



DRAFT

York Region Official Plan

September 24, 2009
East Gwillimbury
Public Information Session

Feedback



Feedback

- Major retail isn't permitted in employment lands, but the Plan doesn't define major retail.
 - The Region may have to come up with a definition in the future.
- Province has guidelines on what we have to do, what kind of employment and industries do they want in this Region.
 - The Region has a good sense of what types of industries we have in the Region now, we have a very diversified structure, we want to build on what we have today, but it's difficult to say what types of jobs we'll have in 20 years, but we want to ensure that we have high quality jobs in place, and continue to attract specific types of job to the region. We need to ensure lands are serviced to support employment and job attraction.



Feedback

- ❑ Does the province provide us with any guidance on what types of jobs they want for the Region?
 - ❑ The Province hasn't articulated this, we work together with our local municipalities and in partnership with GTA partners, but again is difficult to predict what types of jobs that will be needed in 20 years.
- ❑ When is the Statutory Meeting for the Official Plan?
 - ❑ The statutory meeting is being held on October 7th. If you would like to make a submission on the Plan, please provide them by late September, early October.



Feedback

- ❑ Does our definition of communities include retirement communities, specifically including long-term care facilities?
 - ❑ Long term care facilities are generally part of our urban areas and provided as a human service, there will be more need to provide this type of housing in the urban area through both the public and private sector.
- ❑ What are the definitions of high, medium and low density?
 - ❑ There is no standard definition, medium density for example can cover row houses and low rise structures. We are a bit more prescriptive in our definitions.





Feedback

- ❑ How do we anticipate 25 and 35% affordable housing will work given that it hasn't worked in the past (i.e. Rae government)?
 - ❑ We need to do a bit more work on the implementation of this. Our calculations are based on the lowest 60th percentile.
- ❑ Concern that this is a Regional average, and something like Markham centre would be a hard place to find affordable housing as we've defined it.
- ❑ Need to look into incentive based ideas that would work on an urban basis.



Feedback

- ❑ Where would we get guidance on delivery, zoning provision etc that have been made in the plan on human services, e.g. Newmarket was having issues trying to locate these, this is the same thing for things like houses of worship within the context of the Regional plan.
 - ❑ The Regional plan is a high level document. Encourage human services to locate along corridors, but the local municipal plan provides the detail in terms of zoning for location.
- ❑ Where would these facilities be directed in context of the Regional Plan.





Feedback

- Generally Provincial plans discourage these uses in rural areas, e.g. Oak Ridges Moraine Plan has specific provisions, generally our view is that they should be located within the urban envelope near services like transit, water, sewer etc.
- The intent of developers is to make as much money as possible, put as many units in as little space as possible, how do we balance the requirement for things like human services to ensure these services are provided.



Feedback

- Most developers consider services when building large developments, the *Planning Act* has general standards for residential development, also subdivision plans take into account other uses such as commercial. In addition, we are developing a checklist for our new communities, and human services is one component.
- Are there any plans to provide services like bike paths, etc. in existing urban areas?
 - Yes, we are starting to look at building things like bikeways across the Region through our Pedestrian and Cycling Master Plan. Our municipalities have fairly extensive bike and pedestrian trails. Our transportation chapter of the Official Plan is predicated on active transportation as a means of encouraging better health.





Feedback

- Are there deadlines for these facilities, we could use them right now.
 - We are implementing the Pedestrian and Cycling Plan over a period of time, these timelines are laid out.
- Group working with the Town of East Gwillimbury to get their lands within the urban serviced area, to allow a church, if such church is located adjacent to the designated employment area, is there anything in the plan to preclude this?
 - The Regional OP policies won't come into effect until the Province approves it. If you want to bring an application forward now when the Regional Plan and the Town's plan are so close to coming into effect encourage you to speak further with the Town.



Feedback for Public Information Sessions Town of East Gwillimbury

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Feedback

- How are discussions going with Province on approval of the Plan?
 - We have consulted with the Province all along on development of the Plan, Province is very supportive, expect to have their consolidated "one window" letter soon. The Ministry of Municipal Affairs and Housing has the ability to approve the plan in whole or in part. East Gwillimbury has been one of the only municipalities who's plan is in synch with the Region's plan.
- Comments by member of the audience - Two churches are now located in Keswick business park, one was originally located in un-serviced area, local plan allows this
 - Regional employment policies allow for ancillary uses, whether this is a church meets this definition is open for debate.



Feedback for Public Information Sessions Town of East Gwillimbury

Slide 10



Feedback

- ❑ Will the 404 be built up to Ravenshoe Road?
 - ❑ Yes, in 2012.
- ❑ 90% of waste is supposed to be diverted to 2016, what is it now?
 - ❑ Believe it is over 50% (residential only).
- ❑ Is waste diversion recycling?
 - ❑ Yes, and includes green bin waste (organics).
- ❑ Is there a way to do this within a place of business?
 - ❑ Yes, you can organize yourselves now at a grassroots level. Also consider approaching property management. We can get back to you on how to go about doing this.



Feedback

- ❑ Who monitors smoke billowing out of smoke stacks in the Region?
 - ❑ MOE is responsible for monitoring air quality and emissions from industries.

