



Report to: Development Services Committee

Report Date: March 27, 2012

SUBJECT: Proposed Amendment to the Central Pickering Development Plan
PREPARED BY: Marg Wouters, Senior Manager, Policy and Research, ext 2909

RECOMMENDATION:

- 1) That the report entitled "Proposed Amendment to the Central Pickering Development Plan," dated March 27, 2012 be received;
- 2) And that the Region of York be requested to continue to address the need to protect the Community of Box Grove and the Bob Hunter Memorial Park/Rouge Park in negotiations with the Province and the Region of Durham pertaining to transportation planning and related infrastructure decisions; and
- 3) Further that staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to inform Council of a proposed amendment to the Central Pickering Development Plan (CPDP). The CPDP, approved in 2006, forms the basis for planning in the new Seaton community in Pickering.

BACKGROUND:

In January 2012, the Minister of Municipal Affairs and Housing declared a Provincial Interest in certain matters before the Ontario Municipal Board related to the new Seaton Community in Central Pickering, and proposed an amendment to the CPDP. The boundaries of the CPDP and their relationship to Markham are shown in Figure 1. The proposed amendment is attached as Appendix A.

The main purpose of the proposed amendment is to:

- clarify that infrastructure and other community facilities related to Central Pickering will be required in a logical and sequential manner as the community builds out;
- clarify the population and employment forecasts in the CPDP and the intent that the forecasts are to be used for the purposes of planning to 2031 in Durham Region; and
- change the timing requirements associated with the financial measures required by the CPDP.

Comments on the proposed amendment are being accepted until April 2, 2012.

OPTIONS/ DISCUSSION:

Most of the (23) policy changes being proposed in the amendment relate either to the clarification of the population and employment estimates to 2031 to be used by Durham Region in their new Regional Official Plan, or are minor housekeeping changes. The amendment identifies 61,000 residents and 30,500 jobs by 2031 and up to 70,000 residents and 35,000 jobs at full build-out.

Two of the proposed changes (#9 and #13) relate to the provision of inter-regional transportation infrastructure. The amended policies add a reference to the 'progression' of required external (inter-regional) transportation infrastructure as Seaton builds out. Clause #9 also makes reference to the Province playing a coordinating role in transportation planning and related infrastructure decisions pertaining to Seaton and the surrounding area.

Staff's position during the preparation and implementation of the CPDP has been that any issues with Seaton are at a Regional scale, having to do with regional transportation and servicing infrastructure. Staff have relied on York Region to convey any Town concerns to the Province and Durham Region.

A concern has been raised in the past regarding the proposed alignment of the Whitevale By-Pass with 14th Avenue, and the resulting anticipated increase in traffic through east Markham, particularly in Box Grove. Through the ongoing Region of Durham Environmental Assessment (EA) for required Regional services in Seaton (including transportation and transit) York Region staff have advised Durham Region that capacity improvements to 14th Avenue through Bob Hunter Memorial Park are not likely. They have further requested that alternatives be considered for full build-out of Seaton that do not include capacity improvements to 14th Avenue.

Following a presentation to Development Services Committee in June 2011 regarding the status of the Durham Region EA, Town staff were requested to ask Durham Region staff to hold a community meeting in Markham to inform the Box Grove community of the EA study. Durham Region staff have indicated that the closest opportunity for a community meeting for Markham residents would be at a Public Information Meeting (PIC) at Petticoat Creek Library, located on Kingston Road, east of Altona Road in Pickering. The meeting has not yet been scheduled. Town staff will continue to keep Council informed of the EA study progress and PIC date.

Staff have not identified any formal comments to be forwarded to the Province regarding the proposed amendment. The Region of York's comments will be provided to Council when available.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable.

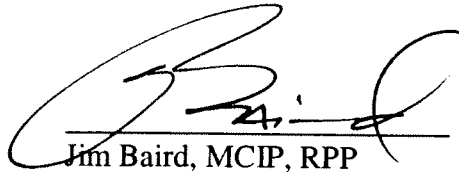
BUSINESS UNITS CONSULTED AND AFFECTED:

The proposed amendment has been discussed with Engineering and York Region staff.


