



*land use planning
&
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via email: regionalclerk@york.ca

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

Chair Emmerson and Members of Council:

**Re: Item G.1 Committee of the Whole Meeting – January 14, 2021
Matters Related to Item H.2 Regional Official Plan Update – Housing
Challenges and Opportunities Report to the January 14, 2021 COW by the
Chief Planner/Commissioner of Corporate Services (the “Report”)**

Further to my letter and Deputation (D.6) on behalf of North Elgin Centre Inc. (“NEC”) to the Committee of the Whole (COW) at its January 14th meeting, I write to clarify issues that arose from the discussion by members of the COW subsequent to my deputation and based on my review of the “minutes” – which require clarification.

Regional Council should declare a “Housing Affordability Crisis” in York Region

In the December 3, 2020 Report, Staff request that Council endorse certain policy directions, set out in the Report. The recommended policy directions are very general and should be amended to provide **more clarification and specific direction** to Staff regarding the Regional Official Plan update and Municipal Comprehensive Review (MCR) process.

The Report, including Attachment 1, as it currently is written, does not provide for specific action to be taken but provides for more studies to be done.

As I indicated at the COW meeting, certain action should be taken now – to increase the supply of housing – in order to address the “Housing Affordability Crisis”, without the need to await the results of further studies.

Recommended Action

It is recommended that the following clauses be included in the Regional Council resolution regarding this matter.

1. That Council acknowledges that a “housing affordability crisis” exists in York Region;
2. That Council reaffirms its commitment to addressing housing affordability by promoting and achieving “complete communities”;
3. That “complete communities” include provision for “zero car household units” as an alternative housing option within the Centres and Corridors;
4. That in order to promote “zero car households” (and transit and active transportation options, and reduce automobile dependance and associated traffic congestion and emissions within the Centres and Corridors)

Secondary Plans and Zoning Bylaws shall not prescribe minimum (automobile) parking space requirements for residential units proposed along the Centres and Corridors

5. That Council reaffirms its commitment to addressing housing affordability by promoting and facilitating development applications along the Centres and Corridors that include:
 - a. Purpose built rental units
 - b. Seniors and other supportive housing units
 - c. Housing for low and moderate-income households
 - d. Zero Car/ and other Transit Supportive households
6. That applications for development that provide for the housing options identified in clause 5 a-d above, be prioritized and “fast tracked” for approval within current *Planning Act* time frames, if not sooner;
7. That the Regional Clerk forward this resolution to the Clerks of the local municipalities for immediate action and incorporation into their own Municipal Comprehensive Review (MCR) processes, and to the Ministry of Municipal Affairs and Housing for information.

It is important to recognize that sites exist, such as the northeast quadrant of the Yonge Bernard KDA (see notes on plan attached), that seek to provide the housing identified in Paragraph 5 above, but the implementation of regional policy has been ineffective in allowing it to occur. To work towards solving this problem we ask that Regional Council incorporate these 7 recommendations into the Council resolution on this matter.

Thank you for the opportunity to provide input to the Municipal Comprehensive Review process. We look forward to ongoing input as a recognized stakeholder to this planning exercise as it progresses.

Yours truly,

MPLAN Inc.

A handwritten signature in blue ink that reads "Michael S. Manett". The signature is fluid and cursive, with a long horizontal stroke extending to the right from the end of the name.

Per: Michael S. Manett, MCIP, RPP.

Encl.

cc. NEC
Jeffrey Streisfield
City of Richmond Hill

Attachment 1

NEC
Concept Site
Plan,
Block Plan
and
Area Plan

4 buildings
Private Road
Linear Park
At grade
commercial

NEC's
Plan
responds to
the needs of
current and
future
residents

