

# **DRAFT**

# **York Region Official Plan**

Presentation to  
Town of Markham Development  
Services Commission

John Waller  
September 15, 2009



# Provincial and Regional Planning Context has changed since 1994

## □ Provincial Planning Context

- Oak Ridges Moraine Conservation Plan
- Updated Population & Employment Forecasts
- Greenbelt Plan
- Places to Grow Plan
- Source Water Protection
- Metrolinx
- Lake Simcoe Protection Plan

## □ Many Regional Successes

- Sustainability Strategy, VIVA, Water for Tomorrow, Greening Strategy

## □ *Places to Grow* has provided an opportunity to update the Regional Official Plan

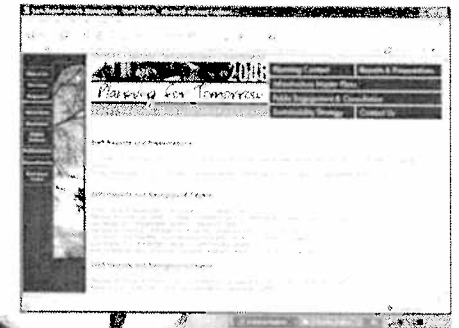


# Integration, collaboration and coordination of Regional studies



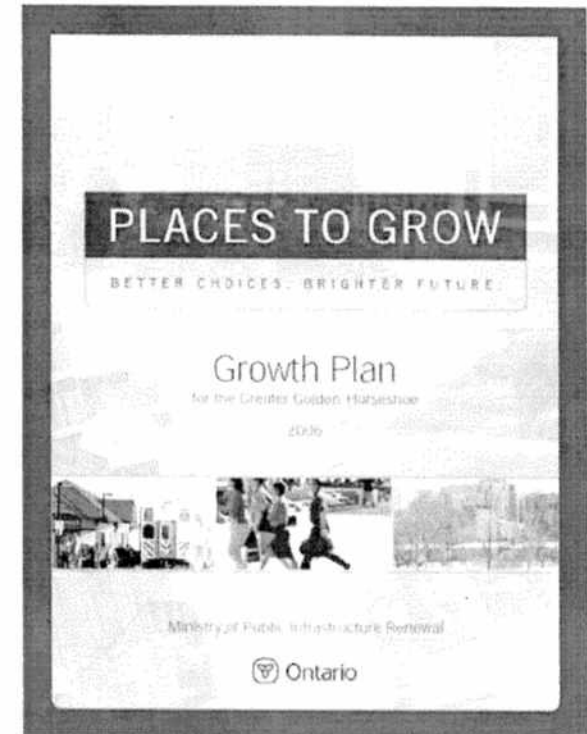
# *Planning for Tomorrow* sets stage for the ROP Update

- ❑ Extensive series of technical reports since 2005 (available on website)
- ❑ *Planning for Tomorrow* ongoing over past 3 years
- ❑ Three phase consultation program



# Places to Grow Conformity

- ❑ Regional Official Plan conforms with Places to Grow and Greenbelt Plans
- ❑ Council has chosen to do a comprehensive, integrated, public focussed update of the Regional Official Plan



# ROP Structure

- 1994 Structure was based on sustainability
- Forward looking has stood the test of time

## YORK REGION OFFICIAL PLAN SUSTAINABILITY FRAMEWORK



# A Sustainable Natural Environment

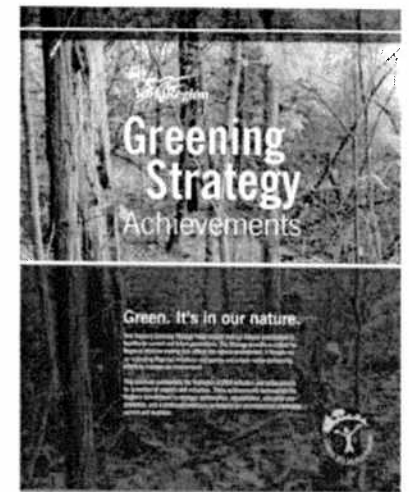
- ❑ 69% of Region in ORM and Greenbelt
- ❑ Emphasis on a linked Greenlands System
- ❑ Continued investment in Greenlands System – Region Securement Program
- ❑ Context sensitive design of Infrastructure to enhance system
- ❑ Strengthen Greenlands links in new community areas



St. John's Sideroad context sensitive design

# A Sustainable Natural Environment

- ❑ Natural Heritage and Hydrologic Feature Protection
- ❑ Significant Woodlands included in Plan
- ❑ Lake Simcoe, Natural Hazards and Watershed Planning
- ❑ Emphasis on alternative methods of Stormwater Management





