

A photograph of the York Region clock tower building, featuring two prominent cylindrical towers with clock faces, set against a clear blue sky. The building has a modern, curved design with large windows.

# 2022 York Region Official Plan Adoption

Presented to  
**Committee of the Whole**

Presented by  
**Paul Freeman, Sandra Malcic and Ed Hankins**

June 16, 2022

The York Region logo, featuring a stylized white bird or wing icon above the text "York Region" in a white serif font.

**York Region**

THE MCR BEGAN IN

2014

Municipal Comprehensive Review begins

2015

Coordinated Provincial Plans Review

February 2020



October 2019



PROPOSED FOR ADOPTION / JUNE 2022

# 2022 PROPOSED YORK REGION OFFICIAL PLAN

Implementing York Region's Vision of Strong, Caring, Safe Communities.

JUNE 2022



February 2019

Amendment 1 Growth Plan

May 2019



October 2021



December 2021



# THE 2022 PROPOSED ROP IS A MAJOR MILESTONE

- Third Official Plan in York Region's 50-year history
- Signifies an important achievement for integrated land use planning in the Region
- Sets direction for growth over the next 30 years aligned with master plans
- Updated planning policies
- Addresses new Provincial policy direction

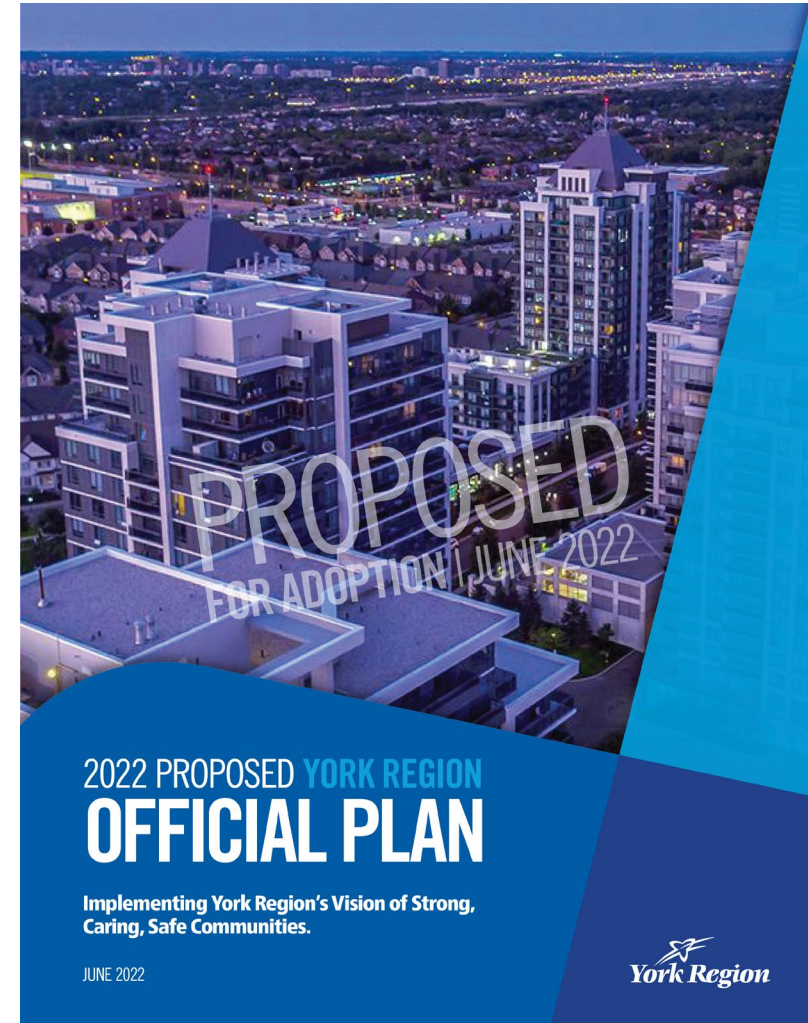


# A NEW STANDARD FOR INTEGRATED PLANNING

- Managing unprecedented growth responsibly
- Increased alignment and integration of growth management
- Developed policies closely with Local Municipalities
- Engaged Indigenous communities simultaneously with WWMP and TMP
- Discussed the ROP with more people than ever before
- Public was engaged and in tune with the ROP process and opportunities for input
- Balanced a range of competing stakeholder interests

# OUTLINE

- 2022 ROP: A Milestone
  1. Understanding the Proposed ROP and Attachments
  2. Further recommended changes
  3. Fiscal Impact Analysis of the ROP
- Conclusion & Next Steps



# UNDERSTANDING THE PROPOSED ROP AND ATTACHMENTS

# PROPOSED ROP REPORT


<b>Attachment #</b>	<b>Purpose</b>
1	Proposed ROP for adoption* (text and maps)
2	* Further changes recommended
3	* ORMCP edits required prior to adoption
4	Statutory requirements to update the ROP
5	Indigenous engagement summary
6	Comments not addressed through May (including those received in May)
7	Table outlining conformity with applicable Provincial plans
8	Fiscal impact analysis of the proposed ROP

# FURTHER DISCUSSION WITH THE PUBLIC AND STAKEHOLDERS SINCE MAY 2022

- May 12 Statutory Open House and May 19 Statutory Public Meeting
- Meetings with Local Municipalities

We have been receiving feedback on the draft ROP released in Nov 2021

- The Region's 2010 Official Plan (ROP) is being updated with new information and to align with Provincial plans
- A draft of the Region Official Plan was released in November 2021 for public comment
- A live virtual Open House was held in January 2022
  - See the Engagement Report Summary



PURPOSE OF STATUTORY PUBLIC MEETING

- Public opportunity to speak on the draft ROP
- Specified in the Planning Act
- Comments to be considered by staff and Council prior to adopting an updated draft ROP
- Summary of deputations/submissions will be provided to Council in June



