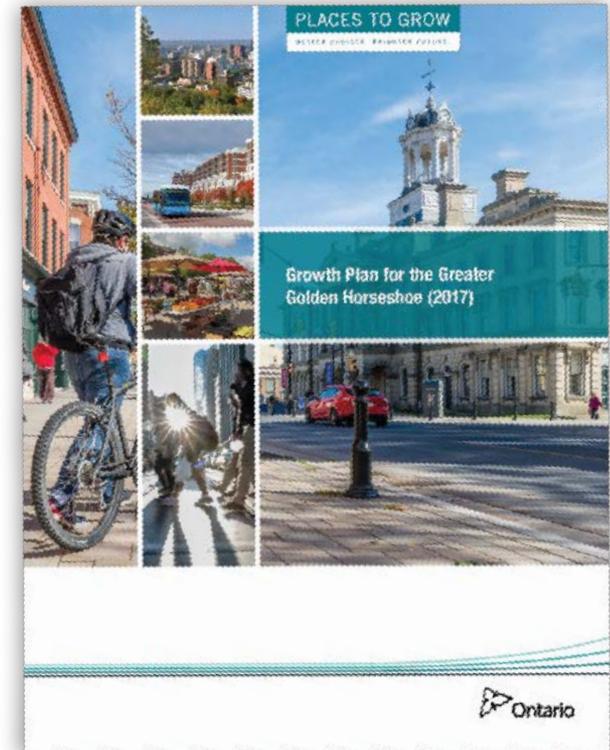


# Proposed Amendment 1 to the Growth Plan

Paul Freeman, Chief Planner  
Planning and Economic Development  
February 21, 2019

# Province is Proposing Amendments to the Growth Plan

- July 1, 2017 – Release of New Growth Plan
- Fall 2018 - Provincial workshops on Growth Plan implementation issues
- January 15, 2019 – release of proposed Amendment 1 to the Growth Plan
- Changes intended to address barriers to increasing housing supply, creating jobs and attracting investment
- Comments are due to the Province by February 28, 2019