RECOMMENDED BY:



Rino Mostacci, MCIP, RPP
Director of Planning and Urban Design



Jim Baird, MCIP, RPP
Commissioner of Development Services



Alan Brown, C.E.T
Director of Engineering

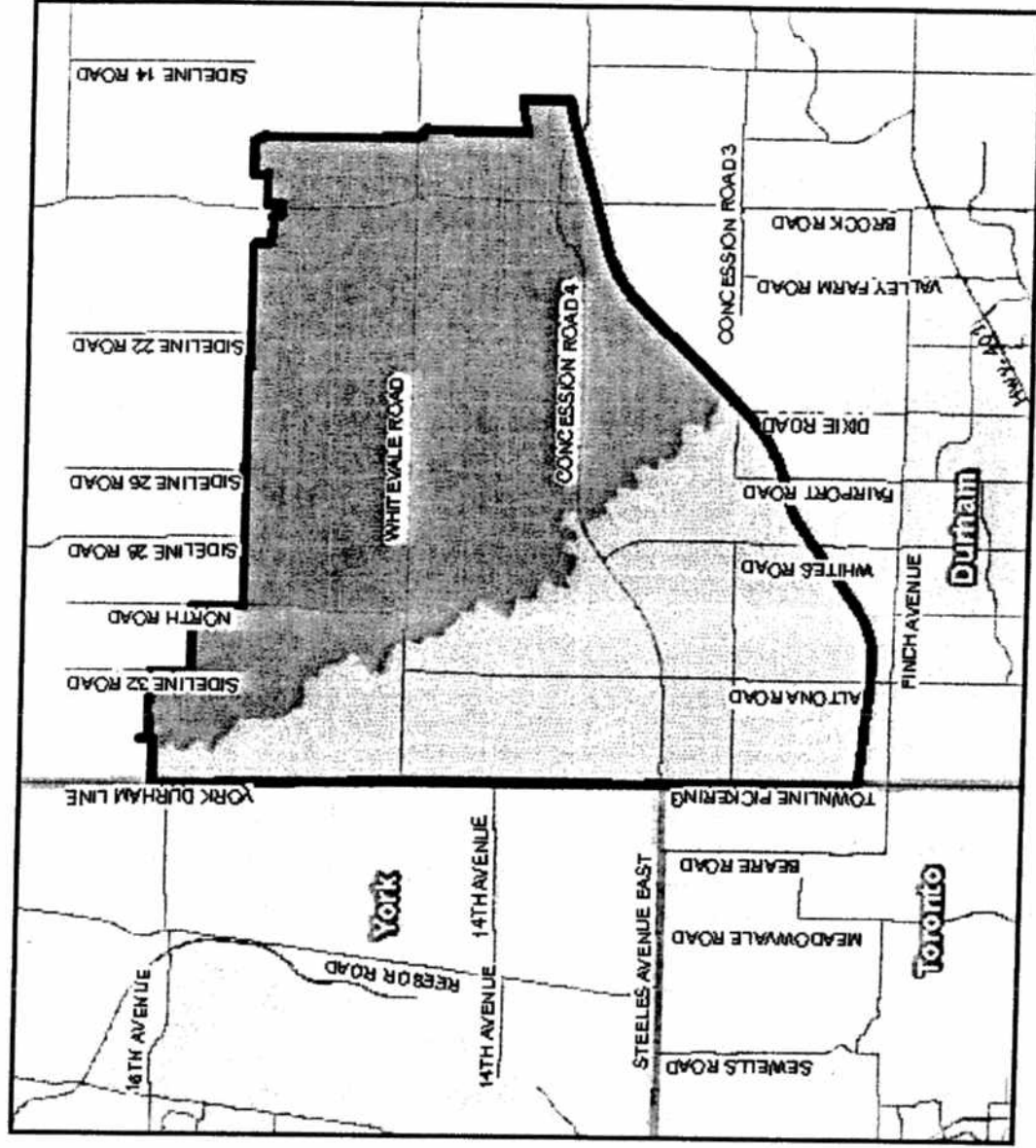
ATTACHMENTS:

Figure 1 – Central Pickering Development Plan Area

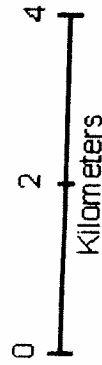
Appendix A – Proposed Amendment to the Central Pickering Development Plan

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SEATON



-  Central Pickering Development Plan Area
-  Seaton Community
-  Agricultural Preserve
-  Upper Tier Boundary