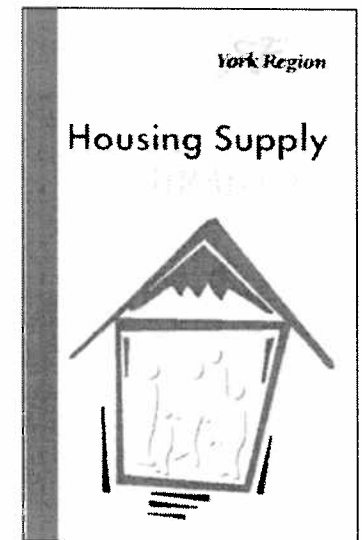
# Healthy Communities

- ❑ Promotion of Healthy, Active Lifestyles
- ❑ Recognize that Health is related to community design
- ❑ Air Quality & Climate Change
- ❑ Co-ordination of human services delivery and community design
- ❑ Recognize cultural heritage and Regional Archaeological Master Plan



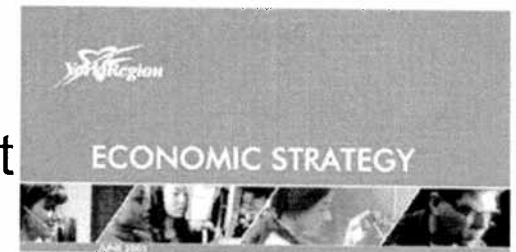
# Healthy Communities

- ❑ Require a mix and range of housing types and tenures
- ❑ Update Housing Requirements Study
- ❑ Require 25% of new housing units be *affordable*, 35% in Regional Centres and Corridors
- ❑ Require “as-of-right” Secondary Suites Policies



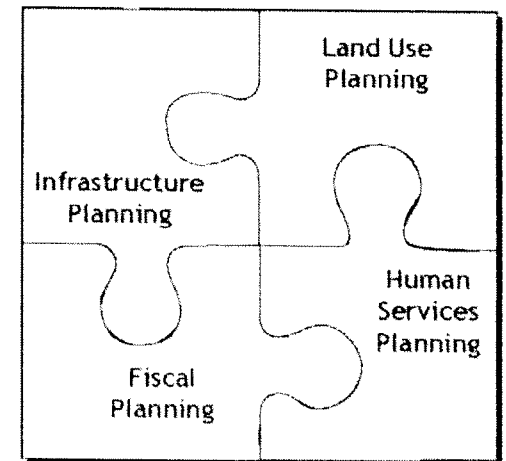
# Economic Vitality

- ❑ Implement Economic Strategy
- ❑ Markham forecasted employment is 240,600 for 2031
- ❑ Promote green clusters, tourism, and knowledge based industry
- ❑ Recognize Centres and Corridors as a focus for office, cultural and entertainment uses
- ❑ Identify a 20 year supply of employment lands
- ❑ Conversion of employment lands not permitted
- ❑ Identify and protect strategic employment lands beyond 2031



# Economic Vitality

- ❑ Integrate retail into community design
- ❑ Major retail not permitted in employment lands
- ❑ Economic/Fiscal Analysis for each Secondary Plan
- ❑ 25 Year Fiscal Impact
- ❑ Advocate for new funding formula/sources for municipalities
- ❑ Greenbelt review policy in 2015 to consider employment lands



# An Urbanizing Region: Building Cities and Complete Communities

- ❑ Plan conforms with Places to Grow and the Greenbelt Plans
- ❑ Forecasts: 1.5 million people & 780,000 jobs by 2031
- ❑ Markham forecasted population is 423,500 for 2031
- ❑ 3 - 7 year supply of housing
- ❑ Careful phasing of new community development including substantially complete (75%) before next phase
- ❑ Local Municipality required to prepare an intensification strategy

