



# Town of Newmarket Council Information Package

## Index of Attachments

Date: July 17, 2020

	<b>Pages</b>
<b>General Correspondence Items</b>	
1. <b>Regional Council Decision - 2019 Agriculture and Agri-Food Strategy Update</b>	2
York Region June 25, 2020	
2. <b>Regional Council Decision - 2019 Measuring and Monitoring Affordable Housing in York Region</b>	18
York Region June 25, 2020	
3. <b>Regional Council Decision - 2019 Regional Centres and Corridors Update</b>	40
York Region June 25, 2020	
4. <b>Regional Council Decision - Growth and Development Review 2019</b>	66
York Region June 25, 2020	
5. <b>Regional Council Decision - Planning for Density in New Communities</b>	120
York Region June 25, 2020	
6. <b>Regional Council Decision - Regional Official Plan Natural Systems Planning Background Report</b>	152

	York Region June 25, 2020	
7.	<b>Regional Council Decision - Resolution on Transition to Full Producer Responsibility</b>	172
	York Region June 25, 2020	
8.	<b>Regional Council Decision - Water and Wastewater Communal Systems Status Report</b>	186
	York Region June 25, 2020	
9.	<b>COVID-19 Funding</b>	200
	City of Oshawa June 26, 2020	
10.	<b>Resolution regarding TAMPO Executive Meeting Minutes</b>	202
	Town of Puslinch July 7, 2020	
11.	<b>Farm Property Class Tax Rate Program</b>	204
	Township of Perth South July 9, 2020	
12.	<b>Responding to the Mental Health and Addictions System Needs in Peel</b>	208
	Peel Region July 10, 2020	
<b>Proclamation, Lighting Requests and Community Flag Raising</b>		
1.	<b>National Flight of the Monarch Day</b>	238
	Proclamation - August 22, 2020 Lighting - August 21, 2020 (Orange)	

### Information Reports

The following information reports were distributed during this period:

- [INFO-2020-22: 2019 Building Permit Fees](#)

- INFO-2020-23: 2019 Reserve and Reserve Funds Continuity
- INFO-2020-24: Development Charges
- INFO-2020-25: Payments in Lieu of Conveyance of Land for Park Purposes
- INFO-2020-26: Proposed Amendment 1 to A Place to Grow: A Growth Plan for the Greater Golden Horseshoe, 2019





## **Regional Council Decision - 2019 Agriculture and Agri-Food Strategy Update**

On June 25, 2020 Regional Council made the following decision:

1. Council receive the 2019 Agriculture and Agri-Food Strategy Update for information.
2. The Regional Clerk circulate this report to the Agriculture and Agri-Food Advisory Committee, the Ontario Ministry of Agriculture, Food and Rural Affairs and local municipalities.

The original staff report is attached for your information.

Please contact Jonathan Wheatle, Director, Economic Strategy at 1-877-464-9675 ext. 71503 if you have any questions with respect to this matter.

Regards,

**Christopher Raynor** | Regional Clerk, Office of the Regional Clerk, Corporate Services

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# The Regional Municipality of York

Committee of the Whole  
Planning and Economic Development  
June 11, 2020

Report of the Commissioner of Corporate Services and Chief Planner

## 2019 Agriculture and Agri-Food Strategy Update

### 1. Recommendations

1. Council receive the 2019 Agriculture and Agri-Food Strategy Update for information.
2. The Regional Clerk circulate this report to the Agriculture and Agri-Food Advisory Committee, the Ontario Ministry of Agriculture, Food and Rural Affairs and local municipalities.

### 2. Summary

This report provides Council with an update on activities, partnerships and 2019 [Agriculture and Agri-Food Strategy](#) achievements.

Key Points:

- The Terms of Reference for the Agriculture and Agri-Food Advisory Committee was updated with appointments made to the Agriculture and Agri-Food Advisory Committee for the 2019-2022 term
- The second year of Agriculture and Agri-Food Strategy implementation is on track with nearly 90 per cent of actions either underway, planned or completed
- Agriculture and agri-food programming and stakeholder engagement reached over 3,000 participants and generated 140,000+ views on social media
- York Region partnered with York University to secure \$106,000 in funding for the first Food & Beverage Accelerator Program
- An industry led agri-food working group with members of the Agriculture and Agri-Food Advisory Committee and other industry experts has been established to look at challenges and opportunities for the sector in response to COVID-19
- 2020 agriculture and agri-food initiatives will strengthen stakeholder collaboration and build capacity in the industry for recovery post COVID-19

### 3. Background

#### **The Agriculture and Agri-Food sector contributes \$2.7B to York Region's Gross Domestic Product**

York Region's agri-food sector is home to more than 700 farm-based businesses and 270 food and beverage manufacturers and distributors that contribute to the Region's economic vitality. Based on the 2016 Census of Agriculture, the agri-food sector in York Region, from farms to processors, food retailers and restaurants, provides approximately 57,000 jobs, generating \$2.7 billion in Gross Domestic Product for York Region.

#### **In 2017, Council approved the Agriculture and Agri-Food Strategy to guide long-term growth of the Region's Agri-Food sector**

York Region's [Agriculture and Agri-Food Strategy](#) (the Strategy) endorsed by Council in [October 2017](#), sets direction for long-term growth of the agriculture and agri-food sector and guides development of policy and program initiatives.

The Strategy articulates a comprehensive set of objectives defined within five strategic goal areas and 45 action items to be implemented over five years. The five strategic goals are:

1. Strengthen communication and collaboration with York Region, local municipalities and the agri-food sector
2. Support the agri-food sector through integrated land use planning and economic development
3. Support increased capacity for value added agri-food processing and support services
4. Leverage location within the GTA and proximity to customers through direct farm marketing and meet demand for local food production
5. Provide support for business retention and expansion of primary agricultural production within York Region

Progress on the Agriculture and Agri-Food Strategy initiatives is reported to Council as part of the annual update.

#### **The Agriculture and Agri-Food Advisory Committee supports the Region in delivery of the Agriculture and Agri-Food Strategy**

The Agriculture and Agri-Food Advisory Committee (Advisory Committee), a volunteer advisory committee, was created by Regional Council in 2001 as a means to support the agricultural industry and promote healthy rural communities. The Advisory Committee plays an integral role in helping advance the objectives of the Strategy. Advisory Committee members provide advice to Regional Council and staff on agriculture, agri-food and rural

matters in York Region. The Advisory Committee is similar to agricultural advisory committees in the Regions of Halton, Peel and Durham.

### **The Terms of Reference for the Advisory Committee was updated in 2019 with newly appointed members representing the industry value chain**

Regional staff initiated a review of the Terms of Reference with the Advisory Committee in August 2018. Changes to the Terms of Reference were necessary to reflect the connection of the Committee with the Strategy and to align its practices with those of other advisory committees at the Region. The revised Terms of Reference was approved at the [May 16, 2019](#) Regional Council meeting.

In [September 2019](#), Council appointed [members to the Agriculture and Agri-Food Advisory Committee](#) for the 2019-2022 term. The Advisory Committee members provide a balanced representation across the agri-food value chain including producers, input suppliers, food processors, distributors, and food retailers.

The Committee is composed of eleven members from across the Region, including two Council appointed ([December 13, 2018](#)) representatives:

- Councillor Avia Eek on behalf of Mayor Pellegrini, King Township
- Councillor Hugo Kroon on behalf of Mayor Lovatt, Town of Whitchurch-Stouffville

Orientation and the first meeting with the newly appointed Committee members was held on October 29, 2019. Committee meetings are held bi-monthly. To date, the group has held three meetings with administrative support provided by the Regional Clerks office.

York Region Planning and Economic Development staff work collaboratively with the Advisory Committee to execute the Strategy.

## **4. Analysis**

### **Agriculture and Agri-Food Strategy implementation is on track with nearly 90 per cent of the actions underway, planned or completed**

The Strategy identified [45 action items](#) for implementation over five years (2018-2022) to support and grow the agriculture and agri-food sector. The actions are grouped as on-going, short-term, medium and long-term activities.

In 2019, York Region staff worked closely with local municipal partners, the Advisory Committee, and agri-food stakeholders to implement actions in the Strategy. As of December 2019, 40 of the 45 action items (nearly 90 per cent) were underway, planned or completed. These include showcasing agricultural innovators/champions in the Region, implementing a local food education campaign, supporting an agri-food asset mapping project, and launching the first ever York Region Food & Beverage Food Accelerator Program. In summary:

- All short-term activities (5) have been completed

- All on-going activities (18) are either underway, planned or complete
- The majority of medium and long-term actions (17 out of 22) are either underway, planned or completed

A summarized list of action items grouped by status (underway, planned, new and completed) is outlined in Attachment 1.

### **Nine action items have been completed since adoption of the Agriculture and Agri-Food Strategy**

Since adoption of the Strategy, nine action items have been completed. This includes all five short-term actions and a review of environmental policies and regulations for food processing operations, completed in 2019.

In addition, four medium-term and on-going actions were completed in 2019. These include conducting an economic impact study for the Holland Marsh, creation of a resource directory of producers in the Region (using Golden Horseshoe Food and Farming Alliance database), providing feedback on the province's development of Agricultural Impact Assessment (AIA) guidelines and providing input into review of the Land Evaluation and Area Review (LEAR) Study for York Region.

### **Agriculture and Agri-Food Programming and stakeholder engagement reached over 3,000 participants**

In 2019, Regional staff hosted or supported over 50 agri-food related education and outreach activities, engaging over 3,000 stakeholders. These were delivered in collaboration with more than 20 local partners including Ontario Ministry of Agriculture and Rural Affairs, York Soil and Crop Improvement Association, York Region Food Network, York Farm Fresh Association, Central Counties Tourism, Holland Marsh Growers Association and Golden Horseshoe Food and Farming Alliance among others. Activities included:

- Growing Your Farm Profits, two-day workshop on March 25, 2019 and April 1, 2020 in partnership with Ontario Soil and Crop Improvement Association (OSCIA) and the Township of King. The workshop supported 16 farm businesses develop improved business goals and review their business plans. It also guided farmers to develop Canadian Agricultural Partnership funding applications to implement their plans.
- Two Food Entrepreneur Series offered for food start-ups with York Region Food Network and York Small Business Enterprise on October 18, 2019 and October 25, 2019
- Participation at the Royal Agricultural Winter Fair with Central Counties Tourism and York Farm Fresh on November 4 - 6, 2019 to showcase local food and agri-tourism in the Region
- Business Forum on Reducing Your Environmental Footprint held on December 9, 2019 in partnership with City of Richmond Hill. The forum provided 25 agri-food

businesses with an overview of environmental regulations (water, waste, energy) with opportunities to implement wastewater reduction solutions to reduce costs

- Support for York Region Food Network to establish York Region Food Council with multi-stakeholders addressing access to healthy, affordable, sustainable food.
- Business Retention and Expansion (BR&E) training led by Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) with local municipal economic development staff on December 17, 2019 to determine readiness for agriculture and agri-food BR&E exercise.

### **York Region continued funding partnerships to deliver projects that align with the Agriculture and Agri-Food Strategy**

York Region staff collaborate with community partners, York Farm Fresh, Holland Marsh Growers Association and the Golden Horseshoe Food and Farming Alliance to establish partnerships for 2019-2020 to deliver projects that support the Strategy.

- **Local Food Promotion:** York Farm Fresh connects York Region communities to locally grown products at farms and farmers markets. The Region funded York Farm Fresh as a service delivery agent for projects that directly align with the Strategy. Deliverables include raising awareness of locally produced agricultural products and the development of the local Farm Fresh Guide Map for 2020.
- **Economic Impact Study for the Holland Marsh:** The Region provided funding to the Holland Marsh Growers Association, leveraging provincial Rural Economic Development funding for an economic impact study of the Marsh. Other project partners include King Township and Simcoe County. The study was completed in December 2019.
- **Golden Horseshoe Food and Farming Alliance (GHFFA):** York Region staff refreshed agri-food data with the GHFFA ConnectON program. ConnectON is an economic development tool that supports decision making, growth and emergency preparedness. In 2019, based on York Region employment survey data and OMAFRA data, agri-food business assets were refreshed and added to the ConnectON program. This data represents the agrifood value chain from production to food access (field to fork). Currently there are over 40 municipal partners with data from over 100,000 businesses. ConnectON partners have the ability to upload, update, select, sort and map their own data, and view data regionally from participating municipalities.

### **Launch of a local food awareness campaign raised the profile for Agriculture and Agri-Food in the Region; generating 140,000+ views in social media**

York Region staff began implementation of a strategic communications plan to strengthen communication with stakeholders, raise the profile for the sector and promote local food. A key activity included the launch of a local food education campaign in collaboration with York Farm Fresh Association and internal departments. Staff from Environmental Services, Public

Health and Economic Strategy established a York Region Food Collaborative to work together in promoting and creating awareness about food-related programs in the Region. Highlights of the campaign include:

- A dedicated local food webpage ([york.ca/localfood](http://york.ca/localfood)) and communications materials (infographics) to share successes, sector profiles and local food information
- An agri-food spotlight series to celebrate and showcase local farmers and businesses: [ClearWater Farm](#), [Rose Family Farm](#), and [Sharon Creek Farm](#)
- Distribution of over 60,000 York Farm Fresh Guide Maps with York Farm Fresh; installation of 54 directional signage to help identify local farms
- Public outreach at Longo's (Stouffville), East Gwillimbury Farmers Market and Market & Co., engaging over 500 citizens in meaningful discussions about local, healthy food and food waste prevention
- Distribution of local food information with AgScape to engage youth about agriculture and food production in the Region
- Media coverage in [YorkRegion.com](http://YorkRegion.com) and [blog posts](#) on industry association websites
- Generated over 140,000 views across all social media channels, reaching over 45,000 individuals with more than 2,300 likes, comments or shares related to agriculture and agri-food

### **York Region partnered with York University to secure \$106,000 in funding for the first Food & Beverage Accelerator Program**

One of the key components in the Agriculture and Agri-Food Strategy is to support and build an Agri-Food innovation hub with resources to help food start-up companies grow. Staff worked closely with York University's Innovation Hub (YSpace) with support from the Cities of Markham, Vaughan, and Richmond Hill to secure \$106,000 funding from the Canadian Agricultural Partnership grant. The funding will help establish a first Regional Food and Beverage Accelerator Program based on success from the pilot program run by YSpace in Fall of 2019. The goal of this program is to engage 18 new food and beverage companies over two years with the first session scheduled to start in September, 2020 instead of July, 2020 due to COVID-19 pandemic. The program will be delivered by YSpace and assist food companies to grow nationally. The program delivery will focus on educational streams including business strategy and infrastructure, financial modelling and investments, operational efficiencies, and marketing and sales.

### **Advisory Committee members provided input on the Municipal Comprehensive Review process and Provincial Agricultural System Mapping**

As part the Municipal Comprehensive Review (MCR) to update the Regional Official Plan, agricultural lands are being reviewed including lands identified by the Province as additional potential Prime Agriculture land.



The Advisory Committee has been engaged in the review of the proposed Provincial Agricultural Mapping System and the MCR process. An agricultural system directions report was presented to [Council in June 2019](#) introducing potential changes to the Region's agricultural land base mapping in addition to identifying policy issues for review and analysis. Policy issues relate to assessing Greenbelt river valleys in urban settings currently designated agriculture, addressing potential for modest redevelopment of existing non-agricultural uses in agriculturally designated areas and overall conformity to provincial plans. The Agricultural and Agri-Food Advisory Committee will continue to be engaged in 2020.

### **Staff will continue to work with the Advisory Committee to deliver action items in the Agriculture and Agri-Food Strategy**

Staff will continue to work with the Advisory Committee to evaluate and deliver the remaining actions prioritized as medium to long term in the Strategy.

Remaining 2020 deliverables include:

- Continued collaboration with agri-food stakeholders on education and outreach activities to build capacity in the industry for recovery post COVID-19
- Deliver “Selling Food to Ontario” event for primary producers and early stage food companies to determine readiness to sell to new markets and facilitate partnerships between connecting primary producers, processors and retailers
- Explore local food opportunities with local municipalities integrated into business visitation/corporate calling program
- Deliver the first session of the York Region & Beverage Food Accelerator Program and build an agri-food innovation network with York University Innovation Hub (YSpace)

Virtual events and activities will be considered as options for remaining 2020 work plan actions.

### **Staff have created Agri-food business resources with industry engagement in response to COVID-19**

Although this report is geared towards 2019 activities, there is value in noting the agri-food sector's response to the COVID-19 crisis. The business community globally, in Canada, Ontario and York Region is being impacted by COVID-19. York Region staff are committed to supporting the agri-food businesses working tirelessly to produce food during the COVID-19 pandemic. Staff developed a [one-stop COVID-19 resource hub](#) for business with dedicated resources for the agri-food industry from all levels of government, a webinar calendar, business updates and an expert [advisory blog](#). The blog, complemented with a webinar outlined a wide range of funding programs to help business explore strategic growth opportunities for recovery post-COVID.

The York Region Economic Strategy division, in partnership with local municipalities and industry stakeholders have formed the [York Region Business Recovery Support Partnership](#). As part of this initiative, staff developed an Agri-Food industry led sub-group comprised of members of the York Region Agriculture and Agri-Food Advisory Committee and other industry experts. The group is looking at challenges and opportunities for the agriculture and food industry in the Region in response to COVID-19.

## **Agriculture and Agri-Food Strategy is supported by approved Regional plans**

The goals and objectives of the Agriculture and Agri-food Strategy are supported and integrated within the following Council approved plans:

- **Vision 2051:** Includes “A Resilient Natural Environment and Agricultural System” goal area where the agricultural areas are thriving and provide healthy food and resources to a growing population.
- **York Region Official Plan – 2010:** Chapter 6 is dedicated to Agricultural and Rural Areas which form an important part of the fabric of York Region, supporting a vibrant agricultural community.
- **2019 to 2022 Strategic Plan:** The strategic priority areas focus on “Building sustainable communities and protecting the environment with a resilient natural environment and agricultural system” and “Increasing economic prosperity by fostering an environment that attracts business, grows employment opportunities and attracts people”.
- **Economic Development Action Plan – 2020-2023:** A key theme area in the Action Plan “Supporting Business” includes action to execute the Agriculture and Agri-Food Strategy and support the administration of Agriculture and Agri-Food Advisory Committee.

## **5. Financial**

The Strategy identified a number of strategic objectives and actions for consideration as part of implementation. Some of these are no cost or low cost, or are already pursued by the Region, while others have potential resource and budget implications. Funds for 2020 Agriculture and Agri-Food implementation activities are included in the approved budget.

## **6. Local Impact**

The Agriculture and Agri-Food Strategy supports and complements the goals and interests of the Region’s local municipal partners. Staff from local municipalities participated in development and review of the Strategy and will continue to attend Agriculture and Agri-Food Advisory Committee meetings. Regional staff partner with local municipalities to deliver programs and execute the Strategy. The Strategy is shared with local municipalities to be leveraged as they develop their respective agriculture and agri-food plans and initiatives.

## 7. Conclusion

Through implementation of the Agriculture and Agri-Food Strategy, York Region continues to demonstrate a strong commitment to the agriculture and agri-food sector.

The Terms of Reference for the Advisory Committee was updated in 2019 with appointments made to Advisory Committee by Council for 2019-2022 term. Implementation of the Strategy is on track with significant stakeholder outreach and engagement in 2019. A key focus for 2019 was to build partnerships and leverage resources to deliver agri-food programming. This includes leveraging funding for York Region Food & Beverage Accelerator Program.

In 2020, the Region, its local municipalities and Advisory Committee will continue to evaluate and deliver action items from the Strategy. Staff will continue to collaborate with agri-food stakeholders to build capacity in the sector for recovery post COVID-19. The progress on the Agriculture and Agri-Food Strategy initiatives and work of the Advisory Committee will be reported as a part of the annual update to Council.

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For more information on this report, please contact Jonathan Wheatle, Director, Economic Strategy at 1-877-464-9675 ext. 71503. Accessible formats or communication supports are available upon request.

Recommended by: **Paul Freeman, MCIP, RPP**  
Chief Planner

**Dino Basso**  
Commissioner of Corporate Services

Approved for Submission: **Bruce Macgregor**  
Chief Administrative Officer

May 29, 2020  
Attachment (1)  
#10718344

**Agriculture and Agri-Food Strategy Action items: arranged by status (initiated/underway, planned, new or completed) – Updated May 2020**

GOAL	DESCRIPTION
<p><b>Strengthen communication and collaboration with York Region, lower tier municipalities and the agri-food sector</b></p>	<p><b><u>COMPLETED</u></b></p> <p><b>1.1</b> Create a York Region agri-food specialist role dedicated to supporting growth of existing businesses, attracting new investments and promoting the Agri-food sector in York Region. <b>SHORT TERM- York Region</b></p> <p><b>1.3</b> Develop a communication roadmap/strategy to ensure open and transparent communication pathways. <b>SHORT TERM- York Region</b></p> <p><b>1.4</b> Create a directory/resource that includes names and contact information of producers in the Region; to be used by the Region for collecting employment data. <b>MEDIUM – York Region</b></p> <p><b><u>UNDERWAY</u></b></p> <p><b>1.2</b> Build internal staff capacity to provide direction to lower tiers on agri-food issues; coordinate programming and initiatives between planning and economic development and tourism at the Regional level. <b>ONGOING - York Region</b></p> <p><b>1.6</b> Continue to support and collaborate with GHFFA through projects. <b>ONGOING - York Region</b></p> <p><b>1.7</b> Continue support for the York Region Agricultural Advisory Liaison Group (YRAALG) by allocating annual budget for special projects and events. <b>MEDIUM – York Region</b></p> <p><b>1.8</b> Explore and identify ways to celebrate and showcase agricultural innovators/champions in the Region using existing communication efforts. <b>ONGOING – York Region + local municipalities</b></p> <p><b>1.9</b> Seek opportunities to collaborate with partners in York Region and beyond the Region. <b>ONGOING- Led by partners and supported by York Region</b></p> <p><b>1.10</b> Develop York Region agri-food educational materials for general public to share at regional and community events. <b>ONGOING – York Region + local municipalities</b></p> <p><b>1.11</b> Investigate and explore opportunities for teaching youth</p>

	<p>about agriculture and food production in the Region. <b>MEDIUM - YRAALG + YRFA and community groups</b></p> <p><b>1.12</b> Demonstrate a commitment to the agri-food sector by supporting agricultural events and conventions through sponsorship or in-kind support. <b>ONGOING - York Region</b></p> <p><b>1.13</b> Collaborate with organizations such as Rouge National Park, Oak Ridges Moraine Trust, Ontario Soil and Crop Improvement Association (OSCIA), and Ontario Farmland Trust to conduct study to understand current land stewardship practices used by York producers. <b>MEDIUM – York Region + local municipalities</b></p> <p><b><u>PLANNED</u></b></p> <p><b>1.5</b> Create annual opportunity to collect feedback from the agri-food sector to strengthen York Region staff and Council’s understanding of farm and food businesses and their needs by engaging with local famers and agri-food experts. <b>MEDIUM – York Region</b></p>
<p><b>Support agri-food sector through integrated land use planning and economic development</b></p>	<p><b><u>COMPLETED</u></b></p> <p><b>2.2.</b> Prior to next Official Plan review, conduct a Land Evaluation and Area Review (LEAR) study to collect updated data on quality of soils, fragmentation, conflicting uses and production in York Region. <b>MEDIUM - York Region+ local municipalities</b></p> <p><b>2.5</b> Conduct a review of policies and regulations related to environmental performance of food processing operations within the Region. <b>SHORT- York Region</b></p> <p><b>2.6</b> Participate in the upcoming consultation and review for the Greater Golden Horseshoe’s Agricultural System policies (led by OMAFRA) - <b>MEDIUM - York Region+ local municipalities</b></p> <p><b>2.9</b> Monitor the province’s development of Agricultural Impact Assessment (AIA) guidelines and provide feedback through consultation with planning staff and other relevant stakeholders - <b>ONGOING - York Region+ local municipalities</b></p> <p><b><u>UNDERWAY</u></b></p> <p><b>2.1.</b> At next review, update York Region’s Official Plan to conform and align with recent changes to the Greenbelt Plan, Growth Plan and Oak Ridges Moraine Plan (2017 updates) - <b>MEDIUM - York Region+ local municipalities</b></p> <p><b>2.3</b> Through the Municipal Comprehensive Review, review York Region’s Official Plan (and lower tier plans) related to overall</p>

	<p>agricultural strategies, land use policies, acceptable uses, as well as application processes and development fees to ensure they encourage. <b>ONGOING - York Region+ local municipalities</b></p> <p><b>2.7</b> Recognize and acknowledge the agri-food sector's role as an economic driver in the Region through updates to plans and policies. <b>MEDIUM - York Region</b></p> <p><b>2.8</b> Conduct a study and review of edge planning practices and identify planning tools the Region can use to resolve conflicts between adjacent urban and agricultural land uses <b>MEDIUM – Partner</b></p> <p><b><u>PLANNED</u></b></p> <p><b>2.11</b> Create factsheets and accessible materials to help agri-food stakeholders interpret land use policies- <b>ONGOING - York Region+ Municipalities</b></p> <p><b><u>NEW</u></b></p> <p><b>2.4</b> Conduct a study that investigates innovative financial mechanisms that incentivize producers and land owners to keep land in agricultural production. <b>MEDIUM - York Region+ local municipalities</b></p> <p><b>2.10</b> Encourage the lower tier municipalities to develop and implement an Agricultural Community Improvement Plan (CIP) to incentivize on-farm diversification and value-added operations. - <b>ONGOING - local municipalities</b></p>
<p><b>Support increased capacity for value added processing and support services</b></p>	<p><b><u>UNDERWAY</u></b></p> <p><b>3.2</b> Establish an agri-entrepreneur mentor program in conjunction with the York Small Business Enterprise Centre to support existing and potential entrepreneurs with mentoring and business guidance. <b>MEDIUM ONGOING York Region + local municipalities</b></p> <p><b>3.3</b> Investigate and identify opportunities to develop a regional food incubator/hub to support fruit and vegetable value-adding opportunities to increase farm revenue. <b>LONG- York Region + local municipalities</b></p> <p><b><u>NEW</u></b></p> <p><b>3.1</b> Develop and implement a Food Processing Action Plan that demonstrates York Region is 'open for business' to attract and retain food processing businesses. <b>MEDIUM York Region + local municipalities</b></p>

<p><b>Leverage within the GTA and proximity to customers through direct farm marketing to meet demand for local food production</b></p>	<p><b><u>COMPLETE</u></b></p> <p><b>4.2</b> Continue annual production of the York Region Farm Fresh Guide Map and Pumpkin Pie Trail Map to promote and raise awareness of locally produced agricultural products. <b>SHORT-York Region</b></p> <p><b><u>UNDERWAY</u></b></p> <p><b>4.1</b> Facilitate the revitalization of the York Farm Fresh Organization to support the growth of York’s agri-food sector and demand for farm-direct production. <b>ONGOING - York Region + Municipalities</b></p> <p><b>4.3</b> Continue to support and encourage the provision of community gardens and/or urban agriculture projects that promote agricultural awareness in settlement/urban areas. <b>ONGOING - York Region+ local municipalities</b></p> <p><b>4.4</b> Support the development of agri-tourism programming such as “Farm Tour Hikes”. <b>ONGOING - York Region</b></p> <p><b>4.5</b> Raise awareness around the diversity of production and processing found in the Region through promotional materials (e.g. Ontario’s ‘soup and salad bowl’ in the Holland Marsh; world crop production). <b>ONGOING - York Region</b></p> <p><b>4.6</b> Revisit York Region’s Food Charter and broaden support across the agri-food sector. <b>ONGOING - York Region + local Municipalities</b></p> <p><b>4.8</b> Facilitate relationship building between producer, processors and retail companies that support local food production (e.g. Longos, Metro) <b>MEDIUM - York Region</b></p> <p><b>4.9</b> Communicate and <b>promote opportunities</b> to connect producers with the local market. <b>MEDIUM – York Region</b></p> <p><b>4.10</b> Partner with Rouge National Urban Park and Toronto Region Conservation to increase collaboration and learning amongst agri-businesses and potential new entrants into agri-tourism through hikes, education programs and/or peer-to-peer learning groups. <b>MEDIUM - York Region</b></p> <p><b><u>NEW</u></b></p> <p><b>4.7</b> Develop local food-sourcing policies for Regional facilities and encourage other public sector agencies within the Region to adopt similar policies. <b>MEDIUM- York Region + local Municipalities</b></p>
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<p><b>Provide support for business retention and expansion of primary agriculture production within York Region</b></p>	<p><b><u>COMPLETE</u></b></p> <p><b>5.2.</b> Conduct a study and develop a long-term sustainability strategy for the Holland Marsh through collaboration with stakeholders and partners (e.g. Simcoe County, Lake Simcoe Regional Conservation Authority, Holland Marsh Growers' Association, OMAFRA, etc.) <b>MEDIUM - Partner</b></p> <p><b><u>UNDERWAY</u></b></p> <p><b>5.3.</b> Work with industry and government agencies to support the employment of seasonal and foreign agricultural workers, with respect to working conditions, accommodations, cultural services and accessibility to workers. <b>ONGOING</b></p> <p><b>5.6</b> Continue support to improve broadband connectivity across the Region through the Region's Broadband Strategy; particularly in rural and agricultural areas to help businesses develop and grow. <b>ONGOING - York Region + local Municipalities</b></p> <p><b>5.7</b> Develop template and prepare annual report card to record and evaluate achievements. <b>ONGOING - York Region + Municipalities</b></p> <p><b><u>PLANNED</u></b></p> <p><b>5.1</b> Conduct Business Retention and Expansion studies (led by OMAFRA) to assess and evaluate the needs and opportunities in each lower-tier municipality with a focus on agri-food related services and businesses - <b>MEDIUM - York Region + Municipalities: NEW</b></p> <p><b>5.5</b> Explore opportunities to increase the production of world crops within York Region. <b>MEDIUM: York Region + Municipalities:</b></p> <p><b><u>NEW</u></b></p> <p><b>5.4.</b> Undertake an equine industry study and consultation to identify barriers and opportunities for growing the <b>Region's</b> equine industry including research on successes in other regions (e.g. Greater Toronto Area, Caledon, Halton Hills, etc.). <b>MEDIUM - local municipalities</b></p> <p><b>5.8</b> Conduct a five-year review of York Region's Agriculture and Agri-Food Sector Strategy. <b>LONG - York Region, Municipalities</b></p>
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## **Regional Council Decision - 2019 Measuring and Monitoring Affordable Housing in York Region**

On June 25, 2020 Regional Council made the following decision:

1. Staff continue to collaborate with local municipalities and the Building Industry and Land Development Association – York Chapter to assess policy options and innovative solutions to address housing affordability challenges in York Region.
2. The Regional Clerk circulate this report to the local municipalities.

The original staff report is attached for your information.

Please contact Danielle De Fields at 1-877-464-9675 ext. 71525 if you have any questions with respect to this matter.

Regards,

**Christopher Raynor** | Regional Clerk, Office of the Regional Clerk, Corporate Services

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Our Mission: **Working together to serve our thriving communities – today and tomorrow**



# The Regional Municipality of York

Committee of the Whole  
Planning and Economic Development  
June 11, 2020

Report of the Commissioner of Corporate Services and Chief Planner

## 2019 Measuring and Monitoring Affordable Housing in York Region

### 1. Recommendations

1. Staff continue to collaborate with local municipalities and the Building Industry and Land Development Association – York Chapter to assess policy options and innovative solutions to address housing affordability challenges in York Region.
2. The Regional Clerk circulate this report to the local municipalities.

### 2. Summary

This report provides an overview of the 2019 affordable housing measuring and monitoring exercise (Attachment 1).

Key Points:

- Delivering affordable housing options continues to be a challenge for York Region, local municipalities and the development industry
- Affordable ownership and rental housing is a key component for building complete communities, supporting community health, economic vitality and growth of York Region's local cities and towns
- The annual measuring and monitoring exercise assesses new housing supply for affordability each year and is used to determine gaps in the housing system
- Regional Official Plan affordability targets have not been met for the second year in a row, with only 14% of all new ownership and rental units in 2019 affordable at the provincial threshold
- When new ownership housing is evaluated, only 11% of new units are below the affordability threshold and 99% of these are studio and one-bedroom condominium units
- In 2019, only 3% of new housing was classified as rental. There is a need for an increased rental supply, which provides an opportunity to address York Region's affordability challenges

- To solve housing challenges in York Region, continued support and collaboration across all levels of government and development industry is required, including exploring policy options through the Municipal Comprehensive Review process

### 3. Background

#### **A full mix and range of housing options support growth and development of complete communities in York Region**

A full mix and range of affordable ownership housing and rental housing is a key component of building complete communities. This helps to meet the needs of residents and workers of all ages and stages of life, impacting quality of life, community health and economic vitality. A mix and range of ownership and rental housing refers to a variety of housing options that are affordable based on a resident's income, in appropriate locations and suitably sized.

Affordable housing is important for businesses to attract and retain employees, supporting economic development and growth in York Region. A full mix and range of housing options is required to support York Region in meeting growth projections outlined in the Regional Official Plan.

#### **The Regional Official Plan sets affordable housing targets that are monitored annually through this exercise**

The York Region Official Plan requires 35% of new housing in the Region's Centres and key development areas be affordable, and 25% of new housing outside of those areas be affordable. The annual measuring and monitoring exercise helps to understand York Region's housing supply and assess whether Regional Official Plan targets for affordable housing are met. The targets are consistent with provincial guidance set in the Provincial Policy Statement for efficient development patterns to promote a mix of housing.

#### **In 2019, Council adopted innovative approaches to help address continued affordability challenges impacting York Region**

The provision of a full mix and range of housing, including affordable housing options, continues to be a challenge for York Region, local municipalities and the development industry. In fact, affordability is a challenge across the Greater Toronto Area. All levels of government and industry proponents have roles in supporting solutions to delivering affordable housing options to residents. Council has demonstrated commitment to housing solutions, most recently in the form of financial incentives for purpose-built rental housing, including a [36-month development charge deferral program](#) developed in 2017 and an expanded, graduated incentive program endorsed in 2019.

On October 17th, 2019, Council approved [new graduated development charge deferrals](#) for purpose-built rental housing affordable to mid-range income households. These new incentives were accompanied by development charge deferrals for large office buildings, working together to support the development of complete communities. The affordable, purpose-built rental incentives promote growth across York Region but particularly in the

Region's centres and corridors and are structured to encourage the inclusion of family-sized units in new developments to help address housing gaps identified through this monitoring exercise. These new incentives align with York Region's city building initiatives and vision for complete communities.

### **This exercise helps identify housing gaps and provides data to support housing policy directions for the Municipal Comprehensive Review**

The Measuring and Monitoring Affordable Housing exercise provides data and identifies housing gaps to support the development of new policies and programs. The Municipal Comprehensive Review process provides the opportunity to review and develop policies to address housing challenges impacting York Region, including the development of housing targets and options to achieve them. Through technical consultations, Regional staff will continue to engage with the Building Industry and Land Development Association, local municipalities and other stakeholders to collaborate on defining and determining policies for the Regional Official Plan and implementation options focused on delivering housing solutions.

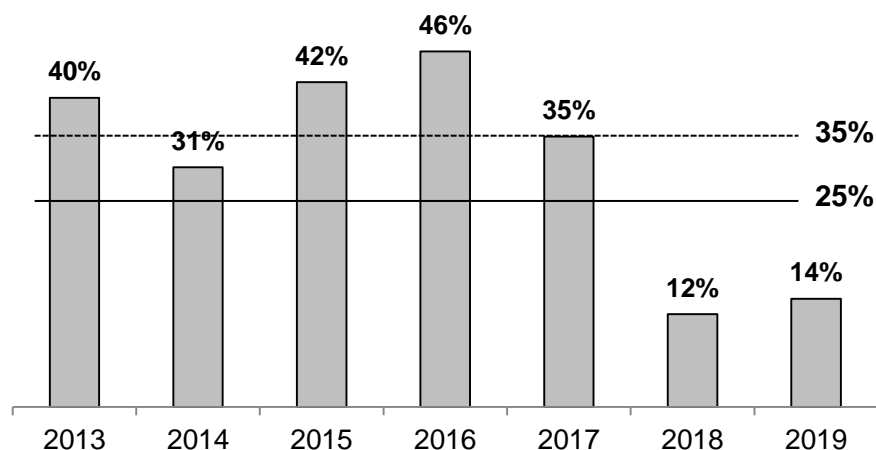
Later this year, a Housing Policy Directions report will be presented to Council on housing targets and policy updates to inform the Regional Official Plan update process. Council has provided ongoing and innovative support for the development of a healthy housing system, as exemplified through the new rental housing incentives. Addressing housing challenges in York Region will require continued policy and program initiatives, as well as partnerships with local municipalities, upper levels of government, development industry and other housing stakeholders.

## **4. Analysis**

### **In 2019, Regional Official Plan targets for affordable housing were not achieved for the second year in a row**

The York Region Official Plan affordable housing policies prescribe that 35% of new housing in the Region's Centres and key development areas be affordable, and that 25% of new housing outside of those areas be affordable. In 2019, the affordable housing targets were not achieved, with 14% of new units below the affordable housing threshold. This was a slight increase from 2018, but a large reduction from 35% in 2017 and 46% in 2016 (Figure 1). The thresholds used for this exercise are set to reflect different local municipal contexts, including variances in household incomes.

**Figure 1**  
**Percentage of New Affordable Units by Year**



\*Regional Official Plan Target: 35% applied in Regional Centres and Key Development Areas and 25% applied outside of Regional Centres and Key Development Areas.

For the second consecutive year, there were few affordable options across all nine local cities and towns and across all housing types. This identifies a trend of few affordable options, with limited new rental supply added to the market each year. Of the 14% of affordable new units from the 2019 housing supply, 21% are rental (rental represented 3% of the total housing supply) and 79% are affordable ownership (ownership represented 97% of the total housing supply). As identified through these numbers, rental housing accounts for a much larger portion of affordable units compared to the total new supply it brings to the market each year. In 2019, the majority of the new rental supply was 162 new Housing York Inc. units in Vaughan. Council's commitment to supporting a place for everyone plays a critical role in delivering new, affordable units to York Region's housing market.

### **Almost all affordable ownership options are studio and 1-bedroom condominiums, with few family-sized options available**

In 2019, only 11% of new ownership units were below the affordability threshold. For ownership purposes, a household income is calculated at the 60th percentile to set the affordable housing threshold (i.e. the maximum house price that the lowest earning 60% of households can afford). Of the ownership units, 99% were studio (8.7%) or one-bedroom (90.6%) condominium units in high density developments, primarily in Newmarket and Vaughan. In 2019, there were no affordable two-bedroom or larger-sized high density units that met the threshold and only 0.7% of ground related units were affordable.

Condominium fees are not captured in affordability assessments, or the data presented in this report, as there is limited availability of condominium fees across York Region. For many households, the additional costs of condominium fees can make these units inherently unaffordable, causing a further decline in the number of new affordable units in York Region.

Compared to 2018, York Region had a 31% increase in the total number of new ownership units built in 2019. There was the same percentage of affordable ownership housing (11% each year), with almost no new affordable ground related, and family-sized high density units in both 2018 and 2019. In 2019, the increased housing supply did not result in a higher percentage of affordable ownership housing units in York Region.

### **As ownership housing becomes increasingly unaffordable to a greater proportion of residents, rental housing continues to be a necessary alternative**

The ownership affordability threshold used in this measuring and monitoring exercise is based on the Provincial definition set out in the Provincial Policy Statement. As previously outlined, the ownership household income is calculated at the 60th percentile to set the affordable housing threshold. In 2019, York Region's annual household income at the 60th percentile was \$125,041 and a housing unit affordable at that income could not exceed \$483,988. In 2019, 11% of new ownership units are 'affordable' based on the provincial definition, and 14%<sup>1</sup> of units were affordable when both ownership and rental housing was included (all rental units are coded as affordable due to data limitations).

To gain a better understanding of the true affordability challenges facing mid-range and upper income households in the ownership market, a sensitivity analysis was conducted for the 40th, 50th, 70th, and 80th percentiles (Table 1). When lower household incomes are evaluated, the availability of new affordable housing units rapidly diminishes. When higher incomes beyond the provincial definition of affordable are assessed, affordability pressures remain. This sensitivity analysis identifies that only the highest income households in York Region have robust affordable ownership options.

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<sup>1</sup> In 2019, the majority of new rental supply was 162 new Housing York Inc. units in Vaughan at Woodbridge Lane; up to 70% of the units will be offered to applicants on the Region's subsidized housing wait list. The remaining 100 are new registered secondary suites recorded across all local cities and towns. No new purpose-built rental units were added to the housing stock in 2019.

**Table 1**  
**Affordable Ownership for a Range of Income Percentiles**

Percentile	Upper Household Income Threshold	Maximum Affordable House Price	% Affordable Ownership Units
40th	\$83,640	\$323,740	0%
50th	\$103,422	\$400,312	2%
60th	\$125,041	\$483,988	11%
70th	\$150,599	\$586,711	43%
80th	\$184,136	\$722,746	63%

Source: York Region Planning and Economic Development, 2020.

Households that cannot afford ownership housing to meet their housing needs often turn to the rental market for suitable sized housing in central and connected locations. Purpose-built rental housing continues to be a necessary alternative to ownership, delivering stable housing options with fewer added costs for amenities. Households in this income range could afford a monthly rent of approximately \$2,100 (40th percentile) to \$4,600 (80th percentile). Average market rents for purpose-built rental in 2019 ranged from \$1,160 (Bachelor unit) to \$1,995 (3+ bedroom unit). Although many of these ownership households could afford rents, they are faced with the challenge of low rental supply. The rental incentives previously identified outline Council's continued dedication to solving York Region's rental supply challenges. It is expected that in the coming years, the rental incentives endorsed by Council will result in an increase of new purpose-built rental units providing additional options for households facing affordability challenges.

For both ownership and rental housing across York Region, affordable housing options are essential as a basis for economic, community, and social health and well-being. A lack of affordable housing options may continue to cause challenges in meeting growth projections set by the Province, impacting future economic growth and development of York Region.

### **Many factors contribute to continued affordability challenges facing York Region**

Many factors contribute to the affordability challenges across York Region, and the Greater Toronto Area, evidenced by drastically increasing housing prices in recent years. A best practices scan and analysis will be completed in support of housing directions to be developed through the Municipal Comprehensive Review later in 2020. This exercise will evaluate economic, financial and community factors that impact housing costs, many of which are beyond York Region's control. Historically, York Region has maintained strong economic growth, continues to be a desirable location to live, and housing prices have increased accordingly. This is a similar trend across the Greater Toronto Area.



It is likely that affordability is having an impact on York Region's population growth rate, which could have long-term economic implications. Additional information on the relationship between housing affordability and the Region's population growth is contained in the Growth and Development Review 2019 report being considered at this Committee of the Whole meeting. Through the Municipal Comprehensive Review, a report outlining potential housing policy directions will identify policy and other solutions to help address some of the factors causing affordability challenges in York Region.

### **Measuring and Monitoring Affordable Housing supports Vision 2051's Healthy Communities goal of appropriate housing for all ages and stages**

Vision 2051, the Regional Official Plan, and the 2019 to 2023 Strategic Plan contain goals and policies that promote development and monitoring of affordable housing in support of creating complete communities. The measuring and monitoring of housing affordability in York Region aligns with the goals outlined in these strategic documents, providing data that supports results based solutions to housing challenges.

As affirmed through York Region's strategic plans, working to support development of a full mix and range of housing options in York Region is integral to the health, well-being and economic growth of communities. The new affordable, purpose-built rental incentives identified earlier in this report highlights Council's commitment and leadership in addressing housing need in York Region. Continued government innovation and collaboration with housing providers and development industry is essential for solving York Region's affordability challenges.

## **5. Financial**

The work completed by staff for the 2019 measuring and monitoring of affordable housing has been completed within the existing staff complement, and within the approved business plan and budget.

The financial impact of failing to address affordable housing challenges in York Region could lead to unintended consequences, such as lower residential and employment growth rates. York Region continues to fall short of the Growth Plan forecast; a shortfall of affordable housing options may be a contributing factor. This may impact York Region's future economic and financial prosperity, particularly as new development supports payment for projects and investment in programs and policies that help to solve housing challenges.

## **6. Local Impact**

Local municipalities are key partners in addressing housing affordability. Each year, local municipal staff works with Regional staff in supporting collection of key data for this report. Regional staff shares the data results and methodology with local municipal partners.

Local municipalities continue to partner with York Region in development of financial incentives to support purpose-built rental housing. Regional staff will continue to collaborate

with local municipal staff through the York Region Local Municipal Housing Working Group to address affordable housing needs across York Region. Local municipalities have an integral role in supporting the development of the Housing Policy Directions report and in collaborating with development proponents and York Region to define context-specific solutions in their municipalities. The housing challenges outlined impact all local municipalities, requiring continued support to deliver solutions.

## 7. Conclusion

As a foundation of complete communities, housing supports community health and well-being, social cohesion, economic development and growth in York Region. The continued trend of few affordable housing options places future growth and development of communities at risk.

York Region Council has set the foundation to address these challenges by encouraging a full mix and range of housing options and prioritizing investment in new affordable purpose-built rental housing projects. No one level of government or industry partner can solve housing affordability challenges alone. Staff will continue to work in collaboration with partners and local municipal staff to find innovative solutions that help achieve Regional Official Plan targets in 2020 and will continue to monitor the affordability of housing across York Region to support continued evidence-based policy solutions.

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For more information on this report, please contact Danielle De Fields at 1-877-464-9675 ext. 71525. Accessible formats or communication supports are available upon request.

Recommended by: **Paul Freeman, MCIP, RPP**  
Chief Planner

**Dino Basso**  
Commissioner of Corporate Services

Approved for Submission: **Bruce Macgregor**  
Chief Administrative Officer

May 29, 2020  
Attachment (1)  
10705381

## 2019 MEASURING AND MONITORING HOUSING AFFORDABILITY IN YORK REGION

### HOUSING IS A CORNERSTONE OF COMPLETE COMMUNITIES

Housing is a cornerstone of complete communities, which require a variety of ownership and rental housing options that meet the needs of residents and workers at all ages and stages of life. A diverse mix and range of housing options is a major contributor to quality of life, well-being, economic vitality and community health. Housing has remained at the forefront of discussions in York Region, with many residents facing continued affordability challenges. Through these various levels of government, York Region is guided by and works in partnership to support a full mix and range of housing options across all nine local municipalities.

### YORK REGION MONITORS THE AFFORDABILITY OF NEW HOUSING UNITS EACH YEAR TO DETERMINE IF YORK REGION OFFICIAL PLAN AFFORDABILITY TARGETS ARE MET

Provincial policy requires York Region to establish and implement affordable housing targets. York Region's targets are identified through the York Region Official Plan (YROP), which requires that 35% of new housing in Regional Centres and Key Development Areas, and 25% of new housing outside of those areas, be affordable.

York Regional Council endorsed the Affordable Housing Measuring and Monitoring Guidelines in June 2015. An update to the [Guidelines](#) was approved in 2018 to better reflect on the ground reality in terms of how the amount, type and location of new affordable housing units are analyzed. The Guidelines establish a standardized approach to identify and measure the supply of new affordable units in order to monitor progress each year in meeting the YROP affordable housing targets and to help inform decision making around housing need. Originally, the data was presented as an attachment to the 10-Year Housing Plan Progress Report. This is now a standalone update that is reported on an annual basis. This report has become increasingly important as affordable housing continues to be a growing concern for residents in York Region.

### MAXIMUM AFFORDABLE HOUSING THRESHOLDS ARE CALCULATED ANNUALLY BY TENURE

The affordable housing thresholds are calculated annually for both ownership and rental units, based on Provincial legislation and definitions in the York Region context. The thresholds provide the upper limits of what is considered "affordable" from a land use planning perspective. These thresholds are used throughout this report to determine the affordability of both new high density and ground related ownership housing supply. All new rental supply is monitored annually and the analysis is included in this report.

The affordable threshold for ownership is the maximum price that households at the sixth decile of the income distribution can afford to pay and includes the cost of a mortgage, mortgage insurance, a minimum of a 5% down payment and property taxes. As displayed in Figure 1, the maximum ownership threshold for York Region in 2019 is \$483,988 and based on a household income of \$125,041.

FIGURE 1: York Region Household Income Distribution and Affordable Ownership Thresholds, 2019<sup>1</sup>

<b>Maximum Household Income</b>	\$29,755	\$47,021	\$64,922	\$83,640	\$103,422	\$125,041	\$150,599	\$184,136	\$239,995	
<b>% of Households</b>	<b>10</b>	<b>20</b>	<b>30</b>	<b>40</b>	<b>50</b>	<b>60</b>	<b>70</b>	<b>80</b>	<b>90</b>	<b>100</b>
<b>Decile</b>	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>	5 <sup>th</sup>	6 <sup>th</sup>	7 <sup>th</sup>	8 <sup>th</sup>	9 <sup>th</sup>	10 <sup>th</sup>
<b>Maximum affordable housing price</b>	\$115,170	\$182,001	\$251,291	\$323,740	\$400,312	\$483,988	\$586,711	\$722,746	\$950,013	
	<b>Affordable Housing</b>						<b>Households that can afford threshold price or above (40%)</b>			

Source: York Region Planning and Economic Development, 2020.

Based on Statistics Canada, Bank of Canada and Canada Mortgage and Housing Corporation data

**2019 LOCAL MUNICIPAL MAXIMUM OWNERSHIP THRESHOLDS RANGE FROM \$391,965 TO \$483,988**

Table 1 provides the maximum local municipal affordable ownership thresholds for 2019, for the lowest earning 60% of households in each municipality. As average household incomes vary between local municipalities, ownership thresholds are calculated both on a region-wide basis and by local municipality. Where the local municipal threshold exceeds the Regional threshold (\$483,988), the Regional threshold is used for affordable housing commitment and monitoring purposes in order to help achieve region-wide affordability. This helps to best reflect the local municipal context and the incomes of residents, impacting what would be defined as affordable across York Region's nine local cities and towns.

<sup>1</sup> The figure simplifies York Region's housing market and represents all households in York Region. The figure separates York Region's households into ten separate decile groups based on household income, each decile representing 10% of the total household population. The distribution identifies that the affordable ownership housing thresholds must provide a maximum price that is affordable to 40% of households, which is measured to the sixth decile of the income distribution.

Table 1: 2019 Affordable Ownership Thresholds<sup>2</sup>

Local Municipality	Local Municipal Threshold	Thresholds Used for Commitments and Monitoring
Aurora	\$534,650	\$483,988
East Gwillimbury	\$516,340	\$483,988
Georgina	\$391,965	\$391,965
King	\$597,434	\$483,988
Markham	\$462,174	\$462,174
Newmarket	\$476,980	\$476,980
Richmond Hill	\$463,643	\$463,643
Vaughan	\$535,169	\$483,988
Whitchurch-Stouffville	\$510,512	\$483,988

Source: York Region Planning and Economic Development, 2020.

Based on Statistics Canada, Bank of Canada and Canada Mortgage and Housing Corporation data

**YORK REGION DID NOT ACHIEVE ITS AFFORDABILITY TARGETS IN 2019, WITH ONLY 14% OF NEW HOUSING UNITS FALLING BELOW THE MAXIMUM AFFORDABLE THRESHOLD**

Table 2 displays the number and percentage of new affordable units in 2019 by local municipality and tenure based on the thresholds in Figure 1. For monitoring purposes, all rental units are coded as affordable due to data limitations of new rental units, both in the primary and secondary rental markets.

<sup>2</sup> Throughout the Region, there are significant variations in average household income by local municipality, which in turn impacts the maximum income-based affordable housing threshold. The local municipal threshold seeks to reflect the differences in the demographics and better reflect actual average affordable prices at the local level.

Table 2: New Affordable Housing Monitoring Analysis, 2019

Local Municipality	Ownership Units		Rental Units <sup>1</sup>		All Units	
	Total Units	Affordable Units	Total Units	Affordable Units	Total Units	Affordable Units
Aurora	86	0 (0%)	14	14 (100%)	100	14 (14%)
East Gwillimbury	467	5 (1%)	5	5 (100%)	472	10 (2%)
Georgina	63	0 (0%)	16	16 (100%)	79	16 (20%)
King	16	0 (0%)	-	-	16	0 (0%)
Markham	1,747	94 (5%)	2	2 (100%)	1,749	96 (5%)
Newmarket	405	81 (20%)	20	20 (100%)	425	101 (24%)
Richmond Hill	1,002	38 (4%)	-	-	1,002	38 (4%)
Vaughan	4,631	738 (16%)	201	201 (100%)	4,832	939 (19%)
Whitchurch-Stouffville	157	3 (2%)	4	4 (100%)	161	7 (4%)
York Region	8,574	959 (11%)	262	262 (100%)	8,836	1,221 (14%)

Source: York Region Planning and Economic Development, 2020

Based on Teranet, RealNet and Canada Mortgage and Housing Corporation data

1 – all rental is coded as affordable due to data limitations

Almost 91% of the new affordable ownership units were one-bedroom units. However, a declining number of one or more-bedroom units are affordable each year. Out of all the new one-bedroom units monitored in 2019, the number of affordable, one-bedroom units was 30%, a decrease from 57% in 2018, 94% in 2017 and 95% in 2016. In 2019, almost 9% of affordable housing was delivered through studio apartment units and less than 1% of units were ground related. Out of the studio apartments, all 83 units were coded as affordable. These findings highlights the continued lack of affordable ownership options across all housing structure types, relying on small unit sizes to deliver affordable housing stock to York Region's residents. Similarly, the number of affordable two-bedroom units monitored was 0%, the same as 2018, a decrease from 11% in 2017 and 51% in 2016. This shows a lack of affordable family-sized units staff will continue to monitor.

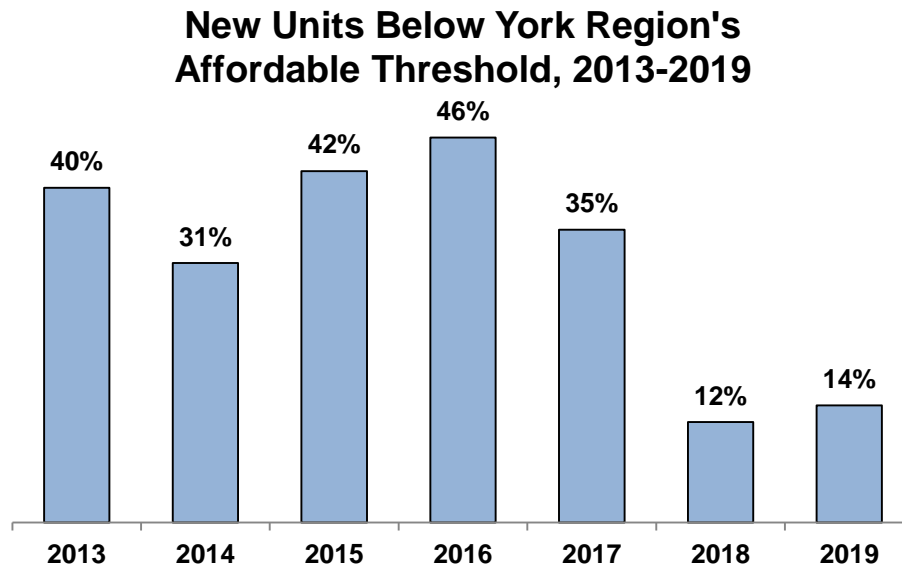
### IN 2019, THE TREND OF FEW AFFORDABLE UNITS MONITORED CONTINUES

Figure 2 provides an overview of the percentage of new ownership and rental units below the affordable thresholds from 2013 – when the Region began tracking affordability – to 2019 (Figure 2). The increase from 12% in 2018 to 14% is mainly due to the 162 new community housing units in 2019.

Similar to 2018, affordable options were not consistently represented in all local municipalities and across all unit types and tenures in 2019. The same trend of few affordable options remains an issue for the long-term growth and vitality of York Region's local businesses and economy. This uneven representation of affordable options leads to many residents choosing unsuitable housing and could cause clusters of affordability rather than the even

distribution of a mix and range of housing options found in complete communities. It may also lead to many people choosing more affordable alternatives to York Region. Across the nine local cities and towns, affordable housing is foundational to attract new business and economic growth. As affordability continues to decline, this will impact forecasted population, employment and household growth.

Figure 2: New Units below York Region's Affordable Threshold, 2013-2019



There has been an increasing reliance on new high density units to meet York Region Official Plan targets for new affordable housing stock. In 2019, 18% of new high density units met the affordability threshold compared to a few affordable units in the ground related supply (less than 1%). This reflects a similar trend to 2018, where 26% of new high density was affordable and no ground related supply was affordable. However, this was a significant decrease from 2017, with 50% of new high density units and 5% of ground related units falling below the affordability threshold. This highlights that now even new high-density ownership stock has become less affordable over time. Now there is declining affordability overall across all densities since previous monitoring years.

The majority of new housing stock monitored in 2019 is ownership housing, consistent with other monitoring years. The ownership market accounted for 79% of the affordable units region-wide and rental units accounted for 21% of affordable units. Due to data gaps, all rental units are coded as “affordable” for monitoring purposes. This included no new purpose-built rental units<sup>3</sup>, 162 community housing units<sup>4</sup>, and 100 newly registered second suites for a total of 262 new rental units in 2019. As rental units are all coded as affordable, these new units are used to achieve the York Region Official Plan targets each year, which may over-represent the true depth of affordability for residents. However, purpose-built rental units provide affordable options to many mid-range

<sup>3</sup> Staff are working with CMHC staff to gather more information regarding the total number of private, purpose-built rental housing in York Region for 2019. There were 2 units identified through CMHC’s reporting on new purpose-built housing unit completions, one in King and one in Georgina. Due to confidentiality, no granular information could be provided regarding these two units. However, both staff and CMHC believe that it is likely a secondary suite belonging to a detached home, which is coded as an apartment but not a purpose built rental unit. Due to these challenges, staff have decided to remove the two units and have not counted it in this report.

<sup>4</sup> All Housing York Inc. units are coded as community housing. In previous monitoring years, they were identified as government assisted/non-profit housing.

income households and are a major contributor to the solution of the housing challenges facing York Region. The rental stock will become increasingly important as we see a continued decline in affordable ownership options across all housing sizes. The above breakdown of affordable housing by tenure is further exemplified when 97% of all new housing stock was ownership and only 3% was rental housing.

The percentage of affordable new units varied across local municipalities, reflecting the different challenges faced by residents depending on location. Local municipal rates of total affordability ranged from as low as 0% in King, to as high as 24% in Newmarket (mainly from growth in new rental stock and small, high density units). A number of local municipalities had no affordable ownership units, including Aurora, Georgina and King. While affordable housing options are available in other local municipalities, they may not be in suitable locations or be large enough to accommodate families. Access to services and transit options continue to impact home prices and rents. Unfortunately, the result is that affordability generally decreases as access to services and transit options increase, impacting efforts to create complete communities. Few affordable housing options will continue to impact the economic growth and development of York Region, with few affordable ownership options and a low rental supply.

#### THERE ARE FEWER AFFORDABLE HOUSING OPTIONS WHEN LOWER HOUSEHOLD INCOMES ARE CONSIDERED

Mid-range income households are represented by the 4<sup>th</sup> to 6<sup>th</sup> deciles of the income distribution, which are the 20% of households that are between the highest and lowest earning 40 percent of households in the Region (households earning between \$83,640 and \$125,041). The affordable ownership threshold provides a maximum affordable house price for the sixth decile, or the highest earning mid-range income household. As the ownership housing thresholds provide an upper limit, they do not address the need for an appropriate range of housing for households with incomes below this limit, also mid-range income households (4<sup>th</sup> and 5<sup>th</sup> deciles)

To understand housing need throughout the mid-range income spectrum, the Region also reviews affordability using thresholds that are affordable to 40% and 50% of households (units that are measured to the 5<sup>th</sup> and 4<sup>th</sup> deciles on Figure 1). This evaluates depth of affordability for households below the upper threshold, and identifies that affordability only applies to the highest earning households being monitored. Table 3 summarized the findings from the 2019 analysis.