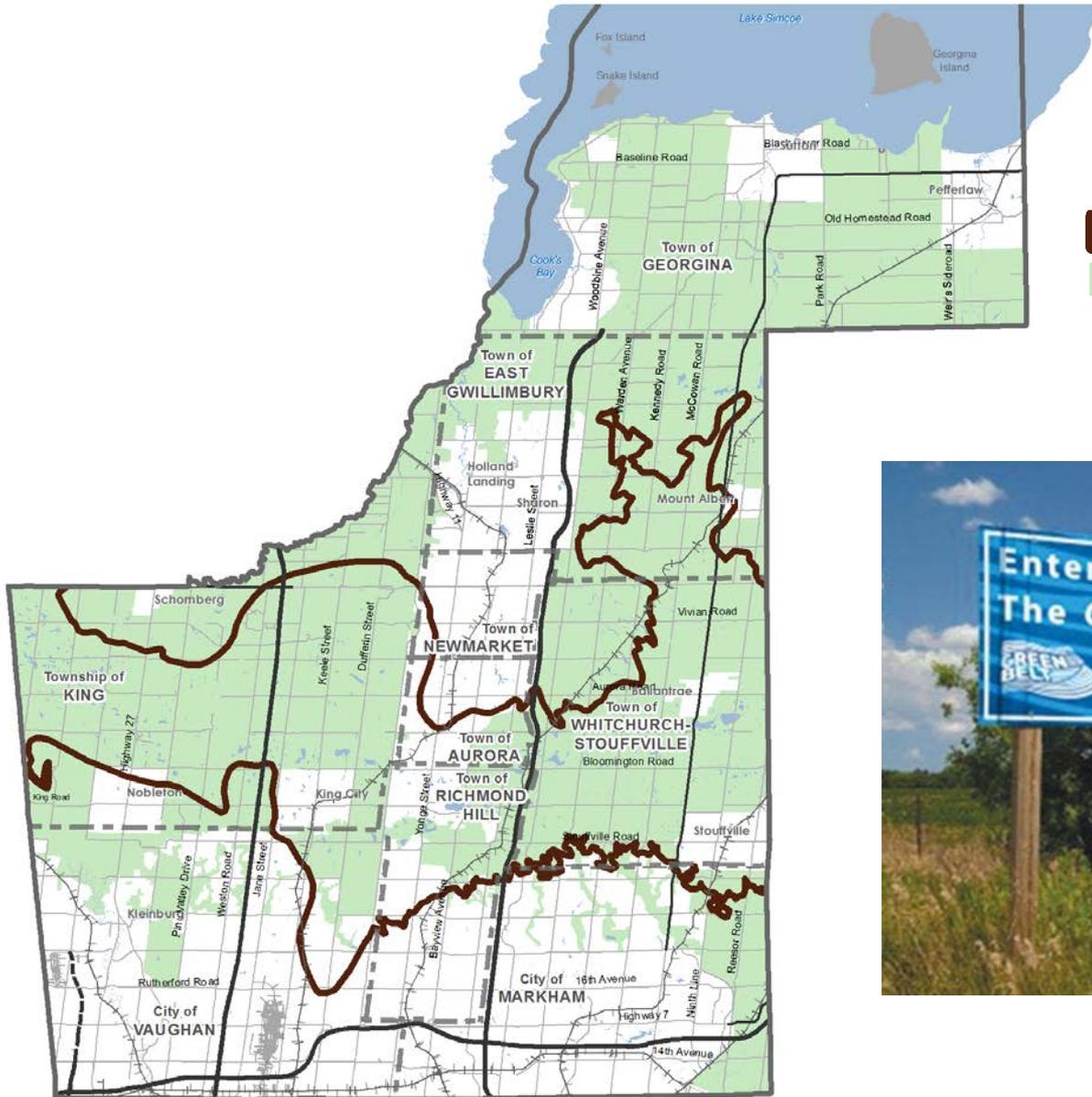


# Growth Plan Amendment Themes

1. Intensification and Density Targets
2. Major Transit Station Areas
3. Employment Planning
4. Settlement Area Boundary Expansion
5. Small Rural Settlements
6. Agricultural and Natural Heritage Systems



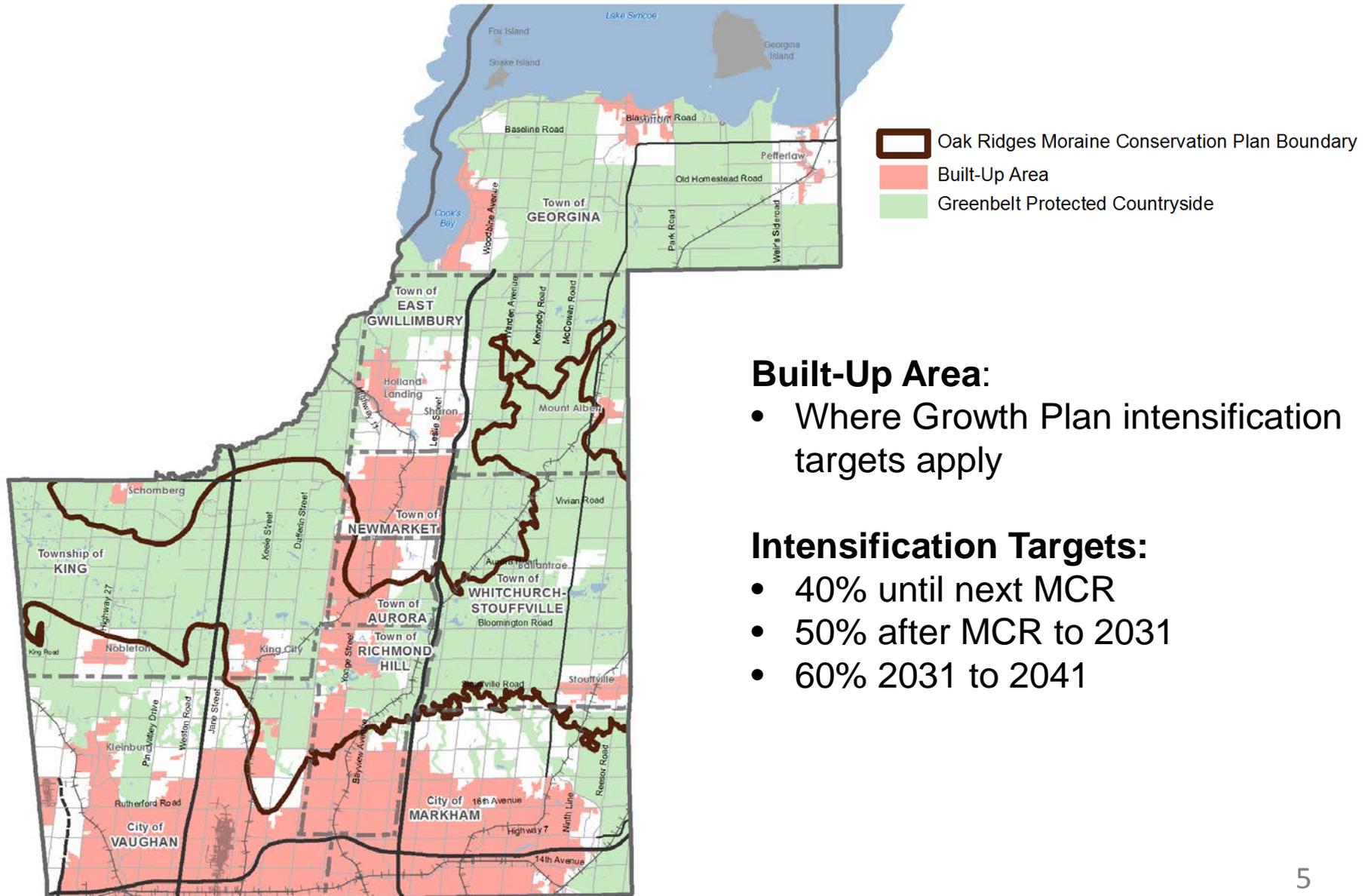
# York Region Urban Structure and Land Use



