



Town of Newmarket Council Information Package

Index of Attachments

Date: May 6, 2022

	Pages
General Correspondence Items	
1. Regional Council Decision - 2021 Annual Development Activity Summary	1
York Region	
April 7, 2022	
2. Regional Council Decision - 2021 Development Charge Reserve Fund Statement	88
York Region	
April 7, 2022	
3. Regional Council Decision - 2022 Water and Wastewater Master Plan Update	104
York Region	
April 7, 2022	
4. Regional Council Decision - Growth and Development Review 2021	240
York Region	
April 7, 2022	
5. Regional Council Decision - Long-Term Care Transformation: Legislative Changes and Draft National Standards	289
York Region	
April 7, 2022	

6.	Regional Council Decision - Transportation Services Capital Infrastructure Status Update	327
	York Region	
	April 7, 2022	
7.	Regional Council Decision - ventureLAB 2021 Results	351
	York Region	
	April 7, 2022	
8.	Ontario Must Build it Right the First Time	360
	Municipality of Mississippi Mills	
	April 19, 2022	
9.	Setback Recommendation from the Multi-Municipal Wind Turbine Working Group	365
	Municipality of Arran-Elderslie	
	April 22, 2022	
10.	Request to the Province of Ontario for a Plan of Action to Address Joint and Several Liability	370
	Township of Alnwick/Haldimand	
	April 25, 2022	
11.	More Homes for Everyone Act	373
	Township of Amaranth	
	April 26, 2022	
12.	York Region Transit Service Changes - May 1, 2022	374
	York Region Transit	
	April 26, 2022	
13.	Bill 109 response	376
	Township of Cramahe	
	April 27, 2022	

14.	York Region Notice of Decision - OPA 32 - Shining Hill Newmarket - Town File D09NP2012/ OPA 32	378
	York Region	
	April 27, 2022	
15.	Regional Council Decision - Economic Development Action Plan 2020-2023 Update	384
	York Region	
	April 27, 2022	
16.	Regional Council Decision - Ontario More Homes for Everyone Plan: Comments on Bill 109	426
	York Region	
	April 28, 2022	
17.	Resolution for Information - Supporting Ukraine	449
	Town of Arnprior	
	April 28, 2022	
18.	Resolution - AMO - Firefighter Certification	450
	Tay Valley Township	
	May 3, 2022	
19.	Russian Sanctions	451
	City of Thorold	
	May 4, 2022	
20.	Letter to Minister Mulroney re. Highway 413 - Region of Peel's Resolution 2022-243	455
	Regional Municipality of Peel	
	May 5, 2022	
21.	Bluebelt + Grand River: A Treaty Restoration Project	458
	Mohawk Nation of Grand River Country	
	May 6, 2022	

Proclamation, Lighting Requests and Community Flag Raising

- | | |
|----------------------------------|-----|
| 1. Menstrual Health Day | 465 |
| Proclamation - May 1 - 31, 2022 | |
| Flag Raising - May 26 - 31, 2022 | |
| 2. Never Give Up Day | 467 |
| Proclamation - August 18, 2022 | |

Information Reports

There were no information reports distributed during this period.

Regional Council Decision - 2021 Annual Development Activity Summary

On April 28, 2022 Regional Council made the following decision:

1. The Regional Clerk forward this report to the Ministry of Municipal Affairs and Housing and the local municipalities for information.

The original staff report is attached for your information.

Please contact Karen Whitney, Director of Community Planning and Development Services at 1-877-464-9675 ext. 71505 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 | york.ca

The Regional Municipality of York

Committee of the Whole
Planning and Economic Development
April 7, 2022

Report of the Commissioner of Corporate Services and Chief Planner

2021 Annual Development Activity Summary

1. Recommendation

The Regional Clerk forward this report to the Ministry of Municipal Affairs and Housing and the local municipalities for information.

2. Summary

Council has delegated authority to the Chief Planner and Director of Community Planning and Development Services to issue approvals for development applications, subject to such approvals being reported to Council semi-annually. Staff have delegated approval authority of routine Local Official Plan Amendments (OPAs), including exemption from Regional approval and approval of works adjacent to Regional rights-of-way and infrastructure. York Region is a commenting agency to local municipalities for draft plans of subdivision and condominium, consent to sever, zoning bylaw amendment and minor variance applications.

Details of the 2021 Development Application Activity for each municipality is attached as Attachment 1.

Key Points:

- Twenty-six OPA applications were delegated to the local municipalities for decision and five notices of decision were issued
- The Region received 512 new primary development applications for review in 2021, a 10% increase over the previous year (464). These combined with other applications (2,050), including site plans with no regional requirements, consent to sever and minor variance applications and pre-consultations represent a 24% increase compared to 2020 (1,647)
- Development charge collections increased by 64% to \$457,348,103 in 2021 from \$279,398,407 in 2020
- Engineering approvals reached the highest number in 2021 compared to the previous four years with 41 subdivision-related engineering plans and approvals compared to 25 in 2020

- Proposed residential units in new draft plan of subdivision applications decreased to 1,692 in 2021 from 5,781 in 2020 and proposed residential units in new site plan applications decreased to 12,353 in 2021 from 13,637 in 2020
- The Region has a housing supply of an estimated 29,000 draft approved units and 7,500 registered units waiting to proceed to construction. Given the increase in number of engineering approvals in 2021 and strong housing supply of draft approved units, the Region will continue to experience strong growth in 2022

3. Background

Authority to approve certain development applications is delegated to Chief Planner and Director of Community Planning and Development Services

The 2021 Development Activity Report summarizes OPA approvals, number of new residential applications and associated proposed residential units received, and the total number of residential units registered. The following information is presented in the Development Activity Summary Report for 2021:

- Approval of Local OPAs with no Regional requirements – Delegated
 - Subject to such approvals being reported to Council semi-annually
- Exemption of Local OPAs from Regional approval – Delegated
 - The Region has authority to exempt an OPA from Regional approval if it is determined to be of local significance and there are no Regional requirements. The Regional Official Plan sets out criteria to determine if an amendment is eligible for exemption. If the application qualifies for exemption, the local municipality will issue the decision for the OPA.
 - Subject to such approvals being reported to Council semi-annually
- New development applications received
- Proposed residential units received
- Number of registered plans of subdivision and registered units
- Approval of works in the Regional right-of-way as part of site plan applications with Regional requirements – Delegated
- Engineering approval of works in the Regional right-of-way – Delegated
- Planning and Development Engineering review fee and Development charge collection

All nine local municipalities provide data to ensure an accurate Regional development activity report

York Region, with assistance from the local municipalities, has been collecting and tracking development-related information and data received on each application in YorkTrax. Application information on location, nature of proposal, number of units, non-residential floor

area, status, progress, and associated applications are captured, and development trends can be analyzed for reporting. As detailed data continues to be collected in YorkTrax, staff can more accurately track proposed new development activity in each local municipality, York Region as a whole, and assess trends.

4. Analysis

26 Local Official Plan Amendment applications were exempt from Regional approval in 2021

The Region received 78 local OPA applications in 2021, representing a 4% increase compared to 2020 and the highest in the last four years. OPAs are required when development proposals do not conform to existing Official Plan policies. A majority of the OPAs proposed changes to building height, density, built form and urban design. Typically, additional development applications are required after the approval of an OPA, including Zoning Bylaw Amendments, Draft Plan of Subdivision and Condominium, Engineering and Site Plan applications.

The Director of Community Planning and Development Services issued decisions on a total of 31 local OPA applications in 2021; approval authority for 26 local OPAs was delegated to the local municipalities and five notices of decision were issued on local OPAs. A list of local OPAs with approval status by municipality is provided in Attachment 1.

Primary development applications increased 10% and total applications increased 24% in 2021 compared to 2020

Table 1 identifies the number of new applications received by York Region by type in 2021, compared to the previous three years. Primary applications are OPAs, Block Plans, Draft Plan of Subdivision, Zoning Bylaw, Draft Plan of Condominiums, and Engineering and Site Plans, accounting for 512 new development applications, representing a 10% increase compared to 464 applications in 2020. In addition to primary applications, York Region received other development applications for review and comment, including site plans (with no Regional requirements), pre-consultation submissions, consent to sever and minor variance applications. The total number of development applications increased 24% in 2021 compared to 2020. Approximately 74% of all new applications received in 2021 were in the City's of Markham, Richmond Hill, Vaughan, and Town of Whitchurch-Stouffville. A breakdown of new development applications by municipality is provided in Attachment 1.

Table 1

Number of New Applications Received by York Region by Type in 2018 to 2021

¹ Major and minor site plans are determined based on the value of construction work proposed in the Regional right-of-way. More complex right-of-way works require more comprehensive review.

Application Type (New Applications)		2018	2019	2020	2021
Primary Applications	Regional Official Plan Amendments	0	0	1	1
	Block Plans	3	3	3	4
	Local Official Plan Amendments	58	52	75	78
	Draft Plan of Subdivision	54	31	34	29
	Zoning Bylaw Amendments	168	129	136	154
	Draft Plan of Condominium	28	27	26	25
	Engineering Review	38	41	36	47
	Site Plans Applications (Minor and Major) ¹	182	168	153	174
	Development Application Total	531	451	464	512
Other Applications Reviewed	Site Plan (No Regional Requirements) ²	109	103	105	122
	Pre-Consultation Meetings	472	525	532	679
	Consent to sever Applications	174	141	79	104
	Minor Variances Applications	630	459	467	633
Total Applications Received		1,916	1,679	1,647	2050

² No Regional requirements e.g., not adjacent to a Regional Road or infrastructure, source water protection area. Applications are received for information purposes only.

While the number of development applications fluctuate from year to year, the Region has 29,000 draft approved units awaiting construction

The number of proposed residential units received by the Region for review in 2021 by new draft plan of subdivision applications was 1,692. While less than the 5,781 units received in 2020, the number of units proposed by applications will typically vary. There were 12,353 proposed residential units received for review as part of new site plan applications compared to 13,637 units received in 2020, representing an 9% decrease (Table 2).

Development activity fluctuates from year to year and is often dependent on a number of factors that contribute to the increase of proposed residential units in 2020 and the decrease in proposed units in 2021. York Region Council approved three major Secondary Plans in the City of Markham and City of Vaughan in 2019. New development applications within approved Secondary Plan areas were received by York Region in 2020 increasing the residential supply inventory.

There was an increase in rental units proposed in 2021 (823) compared to 247 in 2020. A majority of these (82%) were in the southern three municipalities (Cities of Markham, Richmond Hill, and Vaughan).

Table 2
Proposed Residential Units Received in 2018 to 2021

	2018	2019	2020	2021
Proposed Subdivision Units ¹ (Single/Semi/Townhouse)	9,843	1,776	5,781	1,692
Proposed Site Plan units ²	14,402	7,428	13,637	12,353
Total proposed units	24,245	9,204	19,418	14,045

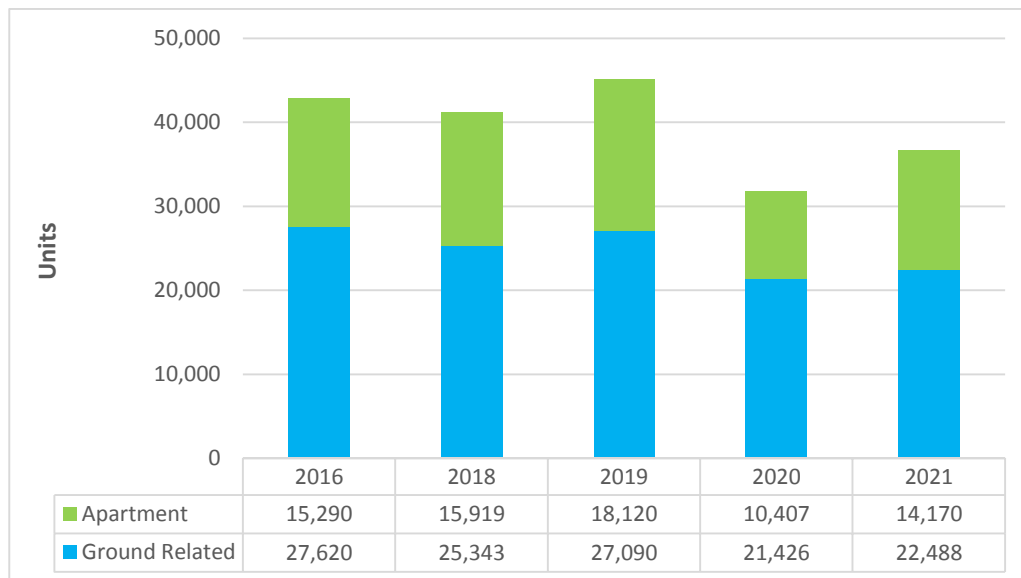
¹ Proposed residential units associated with draft plan of subdivision applications (no apartments)

² Proposed residential site plan units. Units include site plan applications with no regional requirements.

Based on best available data as of December 2021 (Figure 1), York Region currently has a [housing supply](#) of approximately 29,000 draft approved units and over 7,500 registered units across all nine local municipalities. The Region has a healthy residential supply inventory in the pipeline.

Figure 1

Housing Supply of Registered and Draft Approved Units



Engineering approvals reached the highest number in 2021 compared to the previous three years

Engineering approvals are issued for works proposed as part of subdivision applications or local municipal capital projects which involve Regional infrastructure or located in the Region's right-of-way. The number of engineering applications received reached its highest in 2021 with 47 applications compared with the previous three years (Table 1). Approvals were issued for 41 subdivision-related engineering plans and other projects in 2021 compared to 25 in 2020, representing a 64% increase (Table 3). These applications involve both above-ground and below ground engineering works, including intersection and access improvements, road widening, electrical and signalization, storm, water, and sanitary servicing connections, property grading and construction access.

The number of engineering applications are tied to approvals required for subdivision applications to proceed to clearance for registration. Given the number of new engineering applications received and number of engineering approvals in 2021, the Region will continue to experience strong growth as these applications proceed to registration and construction.

Table 3
Engineering Approval as Part of Site Plan Applications

	2018	2019	2020	2021
Approved Engineering Applications	30	29	25	41

The number of registered units decreased in 2021

Forty-eight registered plans of subdivision and condominium applications were submitted in 2021 compared to 61 in 2020 (Table 4). Associated registered residential units were 4,251 compared to 8,232 registered units in 2020, representing a 48% decrease. As seen in Table 4, the number of registered units fluctuates year to year. Historic trends and the increased number of engineering applications indicates a possible increase in the number of registered units in 2022.

Table 4
Registered Plans of Subdivision and Condominium in 2018 to 2021

	2018	2019	2020	2021
Registered Plans of Subdivision (units)	47 (6,344)	21 (1,290)	26 (2,462)	30 (2,259)

	2018	2019	2020	2021
Registered Plans of Condominium (units*)	38 (3,068)	24 (890)	35 (5,770)	18 (1,992)
Total (units)	85 (9,412)	45 (2,180)	61 (8,232)	48 (4,251)

* Includes apartment units

Annual site plan applications receiving Regional approval remain consistent since 2018

York Region approves engineering matters for site plan applications that impact Regional roads and infrastructure. Site plan applications are reviewed for planning and legal considerations in accordance with the *Planning Act*, protection of Regional wellheads, property requirements, travel demand management, transit, intersection and access design, road and servicing design, and development implications to the Regional road system and rights-of-way. Site plan applications consist of both small ground related infill proposals and major development applications that contribute towards the residential and non-residential supply inventory.

In 2021, 126 site plan applications received approval compared to 106 approvals in 2020, representing a 19% increase. The number of site plans approved remained consistent since 2018 (Table 5) and reflects steady intensification in the existing built-up areas of the Region.

Table 5
Regional approval of Site Plan Applications

	2018	2019	2020	2021
Approved Site Plan Applications ¹	125	120	106	126

¹ Major and minor site plans with Regional requirements, e.g. adjacent to a Regional Road or infrastructure, source water protection area. More complex right-of-way works require more comprehensive review.

Regional staff participate on advisory committees and working groups to plan new development areas with local municipal partners

Regional staff actively participate in Regional and Local Technical Advisory Committees (TACs) and Project Working Groups. This includes urban expansion areas, new Secondary Plans and Key Development Areas, now Major Transit Station Areas (MTSAs). Input to these committees and working groups is important to ensure Regional requirements are identified

early in the planning process. Regional staff also review pre-consultation requests to provide comments and submission requirements for future development applications.

5. Financial

Application fee revenues increased over the past three years

Development application fees are collected in accordance with Regional Bylaw No. 2010-15, as amended, for land use planning approvals and the plan review function. As shown in Table 6, Regional development fees collected in 2021 increased 29% compared to 2020. The increased fee revenue in 2021 is a result of the increased number of new applications received and complex applications requiring additional engineering works and fees associated with intensification projects.

Table 6

Fee Revenue for Development Planning and Engineering from 2017 to 2021

2017	2018	2019	2020	2021
\$4,033,469	\$4,499,231	\$2,845,515	\$3,285,566	\$4,238,279

Development charges revenue increased by 64% from 2020

Development charges are collected through development approvals to pay for growth-related infrastructure. Currently, development charges are collected at subdivision clearance and building permit issuance (Attachment 2). In 2021, \$457,348,103 in development charges was collected. This is an increase of 64% compared to \$279,398,407 in 2020. Development charge collections typically fluctuate year over year. Table 6 below outlines development charges collected from 2016 to 2021.

Table 7

Development Charges Collected from 2016 to 2021

2016	2017	2018	2019	2020	2021
\$338.5M	\$376.7M	\$431.9M	\$216.6M	\$279.3M	\$457.3M

6. Local Impact

Regional staff work closely with local municipal staff to ensure the timely review of development applications, ensure Regional and local policy objectives are met, and approvals occur within the timelines prescribed by the *Planning Act*.

7. Conclusion

The 2021 Annual Development Activity report summarizes delegated approvals and new development applications received by York Region in 2021 compared to previous years.

Twenty-six Official Plan Amendment applications were delegated to the local municipalities for decisions and five notices of decisions were issued by the Director of Community Planning and Development Services. The Region received 2,050 development applications in 2021 for review, a 24% increase compared to 1,647 in 2020. The Region has a housing supply of an estimated 29,000 draft approved units and 7,500 registered units awaiting construction.

In 2021, 41 subdivision-related engineering plan approvals were issued compared to 25 in 2020, representing a 64% increase. Given the number of engineering approvals in 2021 and housing supply of draft approved units, the Region will continue to experience strong growth in 2022.

Development charge collections increased by 64% in 2021 compared to 2020. The increase in development charge collection is an indicator of increased development activity.

Regional staff will continue to work closely with local municipal partners to achieve Regional and local policy objectives. In addition, Regional staff ensures approvals are met within the timelines prescribed by the *Planning Act*.

For more information on this report, please contact Karen Whitney, Director of Community Planning and Development Services at 1-877-464-9675 ext. 71505. 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

March 24, 2022
Attachments (2)
13678606

DEVELOPMENT ACTIVITY SUMMARY 2021

MARCH 2022



TABLE of CONTENTS

EXECUTIVE SUMMARY	3
DELEGATED APPROVAL AUTHORITY	4
YORK REGION 2021 DEVELOPMENT PROFILE	5
QUICK FACTS	5
2021 DEVELOPMENT PROFILE	6
Town of AURORA 2021 DEVELOPMENT PROFILE	9
QUICK FACTS	9
2021 DETAILED APPLICATION INFORMATION	11
Town of EAST GWILLIMBURY 2021 DEVELOPMENT PROFILE	14
QUICK FACTS	14
2021 DETAILED APPLICATION INFORMATION	16
Town of GEORGINA 2021 DEVELOPMENT PROFILE	18
QUICK FACTS	18
2021 DETAILED APPLICATION INFORMATION	20
Township of KING 2021 DEVELOPMENT PROFILE	22
QUICK FACTS	22
2021 DETAILED APPLICATION INFORMATION	24
City of MARKHAM 2021 DEVELOPMENT PROFILE	26
QUICK FACTS	26
2021 DETAILED APPLICATION INFORMATION	28
Town of NEWMARKET 2021 DEVELOPMENT PROFILE	36
QUICK FACTS	36
2021 DETAILED APPLICATION INFORMATION	38
City of RICHMOND HILL 2021 DEVELOPMENT PROFILE	41
QUICK FACTS	41
2021 DETAILED APPLICATION INFORMATION	43
City of VAUGHAN 2021 DEVELOPMENT PROFILE	52
QUICK FACTS	52
2021 DETAILED APPLICATION INFORMATION	54
Town of WHITCHURCH-STOUFFVILLE 2021 DEVELOPMENT PROFILE	69
QUICK FACTS	69
DETAILED APPLICATION INFORMATION MID-YEAR 2021	71

EXECUTIVE SUMMARY



The 2021 Annual Development Activity report summarizes delegated approvals and new development applications received by York Region in 2021 compared to past years, using data collected from YorkTrax.

Planning and development activity continued during the COVID-19 pandemic and applications were processed without interruption through the Region's electronic development application tracking system – YorkTrax.

Twenty-six Official Plan Amendment applications were delegated to the local municipalities for decision and five notice of decisions were issued by the Director of Community Planning and Development Services. Overall, primary development applications received (Official Plan Amendments, Block Plans, Draft Plan of Subdivisions, Zoning By-Law, Draft Plan of Condominiums, and Engineering and Site Plans), increased by 10% and total applications increased by 24% in 2021 compared to 2020. York Region received 512 new primary development applications for review with a total of 14,045 proposed residential units, a 28% decrease from 2020 (19,418 units).

Development activity fluctuates from year to year and is often dependent on a number of factors that contribute to the increase of proposed residential units in 2020 and the decrease in proposed units in 2021. In 2019, York Region Council approved three major Secondary Plans in the City of Markham and City of Vaughan. New development applications within the approved Secondary Plan areas were received by York Region in 2020, which results in an increase in residential inventory. Based on best available data as of December 2021, York Region currently has a housing supply of approximately 29,000 draft approved units and over 7,500 registered units waiting construction as reported to the York Region Housing Affordability Task Force on [February 17, 2022](#).

An increase in development charge collection is an indicator of increased development activity as charges are payable either at registration of plans of subdivision or at building permit. Development charge collection increased by 64% to \$457,348,103 in 2021 compared to \$279,398,407 in 2020.

The number of engineering application received (47) reached its highest in 2021 compared to previous 4 years. In 2021, 41 subdivision-related engineering plans and other project approvals were issued compared to 25 in 2020, representing a 64% increase. The number of engineering approvals is tied to approvals required for applications to proceed to clearance for registration. Given the number of new engineering applications received and number of engineering approvals in 2021, the Region will continue to experience strong growth as these applications proceed to registration and construction.

Regional staff will continue to work closely with local municipal partners to achieve Regional and local policy objectives and ensure approvals are met within the timelines prescribed by the Planning Act.

DELEGATED APPROVAL AUTHORITY

2021 DEVELOPMENT ACTIVITY SUMMARY

LOCAL 'ROUTINE' OFFICIAL PLAN AMENDMENTS

These are minor applications with no outstanding Regional or local issues that the Chief Planner and Director of Community Planning and Development Services have been authorized by Council to approve.

LOCAL 'EXEMPT' OFFICIAL PLAN AMENDMENTS

These are applications that are exempted under the provisions of the York Region Official Plan 2010, which the Director of Community Planning and Development Services can exempt from the approval process. The exemption enables the local municipality to make the final decision on the application.

CONDITIONS of APPROVAL for PLANS of SUBDIVISION and CONDOMINIUMS

As a commenting agency, the Region provides written correspondence to the local municipality which outlines Regional requirements and conditions of draft approval, which may include transit, water and wastewater, servicing allocation, roads, water resources, public health, financial and planning conditions.

CLEARANCE of REGIONAL CONDITIONS for PLANS of SUBDIVISION and CONDOMINIUMS

As a commenting agency, the Region provides a letter to the local municipality outlining how each Regional condition of draft approval has been satisfied.

REGIONAL SITE PLAN APPROVAL

Staff has delegated authority to issue conditions of site plan approval on applications of Regional interest, and when necessary enters into site plan agreements with respect to these applications. These conditions include, but are not limited to, land requirements, water and wastewater, transportation, water resources, public health, land use planning, roads, access improvements and financial requirements.

REGIONAL ENGINEERING APPROVALS

The Region provides engineering approvals for works proposed on the Region's right-of-ways as part of development applications and local municipal capital projects. These approvals are required to be in place before subdivision clearance can be issued by the Region.