Thoughtful input prompted further recommended changes



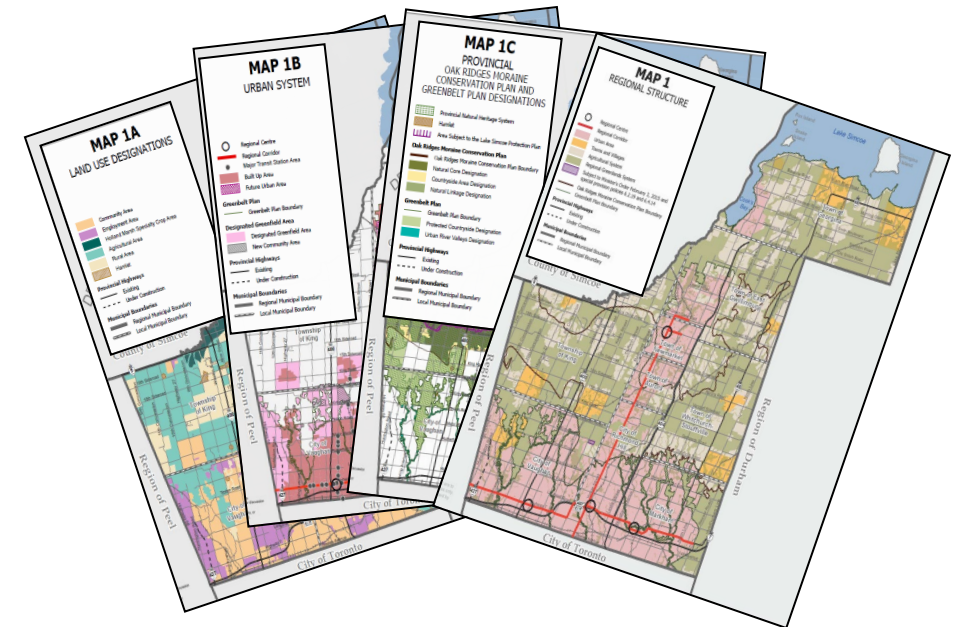
# PROPOSED ROP CHANGES

# FURTHER RECOMMENDED CHANGES SINCE MAY REPORT

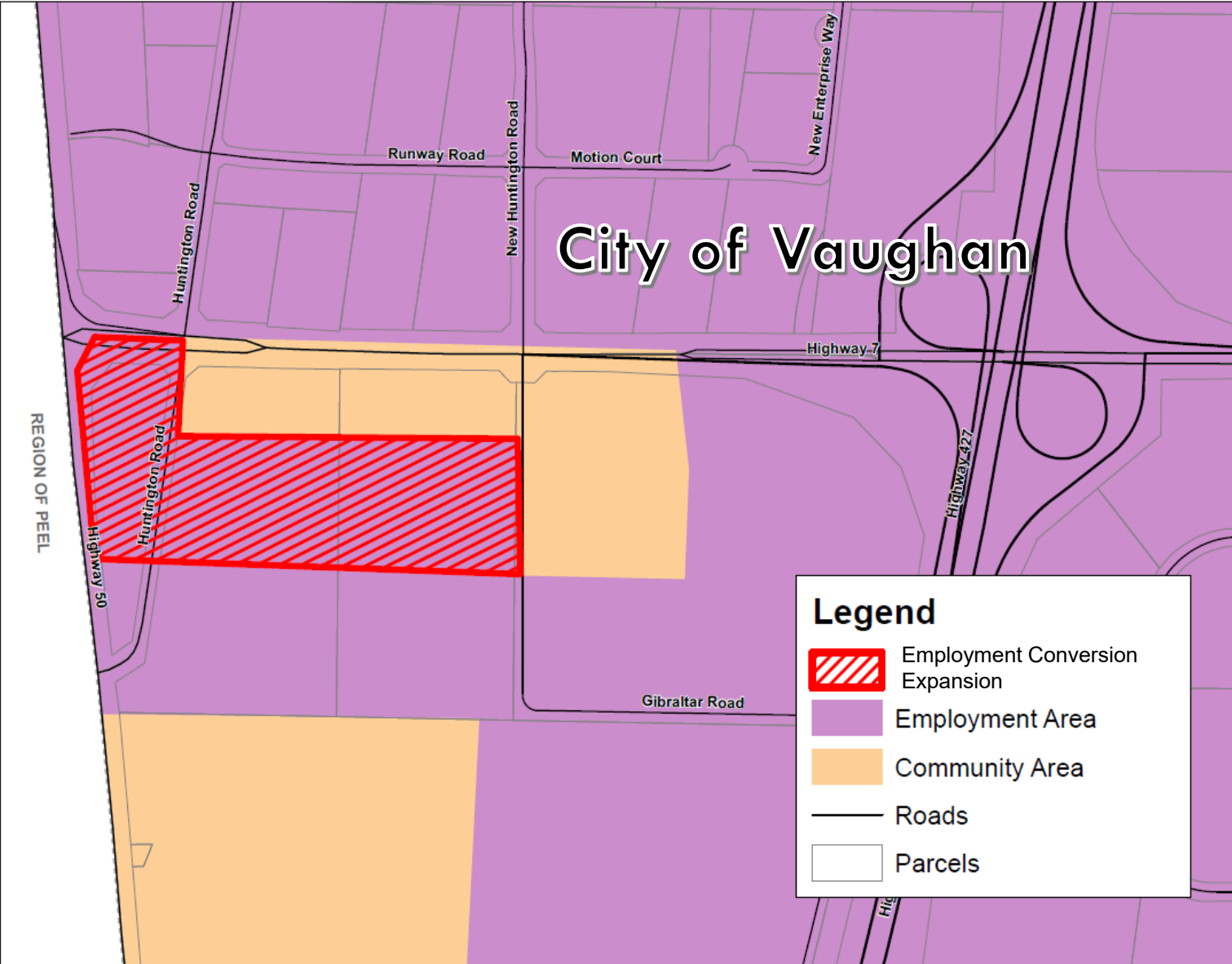
- Indigenous Engagement
  - Land Acknowledgement
  - Greater acknowledgement of role of Indigenous communities
  - Ontario Treaty Map link
- Further phasing policy refinements
- Recognize existing secondary plan policies for minimum vegetative protective zones
- Process to delineate Buttonville airport employment land
- Conformity amendments regarding Urban Growth Centres and defining the Designated Greenfield Area