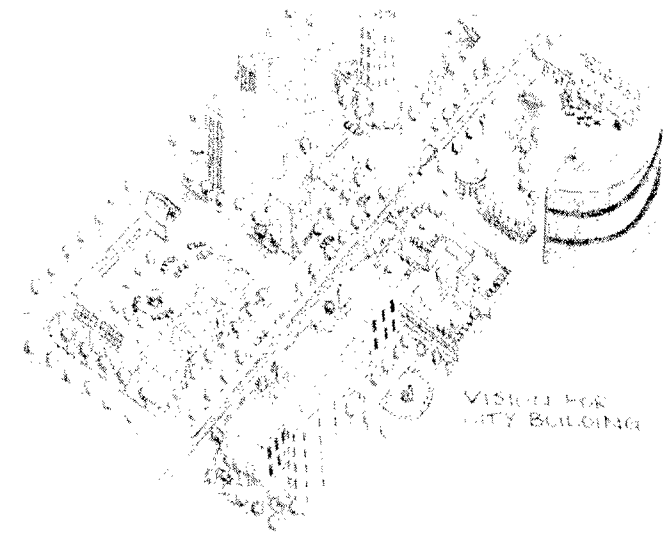
**Table 2: York Region Residential Intensification Targets by Local Municipality 2006-2031**

	Units
Aurora	3,140
East Gwillimbury	1,030
Georgina	2,690
King	920
<b>Markham</b>	<b>31,590</b>
Newmarket	5,250
Richmond Hill	15,300
Vaughan	29,300
Whitchurch-Stouffville	1,500
<b>York Region</b>	<b>90,720</b>

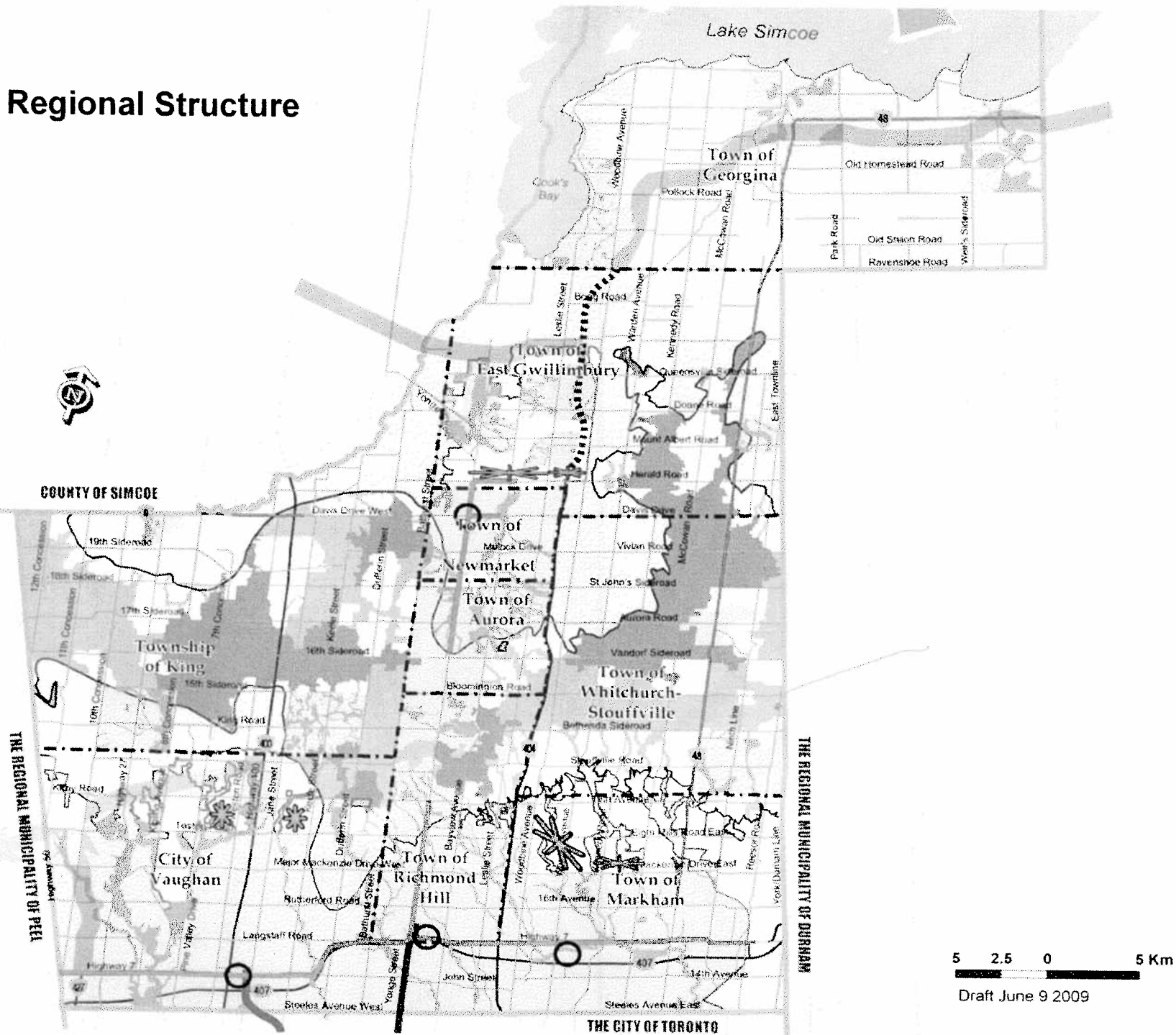
\*NOTE: Figures may not add due to rounding.