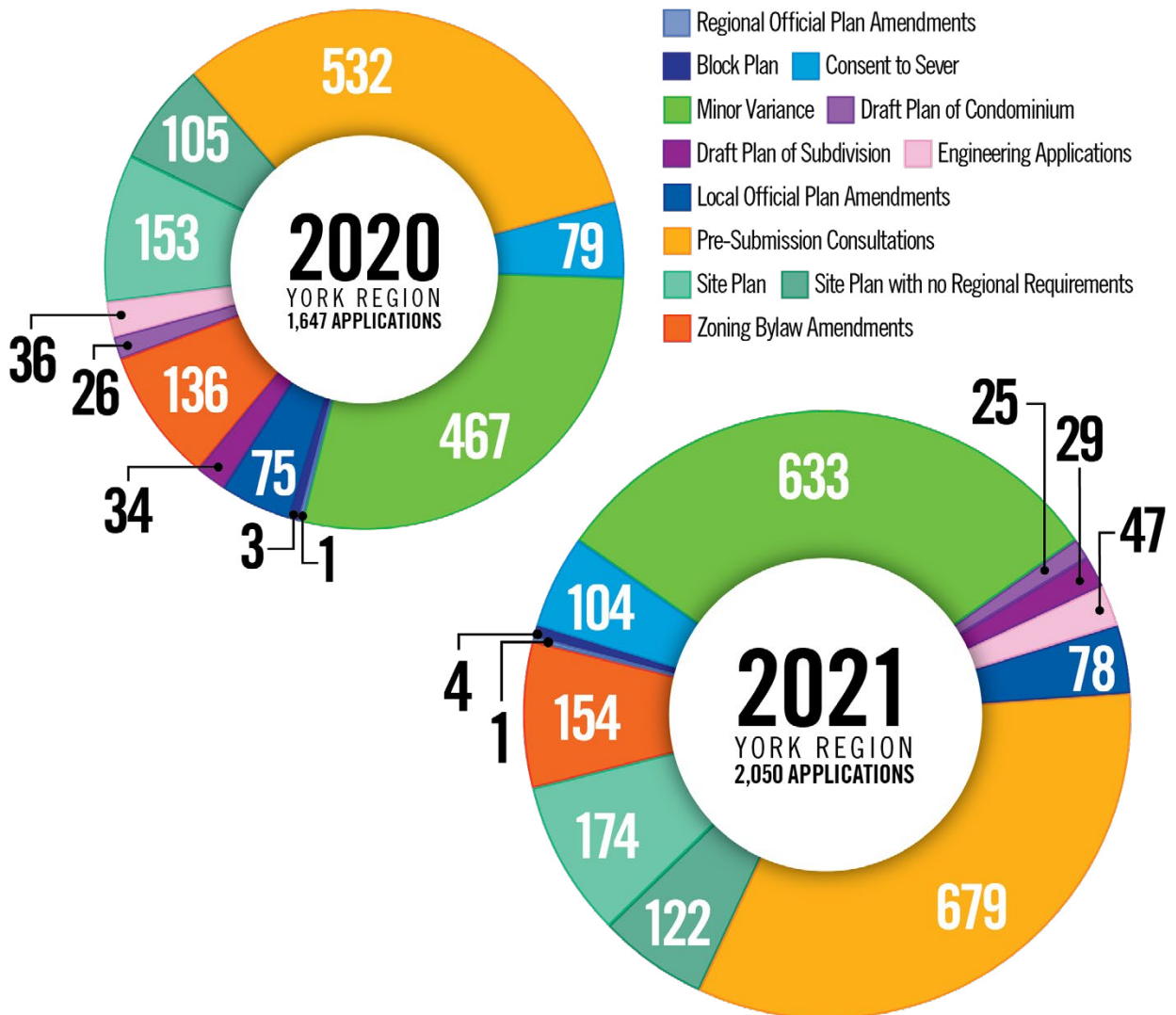
YORK REGION

2021 DEVELOPMENT PROFILE

QUICKFACTS

- › Regional staff received a total of 2,050 development applications
 - › 512 are primary development applications
- › 1,692 residential units received as part of subdivision applications
- › 12,353 residential units received as part of site plan applications
- › 4,251 units cleared for registration
- › 26 local Official Plan Amendments (OPAs) were exempted from Regional approval and five notice of decisions were issued on Local OPAs

FIGURE 1 NEW DEVELOPMENT APPLICATIONS by TYPE 2020 vs. 2021





YORK REGION 2021 DEVELOPMENT PROFILE

FIGURE 2 TYPE of PROPOSED RESIDENTIAL UNITS in 2021

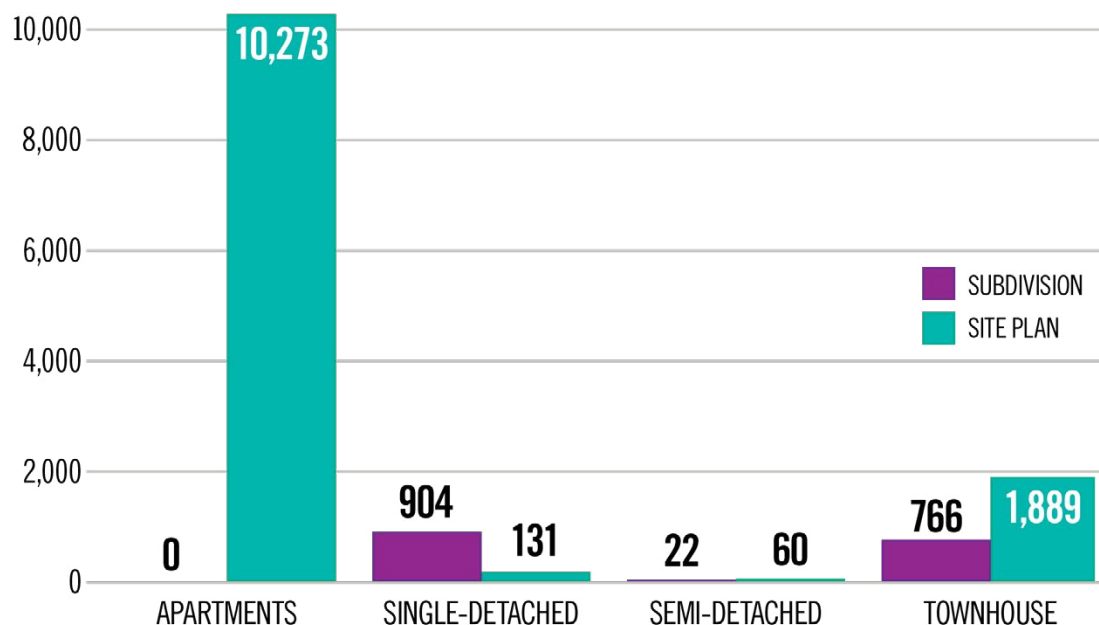


TABLE 1 TYPE of PROPOSED RESIDENTIAL UNITS by MUNICIPALITY in 2021

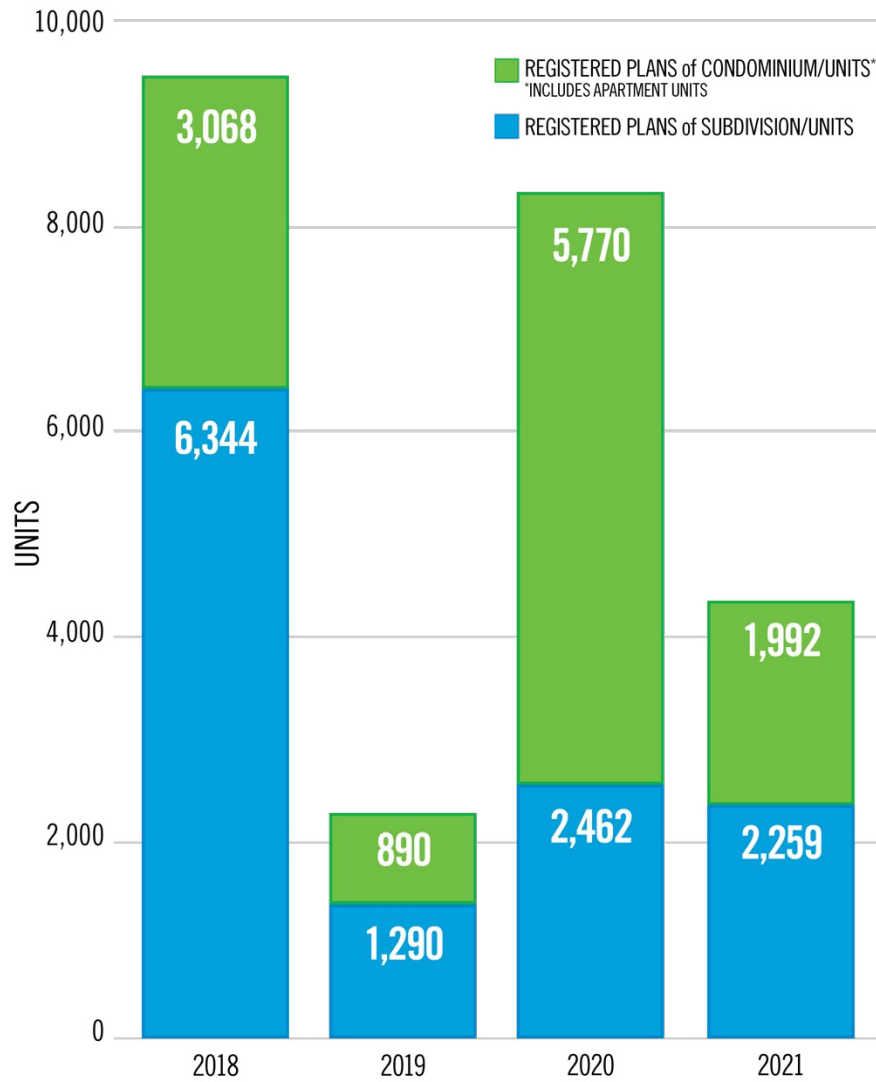
MUNICIPALITY	SUBDIVISION			SITE PLAN			
	SINGLE DETACHED	SEMI-DETACHED	TOWNHOUSE	APARTMENTS	SINGLE DETACHED	SEMI-DETACHED	TOWNHOUSE
AURORA	234	0	0	781	92	0	225
EAST GWILLIMBURY	0	0	0	0	1	0	151
GEORGINA	339	0	69	0	0	8	0
KING	5	0	0	0	0	0	29
MARKHAM	0	0	25	2,491	3	8	292
NEWMARKET	2	22	0	79	3	22	686
RICHMOND HILL	10	0	0	522	6	0	59
VAUGHAN	45	0	543	5,589	13	0	243
WHITCHURCH-STOUFFVILLE	133	0	129	0	5	0	123
TOTAL	904	22	766	10,273	131	60	1,889



YORK REGION

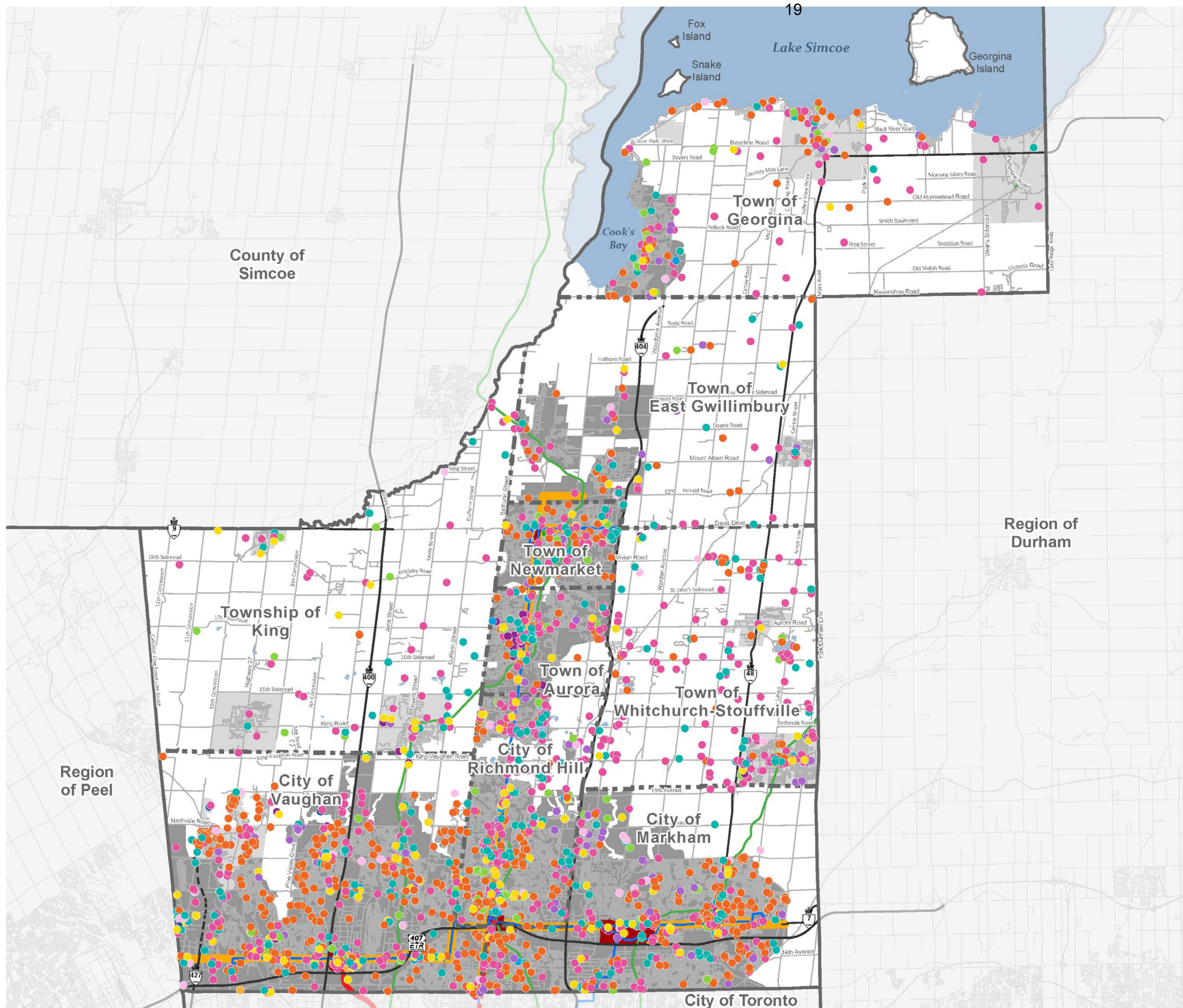
2021 DEVELOPMENT PROFILE

FIGURE 3 REGISTERED RESIDENTIAL UNITS 2018 to 2021



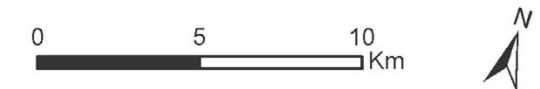
YORK REGION

DEVELOPMENT PROFILE 2021



- Block Applications
- Consent Applications
- Engineering Applications
- Official Plan Amendments - Exemption Denied
- Official Plan Amendments - Exemption Granted
- Official Plan Amendments - Notice of Decision
- Official Plan Amendments - Under Review
- Minor Variance Applications
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Centre ¹
- Regional Corridor ¹
- Urban Area
- Towns and Villages

¹ The Regional Centres and Corridors are identified in the Municipal Development profile maps.



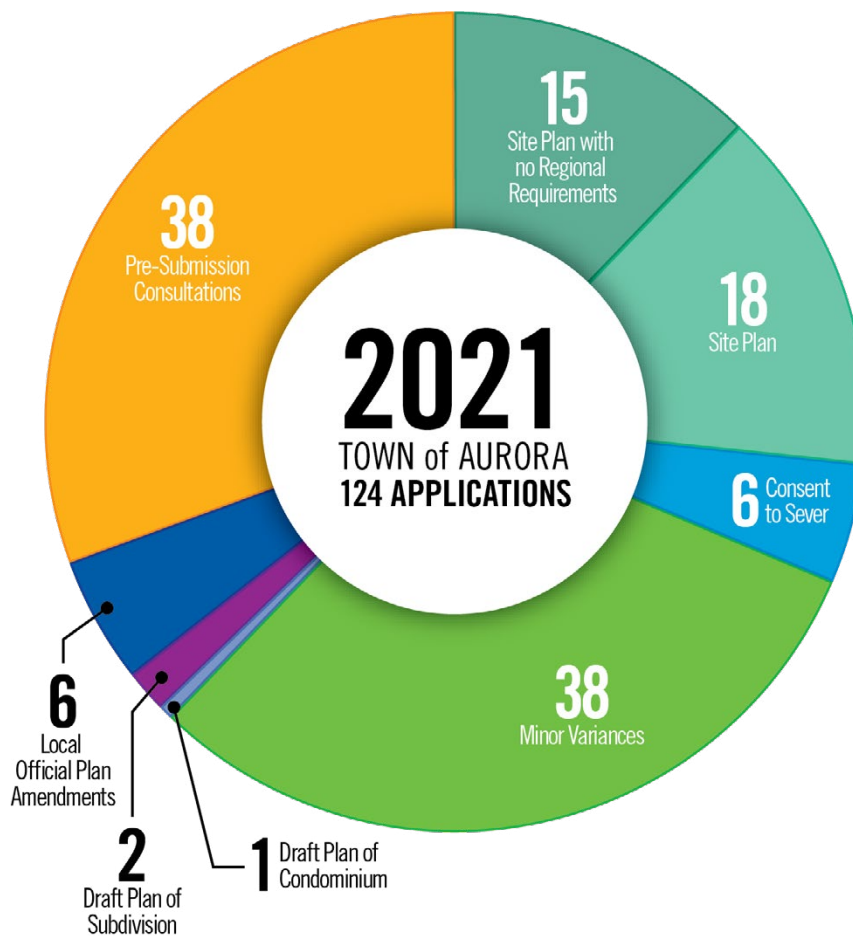
TOWN of AURORA

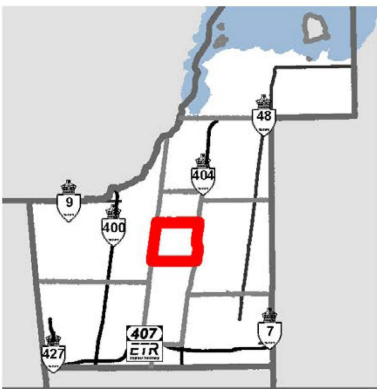
2021 DEVELOPMENT PROFILE

QUICKFACTS

- › Aurora made up 6.4% of development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

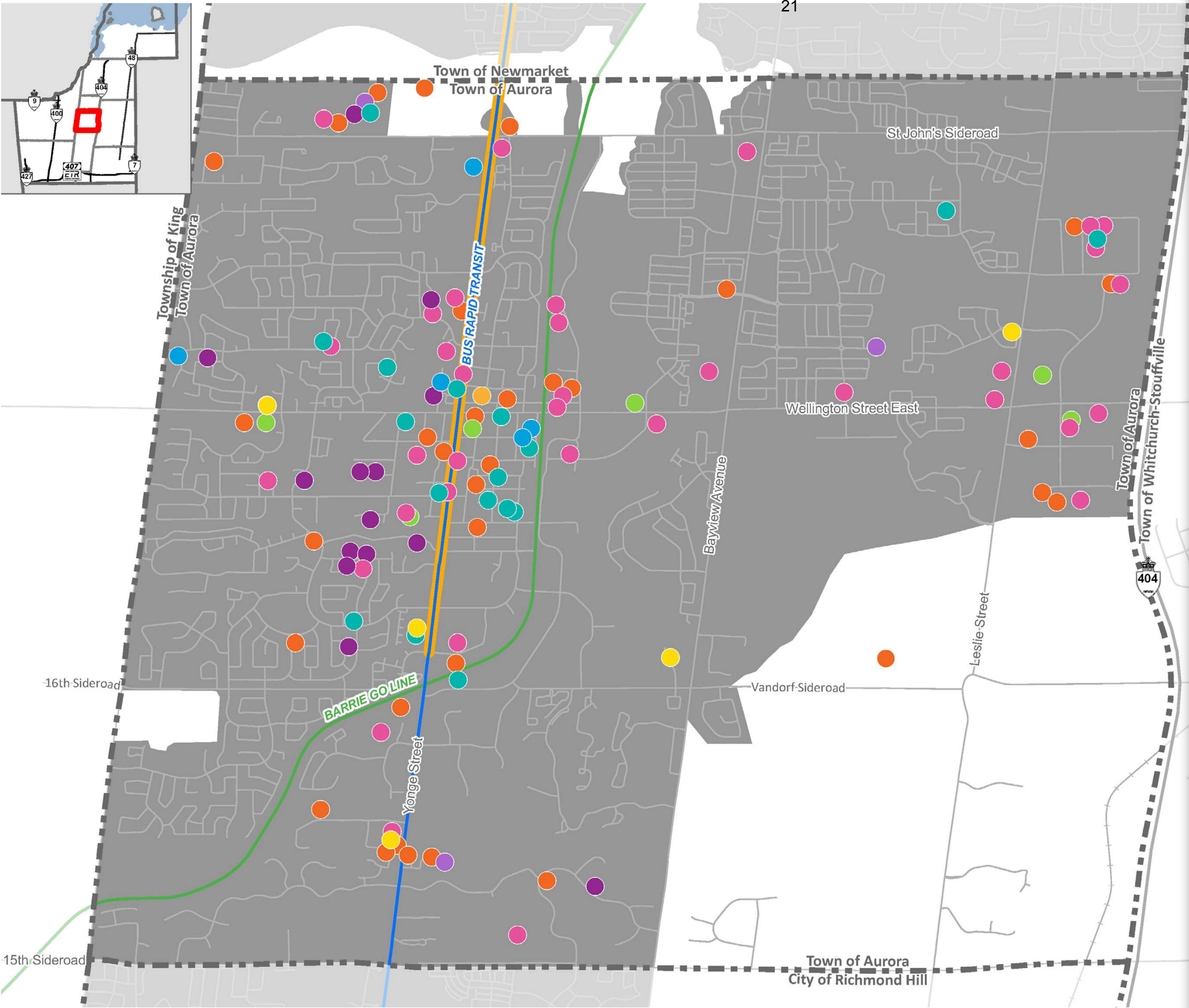
FIGURE 4 NEW DEVELOPMENT APPLICATIONS by TYPE 2021





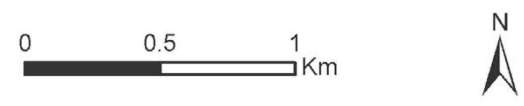
YORK REGION

TOWN OF AURORA DEVELOPMENT PROFILE 2021



- Consent Applications
- Official Plan Amendments - Exemption Denied
- Official Plan Amendments - Exemption Granted
- Official Plan Amendments - Under Review
- Minor Variance Applications
- Pre Submission Consultation Applications
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Corridor ¹
- Urban Area

¹ The Regional Corridors are identified in the Municipal Development profile maps.



Produced by: The Regional Municipality of York, Corporate Services Department, Planning and Economic Development Branch
 © Copyright, The Regional Municipality of York, February 2022
 © Copyright, The Regional Municipalities of Durham and Peel, County of Simcoe, City of Toronto
 © Queen's Printer for Ontario 2003-2022

TOWN of AURORA

2021 DETAILED APPLICATION INFORMATION



TABLE 2 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.20.A.0008	OPA-2020-01	Exemption Granted	26, 30, 32, 34-38 Berczy Street	To permit a 7-storey mixed-use building with 356 residential units
Local Official Plan Amendment	LOPA.21.A.0006	OPA-2021-01	Exemption Granted	101-103 Mosley Street and 120 Metcalfe Street	To increase the maximum building height to permit an 8-storey mid-rise mixed-use building consisting of 361 apartment units and 3 blocks of townhouses consisting of 18 units
Local Official Plan Amendment	LOPA.21.A.0035	OPA-2021-03	Exemption Granted	15296, 15314, 15306 Yonge Street	To permit residential units on the ground floor to facilitate the development of 136 residential units in a 6-storey building
Local Official Plan Amendment	LOPA.21.A.0053	OPA-2021-04	Exemption Granted	271 Holladay Drive	To permit a 6-storey rental apartment building with 155 units with 2 levels of underground parking
Local Official Plan Amendment	LOPA.20.A.0041	OPA-2017-01	Exemption Granted	271 Holladay Drive	To permit a 6-storey rental apartment building with 155 units with 2 levels of underground parking
Local Official Plan Amendment	LOPA.21.A.0053	OPA-2021-04	Notice of Decision	20, 25 Mavrinac Boulevard	To redesignate the lands from Business Park to Low Medium Density Residential and Medium High Density Residential designation to facilitate 37 single-detached lots, 209 townhouse units, 203 senior care units
Local Official Plan Amendment	LOPA.21.A.0022	OPA-2021-02	Under Review	162, 306, 370, 434, 488 St John's Sideroad	To permit 5 detached residential dwellings along a private road
Local Official Plan Amendment	LOPA.21.A.0070	OPA-2021-06	Under Review	200 Wellington Street West	To permit 27 townhouse dwelling units along a private common element road

TOWN of AURORA

2021 DETAILED APPLICATION INFORMATION



TABLE 3 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.21.A.0007	SUB-2021-01	162, 370, 488, 434, 306 St John's Sideroad	88 single detached dwelling a mid-high-rise block consisting of 200 apartment units
Site Plan	SP.21.A.0027	SP-2021-01	45 Eric T Smith Way	2-storey office/industrial building
Site Plan	SP.21.A.0053	SP-2021-03	1623 Wellington Street East	2-storey motor vehicles sales establishment
Site Plan	SP.21.A.0059	SP-2021-04	1623 Wellington Street East	4-storey commercial self-storage facility
Site Plan	SP.21.A.0066	SP(EX)-2021-03	2 Water Well Lane	Outdoor generator (walk-in enclosure) on top of proposed concrete pad
Site Plan	SP.21.A.0082	SPM-2021-01	15520 Yonge Street	Facade changes to the existing building to accommodate 105 retirement home dwellings and 51 parking spaces
Site Plan	SP.21.A.0083	SP-2021-06	370, 162, 488, 434, 306 St John's Sideroad	90 single detached units
Site Plan	SP.21.A.0090	SP-2021-05	130 Industrial Parkway North	1-storey warehouse addition
Site Plan	SP.21.A.0101	SPM-2021-03	9 Scanlon Court	Temporary GO Transit parking lot
Site Plan	SP.21.A.0123	SP-2021-08	20, 25 Mavrinac Boulevard	Two residential common element condominium applications consisting of 210 townhouse units
Site Plan	SP.21.A.0125	SP 2021-07	15296, 15314, 15306 Yonge Street	137 residential units

TOWN of AURORA

2021 DETAILED APPLICATION INFORMATION



TABLE 4 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.A.0024	CDM-2021-01	45 Eric T Smith Way	2-storey office/industrial building with 6 commercial units and 14 industrial units
Draft Plan of Subdivision	SUBP.21.A.0027	SUB-2021-02	5-70 Archerhill Court	146 single detached units
Site Plan	SP.21.A.0198	SP-2021-09	14700-147600 Yonge Street	464 apartment units 6 to 7-storeys in height and 16 townhouse units and retail
Site Plan	SP.21.A.0195	SP-2021-11	25 and 29 George Street	One apartment building consisting of 25 units
Site Plan	SP.21.A.0243	SP-2021-12	377 Hartwell Way	2-storey JK-8 elementary school (638 students),
Site Plan	SP.21.A.0296	SP-2021-13	390 Addison Hall	1-storey industrial building (with mezzanine) with a total GFA of 10340 m ²
Site Plan	SP.21.A.0181	SP-2021-19	271 Holladay Drive	6-storey rental apartment building with 155 units with 2 levels of underground parking.
Site Plan	SP.21.A.0177	SPM-2021-04	61 Wellington Street East	Convert existing residential dwelling to a Day Care facility and convert the first floor of the existing detached accessory structure to an indoor play-area with an outdoor playground
Site Plan	SP.21.A.0179	SPR-2021-05	81 Kennedy Street East	Demolish existing 1-storey detached dwelling to construct a new 2-storey detached dwelling with an attached garage
Site Plan	SP.21.A.0236	SPR-2021-08	84 Murray Drive	Expansion of existing dwelling
Registered Plan of Subdivision	SUBR.20.A.0019	65M4704	14029 Yonge Street	27 single-detached condo units on a private common element road
Registered Plan of Subdivision	SUBR.21.A.0024	65M4705	323 River Ridge Boulevard	25 single-detached units

TOWN of EAST GWILLIMBURY

2021 DEVELOPMENT PROFILE

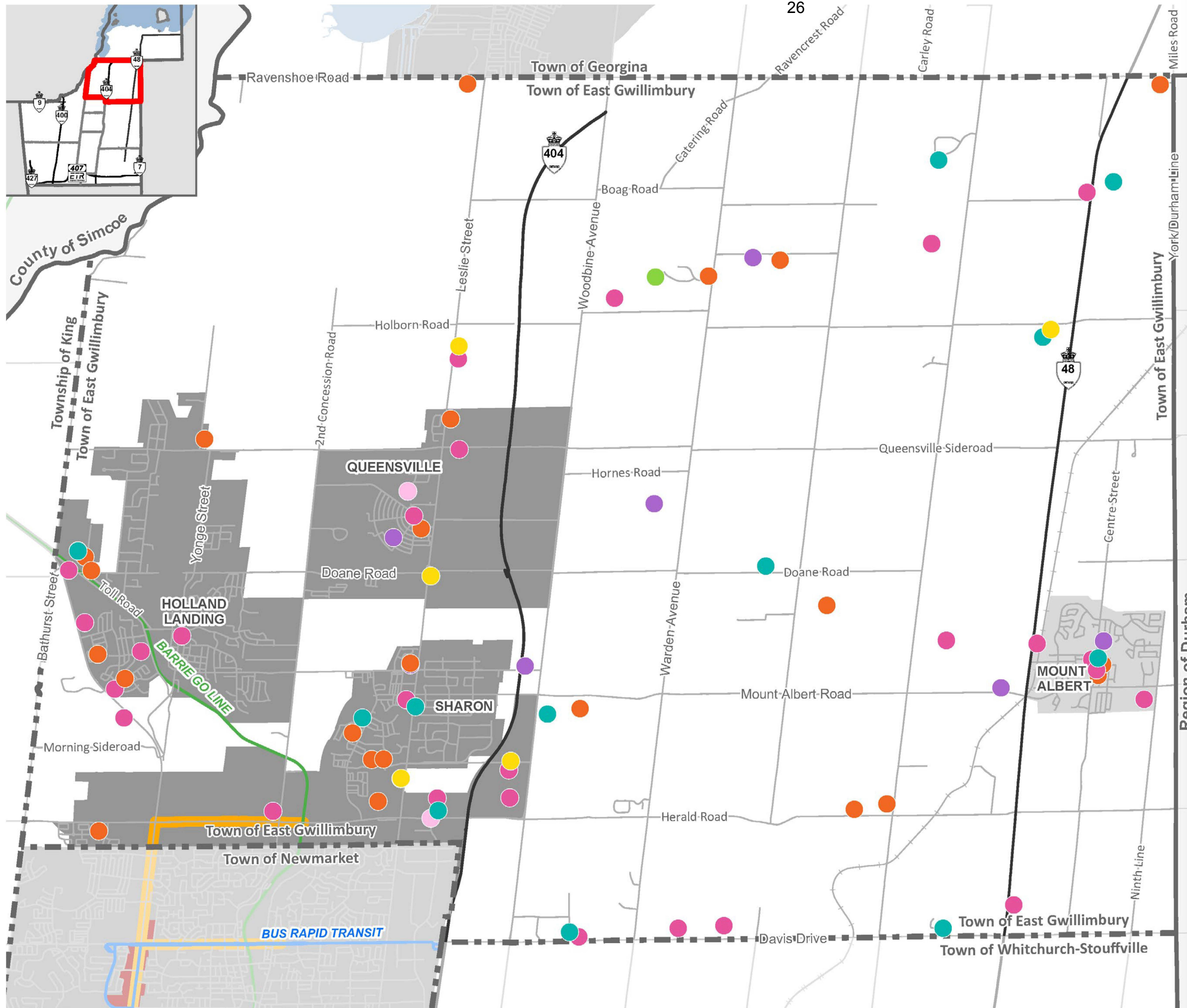
EG

QUICKFACTS

- › East Gwillimbury made up 4.2% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 5 NEW DEVELOPMENT APPLICATIONS by TYPE 2021





YORK REGION

TOWN OF EAST GWILLIMBURY DEVELOPMENT PROFILE 2021

- Consent Applications
- Engineering Applications
- Minor Variance Applications
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Corridor ¹
- Urban Area
- Towns and Villages

¹ The Regional Centres and Corridors are identified in the Municipal Development profile maps.



