

I.0

Motions

I.1

King Township - Growth to 2051

- **Moved by** Mayor Pellegrini
- **Seconded by** Mayor Scarpitti

That consideration of the following proposed motion be referred to the October 21, 2021 special meeting of Council to allow time for additional information to be brought forward by staff:

That the Whitebelt lands in King Township not be included to accommodate proposed growth to 2051, and instead re-direct growth towards settlement areas.

Carried

I.2

Future Land Needs for Whitchurch-Stouffville

- **Moved by** Mayor Lovatt
- **Seconded by** Mayor Hackson

That consideration of the following proposed motion be referred to the October 21, 2021 special meeting of Council to allow time for additional information to be brought forward by staff:

WHEREAS Highway 404 is one of the most significant pieces of infrastructure for people and major goods movement in York Region, and the lands along the Highway 404 corridor are strategic areas for future employment growth; and

WHEREAS Policy 1.3.2.6 of the Provincial Policy Statement, 2020, requires Planning authorities to protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations; and

WHEREAS Policies 1.1.2 and 1.3.2.7 of the Provincial Policy Statement, 2020, encourages Planning authorities to plan beyond 25 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon; and

WHEREAS the Town's proposed South Gormley Employment Expansion Area, abutting the Highway 404 corridor and the City of Markham's designated Future Employment Area, comprising 140ha, represents the most logical and viable location for future employment growth

within the Town, on lands designated as Countryside Area in the Oak Ridges Moraine Conservation Plan; and

WHEREAS the lands bound by Bethesda Road, Ninth Line, and abutting the current settlement area of the Community of Stouffville (i.e., Bethesda Lands), comprising 62ha, represents the most logical expansion to the Town's settlement area to accommodate future Community Area growth on lands designated as Countryside Area in the Oak Ridges Moraine Conservation Plan, and provides easy access to existing municipal services and community infrastructure, including the new Lincolnville GO Station and planned Major Transit Station Area (MTSA), which will provide more efficient use of higher order transit and infrastructure, and provide opportunities for creating a complete community; and

WHEREAS the Oak Ridges Moraine Conservation Plan (Implementation Section) permits the Region of York to consider the need to change or refine the boundaries of settlement areas as part of a Municipal Comprehensive Review undertaken in accordance with the Growth Plan for the Greater Golden Horseshoe, provided settlement area boundaries are not permitted to expand into Natural Core Areas or Natural Linkage Areas; and

WHEREAS Policy 2.2.8 j) of the Growth Plan for the Greater Golden Horseshoe, 2020, permits settlement area boundary expansions through the Region of York Municipal Comprehensive Review, provided the proposed expansion would meet any applicable requirements of the Oak Ridges Moraine Conservation (as per the Implementation Section of the ORMCP) and any applicable source protection plan; and

WHEREAS Regional Council on March 21, 2019, unanimously passed a motion requesting the province to designate certain lands on the east side of Highway 404 (including the South Gormley Employment Expansion Area) in the Town of Whitchurch-Stouffville, as a Provincially Significant Employment Zone under the Growth Plan; and

WHEREAS Regional Council on October 22, 2020, adopted staff recommendations as outlined in the Report: Potential for Employment Lands Along 400 Series Highways, October 8, 2020, requesting the province to develop a process allowing municipalities to access site-specific strategically located employment lands for employment uses within the Protected Countryside Area of the Greenbelt Plan, through a Municipal Comprehensive Review;

THEREFORE BE IT RESOLVED that Regional Council direct staff, through the on-going Municipal Comprehensive Review, to:

1. Implement a settlement area boundary expansion to include the proposed South Gormley Employment Expansion Area; and
2. Implement a settlement area boundary expansion to the Community of Stouffville to include the proposed Bethesda Lands.

Carried

I.3

Fully Include East Gwillimbury Whitebelt Lands in the 2051 Timeframe

- **Moved by** Mayor Hackson
- **Seconded by** Mayor Lovatt

That consideration of the following proposed motion be referred to the October 21, 2021 special meeting of Council to allow time for additional information to be brought forward by staff:

WHEREAS East Gwillimbury Council has unanimously supported and requested that the Region include all whitebelt lands in East Gwillimbury as urban settlement for future residential and employment area for the 2051 timeframe; and

WHEREAS The East Gwillimbury community has over 75% (46,170 acres) of land under permanent environmental protection through the Greenbelt legislation, Oak Ridges Moraine and Conservation Authority regulations; and

WHEREAS Our planned urban area will provide for multi-generation family-based housing that will be ground oriented and affordable. In addition, we are currently servicing our highway 404 employment area and the inclusion of additional employment lands will facilitate a balanced and complete live-work community; and

WHEREAS The East Gwillimbury Whitebelt Landowner Group is actively in discussions with York Region to ensure the UYSS (or alternative) is fully funded and financed within the East Gwillimbury community; and

WHEREAS All additional residential and employment growth in East Gwillimbury will contribute to the future York Region subway extension and all other future regional growth related capital costs.

THEREFORE BE IT RESOLVED That recommendation #1 be amended by adding the following clauses:

That Council direct staff to increase the contingency in the Land Needs Assessment to mitigate market risk by including all the remaining Whitebelt lands in the Town of East Gwillimbury into the Urban Settlement Area boundary as requested by the Town, and further, that staff be directed to include appropriate phasing policies in the Regional Official Plan to manage growth in East Gwillimbury in an orderly fashion; and,

That the Chief Administrative Officer report to the November Special Council meeting with recommendations for appropriate developer front-funding financing to implement the Upper York Sewage Solution and contribute to York Region's financing requirements, including the Yonge Street Subway extension.

Carried

I.4

Include Lands West of the Little Rouge as Residential

- **Moved by** Regional Councillor Jones
- **Seconded by** Regional Councillor Li

That consideration of the following proposed motion be referred to the October 21, 2021 special meeting of Council to allow time for additional information to be brought forward by staff:

WHEREAS York Region's Alternative 2051 Forecast and Land Needs Assessment Scenarios Report dated September 16, 2021 recommends a phased 50-55% intensification scenario in the update Regional Official Plan; and

WHEREAS the same Regional Report includes Attachment 3 "City of Markham and Town of Whitchurch-Stouffville Whitebelt Lands in the Phased 50-55% Scenario" identifying the lands bounded by Elgin Mills Road, Kennedy Road, 19th Avenue and Warden Avenue be designated as "Employment Area", and only the Hamlet of Almira as "Community Area"; and

WHEREAS the City of Markham's Comments on York Region's Proposed Growth Forecast to 2051 Report dated July 12, 2021 and Figures 1A and 1B recommend the entire eastern portion of the same block bounded by Elgin Mills Road, Kennedy Road, 19th Avenue and Warden Avenue be designated as "Community Area", extending to the north-south watercourse located mid-block; and

WHEREAS the same City Report identifies concerns with impacts and compatibility of future employment uses on adjacent residential development which may generate sensitive use concerns limiting the viability of employment uses; and

WHEREAS the same City Report recommends limiting employment uses to the western portion of the same block and designate as "Employment Area", to create a self-contained employment area with direct access to Warden Avenue; and

THEREFORE BE IT RESOLVED that the eastern portion of the block bounded by Elgin Mills Road, Kennedy Road, 19th Avenue and Warden Avenue be designated as "Community Area" as shown in Attachment 3: Preferred Option.

Carried

I.5

60% Intensification Target

- **Moved by** Mayor Taylor
- **Seconded by** Mayor Mrakas

That staff be directed to provide preliminary analysis on 60% intensification target.

Carried