*Table 3- New Affordable Ownership Housing Supplemental Monitoring Analysis, 2019*

Monitoring Exercise	Maximum Income	Maximum House Price	% of Units Sold Under Threshold
Provincial Definition: 6 <sup>th</sup> Decile	\$125,041	\$483,988	11%
5 <sup>th</sup> Decile	\$103,422	\$400,312	2%
4 <sup>th</sup> Decile	\$83,640	\$323,740	0%

Source: York Region Planning and Economic Development, 2020.

Based on Teranet, RealNet and Canada Mortgage and Housing Corporation data

Based on this analysis, the 2019 maximum affordable price for the lowest earning 50% of households was \$400,312, and 2% of new units (167 units) fell below this price. The 2019 maximum affordable price for the lowest earning 40% of households was \$323,740 and 0% of new units fell below this price.



## FOR THE FIRST TIME, STAFF EVALUATED OWNERSHIP HOUSING AFFORDABILITY FOR HIGHER INCOME HOUSEHOLDS ABOVE THE PROVINCIAL DEFINITION OF AFFORDABLE

The continued affordability challenges for households in York Region requires further investigation beyond the mid-range income (4<sup>th</sup> to 6<sup>th</sup> deciles) groups. For the first time, staff evaluated affordability for households beyond the provincial definition to gain a stronger understanding of true housing challenges facing York Region residents and workers (Table 4).

For the 7<sup>th</sup> income decile group, the percentage of affordable units rose to 43% which is a direct result from the large number of high density units affordable to this income group (96% of affordable units were high density and only 4% of the total units were ground related for the 7<sup>th</sup> decile). A larger portion of new housing stock become affordable to higher incomes, however, it is higher incomes that can afford the majority of housing. A total of 63% of new housing units were affordable to households at the 8<sup>th</sup> decile (87% of affordable units are high density and 13% were ground related) and 84% of units were affordable to households at the 9<sup>th</sup> decile.

This analysis helps to better understand the housing affordability challenges facing Regional residents, showing that many of the units that are affordable are only affordable to a portion of households in the upper income deciles. This analysis determines that gaps still exist, even for households beyond the Provincial definition of requiring affordable housing.

*Table 4: Affordable Units for Households in the Upper Income Deciles, 2019*

Income Decile	Household Income	Affordable House Price	Number of Affordable Units (Total High Density/Ground Related)	% of Affordable Units
7 <sup>th</sup> Decile	\$150,599	\$586,711	3,648/8,574 (3,486 are high density and 162 are ground related)	43%
8 <sup>th</sup> Decile	\$184,136	\$722,746	5,429/8,574 (4,742 are high density and 687 are ground related)	63%
9 <sup>th</sup> Decile	\$239,995	\$950,013	7,170/8,574 (5,304 are high density and 1,866 are ground related)	84%

Source: York Region Planning and Economic Development, 2020.

Based on Teranet, RealNet and Canada Mortgage and Housing Corporation data

Note: the York Region threshold was used across all nine local municipalities

## A LIMITED SUPPLY OF RENTAL OPTIONS EXIST IN THE PRIMARY RENTAL MARKET

The affordability of new rental stock cannot be monitored due to data limitations regarding rents charged for new units. As such, all new rental units are currently coded as “affordable”. Most non-luxury purpose-built rental housing units would be affordable to mid-range income earners and are reasonably considered affordable in York Region. In general, the secondary market is more expensive than the purpose-built rental market and offers less security of tenure. Through the monitoring exercise, all units that are rented are coded as rental. This includes community housing, registered secondary suites and purpose-built rental housing.

In 2019, only 262 rental units were built in York Region. Of that total, 162 units were community housing and the remaining 100 were registered secondary suites. In 2019, there were no new private-purpose built rental units built. Rental condominiums also contribute to the rental stock, with approximately 29% of units that permit renting were rented; however the average rents for one- and two-bedroom condominiums exceeded 125% Average Market Rents (set by private, purpose-built rental housing).

#### REGIONAL RENTAL THRESHOLD IN 2019 RANGE FROM \$1,160 TO \$ \$1,995 BASED ON THE PROVINCIAL DEFINITION

The Provincial definition of rental affordability is based on 100% average market rent (AMR), as determined by the annual Canada Mortgage and Housing Corporation (CMHC) survey. In 2018, Regional Council endorsed the updated York Region Affordable Housing Measuring and Monitoring Guidelines and an updated rental threshold of 125% average market rent by bedroom type to encourage affordability in all unit types. The higher threshold increases the opportunity for development proponents to access Canada Mortgage and Housing Corporation funding and financing options to incentivize rental development. In addition, due to the fact that the threshold is a reflection of the Region's aged rental stock, it provides a better reflection of reasonable market-affordable rents as the older rental stock may not meet current building code standards or offer amenities that are now expected by tenants in new buildings. The old rental threshold had the unintended consequence of the majority of affordability requirements being satisfied through smaller-sized bachelor and one-bedroom units. By integrating a Regional rental threshold by bedroom type, this helps to address gaps in the affordable rental supply, such as highlighting the need for more affordable family-sized units.

The 2019 threshold for affordable rental housing at 125% AMR across all bedroom types was \$1,710. The maximum 2019 rental thresholds range from \$1,160 for a bachelor to \$1,995 for a three bedroom apartment (Table 5).

In order to address these continued challenges of few affordable ownership options and a limited rental supply, York Region's recently endorsed incentives aims to provide more purpose built rental housing affordable to mid-range income households, with better incentives offered when 50% of units are family-sized and if the building is located in the Region's Centres and Corridors. These incentives define affordable housing at 175% AMR, making it affordable for mid-range income households. This income group has been identified with particular housing need, with few affordable ownership options and low rental supply available in York Region. Their housing need has been identified and evaluated through this annual Measuring and Monitoring report. These incentives work to support the development of complete communities, supporting residents and workers in York Region.

**Table 5 – 2019 Percent Average Market Rents by Bedroom Type**

<b>2019 Percent Average Market Rents by Bedroom Type</b>			
	100% AMR	125% AMR	175% AMR
Bachelor	\$928	\$1,160	\$1,624
1 Bed	\$1,270	\$1,588	\$2,223
2 Bed	\$1,437	\$1,796	\$2,515
3+ Bed	\$1,596	\$1,995	\$2,793
<b>Source:</b> CMHC Rental Market Report 2019. Private Apartment Rent, Table 1.1.2., 2020.			

Through the annual measuring and monitoring analysis, staff are able to identify housing challenges and support recommendations to Regional Council to develop policy options in support of affordable housing.

#### THE EXISTING HOUSING STOCK CONTINUES TO PROVIDE LIMITED AFFORDABLE HOUSING OPTIONS

A 2019 snapshot of average housing costs by tenure and type is provided in Appendix D. The snapshot depicts the range from the lowest local municipal average price to the highest local municipal average price for the 2019 calendar year. While the snapshot provides an accurate range of home prices and rents, the number of housing units available throughout the range varies.

When average resale prices are benchmarked against the affordable thresholds, there are limited affordable ownership options in all municipalities (Table 6). The average price of resale condominiums fell below the Regional affordable threshold in four local municipalities; no municipalities had average resale single detached, semi-detached or row houses under the Regional affordable threshold. While affordable resale options are available region-wide, there are limitations by local municipality, structure and bedroom type. Staff report on the average resale price to provide a broader indication of housing options across the Region. In 2019 it was determined that, on average, little to no ground related product are affordable in the resale or new housing market. Some resale ground related units fell below the average and provide affordable housing options to residents. Both ground related and high density affordable options are found predominately in central and northern municipalities in the Region, often with pockets of affordability, not delivering a full mix and range of housing across communities.

Table 6 - Affordable Average Ownership Resale Options by Local Municipality, 2019

	Resale Single Detached	Resale Semi-Detached	Resale Row	Resale Condo
Aurora	X	X	X	✓
East Gwillimbury	X	X	X	✓
Georgina	X	X	X	✓
King	X	X	X	X
Markham	X	X	X	X
Newmarket	X	X	X	✓
Richmond Hill	X	X	X	X
Vaughan	X	X	X	X
Whitchurch-Stouffville	X	X	X	X

Source: York Region Planning and Economic Development, 2020  
Based on Toronto Real Estate Board data.

#### IN 2019, REGIONAL COUNCIL ENDORSED INCENTIVES FOR NEW AFFORDABLE PURPOSE-BUILT RENTAL HOUSING

In October 2019, Regional Council approved new [development charge deferrals](#) for affordable, purpose-built rental housing. These incentives support the growth of affordable housing and jobs for York Region's changing population and workforce, aligning with York Region's [city building](#) initiatives and vision of creating [complete communities](#).

The affordable purpose built rental housing incentive is a graduated program, where developments will receive a longer deferral depending on size and location. Under the program, the full development charges payable could be deferred, interest-free, for between 5 and 20 years. The affordable rental incentive program is available to a total of 1,500 housing units over the next three years. In addition to other criteria outlined in the policy, average rents must not exceed 175% AMR, buildings must be a minimum of 4 storeys in height, and similar or better local municipal participation is required in order to qualify for the incentives.

There has been a growing interest in the new incentives for purpose-built rental housing amongst proponents in the development industry. It is expected that these new incentives will support the development of purpose-built rental in York Region and impact the number of affordable housing units in York Region for subsequent years, with the ability to monitor annual rents for these new developments receiving the incentives.

#### THE NEED FOR CONTINUED INNOVATION IS REQUIRED TO ADDRESS HOUSING GAPS

Innovative programs and policies are required to continue to address housing gaps, particularly as affordable housing options are necessary in the development of healthy and thriving communities. Monitoring affordability of new housing units each year allows staff to monitor the Region's progress in meeting affordability targets identified in the YROP. In addition, the monitoring exercise also allows Council to identify areas where affordability challenges persist, and formulate policies and programs, as well as advocate to senior levels of government to assist in responding to these challenges. Staff continue to work with our partners to encourage affordable housing, coordinated through a variety of consultation and engagements including the general public, consultations with BILD and through the York Region Local Municipal Housing Working Group.

Supporting the growth of York Region's rental supply and affordable ownership housing market is imperative to the creation of complete communities across York Region. This annual measuring and monitoring exercise allows staff to track our progress in meeting Council objectives and attaining Regional Official Plan goals. The finalized document posted online will include all relevant data tables, as staff receive regular requests for this information.



## Regional Council Decision - 2019 Regional Centres and Corridors Update

On June 25, 2020 Regional Council made the following decision:

1. The Regional Clerk forward this report to the Provincial Minister of Municipal Affairs and Housing and York Region Members of Federal and Provincial Parliament as an example of the Region's continued commitment to focusing on transit-oriented development within Regional Centres and Corridors and to seek further Federal and Provincial assistance to provide critical infrastructure for the Yonge North Subway Extension and completion of the Viva Rapid Transit network.
2. Regional Council request the Province to introduce legislation similar to Bill 171, the "Building Transit Faster Act", to assist in expediting approval of key infrastructure, such as the Upper York Sewage Solution to fully realize planned growth in Newmarket, Aurora and East Gwillimbury, including the applicable Centres and Corridors in these municipalities.
3. The Regional Clerk forward this report to local municipalities for information.

The original staff report is attached for your information.

Please contact Jeff Hignett, Senior Planner, Centres, Corridors and Subways at 1-877-464-9675 ext. 71515 if you have any questions with respect to this matter.

Regards,

**Christopher Raynor** | Regional Clerk, Office of the Regional Clerk, Corporate Services

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Our Mission: **Working together to serve our thriving communities – today and tomorrow**





# The Regional Municipality of York

Committee of the Whole  
Planning and Economic Development  
June 11, 2020

Report of the Commissioner of Corporate Services and Chief Planner

## 2019 Regional Centres and Corridors Update

### 1. Recommendations

1. The Regional Clerk forward this report to the Provincial Minister of Municipal Affairs and Housing and York Region Members of Federal and Provincial Parliament as an example of the Region's continued commitment to focusing on transit-oriented development within Regional Centres and Corridors and to seek further Federal and Provincial assistance to provide critical infrastructure for the Yonge North Subway Extension and completion of the Viva Rapid Transit network.
2. Regional Council request the Province to introduce legislation similar to Bill 171, the "Building Transit Faster Act", to assist in expediting approval of key infrastructure, such as the Upper York Sewage Solution to fully realize planned growth in Newmarket, Aurora and East Gwillimbury, including the applicable Centres and Corridors in these municipalities.
3. The Regional Clerk forward this report to local municipalities for information.

### 2. Summary

This report provides an annual update of development activity, infrastructure investments and programs that occurred within the Regional Centres and Corridors in 2019. It identifies ongoing and future initiatives that continue to drive the Region's city building initiatives forward as a result of Council's commitment to planning for complete communities.

#### Key Points:

- Accommodating growth through intensification in strategic locations like Centres and Corridors helps maintain fiscal sustainability through effective land use and aligns growth with existing and planned infrastructure and services
- Close to 40% of all 2019 residential building permit units in York Region were located in Centres and Corridors and 80% of all apartment building permit units
- In 2019, employment grew by 5.3% in Centres and Corridors adding 6,800 jobs

- Markham Centre and Vaughan Metropolitan Centre have exceeded their population and job growth targets and have commenced work to update their Secondary Plans
- Richmond Hill/Langstaff Gateway Secondary Plans are being updated to establish a revised development framework to guide and support development along the future Yonge North Subway Extension
- Continued delay of the Upper York Sewage Solution approval impairs planned growth and economic development for Newmarket Centre and northern Corridors
- Financial incentive programs were introduced in 2019 to encourage purpose built rental and large office buildings
- Development application activity in Centres and Corridors during COVID-19 is comparable to 2019 activity during the same time period

### 3. Background

#### **Regional Centres and Corridors are a city building focus for York Region's urban structure**

Regional Centres and Corridors were first established in the 1994 Regional Official Plan and continue to be reinforced in the 2010 Regional Official Plan as a planned city building initiative. They are a key focus of the Region's Urban Structure to guide rapid transit investment, residential intensification and commercial growth. Accommodating growth through intensification in strategic locations in the Region helps maintain fiscal accountability encouraging effective use of land and aligning growth with existing and planned infrastructure and services.

The Regional Centres and Corridors implement the Provincial Growth Plan's priority to focus growth in urban areas. The Provincial Growth Plan identifies four Provincial Urban Growth Centres in York Region, also known as Regional Centres:

- Markham Centre (Highway 7 and Warden Ave)
- Newmarket Centre (Yonge Street and Davis Drive)
- Richmond Hill / Langstaff Gateway Centre (Highway 7 and Yonge Street)
- Vaughan Metropolitan Centre (Highway 7 and Jane Street)

Urban Growth Centres are the primary focus for intensification and contain the highest development densities in the Region. Together with Regional corridors (Yonge Street, Highway 7, Davis Drive and Green Lane) these areas are evolving into highly active urban places, serviced by rapid transit (Figure 1).

Figure 1

## Centres and Corridors are integral to building complete communities



## 4. Analysis

### Centres and Corridors continue to accommodate the majority of the Region's high density residential development

Since 2006, 64% of all apartment units have been located within Centres and Corridors. This continues to show the strength of the Region's urban structure and city building policies that direct higher density development to Centres and Corridors to support the vision of complete communities where people can live, work and play.

In 2019, building permits were issued for approximately 2,200 apartment units Region-wide. This is a decrease compared to 4,000 units in 2018. Yearly fluctuation is more commonly observed in apartments than other housing types because they take longer to build.

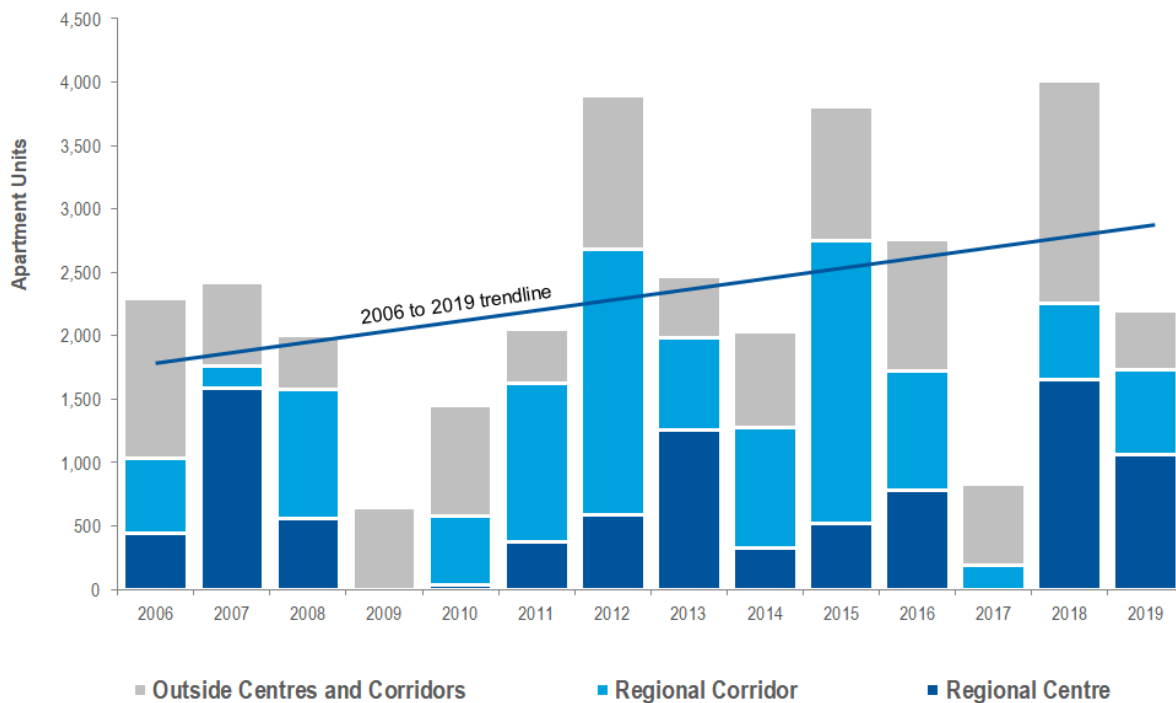
The following are key highlights of 2019 building permit activity in Centres and Corridors:

- Close to 40% of all York Region building permit unit activity was located in Centres and Corridors
- 79% of all apartment units (1,730 units) were located in the Centres and Corridors (Figure 2)
- 24 multi-storey buildings are currently under construction in Centres and Corridors, compared to 22 buildings in 2018
- Townhouse units made up 5% of building permit unit activity in Centres and Corridors

- Vaughan Metropolitan Centre captured 50% (860 units) of all apartment units followed by Highway 7 West Corridor (668 units) and Richmond Hill/Langstaff Gateway Centre (202 units)

Figure 2

### Apartment Building Permit Activity from 2006 to 2019



### Vaughan Metropolitan Centre and Markham Centre have exceeded 2031 population targets

For the past three years, the Vaughan Metropolitan Centre has demonstrated the strongest construction growth with over 40% (3,100 units) of high rise residential construction. Based on built and active applications, Vaughan Metropolitan Centre has exceeded its 2031 population growth target by 38% (Attachment 1). This exponential growth is directly attributed to the ongoing investments by the Region in rapid transit, and particularly the opening of the York-Spadina Subway Extension in December, 2017.

The planning for Markham Centre was established in the late 1990's and development of the centre has been growing steadily ever since, having now reached 110% of its 2031 population target (Attachment 1). The City of Markham is undertaking a Secondary Plan review for Markham Centre in 2020 that will include new population and job targets. Regional staff will be engaged in support of this review.

The City of Richmond Hill and City of Markham are also undertaking reviews of Secondary Plans for the Richmond Hill/Langstaff Gateway Centre. The original plans were established in 2010 and an updated development framework will support and guide future development along the Yonge North Subway Extension.

## **York Region is a top destination for business, talent, and investment in the GTA, Ontario and Canada**

Launched in 2016, York Region’s award-winning ‘York Link’ marketing strategy and campaign is a key Regional initiative promoting office attraction linking transit-oriented development. It showcases York Region as a place where knowledge-based businesses and top talent thrive, in a fast-growing and urbanizing region. The Centres and Corridors program works together with the York Link campaign to promote the relationship between city building and economic development.

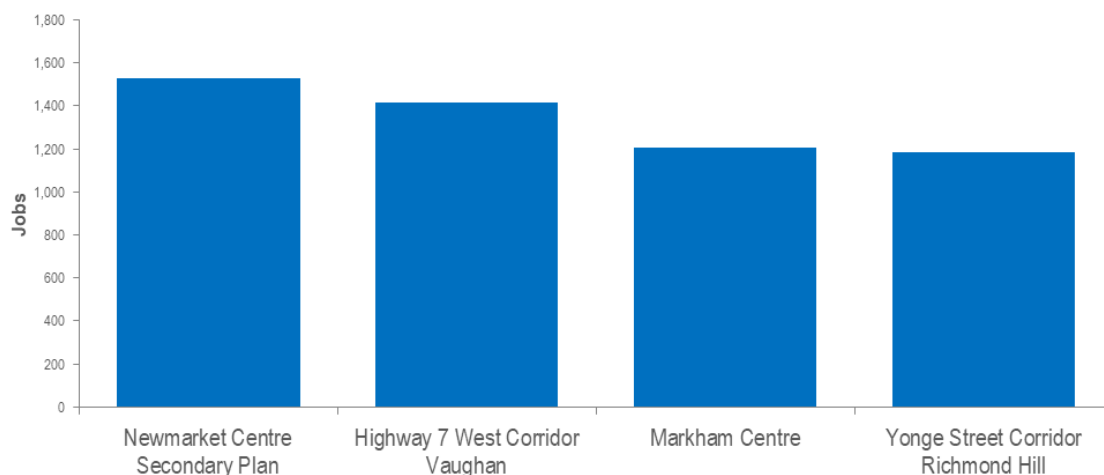
### **Regional employment grew by 5.3% in Centres and Corridors in 2019**

In 2019, York Region’s employment grew by 13,800 jobs for a total of 654,650 jobs. Surveyed employment within Centres and Corridors grew by over 6,800 jobs for a total of 135,400 jobs as of mid-year 2019. This represents a 5.3% increase from mid-year 2018 and is the highest annual increase in jobs in Centres and Corridors. For the 6th straight year, the employment growth rate in Centres and Corridors has been more than double that of Regional growth (2.2%).

Job growth was evenly split between Regional Centre and Regional Corridor areas. Newmarket Urban Centres experienced the most employment growth with 1,527 new jobs, followed by Highway 7 West Corridor (1,400), Markham Centre (1,200), and Yonge Street Richmond Hill Corridor (1,190) (Figure 3).

**Figure 3**

### **2019 Employment Growth in Centres and Corridors**



## **In 2019, the Centres and Corridors remained successful attracting new office activity**

There were no building permits issued for new office buildings in 2019, but a number of businesses moved into existing office space within the Centres and Corridors. York Region has averaged 1,500 new businesses per year for the past 10 years. There is close to 1.5 million square feet of office development proposed in Centres and Corridors.

## **Rapid transit in Centres and Corridors is serving the Region's major employment areas**

Employment areas are strategic and vital to York Region's economy and accommodate over half of the Region's employment base. Current proposed major office development is focused in employment areas and Centres and Corridors (Attachment 2). York Region has two major employment area clusters, recognized by the Neptis Foundation as employment "megazones" centred at the convergence of Highways 407 and 400 in Vaughan, and Highways 407 and 404 in Markham and Richmond Hill (Attachment 2). These megazones are serviced by rapid transit along the Region's Corridors. Completion of the Region's planned rapid transit network and Yonge North Subway extension is important to serve the Region's employment areas.

## **Viva Rapid Transit ridership has increased significantly compared to pre-rapidway operations**

Viva Rapid Transit service began in December 2005 and has been important to support growth and transit ridership throughout the Centres and Corridors. Results of this investment in rapid transit infrastructure are being realized. Ridership in corridors with completed rapidways has increased by 19-67%, compared to pre-rapidway operations (Table 1).

**Table 1**

### **Viva Transit Rapidway Ridership**

<b>Existing Rapid Way</b>	<b>Date Built</b>	<b>Increase in Ridership Since Completion</b>
Highway 7 East Rapidway	2009	19 %
Davis Drive Rapidway	2016	20 %
Highway 7 VMC Rapidway	2013	67 %

Rapidways have been constructed in portions of Regional Corridors along Yonge Street, Highway 7, and Davis Drive. In 2019, three rapidways opened for service:

- Highway 7 West in Vaughan
- Bathurst and Centre Streets in Vaughan
- Yonge Street in Newmarket

### **Continued investment in VivaNext rapidway construction is needed to complete Regional rapid transit network**

York Region continues to invest in transit and Viva rapidway development along Yonge Street in Richmond Hill, expected to open December 2020. An additional 75+ km of Viva Rapid Transit rapidways are planned for various areas in York Region, including Yonge Street between Savage-Sawmill and 19th-Gamble, Highway 7 west to Highway 50 and east to Cornell Bus Terminal, as well as Jane Street, Major Mackenzie Drive, and Leslie. These areas remain unfunded and need to be prioritized to connect the Regional Centres and complete the Regional rapid transit network that will provide necessary links to address interregional connection with provincial transit improvements, including GO expansion at Unionville and in Vaughan.

### **The Yonge North Subway Extension is gaining momentum but needs additional Federal funding**

The Yonge North Subway Extension is a critical missing transit link in the Region's transit network and highest transit priority for York Region. The subway will save over 13 tonnes of greenhouse gas (GHG) per workday by replacing 3,300 daily bus trips projected to service the corridor by 2031. In April 2019, the Province of Ontario announced \$11.2 billion to support capital construction for four major rapid transit projects, including the Yonge North Subway Extension. Given the large size of this project, it is estimated it will take 10 years to complete. The project will generate thousands of jobs and provide economic benefits to the Region and the City of Toronto, but still requires securing the Federal government's 40% share of project funding. Federal funding is expected to be secured through the Investing in Canada Infrastructure Plan.

The Yonge North Subway Extension will generate thousands of jobs and provide economic benefits to the Region and the City of Toronto. The Yonge North Subway Extension services a demonstrated need with the potential ridership of 165,000 per day. During construction it will create 21,800 person-years of employment and be the catalyst for more than 60,000 jobs and additional housing options for up to 88,000 residents by 2031.

### **Major Transit Station Areas are proposed in the Centres and Corridors to encourage transit oriented development**

Major transit station areas (MTSAs) refer to areas around existing or planned priority transit corridors (e.g. Bus Rapid Transit, Go Train Station). There are currently 73 MTSA's proposed in York Region through the Municipal Comprehensive Review, 58 of them along the Centres and Corridors. These areas provide opportunities to introduce moderate changes in density to create transit supportive neighbourhoods. Medium density development, often referred to as the "Missing Middle" contributes to complete communities by providing a mix of housing

types and activities, and provides densities that support and improve the viability of transit. Studies have shown that building more medium density housing can result in savings of up to 11% in road construction, 6% in water and sewer and 3% in annual operations and service delivery (Source: Pembina Institute) as compared to typical growth patterns of primarily ground related development.

Since 2011, there have been 61 buildings (10,000 units) constructed in the Region's Centres and Corridors. Ten of the completed buildings (1,900 units) are mid-rise (3 to 9 storeys in height). Half of the mid-rise housing stock is located in Markham Centre and the remainder along Highway 7 and Yonge Street Corridors. The update of the Regional Official Plan will assess the need for a mix and range of housing types.

### **York Region is leveraging 3D modelling technology as a city building tool to visualize how emerging communities can meet growth targets**

3D modelling creates a digital illustration of a future development area (Figure 4). It helps to visualize and understand how proposed densities fit within existing neighbourhoods and enables residents to explore their city virtually through a 3D walk. The Growth Plan requires York Region in consultation with local municipalities to delineate MTSA boundaries and achieve minimum density targets for MTSA's located on priority transit corridors. Regional staff are leveraging 3D modelling technologies to help visualize how these emerging communities in Centres and Corridors can meet the Growth Plan targets.

There is strong local municipal interest in building an in-house region-wide virtual city model to help visualize new development in key growth areas and future new communities across the Region. Regional staff continue to explore options with our local municipal partners to advance application of 3D models to inform growth and development decisions.



Figure 4

### Theoretical Major Transit Station Area 3D visualization: 200 people and jobs per hectare



Source: Dillon Consulting

### York Region is supporting purpose built rental housing and major office development through financial incentives

To help facilitate the growth of complete communities, York Region Council approved two development charge deferral programs in 2019 targeted to encourage affordable and purpose built rental housing and major office development in centres and corridors.

- (a) **Affordable, purpose built rental incentive program** is available for up to 1,500 housing units over the next three years. The program allows development charges to be deferred, interest-free between five and 20 years.
- (b) **Large office incentive program (three year pilot program)** for development charge deferrals for office buildings being constructed in Centres and Corridors. Office buildings may be eligible to defer the full amount of Regional development charges payable for up to 20 years.

More information on these programs can be found on the Region's [website](#).

### Upper York Sewage Solution is vital infrastructure required for planned growth in Newmarket Centre and northern Corridors

Newmarket Centre and the Regional Corridors in Aurora, Newmarket and East Gwillimbury require the Upper York Sewage Solution (UYSS) to fully realize their planned growth and

leverage investments already made in bus rapid transit. Secondary plans are in place for Newmarket Centre, Aurora Promenade, and Green Lane in East Gwillimbury. The Davis Drive and Yonge Street bus rapidways provide a key element to ensure success of Newmarket Centre and northern Corridors, however without sanitary servicing infrastructure the growth of these areas will be delayed.

The purpose of the UYSS is to provide sewage servicing to accommodate planned growth of approximately 153,000 residents and employees in Aurora, Newmarket and East Gwillimbury to 2031. The Region is still awaiting the Minister's approval of the Environmental Assessment (EA) for UYSS submitted to the province for approval on July 25, 2014. The Minister's decision was initially anticipated in February 2015, as set out in the regulations to the *Environmental Assessment Act*. Due to the outstanding Environmental Assessment approval by the Province, the earliest project completion could be achieved for the UYSS is 2027 which would require approval imminently. Substantial investment has been made by York Region to undertake the EA and constructing interim solutions to bridge the capacity gap for the municipalities that are dependent on UYSS.

### **Legislative changes like Bill 171, the Building Transit Faster Act are needed to expedite Environmental Assessment Approvals for critical Water and Wastewater Infrastructure**

Bill 171, the *Building Transit Faster Act*, introduced by the Province in February 2020, includes a number of measures to help accelerate the timing of the delivery of the Provincial subway program. The Region encourages the Province to introduce similar legislation to Bill 171 to help expedite Environmental Assessment Approvals associated with approval of key infrastructure projects like the Upper York Sewage Solution. Continued delay in approval of the Upper York Sewage Solution project will significantly impact the ability for the municipalities dependent on this project to meet the planned growth required to meet Growth Plan targets and realize economic development opportunities.

### **There continues to be strong development interest in the Centre and Corridors during COVID-19**

COVID-19 has led to a broad shutdown of economic activity that is without precedence and it is expected that building permit activity in Centres and Corridors will be slower in 2020 than in previous years. Despite the current economic situation, there continues to be development interest in Centres and Corridors. Development application activity during COVID-19 is comparable to development activity observed in 2019 over the same time period (March 13 to May 13). Pre-consultation proposals (3,975 units) plus new application submission (4,332 units) have continued during this time and any paused construction has now resumed.

## **5. Financial**

Development in Centres and Corridors optimizes investment in capital infrastructure. To date, \$3.6 billion has been invested in Bus Rapid Transit rapidways (BRT), the Toronto-York Spadina Subway Extension, and facilities and terminals to support Centres and Corridors. This, in turn, has provided over \$2.1 billion in assets, including rapidway vivastations and

lanes, boulevard work, underground infrastructure, streetscape features, facilities and terminals, and subway infrastructure. Additional funding is required to build 75 km of planned BRT critical to connect Regional Centres and complete the rapid transit network.

In April 2019, the Province of Ontario committed \$11.2 billion to support capital construction of 4 major rapid transit projects including the Yonge North Subway Extension. This will provide a critical missing link in the Region's transit network and generate thousands of jobs, providing economic benefits to the Region. However, a Federal commitment of 40% of the project's costs is still required. Federal funding is expected to be secured through the Investing in Canada Infrastructure Plan. York Region and York Region Rapid Transit Corp. will continue working with all levels of government to help move this critical project forward.

## 6. Local Impact

Staff continues to be actively engaged with our local municipal partners in city building initiatives and programs to support implementation and development of Centres and Corridors. Staff are working with local municipalities on:

- Review and approval of Secondary Plans and delineation of Major Transit Station Areas
- Coordination of comments for development applications along the Yonge North Subway corridor
- 3D city building technology to provide a visualization tool for local municipal collaboration to inform and promote city building

## 7. Conclusion

The Regional Centres and Corridors program is a long term strategy to drive intensification and city building efforts in York Region. Accommodating growth through intensification in strategic locations like Centres and Corridors helps maintain fiscal sustainability by aligning growth with existing and planned infrastructure and services.

In 2019, close to 40% of all York Region the residential units issued building permits and 79% of apartment units issued building permits were in Regional Centres and Corridors. Employment grew by 5.3% adding 6,800 jobs to Centres and Corridors, which is the highest annual growth since 2009. Markham Centre and Vaughan Metropolitan Centre have exceeded their original planned population growth targets and have commenced work to update their Secondary Plans.

Federal and Provincial governments have committed transit investment to the Yonge North Subway Extension, which is expected to be completed in 10 years. This will provide a critical missing link in the Region's transit network and generate thousands of jobs and economic benefits to the Region. Additional funding is required to complete 75 km of planned Viva Rapid Transit critical to the Regional rapid transit network.

Approval and completion of the Upper York Sewage Solution (UYSS) is critical to the success of Newmarket Centre and the northern Corridors to meet planned growth targets. Substantial investment has been made by York Region to undertake the Environmental Assessment and constructing interim solutions to bridge the capacity gap for the municipalities dependent on UYSS. The Region encourages the Province to introduce similar legislation as Bill 171, the *Building Transit Faster Act* to help expedite Environmental Assessment Approvals associated with approval of key infrastructure projects including the UYSS. These projects will support the Region's vision of vibrant, successful, healthy, transit-oriented, complete, and compact communities.

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For more information on this report, please contact Jeff Hignett, Senior Planner, Centres, Corridors and Subways at 1-877-464-9675 ext. 71515. Accessible formats or communication supports are available upon request.

Recommended by: **Paul Freeman, MCIP, RPP**  
Chief Planner

**Dino Basso**  
Commissioner of Corporate Services

Approved for Submission: **Bruce Macgregor**  
Chief Administrative Officer

May 29, 2020  
Attachments (2)  
#10683611



# 2019 REGIONAL CENTRES & CORRIDORS REPORT

A detailed overview of development activity, demographics and progress  
in York Region's Centres and Corridors

# CITY BUILDING IN YORK REGION

York Region's Centres and Corridors Program is a city-building initiative and the foundation of York Region's planned urban structure. It combines planning for urban pedestrian friendly/ walkable communities with construction of new rapid transit corridors and stations that connect York Region and the Greater Toronto Area. The Centres and Corridors urban structure is defined by the York Region Official Plan. Key goals are to provide travel options, conserve resources, and create lively sustainable communities within walking distance of transit and other services. It is also about choice by providing a range of housing options, places to work, and ways to get there. The growth and development activity underway is evidence that the strategy is working.

Progress towards the planned population and job targets for each of the four Regional Centres continues to support Regional priorities to encourage growth in Regional Centres and Corridors. In 2019, the percentage of new apartment units in York Region's Centres and Corridors (79%, 1,730 units) was one of the highest ever observed in York Region. In terms of total residential units, 40% of all types of residential units were in the centres and corridors in 2019. This is the highest ever in the centres and corridors since tracking began in 2001. There are currently 24 high rise buildings under construction in the Centres and Corridors (7,400 units). These indicators show that the Centres and Corridors remain the focus for high density residential development in the Region.



**STRONG CONSTRUCTION ACTIVITY**  
24 BUILDINGS (7,400 UNITS) under CONSTRUCTION

SINCE 2006

**64%**

of **ALL NEW MULTI-STOREY RESIDENTIAL APARTMENT UNITS** in the Region have been located in **Centres and Corridors**

**40%**

of **ALL RESIDENTIAL UNIT STARTS** were located in **Centres and Corridors**

Highest  
**ONE-YEAR  
Percentage  
Recorded!**

**135,400 JOBS** CURRENTLY EXIST in the **CENTRES and CORRIDORS**

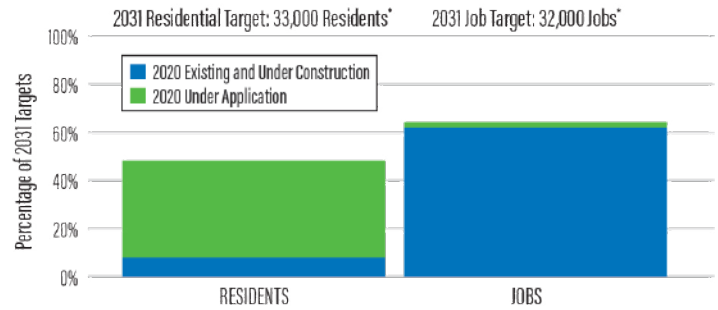


In 2019, the Federal and Provincial governments committed significant transit investment to the Yonge Subway Extension, which is planned to be completed in 10 years. Further funding is required to complete 75 km of planned Viva Bus Rapid Transit critical to the Regional rapid transit network. Completion of the Upper York Sewage Solution is also critical to the success of the northern Centres and Corridors to fully realize planned growth.

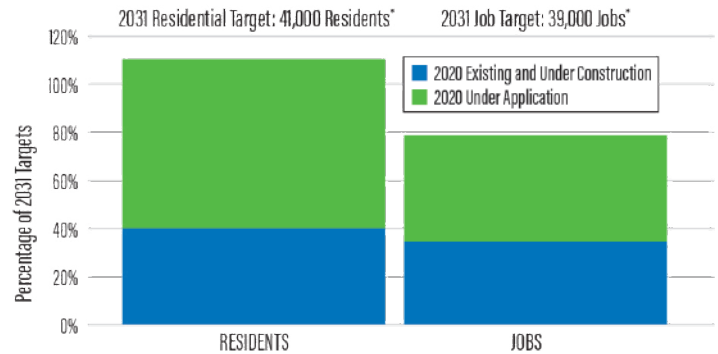
Regional staff is leveraging 3D modelling technologies as a city building tool to help visualize how emerging communities can meet growth targets. These projects support the Region's vision of vibrant, successful, healthy, transit-oriented, complete, and compact communities.

## Progress Towards Growth Targets in the Regional Centres

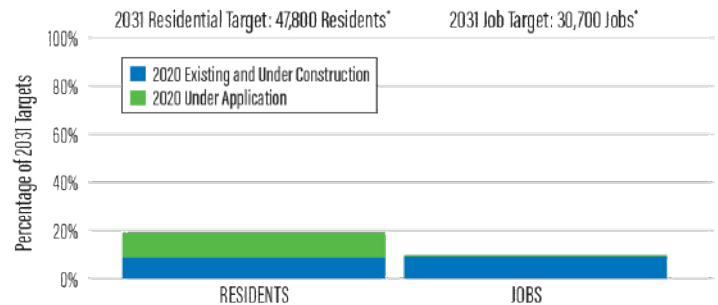
### NEWMARKET URBAN CENTRES



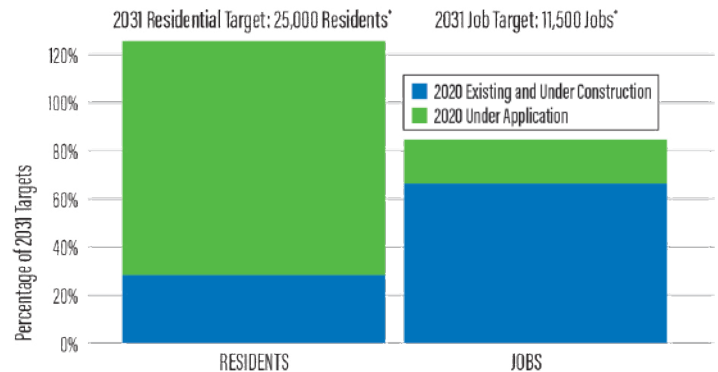
### MARKHAM CENTRE



### RICHMOND HILL/LANGSTAFF GATEWAY



### VAUGHAN METROPOLITAN CENTRE



## What are the BENEFITS of PLANNING for CENTRES and CORRIDORS?

- A variety of housing options for all ages and incomes
- Walkable transit oriented communities promote active and healthy lifestyles
- Improved access to jobs to support a highly skilled workforce and live/work options
- Unique urban spaces
- Growing smarter by redeveloping land with existing infrastructure
- Convenient access to rapid transit services to connect people to where they want to go



# MARKHAM CENTRE

## DEMOGRAPHICS 2019

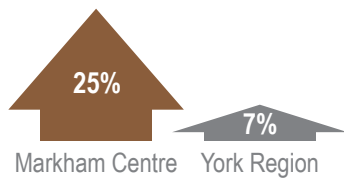


**12,300** TOTAL POPULATION  
**41,000** TARGET POPULATION

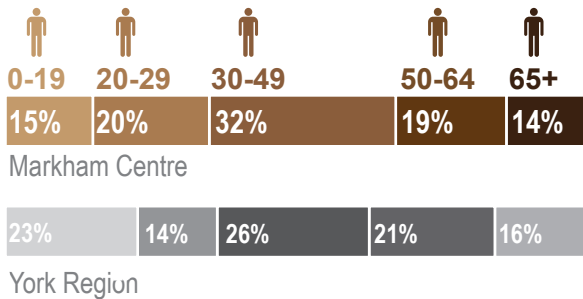


**14,600** TOTAL JOBS  
**39,000** TARGET JOBS

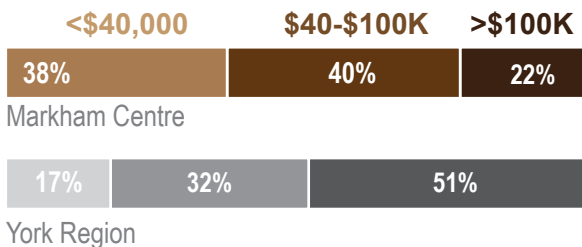
### POPULATION GROWTH (2014-2019)



### AGE

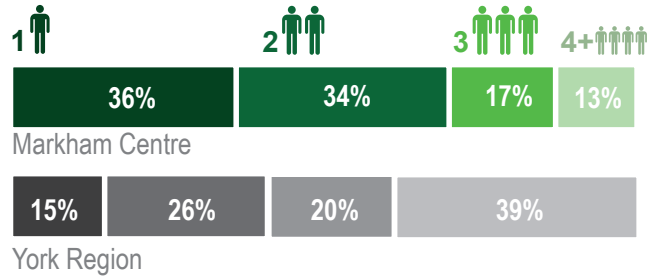


**\$74,100** AVERAGE HOUSEHOLD INCOME  
**\$132,200** YORK REGION AVERAGE

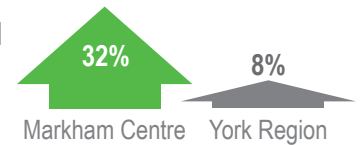


**1.6** AVERAGE RESIDENTS PER HOUSEHOLD  
**3.1** YORK REGION AVERAGE

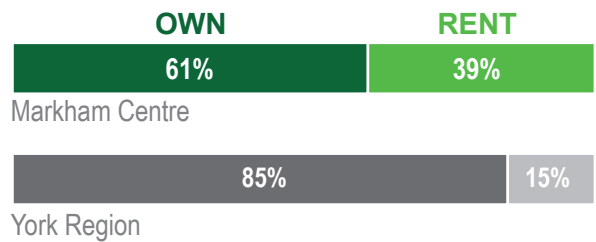
### HOUSEHOLD COMPOSITION



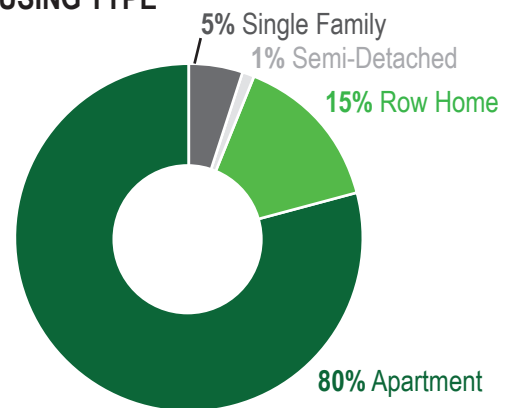
### HOUSEHOLD GROWTH (2014-2019)



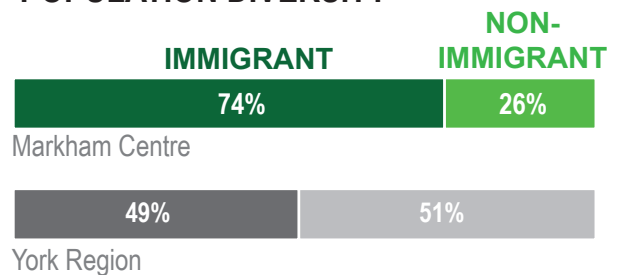
### HOME TENURE



### HOUSING TYPE



### POPULATION DIVERSITY



Source: Environics Analytics - Demostats 2019, York Region 2019 Employment Survey

# VAUGHAN METROPOLITAN CENTRE

DEMOGRAPHICS 2019

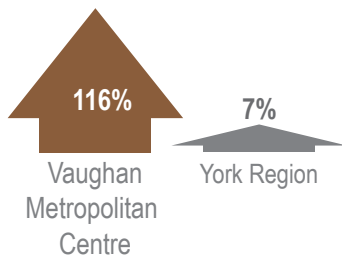


**1,300** TOTAL POPULATION  
**25,000** TARGET POPULATION

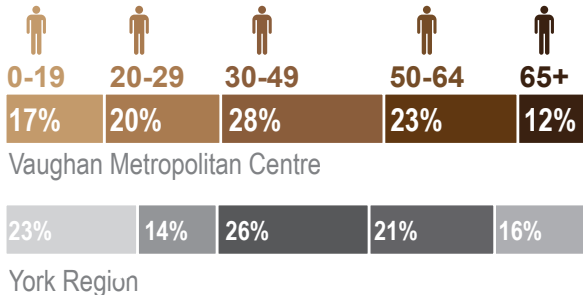


**7,800** TOTAL JOBS  
**11,500** TARGET JOBS

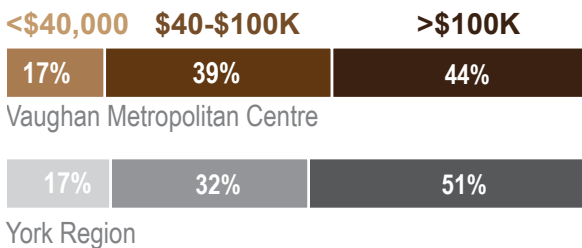
## POPULATION GROWTH (2014-2019)



## AGE



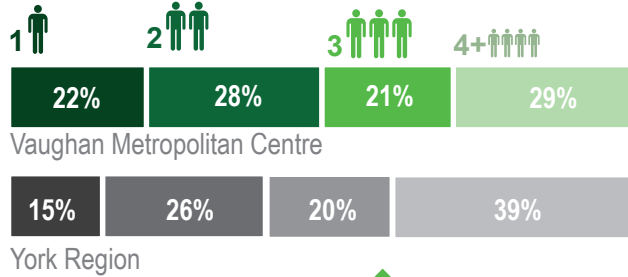
**\$109,100** AVERAGE HOUSEHOLD INCOME  
**\$132,200** YORK REGION AVERAGE



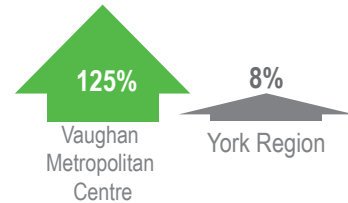
**1.7** AVERAGE RESIDENTS PER HOUSEHOLD

**3.1** YORK REGION AVERAGE

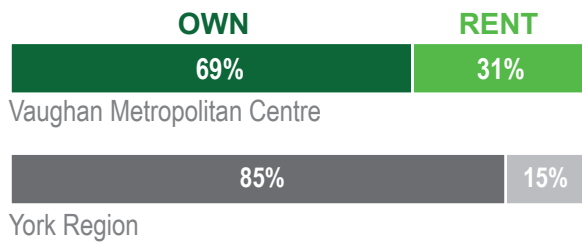
## HOUSEHOLD COMPOSITION



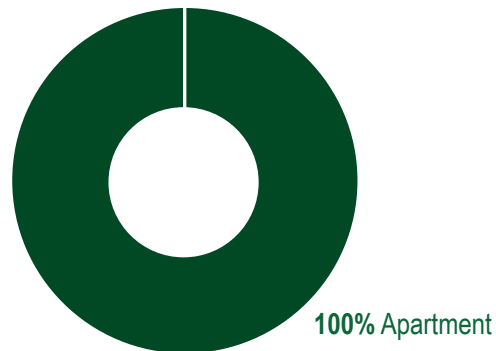
## HOUSEHOLD GROWTH (2014-2019)



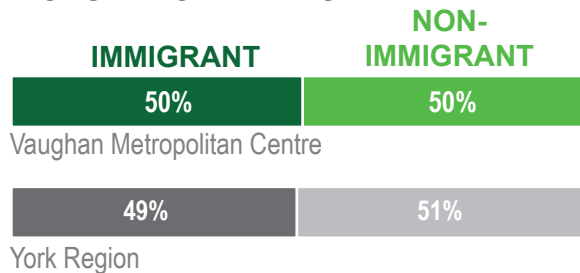
## HOME TENURE



## HOUSING TYPE



## POPULATION DIVERSITY



# RICHMOND HILL LANGSTAFF GATEWAY CENTRE

## 2019 DEMOGRAPHICS



**2,900** TOTAL POPULATION  
**48,000** TARGET POPULATION

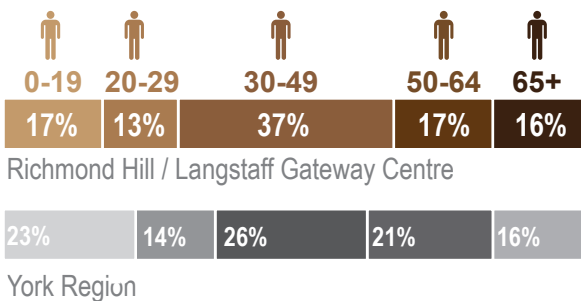


**2,800** TOTAL JOBS  
**31,000** TARGET JOBS

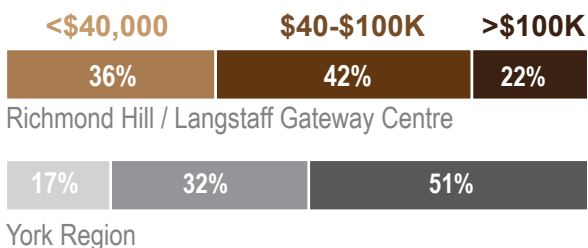
### POPULATION GROWTH (2014-2019)



### AGE



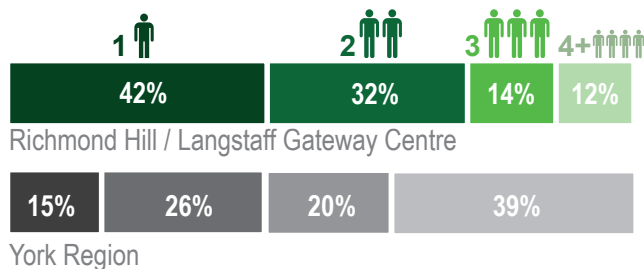
**\$72,300** AVERAGE HOUSEHOLD INCOME  
**\$132,200** YORK REGION AVERAGE



**2.2** AVERAGE RESIDENTS PER HOUSEHOLD

**3.1** YORK REGION AVERAGE

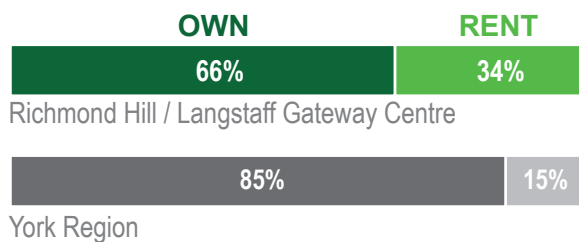
### HOUSEHOLD COMPOSITION



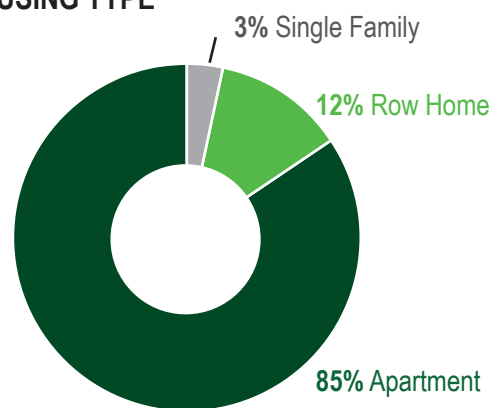
### HOUSEHOLD GROWTH (2014-2019)



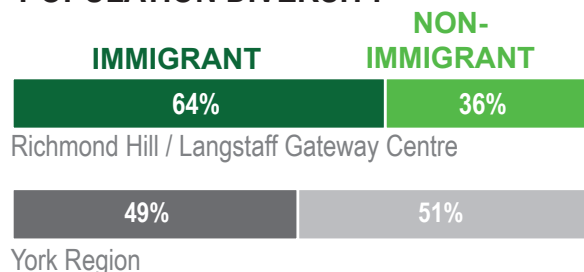
### HOME TENURE



### HOUSING TYPE



### POPULATION DIVERSITY



Source: Environics Analytics - Demostats 2019, York Region 2019 Employment Survey

# 61 NEWMARKET CENTRE

DEMOGRAPHICS 2019

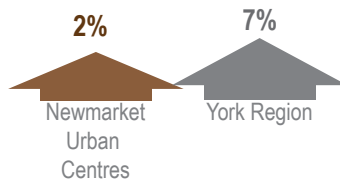


**3,400** TOTAL POPULATION  
**33,000** TARGET POPULATION\*

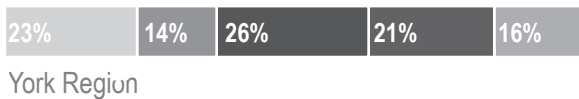
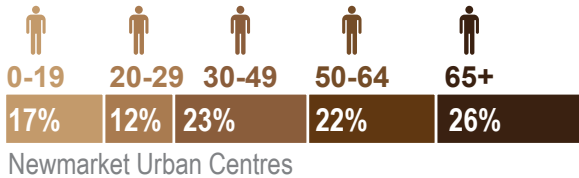


**18,300** TOTAL JOBS  
**32,500** TARGET JOBS\*

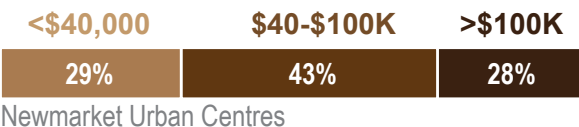
## POPULATION GROWTH (2014-2019)



## AGE

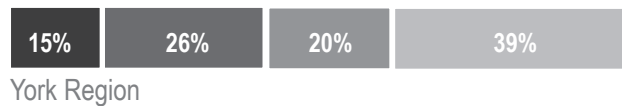
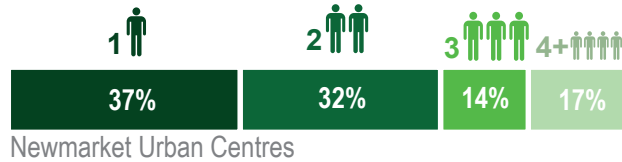


**\$84,600** AVERAGE HOUSEHOLD INCOME  
**\$132,200** YORK REGION AVERAGE

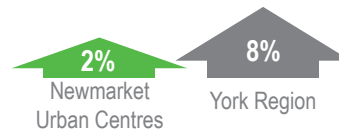


**2.0** AVERAGE RESIDENTS PER HOUSEHOLD  
**3.1** YORK REGION AVERAGE

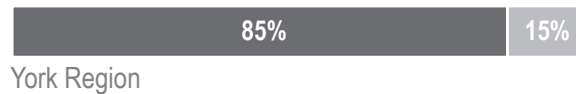
## HOUSEHOLD COMPOSITION



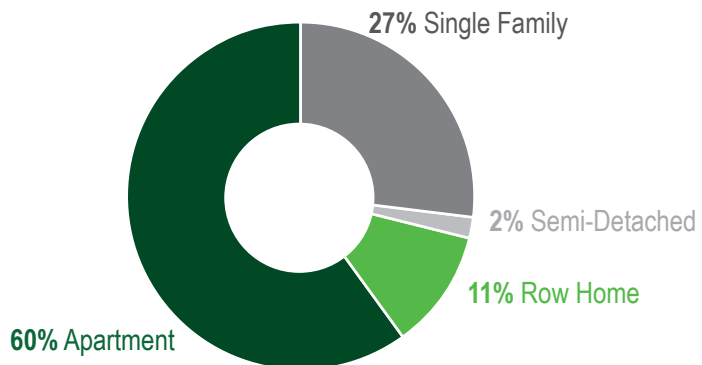
## HOUSEHOLD GROWTH (2014-2019)



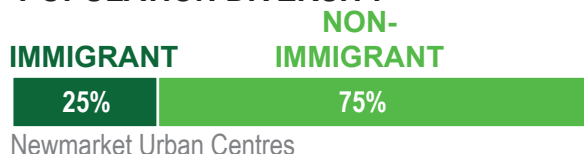
## HOME TENURE



## HOUSING TYPE



## POPULATION DIVERSITY



# YONGE STREET CORRIDOR

DEMOGRAPHICS 2019

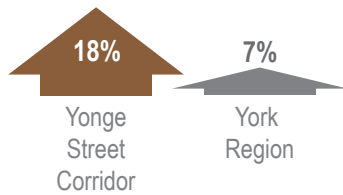


**23,300** TOTAL POPULATION

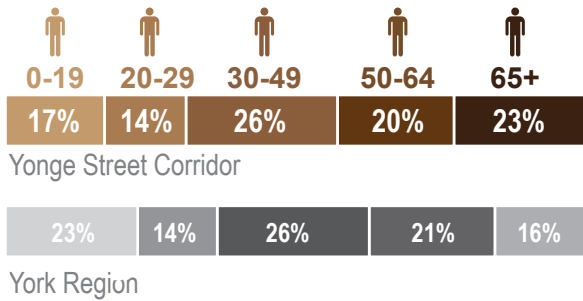


**32,000** TOTAL JOBS

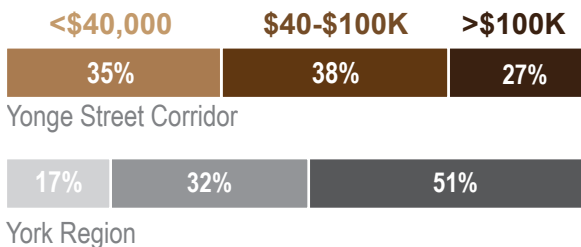
## POPULATION GROWTH (2014-2019)