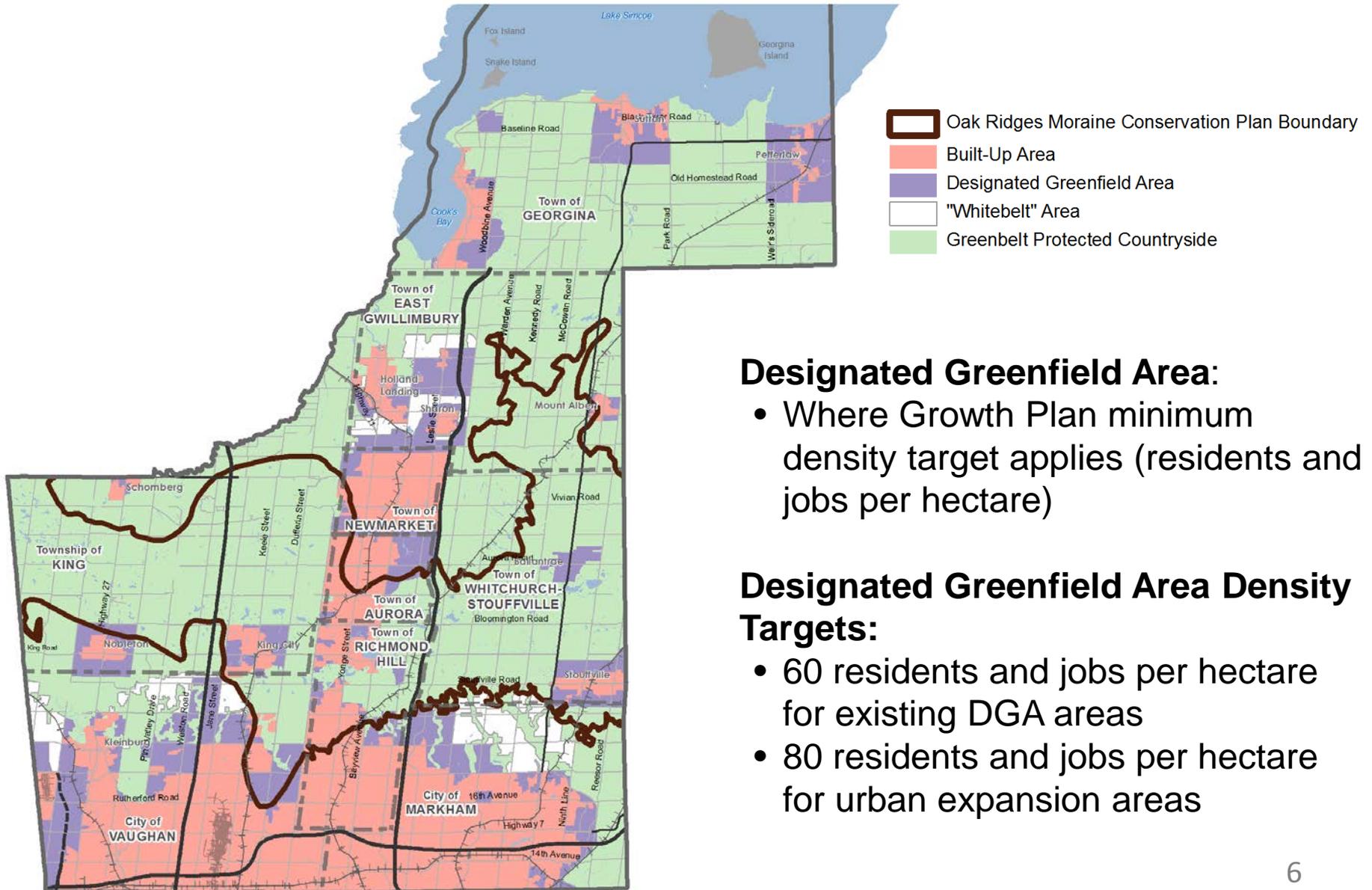
-  Oak Ridges Moraine Conservation Plan Boundary
-  Greenbelt Protected Countryside