Produced by: The Regional Municipality of York, Corporate Services Department, Planning and Economic Development Branch
 © Copyright, The Regional Municipality of York, February 2022
 © Copyright, The Regional Municipalities of Durham and Peel, County of Simcoe, City of Toronto
 © Queen's Printer for Ontario 2003-2022



TOWN of EAST GWILLIMBURY

2021 DETAILED APPLICATION INFORMATION

TABLE 5 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.21.E.0015	19T-17E01	Part of Lots 16-19, Concession 2	Queensville Community Phase 5
Site Plan	SP.21.E.0008	SPA.21.01	20166 Warden Avenue	2-storey residential dwelling
Site Plan	SP.21.E.0009	SPA.20.09	2176 Farr Avenue	New storage building
Site Plan	SP.21.E.0131	SPA.21.06	19202 Leslie Street, 1402, 19180 Leslie Street, 1410, 1408, 1466, 1420, 1406, 1404 Mount Albert Road	86 townhouse units provided by a common element laneway

TABLE 6 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.E.0016	CDM.21.01	19267 Centre Street	62 townhouses and 2 semi-detached freehold units on a condominium road
Draft Plan of Condominium	CDMP.21.E.0017	CDM.21.02	19267 Centre Street	A mixed-use building with 20 standard condominium units (10 commercial and 10 residential units)
Draft Plan of Subdivision	SUBP.21.E.0020	19T-20211	Lot 15, Concession 3	14 townhouse dwellings on 2 blocks
Engineering Application	ENG.21.E.0033	18547 Woodbine Avenue	18547 Woodbine Avenue	Development of the employment lands through proposed construction access and topsoil stripping works
Engineering Application	ENG.21.E.0046	SPA.21.21	1656 Green Lane E	Construct the Harry Walker Parkway Extension



TOWN of EAST GWILLIMBURY

2021 DETAILED APPLICATION INFORMATION

TABLE 6 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.E.0153	SPA.21.09	19169 Centre Street	Renovate existing building and construct a 1-storey addition to expand the existing dental office
Site Plan	SP.21.E.0175	SPA.21.10	132 Bales Drive East, 122 Bales Drive East	152.3 square metre side addition to an existing self-storage building and a 2-storey 4,143 square metre self-storage structure
Site Plan	SP.21.E.0253	SPA.21.14	18879-18917 Woodbine Avenue	A warehouse building with a 2nd floor office, associated vehicle parking and 5 loading docks
Site Plan	SP.21.E.0244	SPA.21.15	18490 and 18508 Leslie Street	65 stacked back-to-back townhouse units on an internal private road
Site Plan	SP.21.E.0262	SPA.21.17	900 Murrell Boulevard	2-storey elementary school, including childcare facility, gymnasium and outdoor play area
Site Plan	SP.21.E.0274	SPA.21.18	1656 Green Lane East	An industrial building (197,352 sq. ft) and future expansion (149,872 sq. ft)
Site Plan	SP.21.E.0304	SPA.21.20	18939 Leslie Street	Conversion of an existing single-detached residence into medical offices and provision for 15 parking spaces
Registered Plan of Subdivision	SUBR.21.E.0016	65M4706	Part of Lot 17, Concession 2	45 single detached units

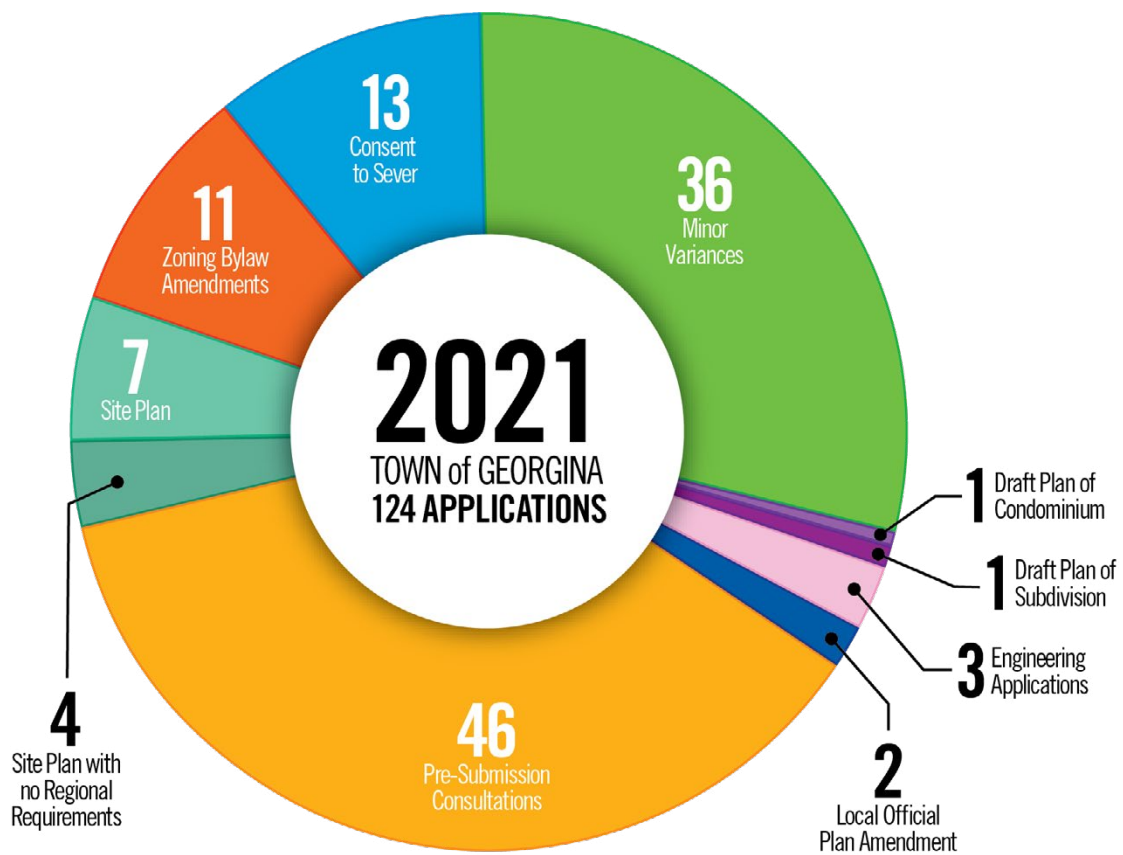
TOWN of GEORGINA

2021 DEVELOPMENT PROFILE

QUICKFACTS

- › Georgina made up 6.0% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

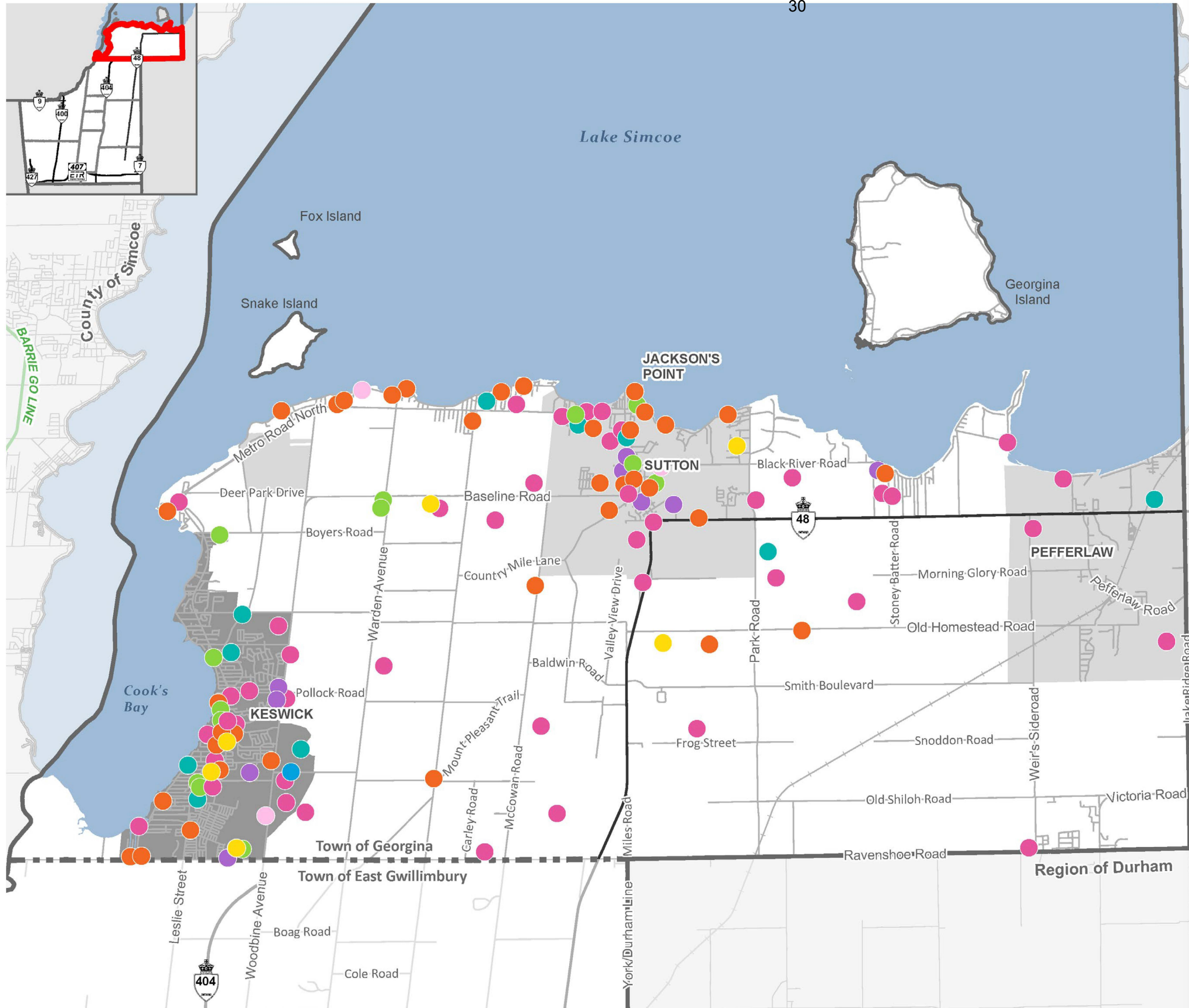
FIGURE 6 NEW DEVELOPMENT APPLICATIONS by TYPE 2021



YORK REGION

TOWN OF GEORGINA

DEVELOPMENT PROFILE 2021



- Consent Applications
- Engineering Applications
- Official Plan Amendments - Exemption Granted
- Minor Variance Applications
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Urban Area
- Towns and Villages



Produced by: The Regional Municipality of York, Corporate Services
 Department, Planning and Economic Development Branch
 © Copyright, The Regional Municipality of York, February 2022
 © Copyright, The Regional Municipalities of Durham and Peel,
 County of Simcoe, City of Toronto
 © Queen's Printer for Ontario 2003-2022

TOWN of GEORGINA

2021 DETAILED APPLICATION INFORMATION



TABLE 7 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.G.0010	02.199	Exemption Granted	Keswick Business Park Secondary	To permit the development of Business Park uses on interim private services (sanitary and water) until municipal services become available
Local Official Plan Amendment	LOPA.21.G.0064	OPA 144	Under Review	389 Curley Street	To permit a consent to divide the subject property into 2 residential building lots

TABLE 8 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Condominium	CDMR.21.G.0009	YRCP1460	Part Lot 1, Concession 8 (NG)	Common elements for 6 townhouse units and 18 parking spaces
Registered Plan of Subdivision	SUBR.20.G.0003	65M4680	Highway 48	36 single-detached lots and three townhouse blocks containing 20 dwelling units
Site Plan	SP.21.G.0011	B.1.55.1	24434 Woodbine Avenue	Two retirement homes and two senior apartment buildings and underground parking
Site Plan	SP.21.G.0072	B.1.931	20898 Dalton Road	8 modular transitional housing units
Site Plan	SP.21.G.0075	20849 Dalton Road	20849 Dalton Road	Parking lot improvements

TOWN of GEORGINA

2021 DETAILED APPLICATION INFORMATION



TABLE 9 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.G.0026	01.157	Part Lot 1 and Part of the south half of Lot 2, Concession 3	69 townhouse units on a common element condominium road
Draft Plan of Subdivision	SUBP.21.G.0032	01.157	N/S Ravenshoe Road	339 single-detached dwellings and 69 townhouse units
Engineering Application	ENG.21.G.0034	19T-18G01	22942 Woodbine Avenue	Engineering to support the proposed development of the Multi Use Recreation Complex (MURC) in the Town of Georgina
Engineering Application	ENG.21.G.0044	19T-18G02	Parts 1 and 3, Plan 65R-33639	Engineering submission related to draft plan 19T-18G02
Engineering Application	ENG.21.G.0041	Isobel Avenue	South of Lake Drive East, east of Woodbine Avenue	Road extension of Isobel Avenue
Site Plan	SP.21.G.0150	B.1.373.1	481 Lake Drive East	2 prefabricated steel frame buildings for the Georgina Trades Training Inc
Site Plan	SP.21.G.0199	B.1.384.1	Part of Lot 7, Concession 6	A concrete manufacturing plant for roadside safety and roadway products. Phase 2, which addresses the proposed buildings on site
Site Plan	SP.21.G.0213	B.1.384.1	Keswick Business Park	Keswick Business Park to facilitate the development of Building 1
Site Plan	SP.21.G.0170	B.1.393	415 Lake Drive South	Legalize 4 dwelling units
Registered Plan of Subdivision	SUBR.21.G.0020	65M4700	92 Glenwoods Avenue	88 single-detached units

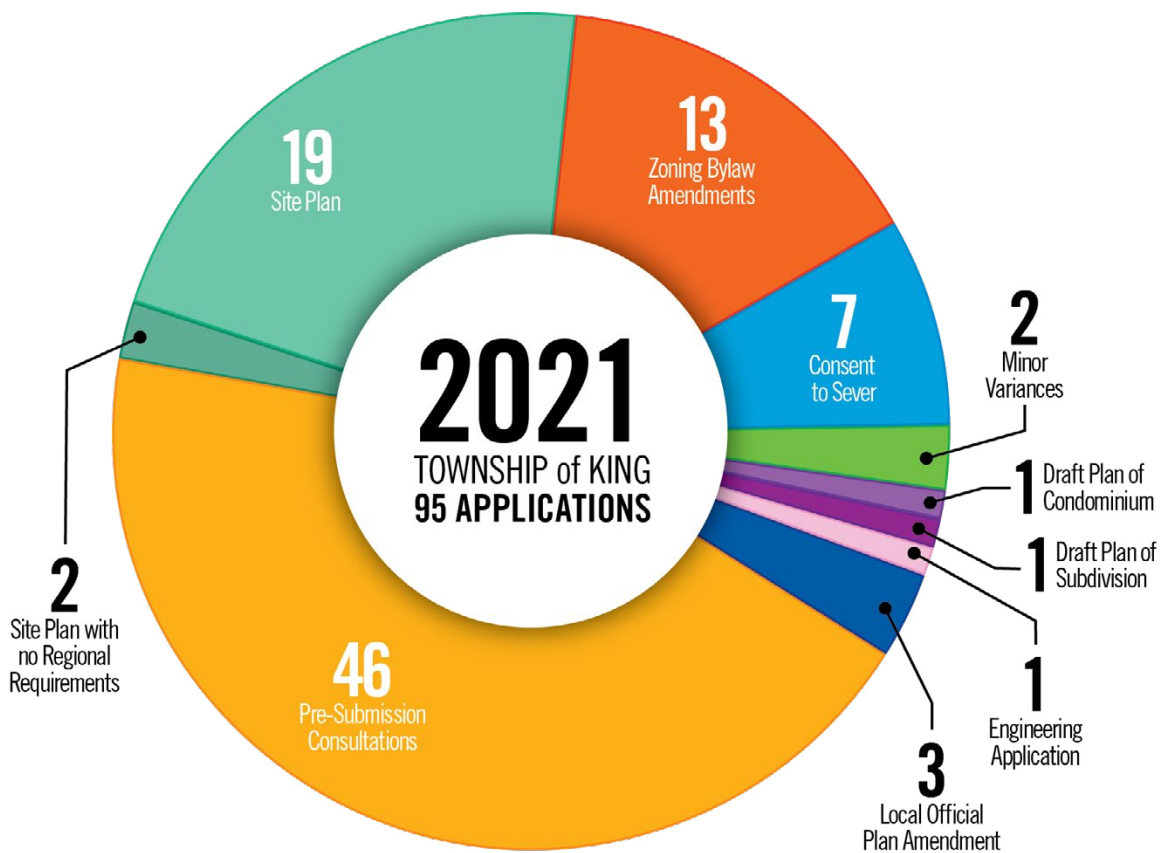
TOWNSHIP of KING

2021 DEVELOPMENT PROFILE

QUICKFACTS

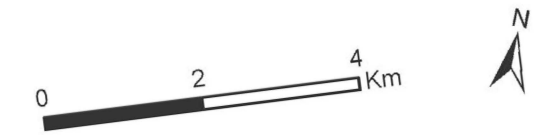
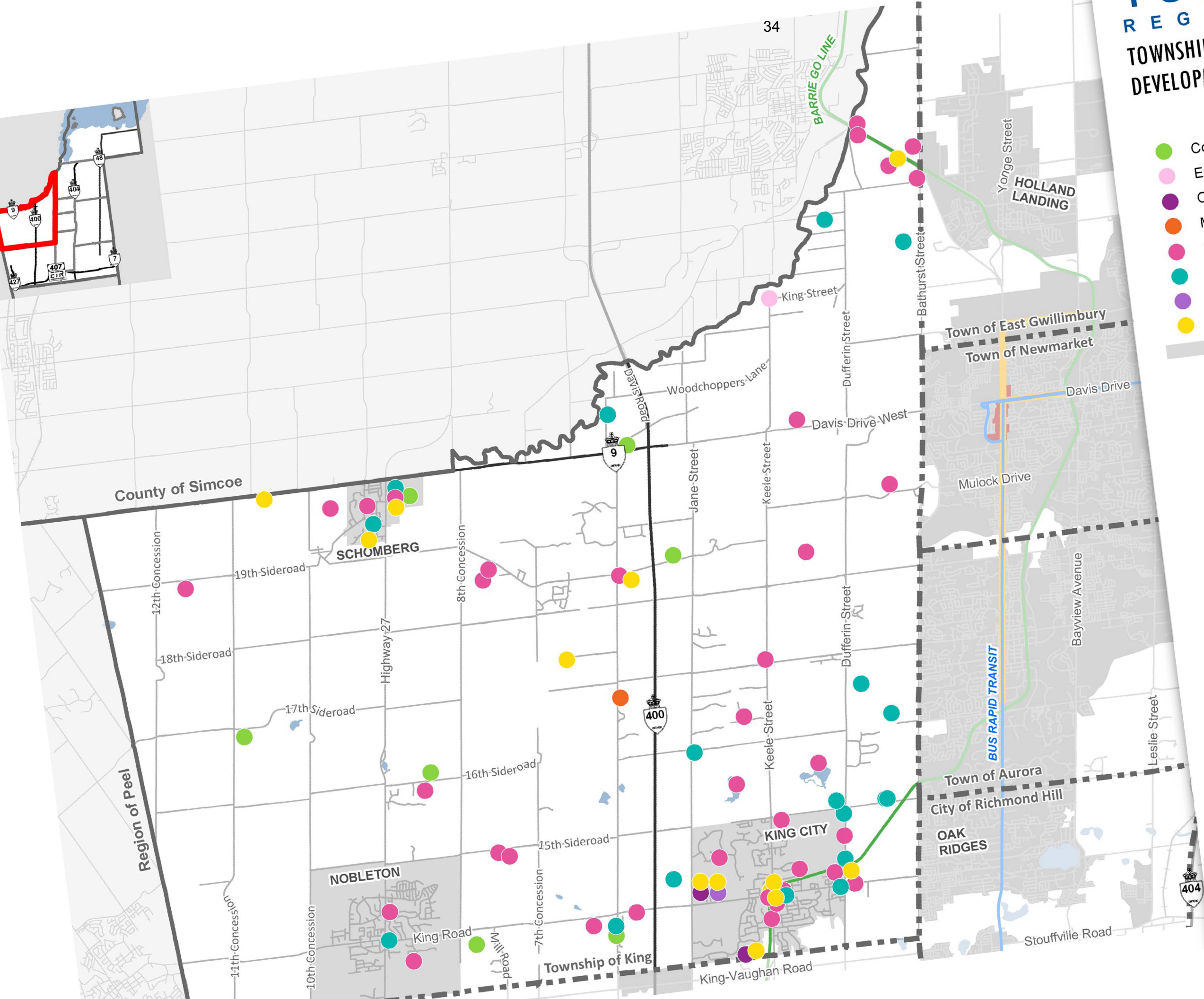
- › King made up 4.2% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 7 NEW DEVELOPMENT APPLICATIONS by TYPE 2021



REGION TOWNSHIP OF KING DEVELOPMENT PROFILE 2021

- Consent Applications
- Engineering Applications
- Official Plan Amendments - Under Review
- Minor Variance Applications
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Towns and Villages



Produced by: The Regional Municipality of York, Corporate Services Department, Planning and Economic Development Branch
 © Copyright, The Regional Municipality of York, February 2022
 © Copyright, The Regional Municipalities of Durham and Peel, County of Simcoe, City of Toronto
 © Queen's Printer for Ontario 2003-2022

TOWNSHIP of KING

2021 DETAILED APPLICATION INFORMATION



TABLE 10 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.K.0012	OP-2021-01	Under Review	52 James Stokes Court	To permit 4 single-detached units
Local Official Plan Amendment	LOPA.21.K.0034	OP-2021-02	Under Review	270 Burns Boulevard	To permit a single-detached dwelling
Local Official Plan Amendment	LOPA.21.K.0055	OP-2021-03	Under Review	20 Doctors Lane	To permit an increase in height from 3-storeys to 4-storeys and permit a maximum FSI of 1.88

TABLE 11 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.21.K.0008	19T-21K01	2720 King Road	5 single-detached dwellings, including the extension of Stokes Court
Site Plan	SP.21.K.0015	SPD-20-60	24 Old King Road	2-storey building for office/commercial use
Site Plan	SP.21.K.0056	SPD-21-16	14923 Dufferin Street	2-storey dwelling with an attached 2 car garage, an inground pool, cabana and gatehouse
Site Plan	SP.21.K.0057	SPD-21-15	1098 15th Sideroad	To demolish the existing dwelling and construct a new 2-storey dwelling
Site Plan	SP.21.K.0094	SPD-21-29	1529 & 1545 King Road	Temporary sales pavilion centre for the Acorn Development
Site Plan	SP.21.K.0095	SPD-21-27	13700 Dufferin Street	2 sales offices
Site Plan	SP.21.K.0097	SPD-21-30	20, 30 Tatton Court	Restaurant with drive-through use (McDonalds)
Site Plan	SP.21.K.0139	SPD-21-51	72 Proctor Road	1-storey front addition to an existing industrial building for warehouse space

TOWNSHIP of KING

2021 DETAILED APPLICATION INFORMATION



TABLE 12 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.K.0018	19CDM-21-K01	66 Main Street	Common element condominium for townhome units
Site Plan	SP.21.K.0015	SPD-20-60	24 Old King Road	2-storey building for office/commercial use
Engineering Application	ENG.21.K.0043	19T06K01	King Road and Keele Street	Security deposit for King Road/Keele St intersection improvement works as part of capital project
Site Plan	SP.21.K.0272	13260 Jane Street	13260 Jane Street	Expand the existing group home with an additional 25 rooms
Site Plan	SP.21.K.0267	SPD-09-02	12912 Weston Road	2-storey dwelling with a walk out basement attached 4-car garage
Site Plan	SP.21.K.0231	SPD-17-53	66 Main Street	24 freehold townhouse units
Site Plan	SP.21.K.0149	SPD-21-04	7195 Highway 9	Redevelopment of the property to allow for a horticultural operation, retail outlet for agricultural grown products, retailing of non-plant items for landscaping services and outdoor storage area for non-plant goods
Site Plan	SP.21.K.0183	SPD-21-23	14485 Jane Street	Addition to the front (west façade) of the existing church
Site Plan	SP.21.K.0154	SPD-21-49	13131 Keele Street	5 freehold townhouse dwelling units with individual private driveways
Site Plan	SP.21.K.0279	SPD-21-54	19230 Bathurst Street	Dog kennel and doggie day-care
Site Plan	SP.21.K.0155	SPD-21-58	1076 15th Sideroad	2-storey dwelling with attached 4 car garage
Site Plan	SP.21.K.0162	SPD-21-60	22 Patton Street	2-storey child-care facility
Site Plan	SP.21.K.0189	SPD-21-67	305 Holancin Road	25 metre telecommunications tower
Site Plan	SP.21.K.0242	SPD-21-78	13990 Dufferin Street	11,500 sqm multi-use community centre on the King Campus of Seneca College