## AGE



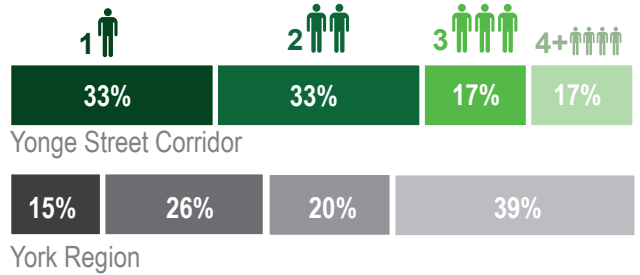
**\$83,200** AVERAGE HOUSEHOLD INCOME  
**\$132,200** YORK REGION AVERAGE



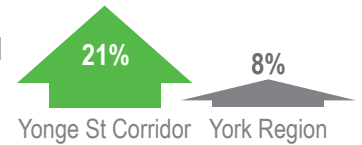
**2.1** AVERAGE RESIDENTS PER HOUSEHOLD

**3.1** YORK REGION AVERAGE

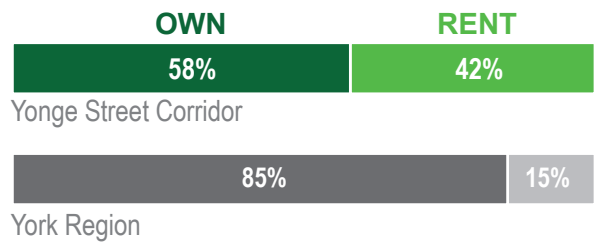
## HOUSEHOLD COMPOSITION



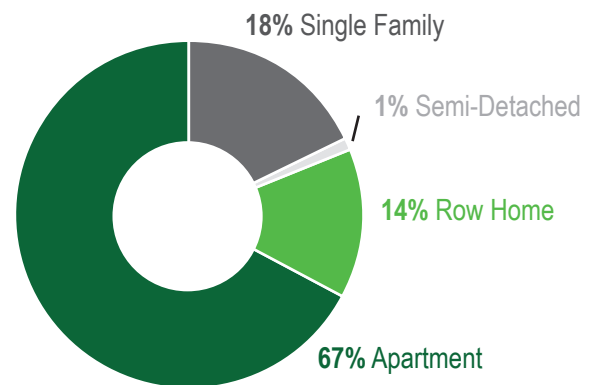
## HOUSEHOLD GROWTH (2014-2019)



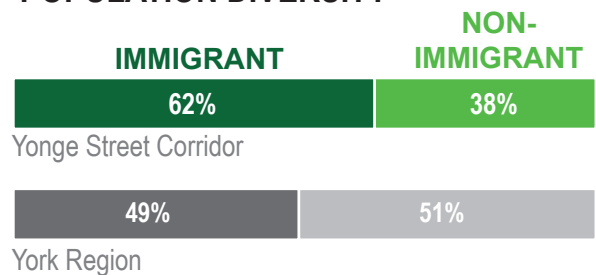
## HOME TENURE



## HOUSING TYPE



## POPULATION DIVERSITY



Source: Environics Analytics - Demostats 2019, York Region 2019 Employment Survey

# 63 HIGHWAY 7 CORRIDOR

DEMOGRAPHICS 2019

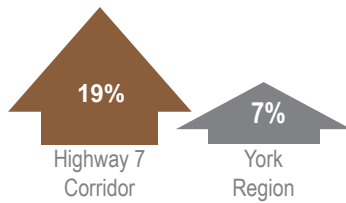


**19,500** TOTAL POPULATION

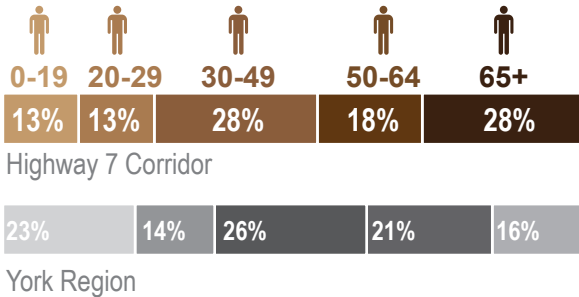


**68,100** TOTAL JOBS

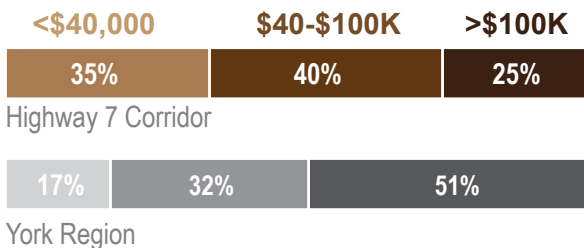
## POPULATION GROWTH (2014-2019)



## AGE



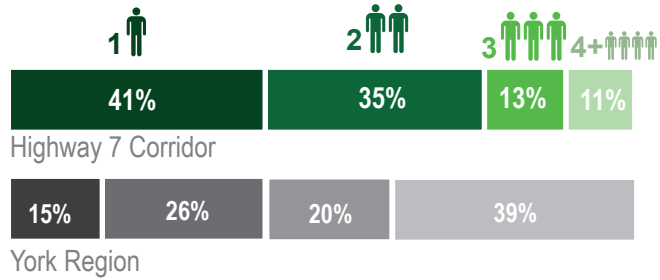
**\$79,200** AVERAGE HOUSEHOLD INCOME  
**\$132,200** YORK REGION AVERAGE



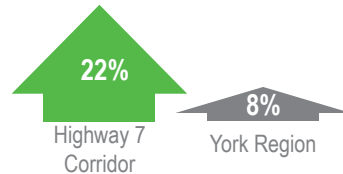
**1.9** AVERAGE RESIDENTS PER HOUSEHOLD

**3.1** YORK REGION AVERAGE

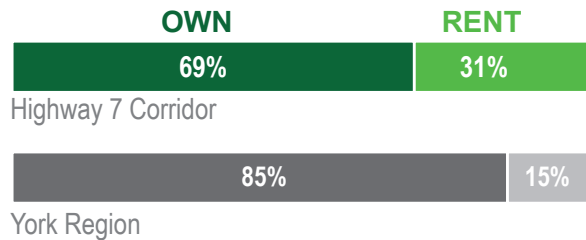
## HOUSEHOLD COMPOSITION



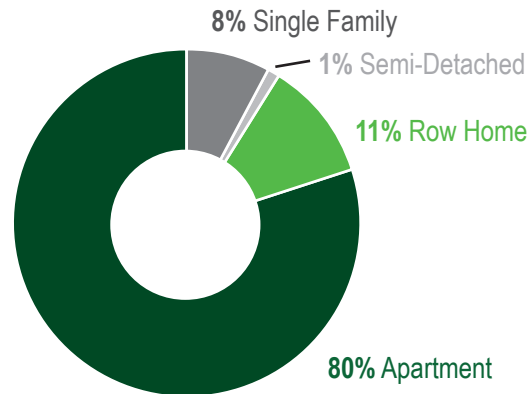
## HOUSEHOLD GROWTH (2014-2019)



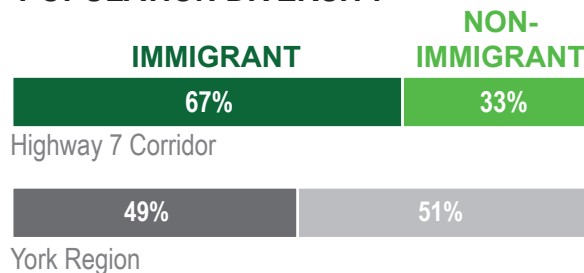
## HOME TENURE



## HOUSING TYPE



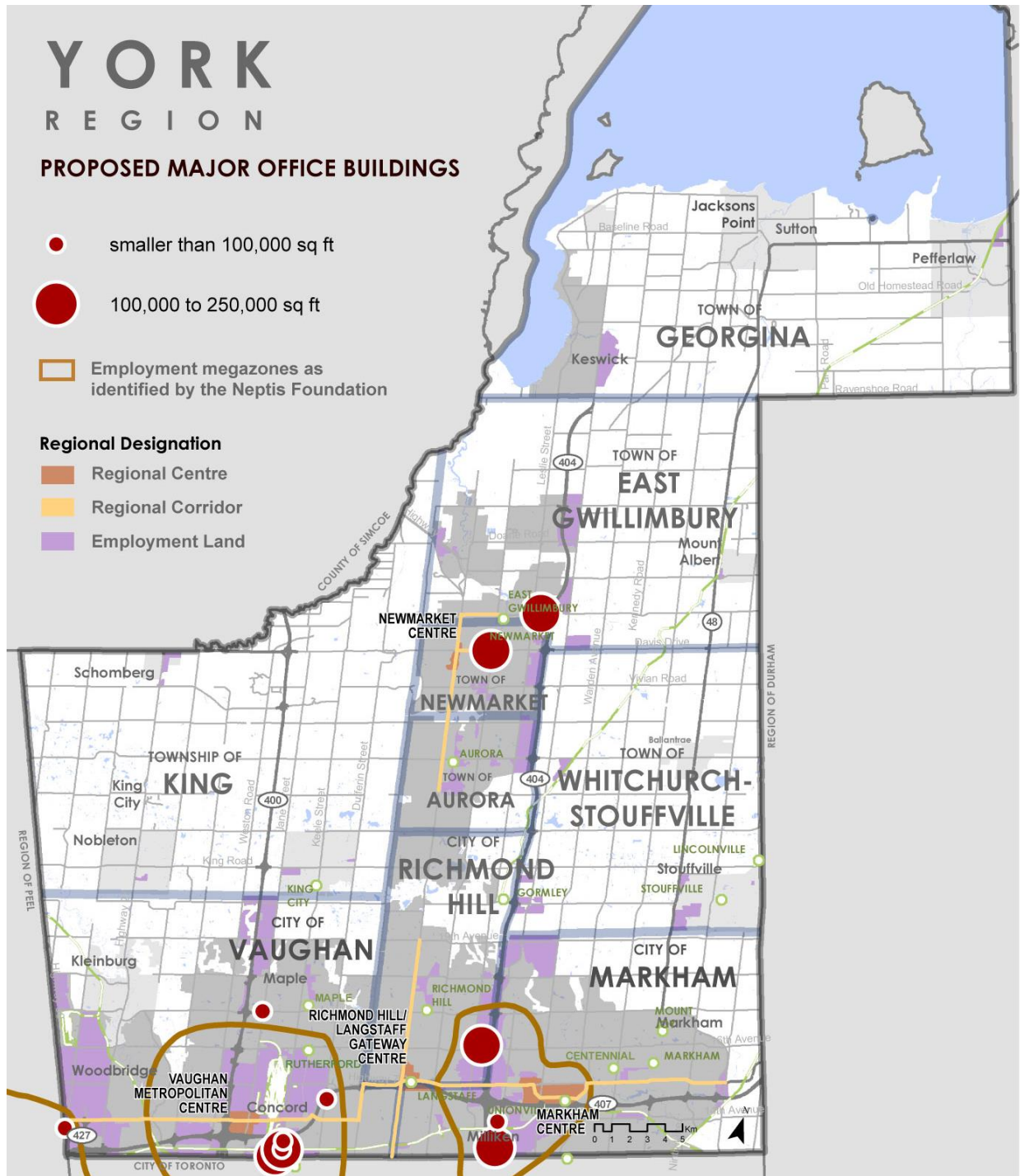
## POPULATION DIVERSITY



# 2019 REGIONAL CENTRES & CORRIDORS REPORT

For more information on Centres and  
Corridors in York Region please contact  
Planning and Economic Development  
1-877-464-9675 Extension 71515  
[yorklink.ca/citybuilding](http://yorklink.ca/citybuilding)







**Regional Council Decision - Growth and Development Review 2019**

On June 25, 2020 Regional Council made the following decision:

1. The Growth and Development Review 2019 be circulated by the Regional Clerk to the local municipalities for information.

- 

The original staff report is attached for your information.

Please contact Paul Bottomley, Manager, Policy, Research and Forecasting at 1-877-464-9675 ext. 71530 if you have any questions with respect to this matter.

Regards,

**Christopher Raynor** | Regional Clerk, Office of the Regional Clerk, Corporate Services

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The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
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# The Regional Municipality of York

Committee of the Whole  
Planning and Economic Development  
June 11, 2020

Report of the Commissioner of Corporate Services and Chief Planner

## Growth and Development Review 2019

### 1. Recommendations

The Growth and Development Review 2019 be circulated by the Regional Clerk to the local municipalities for information.

### 2. Summary

The Growth and Development Review 2019 provides Council with key development and population indicators in York Region and reports on the competitiveness of York Region's economy within the Greater Toronto and Hamilton Area (GTHA), the Province and Canada. Information in this report and attachment was prepared before the full impact of the COVID-19 pandemic.

Key Points:

- In 2019, York Region continued to demonstrate growth in population, employment, construction value and the housing market:
  - York Region's population grew by 11,100 or 1.0% and employment grew by 13,650 jobs or 2.1%
  - Total construction value for Industrial, Commercial and Institutional (ICI) building permits increased by 26% over 2018 values to \$1.25 billion
  - The Region's 2019 unemployment rate of 4.4% was the lowest on record and lowest in the GTHA
  - Residential building permits were issued for 4,669 dwelling units in 2019, representing a 41% decrease from 2018
  - Housing completions in York Region decreased in 2019 by 48.3% to 5,294 compared to 10,230 in 2018, however 9,613 units are currently under construction
- The COVID-19 virus led to a broad shutdown of economic activity in early 2020 that is virtually without precedence. The impact on York Region's economy in 2020 will likely be significant. The impact of COVID-19 on the statistics provided in this report are hard to predict, as it depends on how fast recovery will occur once the economy returns to a more normal state

- Sectors of the economy hardest hit in 2020 will be in retail, transportation services, food and accommodation services, recreation and cultural services which represent approximately 24% of all businesses in York Region. A fulsome economic impact of COVID-19 will be presented to Council at a later date

### 3. Background

#### **Annual Growth and Development Review report provides a broad perspective on important economic indicators**

Since 1995, York Region has published a Growth and Development Review report each year. The report highlights key economic indicators which illustrate general trends in the economy.

The 2019 report includes information on:

- Economic growth
- Population growth
- Residential market and building activity
- Industrial, Commercial and Institutional market and building activity, and
- Overall construction value

Data for this review is sourced from Statistics Canada, Canada Mortgage and Housing Corporation, Toronto Regional Real Estate Board (TRREB) and private firms which publish documents summarizing key trends within the GTHA and beyond. A thorough understanding of this information provides background for effective policy development, York Region Official Plan monitoring, Municipal Comprehensive Review (MCR) and economic strategy initiatives.

### 4. Analysis

#### **COVID-19 has led to a broad shut down of economic activity**

Globally, COVID-19 has led to a broad shutdown of economic activity that is virtually without precedence as businesses temporarily close down, workers stay home and travel bans have been put in place. The length of the downturn in economic growth depends on how quickly health authorities can manage the spread of COVID-19 and how long the shutdown of consumer and business activities continues.

Prior to COVID-19 impacting economic growth in early 2020, signs of a slowing economy were appearing between 2018 and 2019. The U.S. economy saw a decline from 2.9% in 2018 to 2.3% in 2019, while the Canadian economy decreased from 2.1% to 1.6% and Ontario decreased from 2.2% to 1.6%. According to the International Monetary Fund (IMF), the Global, U.S. and Canadian economies are forecast to decline significantly in 2020 due to

the COVID-19 pandemic by -3.0%, -5.9% and -6.2% respectively. Current forecasts estimate a recovery in 2021 with a fairly strong level of growth as highlighted in Table 1 below. Again, this depends on how quickly the spread of COVID-19 can be controlled and how fast the economy can rebound.

**Table 1**  
**Economic Growth (GDP)**

	Ontario	Canada	U.S.	Global
	(% change of GDP)			
2018	2.2	2.1	2.9	3.7
2019	1.6	1.6	2.3	2.9
2020	-7.1	-6.2	-5.9	-3.0
2021	7.0	4.2	4.7	5.8

Source: World Economic Outlook (April 2020): International Monetary Fund and TD Provincial Outlook (April 2020)

### **Canada, Ontario and York Region recorded strong job growth in 2019**

The Canadian economy created a record number of jobs in 2019, increasing by over 320,000 to approximately 19.1 million. The majority of new jobs were created in Ontario, where 235,000 jobs were created for a total of 7.5 million. York Region's economy also continued to create jobs, with total employment increasing steadily by approximately 3% annually over the past five years. As reported in the [York Region Employment and Industry](#) report to Council on February 6, 2020, from 2018 to 2019 there were approximately 13,800 jobs added for an estimated total of 654,650 jobs in York Region. These new jobs and the strong economy in 2019 resulted in the lowest unemployment rate on record for York Region at 4.4%, which is down from 4.8% in 2018.

Prior to the current economic downturn, York Region's employment activity rate continued to increase, exceeding the Regional Official Plan target. The activity rate is the ratio of total employment to total population which is different from the live work ratio that measures the percentage of York Region's labour force that both live and work in the Region, as reported in the York Region Official Plan Monitoring Report. York Region's activity rate has been increasing since 2010, and at the end of 2019 was 54.4%.

### **Canada, Ontario and York Region economies will be severely impacted by COVID-19 in 2020**

The broad shutdown of global economic activity has dramatically impacted Canadian, Ontario and York Region economies. Canada lost over one million jobs in March alone, the largest monthly employment decline ever, with Ontario's share being a 403,000 job decline. Especially hard hit sectors of the economy include retail, transportation services, food and accommodation services, and recreation and cultural services. In York Region, these industries alone represent approximately 24% of all businesses and 125,000 jobs, based on

data from the 2019 York Region Employment Survey. Although a level of uncertainty remains, the economic impact is considered to be temporary, as consumer spending is expected to rebound in 2021 when the economy is anticipated to return to a more normal state.

There is significant uncertainty among economic forecasts given the unprecedented nature of this pandemic. All five major Canadian banks predict economic growth will resume in late 2020 following a historically steep downturn with Canada's Growth Domestic Product (GDP) to shrink between 10% and 28% in the first half of the current year, and an expectation most of these losses will be made up in the second half of the year. GDP forecasts for 2020 range from -1.0% to -6.2%.

TD Economics predicts the Ontario economy will decline by 7.1% in 2020 and that the economy and employment will slowly open up during the second half of 2020 as measures to stop the spread of COVID-19 are eased, with 2021 GDP growth rebounding to 6.0%. Ontario is expected to fare better than other parts of Canada, as large segments of the population (Toronto and Ottawa) work in the professional and business service sectors where ability to work remotely are more common.

TD Economics Ontario forecast calls for an increase in the unemployment rate in 2020 to 7.3%, from a level of 5.6% in 2019. York Region's unemployment rate for 2019 was a record low of 4.4% according to Statistics Canada labour force data. However, this rate could increase to a range of 5.7%-6.0% in 2020, assuming a similar rate increase as the TD Economics Ontario forecast.

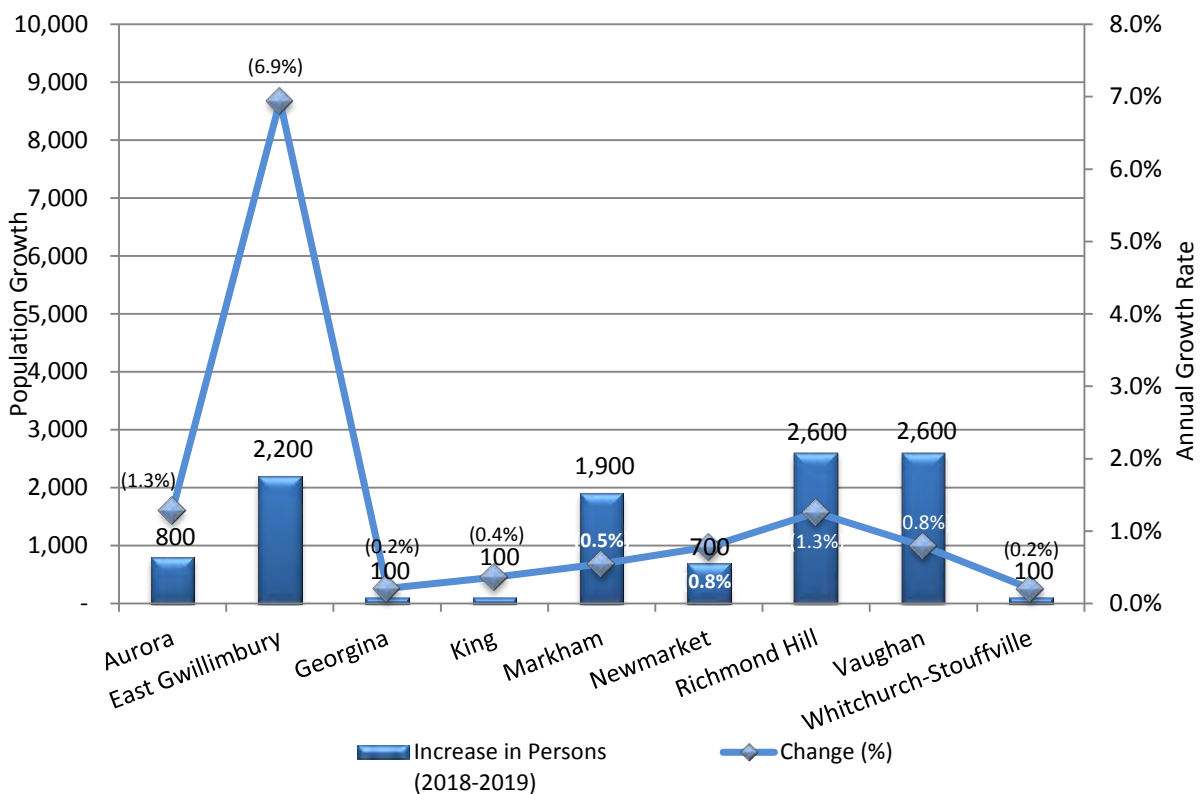
### **York Region's population grew by 11,100 in 2019, accounting for 8.5% of GTHA growth**

It is estimated that York Region's population grew by 11,100 (1.0%) in 2019 to 1,202,500 people. This compares to a growth rate of 2.0% or 22,800 people in 2018.

The provincial Growth Plan includes a forecasted population target of 1,790,000 in 2041 (mid-year) for York Region. The Region was below forecast for 2019 by approximately 80,000 people. Annual growth of 26,900 is required to reach the 2041 Growth Plan forecast.

All municipalities within York Region experienced growth in 2019 with Vaughan and Richmond Hill recording the greatest increases in population of approximately 2,600 (Figure 1). East Gwillimbury experienced the highest rate of growth in York Region for 2019 at 6.9% or 2,200 people.

**Figure 1**  
**York Region 2019 Population Increase and Percentage Rate of Growth by Local Municipality**



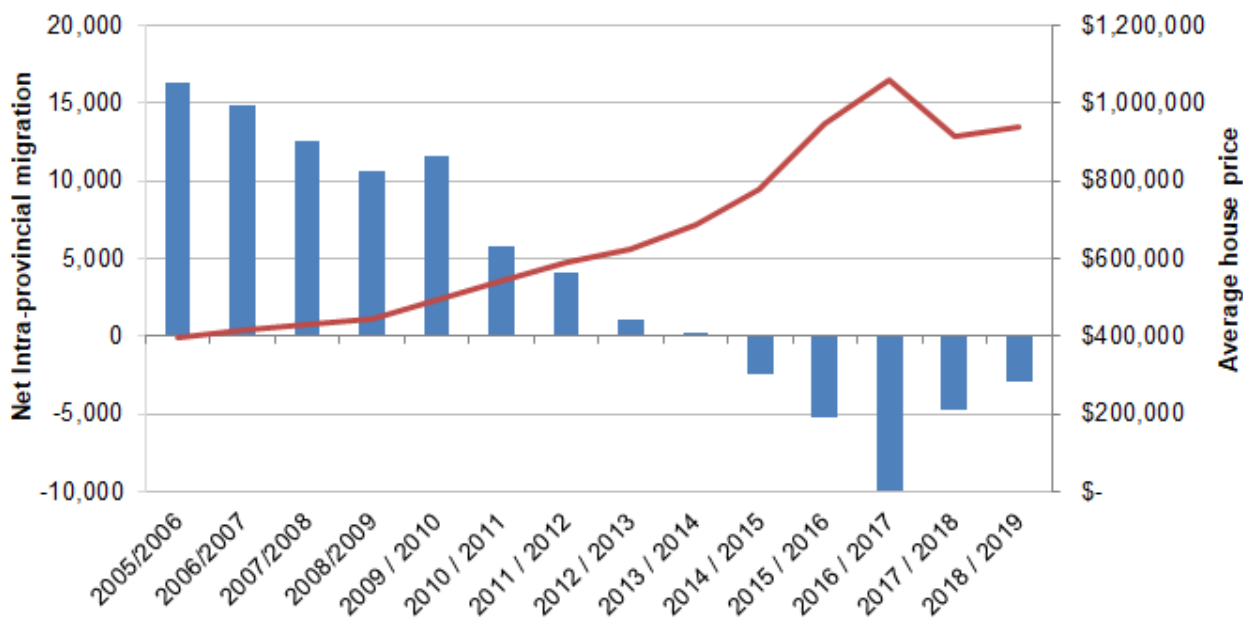
York Region's growth of 11,100 people represents an 8.5% share of GTHA growth in 2019, a significant decrease from its 2018 share of 15.8%. The share of population growth for all 905 areas increased over the previous year, with the exception of York Region, while the City of Toronto's strong population growth continued with a share of 34.8%.

### **Housing costs are a contributing factor to the lower annual population growth in York Region**

York Region's annual population growth has been slowing during the past 5 years, to an average annual growth of 15,500 people. This compares to the previous 5 year period where average annual growth was higher at 18,500 (between 2009 and 2014). There are many factors contributing to the slower pace of growth including timing of delivery of infrastructure and planning exercises for large secondary plan areas, housing affordability, among others. Statistics Canada data on net intra-provincial migration flows, which measures the difference between the number of Ontario residents moving in and out of a municipality, illustrate York Region recorded a net loss of intra-provincial migrants over the last 5 years. Levels of net immigration, net inter-provincial migration and net non-permanent residents have remained relatively consistent over this time period. Further analysis shows a correlation between the net loss of intra-provincial migration in York Region and the increase in average cost of housing, as depicted in Figure 2. Additional information on York Region housing affordability

is contained in the 2019 Measuring and Monitoring Affordable Housing in York Region report also being considered at this Committee of the Whole meeting.

**Figure 2**  
**2005 to 2019 - Net Intra-provincial Migration and**  
**Average Annual House Prices in York Region**



Source: York Region Planning and Economic Development Branch and Statistics Canada

### **Average housing prices for all resale units in York Region increased in 2019 by 2.3%**

The residential resale housing market continued to grow in York Region in 2019 with 14,324 resale units sold, an increase of 20% from 2018. In York Region, the average cost of a resale residential unit (all dwelling types) in 2019 was \$937,546, a 2.3% increase (Table 2), while a resale single detached unit decreased by 0.3% to \$1,120,297 compared to \$1,123,734 in 2018. Apartment condominiums recorded the strongest increase in average price at 7.4% year over year.

Average housing prices across the Greater Toronto Area (GTA) increased in 2019 by 3.8% to \$819,300. York Region's average resale housing price (all dwelling types) was 14.4% higher than the GTA average in 2019 at \$937,546.

Resale housing prices and sales for the first two months of 2020 had a healthy increase compared to the previous year, with the average price of \$991,066 and 2,030 sales recorded to February 2020, compared to an average of \$896,817 and 1,383 sales during the first two months of 2019. However, with recent events related to COVID-19, it is anticipated the housing market will show signs of weakness for the remainder of 2020. Recent TRREB data



for the first 17 days of April 2020 indicate housing sales in the GTA were down by 69% compared to the same time last year due to the COVID-19 virus.

**Table 2**  
**Total Number of Housing Resales and Average Housing Price in York Region, 2018 and 2019 (all dwelling types)**

	Housing Resales			Average Housing Price		
	2018	2019	Change (%)	2018	2019	Change (%)
Aurora	865	962	11.2%	\$901,242	\$905,872	0.5%
East Gwillimbury	458	586	27.9%	\$806,250	\$799,426	-0.8%
Georgina	666	809	21.5%	\$562,010	\$568,143	1.1%
King	287	315	9.8%	\$1,415,899	\$1,380,466	-2.5%
Markham	3,045	3,658	20.1%	\$913,500	\$949,536	3.9%
Newmarket	1,129	1,355	20.0%	\$755,473	\$777,589	2.9%
Richmond Hill	2,006	2,614	30.3%	\$1,002,417	\$1,039,433	3.7%
Vaughan	2,916	3,324	14.0%	\$977,650	\$993,787	1.7%
Whitchurch-Stouffville	568	701	23.4%	\$909,664	\$923,762	1.5%
<b>York Region Total</b>	<b>11,940</b>	<b>14,324</b>	<b>20.0%</b>	<b>\$916,449</b>	<b>\$937,546</b>	<b>2.3%</b>

Source: Toronto Regional Real Estate Board, Market Watch, 2019

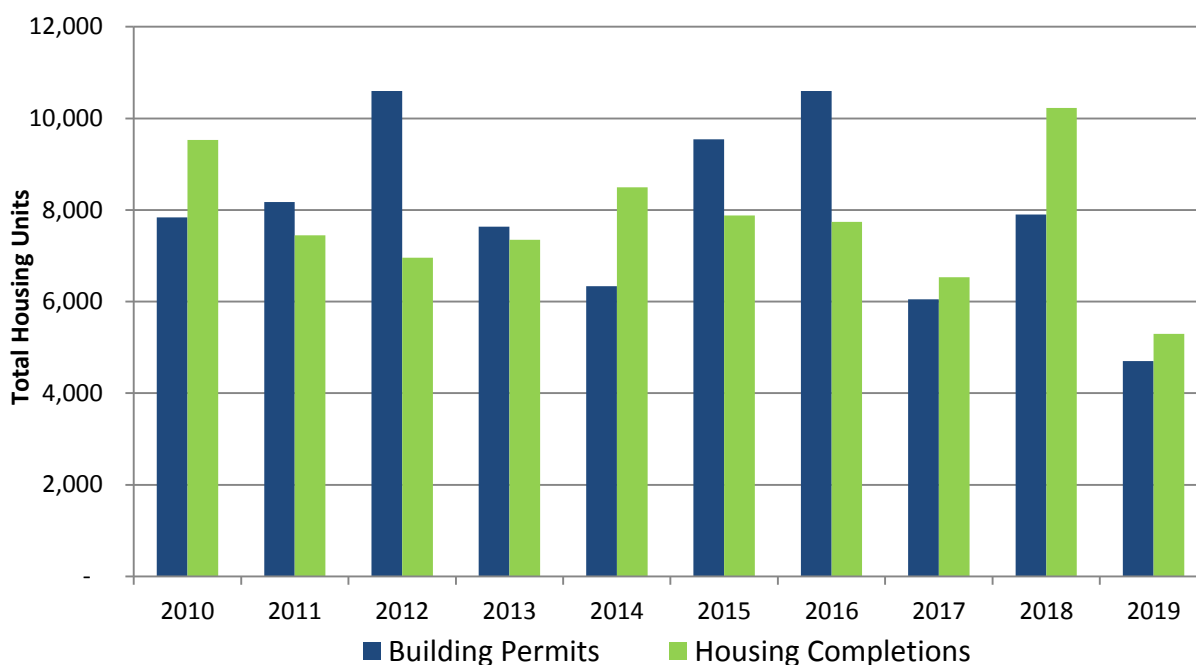
### Lower residential building permits were recorded in 2019

Trends in new housing activity can be assessed by looking at building permit activity and housing completions. Building permits show construction underway (or soon to be underway), while housing completions provide a record of units recently occupied, or ready to be occupied.

Across the GTHA, total building permits issued decreased by 20.2% in 2019. The decrease in 2019 was represented across all the GTHA municipalities, but was most significant in Durham and York Region, where the annual growth rates decreased by 43.5% and 40.9% respectively. In York Region, residential building permits were issued for 4,669 dwelling units in 2019, representing a 41% decrease from the 2018 total of 7,902 units (Figure 3). During the first three months of 2020, a total of 820 building permits for new residential units have been issued in the Region.

Housing completions in the Region decreased in 2019 by 48.3% to 5,294 (Figure 3) from the 2018 number of 10,230. York Region continues to be the third largest contributor to GTHA development activity accounting for a 12% share of 2019 GTHA residential building permit activity.

**Figure 3**  
**York Region Residential Building Permits and Housing Completions**  
**2010 - 2019**



Source: Local Municipal Building Reports and Canada Mortgage and Housing Corporation

### **Residential development activity decreased in 2019, however the Region has a healthy housing supply**

York Region Council recently approved three Secondary Plans located in the Cities of Markham and Vaughan. In Markham, Berczy Glen is planned for 13,200 people and 4,200 residential units, and Robinson Glen is planned for 14,000 residents and 4,800 units. In Vaughan, Block 27 is planned for an ultimate build out of 33,200 residents and 2,300 jobs. These recent approvals will result in plans of subdivision and site plan applications over the coming years.

York Region also received one new Block Plan for Block 34 East and two new Block Plan Terms of Reference for Block 55 West (Copper Creek) and Block 60 West in the City of Vaughan. The Region has a healthy residential housing supply. As of mid-year 2019, approximately 45,000 units are within registered unbuilt and draft approved plans of subdivision and an additional 57,000 units are proposed by development applications under review. In addition, further secondary plans are being prepared that will contribute to growth and development in 2020 and beyond.

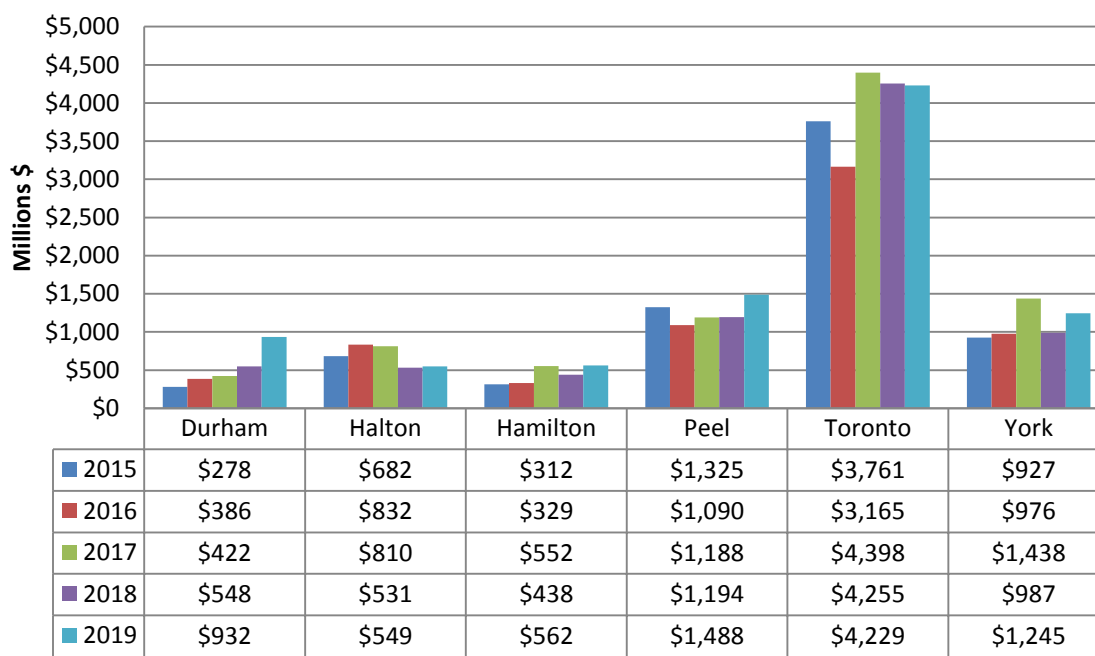
## Industrial and commercial construction values increased by 47% over last year and total Industrial, Commercial and Institutional construction value is higher than the ten year average

The total Industrial, Commercial, Institutional (ICI) construction value for 2019 was \$1,245 million, 26.1% above the 2018 value (Figure 4). Both industrial and institutional construction values in York Region increased over 2018 figures. The 2019 annual ICI value is above the average ICI value of the last five years and higher than the ten year average ICI value (\$1,036.4M). Current increases in ICI values were observed across all GTHA municipalities. Within York Region, Vaughan's share of ICI construction accounted for over 53% of the total value in 2019.

Notable ICI projects for which building permits were issued in 2019 contributing to the strong overall ICI permit values include a \$61 million nursing home development in Aurora, two permits in Markham for warehouse/storage facilities and a \$30 million hotel in Markham.

Within the GTHA, York Region accounted for just over 12% of the total ICI construction values for 2019 (Figure 4). Overall, the GTHA recorded a 10.3% increase in the value of ICI construction from 2018. All municipalities across the GTHA excluding Toronto recorded increases in total ICI construction, with Durham Region experiencing the largest increase at 70%. Toronto ICI values decreased slightly from 2018 levels by approximately 1% from \$4.25B.

**Figure 4**  
**GTHA Industrial, Commercial and Institutional**  
**Construction Values 2015 - 2019**



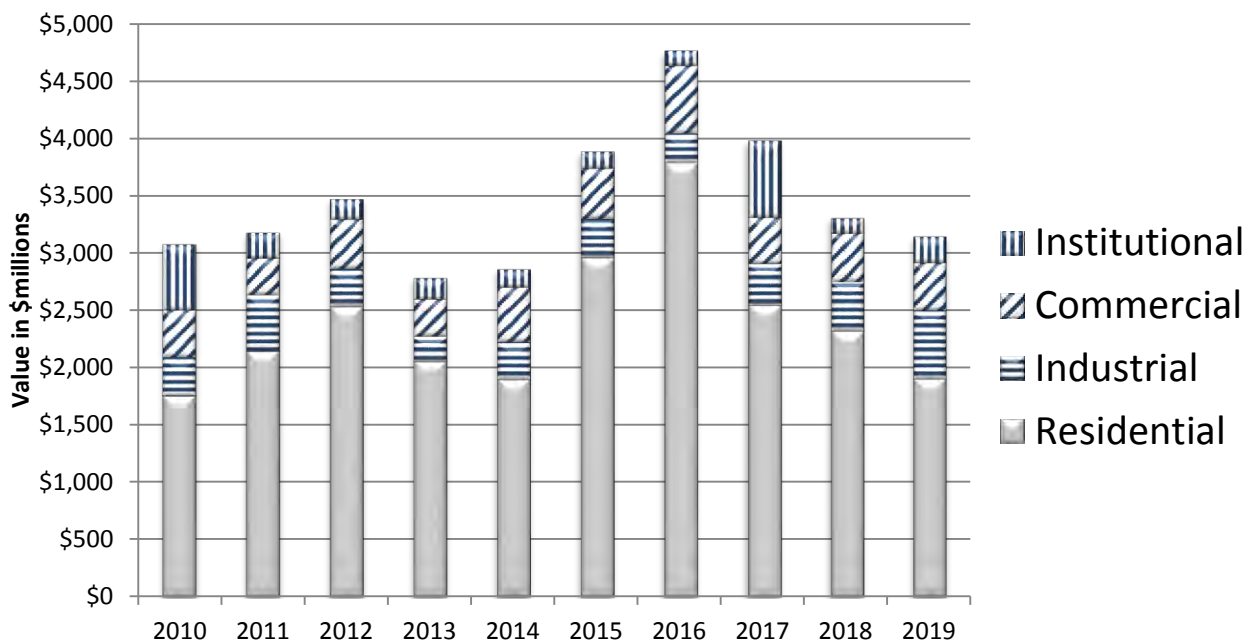
Source: Local Municipal Building Reports and Statistics Canada

As investment in new ICI development has occurred, so have employment opportunities within the Region. York Region recorded employment growth of 2.2% in 2019 compared to 2.5% provincially and 2.2% nationally. Over the past five years, York Region has grown at an average annual rate of 2.9%, outperforming growth rates in the national (1.3%), provincial (1.6%) and GTA (2.6%) economies.

### **2019 total estimated value of construction of \$3.15 billion is the seventh highest value on record for York Region**

The total estimated value of construction in 2019 was approximately \$3.15 billion, compared to \$3.31 billion recorded in 2018, a decrease of 4.8%, but still the seventh highest value on record for York Region (Figure 5). Total construction value, including residential and non-residential values, is important as it is correlated with the new development component of tax assessment growth over subsequent years.

**Figure 5**  
**York Region Construction Value by Type 2010 - 2019**



Source: Local Municipal Building Reports and Statistics Canada

### **York Region's economic activity and population growth continues to be a significant contributor to the provincial and national economies**

York Region ranked 7<sup>th</sup> in 2019 for total value of ICI construction across Canada. Within the GTHA, York Region ranked 3<sup>rd</sup> for the value of ICI construction behind Toronto and Peel, the same position as in 2018.

York Region continues to be one of Canada's faster growing municipalities for both population and employment. During 2019, employment in York Region grew by 2.2%. The population growth rate for the Region was lower at 1.0% compared to 1.7% for the entire Province. The Growth Plan forecasts indicate York Region is anticipated to accommodate the largest absolute amount of population and employment growth in all of Ontario between 2016 and 2041. As reported to Council in a memorandum in [February 2020](#), the Province is expected to release a revised Growth Plan Schedule 3 (population and employment forecasts) by summer 2020.

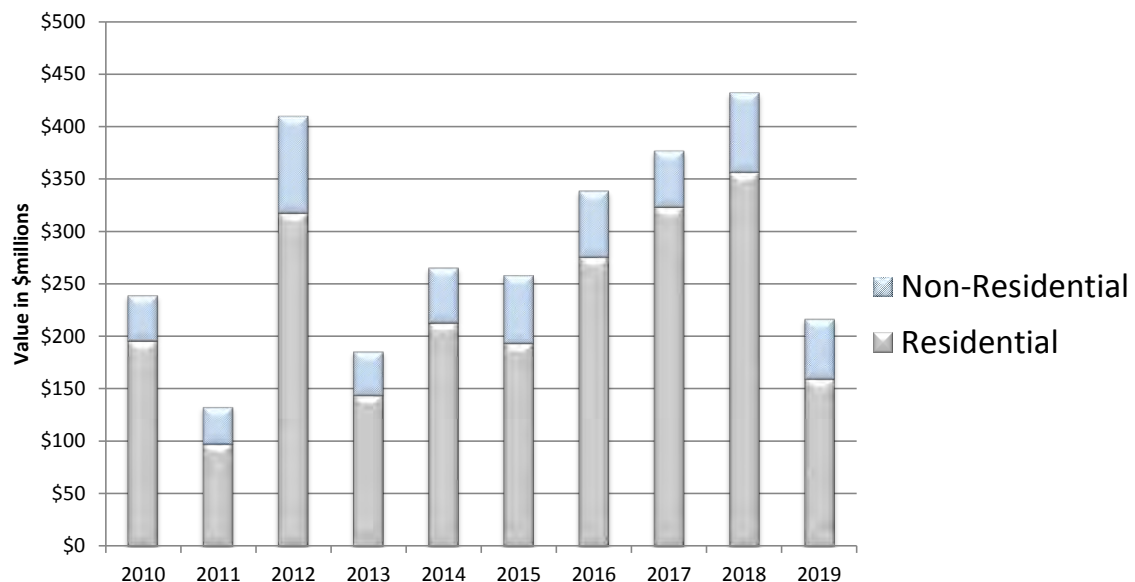
COVID-19 is having a dramatic impact on the global economy. The repercussions on York Region's economy in 2020 will be significant and staff will continue to monitor the resulting impacts and will be reporting back to Council later in the year.

## 5. Financial

Development Charges (DCs) are a major source of funding for the Region's Capital Plan. Regional DCs are collected when a building permit is issued and in many cases when a plan of subdivision is registered. The total Regional DCs for 2019 (\$216.7 million) was expectedly lower than the 2018 DC collections (\$431.9 million) due to the impact of the 2018 Development Charge Bylaw Amendment (Figure 6).

**Figure 6**

### York Region Development Charges Collected 2010 - 2019



The COVID-19 pandemic will likely impact the Region's growth and development resulting in lower development charges collections in 2020 than forecasted in the 2020 budget. The economic indicators presented in this report will assist Council to effectively monitor, evaluate and respond to variations in the Region's economic landscape.

## 6. Local Impact

Regional economic indicators are important for evaluating economic trends across the Region. The Growth and Development Review 2019 report provides local municipal economic development and planning officials with a summary of York Region's economy. The information is used as a basis for informing decision making, devising strategies, and attracting new businesses to the Region.

## 7. Conclusion

In 2019, York Region continued to demonstrate growth in population, employment, construction value and the housing market. York Region continues to be a significant contributor to the provincial and national economies, ranking within the top ten municipalities related to:

- The Region's contribution to Canada's total population
- Number of residential building permits issued
- Value of new industrial, commercial and institutional construction
- Value of total construction (ICI and residential combined)

COVID-19 and social distancing provisions are having a dramatic impact on the global economy. The impact on York Region's economy in 2020 will be severe and it is anticipated that there will be a slow, phased approach to getting people back to work and normal routine, based on the advice of public health and safety professionals.

The Growth and Development Review 2019 report monitors and reports on key performance measures and highlights York Region as a destination to live, work and play.

The attached Growth and Development Review 2019 report will be posted on the Region's website for use by municipalities and agencies, local chambers of commerce and boards of trade and the public.

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For more information on this report, please contact Paul Bottomley, Manager, Policy, Research and Forecasting at 1-877-464-9675 ext. 71530. Accessible formats or communication supports are available upon request.

Recommended by: **Paul Freeman, MCIP, RPP**  
Chief Planner

**Dino Basso**  
Commissioner of Corporate Services

Approved for Submission: **Bruce Macgregor**  
Chief Administrative Officer

May 29, 2020  
Attachment (1)  
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# 2019 **GROWTH** AND **DEVELOPMENT** REVIEW

JUNE 2020





# TABLE OF CONTENTS

<b>2019 HIGHLIGHTS</b> .....	<b>3</b>
<b>ECONOMIC OUTLOOK</b> .....	<b>7</b>
Global Economic Growth will be impacted by COVID-19 in 2020.....	8
Economic Activity in Ontario, The Toronto CMA and York Region .....	10
York Region’s Economy Continues to create Jobs .....	12
<b>POPULATION GROWTH</b> .....	<b>13</b>
York Region’s Population Continues to Rise with 1.0% Growth in 2019.....	14
Migration to Ontario, the GGH, the GTA and York Region .....	15
York Region’s Contribution to GTHA Growth is Significant .....	17
York Region is one of the Largest Municipalities in Canada .....	18
Population and Employment Forecasts.....	19
<b>RESIDENTIAL MARKET AND BUILDING ACTIVITY</b> .....	<b>20</b>
Residential Property Market activity in 2019 .....	21
Residential Building Permits in 2019.....	23
York Region Continues to Contribute Significantly to Residential Permit Activity in the GTHA.....	25
York Region one of the Largest Issuers of Residential Building Permits in Canada.....	26
Residential Completions for 2019.....	26
Total Housing Supply .....	28
<b>INDUSTRIAL, COMMERCIAL AND INSTITUTIONAL MARKET AND BUILDING ACTIVITIES</b> .....	<b>29</b>
Industrial and Commercial Property Market.....	30
Institutional, Commercial and Industrial Building Activity in York Region in 2019 .....	31
GTHA Construction .....	33
<b>OVERALL CONSTRUCTION VALUE AND DEVELOPMENT CHARGES</b> .....	<b>34</b>
Total Construction Value .....	35
Construction Activity - National Comparisons.....	37
<b>CONCLUSION</b> .....	<b>38</b>

# YORK REGION'S ECONOMY CONTINUES TO CREATE JOBS

# 2019 HIGHLIGHTS

## EMPLOYMENT & ECONOMY

The broad shutdown of global economic activity has dramatically impacted the Canadian, Ontario and York Region economies.

Canada lost over one million jobs in March alone, the largest monthly employment decline ever, with Ontario's share a 403,000 job decline.

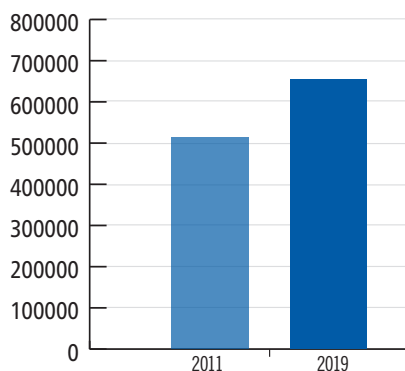
Especially hard hit sectors of the economy include transportation services, food and accommodation services, and recreation and cultural services. In York Region, these industries alone represent approximately 24% of all businesses and 125,000 jobs, based on data from the 2019 York Region Employment Survey.

Although a level of uncertainty remains, the economic impact is considered to be temporary, as consumer spending is expected to rebound in 2021 when the economy is anticipated to return to a more normal state.

Prior to the coronavirus impacting economic growth in early 2020, signs of a slowing economy were appearing between 2018 and 2019.

The U.S. economy saw a decline from 2.9% in 2018 to 2.3% in 2019, while the Canadian economy decreased from 2.1% to 1.6% and Ontario decreased from 2.2% to 1.6%.

### YORK REGION TOTAL EMPLOYMENT



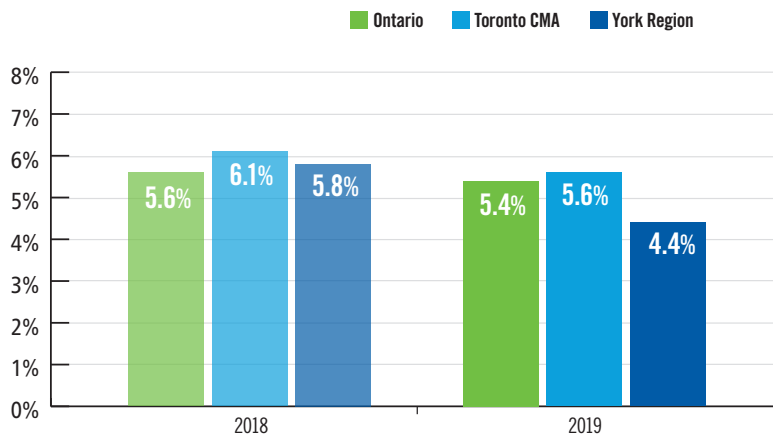
### TOTAL EMPLOYMENT YORK REGION 2011 & 2019

From 2018 to 2019 there were 13,650 jobs added for a total of 654,650 jobs in the Region. In 2011, there were 513,800 jobs in the Region.

### UNEMPLOYMENT RATES

#### ONTARIO, TORONTO CMA AND YORK REGION 2018 & 2019

York Region's unemployment rate was 4.4% at year-end 2019, better than the Toronto CMA and Ontario rates.



# 2019 HIGHLIGHTS

## POPULATION GROWTH

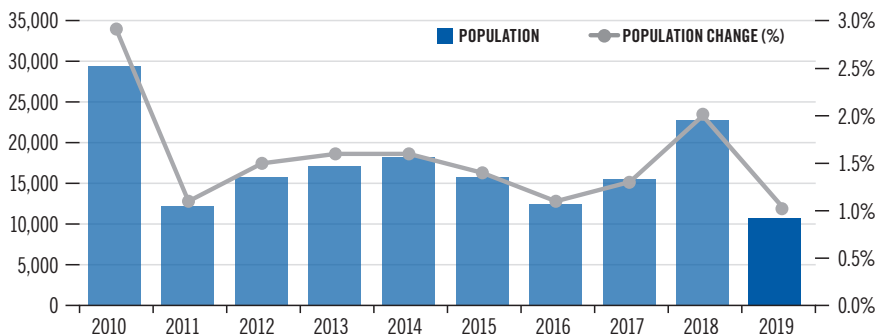
**YORK REGION WAS THE SIXTH LARGEST MUNICIPALITY IN CANADA BY YEAR-END**



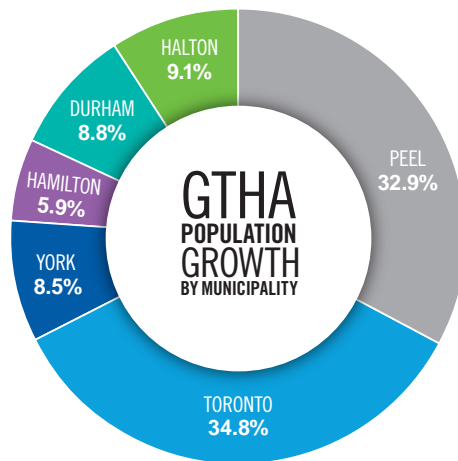
### POPULATION GROWTH

YORK REGION ANNUAL - 2010 to 2019

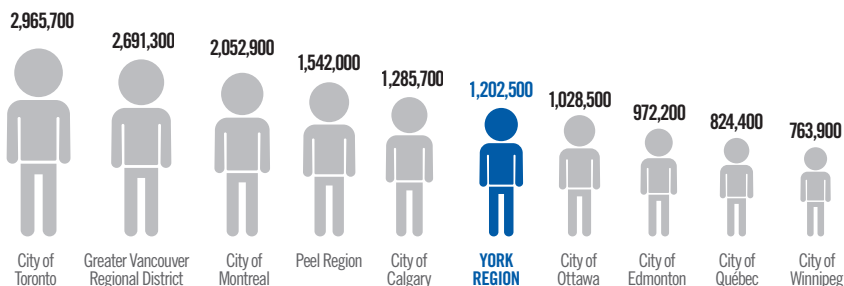
The Region's population increased by approximately 11,100 persons in 2019 to a total population of 1,202,500.



In 2019 York Region's share of the GTHA's population growth was 8.5%.



### CANADA'S LARGEST MUNICIPALITIES BY POPULATION AS OF YEAR-END 2019





# 2019 HIGHLIGHTS

## DEVELOPMENT

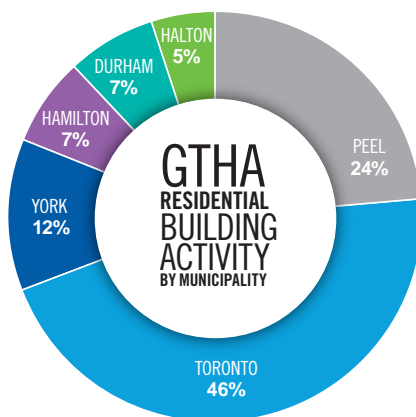
### YORK REGION CONTINUES TO BE A STRONG CONTRIBUTOR TO GTHA DEVELOPMENT ACTIVITY



AVERAGE HOUSING PRICES FOR ALL RESALE UNITS IN YORK REGION ROSE 2.3% TO

# \$937,546

York Region accounted for 12% of GTHA development activity



A total of 4,669 new residential building permits were issued in York Region in 2019, representing a 41% decrease from the 2018 permit total of 7,902.

Across the GTHA, residential building permits totaled 40,541, a decrease of 20.2%.

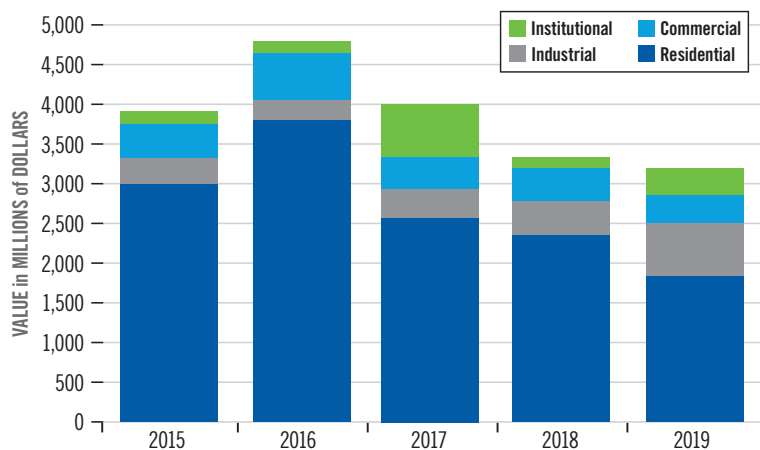
York Region's intensification share within the built up area has averaged 52% over the last 10 years, and was 75% in 2019.

Total industrial, commercial and institutional construction values increased by 26% in 2019, and is higher than the ten year average level of \$1.04B. Both industrial and institutional construction values increased over 2018 figures.

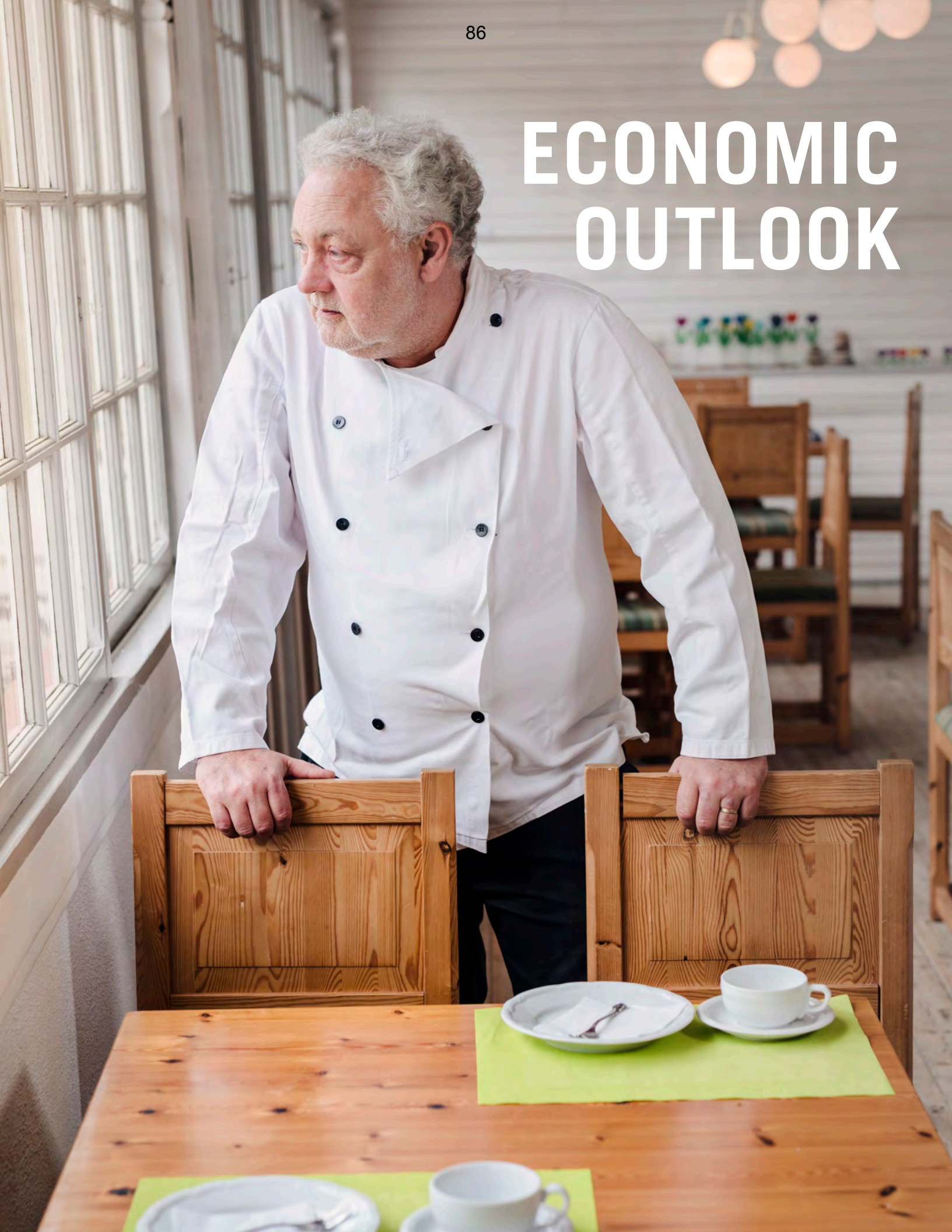
York Region continues to be a significant contributor to the provincial and national economies ranking 6th in 2019 for total construction value among Canadian municipalities, with a value of \$3.15 billion.

