS



MAJOR TRANSIT STATION AREAS  
ENDORSEMENT REPORT, PRESENTED  
TO COMMITTEE OF THE WHOLE,  
SEPTEMBER 10, 2020

# MAJOR TRANSIT STATION AREAS

- 72 MTSAs
  - Addition of Royal Orchard subway and Gormley GO since April 2019 staff report
- 6 new MTSAs to be identified for Jane Corridor, boundary and density targets being developed
- Location of Yonge Subway stations and Kirby GO and Mulock GO stations are subject to Metrolinx confirmation

# MAJOR TRANSIT STATION AREAS

## NEXT STEPS:

- Sept 24 Council Endorsement
- Proposed MTSA Policy Framework for Regional Official Plan
- Work with Vaughan staff to delineate 6 new Jane corridor MTSA's
- Considering Amendment in advance of Draft ROP



# **Update on Planning for Employment**

# Employment Planning Process

## Q1/Q2 2019

- › COUNCIL ENDORSED CONVERSION CRITERIA
- › REQUEST DEADLINE MAY 1, 2019
- › LANDOWNER MEETINGS

## Q3/Q4 2019

- › LANDOWNER MEETINGS
- › CONVERSIONS UPDATE REPORT
- › FINAL DEADLINE - NOVEMBER 29, 2019

## Q1/Q2 2020

- › LANDOWNER MEETINGS
- › COUNCIL EDUCATION SESSION
- › COUNCIL DIRECTIONS REPORT
- › PUBLIC INFORMATION CENTRE - JUNE 2020

## Q3/Q4 2020

- › PUBLIC COUNCIL MEETING - SEPTEMBER 2020
- › RECOMMENDATIONS REPORT - OCTOBER 2020

# Employment Conversions Update

- 70 requests for site-specific conversions received by Nov 29, 2019 deadline
- Staff assessed 70 requests having regard for:
  - Regional and Provincial conversion criteria and policies
  - Background studies on planning for employment
  - Input from local municipal staff and local municipal council
  - 1:1 meetings with employment conversion landowners between May 2019 and January 2020
  - Feedback received through notification to adjacent business and virtual Public Information Centre in June 2020



# Public Information Centre Feedback

- June 8 to 19<sup>th</sup> and Live webinar June 16<sup>th</sup>
- Comments:
  - Conversion applicants restating position
  - Support for protection of employment areas
  - Importance of future job opportunities
  - Traffic concerns



Public recognize value of mixed use areas while balancing need for a range of employment opportunities

# Key considerations — Context

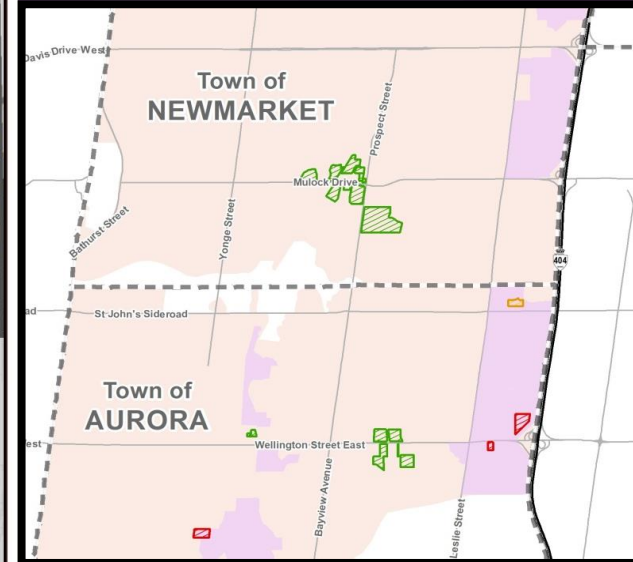
- Strategic goods movement corridors
- Maintain economic viability and prevent destabilization
- Support existing economic clusters
- Minimize conflict with non employment uses
- Appropriateness of residential uses in employment area
- Keep diverse supply of employment for market needs
- Protect recently planned employment areas not yet developed

Employment areas provide opportunities for advanced manufacturing, warehousing and other sectors of emerging economy

