

**COMMITTEE OF THE WHOLE (WORKING SESSION) JUNE 15, 2004**

**DRAFT REGIONAL OFFICIAL PLAN AMENDMENT NUMBER 43  
CENTRES AND CORRIDORS  
REQUEST FOR COMMENTS**

**Recommendation**

The Commissioner of Planning recommends:

THAT this report BE FORWARDED to the Region of York requesting that Regional Official Plan Amendment (ROPA) Number 43 not be adopted until the City of Vaughan has responded through adoption of a report this fall taking into consideration the City's position and/or Official Plan Amendments resulting from the Highway 7 Policy Review, the Steeles Avenue Corridor Land Use Review, the Centre Street Study, and the Thornhill Yonge Street Study.

**Purpose**

The purpose of this report is to provide Council with a proposed response to York Region's draft Official Plan Amendment Number #43.

**Background**

On Thursday, June 24<sup>th</sup> York Region is conducting a statutory Public Meeting to inform the public and receive comments on their proposed Regional Official Plan Amendment (ROPA) Number 43 – "Regional Centres and Corridors".

On January 13, 2004, York Region Planning staff made a presentation to the Committee of the Whole Working Session on the Regional Centre and Corridor Strategy. As the land use policy component of the Region's Official Plan, ROPA 43 is one part of the Region's overall Strategy. The other three non land-use components are respecting Financial Policy and Tools (e.g. Development Charges); Infrastructure Investment (YRTP); and, Supportive Programs (e.g. parking authorities).

To briefly summarize, ROPA 43:

- applies to Regional Centres and Regional Corridors where rapid transit may be introduced. In the case of Vaughan this means the Vaughan Corporate Centre, Highway 7, Yonge Street, and potentially Centre Street. It does not apply to other Regionally-owned arterial roads;
- introduces the concept of 'Key Development Areas' where local municipalities are to determine where and how development that supports rapid transit can be supported;
- introduces an overall and long term density target to the Regional Corridor and allocates an increased proportion of long term population forecasts to these existing areas.

Over approximately the last two years, City Staff have been working on the following four land use studies that are related to, and may directly and immediately respond to the broad policy framework being proposed through ROPA 43:

- Highway 7 Policy Review (Highway 7 Land Use Futures Study, and Jane/7 Employment Area Redevelopment Study);
- Steeles Avenue Corridor Study;
- Centre Street Study; and,
- Thornhill Yonge Street Study.

Altogether, these four studies largely identify in a comprehensive manner, the 'Key Development Areas' in the Regional Centres and Corridors. The first three of the studies are on track for Council consideration this fall, and could form the basis of a comprehensive response to ROPA 43. As the Region is also not expected to adopt ROPA 43 until the fall, it would be appropriate for Council to first complete the relevant planning studies now underway, and then use those studies and/or Official Plan Amendments as a basis for a final report and position on ROPA 43.

### **Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

### **Conclusion**

The Region of York is expecting to adopt ROPA 43 this fall. The City should request the Region to not adopt ROPA 43 until after each of the City's current relevant planning studies in the Regional Centre and Corridors have received direction from Council this fall. Council will then be in a position to comment on ROPA 43 prior to York Region adoption.

### **Report prepared by:**

Rob Gibson, Senior Planner, Policy, ext. 8409  
Paul Robinson, Senior Planner, Policy, ext. 8410

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

WAYNE MCEACHERN  
Manager of Policy

/CM

R:\SER\WORKING\GIBSONR\ROPA #43 Jun15.WS.CW.dot