# Current 2017 Growth Plan Intensification Targets



# Current 2017 Growth Plan Density Targets



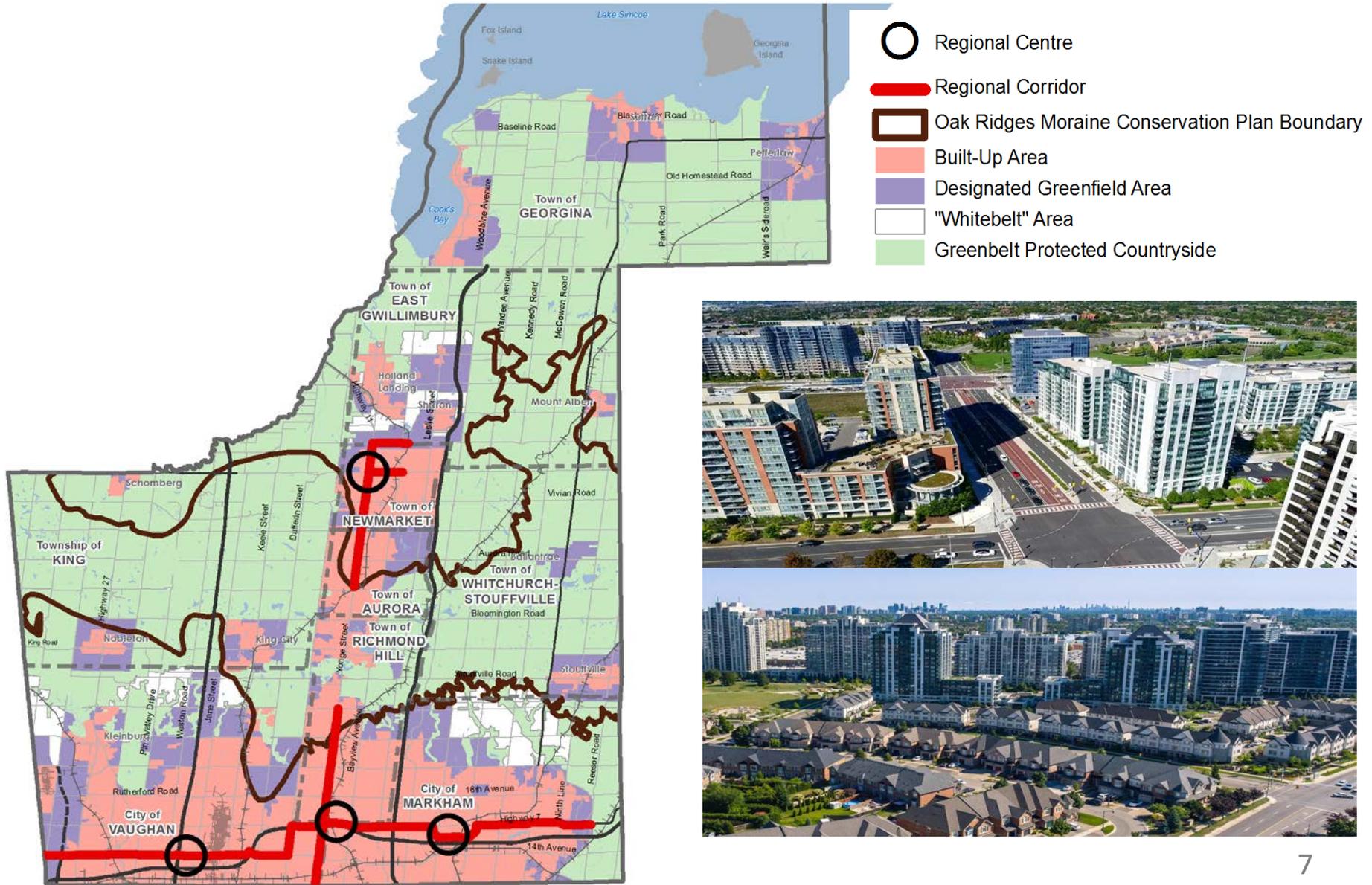
## Designated Greenfield Area:

- Where Growth Plan minimum density target applies (residents and jobs per hectare)

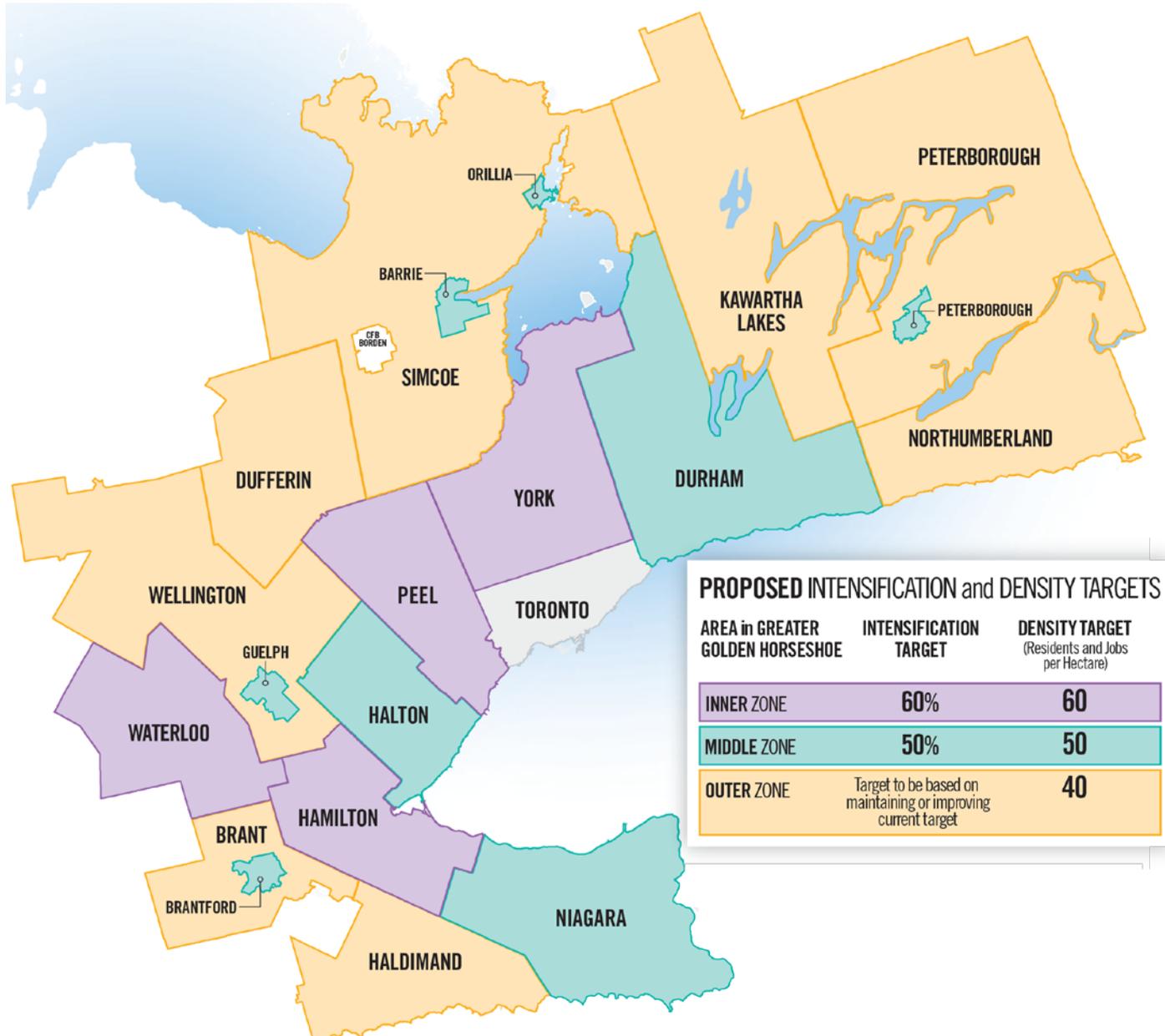
## Designated Greenfield Area Density Targets:

