

Local Municipal Council Consultation

Town of Whitchurch-Stouffville – July 28, 2009

There is considerable land along the Highway 404 corridor where zoning could be changed to encourage employment – what position is York taking in regard to this?

- Lands are either in the Greenbelt or the Oak Ridges Moraine. Plan contains a policy that when these plans are reviewed in 2015, Region, in consultation with the local municipality will review the employment needs to determine whether there should be adjustments in either or both of these areas

You mentioned that the population of Whitchurch-Stouffville is projected to be 61,000 in 2031. Is that consistent with Whitchurch-Stouffville's Official Plan?

- Answer by Andrew McNeely – Whitchurch Stouffville staff – To achieve the higher population will require continued intensification and expansion of the Stouffville urban area northwards to Bethesda Road – the current Stouffville Secondary Plan shows lands to ½ lot south of Bethesda

Are there any negotiations ongoing and is Whitchurch-Stouffville comfortable with the Region's numbers?

- Current Plans go to 2021 and the projections are close to the 2021 projections. Local and Regional staff have discussed these numbers

Town of Newmarket – August 24, 2009

On the subject of LEED or the equivalent, the Town is also working towards operationalizing energy standards for new construction. How long will it be before the Region determines whether the standards will be LEED or an equivalent – more than 6 weeks??

- Yes

The 25% affordable – is that subsidized housing?

- No purely private enterprise, not social housing

What is the price point on the affordable units?

- About \$325,000 at the 60th percentile income.

Looking at Map 8 and Figure 2, what is happening along Green Lane in East Gwillimbury as it's agriculture now. This is an issue as Newmarket sees green lane as a bypass and East Gwillimbury sees it as a corridor.

- This is likely to be an area of some urban expansion within the Town of East Gwillimbury.

Residents pay taxes in Both Newmarket and East Gwillimbury, they will need Regional assistance is transitioning between the residential and commercial.

For farmers in the Greenbelt and the Green Energy Act – Can farmers expect to be able to have green energy projects

- It's early in the process but the Plan encourages green energy. It is anticipated that the province will clarify where green energy projects can occur

When will Town staff have comments available on this Plan for Council to review?

- Town staff responded that staff have been sending comments through to the Region and a meeting is planned in the near future to discuss other comments have been sent

Pleased to see the Plan calling for Community Energy Plans . I see a policy about the Greenbelt Review what does this mean and does it involve lands east of Newmarket along the 404 – this is an issue for Newmarket

- Both the greenbelt and the Oak Ridges Moraine Plan will be reviewed in 2015 – the policy addresses the need to review the employment land supply at that time and consider whether there should be adjustments in one or both of those plans. Such as review would include lands in Whitchurch-Stouffville, and perhaps King Township.

Township of King Council – August 24, 2009

Have a concern that Places to Grow does not deal with long term availability of water. Is there any prediction on how far we can grow before water supplies become an issue?

- Master Plans look at the long term supply of water and wastewater. The Region will have enough supply to satisfy the growth between lake water and some well supply, but the Plan places a renewed emphasis on conservation and reduction of demand for all services.

The draft plan speaks to renewable energy on Page 45. Can this be on-site renewable energy – can we require this as a local product? What is the Region's position on the peaker plant?

- The issue of alternative energy is an interesting debate and one where we need to have stronger policies, but the Plan does speak to green energy.

Slide 13 indicates that the Region is anticipating 780,000 jobs in 2031. and with the decision on Simcoe County employment lands, King needs to look at the 400 corridor at the south end for employment potential. Any comments?

- Lands at the south end of King along the 400 are partially within the Greenbelt. The plan recognizes that the Greenbelt will be reviewed in 2015 and the Region will need to review its employment needs in relation to strategically located lands such as those.

I am a former farmer in the Marsh and there needs to be consideration of a change to policies relating to agriculture on Muck soils as there are conflicts now – Corn and Soy beans are starting to intrude into muck soils lands and the environmental policies don't favour agriculture. A Provincial Committee has been struck.

920 units of intensification have been projected in King. How does this impact the approved population in our secondary plans?

- The total population will be the same and intensification can occur in the secondary plan areas

Town of East Gwillimbury Committee of the Whole – September 8, 2009

No comments or questions.

Town of Aurora Council – September 8, 2009

The Plan makes a statement that 25% affordable housing is to be built. How do you envision the Region having any impact on housing affordability?

