

Comments on York Region Draft Official Plan

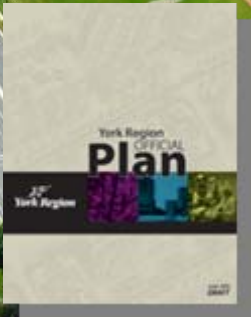


Development Services Committee

October 13, 2009

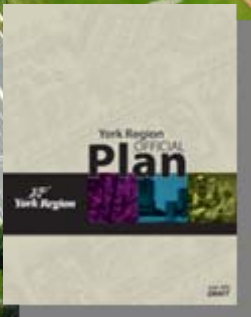
Summary Draft Regional Official Plan

- Released June 17, 2009
- Presentation to DSC September 15, 2009
- Statutory Public Meeting October 7, 2009
- Report back to Regional Committee & Council in November
- Adoption prior to year end
- Province is approval authority



Staff Comments

- **Generally supportive of policies and directions**
- **High level comments:**
 - Policies
 - Studies, Phasing & Implementation
 - Definitions & Mapping
- **Detail comments in Appendix**



Policies

1. Environment

- Regional Greenland System generally consistent with Town's Greenway System
- Regional Greenland Vision should extend along the Greenbelt protected corridor of the Little Rouge
- Enhancement of Local System
- Include a Rouge Park Policy



Policies

2. Growth Forecasts

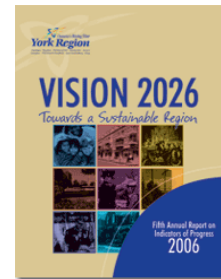
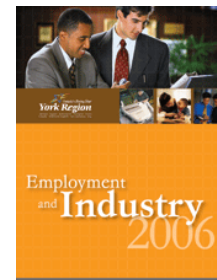
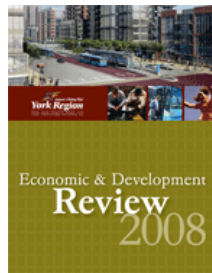
- Location of new communities & employment land
- Town can accommodate forecast (meet or exceed intensification target)
- Urban boundary expansion



Policies

3. Employment

- Clarify “strategic Employment Lands”
- Buttonville Airport
- Major Retail



Policies

4. Sustainable Communities

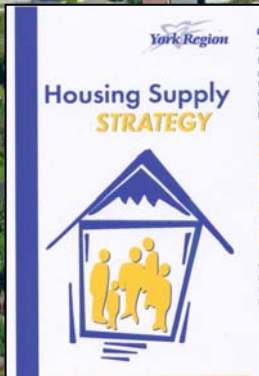
- Triple bottom line
- LEED rating system
- Provincial legislation



Policies

5. Affordable Housing

- 25% Region wide and 35% in centres & corridors
- Update Region wide housing requirement study & housing supply strategy
- Challenges to implementation
- Secondary Suites



Policies

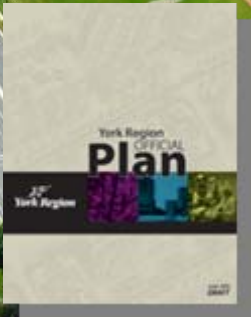
6. Water, Wastewater & Transportation

- Water & Wastewater Master Plan & Transportation Master Plan
- Commuter lots outside intensification areas
- Transit fair integration
- Alternative regional street design
- Climate change – strategy for adapting to climate change in water and wastewater design standards and criteria
- Extend transit priority roads



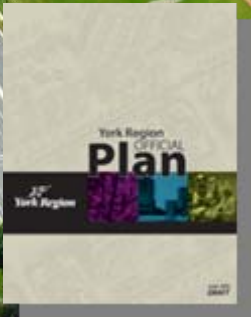
Study Requirements, Phasing Mechanisms & Implementation

- New study requirements (Community & Energy Plans, Mobility Plans)
- Requirements around timing & responsibility need clarification
- Need for phasing policy related to intensification tied to delivery of infrastructure



Definitions & Mapping

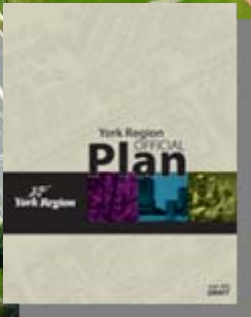
- Need for more definitions and clarity
 - Significant woodlands
 - Sensitive or significant recharge areas
 - Regional linkages
 - Net ecological gain
 - Employment area and employment land area
 - Strategic employment area
 - Major retail
 - Key development area
 - Social housing
 - Affordable
 - Conservation of Significant cultural heritage resources
 - At, and adjacent to,



Definitions & Mapping

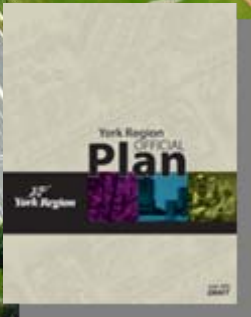
Mapping Corrections

- Map 1 – Regional Structure
- Map 2 – Regional Greenlands System
- Map 3 – Environmentally Significant Areas and Life Science Area of Natural and Scientific Interest
- Map 4 – Key Hydrologic Features
- Map 5 – Significant Woodlands
- Map 7 – Wellhead Protection Areas
- Map 8 – Agricultural and Rural Areas
- Map 10 – Cycling Master Plan
- Map 11 – Transit Network
- Map 12 – Street Network
- Figure 2 - York Region Strategic Employment Lands



Recommendation

- Comments in the report & appendix be forwarded to the Region as Markham's preliminary response to the Region's request for input on the draft Regional OP
- Further comments to be provided to the Region as Markham Council provides further direction with respect to the Town's GMS
- Staff be authorized to do all things to give effect to this resolution.



Discussion