



Office of the Chief Planner
Corporate Services Department

MEMORANDUM

To: Regional Chair Emmerson and Members of Regional Council

From: Paul Freeman
Chief Planner

Date: November 12, 2021

Re: Updated Draft Regional Official Plan
Reflecting October 21, 2021 Council Growth Management Direction

The draft Regional Official Plan was tabled at Committee of the Whole for the purposes of ongoing consultation

On November 11 2021, Committee of the Whole was presented the draft [Regional Official Plan](#) (ROP) following a series of direction reports to Council and proactive consultation and engagement on the Municipal Comprehensive Review (MCR) with local municipalities, Indigenous communities, stakeholders and the public. At the time of finalizing the draft ROP for Committee of the Whole, technical work to incorporate Council's October 21, 2021 direction on the forecast and land needs assessment was still underway.

The attached updated draft ROP reflects results of the forecasting and growth management analysis to incorporate Council's direction of October 21, 2021

Council endorsed a Phased 50-55% Intensification Scenario and provided additional direction on where and how the Region is to accommodate growth to 2051, through [four approved motions](#). The following are the tasks undertaken to implement Council's direction:

1. Updated mapping to incorporate modifications to designations, overlays and identifications
2. Analysis to calculate and distribute population, employment, and housing units to reflect Council's direction with corresponding updates to Table 1: Local Municipal Population and Employment Forecasts, and Table 6: Local Municipal Intensification Units

The Phased 50-55% Intensification Scenario is maintained following implementation of Council's four approved motions

Forecasting to achieve intensification rates is based on the distribution of planned housing units between the Built-up Area (BUA), and the Designated Greenfield Area (DGA). While Council's direction included adding whitebelt (DGA) lands in East Gwillimbury, it also involved removal of whitebelt (DGA) lands in the Township of King and the Town of Whitchurch-Stouffville. The impact of the Whitchurch-Stouffville motion is a slight reduction in forecasted population and an increase in forecasted employment growth, which is somewhat offset by the City of Markham motion which had the opposite effect (reduced employment growth and increased population growth). Within the Township of King, redistributing the whitebelt growth to the existing and established communities results in portions being allocated to the DGA and the BUA.

The net result of movement of housing units between the DGA and the BUA preserves the forecasted intensification rates of the Phased 50-55% Intensification Scenario.

Whitebelt lands in Whitchurch-Stouffville subject to approved Minister Zoning Orders have been included as Community Area

While Council's direction was that the Gormley South Employment Area and the Stouffville Bethesda lands be added in lieu of the Town of Whitchurch-Stouffville whitebelt lands, a portion of these whitebelt lands between Highway 48 and McCowan Road have been maintained as community land given recent approved Minister Zoning Orders which permit urban development.

This updated version of the draft ROP corrects inadvertent errors to MTSA information introduced in the November 11, 2021 version of the draft ROP

When preparing the initial draft ROP, [Attachment 1](#) to the November 11, 2021 Committee of the Whole report, MTSA information imported was not the most current file. Some MTSA information was therefore not reflective of Council direction or boundary and density target refinements supported by local municipalities and interested stakeholders. The revised draft ROP attached to this memorandum corrects these inaccuracies in the manner noted in Attachment 2.

It is the attached version of the draft ROP that will be the basis for ongoing MCR consultation following which staff will report back to Council.



Paul Freeman, MCIP, RPP
Chief Planner



Bruce Macgregor
Chief Administrative Officer

Attachments (2)
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