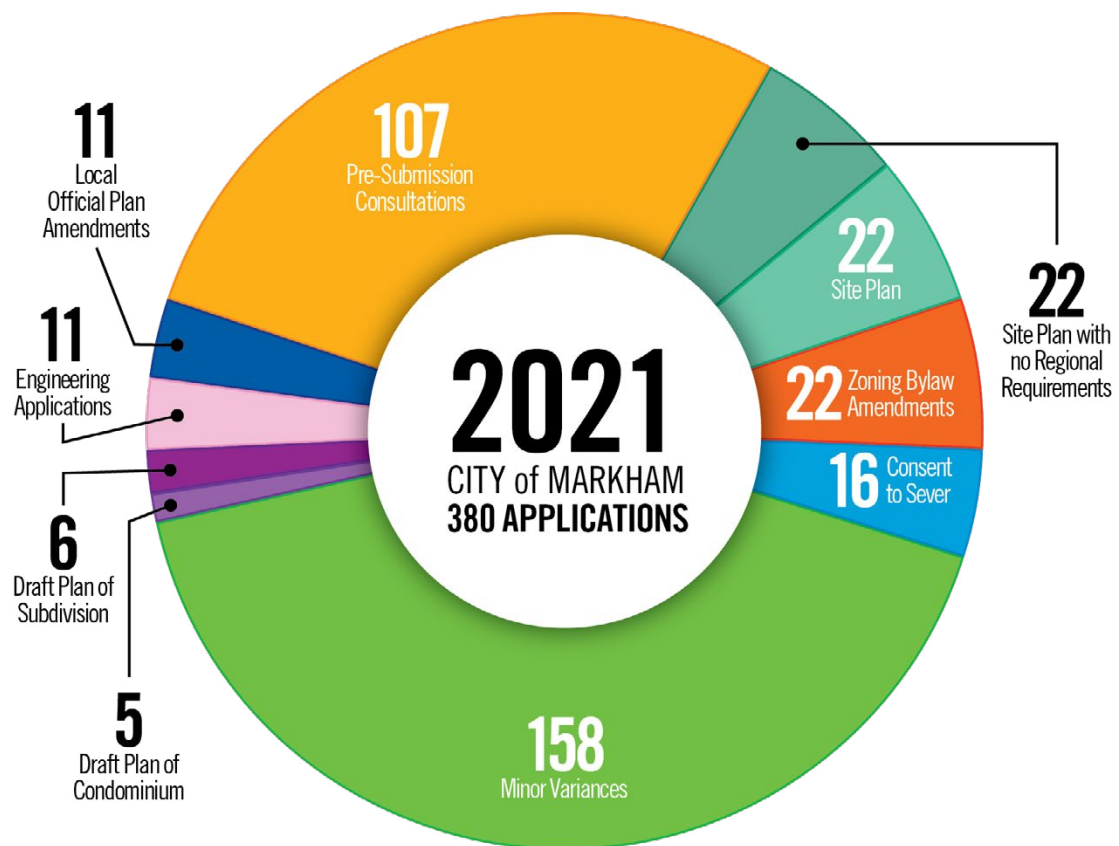
CITY of MARKHAM

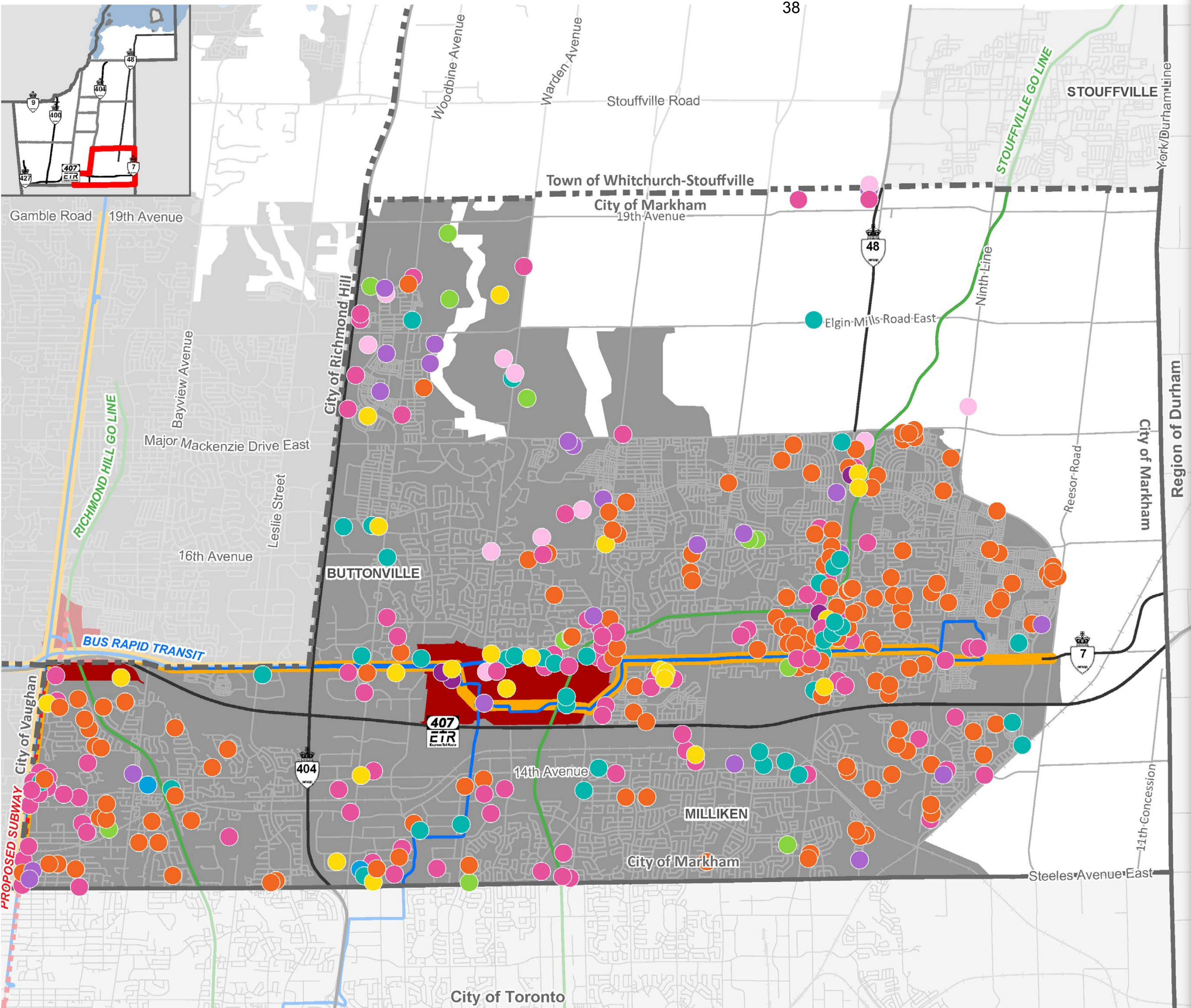
2021 DEVELOPMENT PROFILE

QUICKFACTS

- › Markham made up 18.5% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 8 NEW DEVELOPMENT APPLICATIONS by TYPE 2021





YORK REGION

CITY OF MARKHAM

DEVELOPMENT PROFILE 2021

- Consent Applications
 - Engineering Applications
 - Official Plan Amendments - Exemption Granted
 - Official Plan Amendments - Under Review
 - Minor Variance Applications
 - Pre Submission Consultations
 - Site Plan Applications
 - Subdivision/Condominium Applications
 - Zoning By-Law Amendments
- Regional Centre ¹
 - Regional Corridor ¹
 - Urban Area
 - Towns and Villages

¹ The Regional Centres and Corridors are identified in the Municipal Development profile maps.



Produced by: The Regional Municipality of York, Corporate Services Department, Planning and Economic Development Branch
 © Copyright, The Regional Municipality of York, February 2022
 © Copyright, The Regional Municipalities of Durham and Peel, County of Simcoe, City of Toronto
 © Queen's Printer for Ontario 2003-2022

CITY of MARKHAM

2021 DETAILED APPLICATION INFORMATION



TABLE 13 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.20.M.0070	20.130784.000.00.PLAN	Exemption Granted	288, 290, 292, 294, 296, 298, 300 John Street	To permit the redevelopment of the existing commercial plaza. Proposal includes 5 mixed-use buildings between 8 and 15-storeys in height, 579 apartment units and commercial uses at 1.82 FSI
Local Official Plan Amendment	LOPA.21.M.0015	PLAN 20 119485	Exemption Granted	205 Torbay Road	To permit a motor vehicle repair facility
Local Official Plan Amendment	LOPA.21.M.0052	21.120023.000.00.PLAN	Exemption Granted	4038, 4052 Highway 7 East	To permit an 11-storey mixed-use development comprised of 450 apartment units
Local Official Plan Amendment	LOPA.20.M.0069	OPA 254	Notice of Decision		To permit a 32-storey institutional building with 264 units
Local Official Plan Amendment	LOPA.21.M.0013	20.136386.000.00.PLAN	Under Review	134, 136, 144, 152 Main Markham Street North, 12 Wilson Street	To permit a 6-storey retirement residence with 308 units and retention of 5 commercial buildings fronting Main Street
Local Official Plan Amendment	LOPA.21.M.0028	21.106315.000.00.PLAN	Under Review	100, 110 Clegg Road	To facilitate the development of a 53-storey tower and two 40-storey mixed-use residential towers with 1134 residential units along with commercial office and day care uses

CITY of MARKHAM

2021 DETAILED APPLICATION INFORMATION



TABLE 13 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.M.0037	Markham Road - Mount Joy SP	Under Review	Along Markham Road, north of 16th Avenue, south of Major Mackenzie Drive	Markham Road - Mount Joy Secondary Plan
Local Official Plan Amendment	LOPA.21.M.0043	PLAN 21 180462	Under Review	100, 110 Clegg Road	To permit a 3-phased mixed-use development comprised of 3 buildings and a total of 2666 units at 5.90 FSI. Phase 1 proposes a 16-storey tower. Phase 2 proposes 16, 18 and 28-storey towers and Phase 3 proposes two 33-storeys and one 46-storey tower
Local Official Plan Amendment	LOPA.21.M.0054	21.111003.000.00.PLAN	Under Review	Markland Street	To permit a mixed-use development comprised of 3- storey townhouses and a 25-storey mixed-use building. A total of 180 apartment units, 95 townhouse units, 124 hotel units and 25 affordable units are proposed
Local Official Plan Amendment	LOPA.21.M.0062	PLAN 21 139260	Under Review	Unionville Special Policy Area Boundaries	To modify the Special Policy Area boundaries to reflect the flood plain modelling.
Local Official Plan Amendment	LOPA.21.M.0075	PLAN 21 139782	Under Review	3083 Highway 7 East	To redesignate the lands from "Mixed-Use Mid-Rise" to "Mixed-Use High Rise" to permit a master plan development

CITY of MARKHAM

2021 DETAILED APPLICATION INFORMATION



TABLE 13 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.M.0076	21.139592.000.00.PLAN	Under Review	8505, 8601, 3760, 3828 Warden Avenue	To permit 2 mixed-use development blocks consisting of 5 towers ranging from 25 to 48-storeys, containing 1,666 apartment units, retail and entertainment space
Local Official Plan Amendment	LOPA.21.M.0079	21.144733.000.00.PLAN	Under Review	77 Anderson Avenue	To permit a 30-storey condominium building with a 8-storey podium consisting of 363 apartment units and commercial uses

TABLE 14 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.M.0002	CNDO 20 135927	101 Cathedral High Street	103 residential condominium units and 12 commercial condominium retail units at grade
Draft Plan of Subdivision	SUBP.21.M.0006	20.134853.000.00.PLAN	Part of Lot 31, Concession 7	25 townhouse units, two 8-storey residential apartment buildings with 249 units
Draft Plan of Subdivision	SUBP.21.M.0010	21.103970.000.00.PLAN	17, 5, 11, 3 Essex Avenue, 205, 201, 206, 203 Langstaff Road East	To implement land development permissions in the Langstaff Secondary Plan to facilitate the 1st phase East Precinct of the Langstaff Gateway Area, consisting of 1668 mixed-use high-rise residential units
Engineering Application	ENG.21.M.0004	19T-16M11	4134 16th Avenue	Engineering submission for the York Downs West Draft Plan
Engineering Application	ENG.21.M.0005	Vetmar Limited - External Works		External Works: Woodbine Avenue

CITY of MARKHAM

2021 DETAILED APPLICATION INFORMATION



TABLE 14 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.21.M.0008	10192 Ninth Line	10192 Ninth Line	Widening of Ninth Line to accommodate a left turn lane
Engineering Application	ENG.21.M.0019	9999 Markham Road Subdivision	9999 Markham Road	To facilitate the engineering component of 9999 Markham Road subdivision (19T-18M07).
Registered Plan of Condominium	CDMR.20.M.0027	YRCP1458	8,10 & 18 Rouge Valley Drive West	Mixed-use development composed of ancillary retail and 545 high-rise residential condominium units
Registered Plan of Condominium	CDMR.20.M.0032	YRCP1466	Part of Block 151, Registered Plan 65M-4619	Common element road for the development of 92 freehold semi-detached units
Registered Plan of Subdivision	SUBR.21.M.0003	65M4690	Block 79, Registered Plan 65M-4033	26 single-detached dwellings
Registered Plan of Subdivision	SUBR.21.M.0018	65M4693	4134 16th Avenue, 9492 Kennedy Road	511 residential units (120 single-detached units, 293 townhouse units and 98 townhouse units)
Site Plan	SP.21.M.0010	4582 14th Avenue	4582 14th Avenue	New single-detached dwelling
Site Plan	SP.21.M.0039	20.136377.000.00.SPC	10348 Warden Avenue	To construct three temporary residential sales offices
Site Plan	SP.21.M.0041	20.135517.000.00.SPC	3882 Highway 7	8-storey building with 91 residential units
Site Plan	SP.21.M.0042	20.136196.000.00.SPC	7633 Kennedy Road	31 3-storey townhouse units
Site Plan	SP.21.M.0061	21.103742.000.00.SPC	80 Minthorn Blvd	Extension of site plan endorsement to facilitate a new office building
Site Plan	SP.21.M.0067	21.103550.000.00.SPC	5900 14th Avenue	Addition to an existing industrial building
Site Plan	SP.21.M.0088	21.108793.000.00.SPC	5965 Highway 7	New convenience store car wash and gas station/underground fuel tanks
Site Plan	SP.21.M.0091	20.128887.000.00.SPC	Box Grove Collector Road	Two 3-storey commercial buildings

CITY of MARKHAM

2021 DETAILED APPLICATION INFORMATION



TABLE 14 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.M.0109	21.104708.000.00.SPC	5680, 5690 14th Avenue	One-storey day nursery building
Site Plan	SP.21.M.0126	21.118719.000.00.SPC	4121 Highway 7	To construct phases 1 to 3
Site Plan	SP.21.M.0129	21.115121.000.00.SPC	3912, 3928 Highway 7	Independent living retirement home complex consisting of three buildings with heights ranging from 9 to 14-storeys and a total of 1136 residential units
Site Plan	SP.21.M.0130	21.121678.000.00.SPC	344 John Street	Addition to building

TABLE 15 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.M.0012	21.121699.000.00.CNDO	7097, 7099, 7101 Yonge Street, 1 Grandview Avenue	20 commercial units
Draft Plan of Condominium	CDMP.21.M.0011	21.122616.000.00.CNDO	9900 Markham Road	196 townhouse units
Draft Plan of Condominium	CDMP.21.M.0015	21.131119.000.00.CNDO	North of Elgin Mills Road, west of Woodbine Avenue	27 industrial units
Draft Plan of Condominium	CDMP.21.M.0020	21.141524.000.00.CNDO	4071 & 4289 Major Mackenzie Drive East	Common elements, 173 townhouse units
Draft Plan of Subdivision	SUBP.21.M.0025	21.116893.000.00.PLAN	5560 14th Avenue	2-storey industrial building consisting of 23 warehouse units
Draft Plan of Subdivision	SUBP.21.M.0022	21.121246.000.00.PLAN	7750 Bayview Avenue	Development of 3 residential buildings ranging from 18 to 35-storeys consisting of 1287 apartment units
Draft Plan of Subdivision	SUBP.21.M.0029	21.129900.000.00.PLAN	7810 McCowan Road	Common elements, 76 townhouse units

CITY of MARKHAM

2021 DETAILED APPLICATION INFORMATION



TABLE 15 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.21.M.0030	PLAN 21 123553	347 Main Street Markham North	15 townhouse units
Engineering Application	ENG.21.M.0036	16th & Warden Intersection Imp	16th Avenue and Warden Avenue	Preliminary intersection layout based on recommended improvements and EA alignments
Engineering Application	ENG.21.M.0037	19T-07M03	8293, 8303 Warden Avenue, 3825 Highway 7	Uptown Markham Phase 3 residential subdivision
Engineering Application	ENG.21.M.0030	19T-16M06 Engineering	2705, 2755 Elgin Mills Road East	Leporis Construction employment subdivision blocks
Engineering Application	ENG.21.M.0035	Berczy Warden Holdings Inc.	10620 Warden Avenue	Preliminary profile design for Warden Avenue in support of the Berczy Warden - Phase 1 development and the Class EA for Warden Avenue from Major Mackenzie Drive to Elgin Mills Road
Engineering Application	ENG.21.M.0042	Mattamy (Berczy Glen) Limited	10348, 10506, 10508, 10620 Warden Avenue, 3655 Elgin Mills Road East	Roman property Phase 2 residential subdivision
Engineering Application	ENG.21.M.0039	MESP Highway 48 Block	11776 Highway 48	MESP Highway 48 Block for the approved MZO lands
Engineering Application	ENG.21.M.0029	Union Village Phase 2	4134 16th Avenue	Union Village Phase 2 residential subdivision
Site Plan	SP.21.M.0263	21 140960.000. 00.SPC	North of Highway 7 and West of Donald Cousens Parkway	60 townhouse units, privately owned parkette and amenity spaces
Site Plan	SP.21.M.0259	21.119856.000. 00.SPC	10988, 10990 Warden Avenue	Public works yard, including salt storage, office and garage

CITY of MARKHAM

2021 DETAILED APPLICATION INFORMATION



TABLE 15 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.M.0172	21.120616.000.00.SPC	9900 Markham Road	Amending the existing site plan agreement (SP.15.M.0045) to reflect the removal of the existing heritage house in the parkette
Site Plan	SP.21.M.0194	21.130796.000.00.SPC	46 Main Street North	To re-circulate the previously prepared Site Plan Agreement (2019) and approved plans. 5-storey building consisting of 61 apartment units
Site Plan	SP.21.M.0223	21.132390.000.00.SPC	365, 393 Hood Road	1-storey industrial warehouse and office building
Site Plan	SP.21.M.0227	21.136186.000.00.SPC	Russell Dawson Road	106 townhouses, 8 semi-detached and 1 single-detached units
Site Plan	SP.21.M.0238	21.136872.000.00.SPC	Cachet Woods Court	One 5-storey commercial building consisting of office space and two 1-storey buildings containing industrial spaces
Site Plan	SP.21.M.0278	21.137365.000.00.SPC	Enterprise Boulevard	3 mixed-use towers consisting of 1264 apartment units
Site Plan	SP.21.M.0261	21.138859.000.00.SPC	9390 Woodbine Avenue	Common elements, 95 townhouse units.
Site Plan	SP.21.M.0286	SPC 21 143512	1 Steelcase Road West	3 industrial warehouse buildings
Registered Plan of Subdivision	SUBR.21.M.0006	65M4698	Part of Lot 20, Concession 5	173 townhouse units
Registered Plan of Subdivision	SUBR.21.M.0017	65M4699	6889, 6853, 6845, 6869 14th Avenue	3 single-detached units and 36 townhouse units

CITY of MARKHAM

2021 DETAILED APPLICATION INFORMATION



TABLE 15 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Subdivision	SUBR.21.M.0033	65M4708	3217, 3319, 3151 Elgin Mills Road East	106 single-detached units and 112 townhouse units
Registered Plan of Subdivision	SUBR.21.M.0032	65M4709	Part of the west half of Lot 24, Concession 4	33 single-detached units 4 part lots and 31 townhouse units
Registered Plan of Subdivision	SUBR.21.M.0028	65M4710	Block 77, 65M-4257	13 single-detached units and 19 townhouse units
Registered Plan of Subdivision	SUBR.21.M.0034	65M4712	5440 16th Avenue	10 semi-detached units and 68 townhouse units
Registered Plan of Condominium	CDMR.21.M.0010	YRCP1468	206, 208 Main Unionville Street	14 condominium units
Registered Plan of Condominium	CDMR.21.M.0011	YRCP1469	1, 11 Grandview Avenue, 7099, 7101, 7097 Yonge Street	27-storey condominium with 214 units
Registered Plan of Condominium	CDMR.21.M.0017	YRCP1473	Part of Lot 18. Concession 7	32 townhouse units
Registered Plan of Condominium	CDMR.21.M.0020	YRCP1474	57 and 59 Bridlefield Lane	7 single-detached units on a private road

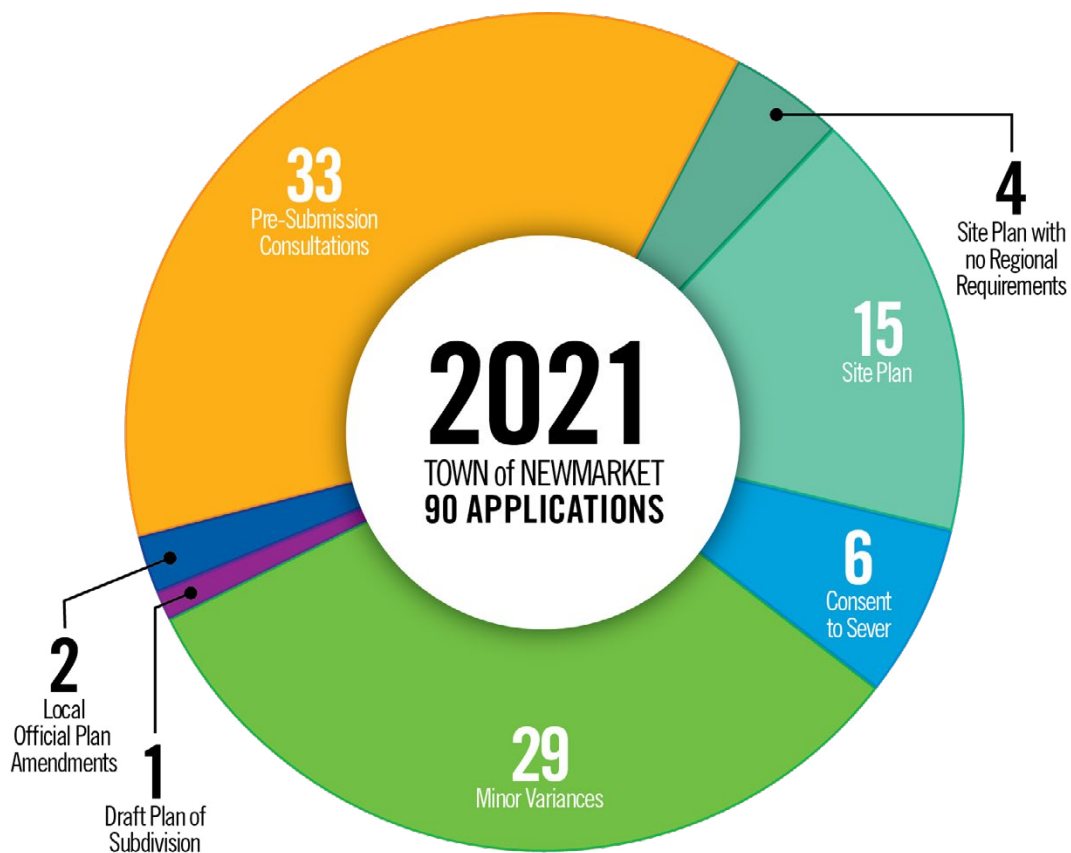
TOWN of NEWMARKET

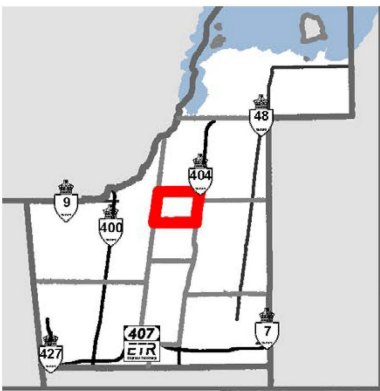
2021 DEVELOPMENT PROFILE

QUICKFACTS

- › Newmarket made up 4.7% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

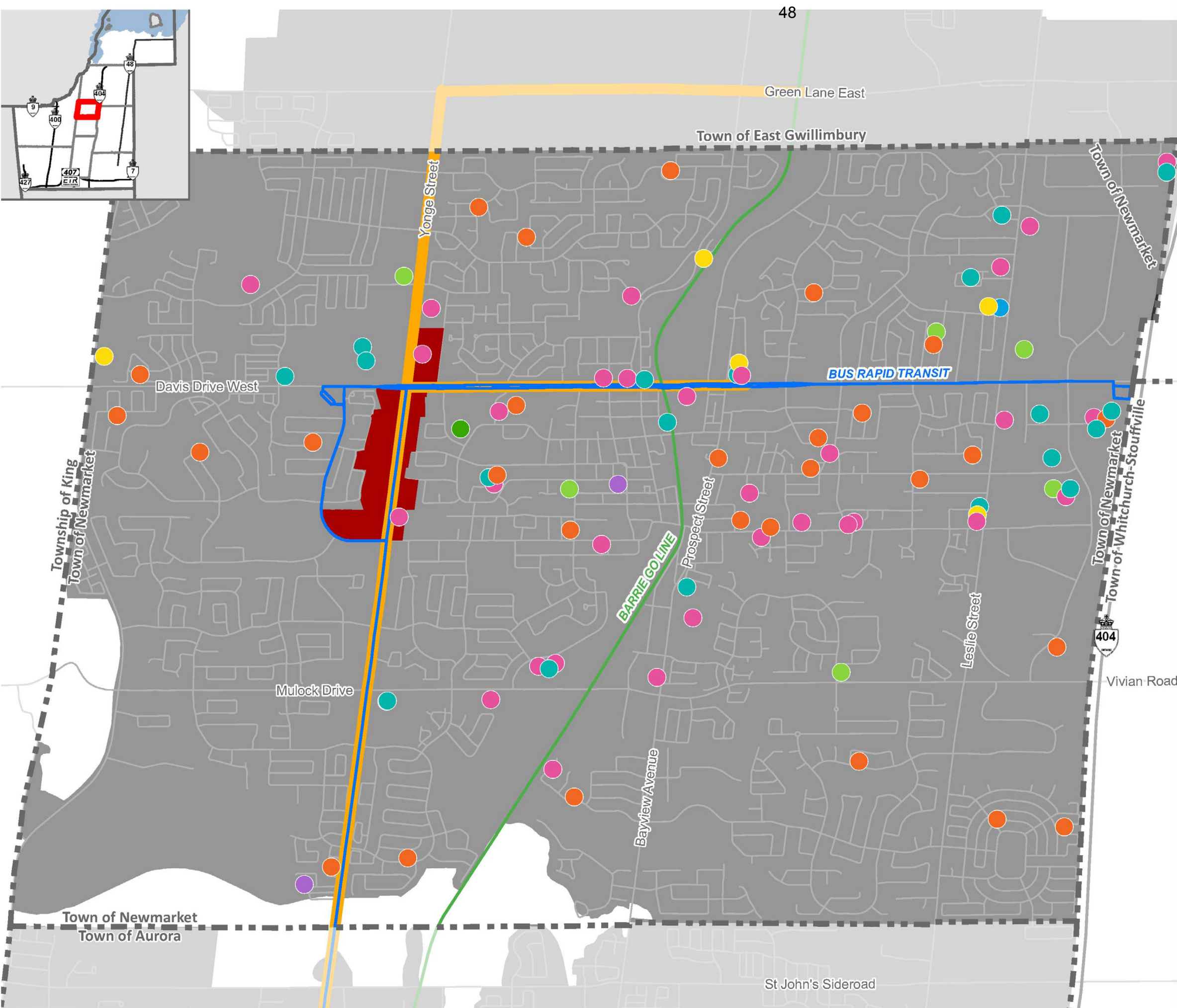
FIGURE 9 NEW DEVELOPMENT APPLICATIONS by TYPE 2021





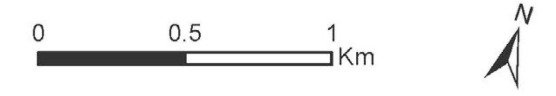
YORK REGION

TOWN OF NEWMARKET DEVELOPMENT PROFILE 2021



- Consent Applications
 - Official Plan Amendments - Exemption Granted
 - Official Plan Amendments - Notice of Decision
 - Minor Variance Applications
 - Pre Submission Consultations
 - Site Plan Applications
 - Subdivision/Condominium Applications
 - Zoning By-Law Amendments
- Regional Centre ¹
 - Regional Corridor ¹
 - Urban Area

¹ The Regional Centres and Corridors are identified in the Municipal Development profile maps.