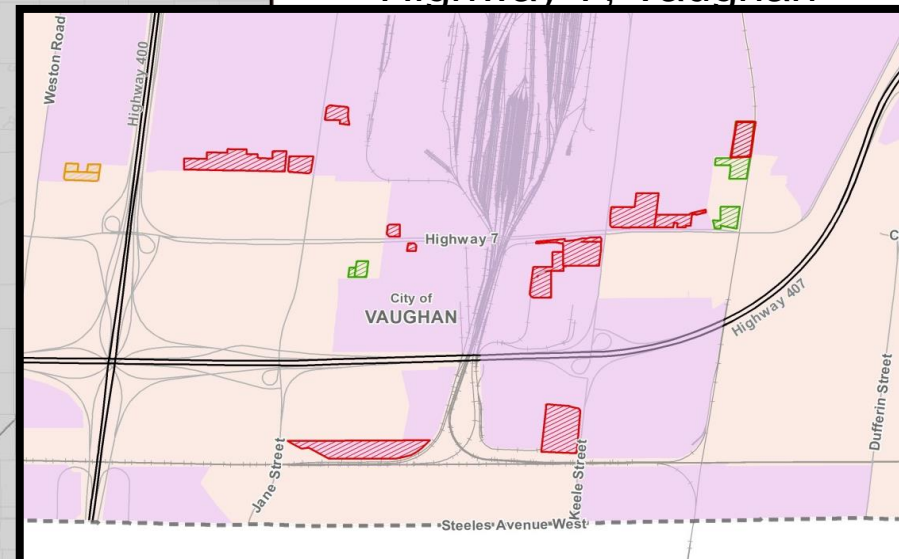
## Legend

-  Employment Area conversion request supported
-  Employment Area conversion not required
-  Employment Area conversion request not supported
-  Existing Employment Area (as of 2017 York Region Employment Area Inventory)
-  Proposed ROP Employment Area
-  GTA West Corridor Preferred Route
-  Towns and Villages
-  Urban Area
-  Lake/River
-  Railway
-  Regional Municipal Boundary
-  Local Municipal Boundary

## Newmarket/Aurora



## Highway 7, Vaughan



# September 17 Special Council Meeting

- Non-statutory opportunity for submissions by landowners/consultants to Council
- Information presented, along with Regional analysis, will help to inform Council decisions in October
- Notice to stakeholders:
  - Eblast
  - York.ca
  - Social media

