



Minutes
YORK REGIONAL COUNCIL
Special Meeting

September 16, 2021
Electronic Meeting

Members: W. Emmerson, M. Bevilacqua, J. DiPaola, M. Ferri, R. Grossi,
V. Hackson, D. Hamilton, J. Heath, J. Jones, J. Li, I. Lovatt,
T. Mrakas, S. Pellegrini, C. Perrelli, M. Quirk, G. Rosati,
F. Scarpitti, J. Taylor, T. Vegh

Staff: D. Basso, P. Freeman, W. Kemp, D. Kuzmyk, J. Li, B. Macgregor,
M. Rabeau, C. Raynor, M.F. Turner

A. Call to Order

Regional Chair Emmerson called the meeting to order at 9 a.m. and made the following remarks:

“We acknowledge the land we are meeting on today is the traditional territory of many First Nations, including the Chippewas of Georgina Island and the Mississaugas of the Credit.

These lands are now home to many diverse Indigenous peoples.

We also acknowledge that York Region falls under Treaty 13 with the Mississaugas of the Credit and the Williams Treaties with several Mississauga and Chippewas First Nations.”

B. Disclosures of Interest

None

C. Presentations

C.1 Alternate 2051 Forecast and Land Needs Assessment Scenarios in Response to Consultation

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the presentation by Paul Bottomley, Manager, Policy, Research and Forecasting, Planning and Economic Development.

Carried

D. Deputations

D.1 Phil Pothen, Environmental Defence, Ontario Environment Program

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the deputation from Phil Pothen, Environmental Defence, Ontario Environment Program.

Carried

D.2 Matthew Heather, IBI Group on behalf of Nobleton Landowners Group

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the deputation from Matthew Heather, IBI Group on behalf of Nobleton Landowners Group.

Carried

D.3 Peter Miasek, on behalf of Unionville Residents Association

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the deputation from Peter Miasek, on behalf of Unionville Residents Association.

Carried

D.4 Don Given, Malone Given Parsons Ltd., on behalf of Kennedy Elgin Developments Ltd and First Elgin Developments Inc.

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the deputation from Don Given, Malone Given Parsons Ltd., on behalf of Kennedy Elgin Developments Ltd and First Elgin Developments Inc.

Carried

D.5 Don Given, Malone Given Parsons Ltd., on behalf of East Gwillimbury Whitebelt Landowners Group

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the deputation from Don Given, Malone Given Parsons Ltd., on behalf of East Gwillimbury Whitebelt Landowners Group.

Carried

D.6 Jim Brodie

The deputant was not in attendance.

D.7 Claire Malcolmson, Rescue Lake Simcoe Coalition

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the deputation from Claire Malcolmson, Rescue Lake Simcoe Coalition.

Carried

D.8 Katarzyna Sliwa, Dentons Canada LLP, on behalf of Flato Developments Inc. and Wyview Group

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the deputation from Katarzyna Sliwa, Dentons Canada LLP, on behalf of Flato Developments Inc. and Wyview Group.

Carried

D.9 Chris Pereira, M. Behar Planning & Design Limited, on behalf of Leslie Stouffville Landowners Association

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the deputation from Chris Pereira, M. Behar Planning & Design Limited, on behalf of Leslie Stouffville Landowners Association.

Carried

D.10 Irene Ford

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the deputation from Irene Ford.

Carried

D.11 Matthew Cory, Malone Given Parsons Ltd., on behalf of Vianova Group Inc, 2005 Bethesda Road, Whitchurch-Stouffville

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the deputation from Matthew Cory, Malone Given Parsons Ltd., on behalf of Vianova Group Inc, 2005 Bethesda Road, Whitchurch-Stouffville.

Carried

D.12 Colin Sue-Chue-Lam

The deputant was not in attendance.

E. Communications

E.1 Region's Municipal Comprehensive Review - East Gwillimbury's Update on Growth Management, Infrastructure and Financial Planning Coordination

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the communication from Leisl McDill, Council/Committee Coordinator and Information Analyst, Town of East Gwillimbury dated August 9, 2021.

Carried

E.2 Comments on Region's Proposed 2051 Growth Forecast and Land Needs Assessment

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the correspondence from Kristina Soolepp, Council Coordinator, Town of Whitchurch-Stouffville dated July 22, 2021.