Produced by: The Regional Municipality of York, Corporate Services Department, Planning and Economic Development Branch
 © Copyright, The Regional Municipality of York, February 2022
 © Copyright, The Regional Municipalities of Durham and Peel, County of Simcoe, City of Toronto
 © Queen's Printer for Ontario 2003-2022

TOWN of NEWMARKET

2021 DETAILED APPLICATION INFORMATION



TABLE 16 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.N.0018	D09-NP21-04	Exemption Granted	17680 Leslie Street	To redesignate lands from Commercial to Emerging Residential designation and adding stacked townhouse units as a permitted use to facilitate 88 townhouse dwellings within 4 blocks
Local Official Plan Amendment	LOPA.20.N.0016	OPA 25	Notice of Decision	Town of Newmarket	Technical amendment to Newmarket Urban Secondary Plan. Update to clarify the intent of the policies, implement recommendations, update land use permissions and resolve mapping inconsistencies
Local Official Plan Amendment	LOPA.21.N.0049	D09-NP-2111	Under Review	535 Davis Drive West	To permit a 10-storey rental apartment building with 226 units

TABLE 17 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Condominium	CDMP.21.N.0012	YRCP1462	400 Park Avenue	11 residential condominium units
Registered Plan of Subdivision	SUBP.21.N.0002	65M4683	16200, 16250 Yonge Street	13 single-detached units, 10 semi-detached units and 150 street townhouse units
Site Plan	SP.21.N.0021	D11-NP-2101	43 Lundy's Lane, 32, 36, 40 Bolton Avenue, 592 Watson Avenue	4-storey, 79-unit rental apartment building
Site Plan	SP.21.N.0035	D11NP2102	17188, 17188B Leslie Street	3-storey private school with daycare
Site Plan	SP.21.N.0046	D09NP1908	17700, 17600 Yonge Street	New access to the Upper Canada Mall

TOWN of NEWMARKET

2021 DETAILED APPLICATION INFORMATION



TABLE 17 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.N.0081	D11NP2106	1240 Twinney Drive and 1250 Davis Drive	50m shrouded monopole and associated equipment
Site Plan	SP.21.N.0138	D11-NP-21-08	1314 Ringwell Drive, 1355, 1356 Kerrisdale Boulevard	New Heat Treat System
Site Plan	SP.21.N.0144	Sundial Homes (Davis) Phase 3	219 Davis Drive West	Sales office
Site Plan	SP.21.N.0145	D11-NP-21-09	181 Beechwood Crescent	Single-detached dwelling

TABLE 18 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.21.N.0026	D12-NP21-14	1038 & 1040 Jacarandah Drive	22 semi-detached dwellings and two single-family dwelling units accessed by a new private laneway
Site Plan	SP.21.N.0260	D11 NP21 19	1240 Twinney Drive and 1250 Davis Drive	4 retail building including an accessory gas bar
Site Plan	SP.21.N.0295	D11-NP16-12	16945 Bayview Avenue	2-storey academic building
Site Plan	SP.21.N.0222	D11-NP-21-13	17600 Yonge Street	Facade improvements to Upper Canada Mall
Site Plan	SP.21.N.0224	D11-NP-21-14	1038 and 1040 Jacarandah Drive	22 semi-detached units and two single-detached units accessed by a new private laneway
Site Plan	SP.21.N.0235	D11NP2115	16715 Yonge Street Unit 28	Addition of an outdoor playground to be located at the rear of the existing commercial plaza

TOWN of NEWMARKET

2021 DETAILED APPLICATION INFORMATION



TABLE 18 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.N.0291	D11-NP2120	Stackhouse Road	2 industrial buildings - Building 1 with GFA of 9547.17 sq m and Building 2 with GFA of 10612.43 sq m
Site Plan	SP.21.N.0298	D11-NP21-21	425 & 431 Davis Drive	Rear addition that will link the two existing structures together on the subject lands
Site Plan	SP.21.N.0292	D11-NP2122	Lot 34, Concession 4, Block 6, Plan 65M3871	Industrial building

CITY of RICHMOND HILL

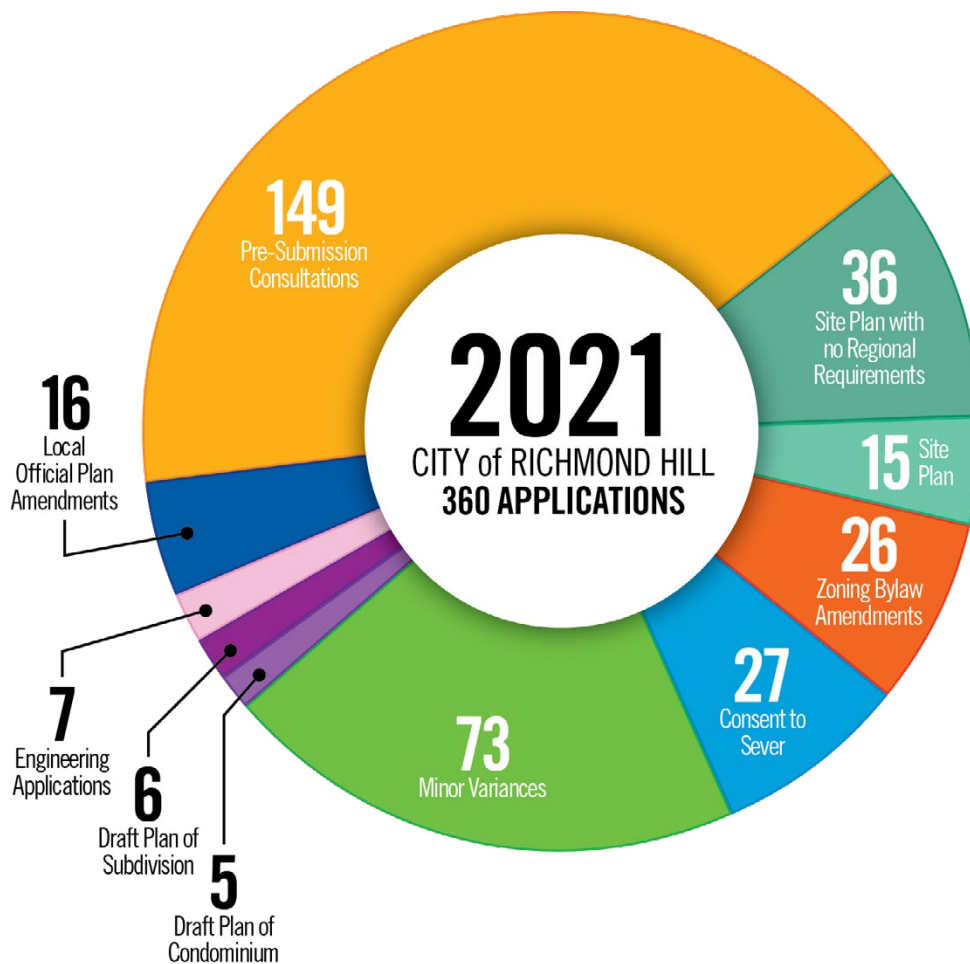
2021 DEVELOPMENT PROFILE

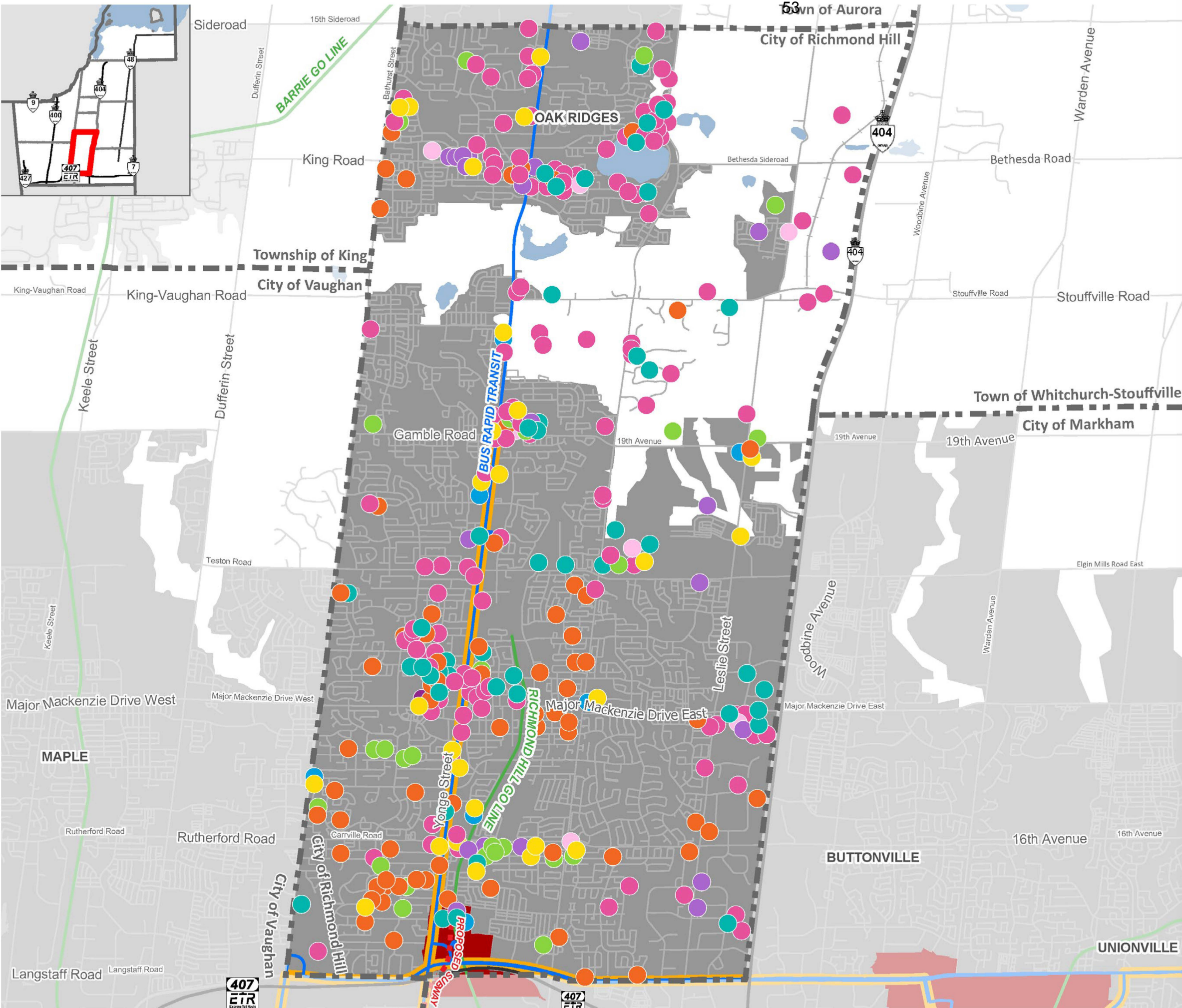


QUICKFACTS

- › Richmond Hill made up 17.6% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 10 NEW DEVELOPMENT APPLICATIONS by TYPE 2021





YORK REGION

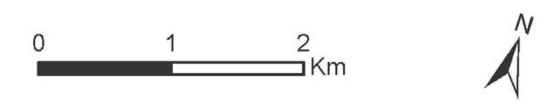
CITY OF RICHMOND HILL

DEVELOPMENT PROFILE 2021

- Consent Applications
- Engineering Applications
- Official Plan Amendments - Exemption Granted
- Official Plan Amendments - Notice of Decision
- Official Plan Amendments - Under Review
- Minor Variance Applications
- Pre Submission Consultation Applications
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments

■ Regional Centre ¹
■ Regional Corridor ¹
 Urban Area

¹ The Regional Centres and Corridors are identified in the Municipal Development profile maps.



Produced by: The Regional Municipality of York, Corporate Services Department, Planning and Economic Development Branch
 © Copyright, The Regional Municipality of York, February 2022
 © Copyright, The Regional Municipalities of Durham and Peel, County of Simcoe, City of Toronto
 © Queen's Printer for Ontario 2003-2022



CITY of RICHMOND HILL

2021 DETAILED APPLICATION INFORMATION

TABLE 19 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.17.R.0005	D01-17003	Exemption Granted	119 Carrville Road	To permit a 10-storey mixed use residential development to facilitate 57 residential units and 63 parking spaces
Local Official Plan Amendment	LOPA.18.R.0027	D01-18003	Exemption Granted	9675, 9697 and 9699 Yonge Street	To permit 2 apartment buildings (19 & 16-storeys) connected by a 5-storey podium consisting of 352 apartment units
Local Official Plan Amendment	LOPA.20.R.0010	D01-19005	Exemption Granted	0 Oneida Crescent	To permit 4 residential towers ranging from 25 to 37-storeys with an interconnected 3-storey podium and a stand-alone 2-storey private amenity building, with total of 1518 residential units
Local Official Plan Amendment	LOPA.20.R.0075	D01-20013	Exemption Granted	11160 Yonge Street	To permit 3 towers (29, 27 and 7-storeys) consisting of 666 residential units and FSI of 3.28
Local Official Plan Amendment	LOPA.21.R.0005	D01-20018	Exemption Granted	11300 Yonge Street	To permit a 12-storey, 227 unit apartment building and 57 townhouse units
Local Official Plan Amendment	LOPA.21.R.0011	D01-21001	Exemption Granted	1070 Major Mackenzie Drive East	To permit a 10-storey retirement residence consisting of 244 units
Local Official Plan Amendment	LOPA.21.R.0019	D01-20017	Exemption Granted	12030 Yonge Street	To increase height and density to permit an 8-storey building containing 156 apartment units and 162 sq m of commercial floor area at grade



CITY of RICHMOND HILL

2021 DETAILED APPLICATION INFORMATION

TABLE 19 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.R.0021	D01-20016	Exemption Granted	45 Observatory Lane	To increase height and density to permit an 8-storey, mid-rise residential development consisting of 255 units
Local Official Plan Amendment	LOPA.21.R.0029	D01-21002	Exemption Granted	11491 Leslie Street	To permit 17 townhouse units on a private road
Local Official Plan Amendment	LOPA.21.R.0032	D01-21003	Exemption Granted	9750-9760 Yonge Street	To increase height and density to permit two apartment buildings 18 & 22-storeys in height connected by a 5-storey podium consisting of 522 apartment units, 18 back-to-back townhouses, 847 sq m of ground floor retail/commercial and a public road connecting to Yonge Street
Local Official Plan Amendment	LOPA.21.R.0042	D01-21004	Exemption Granted	9593 Bathurst Street	To increase density to permit a 4-storey residential apartment building with 13 dwelling units and FSI of 1.48
Local Official Plan Amendment	LOPA.21.R.0047	D01-21005	Exemption Granted	1000 Elgin Mills Road East	To increase the height of an apartment building from 10 to 14-storeys
Local Official Plan Amendment	LOPA.16.R.0004	OPA 21	Notice of Decision	11190 Leslie Street	To permit 27 single detached units, 53 street townhouses and 41 common element condominium units with blocks for future development, parks, a school and stormwater management



CITY of RICHMOND HILL

2021 DETAILED APPLICATION INFORMATION

TABLE 19 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.R.0045	OPA 22	Notice of Decision	Lake Wilcox Special Policy Area	To implement policy modifications to the “Special Policy Area” “Natural Hazards” and “Neighbourhood” policies and to implement a revised boundary for the Lake Wilcox Special Policy Area (SPA) as approved by the Ministers of Natural Resources (MNRF) and Municipal Affairs and Housing (MMAH)
Local Official Plan Amendment	LOPA.21.R.0002	D01-20014	Under Review	129, 133, 137, 141, 143, 147 Arnold Crescent and 190, 210, 230 Major Mackenzie Drive West	To permit 4 apartment buildings with at grade townhouse dwelling units consisting of a total of 790 dwelling units. FSI 2.35
Local Official Plan Amendment	LOPA.21.R.0017	D01-20015	Under Review	259 Yorkland Road	To increase height and density to permit a 2 high-density, mixed-use buildings 42 & 45 storeys that are connected by a 5-storey podium consisting of 821 residential units
Local Official Plan Amendment	LOPA.21.R.0048	D01-21006	Under Review	13546-13580 Yonge Street	To permit an 8-storey residential apartment building consisting of 214 units, a Floor Space Index of 3.5 and 347 parking spaces
Local Official Plan Amendment	LOPA.21.R.0058	D01-21008	Under Review	0 John Birchall Road	To permit two apartment buildings of 27 and 31-storeys in height connected by a 4-storey podium. The proposed development includes a total of 617 apartment units and 33 townhouse units



CITY of RICHMOND HILL

2021 DETAILED APPLICATION INFORMATION

TABLE 19 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.R.0059	D01-21007	Under Review	9651 Yonge Street	To increase height and density to permit a mixed-use, high-density transit-oriented development consisting of residential and non-residential uses
Local Official Plan Amendment	LOPA.21.R.0067	D01-21009	Under Review	11283 Yonge Street	To permit a retirement residence with 198 units for seniors, 190 long-term care beds and at-grade commercial space
Local Official Plan Amendment	LOPA.21.R.0077	D01-21010	Under Review	9218 Yonge Street	To permit two buildings 42 and 36-storeys connected by a 6-storey podium containing a total of 796 residential units and at-grade commercial space with a proposed FSI of 8.35

TABLE 20 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.R.0003	D05-21001	12, 8, 10, 6, 4 McCachen Street	To create a common element road to service 2 semi-detached dwellings and 34 townhouses
Draft Plan of Condominium	CDMP.21.R.0008	D05-21002	11190 Leslie Street	To create a common element road to service 41 townhouses
Draft Plan of Subdivision	SUBP.21.R.0003	D03-20005	170, 172, 176, 180 Duncan Road, 543, 551, 561, 531 16th Avenue	10 single-detached dwelling units
Draft Plan of Subdivision	SUBP.21.R.0011	SUB-21-0001	11491 Leslie Street	17 townhouse units on a private road
Draft Plan of Subdivision	SUBP.21.R.0013	19T-87083		



CITY of RICHMOND HILL

2021 DETAILED APPLICATION INFORMATION

TABLE 20 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.21.R.0001	19T-18R11	6 Anglin Drive, 102 19th Avenue	Engineering Approval for 19T-18R11
Engineering Application	ENG.21.R.0002	TMIG Project #15165	12711, 12689, 12683, 12600, 12619, 12460, 12575, 12770, 12603, 12623, 12563 Leslie Street	Temporary Construction Access
Engineering Application	ENG.21.R.0003	19T(R)-12004	272 & 276 Sunset Beach Road	First engineering submission for Sunset Beach residential subdivision
Engineering Application	ENG.21.R.0007	n/a	930, 888 Elgin Mills Road East	Elbay Sales Office - Site Alteration Permit for 930 Elgin Mills Road
Engineering Application	ENG.21.R.0018	438-500 King Road	438-500 King Road	King East subdivision (Phase 2)
Engineering Application	ENG.21.R.0024	Montagna Construction Access	1577 Major Mackenzie Drive East	Montagna temporary construction access
Registered Plan of Condominium	CDMR.20.R.0028	YRCP1459	27, 35, 25, 41, 33, 39, 31, 47, 37 Globemaster Lane, 38, 40 Banshee Lane, 3 McCachen Street, 320 King Road	Condominium road to service 10 semi-detached units and 37 townhouse units
Registered Plan of Condominium	CDMR.21.R.0005	YRCP1464	10922 – 10956 Yonge Street	129 townhouse units.
Registered Plan of Condominium	CDMR.20.R.0022	YRCP1465	13715 Yonge Street	Common element road for the proposed 38 townhouse units
Registered Plan of Subdivision	SUBR.20.R.0029	65M4682	26, 18, 22 Sunset Beach Road	6 townhouse units



CITY of RICHMOND HILL

2021 DETAILED APPLICATION INFORMATION

TABLE 20 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Subdivision	SUBR.18.R.0033	65M4685	12600 Leslie Street	354 single-detached units, 152 townhouse units, 22 partial single-detached units and 34 partial townhouse units
Registered Plan of Subdivision	SUBR.21.R.0001	65M4689	243 16th Avenue	11 townhouse units
Registered Plan of Subdivision	SUBR.20.R.0022	65M4695	396, 404, 416 King Road	8 single-detached dwellings, 1 part lot and 15 townhouse dwelling units. Related to SUBR.20.R.0021
Registered Plan of Subdivision	SUBR.20.R.0021	65M4695	396, 404, 416 King Road	8 single detached dwellings, 1 part lot and 15 townhouse dwelling units. Related to SUBR.20.R.0022
Site Plan	SP.21.R.0036	D06-20042	0 Elgin Mills Road East	Temporary sales trailer
Site Plan	SP.21.R.0112	D06-21015	81 Performance Drive	1805.14 sqm addition to an existing industrial building
Site Plan	SP.21.R.0114	D06-21017	9760, 9750 Yonge Street	To facilitate a mixed use residential/commercial development comprised of two apartment buildings, 18 & 22-storeys connected by a 5 storey podium consisting of 522 apartment units, 18 back to back townhouses, 847 sq m of ground floor retail/commercial and a public road connecting to Yonge Street
Site Plan	SP.21.R.0142	D06-21027	11190 Leslie Street	41 townhouses on Block 36 in draft plan of subdivision



CITY of RICHMOND HILL

2021 DETAILED APPLICATION INFORMATION

TABLE 21 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.R.0013	D05-21003	12850-12890 Yonge Street	120 stacked townhouses
Draft Plan of Condominium	CDMP.21.R.0019	D05-21004	2 East Beaver Creek Road	Establish condominium tenure for 4 existing office buildings
Draft Plan of Condominium	CDMP.21.R.0023	D05-21005	95 and 105 Oneida Crescent	575 residential condominium units within 30 and 24-storey apartment buildings
Draft Plan of Subdivision	SUBP.21.R.0018	D03-21002	1577-1621 Major Mackenzie Drive East	124 single-detached dwellings. Related to MZO O.Reg 698/20.
Draft Plan of Subdivision	SUBP.21.R.0024	SUB-21-0003	27-312 Anglin Drive	8 single-detached units
Draft Plan of Subdivision	SUBP.21.R.0031	SUB-21-0004	271 Old 16th Avenue	4 single-detached units
Engineering Application	ENG.21.R.0047	19T-15R09	0 Bayview Avenue	Installation of the relocated sanitary sewer easement analysis
Site Plan	SP.21.R.0148	D06-21023	1577 Major Mackenzie Drive East	292 townhouse units accessed through private common element condominium lanes on the subject lands. Related to MZO O.Reg 698/20
Site Plan	SP.21.R.0152	D06-21024	1577 and 1621 Major Mackenzie Drive	208 stacked, back-to-back townhouse dwelling units, as part of MZO O.Reg 698/20
Site Plan	SP.21.R.0159	D06-21025	1577 Major Mackenzie Drive East	Temporary sales office for related plans: SUBP.21.R.0018, SP.21.R.0148 and SP.21.R.0152
Site Plan	SP.21.R.0160	D06-21032	1000 Elgin Mills Road East	Revision to the approved site plan (SP.15.R.0130) relating to the height of Building B. To increase the height from 10-storeys to 14-storeys, resulting in 52 additional dwelling units



CITY of RICHMOND HILL

2021 DETAILED APPLICATION INFORMATION

TABLE 21 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.R.0209	D06-21034	286 Major Mackenzie Drive East	8-storey residential building with 90 rental units for affordable housing
Site Plan	SP.21.R.0187	D06-21042	178 Centre Street East	22 semi-detached and 2 single-detached units on a private laneway
Site Plan	SP.21.R.0237	D06-21046	609 Sunset Beach Road	New detached 2-storey residential dwelling with an attached garage
Site Plan	SP.21.R.0233	D06-21051	0 Gamble Road	Automobile dealership
Site Plan	SP.21.R.0232	D06-21055	9350 Yonge Street	Two mixed-use rental apartment buildings (26-storeys and 29-storeys) connected by a 7-storey podium comprised of 578 residential units, 575 parking spaces and an FSI of 4.88
Site Plan	SP.21.R.0305	D06-21073	10898 10922 10944 and 10956 Yonge Street	A mixed-use building with two residential towers (23 and 31-storeys) atop of a 3-storey podium with at-grade retail along Yonge Street and Canyon Hill Avenue
Site Plan	SP.21.R.0221	SPRH2019	North of Highway 7 and East of Yonge Street	218 apartment units
Registered Plan of Subdivision	SUBR.21.R.0010	65M4707	16 Long Hill Drive	3 single-detached units
Registered Plan of Subdivision	SUBR.21.R.0031	65M4711	319, 339, 311, 301, 329, 349 King Road, 115 and 119 Bond Crescent	4 semi-detached units and 111 townhouse units
Registered Plan of Condominium	CDMR.21.R.0013	YRCP1470	370C, 370D, 370, 370G, 370H, 370A, 370B, 370E Red vMaple Road	103 townhouse units (42 stacked and 61 block)



CITY of RICHMOND HILL

2021 DETAILED APPLICATION INFORMATION

TABLE 21 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Condominium	CDMR.21.R.0016	YRCP1471	23, 21, 19 John Greene Lane	23 common element townhouses units
Registered Plan of Condominium	CDMR.21.R.0019	YRCP1476	9099 Leslie Street	5-unit Industrial building

