



MEMORANDUM

To: Mayor and Members of Council

From: Arvin Prasad, MCIP, RPP, Commissioner of Development Services

Prepared by: Duran Wedderburn, MCIP, RPP, Manager, Policy

Date: July 17, 2024

Subject: Update – Recommendation Report City Initiated Official Plan Amendment for the Milliken Centre Secondary Plan, File No. PR 23 127618

RECOMMENDATION:

1. That the memorandum titled “Update – Recommendation Report City Initiated Official Plan Amendment for the Milliken Centre Secondary Plan, File No. PR 23 127618” be received;
2. That the revised Official Plan Amendment for the Milliken Centre Secondary Plan, attached hereto as Appendix “A” be adopted and forwarded to the Ministry of Municipal Affairs and Housing for approval;
3. That Council request the Minister of Municipal Affairs and Housing or a delegate waive the processing fee for non-exempt Official Plan Amendments; and
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

BACKGROUND:

On June 25, 2024, staff presented a [Recommendation Report for a City Initiated Official Plan Amendment for the Milliken Centre Secondary Plan](#) to Development Services Committee. The Report was received by the Development Services Committee along with deputations and written submissions.

Further, on July 1, 2024, [Ontario Regulation 525/97 – Exemption from Approval – Official Plan Amendments](#) was approved. The City is now the approval authority for most Official Plan Amendments except for New Official Plans, Section 26 Official Plan Amendments, and matters pertaining to required Protected Major Transit Station Area matters.

On July 15, 2024, the City received a letter (attached as Appendix 'B') from the Ministry of Municipal Affairs and Housing (MMAH) advising the Milliken Centre Secondary Plan is not exempt from approval. The letter states the Secondary Plan authorizes land uses and minimum block densities within a Protected Major Transit Station Area and Provincial approval is required in accordance with Section 16(18) of the *Planning Act*.

OPTIONS/DISCUSSION:

Staff have reviewed the written correspondence and depositions provided on the draft official plan amendment and are recommending minor updates to reflect technical and typological revisions.

Key modifications to the Secondary Plan include the following:

- Provide clarification that requirements for Housing Impact Statements is in accordance with Section 5.1.9 of the Secondary Plan and Housing Impact Statements will not be used to evaluate approval of development applications.
- Modify Policy 8.5.3 to note that the minimum parks sizes are approximate calculations.
- Modify Policy 5.2.10 to clarify that should a public-school site not to be required, the identification of alternative uses can be undertaken through the implementing zoning by-law in accordance with the underlying land use designation as shown on Map 2 – Land Use.

MMAH has further advised that a processing fee of \$14,065 may be applicable for reviewing the Milliken Centre Secondary Plan. Staff request that the processing fee be waived as MMAH recently became the approval authority and staff have not considered the new cost as part of the project budget. Further, York Region did not charge processing or decision fees for municipally initiated official plan amendment applications.

CONCLUSION:

Staff recommend that Council adopt the revised City Initiated Official Plan Amendment for the Milliken Centre Secondary Plan, attached as Appendix "A" and forward it to the Minister of Municipal Affairs and Housing for approval.

ATTACHMENTS:

Appendix A - Draft Official Plan Amendment for the Milliken Centre Secondary Plan

Appendix B – MMAH Letter – Milliken Secondary Plan Approval Authority