- 60 residents and jobs per hectare for existing DGA areas
- 80 residents and jobs per hectare for urban expansion areas

# York Region Urban Structure and Land Use



# Proposed Growth Plan Intensification and Density Targets



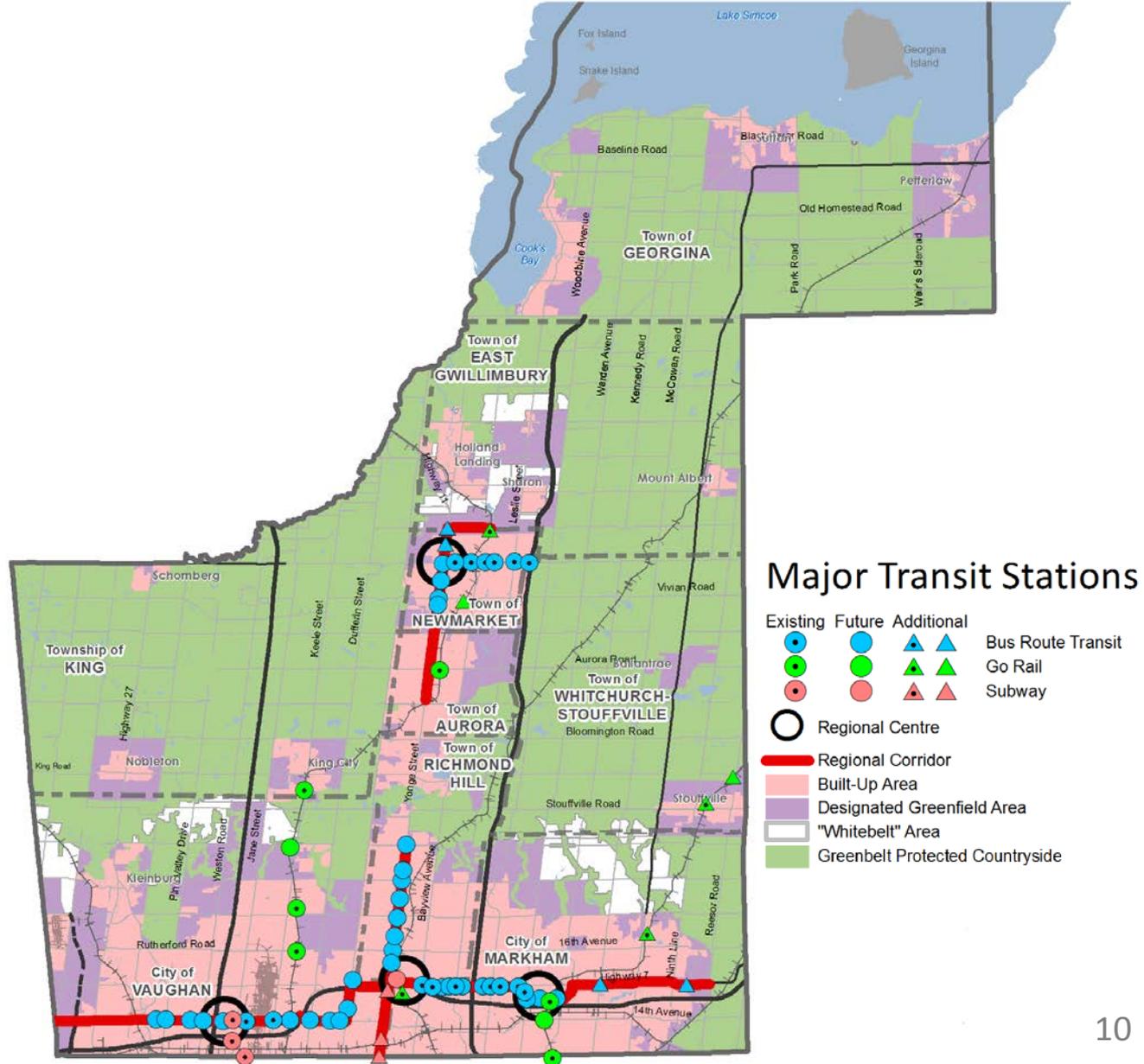
# Proposed Growth Plan Intensification and Density Targets