CENTRAL PICKERING DEVELOPMENT PLAN AREA

**Ministry of
Municipal Affairs
and Housing**
Municipal Services Division
777 Bay Street – 2nd Floor
Toronto ON M5G 2E5
Telephone: 416 585-6228
Fax: 416 585-6882
Toll-Free: 1-800-668-0230

**Ministère des
Affaires municipales
et du Logement**
Division des services municipaux
777, rue Bay, 2^e étage
Toronto ON M5G 2E5
Téléphone: 416 585-6228
Télécopieur: 416 585-6882
Sans frais: 1-800-668-0230



January 25, 2012

Town of Markham
Kimberly Kitteringham, Town Clerk
101 Town Centre Boulevard
Markham ON L3R 9W3

Dear Ms. Kitteringham:

**Re: Proposed Amendment No. 1 to the Central Pickering Development Plan
MMAH File No: 18-CPDP-0024-01**

Pursuant to subsection 6(1) of the *Ontario Planning and Development Act, 1994* (OPDA), the Minister of Municipal Affairs and Housing has initiated an amendment to the Central Pickering and Development Plan (CPDP). Clause 6(7)(b) of the OPDA requires that each municipality having jurisdiction over the area covered by the amendment and each municipality which abuts the area is consulted with respect to the proposed amendment and provided with a copy of the provision of section 7 and 8 and invited to make written submissions within a period of time specified by the Minister.

I have enclosed the following materials in relation to the proposed amendment:

- a copy of the public notice provided under clause 6(7)(a) of the OPDA that will appear the week of January 30, 2012, in the Toronto Star;
- a copy of Proposed Amendment No. 1 to the CPDP;
- an information summary regarding the proposed amendment; and
- a copy of sections 7 and 8 of the OPDA.

We would encourage you to make a copy of the proposed amendment available for public review.

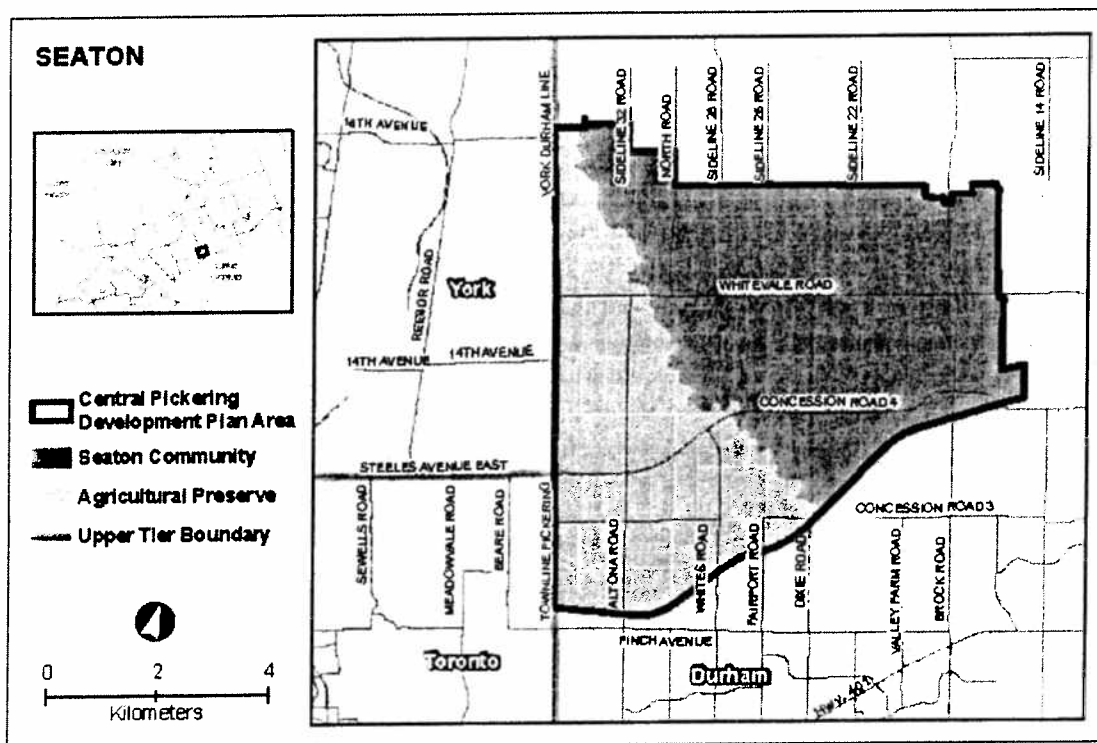
Submissions on the proposed amendment may be made in writing to the Minister of Municipal Affairs and Housing until April 2, 2012 at:

**NOTICE OF A PROPOSED
AMENDMENT TO THE CENTRAL PICKERING DEVELOPMENT PLAN**
Ontario Planning and Development Act, 1994, clause 6(7)(a)

The Minister of Municipal Affairs and Housing is proposing amendments to the Central Pickering Development Plan, File Number 18-CPDP-0024-01. The proposed amendments would:

- a) change the timing requirements associated with the implementation of financial measures required by the Central Pickering Development Plan;
- b) clarify that infrastructure and other community facilities related to Central Pickering will be required in a logical and sequential manner as the community builds out;
- c) clarify the population and employment forecasts in the Central Pickering Development Plan and the intent that these forecasts are to be used for the purposes of planning to 2031;
- d) clarify the relationship between the Central Pickering Development Plan and the Growth Plan for the Greater Golden Horseshoe, 2006;
- e) clarify the implementation process for Seaton; and
- f) undertake minor housekeeping changes.

These amendments will apply to all lands located within the Central Pickering Development Planning Area as shown:



A copy of the requested amendment can be examined at:

Ministry of Municipal Affairs and Housing
Municipal Services Office - Central Ontario
777 Bay Street, 2nd Floor
Toronto, Ontario M5G2E5
(416) 585-6226

Alternatively, a copy of the amendment may also be viewed through the Ministry's website at www.mah.gov.on.ca.

Submissions on the proposed amendment may be made in writing to the Minister of Municipal Affairs and Housing until **April 2, 2012** at the above-noted address. The options available to the Minister, depending on whether or not submissions are made are set out in sections 7 and 8 of the *Ontario Planning and Development Act, 1994*.

Generally, if no submissions are received within the time specified, then the Minister may approve, modify and approve or propose to refuse all or part of the amendment.

If submissions are received within the time specified, then the Minister may,

- a) appoint a hearing officer to conduct a hearing with respect to the proposed amendment and make a written recommendation on it;
- b) refer the matter to the Ontario Municipal Board to conduct a hearing with respect to the proposed amendment and make a written recommendation on it;
- c) after considering the submissions, approve the proposed amendment in whole or in part or make modifications to it and approve the amendment as modified; or
- d) after considering the submissions, propose to refuse the proposed amendment in whole or in part.

**Proposed
CENTRAL PICKERING DEVELOPMENT PLAN
AMENDMENT NO. 1**

A. THE PREAMBLE

1. Purpose of the Amendment

The purpose of this amendment is to:

- a) change the timing requirements associated with the implementation of financial measures required by the Central Pickering Development Plan;
- b) clarify that the need for infrastructure and other community facilities related to Central Pickering will be required as the community builds out in a logical and sequential manner;
- c) clarify the population and employment forecasts in the Central Pickering Development Plan and the intent that these forecasts are to be used for the purposes of planning to 2031;
- d) clarify the relationship between the Central Pickering Development Plan and the Growth Plan for the Greater Golden Horseshoe, 2006;
- e) clarify the implementation process for Seaton;
- f) undertake minor housekeeping changes.

This amendment was initiated by the Minister of Municipal Affairs and Housing, pursuant to subsection 6(1) of the *Ontario Planning and Development Act, 1994*. For ease of use, references to page numbers in the Plan as approved by the Lieutenant Governor in Council in May 2006 have been included in respect of each proposed amendment.

B. THE AMENDMENT

The following is the text which constitutes Amendment No. 1 to the Central Pickering Development Plan

1. The **Summary section** is amended by deleting the sentence following the subheading 'Employment' on page 3 of the Plan and substituting the following:

"The provision of high-quality employment opportunities that reflect the needs of the community, with the identification of sufficient employment lands to generate

approximately one job for every two residents with 30,500 jobs by 2031 and up to 35,000 jobs through long term intensification."

2. The **Summary** is amended by deleting the sentence under the subheading 'Housing and Mixed-Use' on page 3 of the Plan and substituting the following:

"The provision of a range of housing types and densities that meets the needs of a diverse population, complements surrounding communities, and accommodates a population of 61,000 residents by 2031 and up to 70,000 residents through long term intensification at a density that is transit supportive."