- The current ROP contains a target of 25% affordability and we haven't been as successful as we would have liked, however, we can require a mix of housing in the newer communities and developments so that there is more choice than just single detached dwellings. As well apartments and condominium developments can be affordable. In Key Development Areas and corridors and at a variety of locations in the communities some units will be more affordable.

I was hoping you would say rental housing.

- The building of rental housing is definitely needed but very little rental housing has been built recently, and it is part of the solution. As well, the Plan emphasizes opportunities for second suites, which as more affordable.

Has any specific attention been given to affordable housing for seniors?

- Yes there has been some development of affordable seniors housing by the Region's Housing Corporation and by faith communities in York. The projections indicate 3 times the number of seniors by 2031.

Are there any criteria to make it affordable? Is the Region going to be involved?

- Through the Region's Housing Corporation yes. There are rent-geared-to income units in Regional buildings.

What is the percentage of York's housing stock that is considered affordable for seniors?

- Need to refer that to the housing experts.

There are four public meetings scheduled but none in Aurora. What is the Region doing to attract people to these meetings?

- We have used the internet, our extensive mailing list and newspaper notices to residents

I've read the Plan and staff is to be commended - is it possible for people to participate?

- Residents can call the Region or send us an email or come in and we will give them copies of the Plan and the Guide

You mentioned that the population for Aurora is projected to be 70,400. When will the numbers be enshrined in the Plan?

- The will be "enshrined" to some extent when the Plan is adopted by Regional Council, but will only be finalized when the Plan is approved by the Minister of Municipal Affairs and Housing. The Province has indicated that they anticipate having th Plan approved in 6 months or less.

What plans are in place to get the word out to planners?

- We have been working with local municipal staff on an ingoing basis to obtain their comments and to obtain the Council adopted comments on the document.

City of Vaughan, Committee of the Whole – September 14, 2009

Figure 2 shows more than 'Future" designations- it also shows existing designations.

- Yes that is correct some of the lands, like the ROPA 52 lands along Highway 400 are part of an adopted Regional Plan amendment.

On Map 1 the GTA West corridor is shown running over a number of \$million homes, the proposed right of way should be shown running north

of Kirby Road from Highway 27 eastwards. Actually given the constraints it's doubtful it will happen.

On Map 11 it is shown less schematically, should be the same on both maps. Every time we show these highways it creates a huge swath of Provincial interest – we don't want it sterilizing lands like 427 has.

What is the definition of affordable and what interest rates were the affordability calculated at?

- Affordable to a family at the 60th percentile income in York Region and yes the calculations are very sensitive to changes in interest rates. The price for the affordable housing about 18 months ago was \$325,000 with higher interest rate than now.

What about social housing and is the term "social housing" used in the document?

- Social housing would be housing affordable to those at or below the 30th percentile income.
- Yes the term is used in the document.

I notice that on Page 30 that the policy indicates that local municipalities "shall" include secondary suites". What are those, could it be a mother-in-law suite or one in the back garden, because in Vaughan even a unit with a summer kitchen could be considered as second suite?

- All of the above. Requiring a permit for second suites is a way for a municipality to allow the units and to enforce fire and safety standards. It's also an opportunity to age in place for seniors and can help first time home owners afford a home and pay off the mortgage faster.

The policies speak to 90% diversions of waste in 7 years. How is that going to happen unless the Province accepts the Dongara pelletization plant.

- The Region is currently over 50% in diversion and the highest in Canada compared to other large jurisdictions, so our waste management staff is confident we can meet this target.

In all of this are there significant divergence of opinions between the Region and the City?

- No, we're very much on the same wave-length when it comes to the need for intensification and compact development and the policies in the Draft ROP are very much in harmony with where the City is going with its Official Plan work. In fact there should not be a disagreement on the number particularly. We must stand together on this.

Regarding the policy of no conversions of employment lands to other uses, the city wants to redevelop a redundant CN property on Kipling Avenue to residential; we need the Region's help on this.

We want consistency in the mapping. There appears to be a discrepancy between on Map 1.

- The biggest issues right now is the location and extent of urban expansion, but Regional and City of Vaughan staff are discussing this.