# An Urbanizing Region

- ❑ Detailed criteria and Secondary Plans for Centres, Corridors and New Community Areas
- ❑ Required LEED standards, or equivalent, for mid to high rise and for development in New Community Areas
- ❑ Encourage LEED in industrial buildings
- ❑ Community Energy Plans required for Centres, Corridors and New Community Areas
- ❑ 2.5 FSI for Centres and Corridors, 3.5 FSI at major Subway Stations
- ❑ Collaborative planning for New Community Areas based on 70 people and jobs/ha
- ❑ Work with local municipalities to identify Urban Area Expansions



# Regional Structure



# Agricultural and Rural Areas

- ❑ Policies to ensure Greenbelt Plan and ORM Plan conformity
- ❑ Policies to support Agriculture and Local Food Production
- ❑ Very little development allowed in Rural Area
- ❑ Development directed to Towns and Villages
- ❑ Development in Hamlets limited to minor infill
- ❑ Policies protecting Mineral Aggregate Resource Areas
- ❑ Agricultural and Rural designation based on Land Evaluation and Area Review (LEAR)



Holland Marsh Specialty Crop Area



# MAP 8

## AGRICULTURAL AND RURAL AREA

Rural Area

Agricultural Area

Specialty Crop Area

Towns and Villages

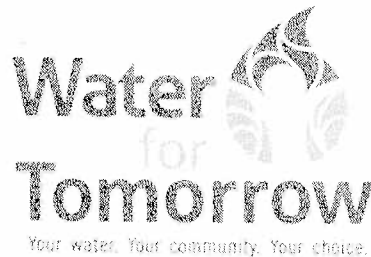


5 2.5 0 5 Km

Draft June 9 2009

# Servicing Our Population

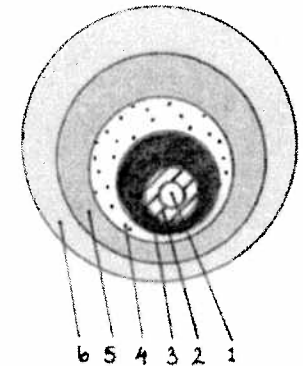
- ❑ Focus on reducing demand for services i.e. trip reduction and water use
- ❑ Focus on Active Transportation – walking and cycling
- ❑ Incorporation of Master Plans
- ❑ Urban Area Modal Split Target of 30% and 50% in Regional Centres and Corridors



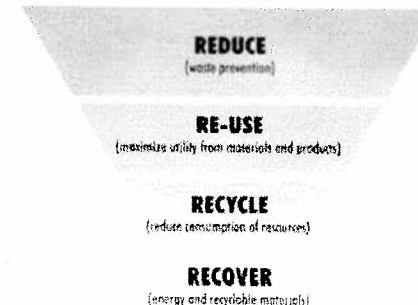
# Servicing Our Population

- ❑ Revised street width map
- ❑ Identification of 400 series interchanges and flyovers
- ❑ Update Regional Street Design Guidelines
- ❑ Updated Goods Movement and Airports Policy
- ❑ Water and Wastewater Master Plan Policies
- ❑ Wellhead and Intake Protection
- ❑ 90% waste diversion by 2016
- ❑ Energy and Utilities Policies

Wellhead Protection Area Schematic



1. ACTIVE WELLHEAD
2. 100 METRE ZONE
3. 0-2 YEAR ZONE
4. 2-5 YEAR ZONE
5. 5-10 YEAR ZONE
6. 10-25 YEAR ZONE



MINIMUM LANDFILL DISPOSAL

# Implementation

- ❑ Ongoing public consultation
- ❑ Annual monitoring of progress
- ❑ Partnership with Local Municipalities and Stakeholders



# Next Steps

- ❑ Draft Regional Official Plan  
released June 17, 2009
- ❑ Stakeholder consultation summer/fall
- ❑ 4 Public Meetings
- ❑ Presentations to Local Municipal Councils
- ❑ Stakeholder meetings
- ❑ Statutory Meeting October 7
- ❑ Report back to Committee and Council  
November 2009