# RECOMMENDED MAPPING CHANGES

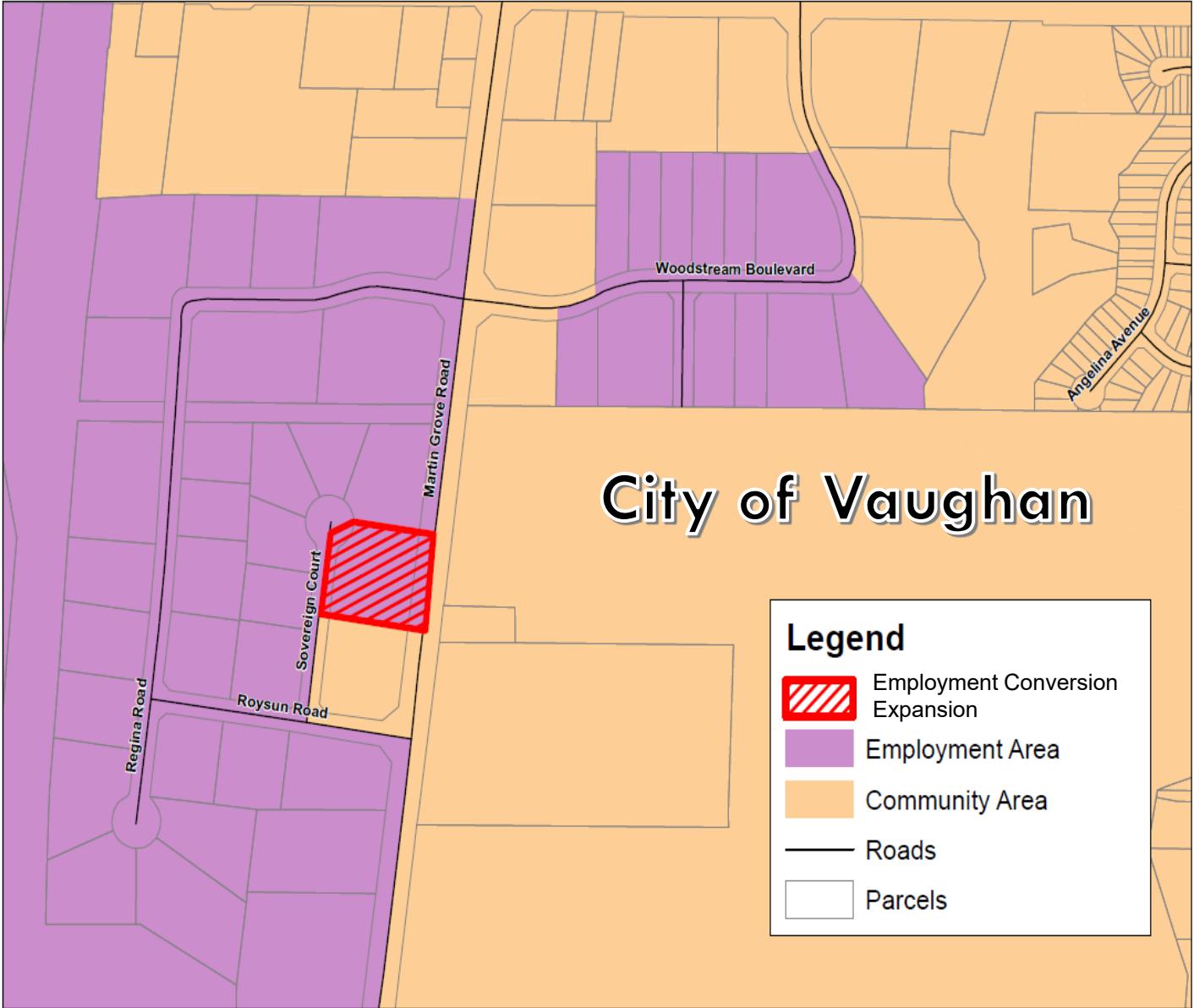
- Employment Area designations:
  - ‘Employment triangle’ Northeast of Keele Street and Major Mackenzie Drive West, Vaughan as employment
  - 8000 Warden Avenue, Markham