### CONSTRUCTION VALUE

BY TYPE - 2015 to 2019



# ECONOMIC OUTLOOK



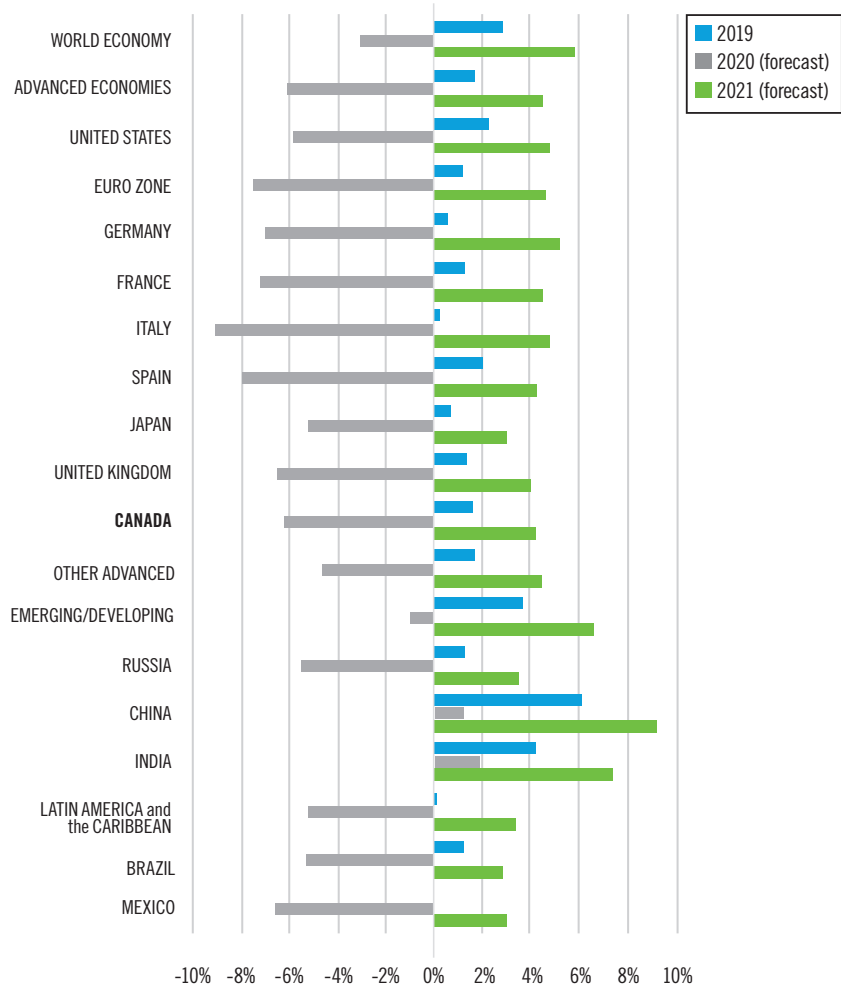


# ECONOMIC OUTLOOK

## GLOBAL ECONOMIC GROWTH WILL BE IMPACTED BY COVID-19 IN 2020

- COVID-19 has led to a broad shutdown of economic activity that is virtually without precedence as businesses close down, workers stay home and travel bans are put in place
- The length of the downturn in economic growth depends on how quickly health authorities can manage the spread of COVID-19 and how long the shutdown of consumer and business activities continues
- Prior to the coronavirus impacting growth, the International Monetary Fund (IMF) had called for global growth to increase in 2020 and 2021 over 2019 levels. Now almost every country across the globe will experience a recession in 2020
- Canada recorded GDP growth of 1.6% in 2019, lower than the 2.1% recorded in 2018, but will likely decline by 6.2% in 2020 according to the IMF. Ontario is forecasting to decline by 7.1% according to TD Economics.

FIGURE 1.1: ECONOMIC GROWTH (GDP)



Source: World Economic Outlook (April 2020): International Monetary Fund and TD Provincial Outlook (April 2020)

### KEY EXTERNAL FACTORS INFLUENCING GROWTH OF THE CANADIAN, ONTARIO, AND YORK REGION ECONOMIES

- U.S. economy (largest market for York Region businesses that export)
- Oil prices
- Value of the Canadian dollar

The U.S. federal reserve lowered interest rates in 2019 to 1.75%. Rates are anticipated to be reduced to historic lows in 2020 to provide assistance for the economic recovery from the coronavirus.

The Bank of Canada lowered interest rates to 1.75% in 2019 and to 0.75% in March 2020, with even further reductions anticipated in 2020.

# ECONOMIC OUTLOOK

## THERE IS A STRONG TRADE RELATIONSHIP BETWEEN CANADA AND THE U.S.

Regional businesses directly benefit from increased trade activity.

A lower Canadian dollar promotes exports with the U.S. but impacts the import of U.S. goods and services.

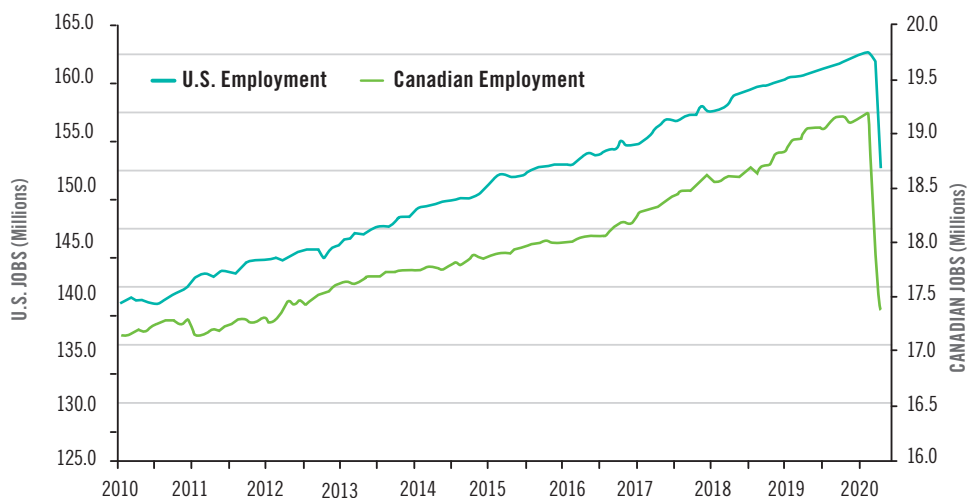
The USMCA deal should increase export prospects for Ontario and York Region businesses.

## HOME SALES REFLECT CONFIDENCE IN THE U.S. ECONOMY

And can increase demand for Canadian goods such as raw building materials and manufactured products.

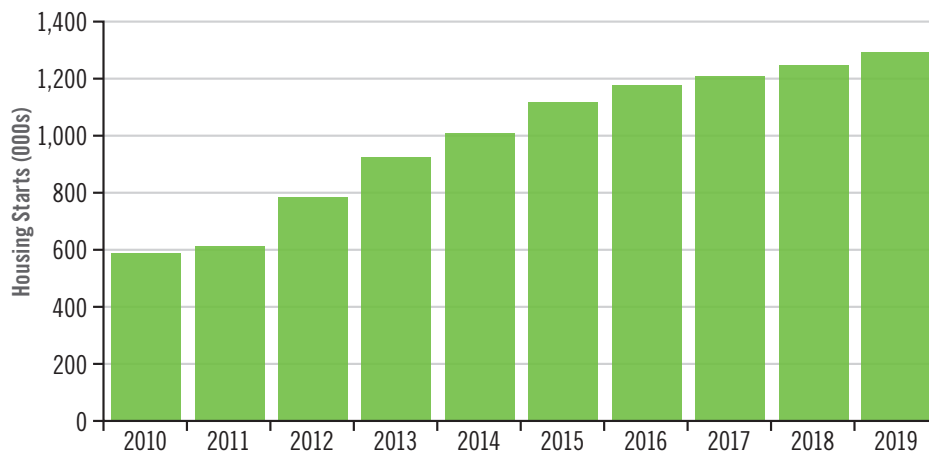
- U.S. job numbers increased to 161.9 million, adding over 2 million jobs in 2019, while Canadian jobs increased by 320,000 during 2019 to 19.1 million (Figure 1.2)
- The negative impact of COVID-19 on jobs and the overall economy in both the U.S. and Canada started in early 2020, where Canada recorded approximately 3 million lost jobs up to April and the U.S. recorded 15 million lost jobs

**FIGURE 1.2: U.S. JOB GROWTH TRENDS, 2010-2020**



Source: U.S. Bureau of Economic Research (May 2020)

**FIGURE 1.3: U.S. ANNUAL HOUSING STARTS, 2010-2019**



Source: U.S. Census Bureau - U.S. Department of Commerce

- U.S. housing starts recorded a 3.3% increase over 2018, to a total of 1.24 million in 2019

# ECONOMIC OUTLOOK

**OIL PRICES REMAINED STEADY IN 2019, BUT HAVE DECLINED IN EARLY 2020, DOWN TO BELOW \$20 PER BARREL.**

The price of oil at the end of 2019 was \$36.82 per barrel, compared to \$52.62 in 2017 and \$36.26 in December of 2016.

**FIGURE 1.4:** CRUDE OIL PRICES (U.S. DOLLARS PER BARREL) 2007-2020



Source: U.S. Department of Energy

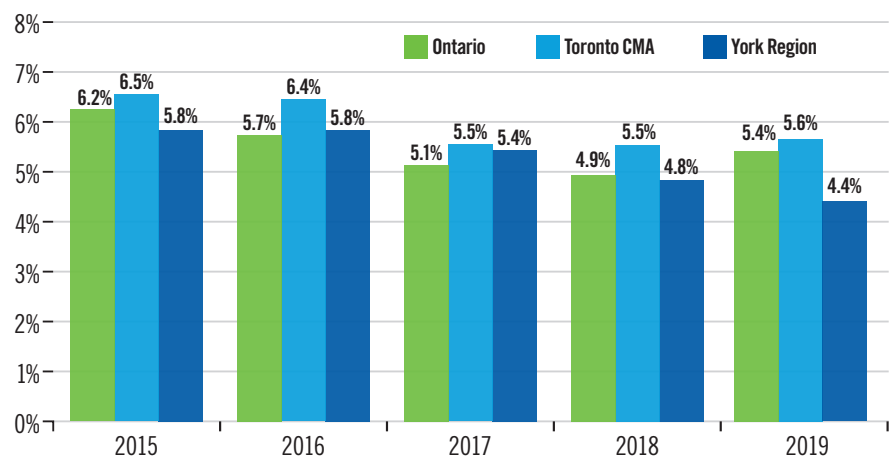


# ECONOMIC OUTLOOK

## ECONOMIC ACTIVITY IN ONTARIO, THE TORONTO CMA AND YORK REGION

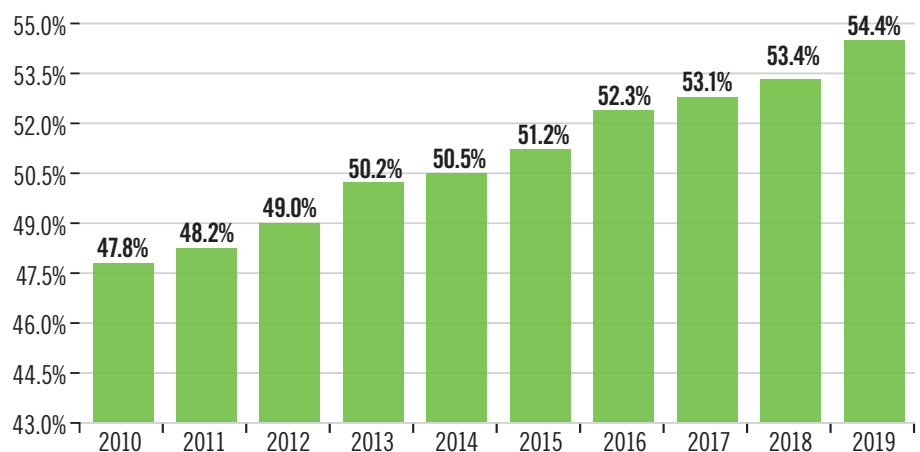
- The provincial unemployment rate decreased steadily from 6.4% in 2014 down to 4.6% in 2019
- The unemployment rate in the Toronto Census Metropolitan Area (CMA) also decreased from 7.3% in 2014 to 5.4% in 2019
- York Region's unemployment rate was 4.4% at year-end 2019, lower than both the Toronto CMA and Ontario rates
- Due to COVID-19, as of April 2020, the Toronto CMA unemployment rate increased to 7.9%, while Ontario and Canada's increased to 11.3% and 13% respectively

**FIGURE 1.5: ONTARIO, TORONTO CMA AND YORK REGION UNEMPLOYMENT RATES, 2015-2019**



Source: Statistics Canada Note: Based on unadjusted 3-month moving averages

**FIGURE 1.6: YORK REGION ACTIVITY RATE**



### ONTARIO GDP GROWTH

Ontario's economy increased by 2.2% in 2019.

### TOTAL ONTARIO EMPLOYMENT

In 2019, Statistics Canada recorded Ontario employment growth of 1.1% (78,000 jobs) compared to 1.1% in 2018, to reach a total of 7,300,500 jobs.

### ACTIVITY RATE

The activity rate compares the ratio of total employment to total population. One of York Region's Official Plan (ROP) objectives is to create high quality employment opportunities for residents, with a goal of 1 job for every 2 residents.

An activity rate of 50% is consistent with the ROP target.

York Region's activity rate has been increasing since 2010, as shown on Figure 1.5, and is currently 54.4%.

# ECONOMIC OUTLOOK

## YORK REGION AND LOCAL MUNICIPAL ACTIVITY RATES

Between 2011 and 2019, the majority of local municipalities within York Region recorded increasing activity rates.

FIGURE 1.7: LOCAL MUNICIPALITY ACTIVITY RATES, 2011 AND 2019

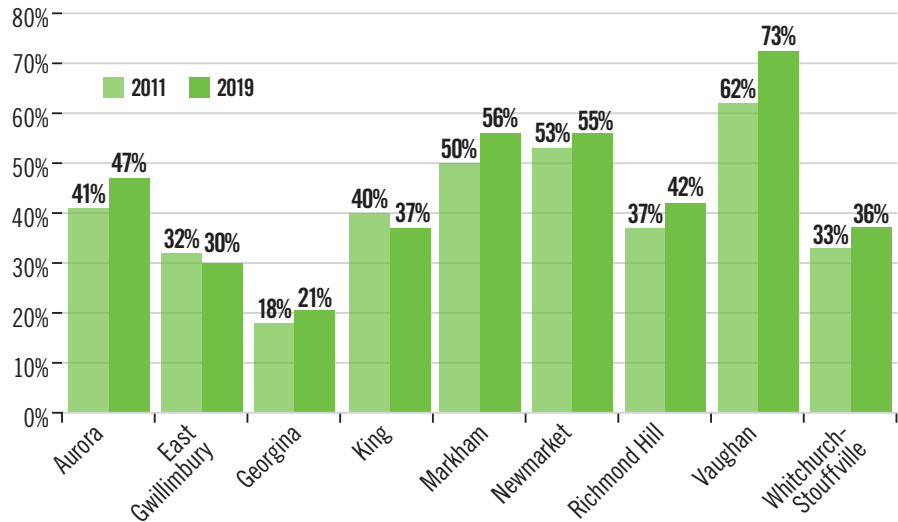
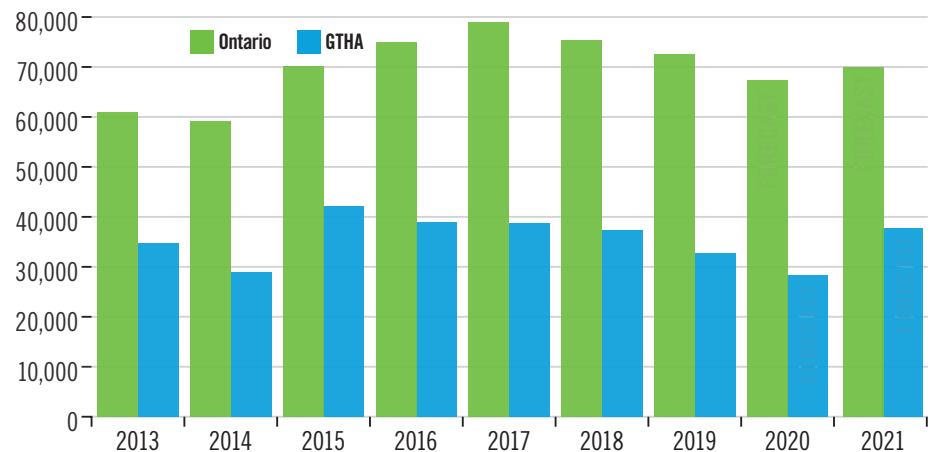


FIGURE 1.8: ONTARIO AND GTHA HOUSING STARTS, 2013-2021



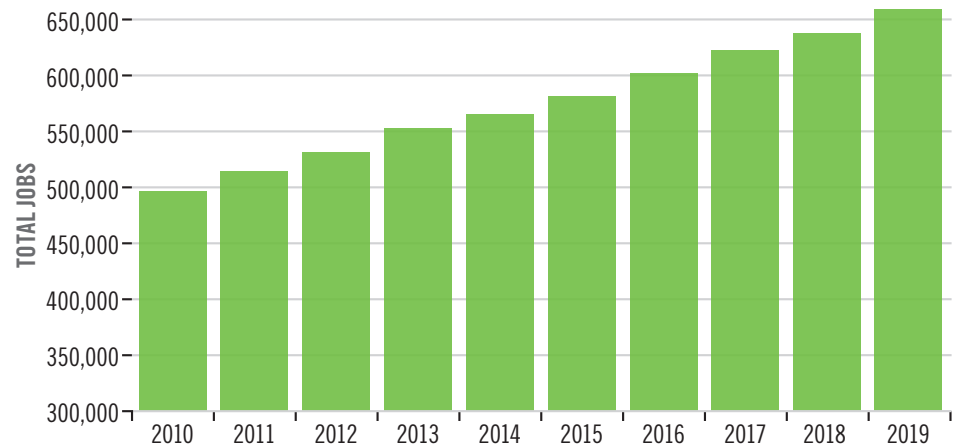
Source: Canada Mortgage and Housing Corporation

- According to the Canadian Mortgage and Housing Corporation, housing starts in the GTHA were down by 10% in the GTHA to 30,500
- Prior to the coronavirus outbreak, CMHC predicted that GTHA housing starts would trend upwards in 2020 and 2021

# ECONOMIC OUTLOOK

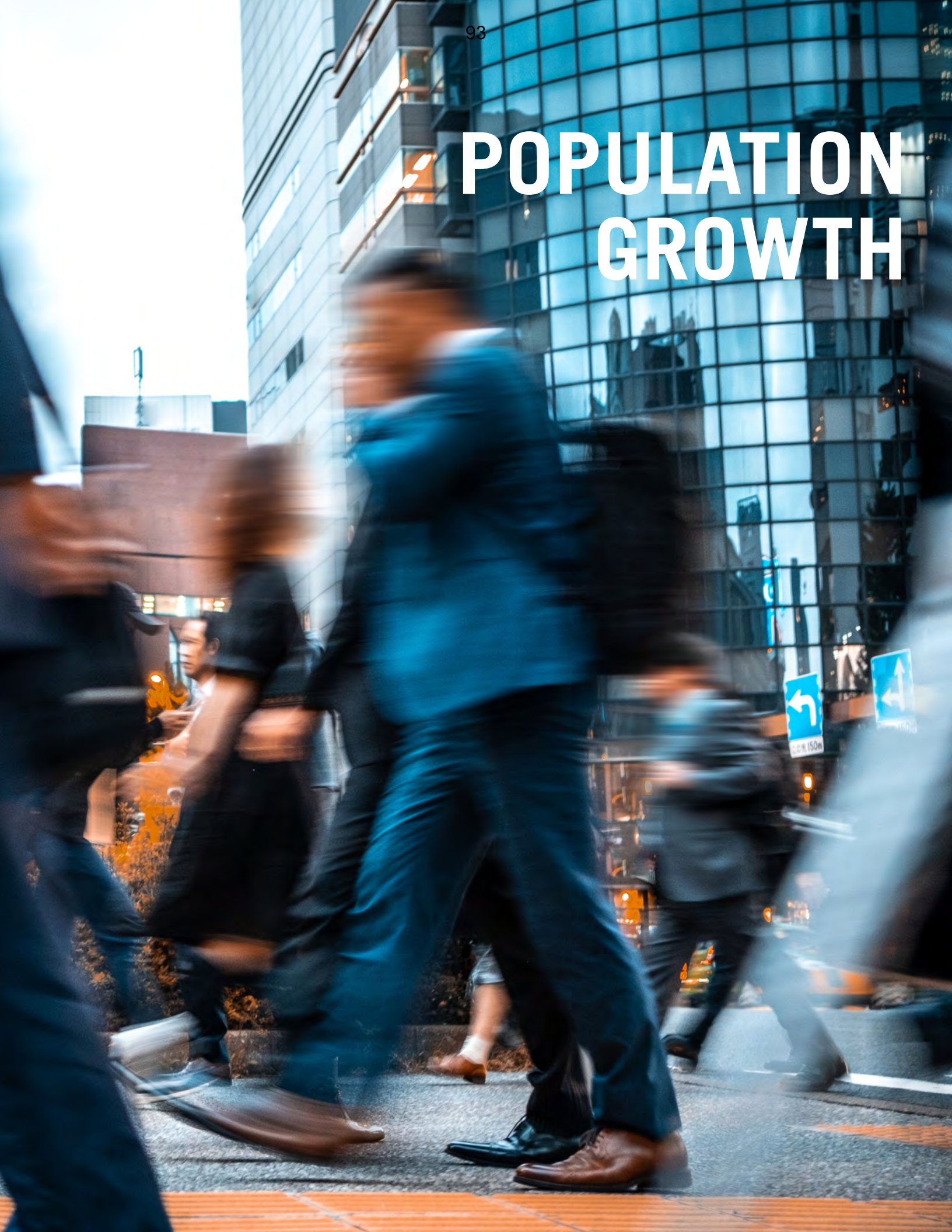
## YORK REGION'S ECONOMY CONTINUES TO CREATE JOBS

**FIGURE 1.9: YORK REGION TOTAL EMPLOYMENT, MID-YEAR 2010-2019**



- From 2018 to 2019, there were approximately 13,800 jobs added for an estimated total of 654,650 jobs in York Region
- Total employment within York Region continues to steadily increase, averaging a 3% growth rate since 2001

# POPULATION GROWTH





# POPULATION GROWTH

## YORK REGION'S POPULATION CONTINUES TO RISE WITH 1.0% GROWTH IN 2019

- The Region's population increased by approximately 11,100 persons in 2019 to a total population of 1,202,500. This compares to 22,800 in 2018.
- The 2019 annual growth rate decreased from 2.0% in 2018 to almost 1.0% in 2019 (Figure 2.1)

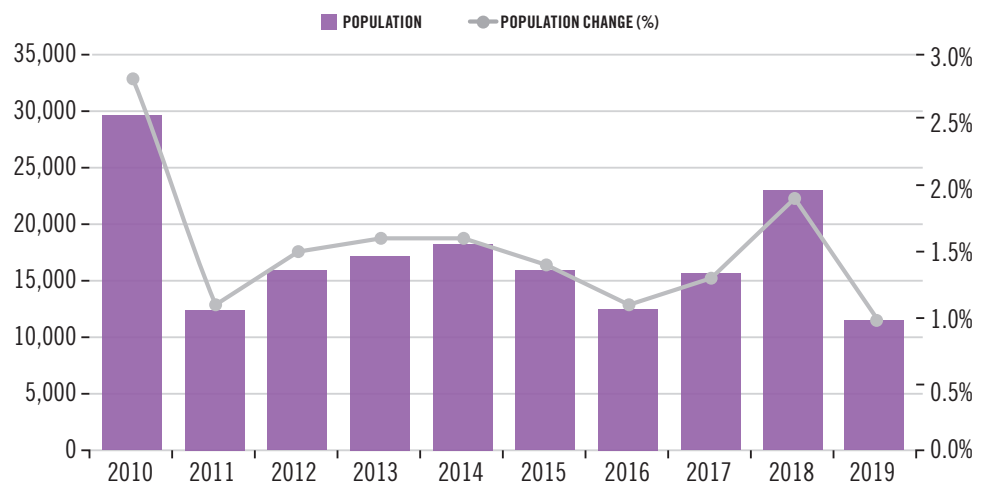
**TABLE 2.1: YORK REGION POPULATION, 2018-2019**

MUNICIPALITY	2018	2019	POPULATION GROWTH	CHANGE (%)
Aurora	62,100	62,900	800	1.3%
East Gwillimbury	31,700	33,900	2,200	6.9%
Georgina	48,400	48,500	100	0.2%
King	27,700	27,800	100	0.4%
Markham	347,100	349,000	1,900	0.5%
Newmarket	89,400	90,100	700	0.8%
Richmond Hill	206,900	209,500	2,600	1.3%
Vaughan	329,000	331,600	2,600	0.8%
Whitchurch-Stouffville	49,100	49,200	100	0.2%
<b>York Region Total</b>	<b>1,191,400</b>	<b>1,202,500</b>	<b>11,100</b>	<b>0.9%</b>

Source: York Region, Corporate Services, Long Range Planning Division, 2018 and 2019.

Note: Numerical data in this report has been rounded, some totals may be affected.

**FIGURE 2.1: YORK REGION ANNUAL POPULATION GROWTH, 2010-2019**



- Population growth within York Region has averaged 1.5% per year since 2011

ALL YORK REGION MUNICIPALITIES EXPERIENCED POPULATION GROWTH. THE TOP 3 MUNICIPALITIES BY PER CENT CHANGE BETWEEN 2018 AND 2019 WERE:

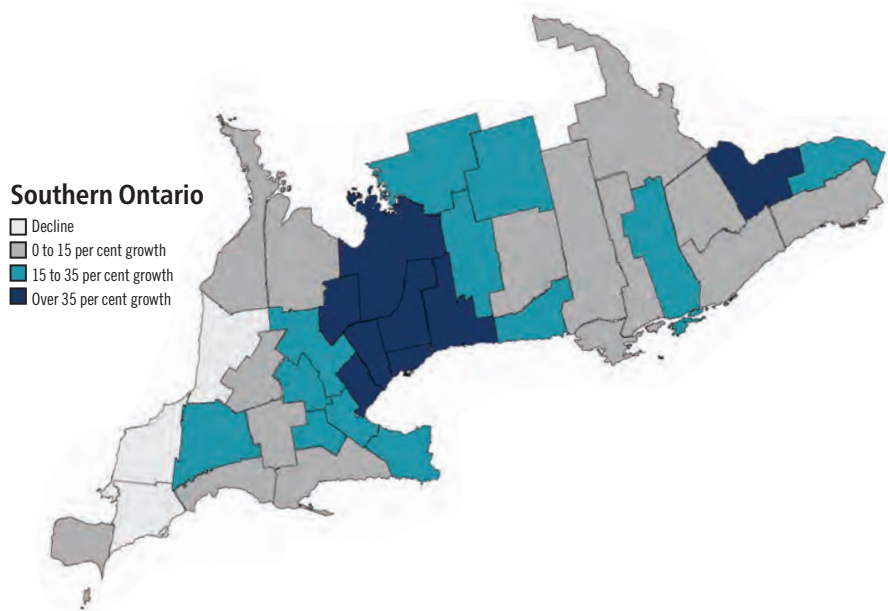
- East Gwillimbury at 6.9%
- Aurora at 1.3%
- Richmond Hill at 1.3%

# POPULATION GROWTH

## ONTARIO MIGRATION PLAYS A LARGE PART IN GTHA AND GGH REGION POPULATION GROWTH

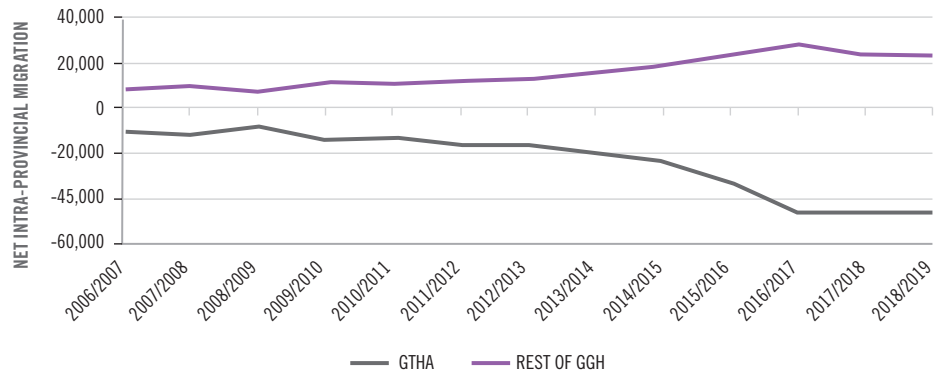
- Ontario attracts the highest share of immigrants annually compared to any other province, typically in the 40 to 50% range
- Ministry of Finance forecasts to 2041 indicate the GTHA, Simcoe County and Ottawa region are projected to experience significant population growth of over 35%, while other areas of the province are forecast to either remain stable or record a decline in population
- Population growth in the 905 area between 2011 and 2019 has been slower than the Growth Plan forecast by approximately 10%
- Toronto has captured a higher than expected share of population growth between 2011 and 2019 (35%) when compared to the Provincial Growth Plan forecasts (26%)

**FIGURE 2.2:** POPULATION GROWTH / DECLINE BY CENSUS DIVISION OVER 2016 TO 2041



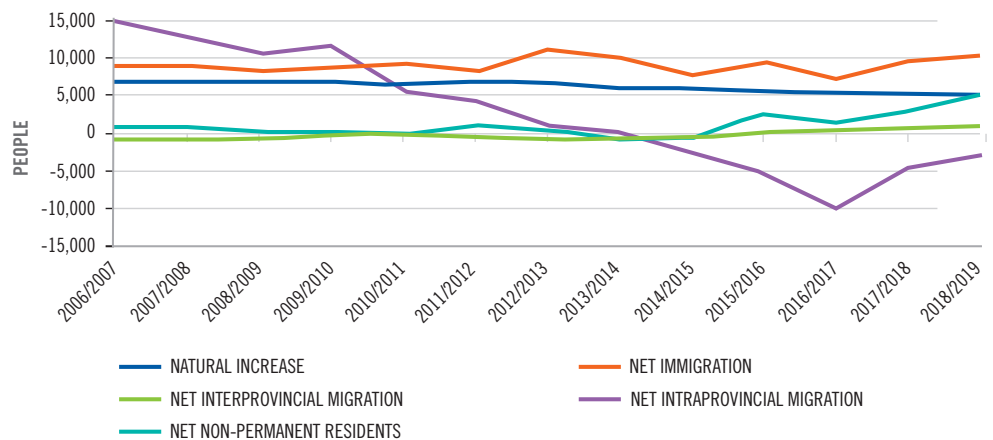
# POPULATION GROWTH

**FIGURE 2.3: NET INTRA-PROVINCIAL MIGRATION WITHIN THE GREATER GOLDEN HORSESHOE 2006-2019**



- Since the 2008 recession, there has been a continuing decline in net intra-provincial migrants to the GTHA and a net increase in intra-provincial migrants to the rest of the GGH
- While there are many factors that influence where people decide to live, households are likely looking for more affordable housing options outside of the GTHA, which includes York Region

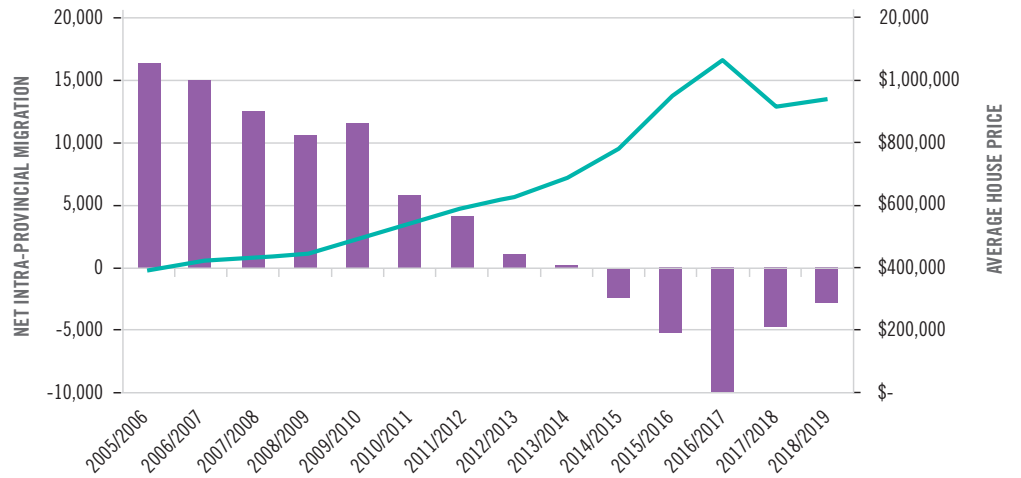
**FIGURE 2.4: COMPONENTS OF POPULATION GROWTH IN YORK REGION 2006-2019**



- Since 2006, levels of net immigration, net inter-provincial migration and net non-permanent residents have remained relatively consistent in York Region. However, net intra-provincial migration has been declining contributing to a lower rate of population growth in the Region
- Data for York Region shows a direct correlation between an increase in people leaving the Region and the average cost of housing (Figure 2.5)
- This annual out flow of people, which has accelerated after 2013, is one explanation why York Region's popula is 80,000 lower than the Provincial Growth Plan population forecasts (Figure 2.5)

# POPULATION GROWTH

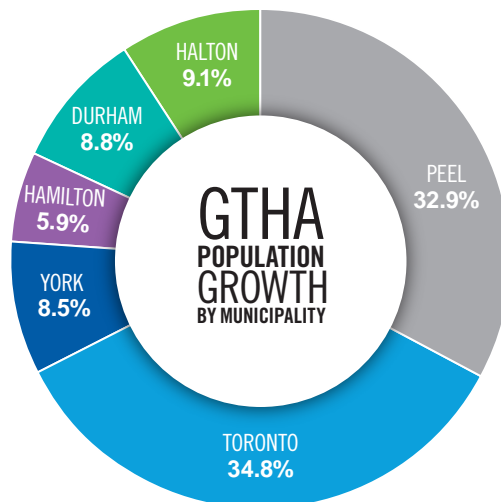
**FIGURE 2.5: NET INTRA-PROVINCIAL MIGRATION AND AVERAGE ANNUAL RESALE HOUSE PRICES IN YORK REGION**



## YORK REGION'S CONTRIBUTION TO GTHA GROWTH IS SIGNIFICANT

- By the end of 2019, the GTHA population was estimated at 7.58 million people, an increase of approximately 131,400 or 1.8% from 2018
- In 2019 York Region's share of the GTHA's population growth was 8.5%, compared to 14.9% in 2018

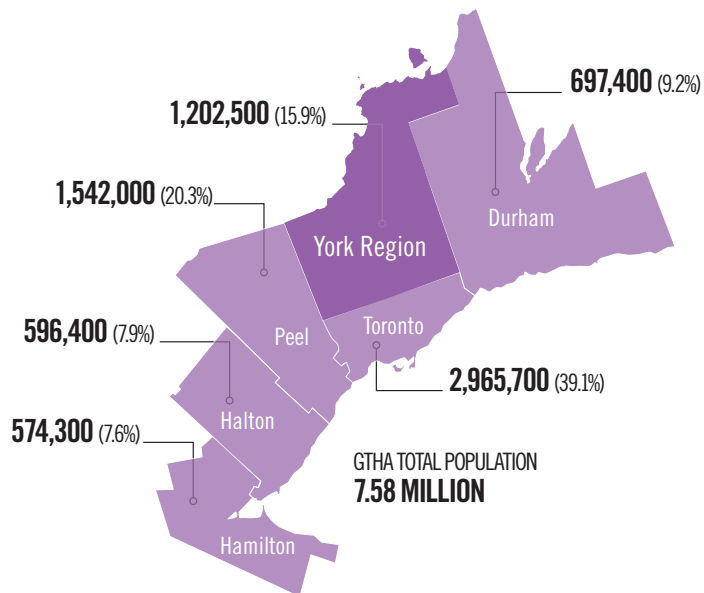
**FIGURE 2.6: SHARE OF GTHA POPULATION GROWTH BY MUNICIPALITY**





# POPULATION GROWTH

FIGURE 2.7: SHARE OF TOTAL 2019 GTHA POPULATION BY MUNICIPALITY



## YORK REGION IS ONE OF THE LARGEST MUNICIPALITIES IN CANADA

- As of December 2019, York Region was the sixth largest municipality in Canada (Table 2.2) in population

TABLE 2.2: CANADA'S LARGEST MUNICIPALITIES BY POPULATION, 2019

RANK	MUNICIPALITY	EST. POPULATION
1	City of Toronto	2,965,700
2	Greater Vancouver Regional District	2,691,300
3	City of Montréal	2,052,900
4	Peel Region	1,542,000
5	City of Calgary	1,285,700
6	<b>York Region</b>	<b>1,202,500</b>
7	City of Ottawa	1,028,500
8	City of Edmonton	972,200
9	City of Quebec	824,400
10	City of Winnipeg	763,900

Source: Various Municipalities, 2019.

Note: List includes cities, Regions, and Regional Districts as defined locally.

# POPULATION GROWTH

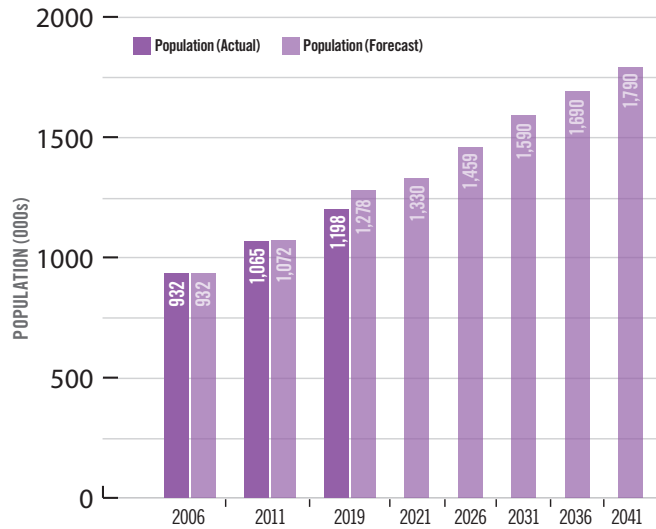
## POPULATION AND EMPLOYMENT FORECASTS

Population and employment growth forecasts form the basis for determining urban land needs, infrastructure and service planning, financial planning, and determining development charges.

## POPULATION AND EMPLOYMENT FORECASTS

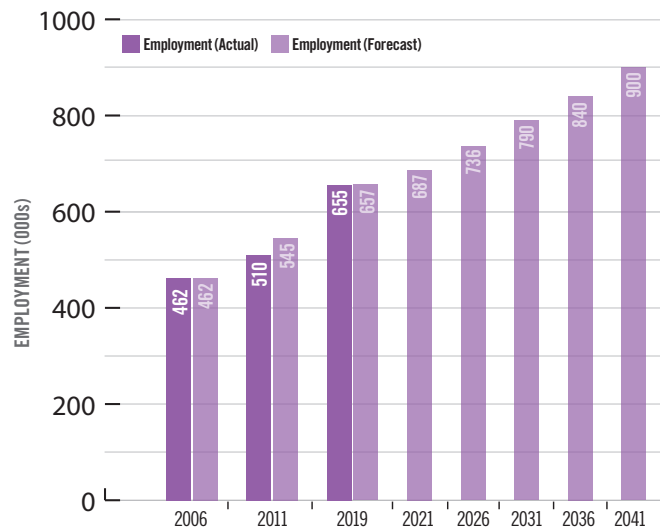
- York Region's mid year 2019 population was estimated to be 1,197,700, which is 6.7% (80,000) lower than the Growth Plan forecast of 1,278,000
- Annual growth of approximately 26,900 is required to reach the 2041 Growth Plan forecast of 1,790,000

**FIGURE 2.8: POPULATION GROWTH (ACTUAL AND FORECAST), 2006-2041**



- In 2019, York Region's employment was approximately 654,650 compared to the 2019 Growth Plan forecast of 656,600, a 1,950 difference
- Annual employment growth of almost 11,200 is required to meet the 2041 Growth Plan employment forecast
- The Region has been growing by approximately 17,700 jobs per year during the past 5 years

**FIGURE 2.9: EMPLOYMENT GROWTH (ACTUAL AND FORECAST), 2006-2041**



# RESIDENTIAL MARKET & BUILDING ACTIVITY



# RESIDENTIAL MARKET & BUILDING ACTIVITY

## RESALE HOMES GENERATE SIGNIFICANT ECONOMIC ACTIVITY

Use of professional services including: real estate agents, lawyers, appraisers, and surveyors

Generate taxes and fees

Generate associated spending on appliances, furniture, fixtures etc.

## KEY 2019 YORK REGION RESALE HOME FACTS

Accounted for 16.3% of total number of GTA resales

Accounted for 18.7% of total GTA resale value

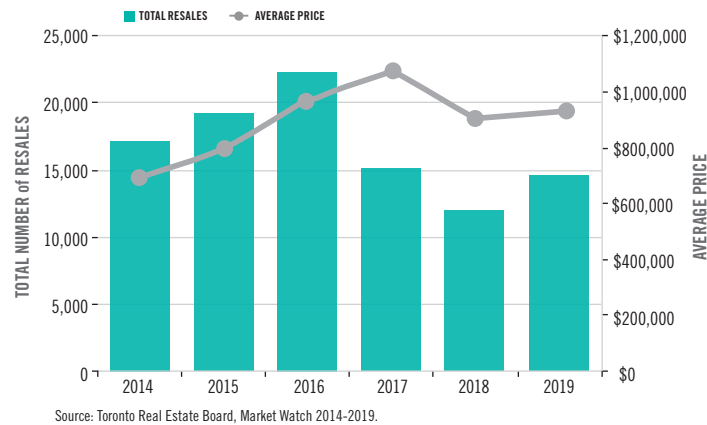
Average number of days a residential dwelling was on the market - 28 days

Average selling price - 97% of list price

## NUMBER OF RESIDENTIAL REALES INCREASED BY 20% IN 2019

- The number of residential resales in York Region during 2019 totalled 14,325 dwelling units (Figure 3.1), an increase of 20.0% (2,385 units) from 2018
- Total value of all York Region residential resales in 2019 was approximately \$13.43 billion – up from \$10.94 billion in 2018

**FIGURE 3.1: TOTAL NUMBER OF REALES AND AVERAGE PRICE (ALL DWELLING TYPES) BY LOCAL MUNICIPALITY, 2018 AND 2019**



**TABLE 3.1: TOTAL NUMBER OF REALES AND AVERAGE PRICE (ALL DWELLING TYPES) BY LOCAL MUNICIPALITY, 2018 AND 2019**

MUNICIPALITY	SALES			AVERAGE PRICE (\$)		
	2018	2019	CHANGE (%)	2018	2019	CHANGE (%)
Aurora	865	962	11.2%	\$901,242	\$905,872	0.5%
East Gwillimbury	458	586	27.9%	\$806,250	\$799,426	-0.8%
Georgina	666	809	21.5%	\$562,010	\$568,143	1.1%
King	287	315	9.8%	\$1,415,899	\$1,380,466	-2.5%
Markham	3,045	3,658	20.1%	\$913,500	\$949,536	3.9%
Newmarket	1,129	1,355	20.0%	\$755,473	\$777,589	2.9%
Richmond Hill	2,006	2,614	30.3%	\$1,002,417	\$1,039,433	3.7%
Vaughan	2,916	3,324	14.0%	\$993,787	\$993,787	1.7%
Whitchurch-Stouffville	568	701	23.4%	\$923,762	\$923,762	1.5%
<b>York Region Total</b>	<b>11,940</b>	<b>14,324</b>	<b>20%</b>	<b>\$916,449</b>	<b>\$937,546</b>	<b>2.3%</b>

Source: York Region, Corporate Services, Long Range Planning Division, 2018 and 2019.



# RESIDENTIAL MARKET & BUILDING ACTIVITY

Total sales in the GTA's residential resale market increased by 11.2% in 2019 (87,825) compared to 78,015 in 2018

Average resale price (all dwelling types) in the GTA was \$819,319, an increase of 3.8% in comparison to the average of \$787,856 in 2018

## 2020 SALES FIGURES

Resale housing prices and sales for the first two months of 2020 strengthened over the previous year with the average price of \$991,066 and 2,030 sales recorded to February 2020, compared to an average of \$896,817 and 1,383 sales during the first two months of 2019. However, it is anticipated that the coronavirus will cause a significant slow down to the housing market in both average prices and number of sales for the remainder of 2020.

**TABLE 3.2: 2019 RESALES and AVERAGE PRICES by LOCAL MUNICIPALITY and DWELLING TYPE (\$1,000s)**

MUNICIPALITY	DETACHED		SEMI-DETACHED		TOWN/ROW/ATTACH		CONDO/APT	
	Sales	Avg Price	Sales	Avg Price	Sales	Avg Price	Sales	Avg Price
Aurora	566	\$1,087	63	\$729	279	\$660	54	\$484
East Gwillimbury	434	\$858	34	\$688	117	\$620	1	\$320
Georgina	720	\$580	25	\$500	58	\$480	6	\$299
King	267	\$1,493	6	\$831	23	\$922	19	\$521
Markham	1,867	\$1,209	284	\$851	707	\$764	800	\$542
Newmarket	905	\$870	147	\$623	235	\$613	68	\$445
Richmond Hill	1,404	\$1,361	138	\$827	533	\$803	539	\$490
Vaughan	1,789	\$1,231	310	\$832	645	\$801	580	\$564
Whitchurch-Stouffville	520	\$1,018	35	\$709	129	\$661	17	\$491
<b>York Region</b>	<b>8,472</b>	<b>\$1,042</b>	<b>1,042</b>	<b>\$784</b>	<b>2,726</b>	<b>\$741</b>	<b>2,084</b>	<b>\$528</b>

Source: Toronto Real Estate Board, Market Watch, 2019.

- Region wide, the average price of a resale unit increased by 2.3% for all unit types, from \$916,449 in 2018 to \$937,546 in 2019 (Table 3.1)
- The average price of single detached units decreased by 0.3%, from \$1,123,734 in 2018 to \$1,120,297 in 2019

**TABLE 3.3: YORK REGION 2019 NEW HOME PRICES (\$1,000s)**

MUNICIPALITY	DETACHED	SEMI-DETACHED	ROW	CONDO/APT
Aurora	\$940-\$7.3M	n/a	\$795-\$967	n/a
East Gwillimbury	\$776-\$1.17M	\$610-\$863	\$584-\$907	n/a
Georgina	\$610-\$896	\$620-\$643	\$530-\$685	n/a
King	\$3.4M-\$4.0M	n/a	\$850-\$880	n/a
Markham	\$1.0M-\$1.5M	n/a	\$300-\$1.6M	\$320-\$2.3M
Newmarket	\$955-\$3.9M	\$838-\$1.1M	\$550-\$1.4M	\$386-\$736
Richmond Hill	\$1.4M-\$3.4M	\$1.0M-\$1.7M	\$700-\$1.7M	\$426-\$2.2M
Vaughan	\$860-\$4.7M	\$1.0M-\$1.3M	\$688-\$1.7M	\$372-\$2.1M
Whitchurch-Stouffville	\$1.0M-\$2.3M	n/a	\$600-\$1.18M	\$340-\$1.34M
<b>York Region</b>	<b>\$610-\$7.3M</b>	<b>\$610-\$1.7M</b>	<b>\$300-\$1.7M</b>	<b>\$320-\$2.3M</b>

Source: RealNet, March 2020

Note: New home data only provides a snapshot of projects currently for sale with the range of prices asked. Some municipalities may only have one or two projects contributing to the data.

- Prices for new single-detached homes range from \$610,000 in the Town of Georgina to \$7.3 million in the Town of Aurora

# RESIDENTIAL MARKET & BUILDING ACTIVITY

Building permit activity is an essential yardstick used to measure local investments and economic performance

## RESIDENTIAL BUILDING PERMITS ARE DOWN 41% FROM 2018

- A total of 4,669 new residential building permits were issued in York Region in 2019, representing a 41% decrease from the 2018 permit total of 7,902
- Apartment units decreased significantly, from 4,008 in 2018 to 2,242 in 2019
- There are more fluctuations in the apartment market from year to year compared to the ground related market, which impacts the total number of building permits issued annually

**TABLE 3.4: NEW RESIDENTIAL UNITS with PERMITS ISSUED in YORK REGION, 2018 and 2019**

MUNICIPALITY	2018	2019	% CHANGE
Aurora	298	182	-39%
East Gwillimbury	376	334	-11%
Georgina	72	247	243%
King	65	60	-8%
Markham	2,783	118	-96%
Newmarket	461	97	-79%
Richmond Hill	1,057	894	-15%
Vaughan	2,511	2,578	3%
Whitchurch-Stouffville	279	159	-43%
<b>York Region Total</b>	<b>7,902</b>	<b>4,669</b>	<b>-41%</b>

Source: Local Municipal Building Permit Reports, 2017 and 2018; York Region Corporate Services, Long Range Planning Division, 2018.

- In 2019, apartment dwellings and townhouses accounted for 71% of new residential permits issued, an indication of York Region's progress towards creating a more diversified housing stock
- Richmond Hill and Vaughan accounted for approximately 74% of the total residential building permit activity in 2019 (19% and 55% respectively)
- The Region has a healthy supply of residential inventory as approximately 45,000 units are registered and draft approved and waiting to be built with an additional 57,000 units under planning review

### KEY 2019 YORK REGION RESALE HOME FACTS

Accounted for 16.3% of total number of GTA resales

Accounted for 18.7% of total GTA resale value

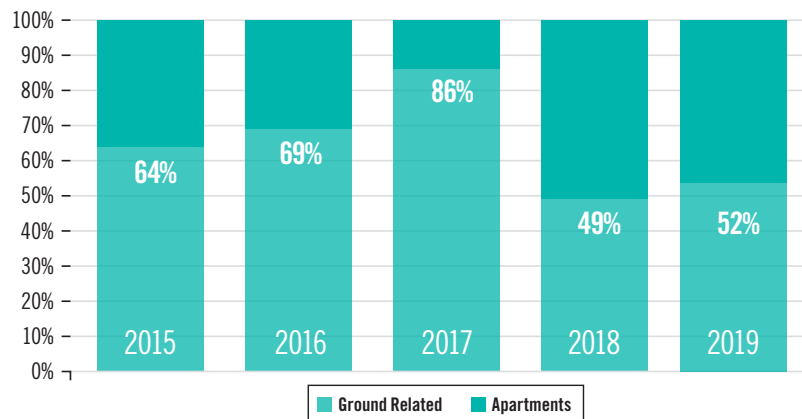
Average number of days a residential dwelling was on the market - 28 days

Average selling price - 97% of list price

# RESIDENTIAL MARKET & BUILDING ACTIVITY

- Three approved Secondary Plans located in the Cities of Markham (Berczy Glen and Robinson Glen) and Vaughan (Block 27) will guide development for new communities for approximately 60,000 people and add supporting uses and jobs
- Three recently received new block plans for review in the City of Vaughan, Block 34 East, Block 55 West (Copper Creek) and Block 60 West will provide for additional future growth

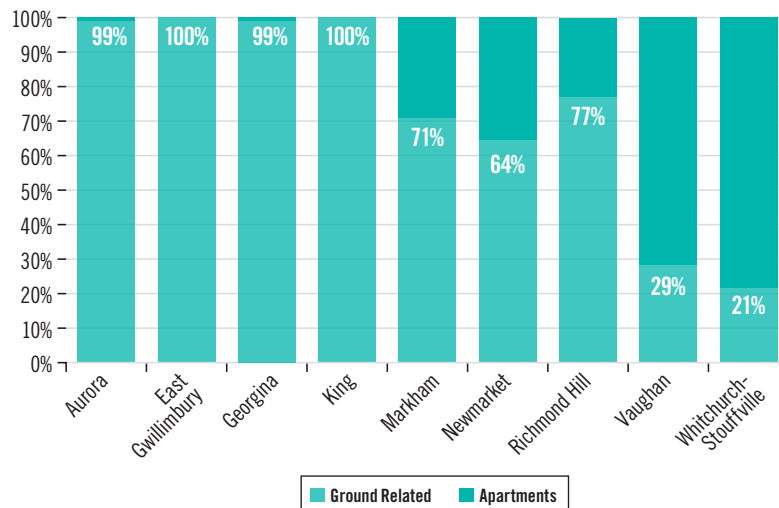
**FIGURE 3.2: YORK REGION RESIDENTIAL BUILDING PERMIT MIX 2015-2019**



Source: Local Municipal Building Permit Reports, 2015 to 2019; York Region Corporate Services, Long Range Planning Division, 2018. Note: Ground Related refers to single detached, semis and row housing.

- The 2019 breakdown of residential building permits was 27% single detached, 1% semi-detached, 23% row and 48% apartment

**FIGURE 3.3: 2019 NEW RESIDENTIAL BUILDING PERMIT MIX BY LOCAL MUNICIPALITY**

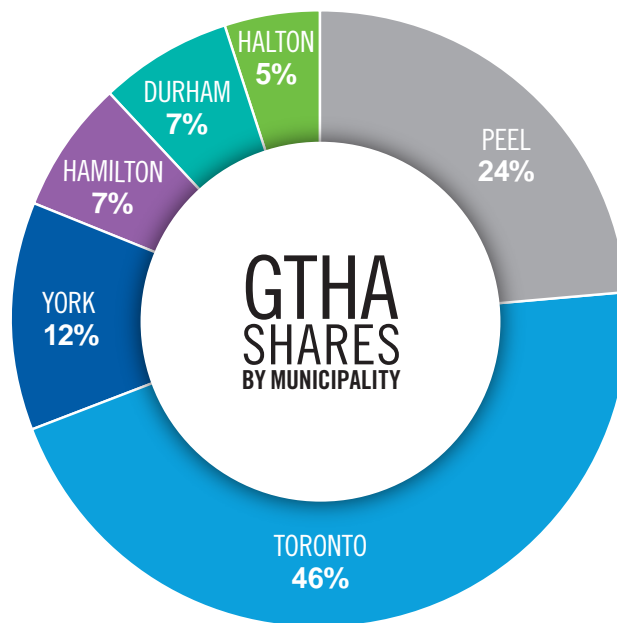


# RESIDENTIAL MARKET & BUILDING ACTIVITY

## YORK REGION CONTINUES TO CONTRIBUTE SIGNIFICANTLY TO RESIDENTIAL BUILDING PERMIT ACTIVITY IN THE GTHA

- In 2019, 40,541 building permits were issued for new residential units across the GTHA, a decrease from 50,782 in 2018 of 20.2%
- All GTHA jurisdictions experienced a decrease in the total number of building permits issued in 2019 except Peel Region
- York Region accounted for 12% of the GTHA's residential building permit activity, third to the City of Toronto's 46% share and Peel Region's 24%

**FIGURE 3.4:** GTHA RESIDENTIAL BUILDING ACTIVITY 2019 : SHARES BY MUNICIPALITY



Source: Local Municipal Building Permit Reports, 2019; Statistics Canada Table 32.2 (unpublished) 2019.



# BUILDING ACTIVITY

## YORK REGION RECORDED THE 10TH LARGEST NUMBER OF RESIDENTIAL BUILDING PERMITS ISSUED IN CANADA

- York Region continues to be a significant contributor of new residential development in Canada, ranking 10th for building permits issued

**TABLE 3.6:** CROSS CANADA COMPARISON 2019: RESIDENTIAL BUILDING PERMITS

RANK	MUNICIPALITY	NUMBER of PERMITS	% CHANGE from 2018
1	Greater Vancouver Regional District	27,702	-2.4%
2	City of Toronto	18,575	-21.9%
3	City of Montréal	14,354	-17.0%
4	City of Calgary	12,982	-31.0%
5	City of Edmonton	10,817	-26.1%
6	Peel Region	9,574	20.1%
7	City of Ottawa	9,513	2.5%
8	Québec City	7,085	73.2%
9	Waterloo Region	6,358	84.8%
<b>10</b>	<b>York Region</b>	<b>4,669</b>	<b>-41%</b>

Source: Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2019; York Region Corporate Services, Long Range Planning Division, 2019

Note: Ranking is in comparison to cities, Region's and Regional Districts as defined locally.

