

Provincial Policy Updates and Proposed Direction for York Region Official Plan Update

The Provincial planning policy framework has been updated including the following: Provincial Policy Statement (2020), A Place to Grow, the Growth Plan for the Greater Golden Horseshoe (2020) (The Provincial Growth Plan), Greenbelt Plan (2017) and Oak Ridges Moraine Conservation Plan (2017).

This Attachment, on a topic-specific basis, provides a summary of Provincial updates and considerations for updating the York Region Official Plan (ROP).

Table 1- Provincial policy updates and considerations for York Region Official Plan

Types of Policies/Topic Area	Brief Description of Provincial Policy Change	Considerations/Proposed Direction for York Region Official Plan
Aligning Growth and Infrastructure		
Phasing of Urban Expansion	<p>Updates to provincial forecasts in the Growth Plan have:</p> <ul style="list-style-type: none"> Extended the planning horizon from 2041 to 2051 (30 years) Increase population and employment forecasts for York Region to 2.02 million and 990,000, respectively – representing an increase of approximately 200,000 people and 90,000 jobs from previous forecasts 	<p>Policy considerations include:</p> <ul style="list-style-type: none"> Through updated mapping and associated policies, urban expansion lands would require to meet key Regional conditions before being available for development Regional conditions include the availability of Regional infrastructure (through the Capital Plan and Master Plans), the Region’s financial sustainability, and may be tied to the Region achieving its annual intensification target Comprehensive planning at the local municipal level (i.e., high level concept plans, background studies, MES plans etc.) could proceed to avoid delays in development once the lands are serviced <p>Policy considerations to strengthen phasing at the local municipal level include:</p> <ul style="list-style-type: none"> A requirement for high level concept plans (or equivalent) for the entirety of the urban expansion area to identify more detailed phasing of development within new community areas to the satisfaction of the Region Additional minimal criteria for secondary plan approval may include:

ATTACHMENT 1

Types of Policies/Topic Area	Brief Description of Provincial Policy Change	Considerations/Proposed Direction for York Region Official Plan
		<ul style="list-style-type: none"> ○ logical progression of growth based on local infrastructure and local municipal services (schools etc.) ○ servicing allocation to the municipality ○ development of complete communities ○ a specified number of blocks receiving approval at once until the preceding phase is sufficiently built ○ a ratio of employment growth relative to population ○ coordination with adjacent municipalities in cases where Regional and/or local municipal infrastructure is shared ● Ability for the Town of East Gwillimbury to incorporate lands identified as “Future Urban” on Map 1B of Attachment 2 in high level concept plans
Housing	Updates to the Provincial Growth Plan require that a rental housing target be established.	<p>Policy considerations for establishing a new purpose-built rental unit target:</p> <ul style="list-style-type: none"> ● It is proposed that the Region-wide target for purpose-built rental housing be 1,000 new units per year. ● Distribute the region-wide target for purpose-built rental housing to local municipalities to assist with local municipal conformity and implementation. <p>Consideration for an updated the definition for “affordable” housing:</p> <ul style="list-style-type: none"> ● Rental: 125% of average market rent by bedroom type for the regional market area ● Ownership: Housing for which the purchase price results in annual accommodation costs which do not exceed 30 per cent of gross annual household income for low- and moderate-income households. Low- and moderate-income households are the lesser of households with incomes in the lowest 60 per cent of the income distribution for the regional market area or households with incomes in the lowest 60 per cent of the income distribution for the local market area.