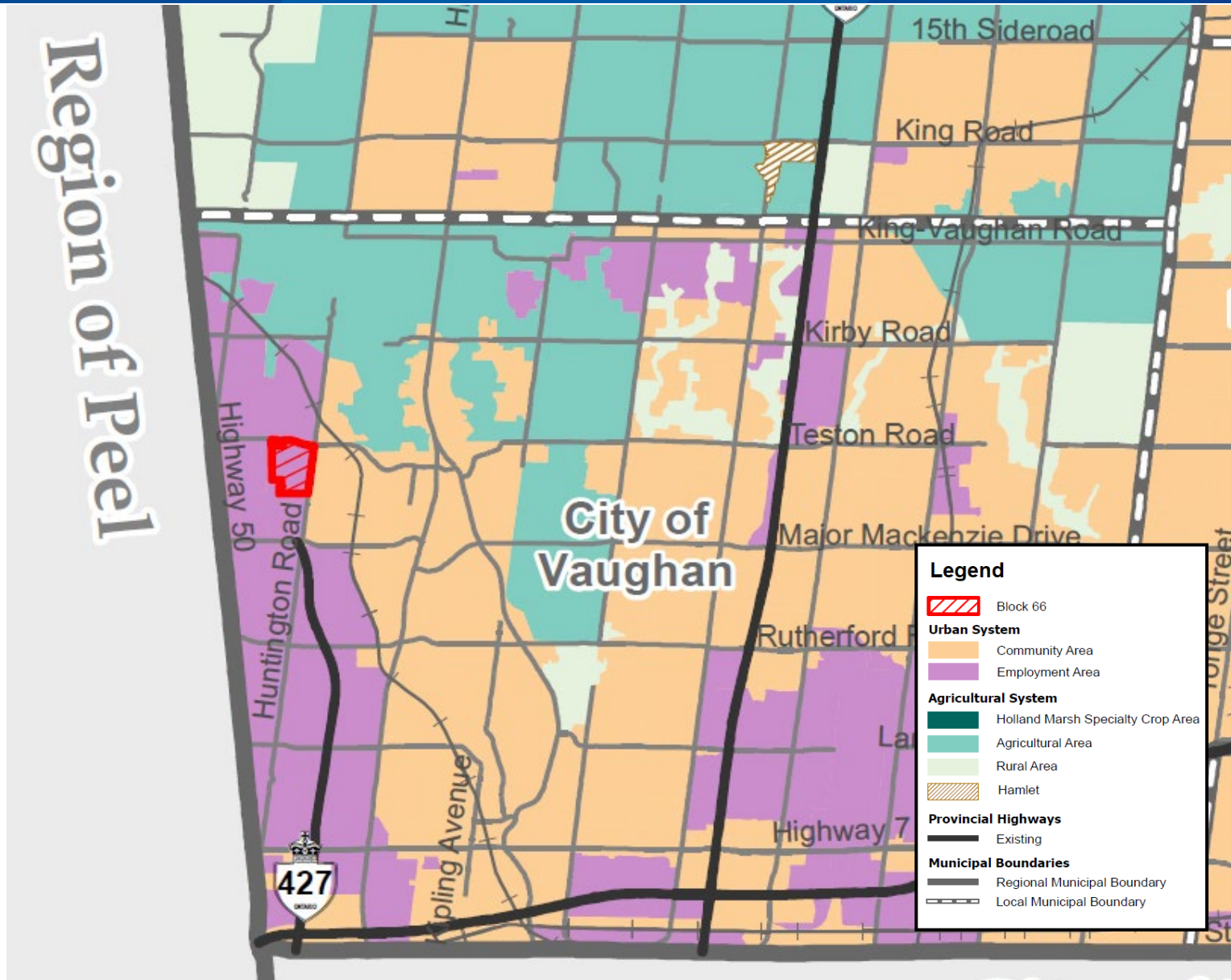
# FURTHER DIRECTION RECEIVED AT MAY 26 COUNCIL – V25



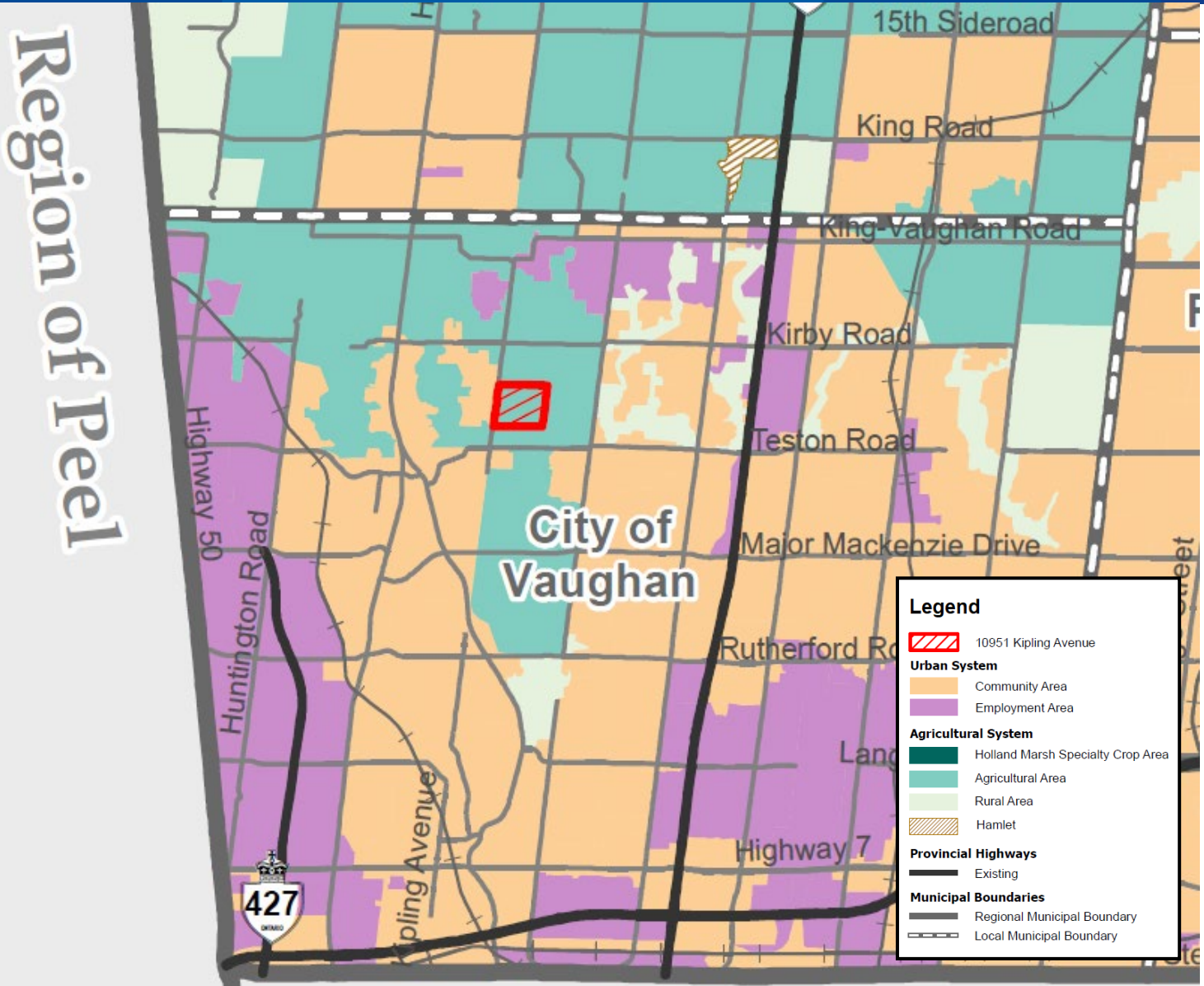
# FURTHER DIRECTION RECEIVED AT MAY 26 COUNCIL – V30



# BLOCK 66 EAST



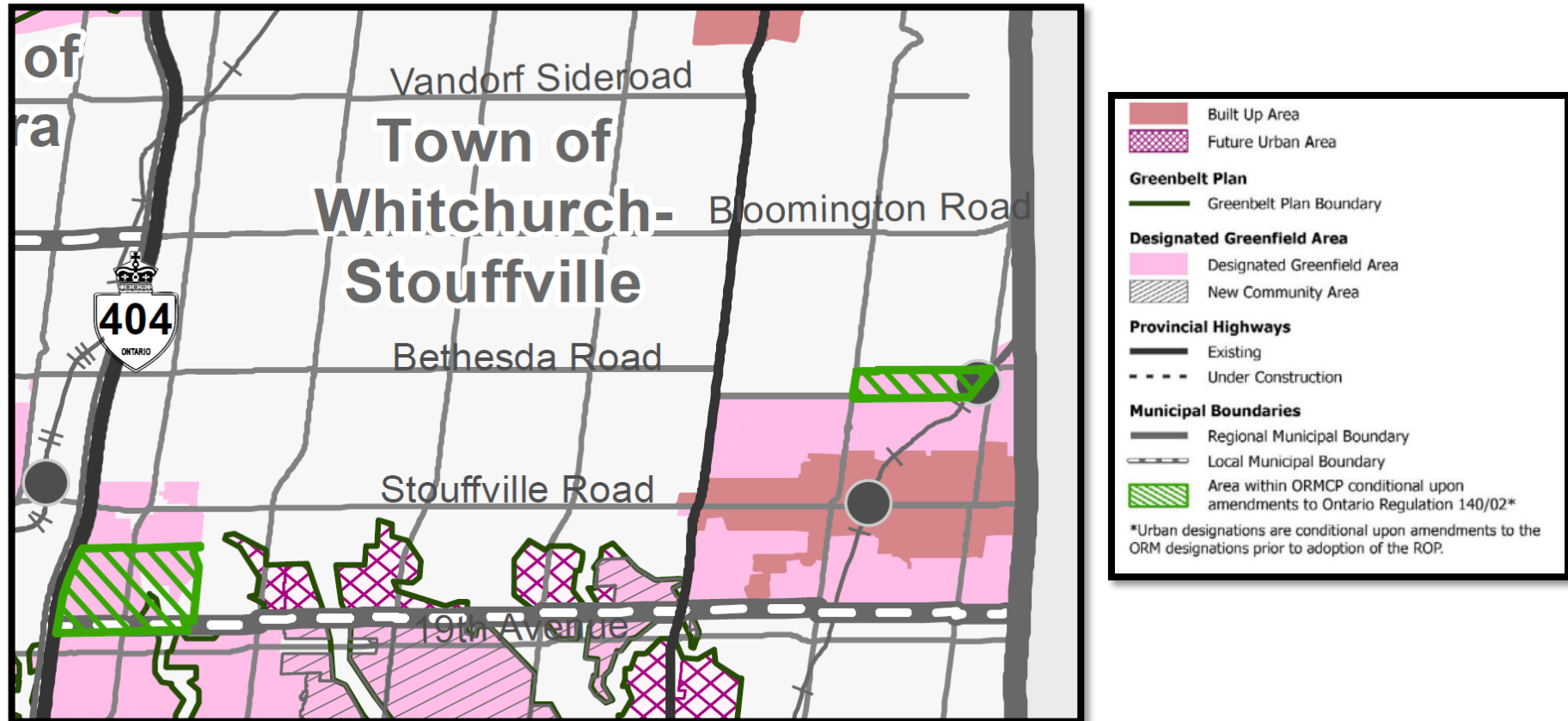