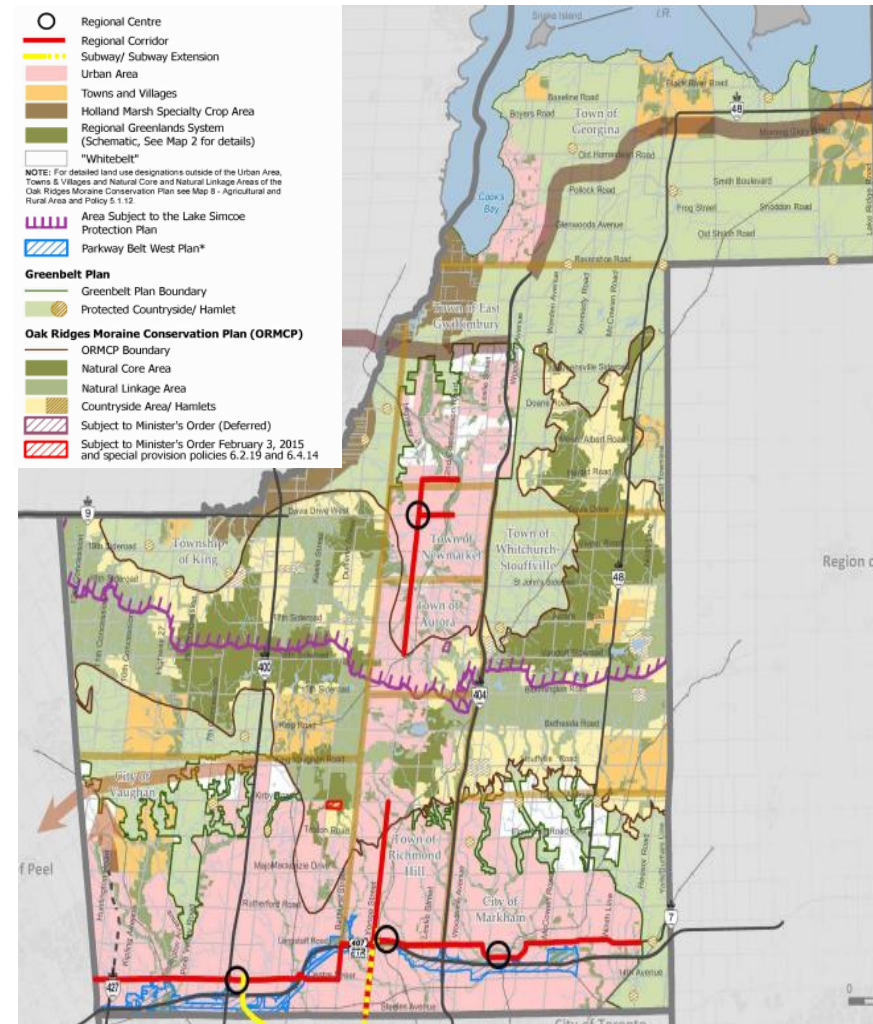
# Regional Structure Discussion



# Existing Regional Structure

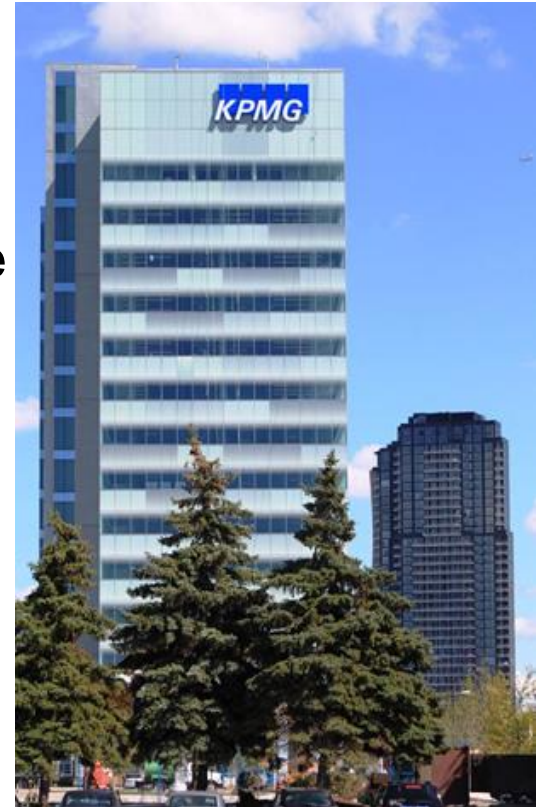
- Centres and Corridors\*
- Urban Areas
- Towns and Villages
- Regional Greenlands System\*
- Agricultural Areas
- Rural Areas
- Specialty Crop Areas

\*Currently identified as overlays



# What's Changed since the 2010 ROP

- Spadina Subway extension to Vaughan Metropolitan Centre
- Commitment to build the Yonge North Subway Extension to Richmond Hill Centre
- Rapid transit corridors along Highway 7, Yonge St, and Davis Drive
- 18,000 new units (23% of total) and 32,000 new jobs in Centres and Corridors:
- Extensive growth in Designated Greenfield Areas and secondary plan approvals in New Community Areas
- Draft Climate Change Action Plan released



## Added Conformity Requirements

- Requirement to delineate Major Transit Station Areas (MTSAs) in Official Plans, including MTSA density targets
- Requirement to delineate built up areas and designated greenfield areas in Official Plans, including local municipal intensification and density targets
- Requirement to designate employment areas in Regional Official Plans and protect them over the long-term





# Policy Objectives

- Strengthen and enhance the Regional structure to support a future population of 2.02M and 990,000 jobs
- Continue to protect Agricultural areas and the Natural Heritage System
- Support local municipalities in delivering high quality communities, employment areas, and intensification areas

# Urban Structure Considerations / Discussion and Questions