Recommend that the Region show the GTA west Corridor north of Kirby Road from west of the 10th line and that the policy on second suites be revised to read that "local municipalities shall consider including second suites"

Town of Markham – Development Services Committee – September 15, 2009

Why are the strategic employment lands not part of the ROP

- Only a 20 year supply is allowed by the Province.
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How did you determine land requirements by 2031

- Detailed land budget exercise considering, demand, available supply and intensification targets.

Does Region want to mandate land requirements to the municipalities?

- Region is working with municipalities on location and amount of additional urban area. Processes are not entirely in sync, but at the end of the day want same conclusion.

Is there a deadline for completion of intensification strategy?

- Markham has done a lot work and is close to completion. Its OP will incorporate results.

How has the Region dealt with policy on Transportation issues in North Markham?

- The updated Master Plan calls for an arterial route linking up with Don Cousins Pkwy.
- Answered by Markham staff - This has also been identified in Markham's previous studies, and is not in the Town's OP yet. It is in the Region's draft OP and the Region's Master Plan

How will a consensus be reached on urban expansion?

- Answered by Markham staff - Markham will identify precise boundaries, Town's policy group will present precise options.

Has the Region looked at intensification options on employment lands? Did it take the Town's own study in to account?

- The Region looked at intensification opportunities through their own work, identifying sites that have potential for expansion of uses on existing sites.
- Staff has stated that additional employment lands are required – need to protect for them.

LEED silver is not enough, LEED Gold is more appropriate, and also that no equivalent should be considered. Need to push for more.

- Lots of push back from the industry against LEED. Trying to develop an approach where we get what we want, but not require certification.

The agricultural approach could have stronger policies stating that lands in the white belt will be used for agriculture, if not required for development.

- Will look at policies again.

Alternative methods of stormwater – what does this mean?

- Current situation is large ponds that are often unsightly. Consider development to accommodate water capture to be used at a later date, better form of infiltration, use green system (i.e. wetlands). Issues need to be looked at, particularly in the urban area.

General comments raised about flood problems in Thornhill, concerned about timing of employment lands, white belt protection, pleased to see 25% affordable housing policies, huge distances to drive to work, need to find more ways to make jobs closer to home.

- Affordable housing is a significant issue. There are a low number of rentals in York and one of the easiest ways to improve this is to provide second suites. Two York Region municipalities have bylaws in place. Requires extensive process to deal with issues and concerns. – Other municipalities are looking at it.

How is white belt to be serviced?

- Provision of mid block collectors, grid system, transit at early stage.

Transportation roads are at capacity – Why don't business people take transit?

- Region has made huge investment in transit, it's a long term program and an aggressive move by Regional Council. If you plan for it, provide for it, people will eventually use it.

Concern expressed that municipalities cannot do it alone. Good plan, but how we achieve it and avoid Disneyland planning.

- Years ago, we did not have a strong transit plan, Council has now approved a transit plan and it takes time.

Middle income jobs sector is getting smaller – Do we track job losses?

- Annual employment survey does track aggregate job losses by industry – i.e. manufacturing losses amount to 5,000 annually over last two years. The 2009 survey will be more telling.

How is the Region treating Buttonville airport? Does the Town agree with Region's position that lands are for employment uses?

- Answered by Markham staff – It's early days yet. Town's objective is to maximize jobs.

Did the Region consider *Resident Restricted housing* (building homes and sold at lower market value to new owners only and sold at cost + inflation) as is in place at Whistler?

- Will review it.

The Region has a policy for average cost of housing across Region. It will be hard to get BILD on board. Locating close to services is also key.

- Policy exists to locate affordable housing close to services. Common affordability values across the Region needs to be updated. Achieving affordable housing will be a major challenge.

Will the Region consider 25% affordable within each building?

- Current policy is meant to be applied to a secondary plan or municipality. Implementation of 25% affordability will require Provincial incentives.

Town of Georgina Council – September 21, 2009

Projection for increases in residential UNITS – 2700 units – is this above existing units and over and above existing plus approved units or units in process?

- Includes existing units and any approvals since 2 years ago – Georgina's intensification forecasts will require the preparation of an intensification strategy to determine how much and where the intensifications can occur

We know the Region and Town must comply with Places to grow, and the Greenbelt Plan, but why isn't Simcoe complying?

- We are concerned as well and have a report to Planning Committee and Council on the Simcoe Vision. Particularly concerned about the impact on Lake Simcoe, traffic and the employment area in Vaughan because the Province has appealed the adoption of that Regional Amendment.