## RESIDENTIAL COMPLETIONS DECREASED FOR 2019

- Housing completions in the Region decreased by 48.3% since 2018
- The mix of housing completions in 2019 was 35% (1,830) single detached, 6% (318) semi-detached units, 34% (1,777) row houses and 26% (1,369) apartments

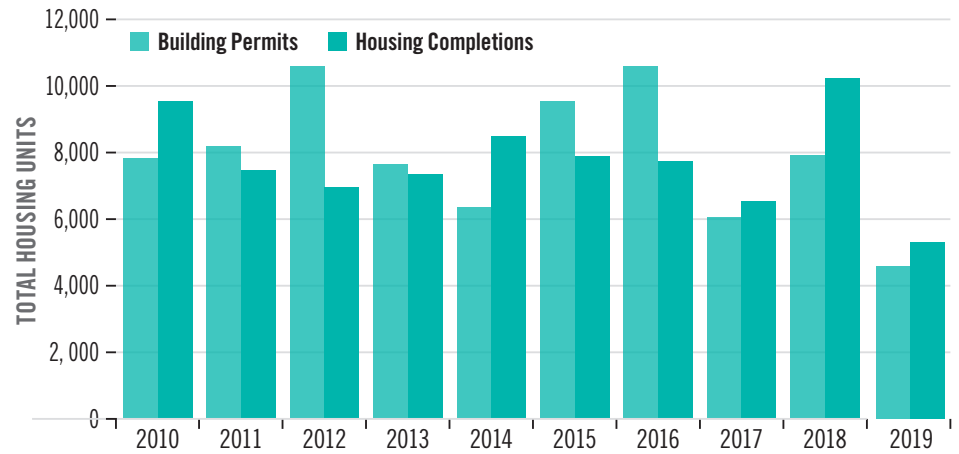
**TABLE 3.7:** YORK REGION RESIDENTIAL COMPLETIONS 2018 and 2019

MUNICIPALITY	2018	2019	% CHANGE
Aurora	460	426	-7%
East Gwillimbury	1,697	724	-57%
Georgina	134	84	-37%
King	272	71	-74%
Markham	2,465	1,146	-54%
Newmarket	377	352	-7%
Richmond Hill	1,764	1,300	-26%
Vaughan	2,738	1,072	-61%
Whitchurch-Stouffville	323	119	-63%
<b>York Region Total</b>	<b>10,230</b>	<b>5,294</b>	<b>-48.3%</b>

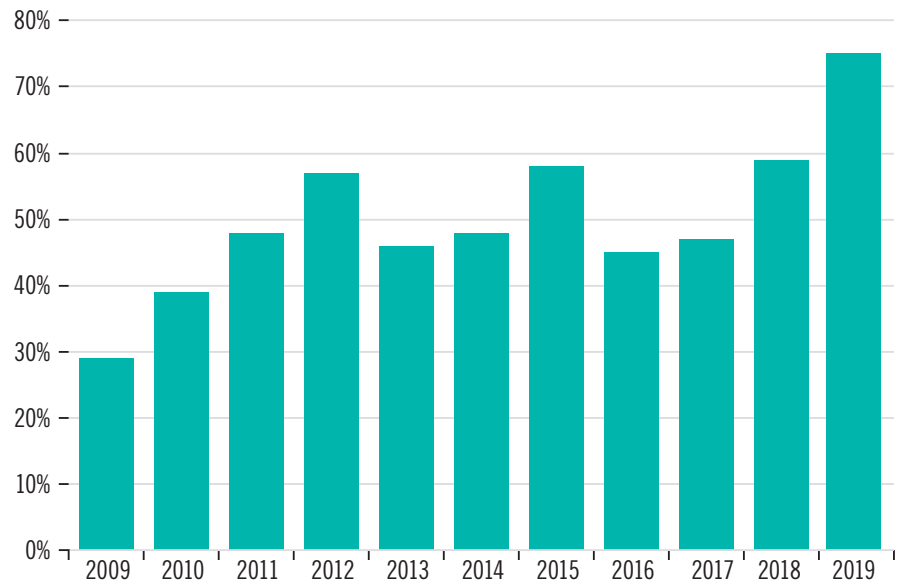
Source: CMHC, 2019;

# RESIDENTIAL MARKET & BUILDING ACTIVITY

**FIGURE 3.5: 2010-2019 BUILDING PERMIT AND HOUSING COMPLETIONS**



**FIGURE 3.6: INTENSIFICATION WITHIN THE BUILT-UP AREA, YORK REGION, 2009-2019**



Source: Statistics Canada Building Permit Reports, 2019; York Region Corporate Services, Long Range Planning Division, 2019

- York Region's intensification share within the built up area has averaged 52% over the last 10 years, and was 75% in 2019
- The continuing development of the Region's Centres and Corridors and other intensification areas will contribute to achieving the minimum 50% intensification target in the 2019 Growth Plan

# RESIDENTIAL MARKET & BUILDING ACTIVITY

## KEY 2019 YORK REGION RESALE HOME FACTS

A more diversified housing stock provides more choice in the market for both existing and future residents

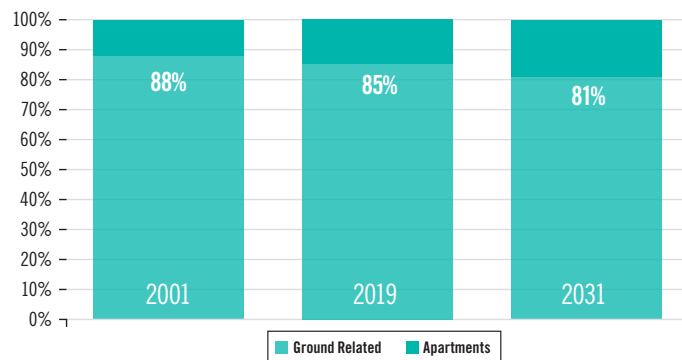
Diversified housing is important for:

- Providing affordable options for housing residents at different stages in their lives
- Reaching the Region's intensification targets
- Creating more compact, transit supportive development

## THE TOTAL HOUSING SUPPLY CONTINUES TO DIVERSIFY

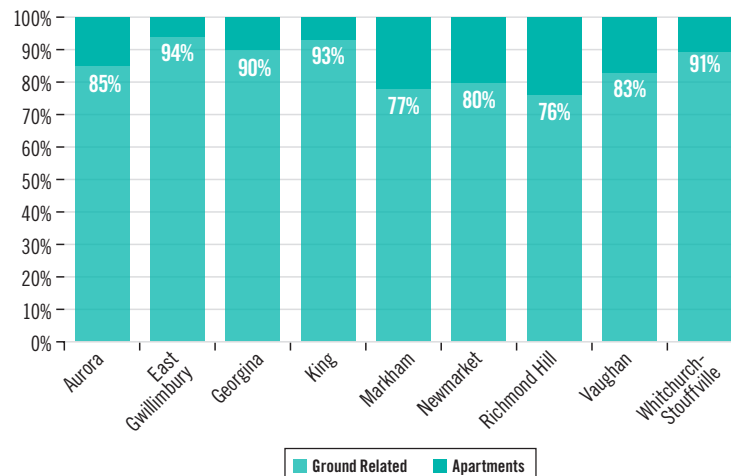
- While the Region's new housing stock becomes increasingly diversified over time, the existing housing stock is composed primarily of ground related dwellings
- The proportion of apartment unit dwellings in the Region's housing stock increased from 12% in 2001 to 15% in 2019
- The proportion of apartment unit dwellings is forecasted to be 19% by 2031

FIGURE 3.7: MIX OF HOUSING STOCK IN YORK REGION



- The overall housing stock in 2019 was composed of 66% single detached dwellings, 6% semi-detached units, 13% row house units and 15% apartment units

FIGURE 3.8: MIX OF TOTAL HOUSING STOCK BY LOCAL MUNICIPALITY 2019



# INDUSTRIAL, COMMERCIAL AND INSTITUTIONAL MARKET & BUILDING ACTIVITIES





# INDUSTRIAL, COMMERCIAL AND INSTITUTIONAL MARKET & BUILDING ACTIVITIES

## INDUSTRIAL & COMMERCIAL PROPERTY MARKET

- A low Canadian dollar value relative to the U.S. dollar, continuing low interest rates and domestic demand growth from the U.S. economy should help businesses in Ontario to recover after the severe economic slow down caused by the coronavirus
- It is unknown to what extent the coronavirus will impact the global economy. In the long term, the USMCA deal should support positive export prospects for Ontario and York Region businesses

**TABLE 4.1: YORK REGION AND GTA INDUSTRIAL MARKET OVERVIEW, 2018**

MUNICIPALITY	VACANCY RATE	AVERAGE NET RENT	AVERAGE SALE PRICE	INVENTORY (SQ. FT)
Aurora	2.0%	\$9.35	\$169.30	5,227,291
Georgina	0.7%	n/a	\$185.85	315,425
East Gwillimbury	n/a	n/a	\$193.19	1,376,654
King	n/a	n/a	\$257.06	750,730
Markham	0.9%	\$8.58	\$208.53	24,247,703
Newmarket	0.6%	\$9.59	\$170.23	6,971,168
Richmond Hill	0.6%	\$11.16	\$196.71	10,263,180
Vaughan	1.4%	\$9.04	\$186.57	86,118,898
Whitchurch-Stouffville	n/a	\$13.00	\$279.47	2,450,070
<b>York Region</b>	<b>1.2%</b>	<b>\$8.98</b>	<b>\$191.54</b>	<b>137,721,119</b>
<b>Greater Toronto Area</b>	<b>1.5%</b>	<b>\$8.43</b>	<b>\$175.72</b>	<b>735,142,676</b>

Source: Costar 2019 Note: All dollar figures are Per Square Foot.

**TABLE 4.2: YORK REGION AND GTA OFFICE MARKET OVERVIEW, 2019**

MUNICIPALITY	TOTAL INVENTORY	TOTAL VACANCY RATE	AVERAGE NET RENT
Aurora	1,532,199	3.8%	\$21.03
Georgina	21,519	na	na
East Gwillimbury	137,236	1.7%	\$24.30
King	138,058	na	na
Markham	15,228,593	3.8%	\$19.88
Newmarket	2,220,483	1.3%	\$16.71
Richmond Hill	3,748,907	5.4%	\$16.98
Vaughan	7,047,023	4.9%	\$19.97
Whitchurch-Stouffville	358,667	0.3%	\$14.78
<b>York Region</b>	<b>30,432,685</b>	<b>2.5%</b>	<b>\$19.13</b>
<b>Greater Toronto Area</b>	<b>269,214,349</b>	<b>4.3%</b>	<b>\$19.11</b>

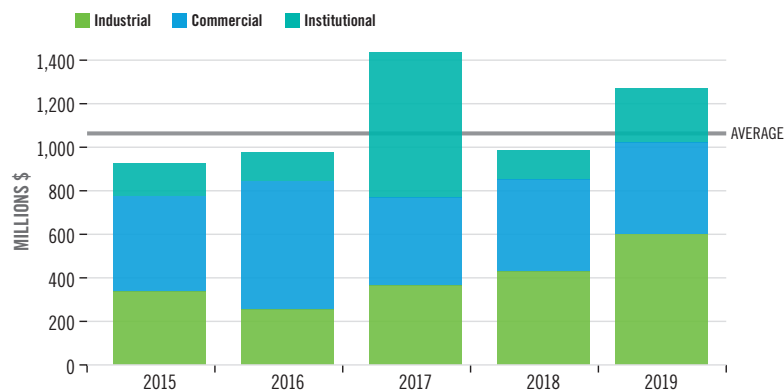
Source: Costar 2019

# 111 INDUSTRIAL, COMMERCIAL AND INSTITUTIONAL MARKET & BUILDING ACTIVITIES

## COMMERCIAL AND INDUSTRIAL CONSTRUCTION VALUES INCREASED OVER LAST YEAR AND THE TOTAL ICI CONSTRUCTION VALUE IS ABOVE THE TEN YEAR AVERAGE

- Total Industrial, Commercial, Institutional (ICI) construction for 2019 had a combined construction value of \$1.25 billion, an increase from the 2018 value of \$987 million (Figure 4.1)
- The Region's ICI market increased for 2019 when compared to the 2018 value, and is above the ten year average of \$1 billion
- Industrial and institutional values increased from 2018 levels by 39.1% and 70.3% respectively, while commercial values decreased by 1%

**FIGURE 4.1: YORK REGION ICI CONSTRUCTION VALUES 2015-2019**



**TABLE 4.3: YORK REGION INDUSTRIAL BUILDING PERMITS with 10 HIGHEST CONSTRUCTION VALUES, 2019**

PROJECT	VALUE \$000s	MUNICIPALITY
Warehouse/Storage	\$62,732	Markham
Parking Garage/ Engineering (Industrial)	\$62,208	Markham
Industrial General (Unspecified)	\$38,264	Vaughan
Warehouse/Storage	\$35,000	Markham
Industrial General (Unspecified)	\$29,286	Markham
Multi-Use Industrial (Unspecified)	\$21,681	Vaughan
Multi-Use Industrial (Unspecified)	\$21,568	Vaughan
Multi-Use Industrial (Unspecified)	\$20,650	Vaughan
Industrial General (Unspecified)	\$20,036	Vaughan
Transportation Infrastructure	\$17,000	East Gwillimbury

Source: Local Municipal Building Permit Reports, 2019; Statistics Canada Building Permit Reports, 2019; York Region Corporate Services, Long Range Planning Division, 2019.

# INDUSTRIAL, COMMERCIAL AND INSTITUTIONAL MARKET & BUILDING ACTIVITIES

**TABLE 4.4: YORK REGION COMMERCIAL BUILDING PERMITS  
WITH 10 HIGHEST CONSTRUCTION VALUES, 2019**

PROJECT	VALUE \$000s	MUNICIPALITY
Hotel/Motel/Other Accommodation	\$30,357	Markham
Commercial General (Unspecified)	\$22,289	Markham
Commercial General (Unspecified)	\$21,323	Vaughan
Professional Services/Office Unit	\$17,000	Aurora
Commercial Multi-Use (Unspecified)	\$15,970	Vaughan
Commercial General (Unspecified)	\$14,571	Markham
Commercial General (Unspecified)	\$11,000	King
Hotel/Motel/Other Accommodation	\$9,686	Aurora
Commercial Multi-Use (Unspecified)	\$7,851	Vaughan
Commercial General (Unspecified)	\$6,734	Richmond Hill

Source: Local Municipal Building Permit Reports, 2019; Statistics Canada Building Permit Reports, 2019; York Region Corporate Services, Long Range Planning Division, 2019.

**TABLE 4.5: YORK REGION INSTITUTIONAL BUILDING PERMITS  
WITH 10 HIGHEST CONSTRUCTION VALUES, 2019**

PROJECT	VALUE \$000s	MUNICIPALITY
Nursing/Institutional Home	\$61,363	Aurora
Nursing/Institutional Home	\$50,000	Whitchurch-Stouffville
Nursing/Institutional Home	\$25,000	King
Nursing/Institutional Home	\$21,875	Markham
Institutional General (Unspecified)	\$5,824	Richmond Hill
Institutional General (Unspecified)	\$4,107	Richmond Hill
Police/Fire/Military/Prison	\$3,000	Georgina
Institutional General (Unspecified)	\$1,300	Georgina
Institutional General (Unspecified)	\$1,200	Newmarket
Nursing/Institutional Home	\$642	Vaughan

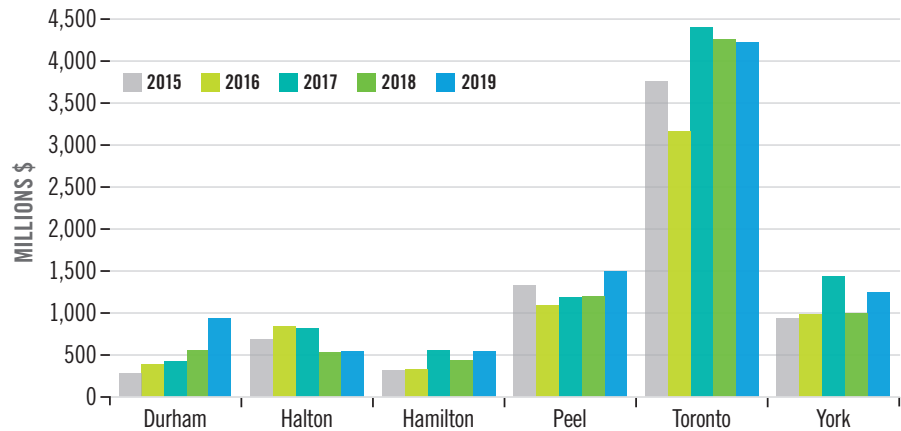
Source: Local Municipal Building Permit Reports, 2019; Statistics Canada Building Permit Reports, 2019; York Region Corporate Services, Long Range Planning Division, 2019.

# INDUSTRIAL, COMMERCIAL AND INSTITUTIONAL MARKET & BUILDING ACTIVITIES

## GTHA CONSTRUCTION

- York Region accounted for 13.8% of the GTHA's total ICI construction value in 2019, an increase from 12.4% in 2018

**FIGURE 4.2:** GTHA ICI CONSTRUCTION VALUES BY MUNICIPALITY 2015—2019



- Overall, the GTHA recorded a 13.2% increase in the value of ICI construction from 2018
- All GTHA regions recorded increases in total ICI construction, only Toronto experienced a slight decrease
- York Region ranked seventh across Canada for the value of its ICI construction in 2019 (Table 4.6)

**TABLE 4.6:** 2019 CROSS CANADA COMPARISON: VALUES OF ICI CONSTRUCTION (\$'000s)

RANK	MUNICIPALITY	TOTAL VALUE	% CHANGE FROM 2018
1	City of Toronto	\$4,228,579	-0.6%
2	Greater Vancouver Regional District	\$3,715,710	-4.0%
3	City of Montréal	\$3,136,727	0.5%
4	City of Calgary	\$1,884,499	-42.6%
5	City of Edmonton	\$1,594,075	-32.6%
6	Peel Region	\$1,488,404	24.7%
7	<b>York Region</b>	<b>\$1,245,001</b>	<b>26.1%</b>
8	City of Winnipeg	\$1,197,071	48.0%
9	Durham Region	\$932,032	70.1%
10	City of Ottawa	\$828,255	7.5%

Source: Local Municipal Building Permit Reports, 2019; Statistics Canada Building Permit Reports, 2019.  
Note: List includes cities, Regions, and Regional Districts as defined locally.



# OVERALL CONSTRUCTION VALUE



# OVERALL CONSTRUCTION VALUE

An ICI share of total construction value within the range of 30% means that job opportunities continue to be provided to match the growth in the Region's labour force

In 2019, York Region's ICI share of total construction value was 40%

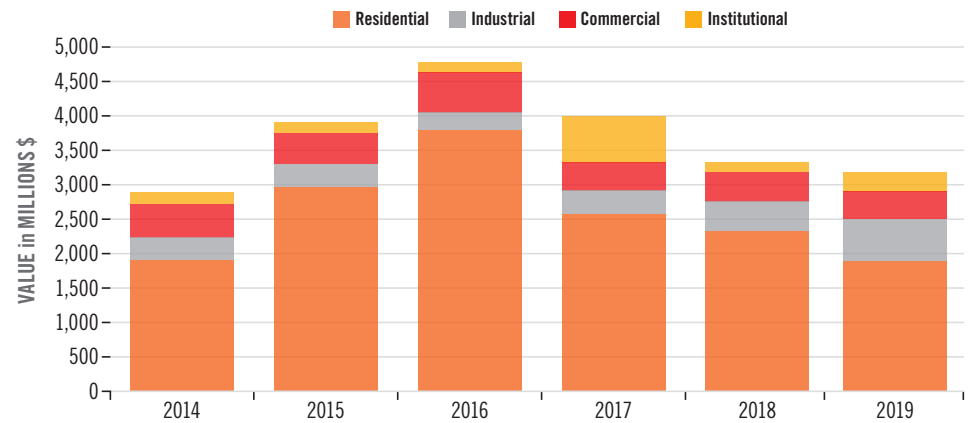
The 5 year ICI share average for York Region has been 30%

Overall construction value is important as it is correlated with the new development component of tax assessment growth over subsequent years

## TOTAL CONSTRUCTION VALUE

- Total estimated value of construction in 2019 was approximately \$3.15 billion, compared to \$3.31 billion recorded in 2018, a decrease of 4.8%
- The 2019 total construction value of \$3.15 billion is the seventh highest ever recorded value for York Region

**FIGURE 5.1: YORK REGION CONSTRUCTION VALUE BY TYPE—2014-2019**



Source: Local Municipal Building Permit Reports, 2014- 2019

Note: \*Agricultural permits are included under the industrial category



# OVERALL CONSTRUCTION VALUE

**TABLE 5.1: ESTIMATED VALUE OF TOTAL CONSTRUCTION (RESIDENTIAL AND ICI) BY LOCAL MUNICIPALITY 2018 AND 2019 (\$000s)**

MUNICIPALITY	2018	2019	% CHANGE
Aurora	\$239.8	\$325.7	36%
East Gwillimbury	\$125.1	\$122.9	-2%
Georgina	\$65.1	\$110.4	70%
King	\$131.8	\$174.9	33%
Markham	\$744.7	\$480.0	-36%
Newmarket	\$188.7	\$81.2	-57%
Richmond Hill	\$486.5	\$450.7	-7%
Vaughan	\$1,164.3	\$1,306.6	12%
Whitchurch-Stouffville	\$163.8	\$97.4	-41%
<b>York Region Total</b>	<b>\$3,309.7</b>	<b>\$3,149.9</b>	<b>-4.8%</b>

Source: Local Municipal Building Permit Reports, 2018 and 2019; Corporate Services, Long Range Planning Division, 2019

- Georgina experienced the largest annual growth rate in total construction values at 70%, while Markham had the largest decrease in dollar value at \$264.6 million (Table 5.1)
- The Region's value of residential construction decreased by 18% from \$2.3 billion in 2018 to \$1.9 billion in 2019 (Table 5.2)
- The Region's construction value for industrial and institutional both increased over 2018 by 39% and 70% respectively

**TABLE 5.2: ESTIMATE OF VALUE (IN \$MILLIONS) OF CONSTRUCTION\* BY LOCAL MUNICIPALITY 2018 AND 2019**

MUNICIPALITY	RESIDENTIAL		INDUSTRIAL**		COMMERCIAL		INSTITUTIONAL		TOTAL	
	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019
Aurora	\$182	\$209	\$11	\$1	\$34	\$42	\$13	\$74	\$240	\$326
East Gwillimbury	\$114	\$94	\$1	\$18	\$9	\$10	\$1	\$1	\$125	\$123
Georgina	\$49	\$96	\$2	\$5	\$4	\$2	\$9	\$7	\$65	\$110
King	\$88	\$125	\$7	\$6	\$14	\$16	\$22	\$28	\$132	\$175
Markham	\$579	\$113	\$85	\$225	\$64	\$115	\$17	\$26	\$745	\$480
Newmarket	\$145	\$39	\$4	\$3	\$31	\$33	\$8	\$6	\$189	\$81
Richmond Hill	\$399	\$330	\$23	\$51	\$49	\$41	\$16	\$28	\$486	\$451
Vaughan	\$637	\$855	\$295	\$288	\$196	\$156	\$36	\$8	\$1,164	\$1,307
Whitchurch-Stouffville	\$127	\$43	\$1	\$1	\$23	\$4	\$13	\$50	\$164	\$97
<b>York Region Total</b>	<b>\$2,322</b>	<b>\$1,905</b>	<b>\$430</b>	<b>\$598</b>	<b>\$423</b>	<b>\$418</b>	<b>\$135</b>	<b>\$229</b>	<b>\$3,310</b>	<b>\$3,150</b>

Source: Local Municipal Building Permits Reports, 2018 & 2019; Statistics Canada Building Permits Reports, 2018 & 2019; York Region Corporate Services, Long Range Planning Division, 2019.

Note: \*Estimated values of construction include additions, demolitions, renovations, temporary structures and new construction

\*\*Agricultural permits are included under the industrial category

# OVERALL CONSTRUCTION VALUE

## CONSTRUCTION ACTIVITY - NATIONAL COMPARISONS

- York Region ranked seventh in total construction value among Canadian municipalities, with a value of \$3.15 billion (Table 5.3)

**TABLE 5.3: CROSS CANADA COMPARISON 2019: VALUES OF TOTAL CONSTRUCTION (\$000s)**

RANK	MUNICIPALITY	TOTAL VALUE	% CHANGE FROM 2018
1	Greater Vancouver Regional District	\$11,698,279	-5.4%
2	City of Toronto	\$10,018,795	-5.1%
3	City of Calgary	\$5,445,429	-29.2%
4	City of Montréal	\$5,890,523	-12.4%
5	City of Edmonton	\$3,882,782	-37.9%
6	Peel Region	\$3,809,062	26.0%
7	<b>York Region</b>	<b>\$3,149,869</b>	<b>-4.8%</b>
8	City of Ottawa	\$3,132,872	5.5%
9	Waterloo Region	\$2,240,409	47.0%
10	Durham Region	\$1,922,389	-6.9%

Source: Local Municipal Building Permit Reports, 2019; Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2019. Note: List includes cities, Regions, and Regional Districts as defined locally.



## CONCLUSION

The Growth and Development Review provides a snapshot of key development and population indicators in York Region and reports on the competitiveness of York Region's economy within the Greater Toronto and Hamilton Area (GTHA), the Province and Canada.

In 2019, there were an estimated 654,650 jobs and 1,202,500 residents in the Region. COVID-19 and social distancing provisions are having a dramatic impact on the global economy. The impact on York Region's economy in 2020 will be severe and it is anticipated that there will be a slow, phased in approach to getting people back to work and regular life, based on the advice of public health and safety professionals. Although a high level of uncertainty remains, the economic impact is considered to be temporary, as consumer spending is expected to rebound in 2021 when the economy is anticipated to return to a more normal state.

York Region is one of Canada's fastest-growing large urban municipalities and is forecast to reach a population of 1.79 million and employment of 900,000 by 2041. The Region is an attractive location to live and invest and is committed to attracting and retaining employers and residents, as well as making significant infrastructure investments to support growth.



**Regional Council Decision - Planning for Density in New Communities**

On June 25, 2020 Regional Council made the following decision:

1. Council receive this report as the basis for consultation with the local municipalities and the Building Industry and Land Development Association in the development of a revised density target for New Community Areas.
2. The Regional Clerk forward this report and attachments to the Clerks of the local municipalities, the Building Industry and Land Development Association, and the Ministry of Municipal Affairs and Housing.

The original staff report is attached for your information.

Please contact Paul Bottomley, Manager Policy, Research and Forecasting at 1-877-464-9675 ext. 71530 if you have any questions with respect to this matter.

Regards,

**Christopher Raynor** | Regional Clerk, Office of the Regional Clerk, Corporate Services

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Our Mission: **Working together to serve our thriving communities – today and tomorrow**





# The Regional Municipality of York

Committee of the Whole  
Planning and Economic Development  
June 11, 2020

Report of the Commissioner of Corporate Services and Chief Planner

## Planning for Density in New Communities

### 1. Recommendations

1. Council receive this report as the basis for consultation with the local municipalities and the Building Industry and Land Development Association in the development of a revised density target for New Community Areas.
2. The Regional Clerk forward this report and attachments to the Clerks of the local municipalities, the Building Industry and Land Development Association, and the Ministry of Municipal Affairs and Housing.

### 2. Summary

This report responds to the following Council [resolution](#) of January 30, 2020:

*Staff be directed to report back to Council on the New Community Area density, and the Designated Greenfield Area density endorsed by York Region Council being fifty (50) people and jobs per hectares as part of the MCR, and the process that will update Local Official Plans and Secondary Plans to conform to densities in the updated Regional Official Plan.*

Council also passed a [resolution](#) in March 2019 regarding staff comments on Amendment 1 to the Growth Plan which requested that the minimum Growth Plan density target be 50 residents and jobs per hectare in the Designated Greenfield Area for York Region.

Key Points:

- The Growth Plan (2019) specifies a minimum density target of 50 residents and jobs combined per hectare in the entire Designated Greenfield Area by 2041, and encourages beyond this density target where appropriate
- Density was calculated for 12 existing communities across York Region; most of these areas exceed the Growth Plan minimum density target
- The current Regional Official Plan requires a density of 70 residents and jobs per hectare for New Community Areas. This density was required to meet the 2006

Growth Plan overall Designated Greenfield Area density target of 50 residents and jobs per hectare, which included employment lands in the calculation

- Staff intend to consult with the local municipalities and the Building Industry and Land Development Association (BILD) on development of a revised density target in the Regional Official Plan for New Community Areas

### 3. Background

#### **The Provincial Growth Plan provides forecasts and density targets for upper tier municipalities**

The Provincial Growth Plan (2019) sets population and employment forecasts of 1.79 million people and 900,000 jobs in 2041 for York Region. It also provides density targets for urban growth centres, major transit station areas and the Designated Greenfield Area. This report specifically focusses on New Community Areas, which are within the Designated Greenfield Area.

The Province is in the process of reviewing both the Growth Plan forecasts and the Provincial Land Needs Assessment methodology as outlined in a [memo](#) to Council in February 2020. The land needs assessment methodology provides a consistent approach for calculating the amount of land needed to accommodate the Growth Plan forecasts for all municipalities in the Greater Golden Horseshoe. The density assumption for New Community Areas is a key input into the land needs assessment.

#### **The Growth Plan requires key growth management targets for York Region**

To focus forecasted growth in areas to support the development of complete communities, the Growth Plan establishes two key targets:

- A minimum intensification target of 50% of all residential development to occur annually within the delineated Built-Up Area as shown in Attachment 1
- A minimum density target of 50 residents and jobs combined per hectare by 2041 in the Designated Greenfield Area as shown in Attachment 1

While the Built-Up Area and the Designated Greenfield Area are both required to accommodate the Region's growth forecasts, they each play a different role. The Built-Up Area contains the Region's Centres and Corridors along with other planned intensification areas, providing mostly opportunities for medium and high density housing. The Designated Greenfield Area is comprised of areas outside the Built-Up Area with a predominance of ground-related housing types such as single detached, semi-detached and row houses, however, they also provide higher density housing to support the development of complete communities that provide a range and mix of housing types.

## **Council directed staff to review the Official Plan density target of 70 residents and jobs per hectare for New Community Areas**

At the January 30, 2020 Council meeting, a [resolution](#) was passed directing staff to report back on the New Community Area and Designated Greenfield Area densities. This resolution was in response to the secondary planning process for Block 41 in the City of Vaughan. Block 41 is part of Regional Official Plan Amendment (ROPA) 2 and is a New Community Area. Currently, the required minimum density target in the Regional Official Plan for New Community Areas is 70 residents and jobs per hectare. Concerns were raised about unique land constraints in Block 41 that presented challenges in meeting the Regional Official Plan density target. The Regional Official Plan density target for New Community Areas has also been raised as a concern by the development industry on a broader level.

### **New Community Areas are part of the Designated Greenfield Area**

The Designated Greenfield Area is shown in Attachment 1. In addition to existing and developing communities within the Designated Greenfield Area, New Community Areas are also part of the Designated Greenfield Area. These New Community Areas are comprised of Regional Official Plan Amendments 1, 2 and 3 in the Town of East Gwillimbury, City of Vaughan and City of Markham respectively. The current Municipal Comprehensive Review will determine the need for additional new community lands beyond the current urban area to accommodate future growth. Should urban expansion lands be required as a result of the land needs assessment, they would also be considered New Community Areas.

The Growth Plan minimum density target of 50 residents and jobs per hectare applies across the entire Designated Greenfield area, as an overall average, by 2041. The Regional Official Plan target of 70 residents and jobs per hectare applies to New Community Areas only.

### **The current Regional Official Plan density target in New Community Areas was required to meet the 2006 Growth Plan overall Designated Greenfield Area density target**

The density target of 70 residents and jobs per hectare was established when the current Regional Official Plan was adopted in 2010. A [report](#) was brought to Council in March 2014 titled *Achieving Density in York Region Communities* that outlined the methodology and rationale for the 70 residents and jobs per hectare density target for New Community Areas. The density target was set at 70 residents and jobs per hectare, in part to support transit-oriented complete communities that include a mix of housing types, and also to achieve the overall 2006 Growth Plan density target of 50 residents and jobs per hectare across the entire Designated Greenfield Area based on the methodology in place at that time. The 2006 Growth Plan included employment areas in the density calculation whereas the 2019 Growth Plan does not. Due to this difference, the 50 residents and jobs per hectare density target for the Designated Greenfield Area in the 2019 Growth Plan is not comparable to the 2006 Growth Plan density target.

## **The Regional Municipal Comprehensive Review provides an opportunity to revisit the density target for New Community Areas**

While the 70 residents and jobs per hectare density target for New Community Areas has been incorporated within approved New Community Area secondary plans, concerns have been raised in Block 41 in the City of Vaughan. In addition, due to the change in how the Growth Plan policy regarding Designated Greenfield Area density is calculated, questions have been raised about the appropriateness of a mandatory target of 70 residents and jobs per hectare in New Community Areas given it is no longer required to reach the overall 50 residents and jobs per hectare density in the Designated Greenfield Area across the Region.

Through the secondary plan process for New Community Areas, site opportunities and constraints, and details of the future community are revealed. Each area is unique with its own characteristics of topography, surrounding uses, natural heritage areas and water bodies. Staff acknowledge there is not a one size fits all approach to New Community Area densities and have initiated a review of the Regional Official Plan policy density target through the current Regional Municipal Comprehensive Review.

## **4. Analysis**

### **The Designated Greenfield Area plays an important role in achieving Growth Plan objectives and delivering complete communities**

When the Growth Plan was first released in 2006, the Designated Greenfield Area was essentially vacant and contained areas planned and designated for future growth. Today, a large portion of the Designated Greenfield Area has been built or is subject to a development application.

Building compact communities supports efficient use of infrastructure and reduces impact on agricultural land. Communities built with a higher community density support investments in transit and deliver a diversified housing mix to allow for increased affordable housing options. Building sustainably at higher densities helps protect the Region's Greenbelt and agricultural lands, reduces car dependency, supports public transit investment, contributes to creating a sense of place, and promotes efficient use of infrastructure. Setting the right community density to plan for, positions York Region to support complete community goals.

### **The overall Designated Greenfield Area density is an output of built, under application and planned new development areas**

The Designated Greenfield Area is comprised of three categories according to their planning and development status:

1. **Built:** This first category of the Designated Greenfield Area includes areas that have been built. Most of these communities were planned prior to the 2006 Provincial Growth Plan and therefore were not required to meet a specific density target.
2. **Under Construction/Application:** The second category includes communities under construction or part of a development application either registered, draft approved or proposed.
3. **Planned/Remaining:** The third category includes New Community Areas that are being planned through the secondary plan process. This last category also includes remaining areas not covered by a secondary plan, which is a small share of the total Designated Greenfield Area in the Region.

The Growth Plan minimum density target of 50 residents and jobs per hectare is measured over the entire Designated Greenfield Area. This output is an overall average that incorporates all three categories described above and each contributes to the overall density in different ways.

Existing densities in the Region's built Designated Greenfield Area vary from community to community depending on local context, planning designations, topography and a range of other factors. Some areas of the built Designated Greenfield Area were planned and constructed at higher densities than others. With very few vacant parcels in existing communities left to develop, the opportunity to significantly alter the density in these areas is limited.

Residential areas under construction or application in the Designated Greenfield Area also have a range of densities. These densities will most likely be higher than the built areas as planning and market demand has progressed to incorporate more medium and high density units to fulfil Growth Plan principles of building up and not out. The approval of these development applications through the planning process inherently sets the resulting density.

It is only the third category of the Designated Greenfield Area; the planned/remaining areas, where there is the potential to set a density target which will impact the overall Designated Greenfield Area density. These areas include the three New Community Areas, Regional Official Plan Amendments (ROPA) 1, 2 and 3 and any future potential urban expansion areas as a result of the land needs assessment.

### **Sixty two percent of the Designated Greenfield Area is already built, under construction or included within a development application**

Table 1 outlines the amount of land area associated with each category of the Designated Greenfield Area.

**Table 1**  
**Summary of Designated Greenfield Land Area**

Status (As of 2016)	Developable Area (Hectares)	Percentage of Designated Greenfield Area
Built	3,000	32%
Under Construction/ Application	2,800	30%
Planned/Remaining (including New Community Areas)	3,600	38%
<b>Total</b>	<b>9,400</b>	<b>100%</b>

Approximately 32% of the Designated Greenfield Area has been built and 30% of the land area is under construction or is subject to a development application. The density for the combined built and under construction/application portions of the Designated Greenfield Area is estimated at approximately 58 residents and jobs per hectare. While many approvals predated the Growth Plan, the resulting density is above the Growth Plan minimum target of 50 residents and jobs per hectare and gives a good indication of what the 'pre-Growth Plan' market was delivering.

This leaves 38% of the land area in the planned/remaining category to influence the overall Designated Greenfield Area density target. Since the first two categories average approximately 58 residents and jobs per hectare, there is no issue in achieving the Growth Plan minimum density target of 50 residents and jobs per hectare for the planned/remaining lands. Rather, the key issue is an appropriate approach to density for New Community Areas to achieve well-planned communities that provide a range and mix of housing types, support the Growth Plan objective of developing complete communities, and make best use of Regional and local infrastructure and services.

### **Community density analysis was completed for 12 study areas in York Region**

A community density analysis was completed for 12 study areas in York Region (shown in Table 2 and Attachment 2). The purpose of this analysis was to investigate the densities of communities in the Designated Greenfield Area that are built or under construction/application. Staff reviewed areas across the Region that were primarily built in the last 20 years and located within or a portion of the Designated Greenfield Area. Each local municipality is represented in the 12 study areas.

**Table 2**  
**Study Areas in York Region**

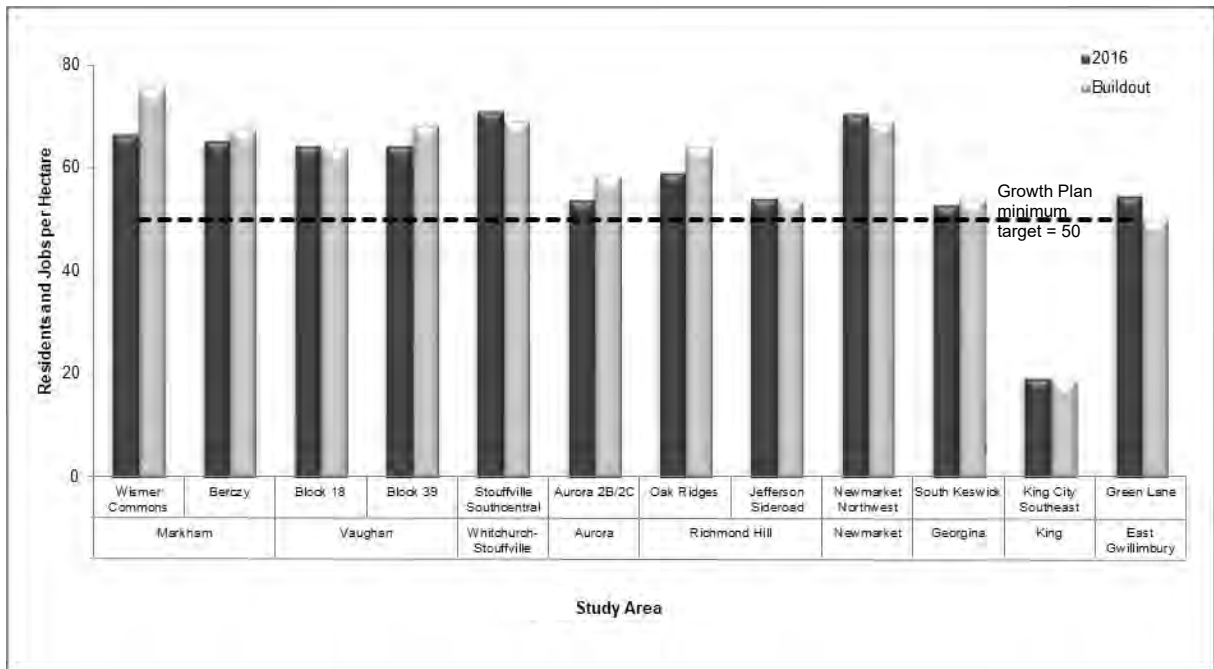
Municipality	Study Area
Town of Aurora	Aurora 2B and 2C
Town of East Gwillimbury	Green Lane
Town of Georgina	South Keswick
Township of King	King City Southeast
City of Markham	Berczy, Wismer Commons
Town of Newmarket	Newmarket North West
City of Richmond Hill	Jefferson Sideroad, Oak Ridges
City of Vaughan	Block 18, Block 39
Town of Whitchurch-Stouffville	Stouffville Southcentral

Community density is calculated by the total of residents and jobs divided by the area of developable land. A calculation was done for 2016 to align with Statistics Canada Census data, and a separate calculation was estimated for each community at buildout. A detailed methodology for the density calculation is provided in Attachment 3.

**The study areas show the market is delivering densities in excess of 60 residents and jobs per hectare**

Analysis of the study areas indicates what the market is currently delivering and will help to inform what density target is reasonable moving forward. Figure 1 shows the calculated density in 2016 and the buildout density for each of the 12 study areas.

**Figure 1**  
**Densities of Study Areas**



All the study areas in Figure 1, with the exception of King City Southeast, have a 2016 and buildout density at or above the Growth Plan minimum density target of 50 residents and jobs per hectare. The King City Southeast study area has a much lower density due to the rural character and local municipal planning designations. Half of the study areas have a 2016, and buildout density, above 60 residents and jobs per hectare. The average density in 2016, excluding King City Southeast, is 62 residents and jobs per hectare.

It is important to note that most of these study areas were planned and built before the 2006 Provincial Growth Plan Designated Greenfield Area density target was in place. Even with the absence of a density target, these communities are exceeding the current Growth Plan minimum target. These communities were built incorporating good planning principles including a mix of housing types, the inclusion of community amenities and opportunities for active transportation. Parks, open space or community gathering areas are included in these neighbourhoods that achieve higher densities. The study areas provide an average of 6% developable area for parks. Other protected natural areas are also important components of a complete community and are excluded from the density calculation. This shift to higher density since the 2006 Growth Plan, is quoted in the current provincial Growth Plan “the (Greater Golden Horseshoe) region has seen a shift to more compact development patterns, a greater variety of housing options, more mixed-use development in urban growth centres and other strategic growth areas, and greater integration of transit and land use planning”



(2019 Growth Plan, section 1.2). Additional detailed information about each study area is provided in Attachment 4.

### **The study areas deliver a mix of housing types including a sizeable share of ground-related units**

Designated Greenfield Areas are intended to accommodate a large share of the Region's forecasted ground-related housing. Ground-related housing units consist of single detached, semi-detached and townhouse units. In 2016, all study areas were above 95% ground-related units, with many areas at 100%. At buildout, the unit mix in some study areas shifts slightly towards more high density apartment units, namely Wismer Commons and Aurora 2B/2C. All other study areas remain above 92% ground related units. The overall average of ground-related units at build-out is 96%. The study areas demonstrate that communities with a high share of ground related housing can still achieve community densities over 60 residents and jobs per hectare and a diverse housing mix.

### **Community amenities support development of complete communities**

The range and mix of community facilities and availability of transit are key components of complete communities and help to build neighbourhoods where people can live, work and play. Community density needs to support the development of complete communities and also be sensitive to the local context.

All of the study areas contain community facilities and amenities such as schools, parks, transit stops and trails and/or bike lanes. Parks and open space allow opportunities for recreation and active transportation that provide potential health benefits for residents living in these study areas. In addition to the numeric minimum density target, consideration is also needed for the appropriate provision of amenities and community facilities.

Some of the study areas have existing higher order transit nearby or future planned investments in transit infrastructure. The 2012 *Provincial Transit Supportive Guidelines* suggest a minimum density of 50 residents and jobs per hectare could support basic transit service which equates to one bus every 20 to 30 minutes. A density of 80 residents and jobs per hectare could support frequent transit service; one bus every 10 to 15 minutes. Planning for a higher community density will support more frequent transit service resulting in more active lifestyles, reduced traffic congestion, and better use of Regional infrastructure and services.

### **There are infrastructure and financial implications if planned densities are lower than what the market is delivering**

As shown by the study areas, the market is developing communities at densities above the Growth Plan minimum of 50 residents and jobs per hectare. The density assumption for New Community Areas is a key input to the Regional Official Plan forecast. The Regional Official

Plan forecast is used as the basis for infrastructure master plans and development charge background studies.

Forecasting growth in new communities has direct implications on major infrastructure planning including water and wastewater, transit and roads. If infrastructure is planned based on a density assumption and forecast that underestimates residents for New Community Areas, there may be insufficient capacity to service the actual number of residents. Projecting residents and employment in New Community Areas needs to be accurate and aligned with infrastructure planning to prevent infrastructure having to 'catch up' to a higher actual amount of residents and jobs. Examples of communities where higher densities cannot be supported by current infrastructure capacity include King City, Mount Albert and Nobleton. Re-sizing infrastructure after it has been built is costly and disruptive to residents and businesses. Council [endorsed](#) this principle of aligning growth and infrastructure in September 2019.

The density assumption and growth forecast for New Community Areas also impacts development charge rates and revenue. If the planned growth and densities do not match market realities, infrastructure capacity will be misaligned with growth, and development charge rates will not be optimized to maximize cost recovery. By planning for lower densities in the New Community Areas, and the associated lower infrastructure needs, the development charge rate calculations will not align with what is actually required to finance the growth-related infrastructure.

### **New Community Area densities should promote complete communities**

The Growth Plan encourages going above the minimum density target of 50 residents and jobs for the Designated Greenfield Area where possible. The market in York Region is delivering above the Growth Plan minimum density. Communities developed at higher densities generally provide greater opportunities to provide key elements of complete communities including the provision of a range and mix of housing types, including more affordable housing options. The range and mix of housing types provided in higher density communities generally provide more affordable options. Increasing the affordability of housing in the Region may increase the likelihood of achieving the Growth Plan forecast.

Complete communities also provide a range of transportation options, including public transit and active transportation. New Community Areas built at higher densities are able to support more frequent transit service and provide better mobility for residents. Developing more dense communities would also potentially assist in securing additional provincial funding for future transit projects.

## **A review of the New Community Area density target in the Regional Official Plan will include consultation with local municipalities and BILD**

The Municipal Comprehensive Review provides the opportunity to review the current Regional Official Plan density target of 70 residents and jobs per hectare for New Community Areas. Staff are proposing to consult with local municipalities and BILD. Local municipalities that currently have New Community Areas or those that have the potential for New Community Areas, will be impacted by the revised density target. In addition, staff received concerns from BILD regarding the suitability of applying the same Regional Official Plan density target for all New Community Areas.

Staff are exploring options to incorporate flexibility as part of the review of the New Community Area density target policy in the Regional Official Plan. While many New Community Areas are planned to meet or exceed the current density target, there have been challenges in other areas, such as Block 41 in the City of Vaughan. Recognizing that there may be unique circumstances that warrant a lower density target, staff will explore potential criteria for the consideration of an alternative density target as part of the review of the New Community Area Regional Official Plan policies. These criteria could include proximity to current or future transit investments, topography, configuration of developable areas or geographic location in relation to the current urban boundary.

As was highlighted to Council in a [memo](#) in February 2020, a revised land needs assessment methodology and growth forecast is forthcoming from the Province. The review of the density target for New Community Areas will be undertaken in the context of the new growth forecasts and land needs assessment methodology. The density assumption for New Community Areas will be a factor in calculating the Region's land needs assessment. This review can proceed provided documents are released according to timelines as communicated by the Province.

## **5. Financial**

There are financial implications for the Region if planning for the density of New Community Areas does not align with what the market delivers. If densities of New Community Areas are under estimated, there would be a misalignment between infrastructure master plans, development charge rate calculations and actual growth, potentially requiring additional investment. The calculation of the development charge rate would be affected because infrastructure costs and forecasted growth, as inputs to the calculations, may not reflect actual built market conditions.

## **6. Local Impact**

The Designated Greenfield Area is located within every local municipality in York Region and currently the three municipalities of the Town of East Gwillimbury, City of Vaughan and City

of Markham have New Community Areas. If future New Community Areas are required through an urban expansion, as to be determined by the land needs assessment, they will also be subject to the density target in the Regional Official Plan.

Complete community principles benefit each municipality as mixed use neighbourhoods provide a range of housing, amenities and recreation opportunities for people of different ages and abilities. Other local services and infrastructure such as recreational services, libraries, waste collection and fire and emergency services can be optimized in areas of higher community density. Community density also has implications for local municipal infrastructure and financial planning.

The community density study areas were presented to the York Region Municipal Comprehensive Review Local Municipal Working Group in February and May 2020 which is a group comprised of planning staff representatives from all local municipalities. Regional staff will continue to work with local municipal staff in the development of New Community Area density policies for the Regional Official Plan.

## **7. Conclusion**

The Growth Plan encourages municipalities to go beyond the minimum Designated Greenfield Area density target of 50 residents and jobs per hectare, where appropriate. Setting the right New Community Area density will support Growth Plan principles of complete communities, aligning growth and infrastructure, providing a mix of housing options and protecting greenspace. Community density forecasts need to be as accurate as possible to ensure sufficient servicing capacity for future residents and jobs.

The review of communities in York Region shows community densities above the Growth Plan minimum target of 50 residents and jobs per hectare. This reflects densities the market has been delivering in recent developed areas in the Designated Greenfield Area. A review of the current density target in the Regional Official Plan for New Community Areas is being undertaken. Staff will continue to work with local municipal staff and BILD to develop the Regional Official Plan policies for the New Community Area density target.

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For more information on this report, please contact Paul Bottomley, Manager Policy, Research and Forecasting at 1-877-464-9675 ext. 71530. Accessible formats or communication supports are available upon request.

Recommended by:

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Chief Planner

**Dino Basso**

Commissioner of Corporate Services

Approved for Submission:

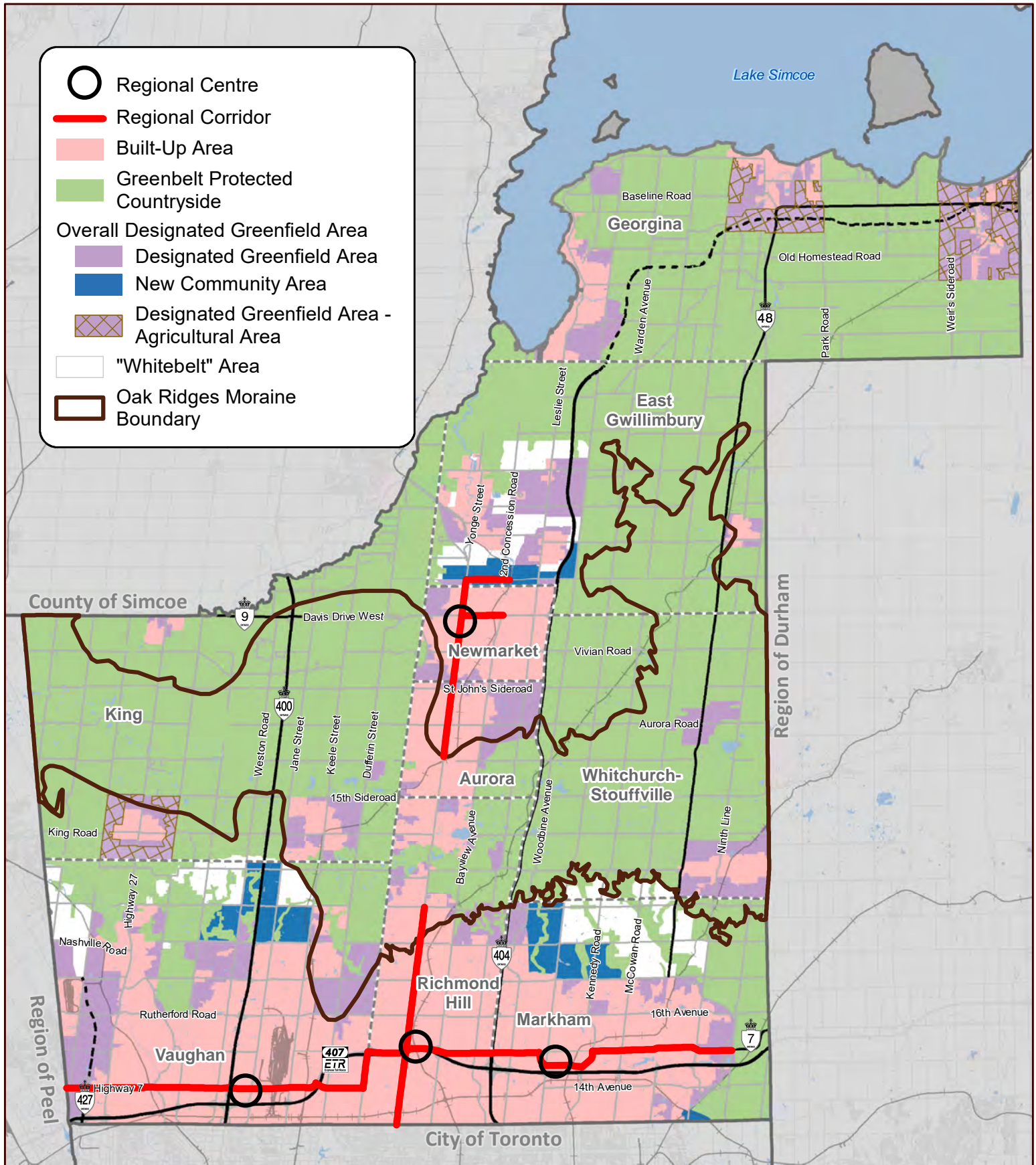
**Bruce Macgregor**  
Chief Administrative Officer

May 29, 2020

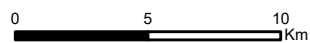
Attachments (4)

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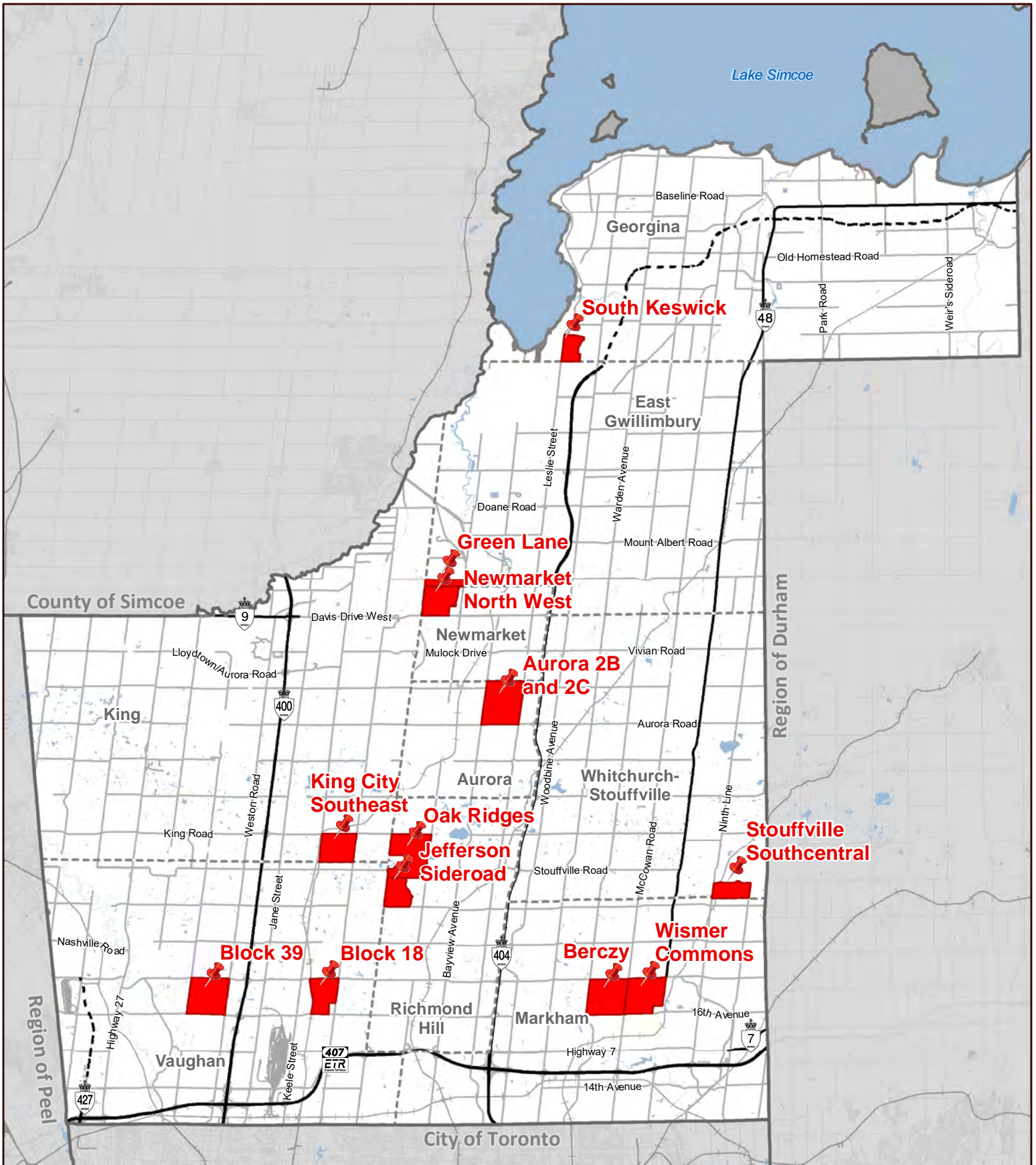
**York Region Land Use Categories**  
June 2020



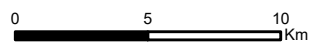
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The Regional Municipality of York  
Corporate Services,  
Planning & Economic Development  
May 2020

Data: © Queen's Printer for Ontario 2003-2020

**NOTE:** Designated Greenfield Area - Agricultural Areas are not included in the Growth Plan density target calculations



**York Region Density Study Areas**  
June 2020



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The Regional Municipality of York  
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May 2020

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## Community Density Calculation Methodology

The Provincial Growth Plan requires a minimum density of 50 residents and jobs combined per hectare in the Designated Greenfield Area (DGA) to be achieved by 2041. This is measured over the entire Designated Greenfield Area.

Density is a calculation that measures the concentration of residents and jobs per hectare of land.

$$\text{Density} = (\text{Residents} + \text{Jobs}) \div \text{Land Area (hectares)}$$

For the 12 case study areas, community density was calculated for 2016 data to align with the Census. A separate calculation was completed for the buildout of the community. Additional data and assumptions were used for the buildout estimate based on the most current available data.

### Residents

#### 2016

The number of residents for each community was obtained from Statistics Canada, 2016 Census. Residents within institutions such as long term care centres are included. An undercount factor of 3% was applied to capture residents not counted at the time of the Census.

#### Build Out

The number of residents at build-out was derived by assessing the units remaining to be built from 2016 onwards, and applying person per unit (PPU) factors to this growth. Municipality specific persons per unit by structure type (single detached, semi-detached, row, apartment and duplex) from the 2016 census were used to calculate the remaining population.

**Table 1: 2016 Census Persons per Unit (PPU) by Local Municipality**

Municipality	Single Detached	Semi-Detached	Row	Apartment	Duplex
<b>Aurora</b>	3.23	2.77	2.64	1.67	2.60
<b>East Gwillimbury</b>	3.00	2.98	2.55	1.73	2.31
<b>Georgina</b>	2.75	2.45	2.69	1.63	2.49
<b>King</b>	3.12	2.81	2.71	1.57	2.71
<b>Markham</b>	3.52	3.36	2.90	1.97	3.45
<b>Newmarket</b>	3.23	2.93	2.65	1.65	2.53
<b>Richmond Hill</b>	3.41	3.16	2.97	1.88	2.81
<b>Vaughan</b>	3.52	3.38	3.08	1.76	3.10
<b>Whitchurch-Stouffville</b>	3.11	3.16	2.52	1.55	2.55

This result was then added to the 2016 census population and an undercount applied.

It is important to note that municipal wide persons per unit are generally lower than persons per unit in recently developed areas such as the case study areas included in this report. As such, buildout population may be slightly under reported.



**Jobs****2016**

The number of jobs was obtained from York Region's 2016 employment survey. The survey results are georeferenced and include the type of employment and number of employees.

A work at home factor based on the ratio of work at home employment to population for York Region is added to the employment survey information. According to the 2016 Census, work at home employment in York Region was approximately 4% of the population.

**Build Out**

As a starting point for the number of jobs at build out, information from the 2019 employment survey was used.

Future potential schools were assessed using school board accommodation plans and development applications. An assumption of 43 jobs per elementary and 111 jobs per secondary school was applied to future schools.

A review of vacant parcels in the case study areas was undertaken to assess future potential non-residential uses and associated jobs where local municipal official plans designated commercial or mixed use. A density of 75 jobs per hectare for retail uses was applied to appropriate areas. As in 2016, a work at home factor was added to the estimated build out population.

**Land Area**

According to the Provincial Growth Plan, the developable area excludes the following:

- a) Natural heritage features and areas, floodplains
- b) Rights of way for:
  - i. Electricity transmission lines
  - ii. Energy transmission lines
  - iii. Freeways
  - iv. Railways
- c) Employment Areas
- d) Cemeteries

Buffers and rights of way areas associated with these land uses are also excluded from the developable area, however, areas with storm water management ponds are included.

**2016**

Areas of land under construction or vacant in 2016 were removed from the developable area for the 2016 density calculation. This ensures that only land area with completed residential units and businesses, and the associated residents and jobs is included in the calculation. For example, areas excluded were those with development applications not yet started or under construction as these residents would not have been included in the census, retail areas that were not yet constructed or future school site areas. Satellite imagery from 2016 was used to verify on the ground uses.

**Build Out**

The land area in the buildout scenario includes all developable area in the case study area as noted by the Growth Plan definition above.