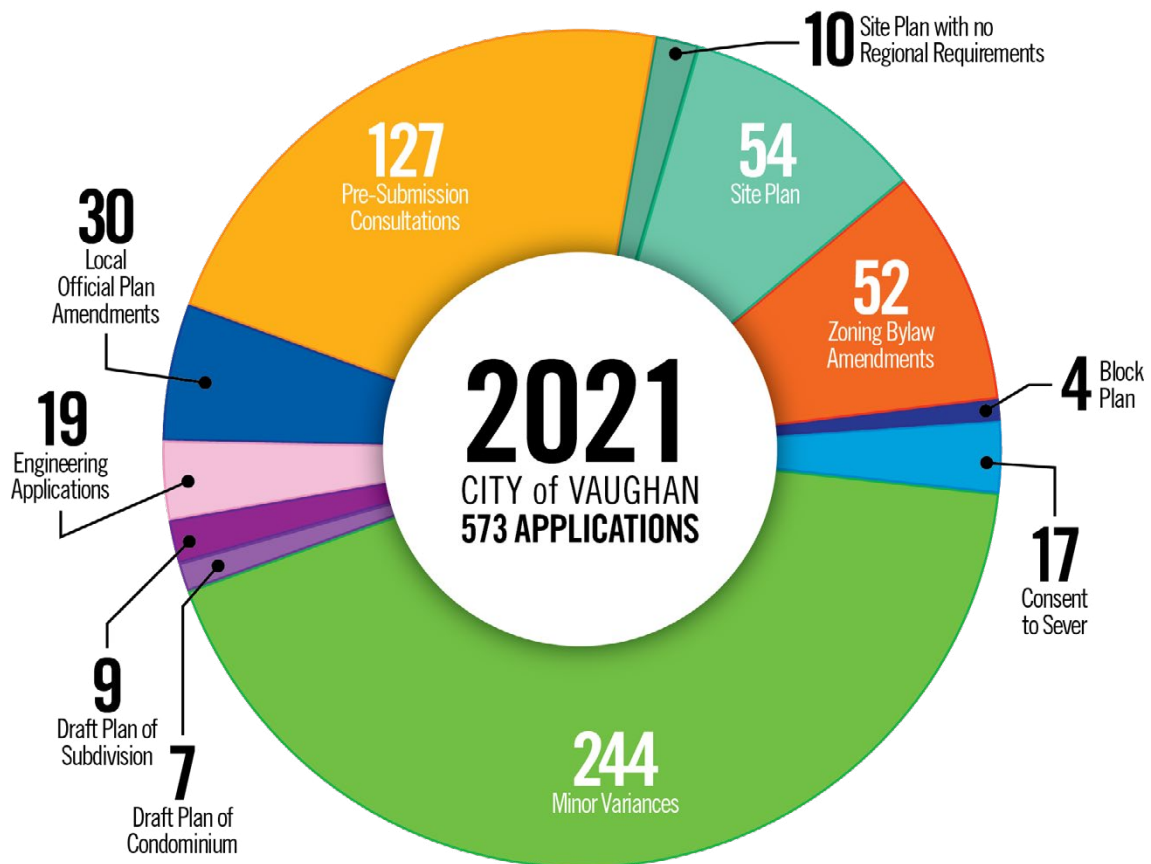
CITY of VAUGHAN

2021 DEVELOPMENT PROFILE

QUICKFACTS

- › Vaughan made up 28.0% of development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

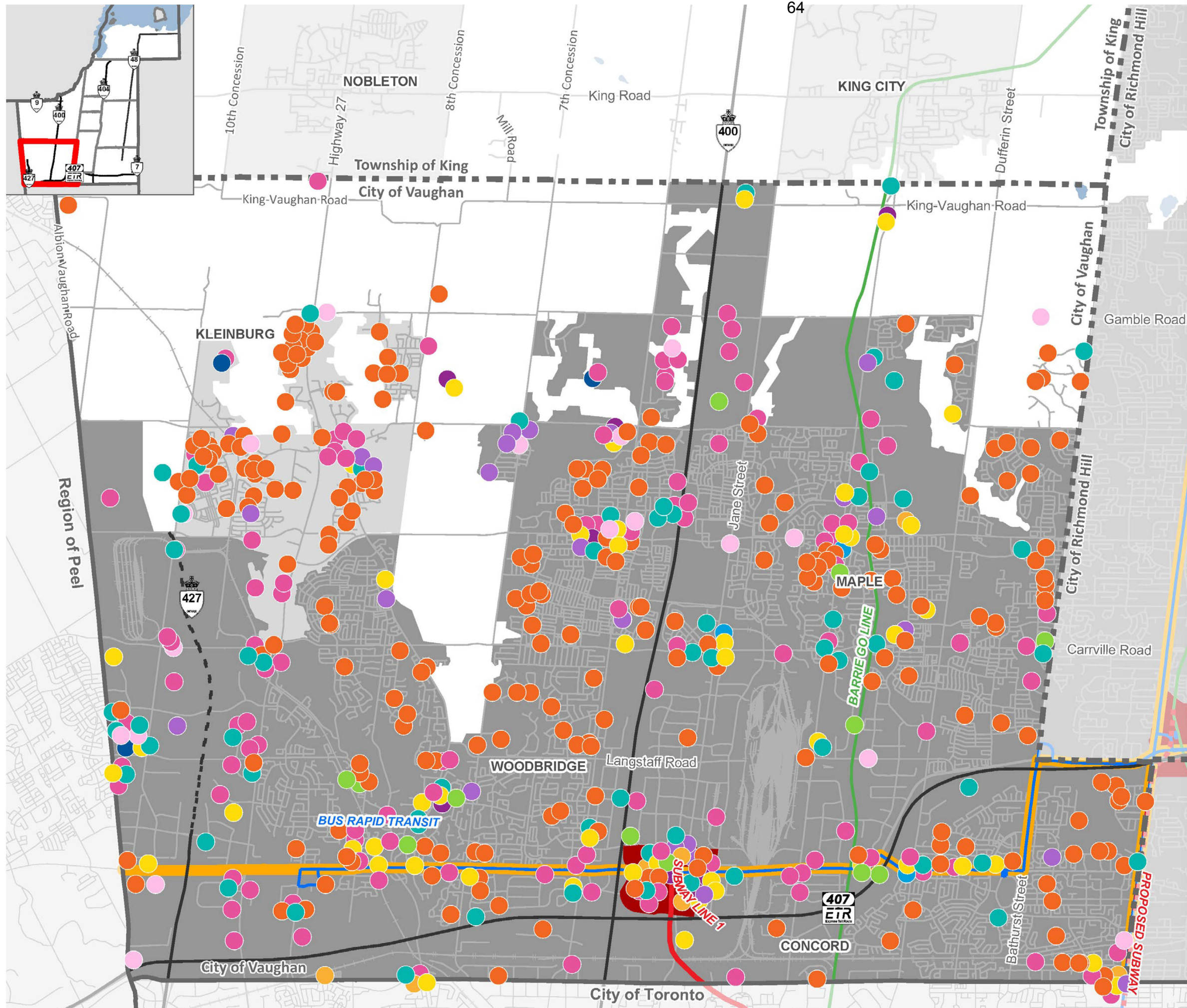
FIGURE 11 NEW DEVELOPMENT APPLICATIONS by TYPE 2021



YORK REGION

CITY OF VAUGHAN

DEVELOPMENT PROFILE 2021



- Block Applications
- Consent Applications
- Engineering Applications
- Official Plan Amendments - Exemption Denied
- Official Plan Amendments - Exemption Granted
- Official Plan Amendments - Notice of Decision
- Official Plan Amendments - Under Review
- Minor Variance Applications
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Centre ¹
- Regional Corridor ¹
- Urban Area
- Towns and Villages

¹ The Regional Centres and Corridors are identified in the Municipal Development profile maps.



Produced by: The Regional Municipality of York, Corporate Services
 Department, Planning and Economic Development Branch
 © Copyright, The Regional Municipality of York, February 2022
 © Copyright, The Regional Municipalities of Durham and Peel,
 County of Simcoe, City of Toronto
 © Queen's Printer for Ontario 2003-2022

CITY of VAUGHAN

2021 DETAILED APPLICATION INFORMATION



TABLE 22 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.20.V.0065	OP.20.012	Exemption Denied	175 Millway Avenue	To permit a 64-storey residential building, 21-storey office building and a 7-storey hotel consisting of 798 residential units
Local Official Plan Amendment	LOPA.21.V.0001	OP.20.014	Exemption Denied	7040, 7054 Yonge Street, 72 Steeles Avenue West	To permit 4 mixed-use towers ranging from 38 to 60-storeys consisting of 2,586 residential units at 11.75 FSI
Local Official Plan Amendment	LOPA.21.V.0024	OP.20.015	Exemption Denied	North of Highway 7 and east of Commerce Street	To permit two 48 and 56-storey residential towers connected by a 3-storey podium consisting of 1094 units with at-grade retail uses
Local Official Plan Amendment	LOPA.21.V.0027	OP.21.006	Exemption Denied	7520, 7540, 7560 Weston Road	To permit two 45 & 42-storey towers with 952 residential units
Local Official Plan Amendment	LOPA.21.V.0030	OP.21.009	Exemption Denied	7551, 7601 Jane Street	To permit 9 towers ranging from 30 to 58-storeys consisting of 4563 residential units and a public park at 10.6 FSI
Local Official Plan Amendment	LOPA.21.V.0031	OP.21.010	Exemption Denied	10,000 Dufferin Street	To permit 4 buildings consisting of two 28-storey and two 12-storey residential buildings consisting of 1,007 units
Local Official Plan Amendment	LOPA.21.V.0036	OP.21.012	Exemption Denied	5390 Steeles Avenue West	To permit a 25-storey mixed-use rental apartment building with 226 units and a 4-storey parking structure
Local Official Plan Amendment	LOPA.21.V.0041	OP.21.014	Exemption Denied	7034, 7040 Islington Avenue	To permit a 34-storey apartment building consisting of 295 residential units

CITY of VAUGHAN

2021 DETAILED APPLICATION INFORMATION



TABLE 22 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.V.0044	OP.21.013	Exemption Denied	9001 Regional Road 50	To redesignate a portion of the subject lands to “Employment Commercial Mixed-Use” to permit 2 employment buildings with outside storage
Local Official Plan Amendment	LOPA.21.V.0046	OP.21.015	Exemption Denied	4850 Highway 7, 79 Arrowhead Drive	To permit a 14-storey residential building with 101 units at 5.7 FSI
Local Official Plan Amendment	LOPA.21.V.0050	OP.21.016	Exemption Denied	South of Highway 7 and east of Highway 400	To permit 3 towers connected by a 4-storey podium with a total of 1701 residential units and commercial uses at grade
Local Official Plan Amendment	LOPA.21.V.0056	OP.21.017	Exemption Denied	North of Centre Street and east of New Westminster Drive	To permit two 26 and 35-storey towers on a 12-storey podium consisting of 715 residential units
Local Official Plan Amendment	LOPA.21.V.0003	OP.20.016	Exemption Granted	9929 Keele Street	To permit a 4-storey mixed-use condominium building with 95 units at 1.4 FSI
Local Official Plan Amendment	LOPA.21.V.0004	OP.20.017	Exemption Granted	9291 Jane Street	To permit two 36-storey buildings with 5-storey podiums, consisting of 760 residential units at 4.17 FSI
Local Official Plan Amendment	LOPA.21.V.0023	OP.21.004	Exemption Granted	7818 Dufferin Street	To redesignate lands to “High-Rise Mixed-Use” with site-specific exceptions to permit two 12 and 34-storey residential buildings and two blocks of street townhouses with a total of 853 apartment units and 10 townhouse units at 4.82 FSI

CITY of VAUGHAN

2021 DETAILED APPLICATION INFORMATION



TABLE 22 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.V.0061	OP.21.018	Exemption Granted	North of Highway 7 and west of New Huntington Road	To permit a 1-storey employment building with proposed future office space and accessory outside storage of truck trailers
Local Official Plan Amendment	LOPA.21.V.0007	VMC Secondary Plan Update	Under Review		To permit two 36-storey residential buildings and 5-storey podium with a total of 760 residential units at 4.17 FSI
Local Official Plan Amendment	LOPA.21.V.0008	OP.21.001	Under Review	South of Major Mackenzie Drive West, west of Fossil Hill Road	To permit a 12-storey mixed-use building with 382 units and 11 townhouse units on a private road
Local Official Plan Amendment	LOPA.21.V.0009	OP.09.003	Under Review	10951 Kipling Avenue	To permit a private recreational facility with on-site parking
Local Official Plan Amendment	LOPA.21.V.0016	OP.21.002	Under Review	8265, 8277 Islington Avenue	To permit a 6-storey residential building consisting of 81 apartment units at 2.4 FSI
Local Official Plan Amendment	LOPA.21.V.0020	OP.21.003	Under Review	141 Malloy Street	To permit an outdoor car inventory storage facility with 817 surface parking spaces
Local Official Plan Amendment	LOPA.21.V.0025	OP.21.005	Under Review	3911 Teston Road	To permit 145 townhouse units
Local Official Plan Amendment	LOPA.21.V.0026	OP.21.007	Under Review	2901 Highway 7	To permit 45 and 49-storey residential towers connected by a 7-storey podium and a 22-storey residential tower with a total of 1,318 apartment units with at grade commercial uses

CITY of VAUGHAN

2021 DETAILED APPLICATION INFORMATION



TABLE 22 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.V.0033	OP.21.011	Under Review	9565 Weston Road	To permit 15 single-detached and 155 townhouses units
Local Official Plan Amendment	LOPA.21.V.0040	OP.21.008	Under Review	185 Doughton Road, 108-112 Maplecrete Road	To permit two 40 and 43-storey residential towers connected by a 6-storey podium with a total of 789 residential units and commercial uses at grade
Local Official Plan Amendment	LOPA.21.V.0071	OP.21.019	Under Review	3812 Major Mackenzie Drive West	To permit 5 mixed-use residential buildings with 6 high-rise towers ranging from 8 to 36-storeys with a total of 3,013 residential units. Parking spaces, public parks and private open spaces are also proposed
Local Official Plan Amendment	LOPA.21.V.0073	OP.21.020	Under Review	South of Rutherford Road, east of Jane Street	To permit a 30-storey residential tower with 301 residential units and 5,514 sq m of amenity space
Local Official Plan Amendment	LOPA.21.V.0078	OP.21.022	Under Review	72 Crestwood Road	To permit the conversion of an existing single-detached residential dwelling to a place of worship
Local Official Plan Amendment	LOPA.21.V.0081	OP.21.023	Under Review	3836, 3850 Major Mackenzie Drive West	To permit a 12-storey residential apartment building with 348 residential units, two levels of underground parking and an outdoor amenity space

CITY of VAUGHAN

2021 DETAILED APPLICATION INFORMATION



TABLE 22 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.V.0082	OP.21.024	Under Review	8940 Bathurst Street	To permit two 10 and 12-storey residential towers connected by a 6-storey podium with a total of 593 units and 115 townhouse units
Local Official Plan Amendment	LOPA.21.V.0083	OP.21.021	Under Review	88 Steeles Avenue West	To permit two 40 and 52-storey towers connected by a 5 to 7-storey podium with a total of 1,077 residential units with retail uses at grade

TABLE 23 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Block Plan	BLK.21.V.0001	BL.64S.2020	8631 Highway 50, 8700, 8500 Huntington Road	Amendment to Block 64
Block Plan	BLK.21.V.0002	BL.41.2020	11260 Weston Road, 3893 Kirby Road, 450 Stephanie Boulevard, 10775 Pine Valley Drive, 11141 Pine Valley Drive, 436 Stephanie Boulevard, 10970 Weston Road, 11120 Weston Road, 4330 Teston Road	Block 41 is planned to be a complete community with a range of housing types and densities, commercial uses, parkland (active and passive), schools and a community centre
Draft Plan of Condominium	CDMP.21.V.0005	19CDM-21V003	357, 375, 365 Stegman's Mill Road	12 single-detached dwellings on a common element condominium road and 1 freehold lot fronting onto Stegman's Mill Road
Draft Plan of Condominium	CDMP.21.V.0006	19CDM-21V001	7890 Jane Street	50-storey apartment building with 528 residential units

CITY of VAUGHAN

2021 DETAILED APPLICATION INFORMATION



TABLE 23 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.V.0007	19CDM-21V002	1000 Portage Parkway	45-storey apartment building with 498 residential units
Draft Plan of Condominium	CDMP.21.V.0010	19CDM-21V004	2 Comdel Boulevard, 9465 Weston Road, 6 Comdel Boulevard, 11 Lichen Court, 10 Comdel Boulevard, 14 Comdel Boulevard, 12 Lichen Court, 22 Comdel Boulevard, 26 Comdel Boulevard, 15 Lichen Court, 18 Comdel Boulevard, 10 Lichen Court	To establish a common element condominium road
Draft Plan of Subdivision	SUBP.21.V.0001	19T-20V007	72 Steeles Avenue West, 7040, 7054 Yonge Street	3 mixed-use towers ranging from 38 to 60-storeys with a total of 2620 residential units at 10.95 FSI
Draft Plan of Subdivision	SUBP.21.V.0002	19T-20V008	1820 Rutherford Road	17 single-detached lots, 51 street accessed townhouse units and 192 rear lane accessed townhouse units for a total of 260 residential units
Draft Plan of Subdivision	SUBP.21.V.0004	19T-21V001	Part of Lot 20, Concession 6	A mixed-use development consisting of a 12-storey mixed-use building with 382 units and 11 townhouse units on a private road
Draft Plan of Subdivision	SUBP.21.V.0009	19T-21V002	3911 Teston Road	25 blocks (22 blocks of townhouse units, two parkettes and a SWM pond) for a total of 145 townhouse units
Draft Plan of Subdivision	SUBP.21.V.0012	19T-21V004	26, 18, 6, 22, 15, 10, 14 Comdel Boulevard, 12, 11 Lichen Court 9465 Weston Road	15 single-detached dwellings and 155 townhouses comprising of 84 standard townhouses, 60 back-to-back townhouses and 11 dual-frontage townhouses

CITY of VAUGHAN

2021 DETAILED APPLICATION INFORMATION



TABLE 23 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.21.V.0014	19T-21V005	375, 357, 365 Stegman's Mill Road	13 single-detached dwelling lots comprising of 12 lots for single-detached dwellings on a common element condominium road and 1 freehold lot that will front onto Stegman's Mill Road
Draft Plan of Subdivision	SUBP.21.V.0016	19T-21V003	108, 112, 110 Maplecrete Road, 185 Doughton Road	2 residential towers with heights of 40 and 43-storeys atop a shared 6-storey podium with commercial uses at grade. 789 units at 8.2 FSI is proposed
Engineering Application	ENG.21.V.0006	Major Mac & Jane St	2191, 2911, 2901, 2891, 2921, 2141, 2185 Major Mackenzie Drive West, 9995 Keele Street	Major Mackenzie Drive & Jane Street Engineering application
Engineering Application	ENG.21.V.0010	19T-17V009	1600 Teston Road	1600 Teston Road Residential Subdivision
Engineering Application	ENG.21.V.0011	Highway 7 and New Huntington Road	7551 Huntington Road, 6701 Highway 7	Construction Access
Engineering Application	ENG.21.V.0013	Block 59 -Rutherford Access	6666 Rutherford Road	Intersection of Street F and Rutherford Road in Block 59
Engineering Application	ENG.21.V.0016	Block 41-28E	90, 70, 80, 22, 50 Greenbrooke Drive, 3911 and 3801 Teston Road	Construction Access Permit Application
Engineering Application	ENG.21.V.0017	19T-19V001	north of Major Mackenzie Drive and east of Huntington Road	To facilitate the engineering component of Nashville Developments (South) Inc. and Nashville Major Developments Inc. subdivision. Includes Major Mackenzie Drive and Huntington Road By-pass intersection and Nashville Road and Huntington Road intersection
Engineering Application	ENG.21.V.0020	Huntington Road Urbanization	Huntington Road from Langstaff Road to Nashville Road	Huntington Road urbanization from Langstaff Road to Nashville Road

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 23 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.21.V.0021	Kirby Road Extension Project	11490 Bathurst Street	Kirby Road Extension Project between Dufferin Street and Bathurst Street
Engineering Application	ENG.21.V.0022	11063/11191/11363 Highway 27	11063, 11191 and 11363 Highway 27 and 5841 Kirby Road	Preliminary engineering for the external sanitary force main and gravity storage sewer to be constructed on Kirby Road and on Highway 27 to service Block 55 Northwest development
Engineering Application	ENG.21.V.0023	19T-04V06	South of Highway 7 and East of Highway 50	Huntington Corporate Business Park
Engineering Application	ENG.21.V.0025	19T-19V006	Part of Lot 25, Concession 7	Renovation works outside Pine Valley Drive right-of-way that are required as per approved draft plan conditions
Engineering Application	ENG.21.V.0026	Block 64 South Phase 2	Located in the northeast quadrant of Langstaff Road and Highway 50	First engineering submission for Block 64 South Phase 2 spine servicing
Engineering Application	ENG.21.V.0027	Jane Street Cycle Track	Jane Street from Teston Road to Portage Parkway	Development of a functional and preliminary design for sidewalks and in-boulevard cycle tracks on both sides of Jane Street from Portage Parkway to Teston Road
Registered Plan of Condominium	CDMR.21.V.0003	YRCP1461	5 Buttermill Avenue, 950 Portage Parkway, 898 Portage Parkway	606 units in a 56-storey building
Registered Plan of Condominium	CDMR.21.V.0006	YRCP1463	8272, 8254, 8266 Pine Valley Drive	22 townhouse units on a private common element road
Registered Plan of Subdivision	SUBR.20.V.0024	19T-18V007	BLOCK 203, PLAN 65M4361	8 single-detached lots
Registered Plan of Subdivision	SUBR.20.V.0010	65M4681	4333 Teston Road, 10733 Pine Valley Drive, 10699 Pine Valley Drive	Huntington Road urbanization from Langstaff Road to Nashville Road

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 23 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.21.V.0026	Block 64 South Phase 2	Located in the northeast quadrant of Langstaff Road and Highway 50	First engineering submission for Block 64 South Phase 2 spine servicing
Engineering Application	ENG.21.V.0027	Jane Street Cycle Track	Jane Street from Teston Road to Portage Parkway	Development of a functional and preliminary design for sidewalks and in-boulevard cycle tracks on both sides of Jane Street from Portage Parkway to Teston Road
Registered Plan of Subdivision	SUBR.20.V.0024	19T-18V007	BLOCK 203, PLAN 65M4361	8 single-detached lots
Registered Plan of Subdivision	SUBR.20.V.0010	65M4681	4333 Teston Road, 10733 Pine Valley Drive, 10699 Pine Valley Drive	Huntington Road urbanization from Langstaff Road to Nashville Road
Registered Plan of Subdivision	SUBR.20.V.0027	65M4692	81 Whisper Lane, 739 Nashville Road, 737 Nashville Road	50 lots for single-family dwellings
Registered Plan of Subdivision	SUBR.21.V.0007	65M4694	10390 Pine Valley Drive	156 single-detached units, 2 units within 4 part-lots and 36 townhouse units
Site Plan	SP.21.V.0002	North Maple Park Ph 2	11151, 11141, 11085, 11067 Keele Street	Expansion of facilities built in Phase 1 by incorporating a variety of program elements, including a main road access/loop, stadium, field area picnic area/woodland gardens, multi-use fields, parking conservatory and botanical gardens, circuit pitches, open meadow and pedestrian and bicycle trails
Site Plan	SP.21.V.0012	DA.20.064	2180 Langstaff Road	4-storey office building
Site Plan	SP.21.V.0013	DA.20.065	Southeast quadrant of Highway 7 and Jane Street	Landscape improvements and reduction in parking from 678 to 554 spaces

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 23 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.V.0016	DA.20.063	241, 221, 231 Trade Valley Drive, 8765 Highway 50	New automotive repair shop, reduction of the restaurant building from 640 m ² to 333.7 m ² , drive-through facility with stacking lane and increasing the industrial building from 2651 m ² to 3439 m ²
Site Plan	SP.21.V.0023	DA.21.001	Part of Lot 20, Concession 6	Mixed-use development consisting of a 12-storey mixed-use building with 382 units and 11 townhouse units on a private road
Site Plan	SP.21.V.0028	DA.21.003	12370 Keele Street, 12368 Keele Street	1-storey multi-unit industrial building
Site Plan	SP.21.V.0043	DA.20.053	Part 1, Plan 65R-29524. Part Lot 11, Concession 10	Two 2-storey industrial buildings with accessory office uses
Site Plan	SP.21.V.0050	DA.21.004	8003 Weston Road	22m tall meso flower telecommunication tower (Bell Mobility) with a 3.3m x 2.9m x 1.7 m compound.
Site Plan	SP.21.V.0063	DA.21.006	3230 King-Vaughan Road	Prefabricated storage and office building containing a second-floor mezzanine with accessory office and open space storage area for construction equipment and vehicles
Site Plan	SP.21.V.0071	DA.21.010	North of Highway 7 West of Highway 27	1-storey expansion to an existing warehouse building along with additional parking
Site Plan	SP.21.V.0073	DA.20.067	Part Lots 6 and 7, Concession 5	Two 48 and 56-storey residential towers connected by a 3-storey podium with at-grade retail uses. 1070 units at 8.05 FSI is proposed
Site Plan	SP.21.V.0079	DA.21.002	165 Cityview Boulevard	10-storey hotel including a rooftop helicopter pad and eating establishment use on the ground floor

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 23 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.V.0080	DA.21.013	3255 Rutherford Road, Building D	Eating establishment (Chick-fil-a) and associated drive-through
Site Plan	SP.21.V.0087	DA.18.094	7805 Highway 50	One-storey industrial building with future 2-storey office addition at the northeast and southeast corners of the building
Site Plan	SP.21.V.0093	DA.21.011	4742 Steeles Ave	New Pump Station approximately 1145 m ² in size as part of York Region's "West Vaughan Sewage Servicing" initiative to improve sewage capacity in the area
Site Plan	SP.21.V.0100	DA.21.012	10436 Huntington Road	2-storey single-family dwelling
Site Plan	SP.21.V.0102	DA.21.018	South-East Corner of Highway 50 and Langstaff	3 food processing plants with accessory office components in each building
Site Plan	SP.21.V.0105	DA.21.014	10, 12, 4, 6 Hartman Avenue, 8311, 8307 Islington Avenue	70 stacked townhouse units
Site Plan	SP.21.V.0106	DA.21.016	7515 Martin Grove Road	40m monopole telecommunication tower
Site Plan	SP.21.V.0108	DA.21.015	232 Millway Avenue	22m tall meso telecommunication tower
Site Plan	SP.21.V.0116	DA.21.009	3836, 3850 Major Mackenzie Drive West	6 street townhouse blocks consisting of 31 units
Site Plan	SP.21.V.0119	DA.21.022	53 Jacob Keffer Parkway	1-storey paramedic response station with two tandem vehicle bays
Site Plan	SP.21.V.0122	DA.14.090	10699 Pine Valley Drive	40m steel flagpole telecommunications tower
Site Plan	SP.21.V.0124	DA.21.020	1 Auto Park Circle	341.28 m ² addition to the existing 2657.47 m ² car dealership

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 23 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.V.0127	DA.21.021	927, 919 Clark Avenue West	Amendments to the Site Plan Agreement for SP.19.V.0035 for minor landscape plan changes
Site Plan	SP.21.V.0128	DA.21.023	375, 357, 365 Stegman's Mill Road	13 single-detached dwelling lots comprising of 12 lots for single-detached dwellings on a common element road and 1 freehold lot fronting onto Stegman's Mill Road
Site Plan	SP.21.V.0134	DA.21.025	40, 20 Innovation Drive, 8430 Highway 27	32.6 m ² outdoor patio as accessory use to an eating establishment within an existing multi-unit commercial building (Building A)
Site Plan	SP.21.V.0137	DA.21.024	1930 Rutherford Road	1-storey stormwater pumping station adjacent to the new grade separation on Rutherford Road that separates the road ROW from the Barrie Rail Corridor
Site Plan	SP.21.V.0143	DA.21.027	33, 41, 13, 21, 37, 29, 25, 17, 5, 9 Roybridge Gate	2-storey employment warehouse building in place of 5 office buildings and a portion of the shared parking area that were approved for the eastern portion of the Subject Lands