# 10951 KIPLING AVENUE



# ATTACHMENT 3 — ROP ADOPTION MUST CONFORM

## Edits required:

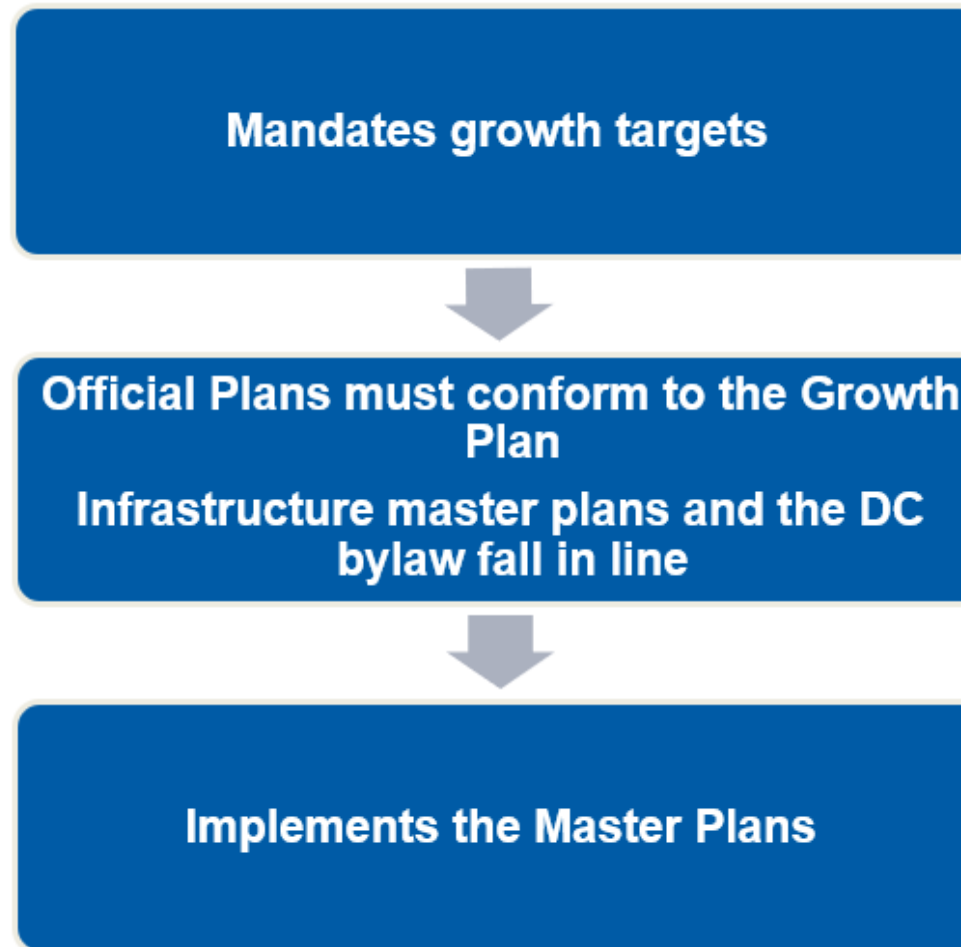
- Table 1: Adjust forecasted population and employment
- Remove non-conforming content: Maps 1, 1A, 1B, 2, 4, 6, 9B, 10 and Appendix 1