Policy Area	2017 Growth Plan	Proposed Amendment 1
Intensification Target (for built-up area)	50% to 2031 60% from 2031 to 2041	60% to 2041
Designated Greenfield Area Target	60 residents and jobs per hectare in existing DGA  80 residents and jobs per hectare for any urban expansion lands	60 residents and jobs per hectare for all DGA

Proposed intensification & density targets for York Region are supported

# Major Transit Station Areas

Municipality	Number of MTSAs
Aurora	1
East Gwillimbury	2
King	1
Markham	15
Markham/ Richmond Hill	5
Vaughan/ Markham	3
Newmarket	12
Richmond Hill	10
Richmond Hill/ Vaughan	1
Vaughan	18
Whitchurch-Stouffville	2
<b>Total</b>	<b>70</b>



# Major Transit Station Areas

- MTSAAs can generally be approximately 500 to 800 metre radius from a major transit station
- Process and criteria for alternative MTSA minimum density targets has been simplified
- Can delineate and set density targets for MTSAAs ahead of MCR



Amendment 1 will not affect the Region's approach to MTSAAs

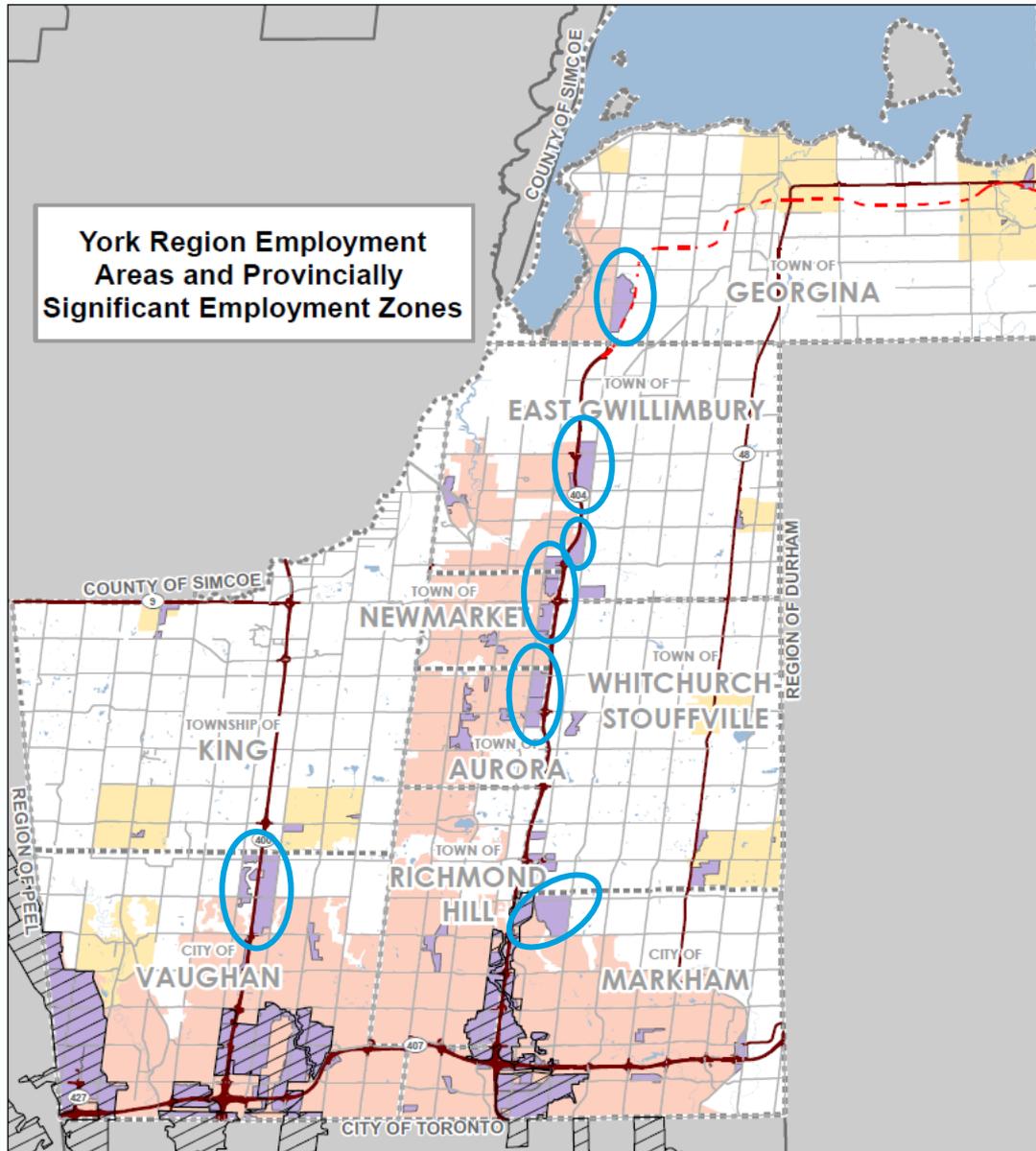
# Planning for Employment Areas

- Under current 2017 Growth Plan, conversions may only be considered at time of MCR
- Amendment proposes one-time window for employment land conversions prior to MCR
- Includes criteria, including requirement to maintain a significant number of jobs



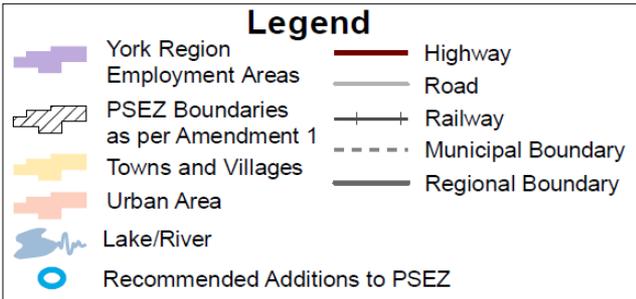
Consideration of employment land conversions should continue to be at the time of MCR

# Proposed Provincially Significant Employment Zones



York Region Employment Areas and Provincially Significant Employment Zones

Provincially Significant Employment Zones should include additional areas



# Settlement Area Boundary Expansions

## **Proposed Amendments include:**

- Small scale settlement area boundary expansion may occur outside of MCR
  - Up to 40 hectares
  - Must have municipal servicing with available capacity
  - Taken into account in forecast and land budget work of next MCR
- Settlement area boundaries may be adjusted outside of MCR provided no net increase in land area
- Simplified criteria to determine location of settlement area boundary expansions