# WISMER COMMONS CITY OF MARKHAM

	Residents	Jobs	Hectares	Density
<b>2016</b>	21,140	2,040	348	67
<b>Buildout</b>	25,740	2,700	376	76



Development Begins	Early 2000s			
Housing Mix at Buildout	Singles	Semi-Detached	Rows	Apartments
	47%	16%	21%	16%
Parks	36 Ha (10% of developable area)			
Commercial and Office	18 Ha (5% of developable area)			
Schools and Child Care	6 schools, 6 child care centres			
Places of Worship	3			
Transit	54 YRT stations, close proximity to GO station			
Trails	9 km			
Bicycle Paths	14 km			

All figures have been rounded.  
Neighbourhood images © Google Earth



	Residents	Jobs	Hectares	Density
<b>2016</b>	23,300	1,940	387	65
<b>Buildout</b>	24,780	2,140	399	67



Development Begins	Late 1990s			
Housing Mix at Buildout	Singles	Semi-Detached	Rows	Apartments
	58%	12%	26%	4%
Parks	36 Ha (9% of developable area)			
Commercial and Office	8 Ha (2% of developable area)			
Schools and Child Care	6 schools, 7 child care centres			
Places of Worship	1			
Transit	71 YRT stations			
Trails	10 km			
Bicycle Paths	15 km			

All figures have been rounded.  
Neighbourhood images © Google Earth



# BLOCK 18

# CITY OF VAUGHAN

	Residents	Jobs	Hectares	Density
<b>2016</b>	11,470	910	192	64
<b>Buildout</b>	12,370	1,190	213	64



Development Begins	Mid 2000s			
Housing Mix at Buildout	Singles	Semi-Detached	Rows	Apartments
	68%	17%	15%	0%
Parks	8 Ha (4% of Developable area)			
Commercial and Office	5 Ha (3% of Developable area)			
Schools and Child Care	3 schools, 4 child care centres			
Places of Worship	1			
Transit	18 YRT stations, close proximity to GO station			
Trails	1 km			
Bicycle Paths	8 km			

All figures have been rounded.  
Neighbourhood images © Google Earth



# BLOCK 39

# CITY OF VAUGHAN

	Residents	Jobs	Hectares	Density
<b>2016</b>	21,200	2,140	363	64
<b>Buildout</b>	22,780	2,500	370	68



Development Begins	Early 2000s			
Housing Mix at Buildout	Singles	Semi-Detached	Rows	Apartments
	62%	16%	16%	6%
Parks	19 Ha (5% of Developable area)			
Commercial and Office	5 Ha (1% of Developable area)			
Schools and Child Care	6 schools, 6 child care centres			
Places of Worship	1			
Community Centre	1			
Library	1			
Transit	62 YRT stations			
Bicycle Paths	17 km			

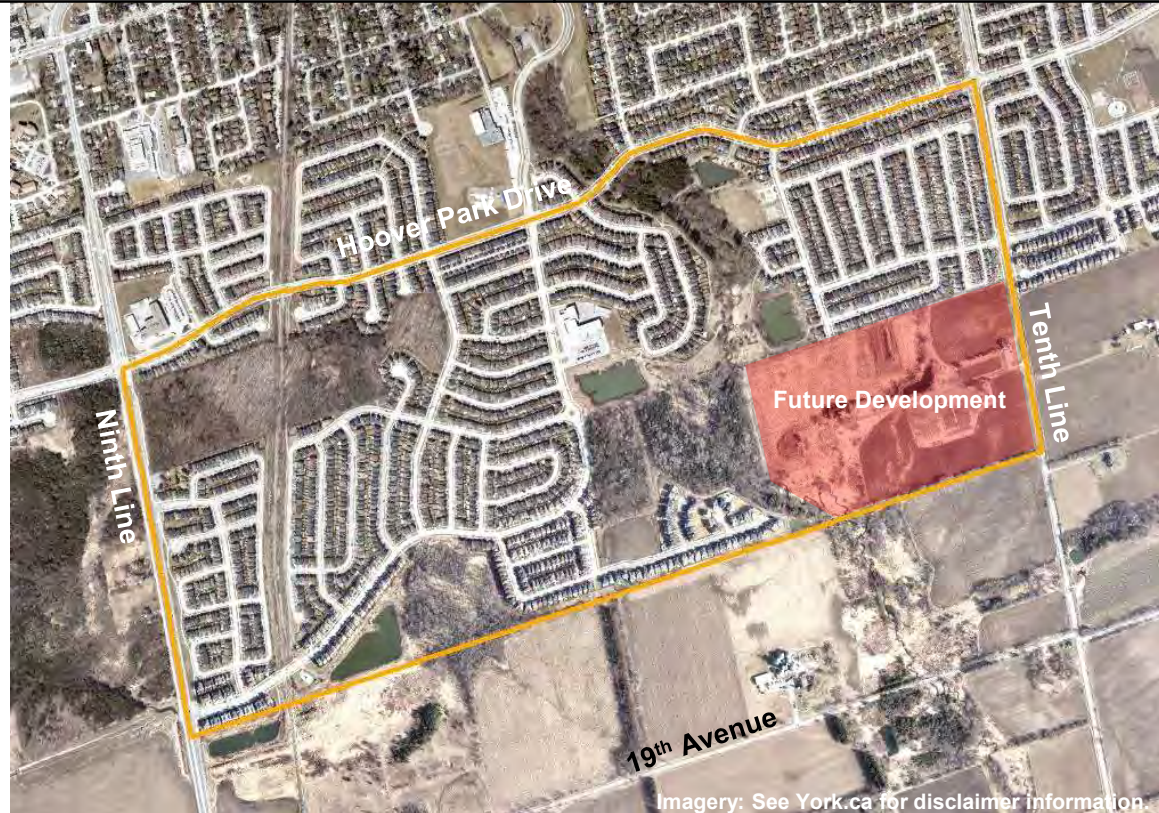
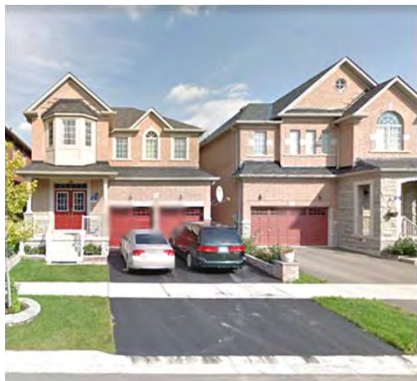
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# STOUFFVILLE SOUTHCENTRAL

TOWN OF WHITCHURCH-STOUFFVILLE

	Residents	Jobs	Hectares	Density
2016	7,670	390	111	72
Buildout	8,740	530	134	69



Development Begins	Mid 2000s			
Housing Mix at Buildout	Singles	Semi-Detached	Rows	Apartments
	63%	21%	16%	0%
Parks	3 Ha (2% of developable area)			
Commercial and Office	none			
Schools and Child Care	1 school, 1 child care centre			
Transit	19 YRT stations			
Trails	6 km			
Bicycle Paths	14 km			

All figures have been rounded.  
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# AURORA 2B AND 2C

# TOWN OF AURORA

	Residents	Jobs	Hectares	Density
<b>2016</b>	10,870	820	217	54
<b>Buildout</b>	19,310	1,800	362	58



Development Begins	Early 2000s, and Mid 2010s			
Housing Mix at Buildout	Singles	Semi-Detached	Rows	Apartments
	52%	6%	26%	16%
Parks	13 Ha (6% of developable area)			
Commercial and Office	4 Ha (2% of developable area)			
Schools and Child Care	2 schools, 3 child care centres			
Places of Worship	1			
Community Centre	1			
Transit	39 YRT stations			
Trails and Bicycle Paths	12 km trails and 23 km bicycle paths			

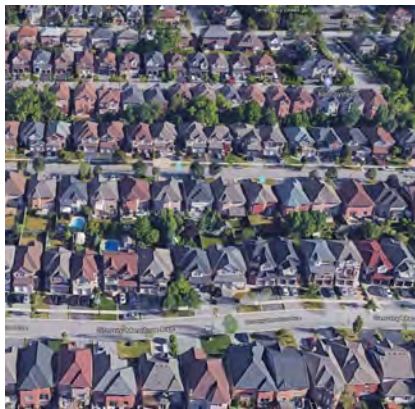
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# OAK RIDGES

## CITY OF RICHMOND HILL

	Residents	Jobs	Hectares	Density
<b>2016</b>	13,850	1,290	255	59
<b>Buildout</b>	15,470	1,750	267	64



Development Begins	Early 2000s			
Housing Mix at Buildout	Singles	Semi-Detached	Rows	Apartments
	61%	5%	27%	7%
Parks	11 Ha (4% of Developable area)			
Commercial and Office	10 Ha (4% of Developable area)			
Schools and Child Care	5 schools, 4 child care centres			
Places of Worship	2			
Transit	50 YRT stations			
Trails	11 km			
Bicycle Paths	15 km			

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# JEFFERSON SIDEROAD

CITY OF RICHMOND HILL

	Residents	Jobs	Hectares	Density
<b>2016</b>	8,840	640	175	54
<b>Buildout</b>	8,910	730	180	54



Development Begins	Mid 2000s			
Housing Mix at Buildout	Singles	Semi-Detached	Rows	Apartments
	78%	0%	22%	0%
Parks	10 Ha (6% of developable area)			
Commercial and Office	3 Ha (2% of developable area)			
Schools and Child Care	3 schools, 4 child care centres			
Transit	34 YRT stations			
Trails	9 km			
Bicycle Paths	5 km			

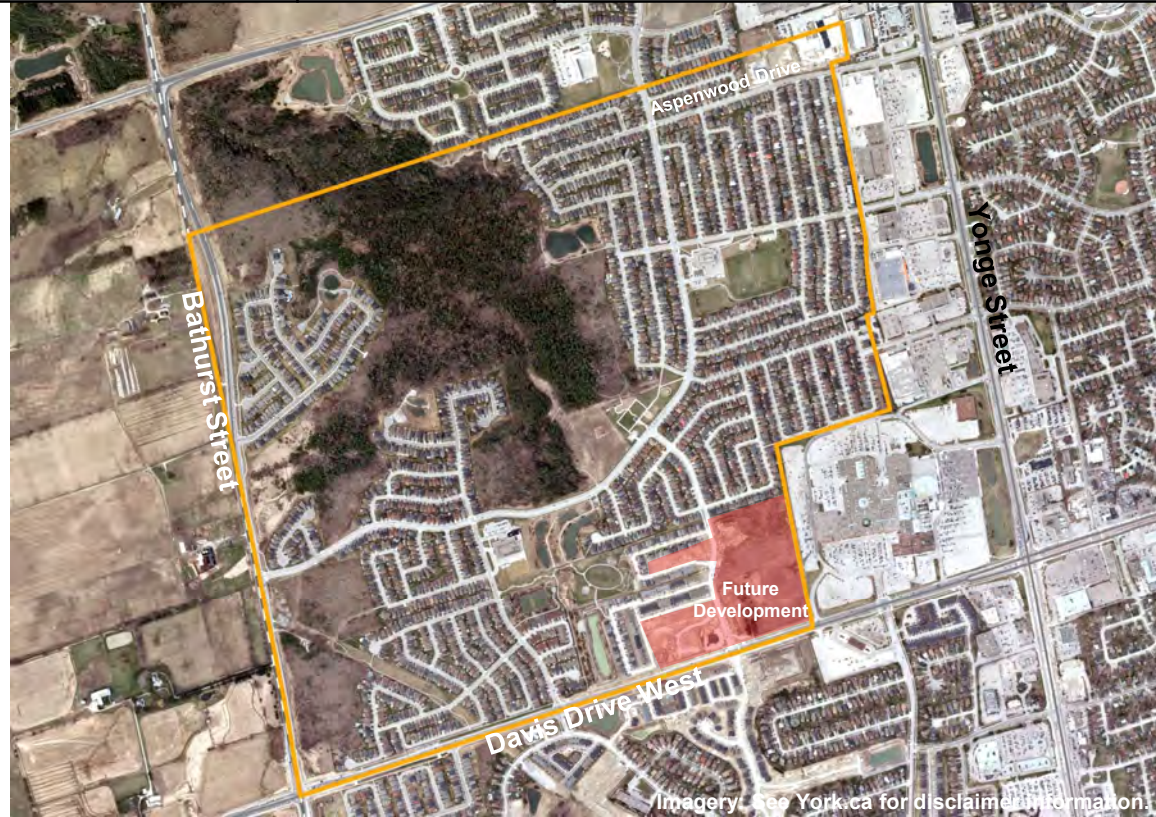
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# NEWMARKET NORTHWEST

TOWN OF NEWMARKET

	Residents	Jobs	Hectares	Density
<b>2016</b>	9,550	530	149	71
<b>Buildout</b>	12,230	770	189	69



Development Begins	Early 2000s			
Housing Mix at Buildout	Singles	Semi-Detached	Rows	Apartments
	56%	13%	30%	1%
Parks	6 Ha (4% of developable area)			
Commercial and Office	<1 Ha, close proximity to commercial along Yonge Street			
Schools and Child Care	2 schools, 3 child care centres			
Transit	21 YRT stations, close proximity to GO bus terminal			
Trails	8 km			
Bicycle Paths	9 km			

All figures have been rounded.  
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# SOUTH KESWICK

# TOWN OF GEORGINA

	Residents	Jobs	Hectares	Density
<b>2016</b>	3,810	250	76	53
<b>Buildout</b>	6,780	450	134	54



Imagery: See York.ca for disclaimer information.

Development Begins	Early 2000s			
Housing Mix at Buildout	Singles	Semi-Detached	Rows	Apartments
	79%	8%	13%	0%
Parks	8 Ha (10% of developable area)			
Commercial and Office	2 Ha (2% of developable area)			
Schools and Child Care	1 school, 1 child care centre			
Transit	14 YRT stations			
Trails	3 km			
Bicycle Paths	3 km			

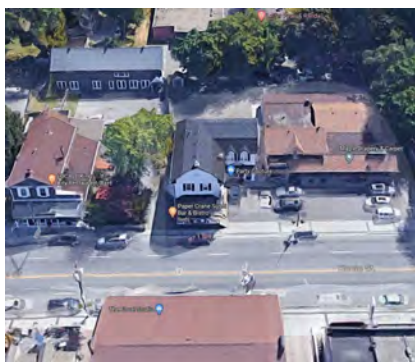
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# KING CITY SOUTHEAST

TOWNSHIP OF KING

	Residents	Jobs	Hectares	Density
<b>2016</b>	2,620	610	167	19
<b>Buildout</b>	3,260	610	205	19



Development Begins	Historic areas followed by early 2010s			
Housing Mix at Buildout	Singles	Semi-Detached	Rows	Apartments
	95%	0%	4%	1%
Parks	8 Ha (5% of developable area)			
Commercial and Office	4 Ha (2% of developable area)			
Schools and Child Care	2 schools, 2 child care centres			
Places of Worship	5			
Community Centre	1			
Transit	10 YRT stations, close proximity to GO station			
Trails	3 km			
Bicycle Paths	3 km			

All figures have been rounded.  
Neighbourhood images © Google Earth



# GREEN LANE

# TOWN OF EAST GWILLIMBURY

	Residents	Jobs	Hectares	Density
<b>2016</b>	2,190	1,210	62	55
<b>Buildout</b>	2,190	1,190	68	50



Imagery: See [link.ca](#) for disclaimer information

Development Begins	Late 2000s			
Housing Mix at Buildout	Singles	Semi-Detached	Rows	Apartments
	47%	21%	32%	0%
Parks	6 Ha (10% of developable area)			
Commercial and Office	17 Ha (28% of developable area)			
Schools and Child Care	1 school, 1 child care centre			
Community Centre	1			
Transit	10 YRT stations			
Trails	7 km			
Bicycle Paths	5 km			

All figures have been rounded.  
Neighbourhood images © Google Earth





## **Regional Council Decision - Regional Official Plan Natural Systems Planning Background Report**

On June 25, 2020 Regional Council made the following decision:

1. Regional Clerk forward this report and attachments to the Ministry of Municipal Affairs and Housing, the local municipalities and local conservation authorities.

The original staff report is attached for your information.

Please contact Sandra Malcic, Director, Long Range Planning at 1-877-464-9675 ext. 75724 if you have any questions with respect to this matter.

Regards,

**Christopher Raynor** | Regional Clerk, Office of the Regional Clerk, Corporate Services

---

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 71300 | [christopher.raynor@york.ca](mailto:christopher.raynor@york.ca) | [york.ca](http://york.ca)

Our Mission: **Working together to serve our thriving communities – today and tomorrow**



# The Regional Municipality of York

Committee of the Whole  
Planning and Economic Development  
June 11, 2020

Report of the Commissioner of Corporate Services and Chief Planner

## Regional Official Plan Natural Systems Planning Background Report

### 1. Recommendation

1. Regional Clerk forward this report and attachments to the Ministry of Municipal Affairs and Housing, the local municipalities and local conservation authorities.

### 2. Summary

This report and attachments introduce the approach to updating natural systems (natural heritage system and water resource system) as part of the Regional Official Plan (ROP) update. Updated natural systems mapping and policy direction will be included in the draft ROP anticipated within the first half of 2021.

Key Points:

- York Region has a long history of natural systems planning; current policies provide a strong foundation and some are considered leading examples of natural systems planning within the Greater Golden Horseshoe (GGH)
- The Province released Provincial Natural Heritage System (NHS) mapping for the GGH and updated policy direction through the coordinated provincial plan review that require conformity through the Municipal Comprehensive Review (MCR)
- This report outlines the approach for updating Official Plan policies and mapping that builds on the strong existing ROP natural systems policy and mapping framework and ensures conformity with provincial plans
- In addition to Provincial NHS mapping, the Region is reviewing all natural feature and systems mapping in the ROP against most recent data available
- Staff will consult with local municipalities, stakeholders and the public on proposed mapping and policy changes in advance of a draft ROP

### 3. Background

#### **York Region places significant emphasis on protection of natural systems through its Greenlands System**

Natural systems include the water resource system and natural heritage system, as described in Table 1. The features of these systems are complementary, may overlap, and function together. The Regional Greenlands is a connected system of protected natural heritage features, land and water systems that ensure animal and plant species and their natural environment thrive. Since the 1994 ROP, Regional Council has placed significant emphasis on identification, protection, restoration and enhancement of the Region's natural systems, including wetlands, woodlands, lakes and streams. The existing ROP focuses on strengthening and connecting the Regional Greenlands System through enhancement and restoration of the system.

**Table 1**  
**Components of Natural Systems**

Component	Examples
Water Resource System	Permanent and intermittent streams Lakes Highly vulnerable aquifers Wetlands
Natural Heritage System	Woodlands Wildlife habitat Fish habitat Wetlands (ecological functions)

#### **The Province has provided updated direction on natural systems planning policies and mapping since the current Official Plan was approved**

Since 2010, updated provincial direction has come into effect in the form of Provincial Policy Statement (2020), Growth Plan (2019), Greenbelt Plan (2017) and Oak Ridges Moraine Conservation Plan (2017). In addition to updated policy direction, the Province introduced NHS mapping for the Growth Plan. York Region is required to incorporate this provincial mapping, subject to refinements, and apply appropriate policies in the Official Plan to maintain, restore, or enhance the diversity and connectivity of the system. In addition to the requirement to incorporate the Provincial NHS mapping, the draft ROP will refine existing

natural system mapping (including wetlands and woodlands) where more recent information is available.

Other notable provincial direction updates include strengthened policy language for water resource system which aligns with other legislation such as source water protection, new Urban River Valley policies and identification of key hydrologic areas (i.e. significant groundwater recharge areas, highly vulnerable aquifers and significant surface water contribution areas).

## 4. Analysis

### **Official Plan policy and mapping updates will build on the existing comprehensive natural systems policy framework**

A detailed review of current ROP policies against the Provincial Policy Statement (PPS), Growth Plan, Greenbelt Plan and Oak Ridges Moraine Conservation Plan related to natural systems indicates strong alignment with provincial direction. Updates to natural systems policy will build on the existing comprehensive Official Plan policy framework. The Region is working with partner conservation authorities and local municipalities to include best available information to inform policy updates and mapping requirements. Key provincial policy changes and proposed ROP actions are contained within Attachment 1. Given current ROP policies' strong alignment with provincial direction, many of the updates are minor in nature, requiring updates to existing ROP language for consistency.

To achieve conformity with provincial policy direction, staff are undertaking the following to inform the draft ROP:

- Update existing Official Plan mapping to reflect provincial direction and best available information
- Refine, where appropriate, and implement Provincial NHS mapping
- Review and update ROP policy and language to improve consistency and alignment with provincial policy
- Update ROP definitions to conform to new provincial plans

### **York Region's Natural Heritage System mapping shows strong alignment with provincial natural heritage mapping**

The new Provincial Growth Plan NHS mapping for the GGH excludes lands inside of settlement area boundaries that were approved and in effect as of July 1, 2017, and policies are intended to provide consistent and long-term protection of the natural system throughout the GGH.

Preliminary analysis of Regional Greenlands System compared to Growth Plan NHS mapping confirms over 90% alignment (Attachment 2). The mapping includes areas across the Growth Plan, Greenbelt and Oak Ridges Moraine plan areas. The Growth Plan allows



upper-tier municipalities to refine provincial mapping of the NHS at the time of initial implementation into their official plans. After initial implementation, further refinements to Provincial NHS mapping can be made through an MCR.

Within settlement areas, the Growth Plan and PPS defer the identification and protection of natural heritage features and areas to municipalities. Regional staff support this flexible and collaborative approach to finalizing natural systems mapping as it will result in achieving provincial requirements, reflect current environmental studies and take into account local circumstances and stakeholder input. Several of the Region's local municipalities are currently undertaking Official Plan reviews and when completed, locally identified natural heritage systems will be incorporated into the ROP.

### **Refinements to existing ROP natural systems mapping are minor in nature**

In addition to the Provincial NHS mapping, the Region is reviewing and updating all natural systems mapping in the ROP where updated information is available. Attachment 2 maps updated information for the key natural heritage features, key hydrologic features and key hydrologic areas. These maps illustrate the extent of potential changes that may be included in draft ROP mapping. Updated information comes from provincial and conservation authority data and reflects new provincial policy. Updated mapping methodologies allow for more precision when delineating the natural system.

Attachment 3 provides preliminary analysis of differences between current ROP mapping and new information showing differences in land area. While most natural system features and areas have minor areas of discrepancy, others may appear more substantive. For example, updated Significant Groundwater Recharge Area mapping appear to be a substantive change, but these features are currently protected through the Region's source water protection plans. The updated mapping brings the ROP into alignment with existing source water protection plans and policy approaches.

The ROP recognizes and protects water systems and key hydrologic functions primarily from a source water protection perspective and maps key hydrologic features. Provincial plans now require municipalities to identify a water resource system informed by watershed planning that is comprised of key hydrologic features and areas. The majority of the key hydrologic features and areas are recognized in the existing ROP, however new policies will be required to conform to the added component of significant surface water contribution areas. Any major development proposed in these areas will be subject to further assessment to demonstrate how hydrologic functions of these areas are protected. This approach is consistent with ROP policies for other key hydrologic areas such as highly vulnerable aquifers and significant groundwater recharge areas.

### **Consultation on proposed mapping and policy changes to the natural and agricultural system will be completed together in advance of the draft ROP**

Meetings have been held with conservation authority and local municipal staff to review potential mapping changes and seek input. Regional staff will continue discussions with local municipalities and conservation authority staff to finalize draft ROP mapping and proposed updated policies for natural systems. Staff also continue to consult on the proposed

agriculture system, as outlined in the [June 2019](#) report, alongside the natural systems component of the MCR, recognizing policies and mapping for both are interrelated and an overlap with interested stakeholders. Additionally, staff will engage the Agriculture and Agri-Food Advisory Committee and the Planning Advisory Committee as many natural systems features and areas intersect within the agricultural system.

### **Staff will report back with proposed mapping and draft policy framework through the draft ROP**

Staff continue to advance technical mapping and policy work on natural systems planning. Discussions with local municipal planning and conservation staff are ongoing toward completion of draft mapping. Staff will report back to Council with draft natural systems mapping and policies, anticipated within the first half of 2021 with the draft ROP. Public and stakeholder consultation will continue to help confirm accuracy of the current policy framework and mapping.

## **5. Financial**

Background work for refinement of the natural system policies and mapping is being undertaken within the existing staff complement and budget of the Planning and Economic Development Branch.

## **6. Local Impact**

Local municipalities and conservation authorities are key partners in protection and enhancement of York Region's natural system. In addition to consultation efforts identified above, Regional staff have asked local municipalities to provide natural system mapping related comments that will be considered in the updated mapping for the draft ROP. Staff will continue working with them on refining mapping and policies throughout the ROP update.

## **7. Conclusion**

Provincial plans require the Region to implement the natural system through updated policy and mapping. Existing ROP policies and mapping provide comprehensive protection of the Region's natural systems; updates are required to conform to provincial plans. Staff will update existing ROP natural systems mapping and policy framework to meet conformity requirements. Continued engagement with local municipalities, conservation authorities and stakeholders will occur throughout the process of policy and mapping updates. Natural systems preliminary mapping and policy directions will be presented to Council in advance of public consultation in the first half of 2021.

---

For more information on this report, please contact Sandra Malcic, Director, Long Range Planning at 1-877-464-9675 ext. 75724. Accessible formats or communication supports are available upon request.

Recommended by: **Paul Freeman, MCIP, RPP**  
Chief Planner

**Dino Basso**  
Commissioner of Corporate Services

Approved for Submission: **Bruce Macgregor**  
Chief Administrative Officer

May 29, 2020  
Attachments (3)  
#10391770

## Natural Systems Regional Official Plan Provincial Policy Conformity

### List of Provincial Policy Documents Reviewed

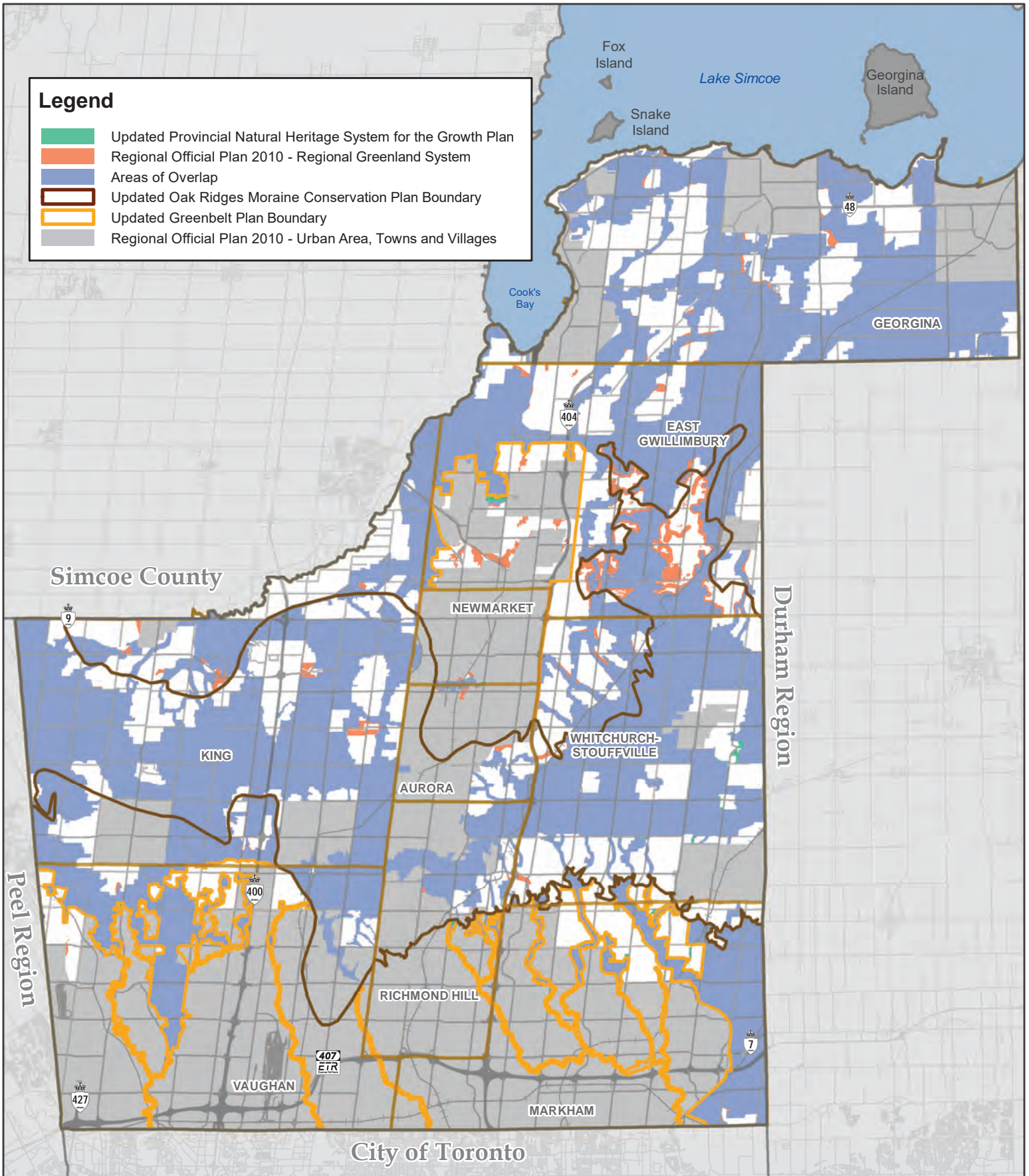
- PPS - Provincial Policy Statement, 2020
- GBP - Greenbelt Plan, 2017
- ORMCP - Oak Ridges Moraine Conservation Plan, 2017
- GP – A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019

Types of Policies	Brief Description of Provincial Policy Change	Provincial Policy Documents	Proposed Actions in York Region Official Plan
<b>Water Resource System</b>	Clearer direction and strengthened language to identify a water resource system to protect key hydrologic features, key hydrologic areas, and their functions	GP PPS GBP	Update mapping, revise policy language and definitions
<b>Key Hydrologic Areas</b>	<p>Key Hydrologic areas are added as a component of the Water Resource System with policies to protect and, where possible, improve or restore hydrologic functions in these areas.</p> <p>Key hydrologic areas include:</p> <ul style="list-style-type: none"> <li>• Significant groundwater recharge areas</li> <li>• Highly vulnerable aquifers</li> <li>• Significant surface water contribution areas</li> </ul>	GP GBP	<p>Review and update significant groundwater recharge areas (Map 13) and highly vulnerable aquifers (Map 14) maps to reflect best available information including source protection plans</p> <p>Significant surface water contribution areas to be identified and appropriate policies included in the official plan</p>
<b>Watershed Planning</b>	<p>Requirement to partner with stakeholders to undertake watershed planning</p> <p>Evaluate impacts of climate change to water resources system at the watershed level</p>	GP GBP PPS	All watersheds in York Region have existing plans. The Region will continue to partner with the Lake Simcoe Region Conservation and Toronto and Region Conservation Authorities to fill watershed planning gaps beyond the MCR
<b>Subwatershed Plans</b>	Requirement to develop subwatershed plan or equivalent for large-scale development in designated greenfield areas (including secondary plans)	GP	Current Official Plan policies are consistent with updated provincial policy. Official Plan language will be updated to improve consistency and alignment

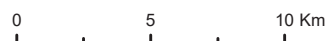
Types of Policies	Brief Description of Provincial Policy Change	Provincial Policy Documents	Proposed Actions in York Region Official Plan
<b>Urban River Valley Areas</b>	Updated mapping and policies to recognize new urban river valley designation	GBP	New policy section to be added to the Official Plan to implement the designation and associated policies
<b>Natural Heritage System outside settlement area boundary</b>	<p>Requirement to incorporate Provincial Natural Heritage System for the Growth Plan map in the Official Plan</p> <p>Upper- and single-tier municipalities may refine provincial mapping at the time of initial implementation in their Official Plan</p>	GP	Refine and update mapping in ROP
<b>Natural Heritage System/Features/Areas within settlement area boundary</b>	<p>Clearer direction and strengthened language to identify a Natural Heritage System and protect natural heritage features and areas</p> <p>(Specific policy requirement to protect natural heritage features and areas within settlement area boundaries)</p>	GP PPS	Update mapping to reflect approved local systems and updated information
<b>New development or site alterations</b>	<ul style="list-style-type: none"> <li>• Permitted within the Natural Heritage System, subject to criteria.</li> <li>• Generally prohibited on key natural heritage and key hydrologic features and their vegetative protective zones with some exceptions such as forest, fish and wildlife management; conservation and flood or erosion control projects; infrastructure; aggregate; recreational, shoreline; agriculture; and existing uses, subject to criteria</li> <li>• May be permitted on lands adjacent to key natural heritage and key hydrologic features and will require a natural heritage evaluation or hydrologic evaluation.</li> </ul>	GP GBP	Current Official Plan policies conform to updated provincial policies. Official Plan language will be updated to improve consistency and alignment



Types of Policies	Brief Description of Provincial Policy Change	Provincial Policy Documents	Proposed Actions in York Region Official Plan
	<ul style="list-style-type: none"> <li>• May be permitted within a key hydrologic area where it is demonstrated that the hydrologic functions, including the quality and quantity of water will be protected and, where possible, enhanced or restored.</li> </ul>		
<b>Definitions</b>	<p>New and Updated:</p> <ul style="list-style-type: none"> <li>• Endangered species</li> <li>• Habitat of Endangered Species and Threatened Species</li> <li>• Highly vulnerable aquifers</li> <li>• Key Hydrologic Areas</li> <li>• Significant Groundwater Recharge Area</li> <li>• Significant Surface Water Contribution Areas</li> <li>• Subwatershed Plan</li> <li>• Watershed planning</li> <li>• Water Resource System</li> </ul>	GP GBP PPS ORMCP	Update definitions in the Official Plan to improve consistency and alignment with provincial policy



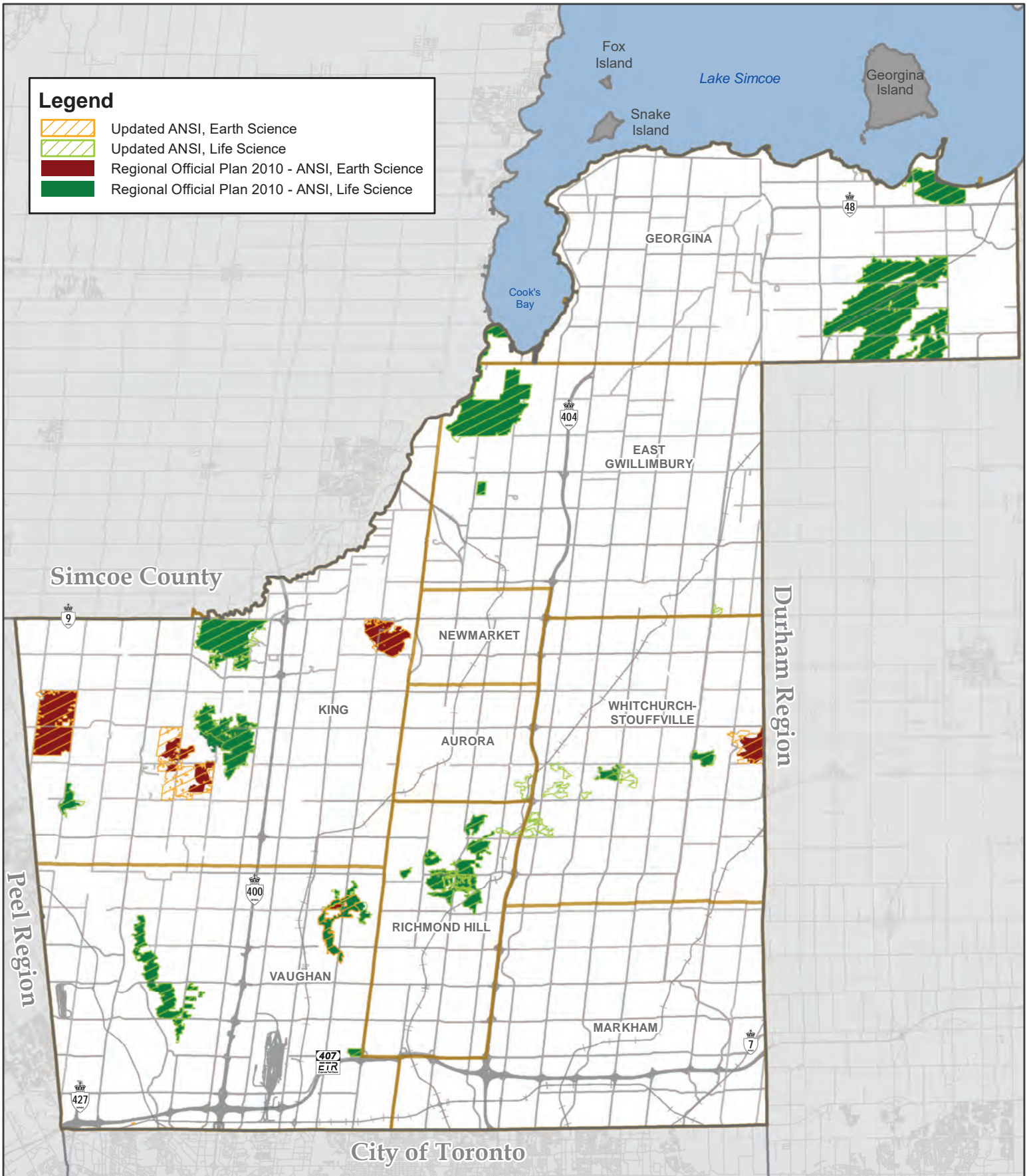
**Greenbelt Natural Heritage  
Systems Comparison**  
June 2020



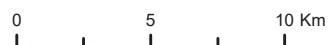
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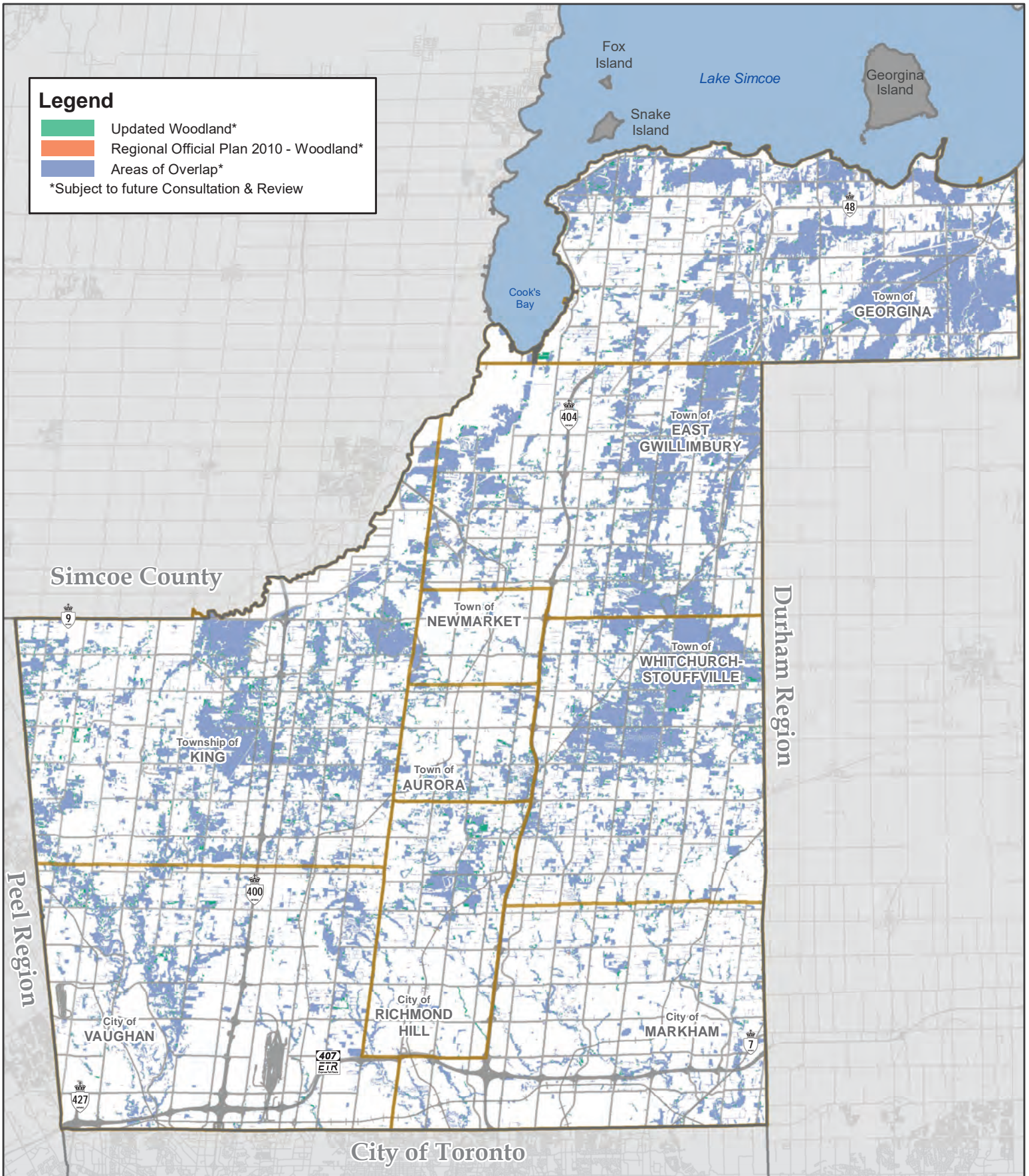
**Areas of Natural and Scientific Interest Comparison**  
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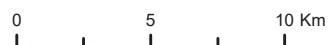
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# Woodlands Comparison

## June 2020



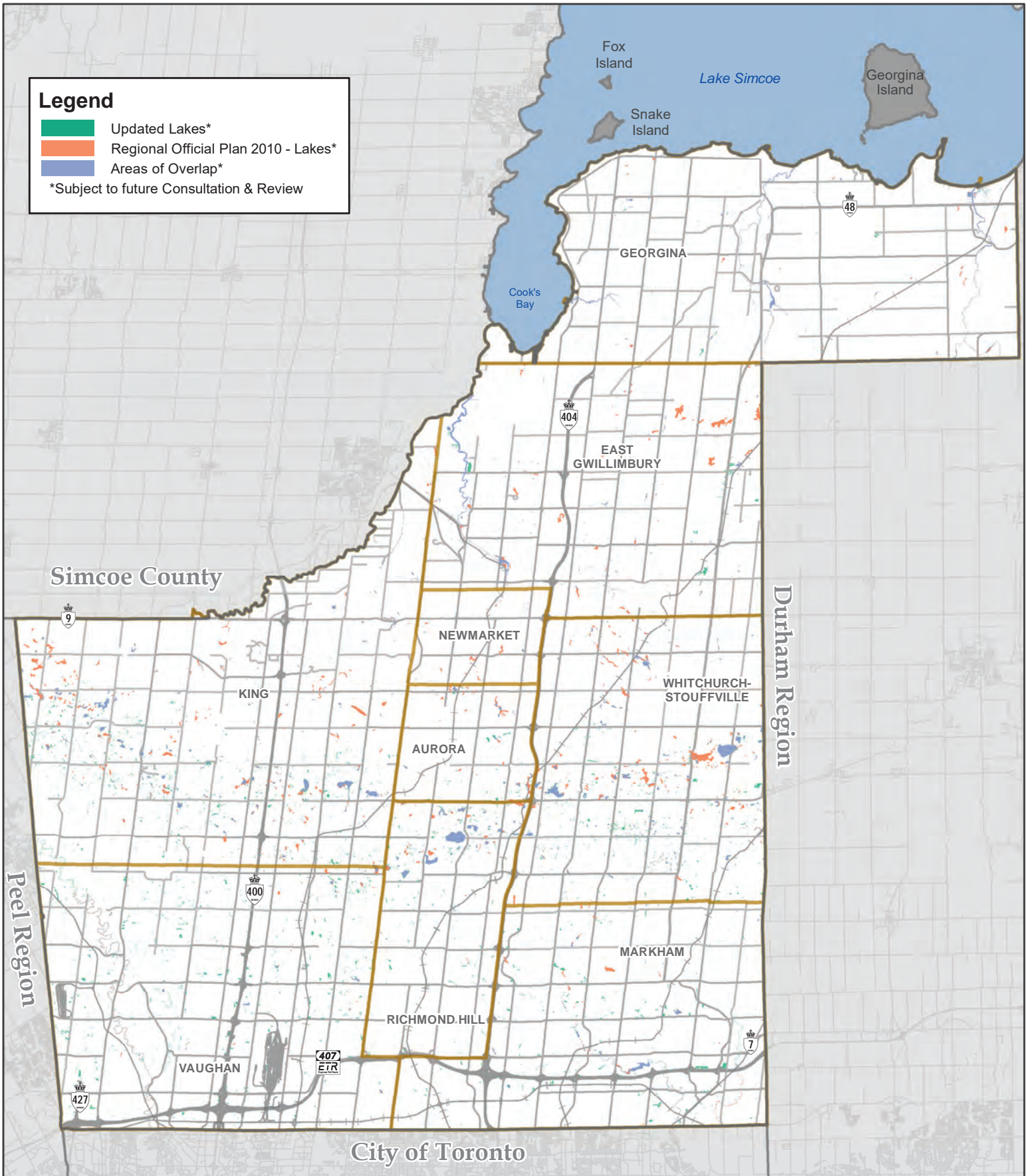
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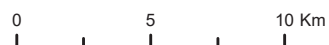
### Legend

- Updated Lakes\*
  - Regional Official Plan 2010 - Lakes\*
  - Areas of Overlap\*
- \*Subject to future Consultation & Review



## Lake Comparison

### June 2020



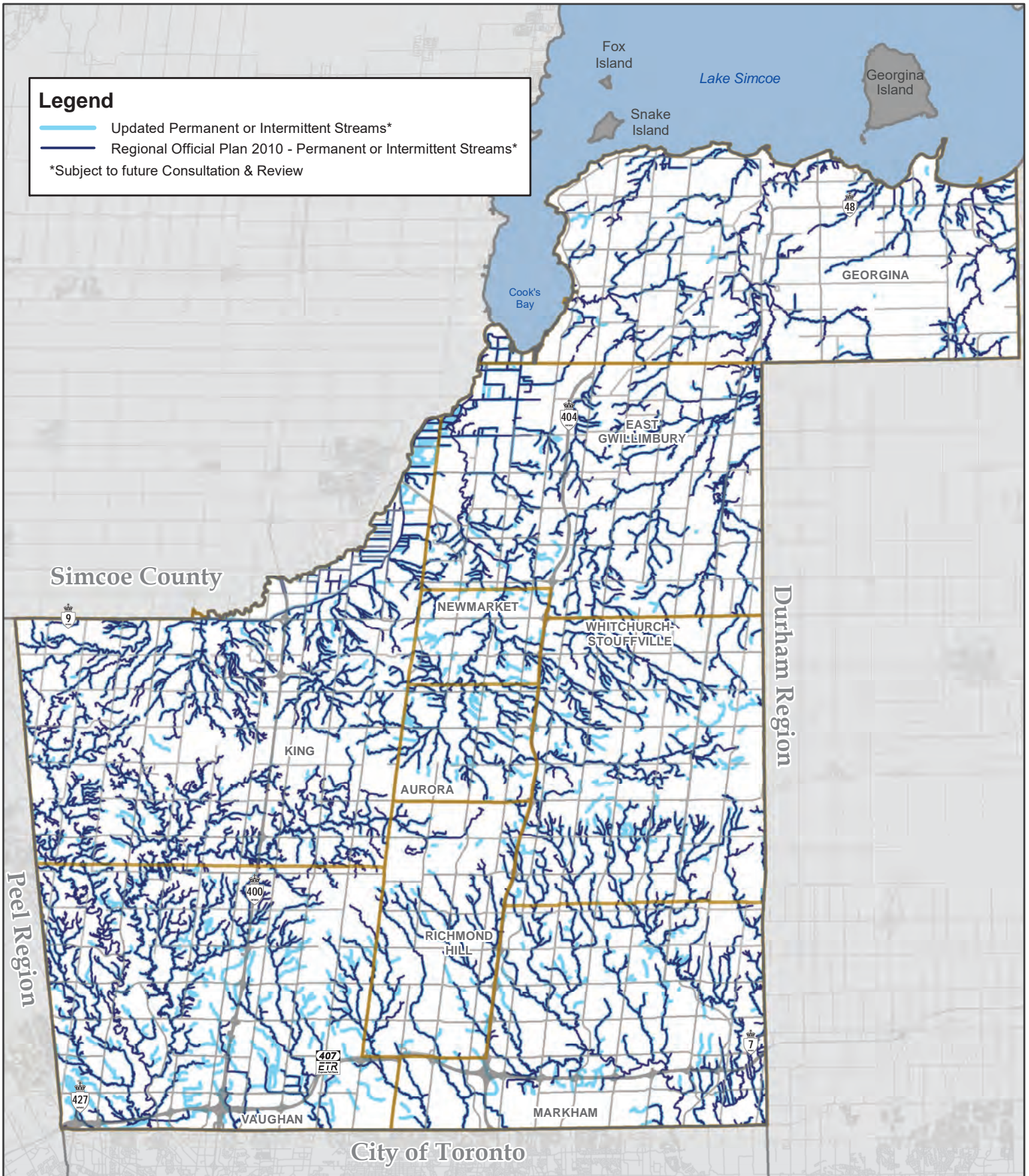
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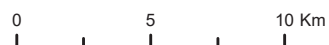
### Legend

- Updated Permanent or Intermittent Streams\*
  - Regional Official Plan 2010 - Permanent or Intermittent Streams\*
- \*Subject to future Consultation & Review



## Permanent or Intermittent Streams Comparison

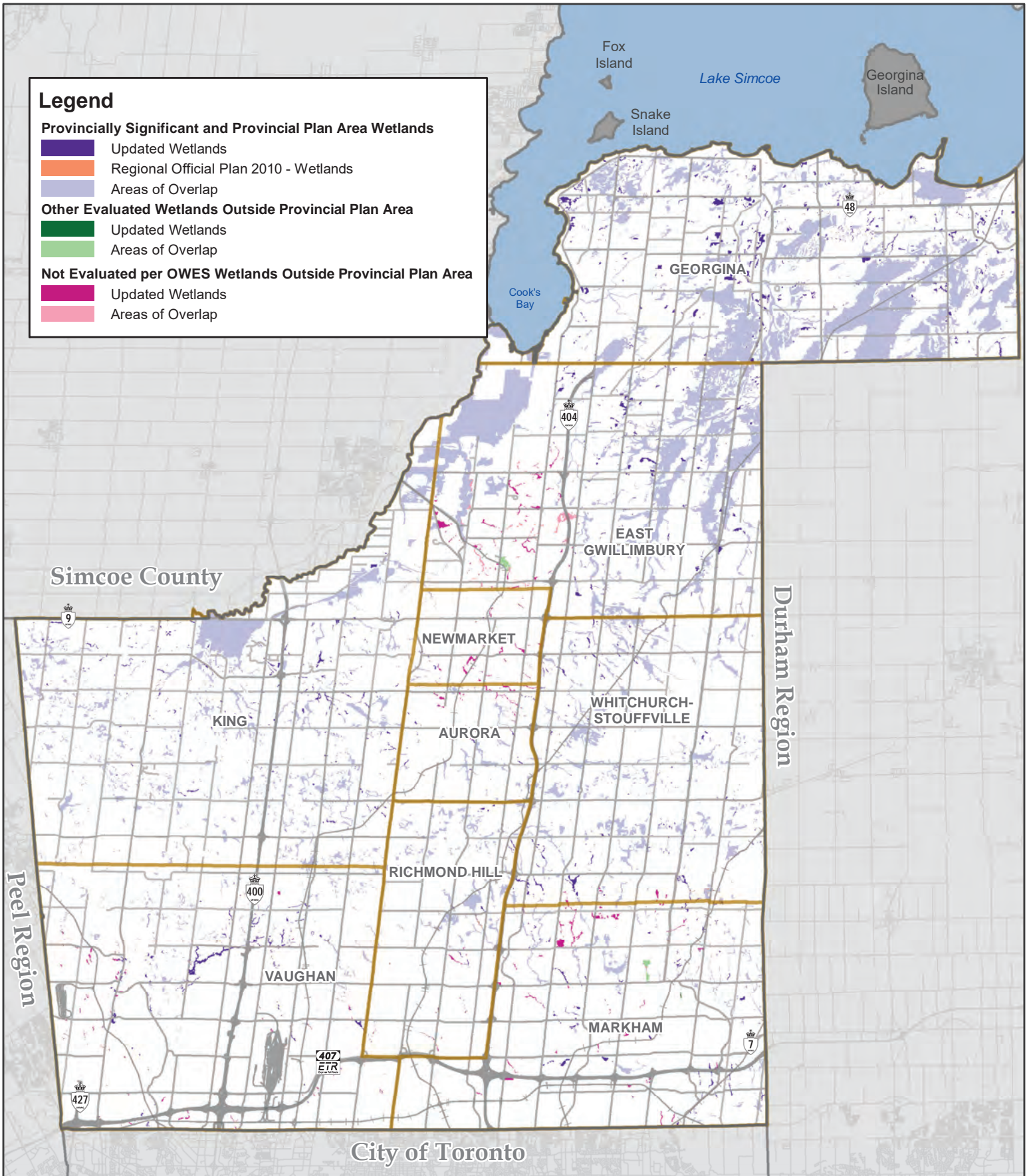
June 2020



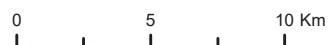
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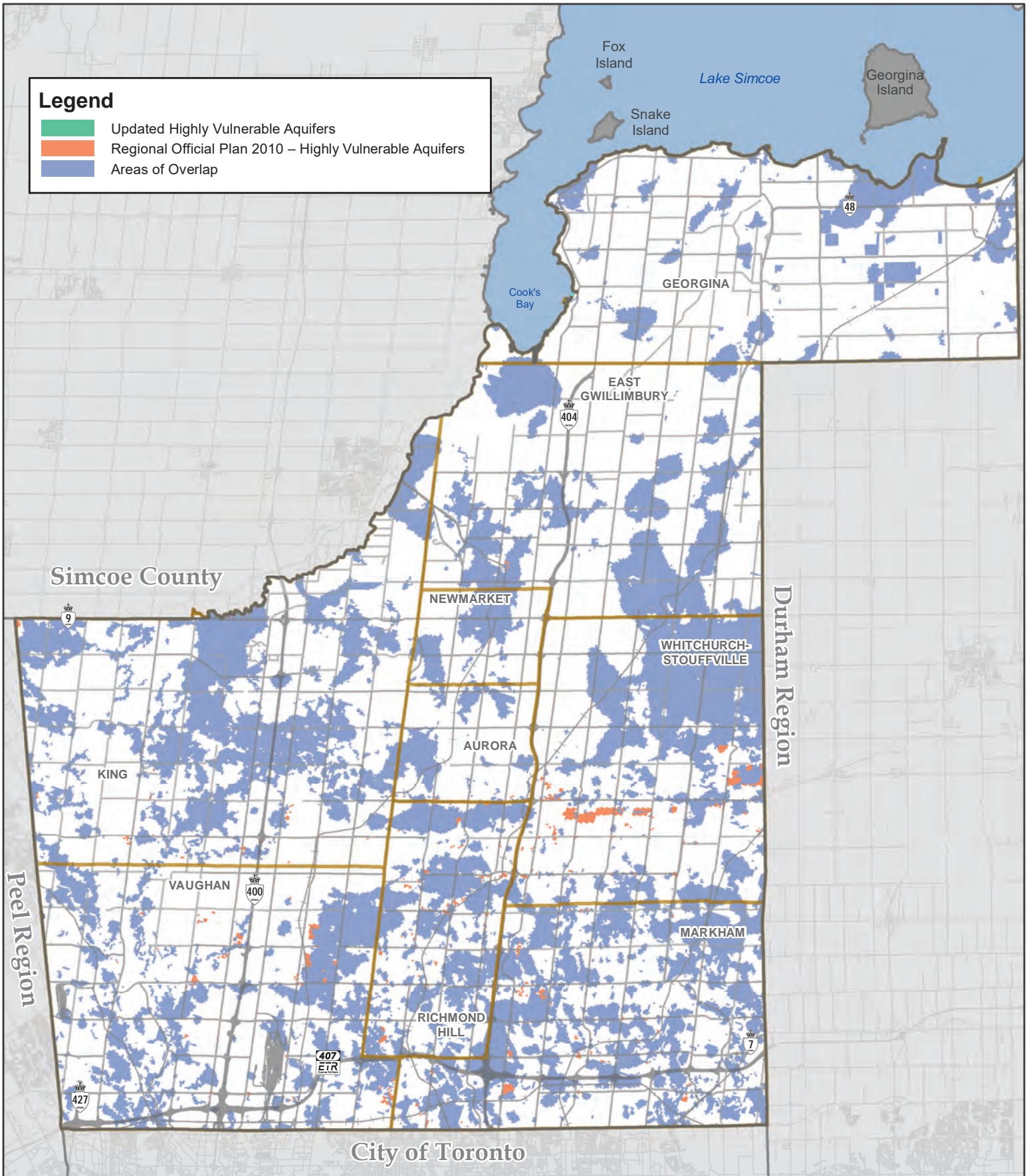
**Wetland Comparison**  
June 2020



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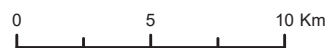


**Legend**

- Updated Highly Vulnerable Aquifers
- Regional Official Plan 2010 – Highly Vulnerable Aquifers
- Areas of Overlap

# Highly Vulnerable Aquifer Comparison

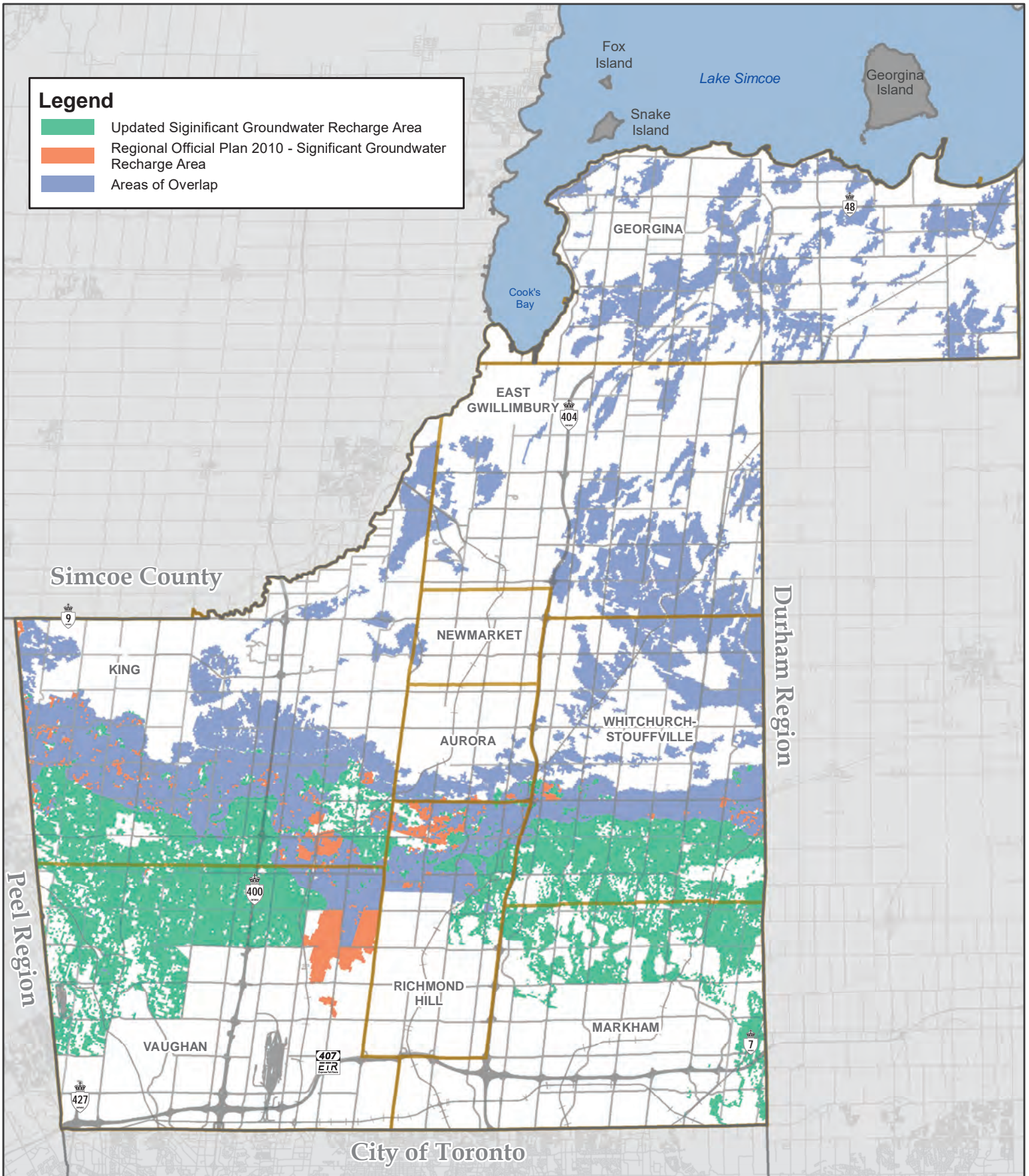
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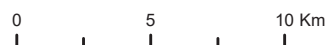




**Legend**

- Updated Significant Groundwater Recharge Area
- Regional Official Plan 2010 - Significant Groundwater Recharge Area
- Areas of Overlap

**Significant Groundwater Recharge Area Comparison**  
 June 2020



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**Preliminary Mapping Analysis for  
Regional Natural Heritage and Water Resources**

<b>ROP Map Feature or Area</b>	<b>Data Source</b>	<b>Mapped in 2010 ROP (Y/N)</b>	<b>To be included in new ROP (Y/N)</b>	<b>Percent Change (Current ROP vs Updated Data)</b>
<b>Provincial Natural Heritage System for the Growth Plan</b>	Provincial	N	Y	N/A
<b>ANSI - Areas of Natural and Scientific Interest</b> (Earth and Life Science)	Provincial	Y	Y	13% (+ 1,149 ha)
<b>Woodland*</b>	Regional and Provincial	Y	Y	N/A**
<b>Waterbody*</b> (i.e. lakes, ponds)	Conservation Authority	Y	Y	-10% (-194 ha)
<b>Watercourse*</b> (Permanent or Intermittent Stream)	Conservation Authority	Y	Y	22% (+512 km)
<b>Wetland</b>	Provincial	Y	Y	7% (+1,070 ha)
<b>HVA – Highly Vulnerable Aquifer</b>	Conservation Authority	Y	Y	-2% (-891 ha)
<b>SGRA – Significant Groundwater Recharge Area</b>	Conservation Authority	Y	Y	53% (+21,304 km)

\*woodlands, watercourses and waterbody mapping are for information purposes only, Official Plan policies prevail

\*\* Regional information for woodlands is currently being updated and is under review



## Regional Council Decision - Resolution on Transition to Full Producer Responsibility

On June 25, 2020 Regional Council made the following decision:

1. In response to the Association of Municipalities of Ontario' s call for action, Council pass the attached resolution (Attachment 1) that declares the following:
  - the Region' s preference to transition blue box transfer and processing services concurrently with local municipal collection services in 2025
  - the Region will no longer provide transfer and processing services after Blue Box Program transition
2. Council authorize the Commissioner of Environmental Services to negotiate with producers and/or service providers to explore options for assets after transition and report back to Council on results.
3. Council authorize the Commissioner of Environmental Services to explore earlier transition timing of transfer and processing operations if available and advantageous to the integrated waste management system.
4. The Regional Clerk circulate this report to the Clerks of the local municipalities and the Director of Resource Recovery Policy Branch from the Ministry of the Environment, Conservation and Parks and the Association of Municipalities of Ontario.
  -

As indicated in clause 1, Council also passed the following resolution in Attachment 1 to the report:

**WHEREAS** the amount of single-use plastics leaking into our lakes, rivers, waterways is a growing public concern;

**WHEREAS** reducing waste and reincorporating valuable resources from our waste stream into new goods can significantly reduce GHGs;

**WHEREAS** the transition to full producer responsibility for packaging, paper and paper products is critical to reducing waste, improving recycling and driving better economic and environmental outcomes;

**WHEREAS** the global move to a circular economy is aligned with the Region's priorities as outlined in its SM4RT Living Waste Management Plan and that the transition of Blue Box programs would help achieve this outcome;

**WHEREAS** The Regional Municipality of York supports a timely, seamless and successful transition of Blue Box programs to full financial and operational responsibility by producers of all packaging, paper and paper products;

**WHEREAS** the local municipalities have each passed resolutions indicating their preference to transition waste collection services in 2025 and to continue to act as service providers;

**AND WHEREAS** the Association of Municipalities of Ontario has requested municipal governments with Blue Box programs to indicate the best date to transition their Blue Box program to full producer responsibility;

**THEREFORE be it resolved that:**

1. The Regional Municipality of York prefers to transition blue box transfer and processing services together with local municipal collection services in 2025.
2. The Regional Municipality of York prefers to no longer provide transfer and processing services after transition of the Blue Box program

**AND THAT** this decision is based on the following rationale:

1. The Region's transfer and processing contracts and the four local municipal collection contracts expire at different times during the transition period, however transitioning in 2025 minimizes potential penalties to local municipalities due to amending or terminating collection contracts early.
2. The Region and local municipalities prioritize customer service and transitioning in 2025 will allow maximum time to prepare for seamless transition and learn from experiences of other municipalities, minimizing disruption to our residents from this transition.