# FISCAL IMPACT ANALYSIS ON THE ROP

# MCR INTEGRATED APPROACH TO LAND USE PLANNING AND INFRASTRUCTURE



# ONGOING COMMITMENT TO FISCAL PRUDENCE



## **Fiscal Strategy and Long-term Debt Management Plan**

- Manages debt level
- Reached net investor status in 2019
- Regained AAA credit rating in 2021, while managing the impact of the global pandemic



## **Water and Wastewater User Rate Study and Financial Sustainability Plan**

- Achieves and maintains full cost recovery starting in 2022
- Rate increases that meet standard tests of affordability

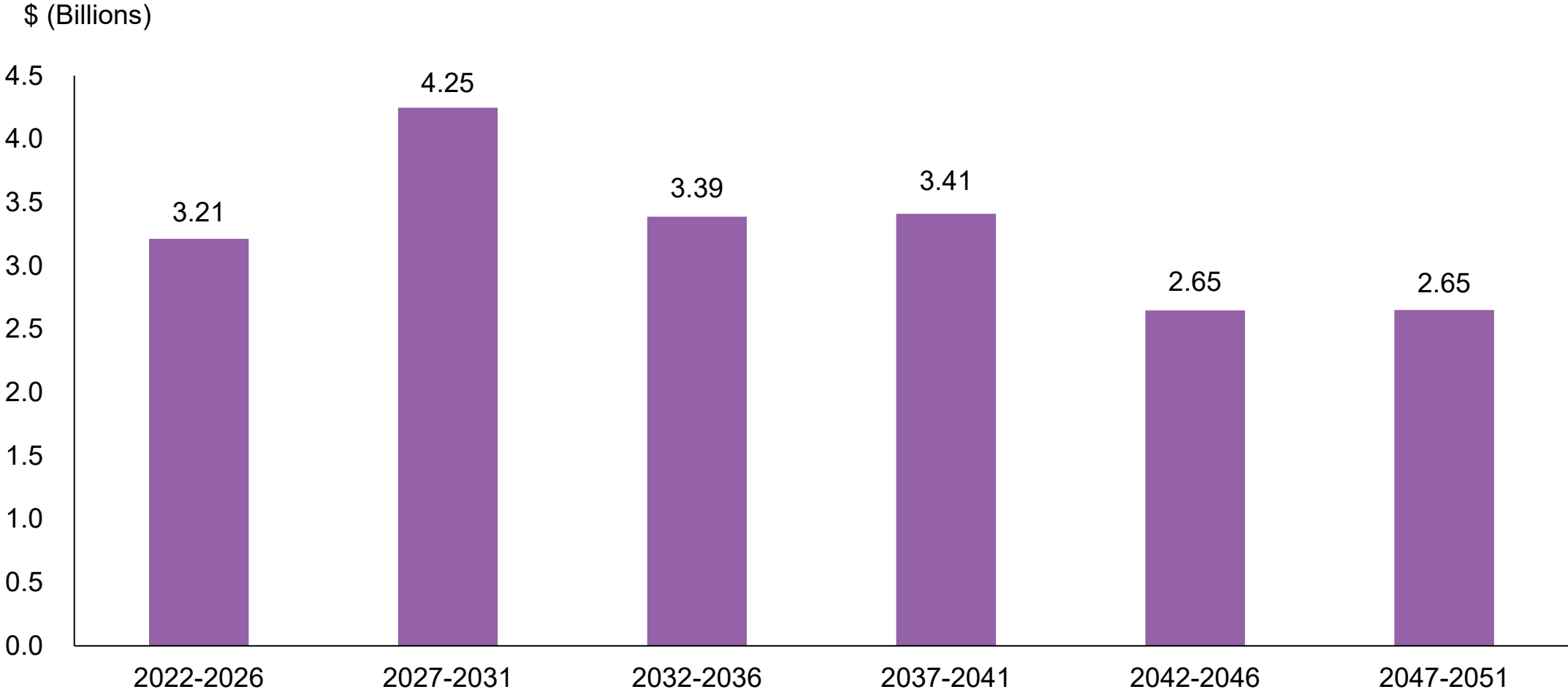


## **Multi-year Budget**

- Provides a longer-term outlook for service planning
- Reduces uncertainty regarding future tax levies
- Improves fiscal discipline