TABLE 24 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Block Plan	BLK.21.V.0004	BL.34W.2021	1141, 11075, 11091, 11031, 11475, 11455, 11511, 11211, 11255 Weston Road, 3445, 3411, 3441 Kirby Road	Block 34 West Block Plan and MESP Terms of Reference
Block Plan	BLK.21.V.0003	BL.62W.2021	11023, 10983, 11035, 11091, 11069, 11075, 11363, 11131, 11231 Huntington Road	To review the Block Plan Terms of Reference submitted by the Block 62 West Landowners Group

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 24 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.V.0022	19CDM-21V005	300 Atkinson Avenue	16 townhouse units
Draft Plan of Condominium	CDMP.21.V.0025	19CDM-21V006	120 Eagle Rock Way	117 apartment units
Draft Plan of Condominium	CDMP.21.V.0021	19CDM-21V007	9560, 9570, 9580, 9590 Islington Avenue	104 townhouse units
Draft Plan of Subdivision	SUBP.21.V.0017	19T-21V006	8741 Huntington Road	Development blocks for employment, stormwater management and natural area
Draft Plan of Subdivision	SUBP.21.V.0028	19T-21V007	11191 Keele Street	42 townhouse units.
Engineering Application	ENG.21.V.0031	10083 and 10101 Weston Road	10083,10101 Weston Road	Vaughan NW Residences Residential Development
Engineering Application	ENG.21.V.0048	19T-17V004	3836, 3850 Major Mackenzie Drive West	Centra (Major Mack East) Residential Development
Engineering Application	ENG.21.V.0040	68 and 76 Whisper Lane	68, 76 Whisper Lane	To create a new sanitary sewer service connection
Engineering Application	ENG.21.V.0028	7250 Yonge Street (2020-129)	7250 Yonge Street	To facilitate landscape improvements
Engineering Application	ENG.21.V.0045	Block 34W External Servicing	Block 34 West	To facilitate an external sanitary sewer and watermain to service Block 34 West
Engineering Application	ENG.21.V.0038	Langstaff Road EA	Langstaff Road EA	Langstaff Road Capital Delivery project by Transportation Services
Site Plan	SP.21.V.0211	DA.18.089	7551 Huntington Road, 6701 Highway 7	1-storey industrial building with an accessory two-storey office component
Site Plan	SP.21.V.0151	DA.21.026	220, 216 Doughton Road	47 and 49-storey residential towers consisting of 1,145 apartment units
Site Plan	SP.21.V.0158	DA.21.029	8700 Huntington Road	1-storey storage/warehouse building

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 24 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.V.0164	DA.21.030	South of Major Mackenzie Drive, east of Thomas Cook Avenue	2-storey community centre and library building
Site Plan	SP.21.V.0178	DA.21.031	North of Highway 407, east of Highway 400	Three 36 to 45-storey towers connected by a 4-storey podium with a total of 1,701 residential units with commercial uses at grade
Site Plan	SP.21.V.0184	DA.21.032	299 Racco Parkway	Telecommunication tower
Site Plan	SP.21.V.0191	DA.21.034	10037 Keele Street	3-storey commercial and residential building with a total of 8 residential units
Site Plan	SP.21.V.0204	DA.21.036	7808 Yonge Street	1 single-detached dwelling with a secondary suite
Site Plan	SP.21.V.0203	DA.21.037	11200 Bathurst Street	Replacement of the existing reservoir access house with a larger access house and change to site access
Site Plan	SP.21.V.0205	DA.21.038	11201 Keele Street	Replacement of the existing reservoir access house with a larger access house and change to site access
Site Plan	SP.21.V.0201	DA.21.039	169 Cityview Boulevard	Two 2-storey multi-unit industrial buildings
Site Plan	SP.21.V.0202	DA.21.040	8086 Islington Avenue	To facilitate exterior façade changes to an existing 2-storey mixed-use building
Site Plan	SP.21.V.0216	DA.21.041	777 New Westminster Drive	Two 26 and 35-storey residential towers connected by a 12-storey podium with a total of 715 residential units
Site Plan	SP.21.V.0255	DA.21.042	233 Sweetriver Boulevard	Four 1-storey additions to the existing car dealership and demolish an existing addition
Site Plan	SP.21.V.0249	DA.21.044	10, 20, 25 Di Benedetto Lane, 110 Simmons Street.	70 townhouse units

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 24 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.V.0252	DA.21.045	1054 Centre Street	Exterior renovations to the existing building
Site Plan	SP.21.V.0276	DA.21.047	8077 Islington Avenue	Telecommunication tower
Site Plan	SP.21.V.0270	DA.21.048	North of Major Mackenzie Drive, east of Huntington Road	Elementary School and day nursery facility
Site Plan	SP.21.V.0273	DA.21.050	North of Major Mackenzie Drive, east of Huntington Road	61 townhouse units
Site Plan	SP.21.V.0284	DA.21.053	10275 Keele Street	2-storey office building with an expanded parking area and demolition of the existing office building
Site Plan	SP.21.V.0281	DA.21.055	North of Major Mackenzie Drive, west of Highway 400	9-storey hotel and a single mixed-use industrial and office building
Site Plan	SP.21.V.0299	DA.21.056	9505 Keele Street	Landscaping changes along Keele Street, reconfiguration of the existing parking lot layout and the demolition of the 4 entry canopies
Site Plan	SP.21.V.0301	DA.21.058	6611 Major Mackenzie Drive West	Self-support tower
Site Plan	SP.21.V.0302	DA.21.059	North of Rutherford Road, west of Highway 27	Telecommunication tower
Registered Plan of Subdivision	SUBR.18.V.0043	65M4701	10640 Pine Valley Drive	70 single-detached units and 43 townhouse units
Registered Plan of Subdivision	SUBR.21.V.0021	65M4713	Part of Block 203, Plan 65M-4361	5 single-detached dwellings and 3 part-lots for future single-detached dwellings
Registered Plan of Condominium	CDMR.21.V.0015	YRCP1472	North of McNaughton Road, west of Keele Street	51 townhouse units

TOWN of WHITCHURCH-STOUFFVILLE

2021 DEVELOPMENT PROFILE

QUICKFACTS

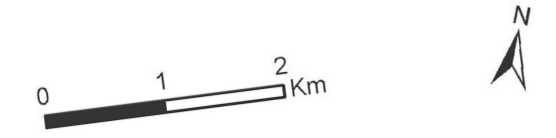
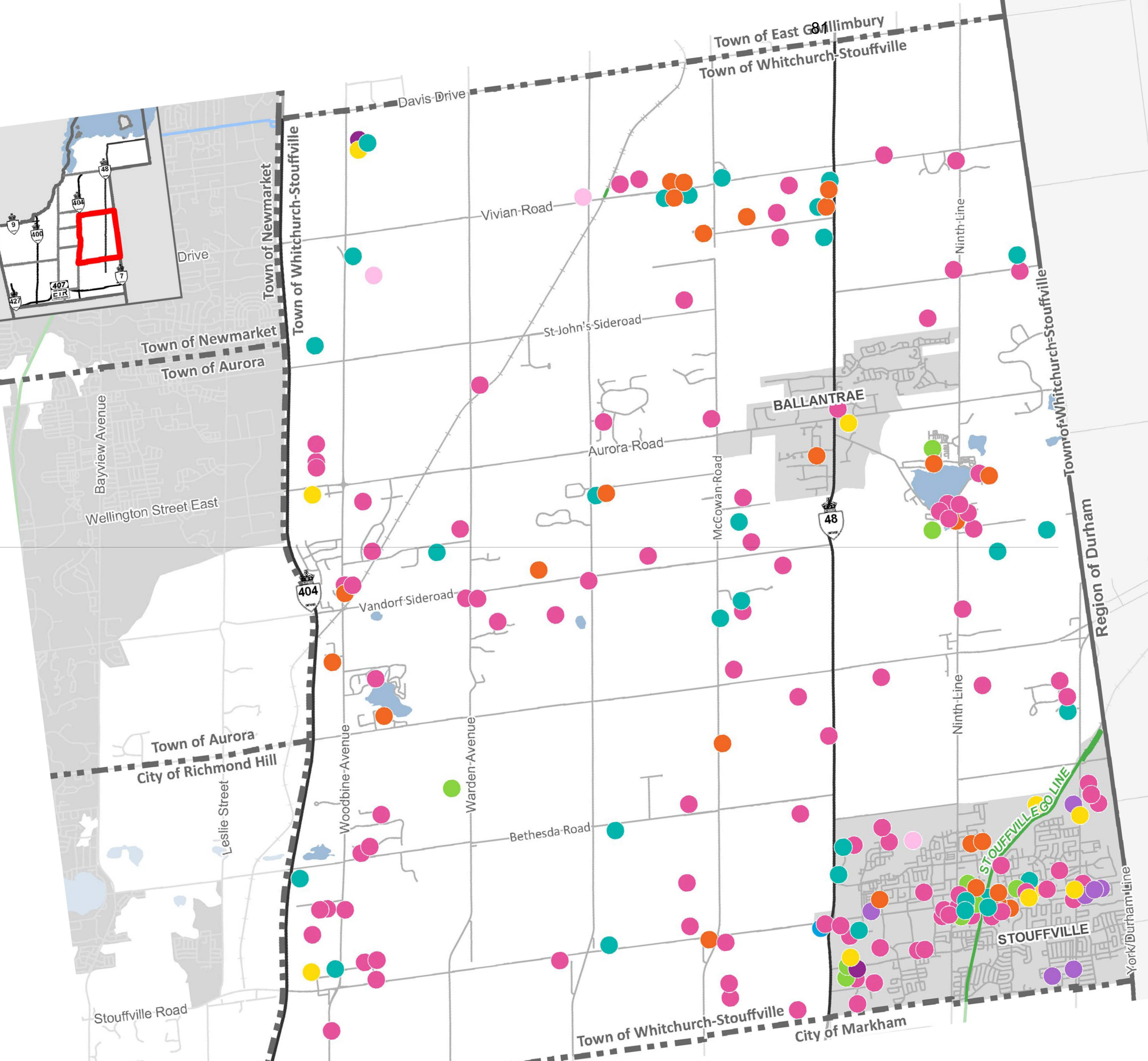
- › Whitchurch-Stouffville made up 10.3% of development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 12 NEW DEVELOPMENT APPLICATIONS by TYPE 2021



REGION TOWN OF WHITCHURCH-STOUFFVILLE DEVELOPMENT PROFILE 2021

- Consent Applications
- Engineering Applications
- Official Plan Amendments - Exemption Granted
- Official Plan Amendments - Under Review
- Minor Variance Applications
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Towns and Villages



Produced by: The Regional Municipality of York, Corporate Services
 Department, Planning and Economic Development Branch
 © Copyright, The Regional Municipality of York, February 2022
 © Copyright, The Regional Municipalities of Durham and Peel,
 County of Simcoe, City of Toronto
 © Queen's Printer for Ontario 2003-2022



TOWN of WHITCHURCH-STOUFFVILLE

2021 DETAILED APPLICATION INFORMATION

TABLE 25 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.W.0038	OPA.21.002	Exemption Granted	5061 Stouffville Road	To correct a boundary discrepancy between the Community of Stouffville Secondary Plan Area boundary and the Towns and Villages boundary in the York Regional Official Plan. The proposal also redesignates the lands to "Mixed Use Area"
Local Official Plan Amendment	LOPA.21.W.0014	OPA.20.05	Under Review	17321 Woodbine Avenue	To permit a place of worship and accessory uses
Local Official Plan Amendment	LOPA.21.W.0039	OPA.21.001	Under Review	North of 19th Avenue, East of Highway 48	To permit 3 high-rise buildings and a seniors oriented mixed-use development
Local Official Plan Amendment	LOPA.21.W.0051	OPA.21.003	Under Review	5310, 5322 Aurora Road	To permit a place of worship and accessory uses
Local Official Plan Amendment	LOPA.21.W.0057	OPA.21.004	Under Review	2159 Aurora Road	To permit an industrial manufacturing facility
Local Official Plan Amendment	LOPA.21.W.0063	OPA.21.005	Under Review	12049 Highway 48	To permit a mixed-use development, including employment commercial institutional and residential uses
Local Official Plan Amendment	LOPA.21.W.0068	OPA.21.006	Under Review	6461 6465 6481/6483 and 6487 Main Street	To permit 106 stacked townhouses within 6 blocks of 3-storey buildings
Local Official Plan Amendment	LOPA.21.W.0080	OPA.21.007	Under Review	56 Gordon Collins Drive	To permit the conversion of an existing warehouse into a fitness and recreational facility



TOWN of WHITCHURCH-STOUFFVILLE

2021 DETAILED APPLICATION INFORMATION

TABLE 26 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.W.0001	CDM18.001	5440, 5472, and 5500 Baker Hill Boulevard	147 townhouse units
Draft Plan of Condominium	CDMP.21.W.0004	CDM21.001	36 Eastern Gate Crescent, 6871, 6853 Main Street	To create a common Element Condominium roadway associated with 52 townhomes
Draft Plan of Condominium	CDMP.21.W.0009	CDM21.002	Block 88 Of Registered Plan 65M-4666; Part of Lot 32, Concession 9	To create a common Element Condominium for 77 townhomes
Draft Plan of Subdivision	SUBP.21.W.0005	19T(W)-20.007	12762 Tenth Line	129 townhouse units
Engineering Application	ENG.21.W.0009	3708 Vivian Road	3708 Vivian Road	New single-detached dwelling
Engineering Application	ENG.21.W.0014	16529 Woodbine Avenue	16529 Woodbine Avenue	Temporary Construction Access
Registered Plan of Subdivision	SUBR.21.W.0004	65M4688	11742 Tenth Line	135 single-detached dwellings
Registered Plan of Subdivision	SUBR.21.W.0008	65M4691	36 Eastern Gate Crescent, 6871 Main Street, 6853 Main Street	52 townhouse units
Site Plan	SP.21.W.0026	SPA20.017	16110 Woodbine Avenue	89 greenhouses and parking area on an agricultural property
Site Plan	SP.21.W.0030	SPA21.003	4548 Vivian Road	New single-detached dwelling in the Oak Ridges Moraine Conservation Plan area
Site Plan	SP.21.W.0032	SPA21.004	31 McCowan Lane	New single-detached dwelling in the Oak Ridges Moraine Conservation Plan area
Site Plan	SP.21.W.0038	SPA20.019	6460 Main Street	9 condominium townhouse units



TOWN of WHITCHURCH-STOUFFVILLE

2021 DETAILED APPLICATION INFORMATION

TABLE 26 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.W.0049	SPA20.28	17321 Woodbine Avenue	Place of worship and accessory uses
Site Plan	SP.21.W.0074	SPA21.008	29 Lloyd Street	Two new single-detached dwellings
Site Plan	SP.21.W.0092	SPA21.012	12388 Woodbine Avenue	2-storey office

TABLE 27 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.21.W.0023	19T(W)-21.001	12724, 12822 Tenth Line	133 single-detached units, 262 townhouse units and blocks for a park, environmental protection, stormwater, railway and trail and public roads
Engineering Application	ENG.21.W.0032	19T(W)-20.001	West of Ninth Line, south of Bethesda Road	Ronco Phase 2 Residential Subdivision
Site Plan	SP.21.W.0271	SAA-2021-001	14204 Durham Regional Road 30	To permit site alteration of approx. 8,047,200 cubic metres of fill.
Site Plan	SP.21.W.0257	SPA19.028	6052 Main Street	8 townhouse units
Site Plan	SP.21.W.0167	SPA21.021	2159 Aurora Road	Industrial facility for manufacturing research and development sales and service of an electric vehicle along with accessory office and restaurant uses
Site Plan	SP.21.W.0180	SPA21.023	16529 Woodbine Avenue	23,250 sq ft greenhouse
Site Plan	SP.21.W.0234	SPA21.030	3 Earl Cook Drive	1 single-detached dwelling



TOWN of WHITCHURCH-STOUFFVILLE

2021 DETAILED APPLICATION INFORMATION

TABLE 27 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.W.0269	SPA21.031	6461, 6465, 6481, 6483, 6487 Main Street	106 townhouses units
Site Plan	SP.21.W.0290	SPA21.033	3844 Stouffville Road	Private Montessori School
Registered Plan of Condominium	CDMR.21.W.0024	YRCP1475	36 Eastern Gate Crescent, 6871, 6853 Main Street	Common Element Condominium roadway associated with 52 townhouses

DEVELOPMENT ACTIVITY SUMMARY 2021

For more information on development activity in York Region please contact:

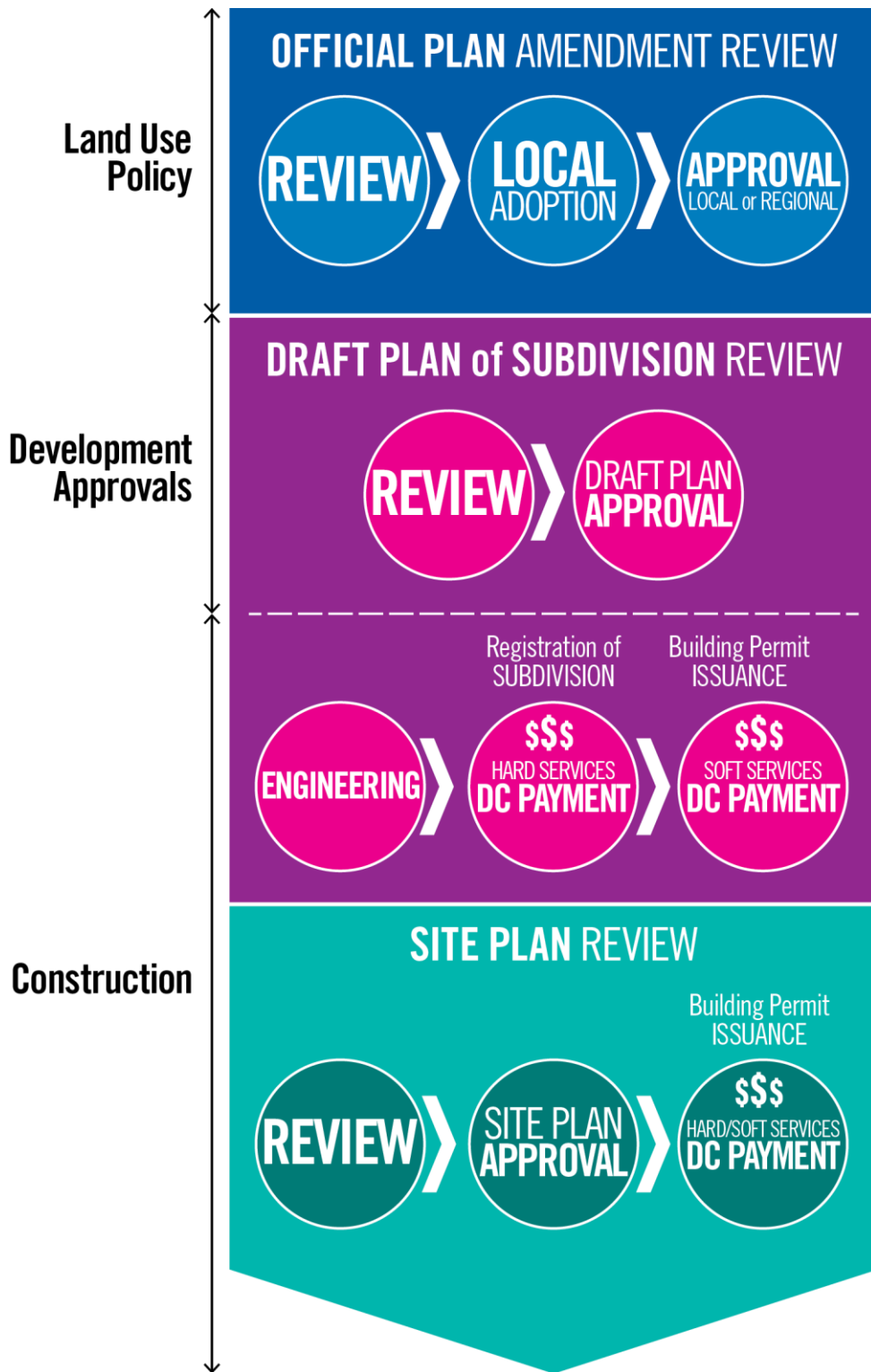
PLANNING

1-877-464-9675 Extension 75430

york.ca/developmentservices



ATTACHMENT 2



Regional Council Decision - 2021 Development Charge Reserve Fund Statement

On April 28, 2022 Regional Council made the following decision:

1. The Regional Clerk circulate this report to the local municipalities and the Building Industry and Land Development Association, York Region Chapter

The original staff report is attached for your information.

Please contact Edward Hankins, Director, Treasury Office and Deputy Treasurer at 1-877-464-9675 ext. 71644 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 | york.ca

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

The Regional Municipality of York

Committee of the Whole
Finance and Administration
April 7, 2022

Report of the Commissioner of Finance

2021 Development Charge Reserve Fund Statement

1. Recommendations

The Regional Clerk circulate this report to the local municipalities and the Building Industry and Land Development Association, York Region Chapter.

2. Summary

This report provides a year-end summary of development charge activity and reserve balances for 2021, as required under the *Development Charges Act, 1997*, as amended (the Act).

Key Points:

- As at December 31, 2021, the Development Charge Reserve balances totalled \$469.8 million
- Reserve balances increased by \$86.8 million from 2020 due to collections exceeding draws by \$68.3 million, DC deferred accounts increasing by \$9.6 million and \$9.1 million of interest earned during the year
- This report reflects a change to the treatment of deferred DCs. Beginning with the 2021 reporting, deferred DC amounts were moved to their own Deferred DC Reserves for tracking purposes and will be moved to the main DC reserves when they become payable/are drawn on
- The Deferred Development Charge Reserve has now increased to \$100.8 million
- The Treasurer's Reserve Fund Statement is in compliance with the Act

3. Background

Development charges are a major funding source for the Region's capital plan

Development Charges (DCs) are imposed to recover growth-related capital costs from residential and non-residential developments. Since most of York Region's capital

expenditures support growth-related projects, development charges are a key source of funding for the capital plan.

Development Charge Reserves are governed by the Act

The Act specifies how Development Charge Reserves are established and reported upon.

Sections 33 and 43 of the Act require that:

- A municipality that has passed a development charge bylaw shall establish a separate reserve fund for each service to which the development charge relates and fund only eligible capital costs from the reserve fund
- The Treasurer of the municipality shall provide Council a financial statement relating to development charge bylaws and reserve funds established

The financial statement must identify all assets where capital costs were funded under a development charge bylaw. Municipalities are also required to identify all other sources of funding applied to each project funded with development charges and provide details on activities for each development charge reserve for the year.

4. Analysis

As at December 31, 2021, the Development Charge Reserves had a balance of \$469.8 million

As at December 31, 2021, the Development Charge Reserves had a balance of \$469.8 million, an increase of \$86.8 million from 2020. The activity for the year is shown on Table 1.

Table 1

Development Charge Activity in 2021 (in \$ millions)

Service	Opening Balance	Collections³	Deferral Activity⁴	Draws	Interest	Closing Balance¹
Regional Roads	447.0	180.8	2.4	(98.0)	11.9	544.1
Water Supply ⁵	(74.4)	72.4	2.0	(82.9)	(2.5)	(85.4)
Wastewater Servicing ⁵	(96.9)	144.6	4.2	(152.4)	(3.1)	(103.6)
General Services ²	<u>107.3</u>	<u>59.5</u>	<u>1.0</u>	<u>(55.7)</u>	<u>2.7</u>	<u>114.81</u>
Total	383.0	457.3	9.6	(389.0)	9.0	469.8

Note 1: Closing reserve balance includes opening balance plus collections, expenditures and interest accrual and includes both the DC reserves and DC Deferred reserves.

Note 2: General Services includes transit, subway, waste diversion, police, paramedic services, public health, senior services, social housing, public works, growth studies, court services and GO Transit.

Note 3: Development charge collections are reported net of development charge credits and do not include one-time accrual for deferred development charges.

Note 4: Represents change in the deferred DC reserve balances.

Note 5: Water Supply and Wastewater Servicing components of this reserve have deficits because of the need to build capacity in this infrastructure in advance of planned growth. Over time, these deficits will be reduced as growth occurs and the related development charges are received.

The Region began accruing DC deferrals as collections in 2020

In support of Regional policy objectives, the Region offers the ability to defer payment of development charges for qualifying developments, including purpose built rental, high-rise residential and retail. Before 2020, the Region's outstanding Deferred Development Charges were disclosed as Contractual Rights in the notes to the financial statements. Finance staff reviewed these contracts at the end of 2020 and determined that it would be more appropriate to recognize the development charges when they ordinarily become payable.

As at the 2021 year-end, the deferred amounts were moved to their own Deferred DC Reserve for tracking purposes. Each DC Reserve has a parallel account to store any DC collections arising from deferral agreements.

The balance in these accounts will increase as new deferral agreements are signed and will decrease as the deferral agreement expires and/or draws are made on letters of credit. Once this happens, the deferral amount is journalized back into the main DC Reserves above. The activity for the year is shown on Table 2.

Table 2
Development Charge Activity in Deferred DC Accounts 2021 (in \$ millions)

Service	Opening Balance	New Deferrals	Transfer to Main DC Accounts	Closing Balance ¹
Regional Roads	38.1	31.4	(29.0)	40.5
Water Supply	14.3	13.1	(11.1)	16.3
Wastewater Servicing	29.2	27.0	(22.8)	33.4
General Services ²	<u>9.6</u>	<u>8.5</u>	<u>(7.5)</u>	<u>10.6</u>
Total	91.2	80.0	(70.4)	100.8

Note 1: Reserve balance includes opening balance plus collections, expenditures and interest accrual.

Note 2: General Services includes transit, subway, waste diversion, police, paramedic services, public health, senior services, social housing, public works, growth studies, court services and GO Transit.

The Treasurer's Reserve Fund Statement is comprised of five schedules

Attached to this report are five schedules (see Attachment 1) which make up the financial statement required by the Act:

- Schedule 1 summarizes the development charge reserves established under the authority of the Act, and the Development Charge Bylaw
- Schedule 1 (A) provides a further breakdown of the General Services column on Schedule 1
- Schedule 1 (B) provides details of the development charge credits shown on Schedule 1
- Schedule 1 (C) provides details of the activity in the deferred development charge reserves
- Schedule 2 shows the 2021 general services capital project expenditure details
- Schedule 3 shows the 2021 roads-related development charge expenditure details
- Schedule 4 shows the 2021 water supply-related development charge expenditure details
- Schedule 5 shows the 2021 wastewater servicing-related development charge expenditure details

The Treasurer's Reserve Fund Statement is in compliance with the Act

As at December 31, 2021, this reserve fund statement is in compliance with the Act. The Region has not imposed, directly or indirectly, any additional levies or required construction of a service, except as may be permitted under the Act or another act.

5. Financial

Development charge collections were above the 2021 forecast

Development charge collections in 2021 were \$457.3 million (based on 8,060 housing units and 402,586 square metres of non-residential development), which represented \$86.0 million more than the forecast of \$371.4 million. This forecast was based on a forecast of 8,500 housing units and a gross floor area forecast for non-residential development of 236,326 square metres.

Development charge collections are not the same as development charge revenue

Depending on the timing of capital spending, development charge collections within a fiscal period may not equal the revenue recorded in the financial statements. The Region's financial statements are prepared in accordance with generally accepted accounting principles established by the Public Sector Accounting Board. Revenue is recorded in the financial statements as development charge balances are drawn down to pay for principal and interest on previously constructed growth capital or to fund new growth capital projects.