**Settlement area boundary expansion should continue to be considered through MCR**

# Other Proposed Growth Plan Amendments

## Small Rural Settlement Areas

- Minor boundary adjustments of non - Greenbelt rural settlement areas may occur outside of MCR



## Agricultural and Natural Heritage Systems

- Provincial agricultural system and natural heritage system mapping will be refined through MCR



Rural settlement boundary adjustments should be considered through MCR

# Comments on Proposed Growth Plan Amendments

## Proposed Growth Plan Amendments supported:

- Intensification and density targets for York Region
- Provincially significant employment zones with recommended changes
- Simplified criteria to assess potential urban expansion locations
- Increased flexibility to delineate MTSAs
- Refinement of Agricultural and Natural Heritage System mapping through MCR

## Recommended changes:

- Maintain consideration of employment land conversions through MCR
- Maintain settlement area and rural settlement boundary expansions at time of MCR
- Alternative intensification target criteria should build on historic intensification level
- Consistent DGA density targets across all GGH zones

# Next Steps

- Province to finalize Growth Plan Amendment 1 in Spring 2019
- Changes are anticipated to Planning Act and Provincial Policy Statement in Spring of 2019
- Staff will assess impact of Growth Plan amendments and Provincial policy changes on MCR process and schedule
- Forthcoming MCR staff reports:
  - March 2019 – Employment Land Conversion Criteria
  - April 2019 – Planning for Intensification
  - May 2019 – Planning for Employment

On target to complete MCR and Update Regional Official Plan by 2020

# Recommendations

- Council endorse the report and attachments as the Region's submission to the Province on proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2017
- Regional clerk forward the report and attachments to the Ministry of Municipal Affairs and Housing, the Clerks of the local municipalities and the Clerks of the other upper and single-tier municipalities in the GTHA

# THANK YOU

For more information  
Contact Paul Freeman, Chief Planner  
[Paul.Freeman@york.ca](mailto:Paul.Freeman@york.ca), extension 71534