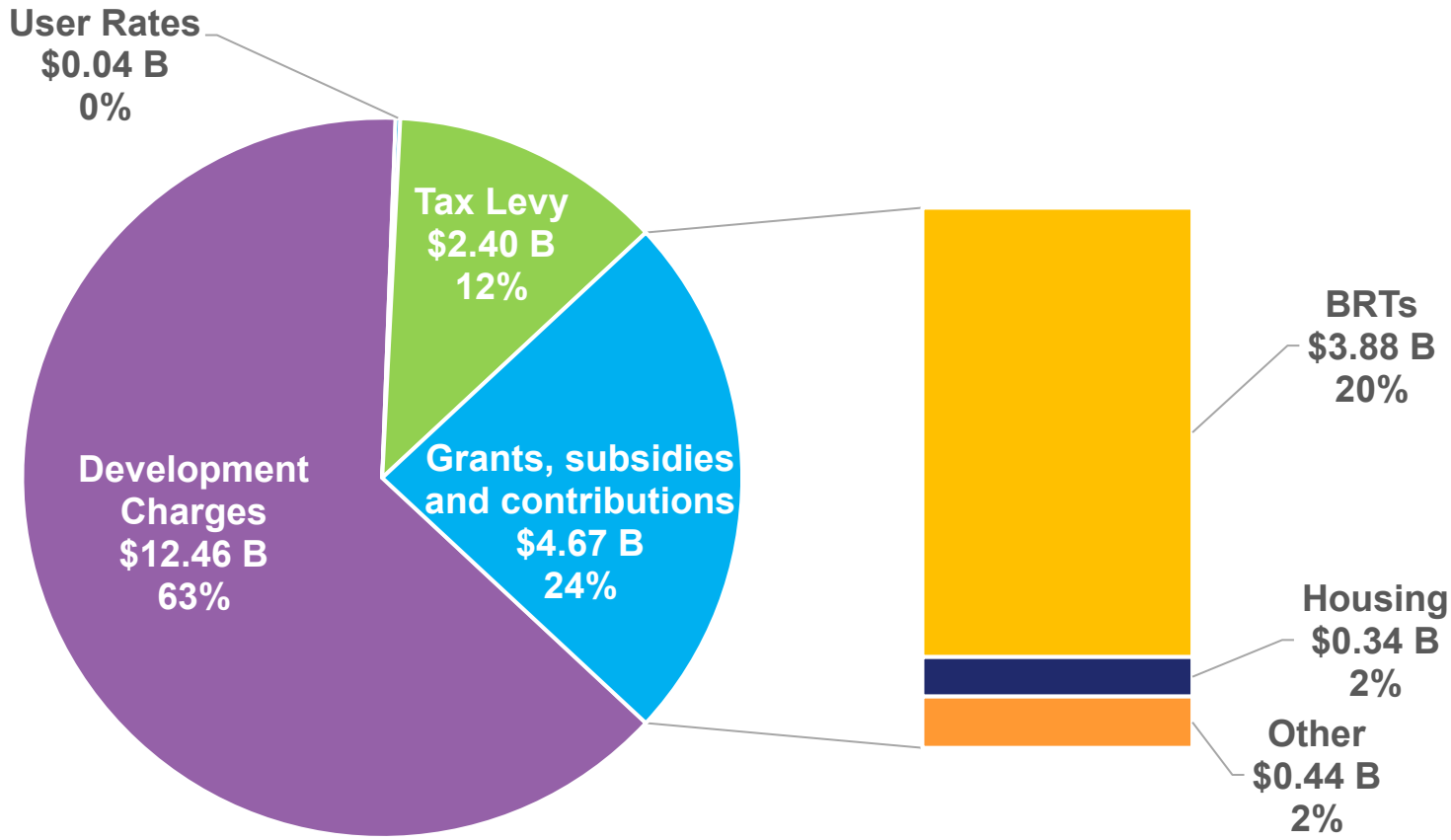
# GROWTH-RELATED INFRASTRUCTURE NEEDS TO 2051

Total: \$19.55 billion



Source: York Region Long Range Planning

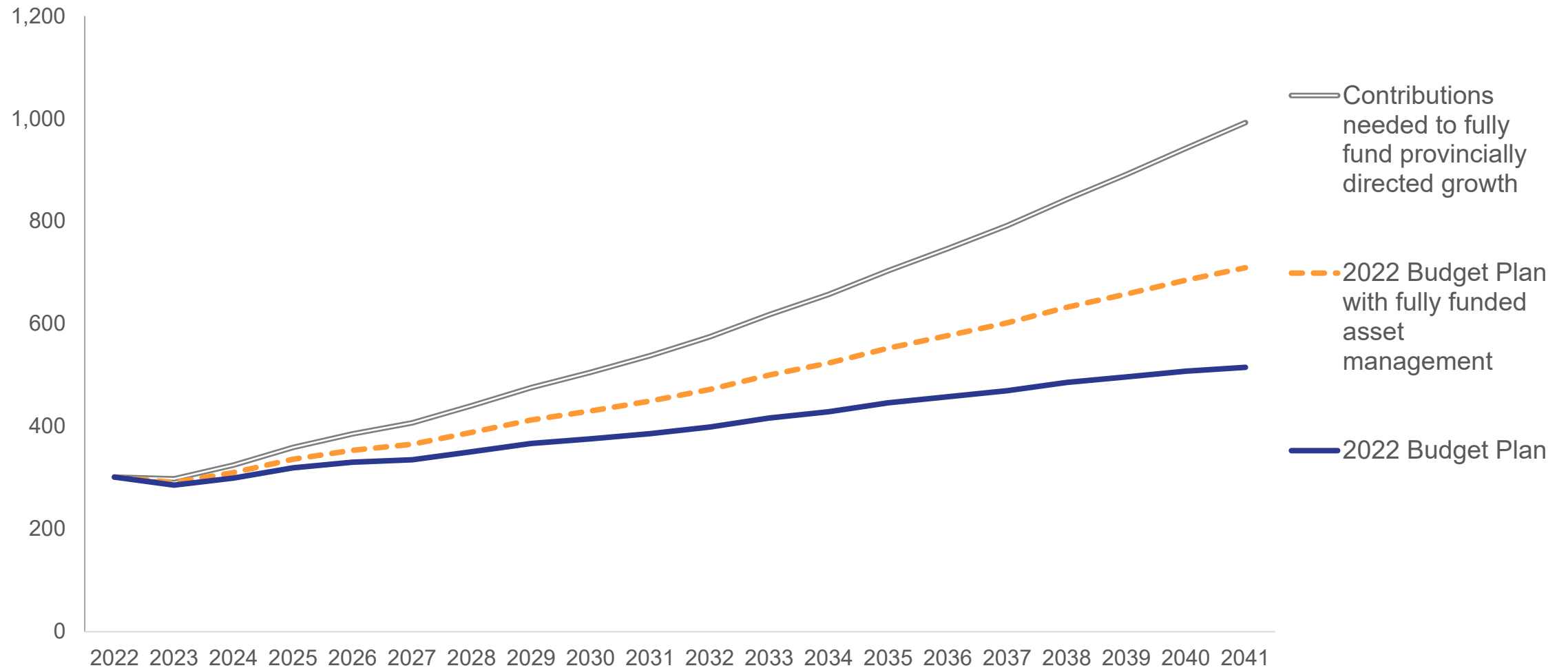
# FUNDING SOURCES FOR GROWTH-RELATED INFRASTRUCTURE



**Continued advocacy is needed to secure senior government cost-sharing for major transit infrastructure and housing**

# CAPITAL RESERVE CONTRIBUTIONS NEEDED

\$ Millions



# FISCAL IMPLICATIONS OF PLANNED GROWTH



0.6% incremental tax levy increase would be required each year to fund provincially directed growth \*