3. **Section 1.3 History and Context** is amended by deleting the third paragraph, including the text numbered 1 and 2, on page 14 of the Plan and substituting the following:

"The Province has undertaken two significant regional planning initiatives with relevance for this Plan:

1. The Greenbelt Act, 2005 authorized the Lieutenant Governor in Council to establish a Greenbelt Plan. This Plan was approved as Order-in-Council 208/2005 on February 28, 2005 and applies to the portion of the Development Planning Area known as the Duffins Rouge Agricultural Preserve. Under the *Greenbelt Act, 2005* and the *Ontario Planning and Development Act, 1994* development plan can establish policies that supersede the Greenbelt Plan; and
 2. The *Places to Grow Act, 2005* provides a legal framework for growth planning in Ontario. On June 16, 2006, a Growth Plan was released regarding the Greater Golden Horseshoe. The Growth Plan integrates and builds on other key provincial initiatives including the Greenbelt Plan, the Niagara Escarpment Plan, the Provincial Policy Statement, 2005, *Planning Act* reform, infrastructure planning, and source water protection planning. The Central Pickering Development Plan provides direction for the lands in Central Pickering. The objectives and policies of this Plan are intended to support the implementation of the Growth Plan for the Greater Golden Horseshoe, 2006 (Order-in-Council 1221/2006)."
4. **Section 2 Goals** is amended by deleting the text "Proposed" before the words "Growth Plan" in the fourth paragraph of page 18 of the Plan and adding the text ", 2006 (Order-In-Council 1221/2006)" at the end of that sentence.
 5. **Section 2 Goals** is amended by deleting the sentence under the subheading 'Employment' on page 21 of the Plan and substituting the following:

"The provision of high-quality employment opportunities that reflect the needs of the community, with the identification of sufficient employment lands to generate approximately one job for every two residents with 30,500 jobs by 2031 and up to 35,000 jobs through long term intensification."

6. **Section 2 Goals** is amended by adding the sentence under the subheading 'Housing and Mixed-Use' on page 21 of the Plan and substituting the following:

"The provision of a range of housing types and densities that meets the needs of a diverse population, complements surrounding communities, and accommodates a population of 61,000 residents by 2031 and up to 70,000 residents through long term intensification at a density that is transit supportive."

7. **Section 3.2 Stage 2** is amended by deleting the item numbered 10 on page 27 of the Plan and substituting:

"10. Provide preliminary servicing cost estimates for all Regional and City infrastructure required to be constructed within the Central Pickering Development Planning Area and for the development of the community;"

8. **Section 4.3.3 Infrastructure** is amended by deleting the word "required" after the words "multi-lane roads" and adding the words "as required" after the words "transportation needs" in Policy 13 on page 47 of the Plan:

9. **Section 4.5.1 General Transportation** is amended by deleting Objective 3 on page 53 of the Plan and substituting the following:

"3. Ensure the adequate progression of inter-regional transportation infrastructure through connections with Highway 407, the potential future airport and transit corridors as required. To this end, the Province will co-ordinate, through provincial ministries, the Regional Municipalities of York and Durham and the City of Toronto, transportation planning and related infrastructure decisions that support a more efficient inter-regional transit and roads network, in recognition of the importance of the movement of goods and people to the economy of the eastern Greater Toronto area;"

10. **Section 4.5.1 General Transportation** is amended by deleting the words "proposed" in Objective 4 on page 53 of the Plan.

11. **Section 4.5.2 Transit and Active Transportation** is amended by deleting the word "proposed" in Objective 11 on page 54 of the Plan.

12. **Section 4.5 Transportation Network** is amended by deleting the word "proposed" in Policy 11 on page 59 of the Plan.

13. **Section 4.5 Transportation Network** is deleting Policy 14 on page 59 of the Plan and substituting the following:

"14. Acknowledge the importance of required transportation network improvements outside of the Development Planning Area for the successful implementation of the Plan and its role in helping to realize the Growth Plan for the Greater Golden Horseshoe, 2006, recognizing that progressive development of such external transportation infrastructure would occur with the build-out of the Development Planning Area."