The original staff report and attachment 1 are attached for your information.

Please contact Laura McDowell, Director, Environmental Promotion and Protection at 1-877-464-9675 ext.75077 if you have any questions with respect to this matter.

Regards,

**Christopher Raynor** | Regional Clerk, Regional Clerk's Office, Corporate Services

---

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
O: 1-877-464-9675 ext. 71300 | [christopher.raynor@york.ca](mailto:christopher.raynor@york.ca) | [york.ca](http://york.ca)

Our Mission: **Working together to serve our thriving communities – today and tomorrow**

# The Regional Municipality of York

Committee of the Whole  
Environmental Services  
June 11, 2020

Report of the Commissioner of Environmental Services

## Resolution on Transition to Full Producer Responsibility

### 1. Recommendations

1. In response to the Association of Municipalities of Ontario's call for action, Council pass the attached resolution (Attachment 1) that declares the following:
  - the Region's preference to transition blue box transfer and processing services concurrently with local municipal collection services in 2025
  - the Region will no longer provide transfer and processing services after Blue Box Program transition
2. Council authorize the Commissioner of Environmental Services to negotiate with producers and/or service providers to explore options for assets after transition and report back to Council on results.
3. Council authorize the Commissioner of Environmental Services to explore earlier transition timing of transfer and processing operations if available and advantageous to the integrated waste management system.
4. The Regional Clerk circulate this report to the Clerks of the local municipalities and the Director of Resource Recovery Policy Branch from the Ministry of the Environment, Conservation and Parks and the Association of Municipalities of Ontario.

### 2. Summary

The Association of Municipalities of Ontario (AMO) issued a call for municipalities to pass resolutions outlining a preferred date for transition of their Blue Box Program to full producer responsibility. The timing window for transition spans three years from January 1, 2023 to December 31, 2025. Municipalities were also asked to indicate if they want to continue to act as a service provider under the new producer responsibility framework. Attachment 1 includes the recommended resolution for the Region's transition to full producer responsibility.

### Key Points:

The province is currently consulting on the blue box regulation and mechanisms to transition. While it is difficult for municipal governments to indicate preferences without specific contract terms and conditions, or the outcome for municipal assets under producer responsibility, AMO's call for action initiates transition timing discussions and sets the stage for an orderly and logical transition process. To bring forward resolutions for local and regional council consideration in accordance with the AMO call, the Region and local municipal staff have collaborated to:

- Perform preliminary financial and operational risk analysis to identify impacts on collections, transfer, and processing under various transition timing scenarios
- Determine a preferred transition approach for the Region's unique two-tier integrated waste management system
- Conduct preliminary analysis on blue box operations and infrastructure to inform the decision to no longer provide transfer and processing services after transition
- Declare a preferred timing to transition blue box collection contract services at each local municipal council that is consistent across all nine
- Indicate a preference for local municipalities to continue to act as a collection service provider after Blue Box Program transition

Notwithstanding the above and the current uncertainty regarding producer terms and conditions, Regional staff request authority to explore options with our local municipal partners to transition earlier if advantageous to the integrated waste management system.

## 3. Background

### **Province established six-year process starting in 2019 to plan and implement transition**

As reported to Council in [April 2020](#) through the SM4RT Living Waste Management Master Plan report, the province set timelines for transitioning the Blue Box Program to full producer responsibility over a six year period (2019-2025). Focus in 2020 is on development of a regulation that will govern this new system.

Figure 1 summarizes the timeline for developing this regulation, which includes establishing a mechanism to determine transition timing for all municipalities. Options for the mechanism include allowing self-nomination by municipalities (preferred alternative), appointment of a special advisor or a producer-led process.

**Figure 1**  
**Timeline for Blue Box Regulation Development**

Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021
Ministry consults with working groups, including municipalities, industry and service providers	Ministry drafts regulation	Public consultation on regulation	Regulation finalized	
Municipalities declare preferred timing through resolutions and submit to Ministry and AMO				

### **AMO requested that municipal councils pass a resolution declaring a preferred date to transition the Blue Box Program to full producer responsibility**

AMO and the Municipal 3Rs Collaborative (M3RC) have been supporting the municipal sector with strategic advice, research and advocacy throughout implementation of the *Waste-Free Ontario Act*. Through M3RC, municipalities have been advocating for the right to self-nominate for a transition date rather than appointment of a special advisor or a producer-led process.

In December 2019 AMO requested that municipal councils across Ontario pass a non-binding resolution including their municipality's preferred date to transition their Blue Box Program to full producer responsibility. The province and producers have indicated a desire to phase transition across three years (2023-2025), with one third of the tonnage transitioned each year. These non-binding resolutions will be consolidated by AMO to provide a picture of how and when municipalities across Ontario would prefer to transition.

### **Municipalities are best positioned to make informed decisions on a transition date based on each region's specific circumstances**

While the province will ultimately decide the mechanism to determine the timing of transition, council resolutions will inform their decision, and future negotiations and planning by the producers. To ensure input is considered it is in a municipalities' best interest to publicly declare a preference and rationale. The resolution process allows municipalities to demonstrate proactive leadership by contributing to AMO's overall advocacy efforts and show the province that the municipal sector is collaborating to develop a credible, balanced solution to meet all stakeholder needs.

### **York Region and local municipal staff collaborated to identify impacts of transition and inform a decision**

York Region and local municipal staff have been working together to understand potential implications of various transition timing options. The Strategic Waste Policy Committee (SWPC) is a York Region led committee comprised of Regional and local municipal waste staff, with the mandate to support collaborative decision making on matters impacting the



integrated waste system. Meetings facilitated by the Region included discussion of operational and contractual considerations on collections, transfer and processing stages of the system. A smaller working group was established at the January 27, 2020 SWPC designed to work towards consensus on a timing recommendation.

In recognition of the Region's unique two-tier waste system, local municipalities passed resolutions in May 2020 allowing Council to make an informed decision considering local level services including blue box collection and customer service. Building on what we received from the local municipalities, this report considers Regional impacts, including transfer and processing, as well as an overall analysis of the integrated system.

## 4. Analysis

### **Financial and operational uncertainty are significant concerns for transition timing**

The province is developing a regulation that will govern the producer-led Blue Box Program. Producers are in the process of organizing to wind up the existing Blue Box Program under Stewardship Ontario and establish mechanisms to meet their obligations under the new system. Until the province finalizes this regulation and commercial terms between service providers and producers are negotiated, many unknowns will remain around how the programs will operate including funding and contract terms for municipalities who act as service providers. There is uncertainty regarding producer interest in municipal assets to transfer and process blue box materials including the Region's Material Recovery Facility. Analysis supporting the recommended transition date examined a number of factors. Table 1 summarizes the system wide risk for each year.

**Table 1**  
**Summary of System Wide Risk Factors by Transition Year**

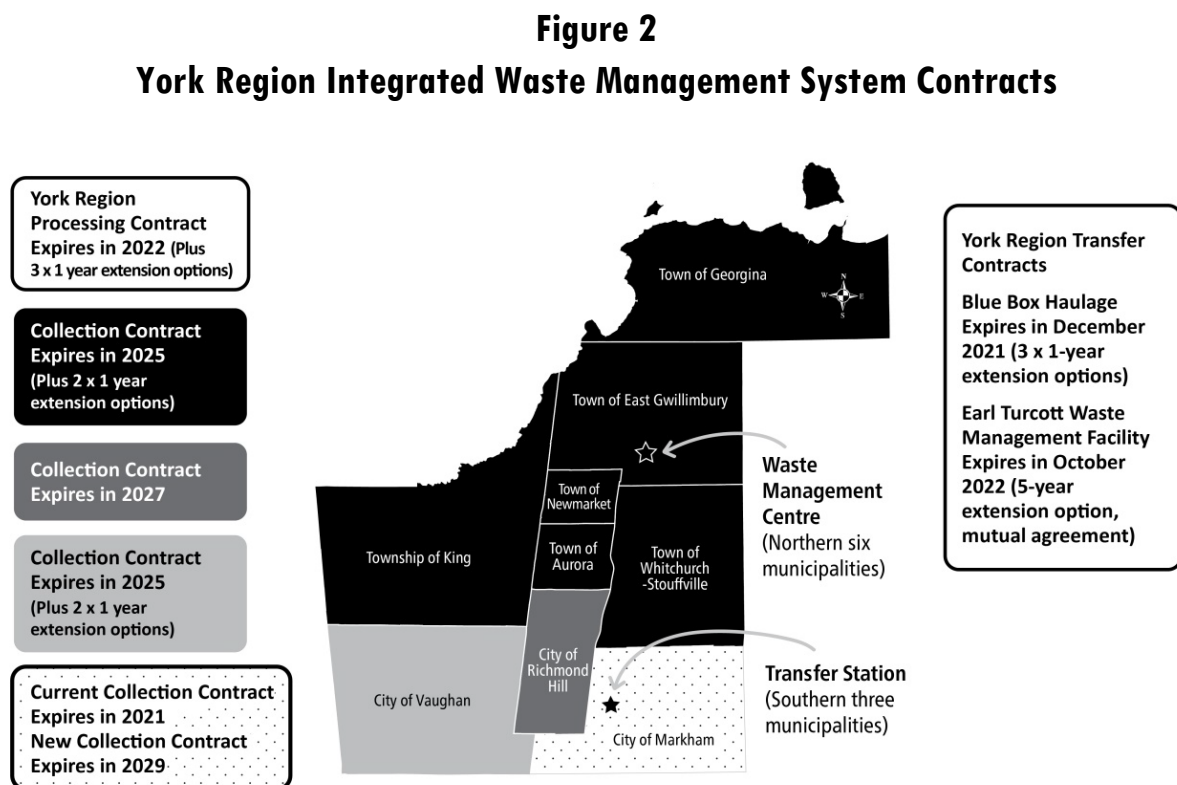
<b>Risk Factor</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Uncertainty about impacts of system changes under producer-led program – (for example co-collection, service gaps, customer service, commercial terms for contamination)	Highest	Medium	<b>Lowest</b>
Cost and risk associated with processing infrastructure and continued decline of revenue from sales of recyclables due to market volatility	<b>Lowest</b>	Medium	Highest
Potential for contract penalties from early termination/amendments to existing contracts	Highest	Medium	<b>Lowest</b>

## Transitioning later provides greater understanding and ability to respond to system changes

While Table 1 identifies the highest potential for avoided costs if transitioning in year 1, the other benefits identified with local municipal partners were taken into consideration and informed the recommended timing for the overall system. A later transition date provides more time to adapt to new program requirements and opportunity to learn from other early transitioned municipalities. This creates greater certainty and time to better understand and mitigate the risks as the transition period progresses. Later transition also provides time to determine effective solutions to service gaps and customer service processes that may need to be addressed.

## Recommended transition timing offers best alignment with collection contract end dates

The Region's two tier integrated waste management system has four local municipal collection contracts and three Regional transfer and processing contracts, all with differing expiry dates and extension terms (see Figure 2).



Some contracts will need to be amended or terminated for both the Region and local municipalities to transition together. The Region's contracts for processing and transfer expire in the early part of the transition timeframe however there is flexibility on timing offered by extension terms. All collection contract expiries align with the end of the timeframe, with

several extending beyond the last year for transition. Later transition would minimize the need for contract amendments and potential contract penalties.

### **Producers are in best position to innovate and improve performance outcomes of the Blue Box Program**

The Region currently provides transfer and processing services to receive, sort and market about 85,000 tonnes of blue box materials collected each year by local municipalities. These services are operated under contract and include: Earl Turcott Transfer Station in the City of Markham, owned and operated by Miller Waste Systems, and the Region's Waste Management Centre in East Gwillimbury operated by Miller Waste Systems.

As part of extended producer responsibility, producers would seek commercial arrangements for transfer and processing services. Responsible producers are in the best position to realize operational efficiencies. For example, producers can increase recycling content in their own packaging design resulting in increasing demand for blue box materials while aligning processing operations to capture materials needed to meet recycled packaging content. This kind of integrated producer responsibility and accountability fuels the move to a more circular economy.

### **Current challenges inform recommendation to exit provision of transfer and processing services**

At this time, the mechanism for producers to secure transfer and processing is not clear. In past consultations, producers indicated a preference to secure processing operations directly with service providers rather than municipalities. This differs from collection services, where producers have indicated a preference to use municipalities as contract administrators.

Furthermore under the current system, the Region along with other municipalities have little ability to influence packaging design or marketability of blue box materials. As it is likely the producers will directly engage with service providers for processing services staff recommend discontinuing the service of material transfer and processing blue box materials after the transition period. This direction also offers the following benefits:

- Reduces risks associated with continued decline of revenue from sales of recyclables due to market volatility (for example, average revenue for the first two months of 2020 was approximately \$35/tonne compared to \$96/tonne during the same period in 2019)
- Reduced demand for post-consumer recyclables from end market (for example, reduced steel production recently has affected revenue for recovered metal and some plastic end markets are now using raw material sources instead of recovered recyclables due to pricing)
- Avoids future capital upgrades to accommodate changes in producer packaging, increased contamination or new (more stringent) quality requirements by end markets

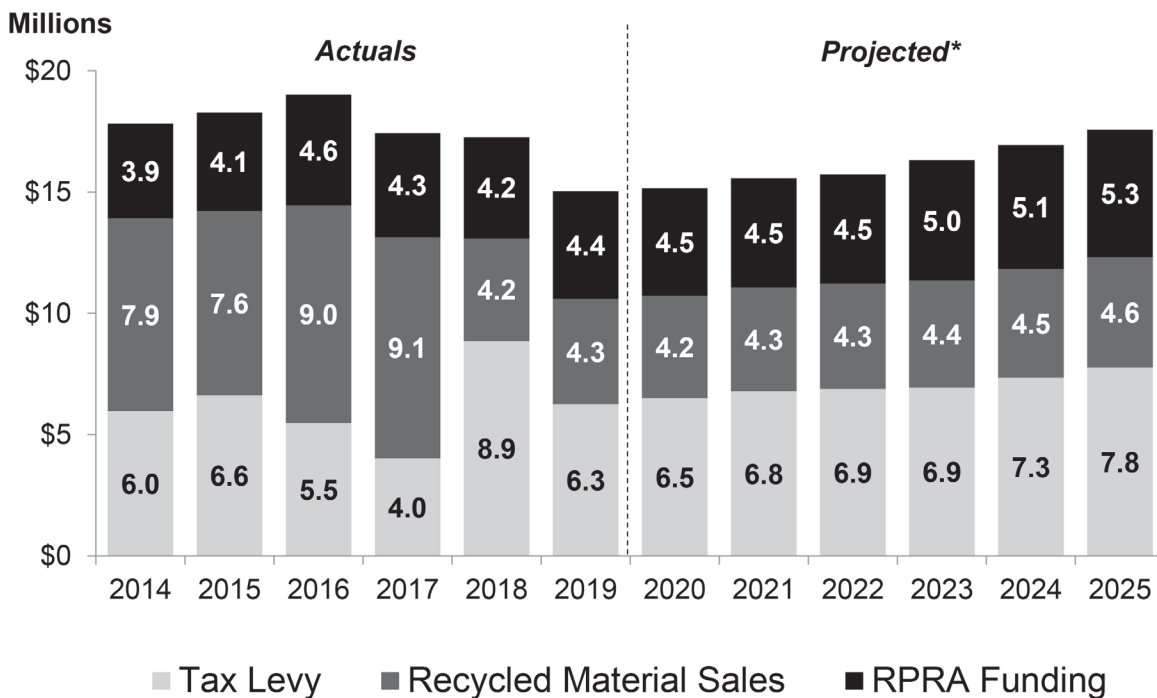
The Region's ability to exit transfer and processing operations after transition is fairly straight forward as processing of blue box materials is a contracted service. Further the processing

and transfer contract optional end dates can be aligned with preferred transition timing. Additional information on financial implications of this recommended direction is provided in the financial section of this report.

## 5. Financial

Region staff completed a high level financial analysis of the Blue Box Program based on financial data reported through the Resource Productivity Recovery Authority Datacall. Figure 3 shows the gross cost of providing blue box transfer and processing services from 2014 to 2025 and the funding sources that support that program. Figure 3 highlights the significant drop in the revenue from recyclables, which has declined by more than 50% since 2017 as a result of growing contamination in the blue box and tightening of overseas end markets for paper.

**Figure 3**  
**Regional Blue Box Program Funding Sources**



*\*2020-2022 based on 2020 Budget; 2023-2025 is projected.*

### **After transition, the costs and revenue associated with the blue box program will transfer from the tax levy to producers**

As communicated in the most recent [Annual Solid Waste Diversion Memo](#), increasing blue box contamination and stricter quality requirements of overseas markets are driving up Blue Box Program costs and risk. Over the past five years almost \$10M has been invested in the

Region's Materials Recovery Facility to improve performance. Despite this investment, challenges associated with global end markets and ever-changing packaging continue to impact costs.

Once transition of the Blue Box Program is complete producers will be responsible for all costs and revenues. Transition cost savings would be highest with an early transition date however aligning transition of the Region's processing and transfer operations with local municipal collections operations is recommended to avoid undue disruption to the system and our residents. If feasible, the Region will explore opportunities for an earlier transition of transfer and processing to maximize cost savings, provided it is advantageous to the integrated waste management system. This could mean negotiating an earlier date for transition of processing and transfer under commercial terms that ensure continued access to consistent services for blue box materials collected by local municipalities until they are ready to transition.

### **Region exploring financial implications and options for Waste Management Centre after transition**

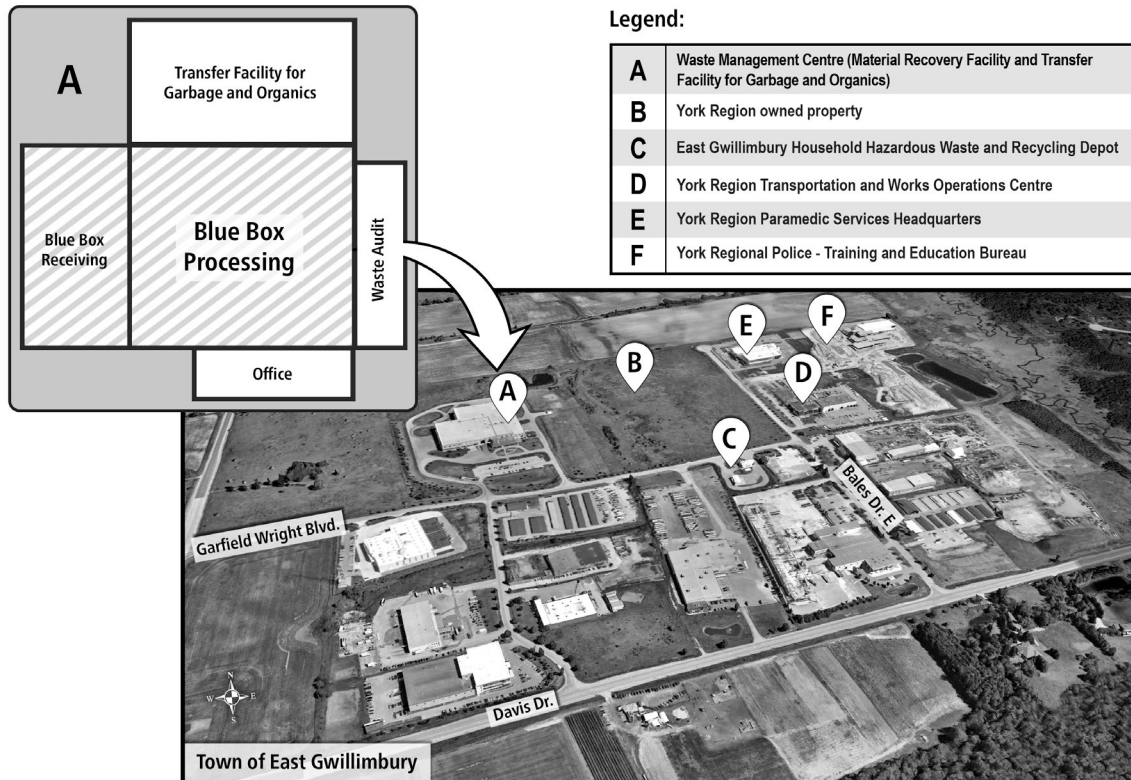
Once processing is transitioned to producers, the Region's role in sorting and marketing recyclables ends. Currently blue box materials are processed at the Region's Waste Management Centre, located on Garfield Wright Boulevard in East Gwillimbury. As shown in Figure 4, this facility is an integrated operation accepting both curbside garbage and green bin organics for transfer. Hatched areas shown in Figure 4 represent the building portion used for processing blue box materials.

Post-transition, this Waste Management Centre will continue to fulfill a vital role in our system. The facility is ideally located to continue to serve as transfer facility for green bin and garbage from the northern six municipalities and is adjacent to several other Region-owned facilities including the York Region Household Hazardous Waste Facility, York Region Police Training and Education Bureau, and York Region Paramedic Services Headquarters. As shown in Figure 4, the Region also owns vacant property adjacent to the Waste Management Centre, which is ideally located for future Regional use.

Staff will explore options for continued commercial use of the processing portion of the facility. Options may include securing a lease agreement for a blue box sorting operations area while retaining use for transfer of other waste streams. Longer term, the entire facility and land will be required for Regional waste management needs. Future negotiations and commercial arrangements will need to be carefully considered to ensure a smooth transition that minimizes negative impacts to investments in infrastructure, local municipal collection operations and customer service to residents.



**Figure 4**  
**Region owned Facilities adjacent to the Waste Management Centre**



## 6. Local Impact

### All local municipal councils have passed resolutions to transition in 2025

Collaboration with local municipal staff was crucial to determine an acceptable transition date for all municipalities. All nine local municipalities passed resolutions to transition collection services to producers in 2025 and with a desire to continue acting as a blue box collection service provider, as long as mutually agreeable terms can be negotiated.

### Local municipal analysis pointed to later transition to allow greater operational certainty and minimize customer impacts

Uncertainty around operational details of producer-led programs and contract expiry dates were key factors in determining the preferred transition timing for local municipalities. Transitioning in the third year allows staff and councils to learn from the experiences of other municipalities and gives producers more time to improve the process. This will help minimize any service disruption associated with transition for our residents.

The later transition date aligns best with collection contract end dates and allows time to negotiate with contractors and producers on commercial terms for acting as a service provider with minimal penalties for amending and/or ending existing contracts.

## 7. Conclusion

### **Transition of process and transfer services to producers in 2025 minimizes risk across the entire integrated system**

The Region and all local municipalities transitioning together in 2025 is the preferred alternative. It is recommended that the Region negotiate with producers as necessary to allow transition to align with local municipal collection contracts to minimize disruption and impacts on collections. If the option is available, staff will work with local municipal partners to explore opportunities to negotiate an earlier transition to maximize opportunities for cost savings as long as it is advantageous to the integrated waste management system. Until that time, local and Regional staff will continue to collaborate to manage blue box contamination and ensure the blue box collection and processing system is working smoothly.

Participation in ongoing blue box transition consultations regarding the transition process and development of the regulation continue and staff will report back to Council with critical updates. Staff continue to work on a plan to monitor effectiveness of transitioned programs to minimize negative impacts on other streams, like organics, managed by municipalities.

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For more information on this report, please contact Laura McDowell, Director, Environmental Promotion and Protection at 1-877-464-9675 ext.75077. Accessible formats or communication supports are available upon request.

Recommended by: **Erin Mahoney, M. Eng.**  
Commissioner of Environmental Services

Approved for Submission: **Bruce Macgregor**  
Chief Administrative Officer

May 22, 2020  
Attachments (1)  
eDocs#10697440

## Resolution on Transition to Full Producer Responsibility

**WHEREAS** the amount of single-use plastics leaking into our lakes, rivers, waterways is a growing public concern;

**WHEREAS** reducing waste and reincorporating valuable resources from our waste stream into new goods can significantly reduce GHGs;

**WHEREAS** the transition to full producer responsibility for packaging, paper and paper products is critical to reducing waste, improving recycling and driving better economic and environmental outcomes;

**WHEREAS** the global move to a circular economy is aligned with the Region's priorities as outlined in its SM4RT Living Waste Management Plan and that the transition of Blue Box programs would help achieve this outcome;

**WHEREAS** The Regional Municipality of York supports a timely, seamless and successful transition of Blue Box programs to full financial and operational responsibility by producers of all packaging, paper and paper products;

**WHEREAS** the local municipalities have each passed resolutions indicating their preference to transition waste collection services in 2025 and to continue to act as service providers;

**AND WHEREAS** the Association of Municipalities of Ontario has requested municipal governments with Blue Box programs to indicate the best date to transition their Blue Box program to full producer responsibility;

**THEREFORE be it resolved that:**

1. The Regional Municipality of York prefers to transition blue box transfer and processing services together with local municipal collection services in 2025.
2. The Regional Municipality of York prefers to no longer provide transfer and processing services after transition of the Blue Box program

**AND THAT** this decision is based on the following rationale:

1. The Region's transfer and processing contracts and the four local municipal collection contracts expire at different times during the transition period, however transitioning in 2025 minimizes potential penalties to local municipalities due to amending or terminating collection contracts early.
2. The Region and local municipalities prioritize customer service and transitioning in 2025 will allow maximum time to prepare for seamless transition and learn from experiences of other municipalities, minimizing disruption to our residents from this transition.



**Regional Council Decision - Water and Wastewater Communal Systems Status Report**

On June 25, 2020 Regional Council made the following decision:

1. The Regional Clerk circulate this report to the local municipalities and Ontario Minister of Environment, Conservation and Parks.

- 

The original staff report is attached for your information.

Please contact Wendy Kemp, Director (A) Infrastructure Asset Management at 1-877-464-9675 ext.75141 or Sandra Malcic, Director, Long Range Planning at 1-877-464-9675 ext.75274 if you have any questions with respect to this matter.

Regards,

**Christopher Raynor** | Regional Clerk, Regional Clerk's Office, Corporate Services

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The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
O: 1-877-464-9675 ext. 71300 | [christopher.raynor@york.ca](mailto:christopher.raynor@york.ca) | [york.ca](http://york.ca)

Our Mission: **Working together to serve our thriving communities – today and tomorrow**





# The Regional Municipality of York

Committee of the Whole  
Environmental Services  
June 11, 2020

Report of the Commissioner of Environmental Services

## Water and Wastewater Communal Systems Status Report

### 1. Recommendations

The Regional Clerk circulate this report to the local municipalities and Ontario Minister of Environment, Conservation and Parks.

### 2. Summary

This report provides Council with an update on private communal systems in York Region and associated environmental and financial risks. It identifies the need for development of Regional Official Plan policy updates related to private communal water and wastewater systems. This policy work would be completed through the Municipal Comprehensive Review process.

Key Points:

- York Region supports the goal of a sustainable Region by directing the majority of growth to fully serviced Urban Areas
- Recent changes to the Provincial Policy Statement indicate that the province is supporting communal water and wastewater systems as an appropriate form of servicing
- Private communal systems may result in public health, environmental and financial risk if not properly maintained
- Review of existing private communal systems highlights a potential financial risk to the Region
- The Region's Official Plan only permits the application of private communal water and wastewater systems to service existing communities where public health issues exist
- It is recommended that as part of the Municipal Comprehensive Review process staff develop policy options for any required updates to the current use of communal systems in York Region

### 3. Background

#### **Water and wastewater communal systems are an alternative form of servicing**

A private communal water and wastewater system is a shared service owned by private landowners, typically through a condominium corporation, whereby an environmental approval is required to provide water and/or wastewater services for multiple lots/units. Under the Provincial Policy Statement, private communal water and wastewater services are permitted for permanent multi-lot residential developments of five or more lots where no municipal services exist. Developments proposing to use communal services are encouraged by the province to locate in municipalities where there are local public authorities to assume responsibility for these services and undertake remedial action in the case of default.

#### **Municipal Responsibility Agreements help protect the environment and public health while permitting future growth in certain areas without municipal servicing**

The *Planning Act* and *Municipal Act* provide municipalities with a framework and authority to enter into Municipal Responsibility Agreements with proponents for the provision of private communal water and wastewater services for residential developments. The regulatory framework governing private communal systems is summarized in Table 1.

**Table 1**  
**Private Communal Systems Regulatory Framework**

Authority - Instrument	Communal Systems Owner	Province	Local Municipality	York Region
<i>Ontario Water Resources Act</i> - Environmental Compliance Approval	✓	✓		
<i>Planning Act</i> - Site Plan Approval	✓		✓	Commenting Agency
<i>Municipal Act</i> - Municipal Responsibility Agreements	✓			✓

The province provides specific guidance to ensure these agreements outline operational monitoring and maintenance of these systems. More importantly, provisions in the agreement must specify assumption of the communal service by the municipality in the event

of default as well as identify financial securities to be established and used in the event of system failure.

### **Payments from the system owner to a reserve fund can be used to rectify non-performance**

Payments from the system owner are contributed to a Replacement Reserve which is established by the municipality. Funds in this reserve are held by the municipality and are intended for system capital repair and replacement. In the event the municipality assumes operation of the system, these funds would help rectify deficiencies, improve system performance and comply with Ministry orders. If the cost of remediation is greater than the funds available in the reserve, the municipality may need to contribute to funding the work.

The greatest risk to public health and the environment occurs when the communal water or wastewater system malfunctions due to poor management practices and there are limited funds to remediate problems. A Municipal Responsibility Agreement, along with adequate funds, is a condition of provincial and planning approval only where the municipality agrees to take on this responsibility. By entering into an Agreement, the municipality works to manage its financial and performance risks associated with non-performance of the system owner and operator. These arrangements help alleviate risk to the environment and public health.

### **Province controls and regulates water and wastewater systems**

Private communal systems for water and wastewater are regulated by the province. Communal wastewater systems are approved through an Environmental Compliance Approval, which is obtained before final municipal planning approval is granted for a proposed residential development. The province's approval role is to ensure that a communal system is designed and constructed to service a residential population without any adverse impact to the environment or public health. The province requires the proponent to show that a Municipal Responsibility Agreement is in place as part of the complete application for the Environmental Compliance Approval. Municipalities are generally not mandated to enter into Responsibility Agreements, however it is in their best interests to help reduce risk and allow growth. It is the responsibility of the system owner to provide proper long term operation and maintenance. Should the private system not meet regulatory requirements, the province can order the municipality to assume responsibility for the failing system.

### **1994 York Region Official Plan allowed resort-recreational developments to be serviced by private communal water and wastewater systems**

Historically, in York Region small permanent and seasonal residential developments were permitted as outlined in the 1994 Regional Official Plan. The objective was to enable resort/recreational developments in Rural Areas by integrating residential and recreational components. The total number of residential units permitted for each development was based on an assessment of the site's environmental constraints and capability, impact on surrounding community, financial and economic impacts as well as ability of the owner to provide financial securities. Financial, development and Responsibility Agreements were required to provide for the private servicing infrastructure. As outlined in the 1994 Official Plan, these requirements were to protect the health and safety of residents and mitigate financial risk to the Region.

In 2004, these policies were removed from the York Region Official Plan to conform to new provincial planning direction, which no longer allowed for residential developments outside of settlement areas. The Region's Official Plan now only permits the application of new private communal water and wastewater systems to service existing communities where health issues exist due to failed individual septic systems.

### **York Region has entered into five Municipal Responsibility Agreements for private communal water and wastewater systems to date**

Table 2 details the five Municipal Responsibility Agreements the Region has entered into over the past three decades. All of these Agreements are related to resort recreational developments and were filed under the 1994 Regional Official Plan policy framework. Depending on the servicing strategy for each development, the Agreements are for combined water and wastewater systems or single services for water or wastewater. Attachment 1 provides a location map of these private systems.



**Table 2**  
**Existing Municipal Responsibility Agreements**

Systems Servicing (System Owner)	Population Served	Water System	Wastewater System	Original Executed	Municipality
King Valley Golf Club, Administrative Office and 55 Condominium Units (ClubLink)	216	✓	✓	2001	King
Emerald Hill Golf Club and 80 Condominium Units (ClubLink)	315	✓	✓	2005	Stouffville
Ballantrae Golf Club and 885 Condominium Units (Schickedanz)	1,947		✓	1999 (Restated 2020)	Stouffville
Lebovic (formerly Westhill) Golf Club and 75 Condominium units (Lebovic)	246	✓	✓	2017	Aurora
Sutton by the Lake Adult Village with 206 homes (Lake Simcoe Parklands Limited)	412	✓		1987 (Amended 2005)	Georgina

### **Regional Official Plan directs growth to Urban Areas where full municipal water and wastewater services are provided**

York Region delivers leading water and wastewater services to communities that are safe, meet or exceed regulatory compliance standards and ensure that the majority of growth can be directed to full serviced Urban Areas. Achieving complete communities on full municipal services supports the goal of a sustainable Region with careful coordination of infrastructure delivery, land use planning and financial planning. It also provides financial sustainability through a broad rate base to support adequate and ongoing investment in asset management for over \$6 billion in Regional water and wastewater infrastructure.

The 2010 [Regional Official Plan](#) provides direction on water and wastewater service delivery for development aligned with the Region's Water and Wastewater Master Plan. When development is proposed, provisions in the Official Plan coordinate servicing with land use planning approvals. Full municipal water and wastewater servicing is to be provided to accommodate growth in Urban Areas to achieve greater economies of scale.

## **Changes to the Provincial Policy Statement for servicing non-urban areas could result in additional environmental and financial burden to the Region**

As reported to Council in October 2019 the province proposed changes to Provincial Policy Statement, 2014. In February 2020, the Provincial Policy Statement, 2020 was approved and continues to identify municipal services as the preferred form of servicing settlement areas to support environmental protection and public safety. The finalized policies have also been modified to give preference to communal systems to allow increased development outside of Urban Areas. These changes indicate that if there is not adequate existing or planned nearby full servicing for a proposed development, private communal servicing may be considered as a potential solution. This solution may be appropriate for rural communities in Ontario where there may be no prospects of building municipal services but this may not be feasible within a York Region context.

### **4. Analysis**

#### **Consistent performance of private communal systems is a challenge**

Owners are required to provide annual reports on the performance of their communal wastewater system to the Region, the Ministry of the Environment, Conservation and Parks as well as to the Medical Officer of Health, where applicable. Based on staff review of these annual reports and recent site inspections, there is inconsistent performance of communal wastewater systems in York Region.

In general, communal water systems in the Region have remained in compliance with most regulated parameters; any parameter exceedances have been reported with appropriate corrective action. Where possible, Region staff support these owners with technical advice and industry connections.

#### **Current Official Plan policy framework addressing private communal systems should be updated**

The current Regional Official Plan directs new development to Urban Areas on the basis of full municipal services. It enables private communal systems to be considered only for existing community areas and solely where a public health issue has been identified by the Medical Officer of Health and where full municipal services cannot be provided. Public health issues arise when individual septic systems fail to provide adequate wastewater treatment due to aged systems and/or poor drainage conditions. In areas without municipal services, new developments have typically proceeded through the use of individual well and septic systems. Advancements in septic system permitting and technology have improved treatment performance in recent years.

At present, a proposed communal system would be reviewed during the planning and approval process to manage health, administrative and financial risks to the public and the Region. Suitable administrative and financial arrangements to the satisfaction of the Region and province would also be required to mitigate these risks. Regional Official Plan policies

need to be updated to provide greater guidance as to where and when a private communal system would be considered by the Region to ensure financial viability, environmental sustainability and better align with current Provincial Policy direction.

### **Jurisdictional scan indicates that Ontario municipalities typically align with the Provincial Policy Statement for wastewater communal systems with few protocols**

Staff investigated several Ontario municipalities including Peel, Durham and Simcoe to assess their planning policies, protocols and/or practices for management of large wastewater communal systems. Based on this recent review, the majority of municipalities' official plan policies align with the Provincial Policy Statement, but have little guidance or direction in terms of protocols and practices for maintenance, remediation and study requirements to construct a communal system. Although private communal systems exist in jurisdictions throughout Ontario, of the nine municipalities surveyed, eight are not supportive of these systems due to potential public health, environmental and financial risks. In cases with no prospects of building municipal services rural municipalities outside of York Region are showing interest in pursuing private communal systems to service rural settlement areas including villages and hamlet.

### **York Region requires updated policies and protocols to consider private communal systems as an acceptable form of servicing**

Regional Official Plan Municipal Comprehensive Review process is currently underway. As part of this review, staff will be exploring a more rigorous policy framework for private communal systems. The purpose is to ensure associated health, environmental and financial risks are appropriately managed. Clear criteria will be established for suitable application of these systems as well as examination of financial, technical, operational and environmental impacts and long term suitability of these systems. Conditions for new Municipal Responsibility Agreements will be assessed (eg. protocols for effective long term operation). Clarity on the role for communal systems would be incorporated into the Municipal Comprehensive Review process to align population and employment population forecasts associated with provincial Growth Plan targets.

### **Analysis will identify appropriate use and location for private communal systems**

The 1994 Official Plan resort-recreational policies provide a starting point for new policy development in addition to jurisdictional scan results. Previous Official Plan policies contained servicing and financial details required in a servicing justification report and in a Municipal Responsibility Agreement. Asset management planning has been identified as one area needing improved measures in future Agreements. This material and other information will be considered in an effort to protect the environment, health and safety of residents and mitigate financial risk to the Region.

Limitations under Regional and Provincial Policy frameworks and many overlapping Provincial Policy regimes, including the *Oak Ridges Moraine Act*, *Greenbelt Act* and *Lake*

*Simcoe Protection Plan Act*, affect expansion of municipal services into rural areas or limit new wastewater treatment systems. In addition, ‘urban-like’ densities, with more than 50 persons and jobs per hectare, are generally not permissible in rural areas. This may constrain the financial sustainability of communal systems due to the small user rate base. While work will be done to update regional policies as part of the Municipal Comprehensive Review, it is anticipated that there will be limited areas for application of private communal systems.

### **Initiative supports strategic goal of Vision 2051 and Strategic Plan**

Official Plan updates will help to continue alignment of this work with Vision 2051 goals of complete communities and resilience of the natural environment, and the 2019 to 2023 Strategic Plan priority of building sustainable communities and protecting the environment.

## **5. Financial**

### **Existing Replacement Reserve Funds are currently held by the Region for most communal systems**

Capital Replacement Reserve Fund contributions are made by system owners based on lifecycle and condition assessments of the works captured under the Municipal Responsibility Agreement. These funds are intended to give assurance, should the Region be required to assume operation due to poor performance. Should remediation be required earlier than expected, there is risk to the Region. Preventative measures are necessary to ensure proper asset management and to reduce the likelihood of premature infrastructure failure. Reserve fund adequacy becomes increasingly concerning if remediation is required to meet compliance before anticipated end of life, resulting in a reserve fund shortfall.

Although Capital Replacement Reserve Funds were mandated for most of the Agreements, the Region is currently working with system owners to ensure contributions are made based on the terms of the Agreement.

### **Province ordered the Region to assume ownership of failed private communal water system in Ansnorveldt in 2000**

The province has previously exercised their authority to govern private communal systems. In 2000, the province ordered the Region to assume operation and control of the Ansnorveldt drinking water supply after the system owners were unable to rectify deficiencies, resulting in a boil water advisory. At the time, it was a privately owned communal water system serving approximately 50 homes, a church, library and a school. Land acquisition and remedial work amounted to approximately \$400,000. Subsequently these funds were recovered from the residents that benefited from the private water system in the Ansnorveldt community. The Region currently owns and operates the Ansnorveldt drinking water system and assumes financial liability through water rates.

This previous experience will help inform the framework for entering into any new agreement for Communal Systems along with suitable financial terms in the Municipal Responsibility Agreements. The cost to develop and bring forward new Official Plan policies on communal systems is included in existing budgets for Environmental Services and Corporate Planning.

## 6. Local Impact

Local municipalities are the governing authority on the planning process enabling private communal systems for new residential developments outside of municipal servicing areas. Local municipal official plans and secondary plans provide detailed land use planning direction in accordance with the Regional Official Plan. Through the Regional Municipal Comprehensive Review, policy and protocol options for communal servicing will be undertaken in collaboration with local municipalities. Local official plans are required to be in conformity with the updated Regional Official Plan. Requirements for a developer to enter into a Municipal Responsibility Agreement with the Region would be administered through the local planning process as a condition of approval for the development. As the Region has responsibility for water production, treatment and storage, stipulated in the *Municipal Act*, the Region is responsible for the long term viability of these private communal systems through Regional oversight and preventative assurances through the Agreements.

## 7. Conclusion

York Region supports the goal of a sustainable Region by directing the majority of growth to fully serviced Urban Areas. With recent changes to the Provincial Policy Statement to support private communal water and wastewater systems, there is an increased need to be clear on when the Region would enter into a Municipal Responsibility Agreement. Consideration for allowing private communal systems for new developments outside of Urban Areas would require proper oversight and controls to ensure public health, environmental protection, and effective risk management for the Region. Staff will be conducting a review of policy and protocol options to provide policy direction in the Regional Official Plan for clearer management of these systems. This work will be based on prior policies in a previous Regional Official Plan as well as a best practices jurisdictional scan.



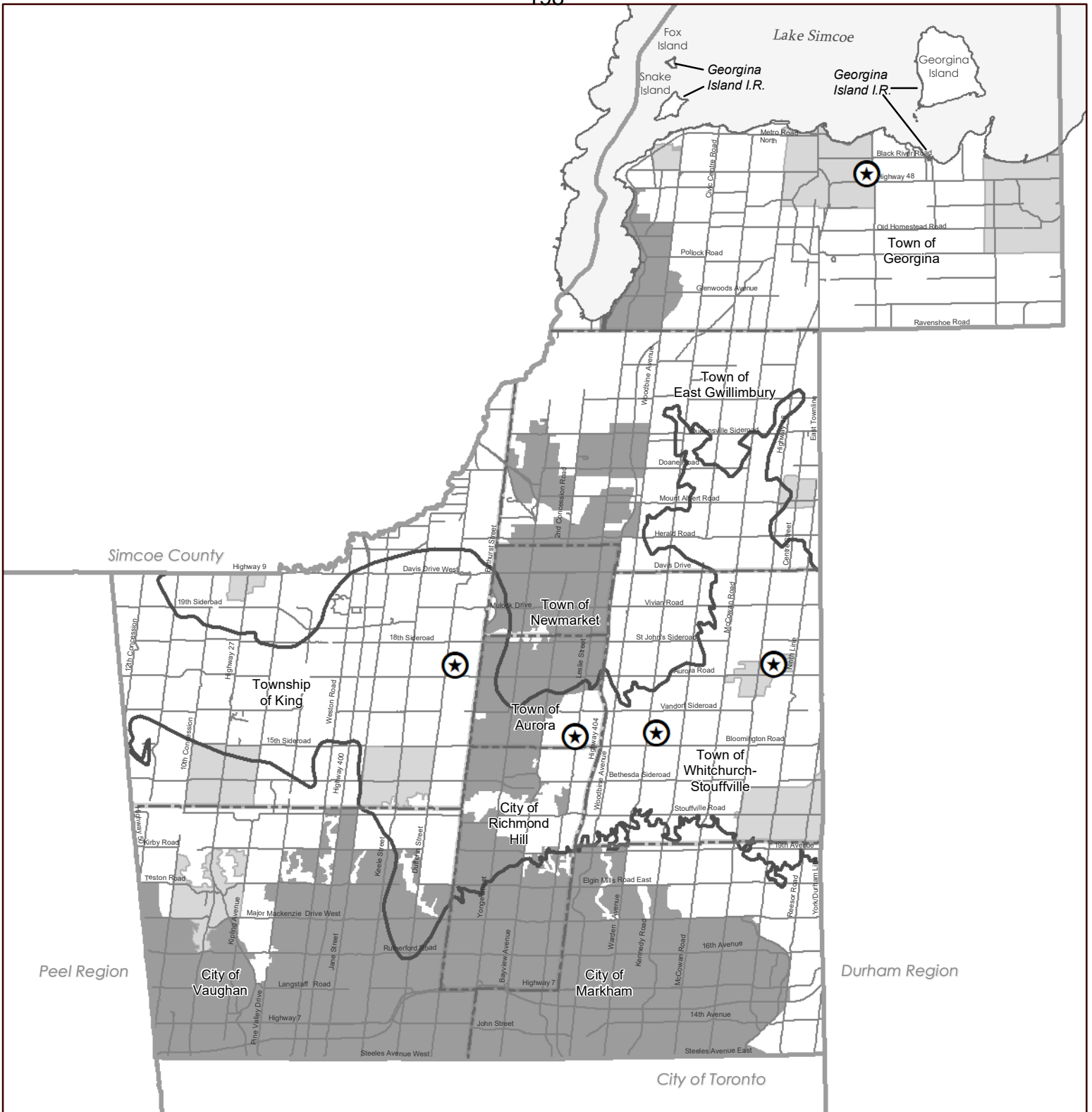
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For more information on this report, please contact Wendy Kemp, Director (A) Infrastructure Asset Management at 1-877-464-9675 ext.75141 and Sandra Malcic, Director, Long Range Planning at 1-877-464-9675 ext.75274. Accessible formats or communication supports are available upon request.

Recommended by: **Erin Mahoney, M. Eng.**  
Commissioner of Environmental Services

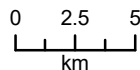
Approved for Submission: **Bruce Macgregor**  
Chief Administrative Officer

May 22, 2020  
Attachments (1)  
#10510651



### Regional Structure

## Water and Wastewater Communal Systems Status Report June 11, 2020



Produced by:  
The Regional Municipality of York  
IAM Branch, Environmental Services Department  
May 2020

Data: Queen's Printer for Ontario 2003-2020



Private System

Urban Area

Towns and Villages

Oak Ridges Moraine Boundary





File: A-2100

June 26, 2020

**DELIVERED BY EMAIL**

The Right Honourable Justin Trudeau,  
Prime Minister of Canada  
Email: justin.trudeau@parl.gc.ca

The Honourable Doug Ford,  
Premier of Ontario  
Email: premier@ontario.ca

Re: COVID-19 Funding

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Oshawa City Council considered the above matter at its meeting of June 22, 2020 and adopted the following recommendation:

“Whereas on March 11, 2020, the World Health Organization and the Canadian Government declared COVID-19 a global pandemic; and,

Whereas on March 12, Ontario ordered schools closed and by March 17, began a more extensive shut down; and,

Whereas the pandemic has led to the closure of public spaces and the cancellation of events around the world throughout the country our province and right here within our own community, causing great stress on the arts sector; and,

Whereas local cultural organizations such as the Oshawa Folk Arts Council representing over 13 member clubs and organizations, as well as the many local service groups such as the Oshawa Rotary Club, have all been forced to cancel major events (i.e. Fiesta Week; Rib Fest; etc.) which historically contribute in large part to the fundraising and operational financing efforts of these sociocultural entities; and,

Whereas the Government of Canada and the Province of Ontario have committed they through the Canada Council for the Arts will continue to work with the Government of Canada, as well as provincial, territorial, and municipal partners, to ensure the strength of the sector; and,

Whereas at present, the Canada Council's for the arts priorities as are our collective governing priorities are to ensure the health and safety of people across Canada and around the world and to work towards the sustainability and recoverability of the arts sector; and,

Whereas a significant period has past without further indication as to what tools, funding measures, or financial support our local social cultural, service clubs, and children/youth minor sporting originations can readily access to help support their operating costs and programming,

Therefore be it resolved:

1. That the Federal, Provincial, and Regional Government help local municipalities assist their local social cultural, service clubs, and children/youth minor sporting originations with clear and definitive relief funding programs directed to help sustain the afore mention groups through these trying times inflected on them by the affects of COVID-19; and,
2. That a copy of this resolution be sent to the Prime Minister of Canada, the Premier of Ontario, all Ontario Municipalities, all Members of Provincial Parliament, all Members of Parliament and Association of Municipalities of Ontario and Federation of Canadian Municipalities."

Oshawa City Council respectfully requests your consideration of the above noted matters.

If you need further assistance concerning this matter, please contact Ron Diskey, Commissioner, Community Services Department at the address listed on Page 1 or by telephone at 905-436-3311.



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Mary Medeiros  
City Clerk

/fb

- c. Association of Municipalities of Ontario  
Federation of Canadian Municipalities  
Members of Parliament and Members of Provincial Parliament  
Ontario Municipalities





July 7, 2020

RE: TAPMO Executive Meeting Minutes dated May 28, 2020.

Please be advised that Township of Puslinch Council, at its meeting held on June 17, 2020 considered the aforementioned topic and subsequent to discussion, the following was resolved:

**Resolution No. 2020-166:** Moved by Councillor Bulmer and  
Seconded by Councillor Sepulis

**That the Intergovernmental Affairs correspondence item 4 listed for JUNE 17, 2020 Council meeting be received; and**

**WHEREAS previous assessment methodologies for aggregate resource properties valued areas that were used for aggregate resources or gravel pits at industrial land rates on a per acre basis of the total site and such properties were formally classified and taxed as industrial lands;**

**WHEREAS the Council of Puslinch supports a fair and equitable assessment system for all aggregate resource properties;**

**WHEREAS the Municipal Property Assessment Corporation determined, with the participation only of the Ontario Sand, Stone and Gravel Association, revised criteria for assessing aggregate resource properties;**

**AND WHEREAS the Council of Puslinch has concerns that the revised criteria does not fairly assess the current value of the aggregate resource properties;**

**NOW THEREFORE BE IT RESOLVED:**

**(a) That the Council of Puslinch does not consider the revised criteria for assessment of aggregate resource properties as a fair method of valuation for these properties; and**

**(b) The Council of Puslinch believes there is a need to review the current**



**assessment scheme for aggregate resource properties to address the inequity of property values;**

**(c) The Council of Puslinch hereby calls upon the Province to work with the Municipal Property Assessment Corporation to address the assessment issue so that aggregate resource properties are assessed for their industrial value; and**

**(d) The Council of Puslinch directs the Clerk to provide a copy of this motion to the Minister of Finance, Minister of Municipal Affairs and Housing, Minister of Natural Resources and Forestry, AMO, ROMA, and all Ontario municipalities and {the local MPP(s)}**

**CARRIED**

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,  
Courtenay Hoytfox  
Deputy Clerk



Corporation of the Township of Perth South  
3191 Road 122  
St. Pauls, ON N0K 1V0  
Telephone 519-271-0619  
Fax 519-271-0647

July 9, 2020

Agricorp  
Attn: Board of Directors  
1 Stone Road West  
Box 360 Stn Central  
Guelph, ON N1H 8M4

**Re: Farm Property Class Tax Rate Program**

Dear Board of Directors

The Farm Property Class Tax Rate program was developed by the province to support agriculture in Ontario. Through this program, farmland owners receive a reduced property tax rate. Eligible farmland is taxed at no more than 25% of the municipal residential tax rate. This program is administered by Agricorp, the Municipal Property Assessment Corporation (MPAC), and municipalities with farmland assessment within their municipality.

The Assessment Roll is returned by MPAC in December of each year for the following year. It is important that the assessment roll values on the returned roll received from MPAC are accurate as these values are used as the basis for the calculation and distribution of taxes. However, we have found that the 2020 Assessment Roll as returned

by MPAC requires many adjustments in the form of Tax Incentive Adjustments (TIA) for the Farm Property Class Tax Rate Program, each of which result in taxation write-offs for the Township.

The TIAs are required to transfer properties which have become eligible for the Farm Property Class Tax Rate Program from the Residential Class back to the Farmland Class. It is our understanding that the large number of TIAs that are processed by MPAC are necessary due to the number of farm properties that have sold their property, made a change to the ownership of the property, or failed to submit paperwork to Agricorp by the required deadline.

The result is that the Assessment Roll is returned with an overstated Residential Class assessment and an understated Farmland Class assessment and when used in the determination of the Residential Tax Rate at budget time results in a rate that is less than it would otherwise be. In addition, taxation write-offs of 75% of the residential amount must be refunded. These refunds are required for the current year, and in some instances, in the prior year as well, placing a financial burden on municipalities.

While these adjustments are not new, they certainly seem to be increasing in volume in more recent years and we anticipate that they will continue to increase as baby-boomer farmers continue to retire and sell their farmland.

In 2020 Perth South had \$34,606,000 of Farmland Class assessment transferred to Residential Class assessment. As a result of this transfer the total write-off is \$213,550.86 of which \$107,041.20 is Perth South's portion, \$66,799.27 is Perth County's portion and \$39,710.39 is the School Board's portion. While a tax write-off of \$107,041 may not seem like a large amount for many municipalities, in Perth South is it significant and would require a 3% levy increase to offset this amount.

Perth South is also concerned with the impact that these "misclassified" properties may be having on information used by other provincial departments. For example, the classification of Farmland assessment as Residential assessment negatively impacts the

Ontario Municipal Partnership Fund (OMPF) calculation, specifically the Farm Area Measure, which could result in a financial loss in the form of reduced grant funding for the year. Despite the fact that there has been no development on farmland, Perth South's Farm Area Measure decreased from 91.7% to 90.8% in 2020, a decrease attributed to the transferring of property from the Farmland Class to the Residential Class. If the Farm Area Measure were to fall below 90% Perth South would incur a loss in grant funding, a loss we simply cannot afford. And should such a loss occur there does not appear to be a mechanism to allow for the correction of the OMPF allocation following the transfer of assessment back from Residential Class to Farmland Class.

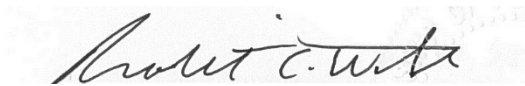
It should also be recognized that the levy costs imposed on municipalities for maintenance and administration costs of conservation authorities is also impacted by this transfer of land from the Farmland Class to the Residential Class. The apportionment of costs is determined by multiplying Current Value Assessment (CVA) in the Residential Property Class by a Factor of 1 and multiplying the CVA in the Farmlands Property Class by a factor of .25. The inclusion of assessment from the Farmland Property Class in the Residential Property Class artificially increases our proportionate share of maintenance and administrative costs and represents another unreconcilable calculation for which we are financially penalized.

The current process places an administrative burden on municipalities and diverts staff time from other administrative work that we simply do not have to spare. In recent years the provincial government has been working with municipalities and other partners to improve service delivery and efficiencies. As part of their review, *Managing Transformations: A Modernization Action Plan*, there was a focus on strong leadership by the government to work with ministries and various partners to strengthen horizontal coordination and establish a renewed focus on improving the efficiency, productivity and outcomes of the Broader Public Sector, while at the same time delivering the most efficient Ontario Public Services possible. A similar review of the delivery of this program may be very beneficial.



Perth South understands that the province and MPAC need to ensure that each farm operation meets the requirements of the Farm Property Class Tax Rate Program, but we feel that there must be a more efficient and effective way for this to be achieved. Perth South would like to be part of the solution and suggests that all stakeholders to the Farm Property Class Tax Rate Program review the current program in an effort to find efficiencies and ultimately, a less disruptive classification process.

Yours Truly,

A handwritten signature in black ink, appearing to read "Robert Wilhelm", is centered on the page. The signature is written in a cursive style.

Mayor Robert Wilhelm  
Township of Perth South

Cc: Hon. Vic Fedeli, Minister of Finance  
Hon. Ernie Hardeman, Minister of Agriculture, Food and Rural Affairs  
Randy Pettapiece, MPP Perth Wellington  
Board of Directors, Municipal Property Assessment Corporation (MPAC)  
Board of Directors, Rural Ontario Municipalities Association (ROMA)  
County of Perth  
Ontario Municipalities

July 10, 2020

Honorable Christine Elliott  
Deputy Premier and Minister of Health  
College Park, 5<sup>th</sup> Floor  
777 Bay St.  
Toronto, Ontario  
M5G 2K8

**Nando Iannicca**  
Regional Chair & CEO

Dear Hon. Minister Elliott,

**Re: Responding to the Mental Health and Addictions System Needs in Peel**

10 Peel Centre Dr.  
Suite A, 5th Floor  
Brampton, ON L6T 4B9  
905-791-7800 ext. 4310

I would like to begin by thanking the Province and your government for continuing to make the mental health and addictions system a priority for all Ontarians. The Region of Peel along with our community mental health and addictions system partners welcome the Province's *Roadmap to Wellness: A Plan to Build Ontario's Mental Health and Addictions System* and look forward to working in collaboration with Ontario Health and the Mental Health and Addictions Centre of Excellence to inform the ongoing implementation of the *Roadmap to Wellness* from a local community-based lens.

In Peel, an estimated 276,000 residents will experience a mental health and/or substance disorder in a given year. Yet, only one in three Peel residents are able to receive the treatment that they need. This leaves an estimated 184,000 Peel residents (including just over 60,000 children and youth) without the necessary treatment and appropriate community supports. These disparities are a symptom of historical funding challenges for the mental health and addictions system in Peel.

Without a population needs-based funding model that responds to local needs, Peel residents will continue to experience growing wait lists, especially among youth and young adults aged 18 to 25 years (the transitional years) who are greatly underserved and require continuity of care as they transition into adulthood. Similarly, per capita funding allocated to Peel's adult mental health and addictions services (for those aged 20 years+) has continued to rank well below the provincial average. These issues and corresponding solution opportunities were highlighted and shared at the Peel Community Roundtable with Minister Tibollo in the Fall of 2019.