Water and wastewater servicing needs can be accommodated within the approved 2021 User Rate Study



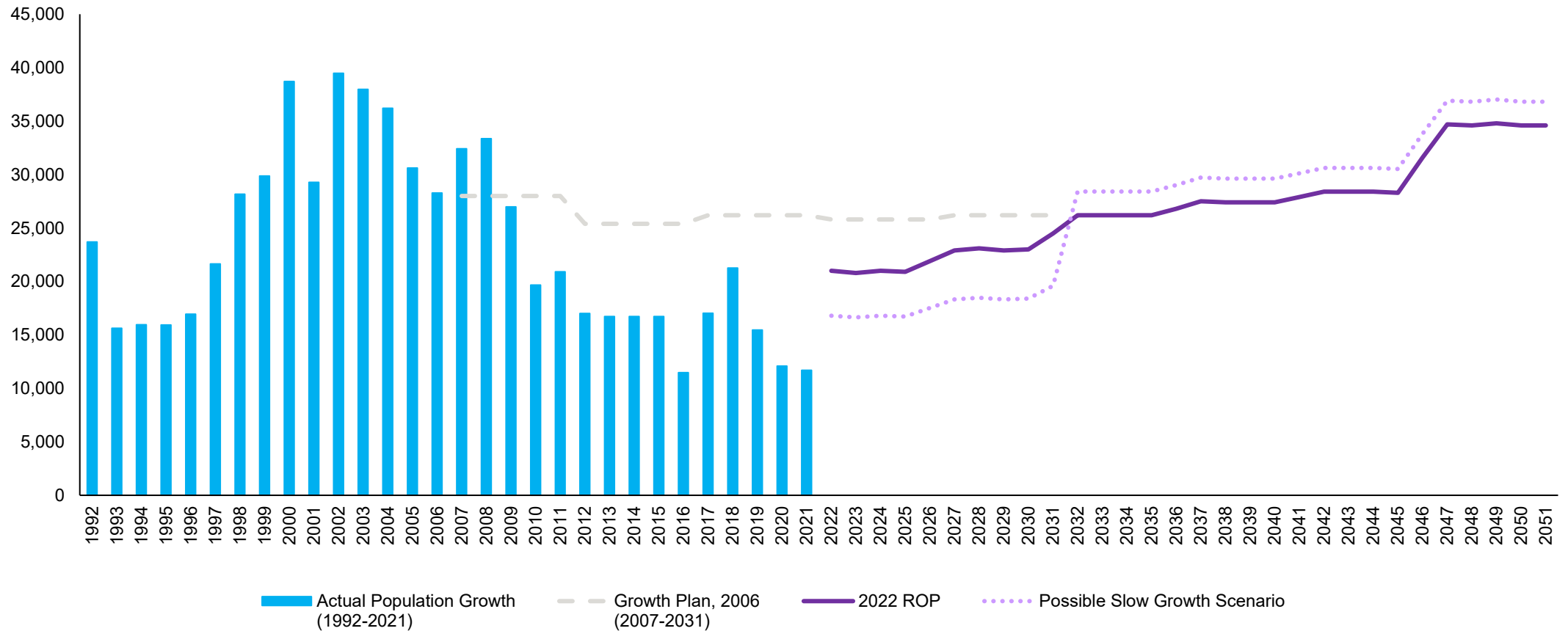
\$5.8 billion of new development charge debt with peak net outstanding debt of \$3.2 billion in 2031

\* Compared to the 2022 Budget Plan with fully funded asset management needs

# GROWTH OCCURS IN A CYCLICAL FASHION, AND ACTUAL GROWTH MAY DEVIATE FROM PROJECTIONS

York Region Actual and Forecasted Population Growth

Annual Population Growth



Source: Province of Ontario, York Region Long Range Planning



# ALIGNING INFRASTRUCTURE DELIVERY TO GROWTH WILL BE KEY TO FINANCIAL SUSTAINABILITY

- The Region will continue to exercise strong fiscal discipline through the annual budget process and fiscal strategy
  - Aligning capital delivery and actual timing of growth
  - Managing debt
  - Ensuring adequate reserves to fund capital replacement and rehabilitation
- The ROP contains strong phasing policies to manage growth and timing of infrastructure investments



# NEXT STEPS

# NEXT STEPS

- Adoption at June 30 Council meeting
- Proposed ROP submission to Province for approval
- 120 days to issue a decision



# ROP ADOPTION IS AN ACHIEVEMENT

- Allow for Local Municipal Official Plan updates
- Advance housing development opportunities
- A milestone accomplishment for Council



# SUMMARY OF RECOMMENDATIONS

1. Council adopt the 2022 York Region Official Plan (as amended through Attachments 2 and 3) excluding ORM expansion
2. Should the Minister amend the ORMCP, request to modify adopted ROP to reflect:
  - i. settlement area expansion for the Stouffville Bethesda Community Area lands; and
  - ii. settlement area expansion of the South Gormley Employment Area lands.
3. Should the Minister choose not to amend the ORMCP, request to modify the adopted ROP to reflect urban expansion on remaining Whitchurch-Stouffville Whitebelt lands.

# SUMMARY OF RECOMMENDATIONS

4. The Regional Solicitor be directed to proceed with the adopting bylaw and repeal bylaw for the 2010 Region Official Plan.
5. The Regional Clerk submit the 2022 York Region Official Plan as adopted to the Ministry of Municipal Affairs and Housing for approval and to the Clerks of the local municipalities for information.
6. Staff work with the Province to incorporate any modifications through their review, and report to Council.

**THANK YOU**