Carried

E.3 Correspondence Related to Item F.1 - Alternate 2051 Forecast and Land Needs Assessment Scenarios in Response to Consultation

E.3.1 Opposition Form Letter Submitted by 197 Individuals

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the opposition form letter submitted by 197 individuals.

Carried

E.3.2 Alternate 2051 Forecast and Land Needs Assessment Scenarios

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the correspondence from Susan Lloyd Swaill dated September 15, 2021.

Carried

E.3.3 Building Industry and Land Development Association

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the correspondence from Paula J. Tenuta, Senior Vice President, Policy & Advocacy, Building Industry and Land Development Association dated September 15, 2021.

Carried

E.3.4 Vote “No” to Settlement Boundary Expansion - Use Growth to Complete Our Existing Communities

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the correspondence from Bernice Royce dated September 14, 2021.

Carried

E.3.5 Concerned Citizens of King Township

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the correspondence from J. Bruce Craig on behalf of Concerned Citizens of King Township dated September 14, 2021.

Carried

E.3.6 The Ontario Headwaters Institute

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the correspondence from Andrew McCammon, Executive Director on behalf of the Ontario Headwaters Institute dated September 15, 2021.

Carried

E.3.7 May Luong, Mathany and Higgs Law, on behalf of 2621484 Ontario Ltd.

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the correspondence from May Luong, Mathany and Higgs Law, on behalf of 2621484 Ontario Ltd. property owner of 12041 Woodbine Ave, Town of Whitchurch-Stouffville, dated September 15, 2021.

Carried

E.3.8 Pause for 10 Years

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the correspondence from Alexis Edghill Whalen dated September 15, 2021.

Carried

E.3.9 No to Expanding York Region's Settlement Area Boundary

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the correspondence from Patti Edwards dated September 15, 2021.

Carried

E.4 Urban Expansion Requests within the Oak Ridges Moraine area of the Greenbelt Plan

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council receive the memorandum from Paul Freeman, Chief Planner dated September 15, 2021.

Carried

Council recessed at 12:30 p.m. and reconvened at 1:14 p.m.

F. Consideration and Adoption of Reports

F.1 Alternate 2051 Forecast and Land Needs Assessment Scenarios in Response to Consultation

Moved by Regional Councillor Jones

Seconded by Mayor Mrakas

That Council refer the staff report dated September 3, 2021 from the Commissioner of Corporate Services and the Chief Planner containing the following recommendations to a special meeting of Council on October 21, 2021:

1. Council direct staff to proceed with a phased 50-55% intensification scenario in the updated Regional Official Plan, specifically 50% intensification annually to 2041 and 55% intensification annually from 2041 to 2051.

2. The Regional Clerk forward this report to the local municipalities, the Ministry of Municipal Affairs and Housing and to the Region's Members of Provincial Parliament.

Carried

G. Private Session

None

H. Other Business

H.1 Retirement - Mayor David Barrow

Regional Chair Emmerson announced the retirement of Mayor David Barrow from Richmond Hill Council and York Regional Council. Mayor Barrow sat on Regional Council for the past 24 years, has chaired the Finance and Administration Committee for the past eight years and has been a member of a number of committees and boards.

On behalf of Regional Council, Regional Chair Emmerson extended sincere appreciation to Mayor Barrow for more than 35 years of public service and dedication to York Region residents and communities and wished him the best of health and happiness in his retirement.

H.2 Federal Election - September 20, 2021

Regional Chair Emmerson noted that Canada's 44th general election will be held on September 20, 2021 and encouraged everyone to vote.

H.3 COVID-19 Update

Regional Chair Emmerson provided an update on COVID-19 matters related to vaccine certificates and school boards.

I. 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:

- a. Implement a settlement area boundary expansion to include the proposed South Gormley Employment Expansion Area; and
- b. 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

J. Confirmatory Bylaw

Moved by Mayor Bevilacqua

Seconded by Mayor Pellegrini

That Council enact Bylaw No. 2021-74 to confirm the proceedings of this special meeting of Council held on September 16, 2021.

Carried

K. Adjournment

The special meeting of Council adjourned at 2:52 p.m.

Regional Clerk

Minutes confirmed and adopted at the meeting of Council held on October 28, 2021.

Regional Chair