14. **Section 4.6 Servicing** is amended by deleting Policy 2 on page 61 of the Plan and substituting the following:
- “2. Servicing of the lands shall be phased to reflect a cost-efficient and logically sequential extension of required infrastructure within the Development Plan Area, based on an absorption rate for residential and employment lands that would achieve the population and employment forecasts for 2031.”
15. **Section 4.7 Employment** of the Plan is amended by deleting Objective 8 on page 66 of the Plan and substituting the following:
- “8. Plan for a community that will accommodate 30,500 jobs by 2031 and 35,000 jobs in the long-term.”
16. **Section 4.8 Housing and Mixed-Use** of the Plan is amended by deleting Objective 3 on page 70 of the Plan and substituting the following:
- “3. Plan for a community with a population of 61,000 residents by 2031 and up to 70,000 residents in the long-term;”
17. **Section 4.8 Housing and Mixed-Use** of the Plan is amended by deleting Objective 6 on page 70 of the Plan.
18. **Section 4.8 Housing and Mixed-Use** of the Plan is amended by deleting Policy 5 on page 71 of the Plan and substituting the following:
- “5. Require Neighbourhood Plans and policies to be prepared for each of the fifteen neighbourhoods. Neighbourhoods may be combined for the purpose of the neighbourhood plan approval process.”
19. **Section 5 Implementation** of the Plan is amended by deleting the text “the Greenbelt Plan (Order-In-Council 208/2005)” in the first paragraph on page 75 of the Plan and substituting the text “, the Greenbelt Plan (Order-In-Council 208/2005) and the Growth Plan for the Greater Golden Horseshoe, 2006 (Order-In-Council 1221/2006)”.
20. **Section 5 Implementation** of the Plan is amended by adding the following text after the first paragraph on page 75 of the Plan:
- “This Plan provides direction to deal with growth management matters in the Development Plan Area. These specific objectives and policies are intended to support the overall implementation of the Growth Plan for the Greater Golden Horseshoe, 2006. The population and employment forecasts that have been established under this Plan for 2031 will be used by the Region when it is undertaking its conformity exercise with the Growth Plan.”
21. **Section 5 Implementation** of the Plan is amended by deleting the text “and the Greenbelt Plan (Order-In-Council 208/2005)” in the second

paragraph on page 76 of the Plan and substituting the text ", the Greenbelt Plan (Order-In-Council 208/2005) and the Growth Plan for the Greater Golden Horseshoe, 2006 (Order-In-Council 1221/2006)".

22. **Section 5.1 Implementation Process for the Urban Community** is amended by deleting the text following the Number 5 on page 77 of the Plan and substituting the following:

"It is a policy of this Plan to require, prior to the issuance of building permits, the implementation of appropriate measures and financial agreements, such as front-ending agreements, cost-sharing agreements and/or development charges. The cost of development of community services and facilities should be fairly shared by all benefiting parties consistent with the results of a Fiscal Impact Study to be carried out by the City of Pickering and the Regional Municipality of Durham."

23. **Section 5.3 Regional Municipality of Durham's Official Plan** is amended by deleting the text in this section on page 81 of the Plan and substituting the following:

"The Regional Municipality of Durham's Official Plan is a high-level plan that helps coordinate and set the stage for more detailed land-use planning by area municipalities. As a high level plan, the primary concern is consistency between Durham's land-use designation for Central Pickering and that found in this Plan.

Amendment to Durham's Official Plan is not necessary prior to the approval of the City's official plan amendments, plans of subdivision and zoning intended to implement the Central Pickering Development Plan.

The Region of Durham may wish to undertake a future amendment following the completion of the approval of the City's official plan amendments or the Regional Environmental Assessment Process. Alternatively, the Region may wish to incorporate specific objectives or policies from the Central Pickering Development Plan in order to provide greater clarity in the Regional Plan. Any such amendment must conform with this Plan."

This amendment to the Central Pickering Development Plan is hereby approved under the *Ontario Planning and Development Act, 1994*, as Amendment Number 1 to the Central Pickering Development Plan.

Schedule 'A'

Ontario Municipal Board Case Nos. PL101016, PL101017, PL101018, PL101019, PL101020, PL101021, PL101022, PL101023, PL101343, PL101344, PL101345, PL111108, PL111109, PL111110

Ontario Municipal Board File Nos. PL101024, PL101026, PL101028, PL101030, PL101032, PL101034, PL101036, PL101038, PL101040, PL101042, PL101044, PL101046, PL101048, PL101050, PL101052, PL101054, PL101056, PL101350, PL101352, PL101354

**INFORMATION SUMMARY
ON PROPOSED AMENDMENT
TO THE CENTRAL PICKERING DEVELOPMENT PLAN
FILE: 18-CPDP-0024-001**

TYPE OF PROPOSAL: The amendment proposes a series of changes to the Central Pickering Development Plan.