In support of our community and the implementation of the Roadmap locally, I would like to draw your attention to the recent resolution and attached report which was approved by Regional Council on June 25, 2020:

**Resolution Number 2020-507**

*That the advocacy as outlined in Section 4 (Key Priorities for Action) in the report from the Acting Commissioner of Health Services, titled "Responding to the Mental Health and addictions Needs in Peel" be endorsed;*

**Nando Iannicca**  
Regional Chair & CEO

10 Peel Centre Dr.  
Suite A, 5th Floor  
Brampton, ON L6T 4B9  
905-791-7800 ext. 4310

*And further, that the Region of Peel request that the Province immediately approve and implement the new population-based funding formula for children and youth mental health services;*

*And further, that the Region of Peel request the Province to immediately establish and implement the same population-based funding formula for adult mental health and addictions services;*

*And further, that the Region of Peel continue to engage the Province to ensure that appropriate funding is provided for the additional system pressures that have resulted from COVID-19;*

*And further, that staff work with community partners to develop a targeted awareness and advocacy campaign that illustrates the experiences of children, youth and adults who face challenges accessing mental health and addictions services to support advocacy efforts for equitable funding for services in Peel;*

*And further, that the Regional Chair, on behalf of Regional Council, write a letter to the Minister of Health, and the Associate Minister of Mental Health and Addictions, to advocate for implementation of the population based funding formula;*

*And further, that a copy of the subject report be forwarded to the Minister of Health, Associate Minister of Mental Health and Addictions, President and CEO of Ontario Health, Transitional Regional Lead for Ontario Health (Central Region) and CEO for the Central, Central West, Mississauga Halton and North Simcoe Muskoka Local Health Integration Networks, local Members of Parliament, local Members of Provincial Parliament and local municipalities in the Greater Toronto and Hamilton Area*

The Region looks forward to working in close partnership with the Province to strengthen Peel's community mental health and addictions system and would be pleased to continue this important conversation to support some of our most vulnerable residents in Peel and around the province. Together, with your government and our community system partners, I believe we can work together to address existing challenges and build an accessible and sustainable mental health and addictions system that will support our residents in their time of need.

Kindest personal regards,



Nando Iannicca,  
Regional Chair and CEO



**Nando Iannicca**  
Regional Chair & CEO

10 Peel Centre Dr.  
Suite A, 5th Floor  
Brampton, ON L6T 4B9  
905-791-7800 ext. 4310

CC:

Hon. Michael Tibollo, Associate Minister of Mental Health and Addictions  
 Matthew Anderson, President and CEO of Ontario Health  
 Donna Cripps, Transitional Regional Lead for Ontario Health (Central Region)  
 Maninder Sindhu, MP Brampton East  
 Ruby Sahota, MP Brampton North  
 Sonia Sidhu, MP Brampton South  
 Kamal Khera, MP Brampton West  
 Kyle Seebach, MP Dufferin-Caledon  
 Omar Alghabra, MP Mississauga Centre  
 Peter Fonseca, MP Mississauga East-Cooksville  
 Iqra Khalid, MP Mississauga-Erin Mills  
 Sven Spengemann, MP Mississauga-Lakeshore  
 Navdeep Bains, MP Mississauga-Malton  
 Gagan Sikand, MP Mississauga-Streetsville  
 Sara Singh, MPP Brampton Centre  
 Gurratan Singh, MPP Brampton East  
 Kevin Yarde, MPP Brampton North  
 Prabmeet Sarkaria, MPP Brampton South  
 Amarjot Sandhu, MPP Brampton West  
 Sylvia Jones, MPP Dufferin-Caledon  
 Natalia Kusendova, MPP Mississauga Centre  
 Kaleed Rasheed, MPP Mississauga East-Cooksville  
 Sheref Sabawy, MPP Mississauga-Erin Mills  
 Rudy Cuzzetto, MPP Mississauga-Lakeshore  
 Deepak Anand, MPP Mississauga-Malton  
 Nina Tangri, MPP Mississauga-Streetsville  
 Nicole Cooper, Town Clerk, Town of Ajax  
 Michael de Rond, Town Clerk, Town of Aurora  
 Peter Fay, City Clerk, City of Brampton  
 Becky Jamieson, Clerk, Township of Brock  
 Kevin Arjoon, City Clerk, City of Burlington  
 Laura Hall, Acting Town Clerk, Town of Caledon  
 Anne Greentree, Municipal Clerk, Municipality of Clarington  
 Ralph Walton, Regional Clerk, Regional Municipality of Durham  
 Fernando Lamanna, Town Clerk, Town of East Gwillimbury  
 Rachel Dillabough, Town Clerk, Town of Georgina  
 Graham Milne, Regional Clerk, Regional Municipality of Halton  
 Clerk, Town of Halton Hills  
 Clerk, City of Hamilton  
 Kathryn Moyle, Clerk, Township of King  
 Kimberly Kitteringham, City Clerk, City of Markham  
 Meaghan Reid, Deputy Clerk, Town of Milton  
 Diana Rusnov, City Clerk, City of Mississauga  
 Lisa Lyons, Town Clerk, Town of Newmarket  
 V. Tytaneck, Town Clerk, Town of Oakville  
 Mary Medeiros, City Clerk, City of Oshawa



Susan Cassel, City Clerk, City of Pickering  
Stephen Huycke, City Clerk, City of Richmond Hill  
JP Newman, Clerk, Township of Scugog  
Ulli S. Watkiss, City Clerk City of Toronto  
Todd Coles, City Clerk, City of Vaughan  
Christopher Harris, Town Clerk, Town of Whitby  
Christopher Raynor, Regional Clerk, Municipality of York Region  
Nancy Polsinelli, Interim CAO, Region of Peel  
Cathy Granger, Acting Commissioner of Health, Region of Peel

**Nando Iannicca**  
Regional Chair & CEO

10 Peel Centre Dr.  
Suite A, 5th Floor  
Brampton, ON L6T 4B9  
905-791-7800 ext. 4310





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**REPORT TITLE:     Responding to the Mental Health and Addictions Needs in Peel**

**FROM:                 Cathy Granger, Acting Commissioner of Health Services**

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## **RECOMMENDATION**

**That the advocacy as outlined in Section 4 (Key Priorities for Action) in the report from the Acting Commissioner of Health Services, titled “Responding to the Mental Health and Addictions Needs in Peel” be endorsed;**

**And further, that the Region of Peel request that the Province immediately approve and implement the new population-based funding formula for children and youth mental health services;**

**And further, that the Region of Peel request the Province to immediately establish and implement the same population-based funding formula for adult mental health and addictions services;**

**And further, that the Region of Peel continue to engage the Province to ensure that appropriate funding is provided for the additional system pressures that have resulted from COVID-19;**

**And further, that staff work with community partners to develop a targeted awareness and advocacy campaign that illustrates the experiences of children, youth and adults who face challenges accessing mental health and addictions services to support advocacy efforts for equitable funding for services in Peel;**

**And further, that the Regional Chair, on behalf of Regional Council, write a letter to the Minister of Health, the Associate Minister of Mental Health and Addictions, to advocate for implementation of the population based funding formula;**

**And further, that a copy of the subject report be forwarded to the Minister of Health, Associate Minister of Mental Health and Addictions, President and CEO of Ontario Health, Transitional Regional Lead for Ontario Health (Central Region) and CEO for the Central, Central West, Mississauga Halton and North Simcoe Muskoka Local Health Integration Networks, local Members of Parliament, local Members of Provincial Parliament and local municipalities in the Greater Toronto and Hamilton Area.**

## **REPORT HIGHLIGHTS**

- On March 12, 2020, Regional Council approved the Health System Integration Committee Recommendation HSIC-2-2020 that endorsed the advocacy approach outlined in the report titled “Addressing Community Mental Health and Addictions System Challenges in Peel”.

## Responding to the Mental Health and Addictions Needs in Peel

- On March 3, 2020, the Province released *the Roadmap to Wellness: A Plan to Build Ontario's Mental Health and Addictions System* which establishes the foundation for future investment and system improvements to guide the sector.
- Through the *Roadmap to Wellness*, the Province aims to address key challenges in the broader mental health and addictions system, many of which reflect key priorities for Peel, including extremely long wait times, issues with accessing services, uneven service quality, fragmentation and poor coordination of services.
- Since the release of the Roadmap, the Province, Region of Peel (Region) and health system partners have had to adjust to new challenges resulting from the COVID-19 pandemic. Recently, the provincial government announced up to \$12 million in emergency funding to expand online and virtual mental health supports for all Ontarians and specific services for frontline essential workers.
- Addressing challenges with social isolation, anxiety, mental health and addictions, and other inequities is especially critical during COVID-19. The Region has mobilized quickly to participate with community mental health and addictions system partners, leveraging local programs and initiatives such as Peel's Community Safety and Well-Being Plan, Home for Good Program, local Ontario Health Teams, and the Region's Community Response Table.
- The Region is committed to work collaboratively with community mental health and addictions service partners to implement the Province's Roadmap and continue advocating for investment to address gaps, ensure funding equity, and improve mental health and addictions service integration in Peel.

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## DISCUSSION

### 1. Background

On March 12, 2020 Regional Council approved Recommendation HSIC-2-2020 that endorses the advocacy approach brought forward at the February 20, 2020 Health System Integration Committee meeting titled "Addressing Community Mental Health and Addictions System Challenges in Peel". This report was also accompanied by a delegation from the Canadian Mental Health Association Peel Dufferin and the Peel Children's Centre. While the report detailed provincial directions and recent developments regarding investments in the mental health and addictions sector, the delegation noted immediate and ongoing challenges in the system, which have exacerbated during the current COVID-19 pandemic.

As highlighted to the Health System Integration Committee, the prevalence of mental health and addictions challenges in Peel has continued to parallel population growth. It is estimated that one in five people will be impacted by a mental health illness and/or substance disorder in any given year.<sup>1</sup> In Peel, this means an estimated 276,000 residents will experience a mental health and/or substance disorder. Yet, only one in three Peel residents received the treatment that they need leaving an estimated 184,000 Peel residents (including just over 60,000 children and youth) without the necessary treatment and appropriate community supports.<sup>2</sup>

In 2013, the Mental Health Commission of Canada projected serious economic and social consequences for failing to invest in mental health. Since then, research has shown that

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<sup>1</sup> Mental Health Commission of Canada. (2013). Strengthening the case for investing in mental health in Canada.

<sup>2</sup> Offord Child Health Studies. (2019). Ontario Child Health Study.

## Responding to the Mental Health and Addictions Needs in Peel

building capacity within mental health and addictions services can mitigate the downstream burden on hospitals, social welfare and the criminal justice system.<sup>3</sup> In 2017, the Mental Health Commission of Canada reported that mental health problems often begin in childhood and adolescence, if left untreated, they can persist through to older age which results in human and economic impacts<sup>3</sup>. As an example, a study on child and youth mental health programs (i.e. the Better Beginnings, Better Futures Program) in Ontario have shown that investments over a four-year period generated almost \$938 in savings per individual across publicly funded services (including social welfare, family physician visits and impact on grade repetition).<sup>3</sup> This is the precise reason why the Region of Peel is committed to ensuring fair, sustainable and equitable funding to ensure Peel residents do not experience challenges in accessing services that may exacerbate existing mental health and addictions challenges.

Given the recent challenges with the COVID-19 pandemic, existing disparities and system pressures will likely be further amplified and underscore the urgency for continued efforts to ensure that there is adequate and appropriate mental health and addictions supports to address the unique needs in Peel.

### 2. Overview of the Provincial Mental Health and Addictions Strategy: Roadmap to Wellness Plan

#### a) Provincial Roadmap for the Mental Health and Addictions System

On March 3, 2020, the Province released the “Roadmap to Wellness: A Plan to Build Ontario’s Mental Health and Addictions System” (Roadmap) which establishes the foundation for future investment and system improvements.

To support the implementation of the Roadmap, the Ministry of Health (Ministry) also established the Mental Health and Addictions Centre of Excellence, which is responsible for providing leadership to ensure the effective implementation of the Roadmap. Implementation of the Roadmap is centered on the following four pillars that will support the delivery of services Ontarians require across their lifespan:

- i) Improving quality: by identifying service gaps, establishing performance metrics, and setting service-level indicators.
- ii) Expanding existing spaces: including child and youth health services (youth hubs) to create an integrated continuum of services.
- iii) Creating innovative solutions: using best practices to inform the design of programs to address current gaps in care (including the provinces Mindability Cognitive Behavioural Therapy program).
- iv) Improving access: by streamlining and coordinating supports through a toll-free number, website with an online chat function, access to in-person supports, and ongoing collaboration with Ontario Health Teams. As part of the Province’s Roadmap, an initial investment of \$20 million in immediate funding will be used to launch the Mindability Cognitive Behavioural Therapy program.

#### b) Recent Provincial and Federal Announcements

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<sup>3</sup> Mental Health Commission of Canada. (2017). Strengthening the case for investing in Canada’s mental health system: Economic Considerations.

## Responding to the Mental Health and Addictions Needs in Peel

As part of the Province's Roadmap, an initial investment of \$20 million in immediate funding will be used to launch the Mindability Cognitive Behavioural Therapy program. The province has made additional investments in recognizing the toll that the COVID-19 pandemic is taking on mental health. The Ontario government established a Mental Health and Addictions COVID-19 Response Table on May 5, 2020 to help mitigate the negative impact of COVID-19 on accessing public mental health and addictions services. The Response Table is currently identifying concerns, implementing quick solutions, supporting virtual care, and sharing best practices to ensure issues impacting the mental health and addictions system are addressed quickly.

Emergency funding of up to \$12 million will be used to immediately expand online and virtual mental health supports. This funding will help mental health agencies hire and train more staff, purchase necessary equipment and technologies, and expand services on a range of platforms including:

- Bounce Back: A guided self-help program for youth over 15 and adults through online videos and phone coaching supports.
- Kids Help Phone: which has seen a 24/7 virtual professional counselling, information and referrals to youth.
- Internet-based Cognitive Behavioural Therapy supported by therapists.
- Online Cognitive Behavioural Therapy for frontline health care workers experiencing anxiety, burnout or post-traumatic stress disorder.
- Training for Cognitive Behavioural Therapy-based interventions for frontline workers, including Telehealth and emergency departments, to better support individuals experiencing acute anxiety due to the pandemic.

The government has also presented \$2.6 million to Ontario Provincial Police (OPP) to hire new psychologists and mental health workers to support OPP personnel.

The federal government has announced \$240.5 million funding to develop, expand, and launch virtual care and mental health tools to support Canadians. Some of this funding has been used to support the Wellness Together Canada tools which offers self-guided courses, resources, group coaching, community of support, and phone or chat counselling with a dedicated line specific for frontline workers.

While recent investments are a step in the positive direction, the current and historic provincial funding formula does not adequately meet the level and pace of need in Peel (described in Appendix II). Current provincial funding is based on the previous year's funding amount with a set percentage increase that does not reflect the dynamic nature of population-based needs. While the Province has devised a population-based funding formula for the child and youth mental health and addictions sector, this model has not been formally released nor has a similar model been developed for the adult mental health and addictions sector, highlighting the need for continued sector advocacy to achieve a fair share of funding for Peel.

### 3. Current Community Responses in Peel

Addressing challenges with social isolation, anxiety, mental health and addictions, and other inequities is especially critical during COVID-19 to reduce further impacts to the mental health and well-being of residents in Peel. As COVID-19 protective measures are put in place, some programs have been put on hold while waitlists continue to grow. Additionally,

## Responding to the Mental Health and Addictions Needs in Peel

there are concerns for the well-being of frontline and health care workers in positions of high risk as well as vulnerable populations with limited access to social supports.

The Region has mobilized quickly to participate with community mental health and addictions system partners through a coordinated approach, leveraging local programs and initiatives as highlighted in the Health System Integration Committee Report (i.e. Peel's Community Safety and Well-Being Plan, Home for Good Program and local Ontario Health Teams). Community partners are working to foster supportive environments, transform care pathways and mitigate risk for crisis situations by:

- Increasing opportunities for social connectedness, especially among youth i.e. through local Peel initiatives such as the Youth Empowering Students for Mental Health (YES4MH) initiative for secondary school students, Project Now to address suicide prevention, and the Malton Youth Wellness Hub to co-locate related services to support youth well-being.
- Improving system navigation for mental health and addictions services while supporting nurses and mental health support staff that have been an integral part of community responses to vulnerable persons needing isolation.
- Addressing needs around client-centered care pathways (particularly transitional points between youth and adult system) and ensuring timely access to mental health and addictions services.
- Outreach supports through Canadian Mental Health Association Peel to advise shelters on isolation and recovery best practices.
- Local agencies are increasing capacity to deal with increased service inquires and crisis calls through virtual counselling and other supports. These demands have been met from resourcing in other parts of the mental health and addictions services.
- The Region established a Community Response Table (with over 90 virtual partners) where community organizations and municipal partners can share information and problem-solve together to meet the needs of vulnerable residents. The table has compiled a list of mental health and well-being supports that are available to provide mental health, stress and anxiety supports in the community. Many of these resources are updated and promoted through outreach by the Community Response Table.

### 4. Key Priorities for Action

COVID-19 has exacerbated existing pressures within the mental health and addictions system in Peel. The Region will continue to work with local stakeholders through an enhanced advocacy approach to build on recommendations from the Peel Community Mental Health and Addictions Round Table (October 2019), in addition to addressing needs identified through COVID-19.

As reported to the Health System Integration Committee, local priority areas (summarized in Appendix I, along with priorities outlined in the Roadmap) require focused advocacy efforts through a coordinated approach with sector partners.

Key advocacy priorities will include:

- Sharing recommendations with the Associate Minister of Mental Health and Addictions, Hon. Michael Tibollo, to address existing underfunding, especially for child and youth up to age 25, including counselling and therapy (see Appendix II for overview of key funding issues and requests identified by the partners present at the

## Responding to the Mental Health and Addictions Needs in Peel

October Round Table) as well as updated funding formulas for the adult population to reflect needs in Peel;

- Identifying and working with local Members of Parliament (MPs) and local Members of Provincial Parliament (MPPs) to champion the issues and inequities within Peel's mental health and addictions sector which contribute to growing waitlists (that currently exceed the provincial average) along with other social impacts;
- Working through community partnerships (i.e. Community Response Table, Community Safety and Well-being Plan, and/or local Ontario Health Teams) and neighbouring Greater Toronto and Hamilton Area municipalities to develop a shared advocacy strategy including the development of a targeted public awareness campaign to showcase the value in investing in mental health and addictions services and raise awareness on existing mental health and addictions disparities that do not account for population growth in Peel; and
- Engaging the Province to target any and all mental health and addictions investments to Peel's community-based service system to address the mental health and addictions needs that are now being exacerbated to crisis levels by the COVID-19 pandemic including the need for enhanced mobile outreach, support for frontline workers, capacity to support self-isolation for homeless with mental health and addictions, and issues related to domestic violence.

### RISK CONSIDERATIONS

Due to the ongoing response to COVID-19, the Province has yet to identify funding for mental health and addictions services that would address ongoing gaps and needs in Peel. While a formal Provincial budget expected in the Fall (2020) may contain new announcements, there will likely be financial challenges following the COVID-19 pandemic that may impact funding levels for local mental health and addictions programs and services.

Furthermore, there are few details regarding the next phase of Ontario Health Team implementation which will impact the transfer of funding accountability from LHINs to Ontario Health, and consequently the ability to effectively advocate for equitable funding allocations for mental health and addictions services. Staff continue to monitor provincial investments along with relevant policy implications for equitable funding and integration of community mental health and addictions services in Peel.

### CONCLUSION

As the Province moves towards system recovery and readiness to implement the Roadmap, there is an opportunity for the Region and its community partners to engage with the Province to address funding equity and improved mental health and addictions services integration.

The Region of Peel will continue to work alongside community partners to support Peel's community mental health and addictions services through enhanced public policy and advocacy, as well as system collaboration and data coordination.

### APPENDICES

Appendix I - Opportunities for Peel within the New Provincial Mental Health and Addictions Strategy

Appendix II - Addressing Community Mental Health and Addictions System Challenges in Peel



**Responding to the Mental Health and Addictions Needs in Peel**

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***Reviewed and/or approved in workflow by:***

Department Commissioner and Division Director.

Final approval is by the Chief Administrative Officer.



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N. Polsinelli, Interim Chief Administrative Officer

**Appendix I  
Responding to the Mental Health and Addictions Needs in Peel**

Key Priorities identified at the Peel Mental Health and Addictions Round Table	Key Opportunities within Provincial Mental Health and Addictions Priorities in Roadmap
<p>Inequitable funding for the following:</p> <ul style="list-style-type: none"> <li>• Counselling and therapy core services for youth and adults</li> <li>• Services specific to children and youth mental health</li> <li>• Adult mental health and addictions services</li> <li>• Supportive housing allocation</li> </ul>	<ul style="list-style-type: none"> <li>• Province acknowledges that some of today's funding is based on historical arrangements</li> <li>• Note that consistency and quality of services vary from provider to provider, and between</li> <li>• Centre of Excellence will deliver evidence-based services and clinical care to provide more</li> <li>• Better organize the system to provide high-quality and evidence-based services across a p</li> <li>• Framework and standards to define core provincially-funded services, ensure consistency</li> <li>• funding to address any gaps and equity.</li> <li>• Framework to also leverage work on children and youth core services.</li> <li>• Planning to expand services including implementing Mindability, a cognitive behavioural th</li> <li>• by OHIP, and addictions services.</li> </ul>
<p>Growing waitlists</p>	<ul style="list-style-type: none"> <li>• Province acknowledges that the demand for mental health and addictions services exceed</li> <li>• resulting in long wait times for services.</li> <li>• Framework will help match Ontarians to right core services more quickly with goal to get O</li> <li>• care in a timely manner.</li> <li>• By expanding and adding new programs, the province hopes to see a decline in waitlists f</li> </ul>
<p>Lack of system planning and service delivery</p>	<ul style="list-style-type: none"> <li>• Province acknowledges that there is poor coordination across the system results in ineffici</li> <li>• family experience, as people struggle to navigate between services.</li> <li>• Centre of Excellence will deliver evidence-based services and clinical care to provide more</li> <li>• Support and resources to Ontario Health Teams to connect patients to the types of service</li> <li>• navigation.</li> <li>• Work with people with lived experience, service providers and researchers to ensure their</li> <li>• Framework to develop a level of needs approach to link providers across various care sett</li> <li>• Coordinate access to services by developing a website with an online chat function, client</li> <li>• wide number where Ontarians can call to access crisis counselling, screening and referral</li> <li>• services, and to learn more about services.</li> </ul>
<p>Absence of centralized intake</p>	<ul style="list-style-type: none"> <li>• Province acknowledges that Ontarians do not know what services exist or where and how</li> <li>• Centre of Excellence will establish a single point of accountability and oversight.</li> <li>• Support and resources to Ontario Health Teams to connect patients to the types of service</li> <li>• navigation.</li> </ul>

**Appendix I  
Responding to the Mental Health and Addictions Needs in Peel**

<p>Lack of access to physicians and psychiatrists and poor integration of psychiatry</p>	<ul style="list-style-type: none"> <li>• Province acknowledges that that consistency and quality of services vary from provider to regions.</li> <li>• Centre of Excellence's Framework to develop a level of needs approach to link providers a</li> </ul>
<p>Lack of supports for culturally appropriate/diverse populations</p>	<ul style="list-style-type: none"> <li>• Plan will work to include services for Indigenous people and communities, and the francophone</li> </ul>
<p>Lack of housing</p>	<ul style="list-style-type: none"> <li>• Supportive housing investments will alleviate pressures on acute care settings by delivering services as people living with mental health and addictions challenges transition from hosp</li> </ul>
<p>Lack of standardized data</p>	<ul style="list-style-type: none"> <li>• Province acknowledges that Ontarians, service providers and system planners do not have they need, limiting effective oversight and accountability.</li> <li>• Centre of Excellence will be responsible for standardizing and monitoring quality while crea indicators and shared infrastructure to disseminate evidence and findings</li> </ul>

# PEEL COMMUNITY MENTAL HEALTH AND ADDICTIONS: ROUND TABLE SUMMARY

October 21, 2019

**PEEL COMMUNITY MENTAL HEALTH AND ADDICTIONS: ROUND TABLE SUMMARY**

Contents

**SUMMARY ..... 2**

**KEY ISSUES IN PEEL..... 3**

**KEY OPPORTUNITIES FOR ACTIONS TO SUPPORT THE MENTAL HEALTH AND ADDICTIONS SECTOR IN PEEL..... 5**

**EVIDENCE-INFORMED SERVICES AND PROGRAMS – LOCAL SUCCESS..... 7**

**CONCLUSION ..... 10**

## SUMMARY

This report is in follow up to the October 21, 2019, Peel Community Round Table with the Associate Minister of Mental Health and Addictions and community partners who are working to improve the mental health and wellbeing of Peel's residents. The round table was a result of a delegation by Region of Peel staff and representatives of Regional Council at AMO in August 2019. Following AMO, the Region of Peel and Ministry of Health coordinated the round table with 11 service providers (see page 10) invited to participate in the meeting and respond to discussion questions provided by the Ministry (see Appendix I). Through opening remarks Minister Tibollo acknowledged the need for a comprehensive strategy across the life span, that is culturally sensitive and emphasizes local connected programs and services close to home. Minister Tibollo also cited the importance of preventative resources while balancing the needs to support those who are impacted the most.

Among the discussion, there was shared attention by community partners concerning system challenges within the community mental health and addictions sector in Peel. In particular, access to services across the lifespan has been challenging as a result of Peel's rapid population growth and chronic underfunding of programs and services. This report reflects discussion at Peel's community round table to:

- Examine the needs, gaps and opportunities within the mental health and addictions system in the Region of Peel; and
- Identify areas of immediate investment and opportunities to scale up successful programs and services for those in need across the life continuum.

The Region of Peel is encouraged by the work and approach of the Ministry of Health and Associate Minister of Mental Health and Addictions to develop a comprehensive long-term strategy along with the Centre of Excellence for Mental Health and Addictions. The Region of Peel looks forward to continuing to work with community partners and the province to develop a strengths-based mental health and addictions system across the lifespan.

## PEEL CONTEXT

- In Ontario, the burden of illness on society for mental health disorders is 1.5 times greater than all cancers combined and seven times greater than all infectious diseases combined.<sup>1</sup>
- It is estimated that 1 in 5 people will be impacted by mental health illness and/or substance disorder.<sup>2</sup> In Peel that means:
  - Over 276,000 Peel residents will experience a mental health and/or substance disorder, including over 62,000 children and youth (0 to 17 years) as well as over 28,000 young adults (18 to 24 years).
- Yet, only 1 in 3 Peel residents will receive the treatment that they need.<sup>3</sup> This means that an estimated 184,000 Peel residents (including approximately 60,000 children and youth) will not receive the care that they need.
- Peel continues to experience rapid population growth adding pressure to service levels that are unable to keep pace with demand. Over the last 20 years, the population in Peel has increased by 38% (19% in the last 10 years alone).<sup>4</sup> By 2041, Peel's population is expected to exceed 1.97 million, representing one of the largest and fastest growing population groups in the Greater Toronto Area.<sup>5</sup>
- Considerations for inclusive and accessible service delivery is important given the diversity within Peel.

<sup>1</sup> Mental Health Commission of Canada. (2012). Opening eyes, opening minds: The Ontario burden of mental illness and addictions report.

<sup>2</sup> Mental Health Commission of Canada. (2013). Strengthening the case for investing in mental health in Canada.

<sup>3</sup> Offord Child Health Studies. (2019). Ontario Child Health Study.

Hamilton Health Sciences. (2019). Hamilton researchers find one in five children have a mental health disorder.

<sup>4</sup> Peel Data Centre. (2016). <http://www.peelregion.ca/planning-maps/2016-population-dwelling-counts-bulletin.pdf>

<sup>5</sup> Statistics Canada. (2016). Peel Census Data.



## PEEL COMMUNITY MENTAL HEALTH AND ADDICTIONS: ROUND TABLE SUMMARY

- Over half (52%) of Peel's residents are immigrants, 1.8 times higher than in Ontario (29%).<sup>6</sup>
- Peel has the highest proportion of visible minorities (62%) within service boundaries in Ontario.<sup>7</sup>

Recognizing local challenges related to historical underfunding and lack of system integration, two advocacy positions were endorsed by Peel Regional Council as Regional priorities in November 2016 and continue to be supported.

**The Region of Peel recommends:**

- That the provincial government should address historical inequities in funding for mental health and addictions services in Peel to support improved access to services within the community and ensure that funding matches community needs and reflects demographic changes.
- That the provincial government should integrate mental health and addictions system planning and service delivery to ensure seamless access to services across the entire age continuum (children to seniors) and work across ministries on the basic social needs required for mental health promotion and recovery, such as housing.

## KEY ISSUES IN PEEL

While not unique to the mental health and addictions sector, Peel has experienced historical underfunding and challenges with system integration which directly impacts accessibility and quality of care across the age continuum. The Region of Peel continues to seek opportunities to enhance Peel's community mental health and addictions services, so Peel residents have access to the necessary supports and services, and the opportunity to experience a greater sense of well-being, belonging and quality of life.

The data below presents a snapshot of what is known about the impact of mental health and addictions issues within Peel.

### BURDEN ON EMERGENCY DEPARTMENTS

- Emergency department visit rates have increased over time; between 2003 and 2016, substance related mental health disorders and anxiety disorders had the greatest increase in emergency department visits.
  - Forty-four per cent of children and youth in Peel aged 0 to 24 years did not receive mental health care from a family physician, pediatrician or psychiatrist prior to a visit to the emergency department.<sup>8</sup>
  - Mood and anxiety disorders visits have doubled among individuals aged 14 and younger and those 15 to 24 years old.<sup>9</sup>

### MENTAL ILLNESS

- Approximately 53,000 residents in Peel are experiencing depression, it is the most prevalent mental health disorder in Peel.<sup>10</sup>
- It is estimated that 25,732 individuals aged 15 and older have experienced anxiety disorders in Peel.<sup>11</sup>
- Emergency department visits for all mental health disorders have more than doubled among individuals younger than 24 years.<sup>12</sup>

<sup>6</sup> Peel Data Centre. (2016). Population Infographic.

<sup>7</sup> Ibid

<sup>8</sup> Health Quality Ontario. (2018). Measuring up: A yearly report on how Ontario's health system is performing.

<sup>9</sup> Canadian Institute for Health Information. (2016).

<sup>10</sup> Canadian Community Health Survey Share File-Mental Health Module, 2015/2016, Statistics Canada. Ontario Ministry of Health and Long-Term Care.

<sup>11</sup> Canadian Community Health Survey Share File-Mental Health Module, 2012, Statistics Canada. Ontario Ministry of Health and Long-Term Care.

<sup>12</sup> National Ambulatory Care Reporting System, 2003–2016, Canadian Institute for Health Information (CIHI). IntelliHEALTH Ontario, Ministry of Health and Long-Term Care.

## PEEL COMMUNITY MENTAL HEALTH AND ADDICTIONS: ROUND TABLE SUMMARY

- Six per cent of Peel residents (similar to Ontario) aged 15 years and older have had suicidal thoughts in their lifetime.<sup>13</sup>

### ADDICTION ISSUES

- In 2016, alcohol was the most commonly reported substance used among Peel residents.<sup>14</sup>
- The number of opioid-related deaths increased sharply in 2014 (45 deaths) and again in 2017 (81 deaths). Since June 2017, opioid-related deaths have remained constant, with 41 deaths in the first three months of 2019.<sup>15</sup>
- Peel's children and youth mental health providers report an increased number of calls from parents and school personnel who are in need of education and supports both on concurrent disorders and an addiction to gaming which is negatively impacting children's abilities to function.<sup>16</sup>

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<sup>13</sup> Canadian Community Health Survey, 2015/2016, Statistics Canada. Ontario. Ministry of Health and Long-Term Care.

<sup>14</sup> Canadian Institute for Health Information. (2016).

<sup>15</sup> Public Health Ontario. (2019). Opioid-related morbidity and mortality in Ontario.

<sup>16</sup> Peel Children's Centre. (2019).

## KEY OPPORTUNITIES FOR ACTIONS TO SUPPORT THE MENTAL HEALTH AND ADDICTIONS SECTOR IN PEEL

Sustainable funding, integration of service planning and delivery, access to services and formal care providers, standardized data and culturally sensitive programs are important for maintaining a patient-centred approach, alleviating key system pressures, and addressing hallway health care. For reference, Central West LHIN is responsible for the adult sector for the Brampton and Caledon areas of Peel Region and Mississauga Halton LHIN is responsible for the Mississauga area of Peel Region for the adult sector. Peel Children's Centre is the lead agency for children's mental health service across Peel Region. Feedback from local service providers' perspectives on challenges are summarized below to inform areas of meaningful and evidence informed investments for Peel's residents (See Appendix I for supplemental notes from the Community Round Table):

### Inequitable funding

- Peel's six children and youth mental health agencies<sup>17</sup> serving children and youth from birth to age 24 years, are grossly underfunded; according to Peel Children's Centre, Toronto receives six times the funding amount as Peel.
- Counselling and therapy represent the greatest need for core service funding for children and youth.
- Lower per capita funding allocated to both LHINs servicing Peel's adult (aged 15-64 years) mental health and addictions services;<sup>18</sup> for 2019-2020, Central West and Mississauga Halton LHINs received \$54.23 and \$43.31 respectively for mental health and \$11.46 and \$10.58 respectively for addictions services. This is lower in comparison to Ontario's average of \$86.36 for mental health and \$20.91 for addictions.<sup>19</sup>
- Services and Housing in the Province (SHIP) report that \$23.98 is allocated per client per day. This starkly contrasts to the recommended amount by the Mental Health Commission of Canada who estimated in 2016, a client should receive \$91 to \$127 per day (current calculation accounting for inflation).

### Growing waitlists

- As of August 2019,<sup>20</sup> 262 children and youth were on a 6-12 month wait list for counselling/ therapy – intensive supports in Peel. As this service requires longer sessions with clients, waitlists are lengthier.
- As of November 2019,<sup>21</sup> estimated wait times for services funded by the Central West and Mississauga Halton LHINs exceed the Ontario average, especially within the Central West LHIN catchment area-Centralized/Coordination Access at 150 days, Case Management/Supportive Counselling – Mental Health at 102 days and Supports within Housing at 336 days.

### Lack of system planning and service delivery

- Historically, planning and coordination of mental health and addictions services has been divided between two "systems" – one for adults (ages 16+ years) and one for children and youth (0-24 years).
- At a local level, oversight has been the responsibility of the Local Health Integration Networks (Central West and Mississauga Halton) for adult services, and the Peel Children's Centre as Lead Agency for children and youth services.

<sup>17</sup> Associated Youth Services of Peel, Peel Children's Centre, Nexus Youth Services, Rapport Children & Family Services, Trillium Health Partners and William Osler Health System.

<sup>18</sup> Historically, funding allocation has been reported for adults 20+ years; service utilization is now reported for ages 15-64 years and is starkly underfunded in comparison to the Ontario average.

\*Community Mental Health FY2018 MLPA Funding with Adjustments and Addictions Program FY2018 MLPA Funding with Adjustments

<sup>19</sup> Community Mental Health FY2018 MLPA Funding with Adjustments and Addictions Program FY2018 MLPA Funding with Adjustments

<sup>20</sup> Peel Children's Centre. (2019).

<sup>21</sup> Connex Ontario. (2019).

## PEEL COMMUNITY MENTAL HEALTH AND ADDICTIONS: ROUND TABLE SUMMARY

- Given the existing and separate system level planning of children/youth and adult services, transitional aged youth/young adults (18-25 years) are greatly underserved in Peel.
- Seniors' mental health also requires system integration for services depending on the levels of physical and cognitive capacity.
- Lack of integration of mental health and addictions services within primary care (inclusive of family involvement, psychiatry and community support services) has a direct impact on accessibility and quality of care across the age continuum resulting in long waitlists and use of hospital Emergency Departments (ED). For example, in Peel, 32% of adults with a mental health related ED visit did not receive prior care from a physician.<sup>22</sup> Moreover, as reported in 2017, Peel Regional Police saw a 37% increase in mental health related calls over the last five years, which is upwards of 16 calls per day.<sup>23</sup>
- There is a need to standardize the delivery of programs across multiple service providers in the Central West LHIN (even within the same functional centre) for adults 16 and up. Frequency of contact, duration, location of services as well as the expertise and methodology used to deliver mental health and addictions programs vary across provider and requires consistency.

**Absence of a centralized intake**

- There is a great need for all mental health and addictions services to have common intake and assessment processes for patients (children, youth and adults), families and clinicians to understand their choices while waiting to receive services and supports.

**Lack of access to physicians and psychiatrists and poor integration of psychiatry**

- In addition to long wait lists, there is a lack of physicians<sup>24</sup>, psychologists<sup>25</sup>, inpatient beds<sup>26</sup> as well as low mental health inpatient admissions as reported by the Central West and Mississauga Halton LHINs.

**Lack of supports for culturally appropriate/diverse populations**

- Both clients and service providers/settlement workers report lack of culturally sensitive supports and services as a barrier for newcomers to Peel as well as staff having a lack of knowledge to provide the right supports and services.<sup>27</sup>
- Family centred and culturally appropriate approaches within programs/services is very sporadic in supporting persons with mental health and addictions challenges.
- LGBTQ2S, Indigenous and Racialized populations lack appropriate supports and services.

**Lack of housing**

- Low stock for affordable and supportive housing.

**Lack of standardized data**

- Lack of measurement and reporting of client outcomes for the entire mental health and addictions system inhibits the capacity to improve the client's care pathway.

<sup>22</sup> Health Quality Ontario. (2018). Measuring Up.

<sup>23</sup> Peel Regional Police. (2017).

<sup>24</sup> In 2016, the rate of physicians per 100,000 Ontarians was 99.1. The Central West LHIN only has 73.9 physicians per 100,000 people. Meanwhile, in the Mississauga Halton LHIN, there was 91.3 physicians per 100,000.

<sup>25</sup> In 2016, there were 24.3 psychologists per 100,000 people in Ontario and 20.5 per 100,000 people in the Mississauga Halton LHIN. However, in the Central West LHIN the rate of psychologists was much smaller in comparison, at only 9.1 per 100,000 people.

<sup>26</sup> In 2019, the rate of mental health beds in Ontario is 38.6 per 100,000 people. This represents more than half of available beds in the Mississauga Halton LHIN, at 13.3 per 100,000 and Central West LHIN, at 10.8 per 100,000.

<sup>27</sup> Peel Newcomer Strategy Group. (2019). Report on Peel Newcomers.

## EVIDENCE-INFORMED SERVICES AND PROGRAMS – LOCAL SUCCESS

Highlighted below are evidence-informed therapeutic programs and services that demonstrate success for our residents in Peel region. Direct infusion of investments in these services will improve care, decrease waitlists and wait time, reduce use of emergency departments and address hallway health care. Feedback from local service providers' on evidence-informed services and programs are summarized below to inform areas of investments for Peel's residents.

### **Psychotherapy: Cognitive Behavioural Therapy (CBT), Dialectical Behaviour Therapy and Trauma-focused CBT**

- For children and youth aged 0-24 years, investments in CBT will help to reduce distress and improve the day to day lives of children and youth struggling with the most prevalent mental health disorders (e.g., anxiety, depression, eating disorders, substance use disorders and trauma). These services have produced positive outcomes and have been shown to be cost-effective for children as young as 4, through to youth and young adults.
- For young adults/adults and seniors, investments will help to reduce wait times, making it easier to access care when needed. People are in need of faster, more equitable access to mental health supports that will compliment the medical model, build coping strategies to improve self-management and support recovery.

### **Rapid Access Addiction Medicine (RAAM) Clinics**

- In fiscal year 2018/19, the clinic supported 53% (131 of 248) of clients in Peel Region. Pending funding, RAAM Clinics provided in Mississauga and crisis services in Peel will expand to include the Mobile Crisis Rapid Response Team (MCRRT).<sup>28</sup>
- Investments of \$1.4 million would enable the opening of four clinics and serve an additional 3,200 visits per annum in Mississauga by funding additional medical supervision, nurse practitioner, nursing, concurrent disorder, psychiatry, and pharmacy services.

### **24/7 Crisis Walk-in Service**

- In line with best practice, access to walk-in crisis services will minimize emergency department visits, mitigate imminent client safety risks, and enable direct connection and referral to appropriate ongoing community-level supports. This service would work within existing partnerships and address the remaining critical gap in crisis services in the Region of Peel. This 24/7 Crisis Walk-In Service would also address a gap in the continuum of walk-in crisis services for adults as this service doesn't currently exist.
- Investments of \$1.43 million would enable 24/7 Crisis Walk-in Service to operate and serve 3,500 visits per annum for crisis support workers, counselling, and intake services.
- An additional \$1.5 million would allow the addition of two more Mobile Crisis Rapid Response Teams (MCRRT) to help reduce apprehensions under the Mental Health Act by approximately 1,000 from the current 6,700 per year, reducing the burden on both police and emergency departments at William Osler Health System and Trillium Health Partners.

### **In-STED**

<sup>28</sup>RAAM Clinics offer rapid assessments, education, and withdrawal management, to reduce risk and support harm reduction for clients in urgent need of addiction care. MCRRT allows crisis workers to ride along with uniformed officers to respond to live 911 calls involving mental health and addiction crisis. Crisis workers will conduct onsite assessment to de-escalate and support individual's in current crisis.

## PEEL COMMUNITY MENTAL HEALTH AND ADDICTIONS: ROUND TABLE SUMMARY

- In fiscal year 2017/18, In-STED<sup>29</sup> supported 806 clients. By connecting with clients in the emergency department, it successfully reduced repeat emergency department (ED) visits by 65%.
- Investments of \$3.276 million would allow In-STED to operate across all hospital Emergency Departments in the Region of Peel, 24 hrs per day, 7 days per week and serve 3,454 clients and 21,000 visits per annum.

**Stepped Care model**

- Since implementation in January 2019, the stepped care model<sup>30</sup> has reduced wait time for psychiatric consultations by 80% (from 365 days to 90 days). Furthermore, wait time for psychotherapy reduced by 85% (24 weeks to 2 weeks). Patient participation increased by 138% and as a result more than double the number of unique individuals were served.
- Investments in an additional four to six full time social work staff (\$400,000 to \$600,000) would allow Osler to keep pace with Peel's growing population (approximately 10 % annual growth rate of mental health and addictions patients at Osler) and to meet the unmet need of mood and anxiety in chronic disease patients (i.e. dialysis, diabetes, cancer etc.).
- An investment of approximately \$450,000 per 1,000 patients<sup>31</sup> in this program would allow the creation of an e-therapy program within the established Stepped Care Program; patients at lower intensities could access treatment interventions remotely without missing school or employment obligations. Further investment would also allow expansion of William Osler Health System's Stepped Care Program to family health teams teaching them to provide lower intensity services (step 1 and 2), while the hospital can accommodate the more complex patients in higher intensity services (steps 3 and 4).

**Mental Health and Addiction Supportive Housing Programs**

- **SHIP's High Support program**<sup>32</sup> - Individuals are successfully housed through direct alternative level of care referrals from institutions like the Centre for Addiction and Mental Health (CAMH) which has in turn increased CAMH's capacity to serve individuals who require acute specialized care. In addition, the High Support program has provided choice-based housing with customized supports which has increased housing stability and has reduced ED visits and re-hospitalizations and will benefit from funding because the High Support provides a safe alternative for individuals with co-occurring complex mental health issues who are struggling to remain housed.
- **SHIP's Housing In Place Team (HIP)**<sup>33</sup> - HIP has resulted in successful choice-based housing placements with high retention rates and a reduction in ED visits and hospitalizations. This is due to a specialized support approach which meets the individual "where they are at". Providing non-traditional supports like community trauma, hoarding, tenancy and financial literacy combined with traditional mental health supports has demonstrated positive outcomes for housing retention and an individual's recovery journey. Investments would assist in program delivery through a housing first needs approach that would support individuals who require housing and supports from using system access points like emergency rooms, EMS services, police services, etc. as well as reducing waitlists. Additional funding could create a preventative proactive extension of HIP that would assist in

<sup>29</sup> In-STED facilitates successful transitions to community level supports and services and provides an opportunity for reciprocal knowledge transfer of system navigation between hospital and community health professionals.

<sup>30</sup> Adapted from Improving Access to Psychological Therapies (IAPT) from the UK

<sup>31</sup> Partnership opportunity with CBT Associates – MindBeacon

<sup>32</sup> A model of housing designed to assist individuals who are challenged with complex mental health and co-occurring issues which is built on a solid foundation of support for marginalized populations.

<sup>33</sup> Provides supportive housing and intensive case management for people with serious mental health issues and/or those with problematic substance use who are homeless or at risk of homelessness. (e.g. SHIP's Hansen Building).



## PEEL COMMUNITY MENTAL HEALTH AND ADDICTIONS: ROUND TABLE SUMMARY

diverting individuals who are on the trajectory towards homelessness due to their mental illness or addiction.

- For the above programs, immediate investments to support 12 complex clients per one full time staff would equate to \$262,800 (\$90,000 per FTE plus \$1,200 per client).
- **Housing and Support Program (HASP)**<sup>34</sup> through Trillium Health Partners, HASP would benefit from the development of a subsidy fund to support mental health and addiction patients by allowing access to market valued rental properties. Measured outcomes include drastic reduction of patient homelessness and further reductions in the use of short-term shelters and safe-beds.
- A subsidy fund of \$1,194,000 would provide secure and safe housing for 250 individuals for a 5-year period.

#### Peer programs/services

- Youth and adult peer support and caregiver peer support models<sup>35</sup> can improve system navigation, help families cope while waiting for care or offer additional support post-treatment.
- Peer support services and the involvement of people with lived experience have been shown to be effective in assisting individuals self-manage their mental health needs and generate superior outcomes in terms of engaging “difficult to reach” individuals.

#### Respite services

- These services<sup>36</sup> provide temporary relief for families of children who are struggling with mental health issues or for parents who are experiencing mental health issues that are directly affecting their child/youth’s daily functioning. Services have demonstrated reduced risk of family breakdown and decreased child and family stress. Further investments will provide continued supports; thus, improving the quality of life for parents and children.

#### Public Health Population Approaches

- A commitment to the promotion of mental health through the Ontario Public Health Standards is foundational to a comprehensive approach to addressing and optimizing mental health within the population. Furthermore, incorporating a harm reduction and public health approach to substance use and addiction allows for a more upstream approach to reduce harm and keep people alive, as well as implement prevention initiatives that support children and youth.

<sup>34</sup> While there are many housing options in south central Mississauga, the monthly housing allowance through ODSP of \$464 does not support stable housing in the housing crisis of which Mississauga is facing. The HASP fund would be most beneficial in partnership with the SHIP program.

<sup>35</sup> Peers are increasingly becoming recognized as valued members within the care team by numerous mental health and addictions programs nationally and internationally.

<sup>36</sup> Services are provided out-of-home and in-home (community-based respite)

## CONCLUSION

Locally in Peel, mental health and addictions system integration and funding equity remain priorities in achieving a Community for Life for Peel's residents. Addressing funding inequities and system integration for services supported within and across ministries is imperative to ensure seamless transitions between children and youth to adult mental health and addiction services. As the province moves toward the establishment of the Centre of Excellence for Mental Health and Addictions, Peel looks forward to working with the province to improve and sustain Peel's mental health and addictions services through a strengths-based lifespan approach.

**Thank you to our Community Mental Health and Addictions Partners that attended the Peel Mental Health and Addictions Round Table and supported the development of this report:**

- Central West LHIN
- Canadian Mental Health Association (CMHA) Peel Dufferin
- Hope Place Centre
- Mississauga Halton LHIN
- Peel Addiction Assessment and Referral Centre (PAARC)
- Peel Children's Centre (PCC)
- Peel Regional Police
- Punjabi Community Health Services (PCHS)
- Services and Housing in the Province (SHIP)
- Trillium Health Partners
- William Osler Health System

## PEEL COMMUNITY MENTAL HEALTH AND ADDICTIONS: ROUND TABLE SUMMARY

## Appendix I – Community Mental Health and Addictions Round Table (October 21, 2019)

Question	Themes
<p>1. What are the key barriers to accessing MHA services in this part of Ontario and what would it take to address these issues?</p>	<p><b>Barriers for Community Partners</b></p> <ul style="list-style-type: none"> <li>• Funding inequities <ul style="list-style-type: none"> <li>○ children and youth services receive 1/3 of funding</li> <li>○ adult sector underfunded; one of lowest per capita</li> <li>○ Per Capita funding: overall funding for Central West and Mississauga Halton LHINs are less (\$973 vs \$1900 for Ontario). \$12 million base funding over last 7 years: \$63 for Central West LHIN vs. \$200 Ontario.</li> </ul> </li> <li>• Geography of services (rural vs. urban) <ul style="list-style-type: none"> <li>○ Getting care as close to home</li> </ul> </li> <li>• Social determinants of health / poverty</li> <li>• Access points: multiple access points, enter one door; how to get right services at right time <ul style="list-style-type: none"> <li>○ Child and youth mental health addictions (strengths-based) vs. adult (diagnostic) need to change communications, language, integration</li> </ul> </li> <li>• Circle of care -expansion <ul style="list-style-type: none"> <li>○ family centered approach: how to get family involved when consent and confidentiality becomes an issue</li> </ul> </li> <li>• Need wide range of supports (available in one team): family services, intake, case management, etc.</li> <li>• Need to meet people where they are – services can't be prescribed (holistic view)</li> <li>• Lack of psychiatry; psychiatry not community based – needs to be integrated into multidisciplinary teams</li> <li>• Lack of counselling for 18-25 years</li> <li>• Psychotherapy application for under 18 years</li> <li>• Culturally sensitive services <ul style="list-style-type: none"> <li>○ Cultural sensitivity is needed i.e. Cognitive behavioural therapy (CBT) for South Asian community – is this a good model is being asked (partnered with CAMH on 5-year pilot)</li> <li>○ Consent/ privacy issues (PHIPPA concerns - look at provincial level since it can be addressed)</li> </ul> </li> </ul> <p><b>Barriers for Peel Regional Police</b></p> <ul style="list-style-type: none"> <li>• Peel Police Resourcing issues upon entry to hospital due to lowest number of mental health beds in Peel (approx. 1 to 70,000 / vs. 1-6,000 province)</li> </ul>

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	<ul style="list-style-type: none"> <li>• Crisis supports: transitions from MCRRT and COAST – present initial issues then reengage with police when there is no one else to call - recidivism</li> <li>• Lack of supportive housing and mental health care – impacts policing downstream</li> <li>• <b>Opportunities</b> <ul style="list-style-type: none"> <li>○ Collaboration is the goal</li> <li>○ Best practices: need to look at multidisciplinary teams within each sub-region</li> <li>○ Alignment: what people need vs. scope of services – there is sometimes a disconnect</li> <li>○ How do we change genetic makeup of outreach teams? (transitional housing and mental health) - need to expand</li> <li>○ Community treatment: need to look at alternative dispute resolution, employment, other elements important to an individual etc.</li> <li>○ Synergy and expansions of MCRRT and COAST programs</li> </ul> </li> </ul>
<p>2. What do you see as the opportunities and risks in starting to articulate a provincial quality agenda for MHA, for example the introduction of common program and service standards setting out minimum expectations for delivery?</p>	<p><b>Risks with opportunities to change</b></p> <ul style="list-style-type: none"> <li>• There is an advantage with having common standards but risk if become too standardized.</li> </ul> <p><b>Addictions sector challenges</b></p> <ul style="list-style-type: none"> <li>• Cognitive Behaviour Therapy (CBT) - not everyone benefits and can de-skill ability to provide psychotherapy which may lower resilience</li> <li>• Addictions need psychotherapy (which is not funded). Pathologizes situational events</li> <li>• Data – wrong metrics: worker productivity instead of outcomes of patients</li> <li>• Clinicians are tracking on multiple databases</li> <li>• Administration is taking up too many resources (need to determine what matters most from a tracking perspective)</li> <li>• Siloed funding – by functional center within organizations = inefficiency</li> <li>• Unable to cross-pollinate funding within agency – need some flexibility</li> <li>• Mississauga Halton LHIN health service providers got accredited which may be an opportunity for all community agencies</li> <li>• Technology: a challenge; need a digital strategy for the sector</li> </ul> <p><b>Supportive Housing sector challenges</b></p> <ul style="list-style-type: none"> <li>• Reiterated supportive housing needs</li> <li>• Peel for Zero campaign: list of homeless individuals in community – prioritize those folks (high service users with mental health and addictions challenges); address chronic and high-risk folks</li> </ul>

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	<ul style="list-style-type: none"> <li>• Non-chronic users are creeping up to be chronic system users: need to tackle both groups simultaneously</li> <li>• Cited Housing First model: housing first teams</li> <li>• Assertive Community Teams (ACT) - wrap around services within housing</li> <li>• Enhance Flexible Assertive Community Treatment Teams (FACT)</li> </ul> <p><b>Hospital Sector</b></p> <ul style="list-style-type: none"> <li>• Brampton is an underserved area – Brampton Civic Hospital sees 400 patients a day (many are mental health patients)</li> <li>• Need to move past reactive approach towards true population approach, prevention approach - housing, harm reduction etc., whereas currently the hospital is seen as a rescue medicine approach             <ul style="list-style-type: none"> <li>○ Need for strong client/patient voice</li> </ul> </li> <li>• May be a risk of reducing to lowest common denominator of service delivery for specific populations with innovation (not meeting clients’ needs due to need for cultural sensitivity)</li> <li>• Need supports to understand population challenges – i.e. urban versus rural challenges</li> <li>• Need client, patient, caregiver voice representation</li> <li>• Acute care requires more virtual care             <ul style="list-style-type: none"> <li>○ Compensation structure for physicians and psychiatry needs to change to support virtual care (seen some strides on addictions side)</li> <li>○ Referenced UK's Improving Access to Psychological Therapies (IAPT) programme by Dr. Clark</li> </ul> </li> <li>• Stretch funding for mood/anxiety continuum: for lower acuity events</li> <li>• Step care models: level of need to level of service are matched (for mood and anxiety disorders) where clients can receive services that are evidence based in the community – also recommended by Mental Health Commission of Canada             <ul style="list-style-type: none"> <li>○ Brampton Civic Hospital: step 1-4 implemented but digital not implemented because of resources (Scarborough has it)</li> <li>○ Step care in hospitals should be extended into community</li> </ul> </li> </ul>
<p>3. What has your community been doing to integrate care across parts of the health system (primary care, acute care, MHA) and across sectors (between the MHA system and schools, social housing providers, social assistance administrators, etc.)? Do you see Ontario Health Teams as providing further solutions to the challenge of integrated care?</p>	<p><b>Integration Opportunities</b></p> <p><b>Local LHINS</b></p> <ul style="list-style-type: none"> <li>• Ontario Health Teams (OHT): Region of Peel is fully covered             <ul style="list-style-type: none"> <li>○ Partners have collaborated in a new way – continuum of mental health and addictions services will be included</li> <li>○ Exposure with partners have helped make connections</li> </ul> </li> <li>• Mississauga Halton LHIN has been partnering for a healthy community: integrated approach with education, acute care, public health, police, etc., and communities</li> </ul>

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	<ul style="list-style-type: none"> <li>○ Opioid capacity project; invested in peer supports, residential care</li> <li>○ Mental health and justice projects with MCRRT program with CMHA Peel Dufferin and Peel Police</li> <li>○ Important to focus on culturally sensitive model – can’t be one size fits all model</li> <li>○ Health equity is important: constituents challenged with affordability and food security</li> <li>○ Can’t focus on reactive piece alone</li> <li>○ Mississauga Halton LHIN is collecting data – demonstrating services not addressing all needs in the community</li> </ul> <p><b>Mental Health and Addictions Sector</b></p> <ul style="list-style-type: none"> <li>● Three CMHA Peel Dufferin sites are co-located with primary care (integration with physicians and nurse practitioners to support navigating patients)             <ul style="list-style-type: none"> <li>○ Promising outcomes: received care in new ways but participating in FACT Model; will share results with partners</li> <li>○ RAAM: 5 clinics in Central West LHIN; 3 more clinics to be opened in Mississauga Halton LHIN</li> <li>○ Dialectal Behaviour Therapy (DBT): working with family health team to start a DBT program for chronic suicidal behaviours</li> </ul> </li> </ul> <p><b>Addictions (specific) Sector</b></p> <ul style="list-style-type: none"> <li>● Mental health and addictions have been integrated but it is integration with rest of the system that requires improvements e.g. primary care</li> <li>● Integration with William Osler Health System             <ul style="list-style-type: none"> <li>○ youth withdrawal management program</li> <li>○ unique partnership with EMS to reduce recidivism and emergency department visits</li> <li>○ Seniors and homeless populations a focus: need better physical and emotional access to services</li> <li>○ Co-location opportunities are important and need more of them</li> <li>○ Opioid strategy integration with physicians is ongoing</li> </ul> </li> <li>● Direct transfer from hospitals: individuals get dropped after going to emergency department</li> <li>● In-patient addiction treatment transitions</li> </ul>
<p>4. What do you see as “easy wins” in the areas of prevention and early intervention among children and youth – things we could be doing, or</p>	<p><b>Children and Youth Mental Health Sector</b></p> <ul style="list-style-type: none"> <li>● Need to determine behavioural issues versus mental health challenges</li> <li>● Child and youth mental health into Ministry of Health presents new opportunities for collaboration</li> </ul>



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<p>doing differently, that would make a difference in young people’s lives?</p>	<ul style="list-style-type: none"> <li>• Wheretostart.ca (front door access)– Peel Children’s Centre has led integration as Lead Agency role which can be leveraged and learned for adult mental health and addictions for alignment</li> <li>• Need for more crisis services for families to call for under / over 18 years</li> </ul> <p><b>Young Adults/Adults</b></p> <ul style="list-style-type: none"> <li>• Punjabi Community Health Services - Innovation to bridge access challenges: “meet me where I am program” which embed case workers in faith centres (bringing services where people need them)</li> </ul> <p><b>Hospital Sector</b></p> <ul style="list-style-type: none"> <li>• Member of Medical Psychiatry Alliance: pilot project for screening youth with diabetes (pediatric cases) are also screened for depression/ anxiety- linking those youth with services (embedded mental health with physical health) – but challenge is screening also requires sufficient/ appropriate services to link them to thereafter</li> <li>• Partnership is an easy win - partnering with school districts (Peel Children Centre, school board, public health)</li> <li>• Launching Project Now to reduce child and youth suicide</li> <li>• Reducing stigma is a key aspect</li> <li>• Trillium is looking for technology as an opportunity to address mental health needs</li> <li>• Transitional aged-youth supports: addressing transitions for high need</li> <li>• Early identification in youth addiction: gaming technology-based addictions which are on the rise (not flagged often) - William Osler Health System has seen 200% increase in addiction gambling; cannabis use risks</li> <li>• Psychiatry based intervention – early diagnosis and stabilization and navigating to community resources</li> </ul> <p><b>Peel Regional Police</b></p> <ul style="list-style-type: none"> <li>• School Resource Officer: leveraging officers in prevention and intervention space with integration into school curriculum</li> </ul>
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**Kiran Saini**  
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July 6, 2020

Sent to: [REDACTED]

Dear Michelle Nye:

**RE: Proclamation Request - August 22<sup>nd</sup> - National Flight of the Monarch Day**

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I am writing to advise that your proclamation request has been approved in accordance with the Council-approved [Proclamation, Lighting Request and Community Flag Raising Policy](#), and the Town of Newmarket will proclaim August 22, 2020 as National Flight of the Monarch Day. Your proclamation request will be, communicated on the Town's Twitter account, in the Town page, and on the Town's website on the Proclamation and Lighting Request page.

In addition, the Riverwalk Commons and Fred A. Lundy Bridge located on Water Street will be illuminated in orange on August 21, 2020 to recognize National Flight of the Monarch Day. Please note that the lighting will occur from sunset until 11:00 PM.

If you have any questions regarding the above, please feel free to contact the undersigned.

Yours sincerely,

A handwritten signature in black ink that reads "Kiran Saini".

Kiran Saini  
Deputy Town Clerk  
KS:jg