The concern is that this new employment area will impact Georgina's employment lands by being in direct competition with them.

Will the Region's employment forecasts have to be revised in light of the Simcoe decision and will it mean that developers will be requesting the conversions of employment lands to other uses because of lower demand?

- Will not need to modify the forecast but will need to increase our efforts to attract employment and extra effort to market the designated employment lands in the Region
- Region is letting the Province know of our issues with the employment designations in Simcoe

The Plan requires that municipalities permit as-of-right secondary suites, but this becomes an issue with parking when we are talking about smaller lot sizes

- There is a lack of affordable housing in the Region and great difficulty in finding rental housing. Second suites can affect this by bringing safe affordable units to the market. There is a need to license these units in order to be able to enforce parking, property standards and fire codes. We are asking municipalities to have a look at this and the Region will act in an advisory capacity

But municipalities don't have the tools to deal with this and when we submit a Plan that does not permit this to the Region for approval, the region won't approve it since it won't be in conformity to the Regional Plan.

- We will take a look at this

When we look at the 2690 units of intensification proposed in Georgina are the numbers fair when compared to other municipalities like Whitchurch-Stouffville and east Gwillimbury? It looks as if Georgina is asked to provide additional intensification units.

- Answered by Georgina staff - The numbers for East Gwillimbury and Whitchurch-Stouffville may look low, but they reflect the smaller built-boundary assigned by the Province to these areas. The Georgina numbers are satisfactory as a starting point, in the Sutton secondary Plan there is capacity for about 700 units in Keswick the capacity is more but we need to refine these numbers through the Intensification Strategy and provide for some flexibility in the applications of the Regional policy. For example in Sutton the achievement of these numbers as well as future growth is dependent on loading capacity to Lake Simcoe

Difficulty is that if there is flexibility then every developer will want to increase the numbers as far as possible, tend to agree that Georgina's intensification forecast is disproportionately high.

“As-of-right” for second suites not the right term if there are criteria to be met before they are permitted.. Infrastructure could be impacted. As far as future population is concerned what is the Region using for person per unit for intensification?

- For number development using about 3 persons per unit (PPU) generally, but in intensification using about 2 ppu. The number of second suites in that figure is not high

For affordable housing or second suites in Georgina, parking may have to be provided by a parking pad as there are usually boats and trailers in the driveway or in the garage.

Adding up the units and intensification it doesn't add up to the forecasted 2031 population of 70,700.

- We have worked with staff to identify the appropriate population and employment forecasts as well as the unit numbers.
- Georgina staff – the population number works for Georgina remembering that it's a 20+ year forecast

Please take back a message to the Region that Georgina needs an affordable efficient transit and transportation links. Highway 404 is now under construction, but it has taken a very long time we all need to be very strongly requesting the construction of the Bradford Bypass now as both Georgina and East Gwillimbury need this link to meet the employment and population forecasts

- Councillor Wheeler and others at Planning and economic development Committee directed that a letter be sent to the Province to this effect.

Regarding Map 10 and the Cycling and Master Plan, what criteria were used to determine routes as some of these road surfaces, such as Old Homestead Road are tar and chip surfaced and not suitable for bicycles

- We'll take that back

Town of Richmond Hill – September 21, 2009

Secondary plans – Do we require secondary suites?

- The proposed Plan policy will allow local municipalities to look at their own situation and develop their own by-law. Region feels it is an important affordability issue and live work issue.

Map 5 of the ROP – seems to be green along Bayview and 16th. Are there Significant Woodlands in this area

- We will look at it.

**Secondary suites – how will school boards deal with it terms of new pupils.
What about the property taxes for buildings with secondary suites??**

- Many illegal suites exist now and there are a number of issues with secondary suites. Other municipalities have done a lot of work and can share their issues/solutions.

LEED Incentives – Are they implemented now?

- A September report to Regional Planning and Economic Development Committee outlined Regional incentive programs.

Has intensification and its impact on local infrastructure been considered?.

- Regional master plans dealt with the impact of intensification on regional infrastructure. Local master plans will provide more detail on impact on local infrastructure.

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On the issue of widening of roads, Why to 6 lanes.

- Widening will be primarily for transit purposes. For example Yonge Street, Major Mackenzie and Leslie Street will be widened to 6 lanes for HOV purposes.