PROPOSED BY: Minister of Municipal Affairs and Housing

LOCATION: City of Pickering, Regional Municipality of Durham

CENTRAL PICKERING DEVELOPMENT PLAN

The Central Pickering Development Plan (CPDP) was prepared under the authority of the *Ontario Planning and Development Act, 1994* (OPDA).

The CPDP affects an area of land described in the Development Planning Area Order made under subsection 2(1) of the OPDA dated March 25, 2004. Generally the Development Planning Area is bounded by the CPR Belleville Line in the south, Sideline 16/Pickering-Ajax boundary in the east, Highway 7 in the north and York-Durham Town Line in the west. The Development Planning Area is located entirely within the City of Pickering within the Regional Municipality of Durham.

A map of the Central Pickering Development Planning Area is available in the attached Public Notice.

PURPOSE OF PROPOSED AMENDMENT:

The Minister of Municipal Affairs and Housing is proposing to amend the CPDP. The proposed amendment would:

- a) change the timing requirements associated with the implementation of financial measures required by the Central Pickering Development Plan;
- b) clarify that infrastructure and other community facilities related to Central Pickering will be required in a logical and sequential manner as the community builds out;
- c) clarify the population and employment forecasts in the Central Pickering Development Plan and the intent that these forecasts are to be used for the purposes of planning to 2031;
- d) clarify the relationship between the Central Pickering Development Plan and the Growth Plan for the Greater Golden Horseshoe, 2008;
- e) clarify the implementation process for Seaton; and
- f) undertake minor housekeeping changes.

The specific contents of the proposed amendment are detailed in the attached Proposed Amendment No. 1.

Sections 7 and 8 of the Ontario Planning and Development Act

No submissions

7. (1) If no submissions are received by the Minister within the time specified by the Minister under clause 6 (7) (a) or (b), the Minister may approve all or part of the proposed amendment or make modifications to the proposed amendment and approve the amendment as modified. 1994, c. 23, Sched. A, s. 7 (1).

Refusal of request

(2) If no submissions are received by the Minister within the time specified by the Minister under clause 6 (7) (a) or (b) and the Minister proposes to refuse all or part of a requested amendment, the Minister shall give written notice to the applicant together with reasons for the refusal and advising the applicant,

- (a) that the applicant may make written submissions within 30 days after the day the notice is given or such longer time as the Minister specifies in the notice; and
- (b) that the requested amendment shall be deemed to be refused if submissions are not received within the time period set out in the notice. 1994, c. 23, Sched. A, s. 7 (2).

Deemed refusal

(3) If submissions are not received within the time period set out in the notice, the requested amendment shall be deemed to be refused. 1994, c. 23, Sched. A, s. 7 (3).

Options

(4) If submissions are received by the Minister under subsection (2), the Minister may,

- (a) appoint a hearing officer to conduct a hearing with respect to the proposed amendment and make a written recommendation on it;
- (b) refer the matter to the Ontario Municipal Board to conduct a hearing with respect to the proposed amendment and make a written recommendation on it; or
- (c) after considering the submissions, approve the proposed amendment in whole or in part or make modifications to it and approve the amendment as modified or refuse the proposed amendment in whole or in part. 1994, c. 23, Sched. A, s. 7 (4).

Submissions received

8. (1) If submissions are received by the Minister within the time specified by the Minister under clause 6 (7) (a) or (b), the Minister may,

- (a) appoint a hearing officer to conduct a hearing with respect to the proposed amendment and make a written recommendation on it;

- (b) refer the matter to the Ontario Municipal Board to conduct a hearing with respect to the proposed amendment and make a written recommendation on it;
- (c) after considering the submissions, approve the proposed amendment in whole or in part or make modifications to it and approve the amendment as modified; or
- (d) after considering the submissions, propose to refuse the proposed amendment in whole or in part. 1994, c. 23, Sched. A, s. 8 (1).

Proposed refusal

(2) If the Minister proposes to refuse a requested amendment under clause (1) (d), subsections 7 (2) to (4) apply with necessary modifications to the refusal. 1994, c. 23, Sched. A, s. 8 (2).