

September 15, 2021

Chair Wayne Emmerson &  
Members of Regional Council  
Regional Municipality of York  
17250 Yonge Street  
Newmarket, Ontario  
L3Y 6Z1

**RE: *Regional Council Special Meeting of September 16, 2021  
Agenda Item F.1: Alternate 2051 Forecast and Land Needs Assessment  
Scenarios in Response to Consultation***

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The Building Industry and Land Development Association (BILD) and our York Chapter have been intently following Regional and municipal discussions related to the Regional Official Plan Review and related Municipal Comprehensive Review exercises across the Greater Toronto Area. We appreciate the opportunity to contribute to this dialogue, and as interested and effected stakeholders, we respectfully submit the following comments for your consideration as part of the stakeholder discussions related to the Region's MCR work in relation to the above noted staff report.

BILD's recommendations to policy makers are guided by the recognition that growth objectives, housing supply, affordability and choice must be balanced with broader social, economic and environmental issues and protections.

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### **Engagement with the Industry & Housing Affordability and Choice to 2051**

BILD appreciates the amount of stakeholder consultation associated to the Region's MCR conformity exercise. Very early on in the process, the Region established both an MCR Advisory Group and an MCR Technical Working Group with BILD and representatives of the BILD York Chapter in order to provide for pre-scheduled discussions on the LNA Methodology and ROPR process.

The purpose of these working groups was to allow for the industry and the Region to constructively and proactively discuss the process in advance, during, and post each strategic stage of the Region's MCR- related work. Aside from this very valuable forum, Regional staff have engaged BILD through many presentations at our York Chapter meetings.

At both the Advisory Group meetings and the York Chapter meetings, BILD continued to recommend that the Region consider, and present to Council, a set of alternative growth scenarios to determine 2051 land needs. We are pleased to see that this report does present an array of scenarios, and that it also moves forward with the Region's

commitment to recognize the necessity of the Whitebelt lands to accommodate future provincially directed growth. We would like to acknowledge and recognize the amount of work that the Region has undertaken in preparing this additional report.

It is essential that the Region's path forward contemplates a balanced approach to future growth and compliments the long-range vision of the Region and its respective local municipalities all while minimizing the risk to the Region that infrastructure investments are unrealized.

BILD and its' York Chapter members are committed to improving housing affordability and choice for the province's new home purchasers and renovation customers by positively impacting and upholding provincial legislation, regulation and policies that affect the industry and the residents of the GTA and province. The GTA is the fastest growing region in North America with its population increasing by 2.6 million, or almost 37 percent, from 7 million in 2019 to over 9.5 million by 2046 and our members are proud to be a part of building complete and balanced communities to support this growth.

The completion of the MCR process will have lasting impacts on the individual identity of the municipalities within the Region so it is critical that this is created and executed correctly. Each York Region municipality has its own respective visions and context for how they should grow over the next 30 years. Planning for the future is not a one-size-fits all approach. It is critical for the Region's work to respect the positions of the local Councils and must build their visions into the path forward. Also, planning for a balanced mix of housing is essential to the success of the Region.

Our members are vital to the ROPA's execution, and its' success is also predicated on a Plan that is supported by the industry, and is one that represents a path forward based on market demand and realistic planning, economic, and job-related projections.

The ROPR intends to strike a balance between all pressures. The real challenge is to select a scenario that sets the table, such that more than sufficient opportunities to realize on the Region's infrastructure investments are provided in order to minimize the risk to the Region's financial plan from ebbs and flows of economic forces or societal preferences.

### Complete Communities

We would like to take this opportunity to reinforce an incorrect narrative that often correlates settlement boundary expansions to sprawl. Sprawl is defined by uncontrolled growth of an urban area. As existing built up areas gentrify, new urban areas compliment, augment and replace traditional housing units with contemporary ones. BILD members proudly contribute to complete communities that emphasize walkability, protect and enhance environmental features, are transit supportive, contribute to housing choice and employment opportunities and incorporate community services.

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Our industry and its members are essential partners with all levels of government in the planning, development and building of complete communities and the required infrastructure to meet the needs of the rapidly and inevitably growing population in the GTA. We take this role very seriously as we work toward responsible planning and development of communities.

BILD also continues to support and be a significant part of balanced public policy initiatives that support housing supply and choice, and employment opportunities that contribute to the vitality of this region and its' citizens that are proud to call Ontario and York Region home.

We are committed to being a part of this significant discussion, with due respect for all participants and intentions. Our members have a keen interest in the future of York Region. Being your partners in building communities, we are grateful for the opportunity to be at the table and we look forward to our continued conversations related to the completion of this essential MCR work.

As critical stakeholders, our members look forward to continued engagement and dialogue to assist the Region in selecting an optimal alternative.

Sincerely,



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cc. Gabe DiMartino, BILD York Chapter Co-Chair  
Mike McLean, BILD York Chapter Co-Chair

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*The Building Industry and Land Development Association is an advocacy and educational group representing the building, land development and professional renovation industry in the Greater Toronto Area. BILD is the largest home builders' association in Canada, and is affiliated with the Ontario Home Builders' Association and the Canadian Home Builders' Association. It's 1,500 member companies consists not only of direct industry participants but also of supporting companies such as financial and professional service organizations, trade contractors, as well as manufacturers and suppliers of home-related products.*