Development charges fund debt servicing costs as well as growth infrastructure

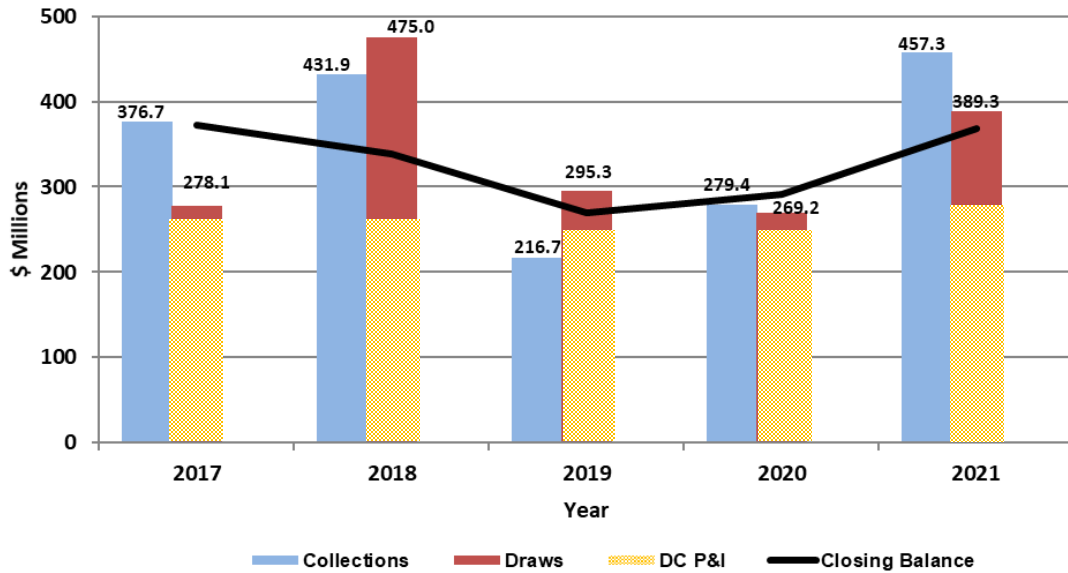
Development charges fund infrastructure in one of two ways, including paying for growth infrastructure directly, or paying down debt that was previously issued to build growth infrastructure. In 2021, \$389.2 million was withdrawn from the Development Charge Reserves, of which \$251.0 million was to service debt for development charge funded projects, and \$138.2 million was used to fund capital projects directly. Over the past 5 years, debt servicing made up approximately 70% of total draws.

As at December 31, 2021, the Region had \$2.54 billion in outstanding debt, of which \$2.40 billion will be repaid from future development charge collections.

As per the Capital Financing and Debt Policy, it is the Region's practice to maintain a cash balance in the Development Charge Reserves equal to a range of 75 to 100 % of the projected annual principal and interest payments during the fiscal year for growth-related debt. In this way, the Region manages the total balance in the Development Charge Reserves against uncertainties in the development charge collections and fluctuations in the level of outstanding debt from year-to-year.

Chart 1 compares development charge collections and draws during the past five years. This chart demonstrates that for the past five years, the closing balance of the reserves has been above the principal and interest repayment amounts.

Chart 1
York Region 2017 - 2021 Development Charge
Collections and Draws Comparison (in \$M)



6. Local Impact

Development charges are the primary revenue source for funding growth-related infrastructure which benefits all municipalities in York Region.

7. Conclusion

The 2021 Development Charge Reserve Fund Statement presented in this report satisfies the Region's reporting obligations required by the Development Charges Act, 1997, as amended.

For more information on this report, please contact Edward Hankins, Director, Treasury Office and Deputy Treasurer at 1-877-464-9675 ext. 71644. Accessible formats or communication supports are available upon request.



Recommended by:

Kelly Strueby

Acting Commissioner of Finance and Regional Treasurer



Approved for Submission:

Bruce Macgregor

Chief Administrative Officer

March 25, 2022

Attachments (1)

eDOCS # 13637820

Attachment 1

**Regional Municipality of York
Development Charge Reserve Fund Statement
January 1, 2021 to December 31, 2021**

	General Services ¹	Regional Roads	Water Supply	Wastewater Servicing	2021 Total
Opening Balance at January 1, 2021	\$97,689,850	\$408,967,144	(\$88,688,357)	(\$126,132,588)	\$291,836,049
Development Charges Collected (Gross) ²	59,497,123	180,819,718	72,368,379	145,611,392	458,296,613
Development Charge Credits Issued ³				(948,510)	(948,510)
Development Charges Collected (Net)	\$59,497,123	\$180,819,718	\$72,368,379	\$144,662,882	\$457,348,103
Interest ⁴	2,719,469	11,896,806	(2,469,872)	(3,081,585)	9,064,819
Revenue Sub -Total	\$62,216,592	\$192,716,524	\$69,898,507	\$141,581,297	\$466,412,921
Expenditures	\$55,768,847 ⁵	\$98,097,576 ⁶	\$82,958,214 ⁷	\$152,432,884 ⁸	\$389,257,521
Closing Balance at December 31, 2021	\$104,137,595	\$503,586,093	(\$101,748,063)	(\$136,984,175)	\$368,991,450

NOTES :

1. See Schedule 1(A) for breakdown.
2. Adjusted to reflect gross DC collections before the deduction of DC credits.
3. See Schedule 1(B) for breakdown.
4. Interest earned or internal borrowing cost.
5. See Schedule 2 for breakdown.
6. See Schedule 3 for breakdown.
7. See Schedule 4 for breakdown.
8. See Schedule 5 for breakdown.

**Regional Municipality of York
General Services Details
Development Charge Reserve Fund Statement
January 1, 2021 to December 31, 2021**

	Opening Balance January 1, 2021	Development Charges Collected (Gross)	Development Charges Collected (Net)	Interest	Revenue Sub-Total	Expenditures	Closing Balance December 31, 2021
Growth Studies	\$6,131,091	\$0	\$0	\$153,374	\$153,374	\$1,361,288	\$4,923,176
Police	8,609,942	9,707,247	9,707,247	256,299	9,963,546	9,585,586	8,987,902
Paramedic Services	-3,848,213	3,545,739	3,545,739	-82,222	3,463,517	1,652,942	-2,037,638
Public Health	11,648,830	986,862	986,862	317,938	1,304,800	1,034,886	11,918,744
Senior Services	21,254,881	0	0	565,344	565,344	11,209	21,809,015
Social Housing	7,714,461	1,691,173	1,691,173	212,514	1,903,687	3,751,761	5,866,387
Public Works	23,061,644	2,212,702	2,212,702	634,041	2,846,744	173,141	25,735,247
Subway	13,306,446	24,733,078	24,733,078	362,670	25,095,748	23,599,030	14,803,164
Transit Infrastructure	12,925,885	13,081,156	13,081,156	387,271	13,468,427	11,491,774	14,902,538
GO Transit	1,218,979	2,662,753	2,662,753	25,273	2,688,026	2,463,545	1,443,460
Court Services	-5,279,828	412,393	412,393	-142,387	270,007	628,394	-5,638,215
Waste Diversion	945,731	464,019	464,019	29,354	493,373	15,289	1,423,815
2021 Total	\$97,689,850	\$59,497,123	\$59,497,123	\$2,719,469	\$62,216,592	\$55,768,847	\$104,137,595

NOTES :

**Regional Municipality of York
Development Charge Credits Issued
January 1, 2021 to December 31, 2021**

Municipality	Subdivision	Developer	Hard Services			
			Regional Roads	Water Supply	Wastewater Servicing	Total
Town of East Gwillimbury	19T-18E02	Queensville Properties Dev Corp.			\$948,510	\$948,510
Total Development Charge Credits Issued ¹					\$948,510	\$948,510

NOTE :

1. To register for a plan of subdivision, developers are required to pay development charges for hard services (i.e., regional roads, water supply and wastewater servicing). Development charge credits issued are direct reductions against these applicable hard services. The remaining development charges are collected at the building permit stage. Net development charge collections consist of gross collections less credits.

**Regional Municipality of York
Deferred Development Charge Reserves
Development Charge Reserve Fund Statement
January 1, 2021 to December 31, 2021**

	Opening Balance January 1, 2021	New Deferrals	Transfers to Development Charge Reserves	Closing Balance December 31, 2021
Regional Roads	\$38,012,302	\$31,400,217	\$28,940,961	\$40,471,558
Water Supply	14,264,487	13,112,786	11,132,695	16,244,578
Wastewater Services	29,204,997	27,038,817	22,823,776	33,420,038
Growth Studies	0	0	0	0
Police	1,477,706	1,285,736	1,164,254	1,599,188
Paramedic Services	560,639	583,653	438,570	705,722
Public Health	160,482	175,842	124,883	211,441
Senior Services	0	0	0	0
Social Housing	275,214	312,167	213,470	373,911
Public Works	330,311	292,191	261,701	360,801
Subway	4,154,231	3,444,724	3,163,382	4,435,573
Transit Infrastructure	2,203,145	1,757,289	1,674,443	2,285,991
GO Transit	398,930	454,332	308,913	544,349
Court Services	63,292	57,811	49,383	71,720
Waste Diversion	69,008	58,586	54,831	72,763
2021 Total	\$91,174,744	\$79,974,151	\$70,351,262	\$100,797,633

NOTES :

**Regional Municipality of York Development Charge Reserve
Capital Program Expenditures
January 1, 2021 to December 31, 2021**

Service Category	Project Number	Project Description	Development Charge Reserve Funding	Other Project Funding			2021 Total Project Funding
				Tax Levy Funding	User Rate Funding	Other ¹	
Growth Studies	90000	Business Management	454,261			153,243	607,504
		Allocation of Financing Costs for 2021	2,726				2,726
	95000	Long Range Strategic Planning	904,302				904,302
			1,361,288	0		153,243	1,514,531
Police	26160	Debenture Payments ²	6,273,183			5,382,832	11,656,015
	29017	Communications Bureau - Radio System Upgrades	765,000	325,732			1,090,732
	29050	Air Support Rehabilitation	65,156	225,590			290,746
	29010	Vehicles	1,533,197	3,238,064		-597,960	4,173,301
	29042	Radio System	50,741	175,682		159,000	385,423
	29035	Closed Circuit System	3,324	11,507			14,831
	29011	Business Intelligence	13,936	48,251			62,187
	29047	Forensic Lab Equipment	87,241	305,370		408,233	800,844
	29055	240 Prospect Renovation	66,974	30,670			97,644
	29024	Digital Evidence Management	70,876	245,395			316,271
	29044	Police Talent Management	64,838	224,709			289,547
	29028	Portable Mobile Radio Replacement	269,345	932,552			1,201,897
		Net Transfer - Deferred DC's	321,666				321,666
		Allocation of Financing Costs for 2021	5,678				5,678
		Sinking Fund Surplus	-5,568				-5,568
			9,585,586	5,763,522		5,352,105	20,701,213
Paramedic Services	54301	Paramedic Services Station New Vehicles	382,245	42,472		50,462	475,179
	54510	Paramedic Services Station - Maple # 32	167,373	51,355		-60,712	158,016
		Net Transfer - Deferred DC's	174,163				174,163
		Allocation of Financing Costs for 2021	-1,061				-1,061
		Sinking Fund Surplus	-884				-884
	54215	Operational Planning Division	931,106			47,060,304	47,991,410
			1,652,942	93,827		47,050,054	48,796,823
Public Health	H52002	Georgina Link Hub	973,627	290,216			1,263,843
		Net Transfer - Deferred DC's	54,678				54,678
		Allocation of Financing Costs for 2021	6,581				6,581
			1,034,886		0	0	1,325,102
Long Term Care		Allocation of Financing Costs for 2021	11,209				11,209
Social Housing	67675	Richmond Hill Hub	363,124			1,367,653	1,730,777
	67876	Unionville Seniors Affordable Housing Development	3,272,684	19,887,559			23,160,243
		Net Transfer - Deferred DC's	98,697				98,697
		Allocation of Financing Costs for 2021	4,489				4,489
	67510	Social Housing Predevelopment	12,767	335,323			348,090
			3,751,761	20,222,882	0	1,367,653	25,342,296
Public Works	99900	Fleet	82,106				82,106
		Net Transfer - Deferred DC's	77,830				77,830
		Allocation of Financing Costs for 2021	13,205				13,205
			173,141				173,141
Subway	90000	Business Management	22,938,494	5,239,111			28,177,605
		Net Transfer - Deferred DC's	652,625				652,625
		Allocation of Financing Costs for 2021	7,910				7,910
			23,599,030	5,239,111	0	0	28,838,141
Waste Diversion		Net Transfer - Deferred DC's	14,575				14,575
		Allocation of Financing Costs for 2021	714				714
			15,289	0	0	0	15,289
Court Services	14060	Annex Facilities Operations and Management	615,443			36,856	652,299
		Net Transfer - Deferred DC's	15,866				15,866
		Allocation of Financing Costs for 2021	-2,914				-2,914
			628,394	0	0	36,856	665,250
Transit Infrastructure	90000/38001	Debenture Payments ²	326,073	8,340,978		23,674,846	32,341,897
	81582	Transit Garage North	274,925	1,688,826			1,963,751
	81585	Rapid Transit Bus Garage	165,098	4,297,005			4,462,103
	82150	Bus Loops & Stops Expansion	191,972	467,046			659,018
	82155	Major Mackenzie West Terminal	8,557,328	1,752,706			10,310,034
		Net Transfer - Deferred DC's	301,288				301,288
		Allocation of Financing Costs for 2021	8,709				8,709
	90992	Facilities and Terminals	1,642,626	1,794,677		2,391,264	5,828,567
	90999	Bus Rapid Transit and Light Rail Transit Studies	23,755	4,866		66,382	95,003
			11,491,774	18,346,104	0	26,132,492	55,970,370
GO Transit	15800	GO Transit (Metrolinx)	2,317,516				2,317,516
		Net Transfer - Deferred DC's	145,419				145,419
		Allocation of Financing Costs for 2021	610				610
			2,463,545	0	0	0	2,463,545
Regional Roads		See Schedule 3 for Details	98,097,576	17,438,960		75,837,584	191,374,120
Water Supply		See Schedule 4 for Details	82,958,214	-122		2,584,691	85,542,783
Wastewater Servicing		See Schedule 5 for Details	152,432,884	-57,538		-3,146,543	149,228,804
Total Capital Programs			\$389,257,521	\$67,046,746	\$0	\$155,368,135	\$611,962,618

NOTES :

1. Other consists of proceeds from debenture issues, third party recoveries, other capital reserves, provincial/federal grants, fees and charges.
2. Debenture payments include both principal and interest.
3. The development charge reserve funding for Business Management was used to fund Development Charge Background Study-related work.

**Regional Municipality of York Development Charge Reserves
Regional Roads Capital Program Expenditures
January 1, 2021 to December 31, 2021**

Project Number	Project Description	Development Charge Reserve Funding	Tax Levy Funding	Other Project Funding ¹	2021 Total Project Funding
85650	Major Mackenzie Drive -Canadian Pacific Railway to Hwy 27	\$4,584,690	\$1,096,831	\$6,274,298	\$11,955,819
83450	Major Mackenzie Drive - Highway 27 To Highway 50	2,613,063	285,638	473,270	3,371,971
85710	Yonge Street - Davis to Green Lane	2,504,781	514,775	2,134,078	5,153,634
39970	Miscellaneous Development Charge Credit Payments to Developers 2	2,158,676	239,853		2,398,529
85560	Rutherford Road - Keele Street to Dufferin Street	1,798,656		1,014,435	2,813,091
81320	Major Mackenzie Drive - Highway 27 to Pine Valley Drive	1,558,587	1,737,205	14,074,000	17,369,792
85790	Southeast Main Yard	1,542,061	69,124	-228,714	1,382,471
88181	Southwest Sateelite Yard	1,442,804	1,781,000	32,403,321	35,627,125
84044	Viva Next	854,924	154,992	540,000	1,549,915
88192	Markham Whistling Cessation	798,810	87,074		885,884
39990	Miscellaneous Signal Electric Improvements	675,919	34,807	354,070	1,064,796
81972	Stouffville Road - Bayview Avenue to Highway 404	654,195	76,195	28,094	758,484
99816	Teston - Keele to Dufferin	613,435		40,359	653,795
99890	Intelligent Traffic System	608,724	67,498	21,178	697,400
81362	Dufferin Street and Rutherford Street Intersection	580,173		64,146	644,318
85660	Major Mackenzie Drive - Pine Valley Drive to Weston Road	549,566		61,063	610,629
81045	Central Snow Management Facility	546,622		36,485	583,107
85580	Rutherford Road - Dufferin Street to Bathurst Street	542,477	360,410	2,700,017	3,602,904
88187	Ninth Line - Steeles to Box Grove	527,024	58,796		585,819
80118	Capital Requirement for Roads Maintenance Yards	514,881	26,449		541,330
86880	Pedestrian Cycling Municipal Partnership Program	451,676	50,605		502,281
81932	Major Capital Intersection Improvements	382,166	42,057		424,223
98330	Gamble Side Road - Yonge Street to Bathurst Street	367,857	40,873		408,730
98180	Highway 7 - Town Centre Boulevard to Sciberras Road	325,945	36,216		362,162
80430	Regional Streetscaping	307,098	153,776	306,824	767,698
81010	King Road and Weston Road	296,595	63,533	222,937	583,065
99510	16th Avenue Woodbine to 404	281,450	729,159	6,270,124	7,280,732
72600	Tree Funding	244,709	81,005	799,098	1,124,812
91000	Debenture Payments	63,904,861			63,904,861
	Allocation of Financing Costs for 2021	266,160			266,160
	Net Transfer - Deferred DC's	5,895,156			5,895,156
14170	Property Services Building Facility Management - Markham Yard	46,851			46,851
	Various Programs (85) ³	-343,016	9,651,091	8,248,500	17,556,574
Total Regional Roads Capital Programs		\$98,097,576	\$17,438,960	\$75,837,584	\$191,374,120

NOTES :

1. Other project funding consists of proceeds from debenture issues, third party recoveries, other capital reserves, provincial/federal grants, fees and charges.
2. Miscellaneous Development Charge Credit Payments to Developers consists of the payout of the development charge credit for work undertaken by developers such as intersection improvements.
3. Consists of 85 minor road projects using development charge reserve funding.

**Regional Municipality of York Development Charge Reserves
Water Supply Capital Program Expenditures
January 1, 2021 to December 31, 2021**

Project Number	Project Description	Development Charge Reserve Funding	User Rate Funding	Other Project Funding ¹	2021 Total Project Funding
72390	Water for Tomorrow Program	\$901,094			\$901,094
79670	Water System Capacity Assessment	870,910			870,910
73300	Water Master Plan Update	438,392			438,392
73580	Toronto Water Supply - Cost Share	374,089		2,588,233	2,962,322
72520	Pressure District # 6 Nashville Road Watermain	187,805			187,805
78270	Ballantrae Water Servicing	71,257			71,257
75700	Water Servicing Richmond Hill Langstaff	20,342		-3,537	16,805
75390	West Vaughan Water Servicing	18,187			18,187
75430	Bathurst Watermain	11,799			11,799
75690	South Maple Pumping Station Upgrade	9,399	-122		9,277
70050	Wellington Leslie Watermain	2,113			2,113
78310	Nobleton Water Wastewater Servicing	-220		-5	-225
	Allocation of Financing Costs for 2021	-53,768			-53,768
	Net Transfer - Deferred DC's	3,377,649			3,377,649
46950	Debenture Payments	76,930,801			76,930,801
	Sinking Fund Surplus	-201,634			-201,634
Total Water Supply Capital Programs		\$82,958,214	(\$122)	\$2,584,691	\$85,542,783

NOTES :

1. Other project funding consists of proceeds from debenture issues, third party recoveries, other capital reserves, provincial/federal grants, fees and charges.

**Regional Municipality of York Development Charge Reserves
Wastewater Servicing Capital Program Expenditures
January 1, 2021 to December 31, 2021**

Project Number	Project Description	Development Charge Reserve Funding	User Rate Funding	Other Project Funding ¹	2021 Total Project Funding
79760	York Durham Sewer System Forcemain Twinning	\$17,323,194	-57,538	-19,153,386	(\$1,887,729)
70080	York Durham Sewer System Interim Servicing Solutions	10,480,823		1,748,573	12,229,395
75650	Wastewater Servicing Richmond Hill Langstaff	4,335,196		4,521,348	8,856,544
73640	Inflow Infiltration Reduction	2,563,217		1,597,331	4,160,548
75640	Waste Water System Capacity Monitor Studies	1,814,005		205,992	2,019,998
75310	North East Vaughan Wastewater Servicing	1,494,700		775,578	2,270,277
79890	York Durham Sewer System Leslie Pumping Station Upgrades	1,415,038			1,415,038
74030	16th Avenue - Stone Mason to Woodbine	1,300,934			1,300,934
73720	York Durham Sewer System Duffin Creek Water Pollution Control Plant Expansion	938,284		6,719,895	7,658,178
79100	York Durham Sewer System Wastewater Master Plan Update	440,984			440,984
71220	Queensville Holland Landing and Sharon Wastewater Servicing	423,877		527,179	951,056
75780	Duffin Creek Laboratory Expansion	337,292			337,292
75320	Primary Trunk Sewer Twinning	101,292		-89,053	12,239
74040	York Durham Sewer System Southeast Collector	-2,702			-2,702
	Nobleton Benefitting Area Payment	86,468			86,468
	Allocation of Financing Costs for 2021	-53,388			-53,388
	Net Transfer - Deferred DC's	7,072,373			7,072,373
44950	Debenture Payments	102,462,253			102,462,253
	Sinking Fund Surplus	-100,955			-100,955
Total Wastewater Servicing Capital Programs		\$152,432,884	(\$57,538)	(\$3,146,543)	\$149,228,804

NOTES :

1. Other project funding consists of proceeds from debenture issues, third party recoveries, other capital reserves, provincial/federal grants, fees and charges.

Regional Council Decision - 2022 Water and Wastewater Master Plan Update

On April 28, 2022 Regional Council deferred consideration of the attached staff report to a Special Committee of the Whole meeting scheduled on May 19, 2022.

The original staff report is attached for your information.

Please contact Wendy Kemp, Acting Director, Infrastructure Asset Management at 1-877-464-9675 ext.75141 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 | york.ca

The Regional Municipality of York

Committee of the Whole
Environmental Services
April 7, 2022

Report of the Commissioner of Environmental Services

2022 Water and Wastewater Master Plan Update

1. Recommendations

1. Council endorse the 2022 Water and Wastewater Master Plan Update and list of infrastructure projects and programs, exclusive of the Upper York Sewage Solutions project (Attachments 1 and 2)
2. Council approve inclusion of the Upper York Sewage Solution project in the Master Plan Update to meet growth needs in the Towns of Aurora, East Gwillimbury and Newmarket as outlined in Attachment 3
3. The Regional Clerk circulate this report to the Clerks of the local municipalities, conservation authorities (Toronto and Region and Lake Simcoe Region Conservation Authorities), the Director of the Central Region Office, Ministry of the Environment, Conservation and Parks and Ministry of Municipal Affairs and Housing

2. Summary

This report requests Council endorsement of the 2022 Water and Wastewater Master Plan Update (Master Plan Update), which summarizes long-term servicing projects required to meet growth needs to 2051. Upon Council endorsement, staff will notify agencies, Indigenous communities, partners, public and stakeholders of Report finalization and beginning of the review period in accordance with the Municipal Class Environmental Assessment process.

Key Points:

- The Master Plan Update is a long-term servicing plan that identifies infrastructure and programs required to support projected growth to 2051 as envisioned and integrated with the Regional Official Plan and Fiscal Strategy
- To service growth to 2051, \$4.5 billion in new and expanded water and wastewater infrastructure and supporting programs is required. This is an increase of approximately \$200 million since the draft infrastructure plan was shared with Council in [November 2021](#). This increase is primarily due to the introduction of the Water Reclamation Centre Expansion 2 to service additional Whitebelt lands in East

Gwillimbury in response to October 2021 Regional Council motions and other minor refinements

- This Master Plan Update builds on the 2016 plan and continues to meet the servicing needs of our growing communities and supports greater resilience in our water and wastewater systems by using One Water principles to guide decision-making
- Extensive consultation and engagement with a variety of participants, including Indigenous communities, local municipalities, residents and other partners has informed development of the Master Plan Update
- This Master Plan Update highlights the challenges with provision of timely water and wastewater servicing due to protracted Provincial approval timelines and underscores the need for Provincial reform to ensure mandated growth is accommodated

3. Background

Master Plan highlights strategy to achieve water and wastewater servicing requirements and long-term sustainability to support growth to 2051

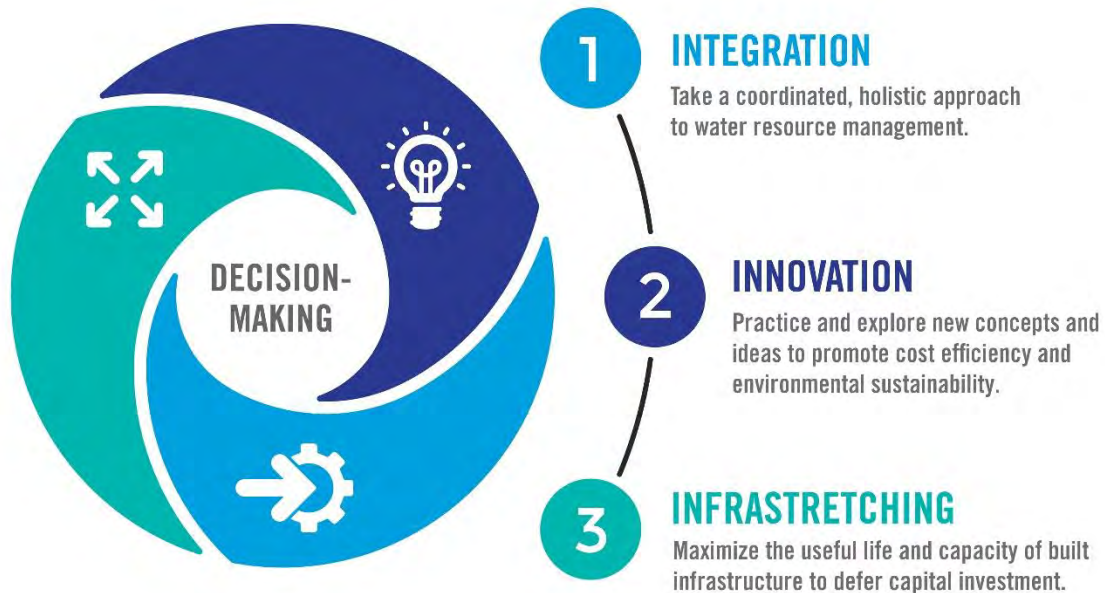
The Water and Wastewater Master Plan is a long-term strategic plan in working towards the Region's Vision of strong, caring and safe communities. As outlined in the [draft Regional Official Plan](#) by 2051 York Region is projected to grow to about 2.03 million residents and employment is projected to grow to 991,000 jobs. The Master Plan Update identifies the infrastructure and programs required to service growth to 2051. This update was integrated with the Municipal Comprehensive Review and Transportation Master Plan using the Council-endorsed principle to align growth with infrastructure, keeping the Fiscal Strategy in mind. Infrastructure costs and timing have informed the Development Charges Bylaw update which will be brought to Council this year.

In alignment with the 2019-2023 Strategic Plan and the Fiscal Strategy, the goal of the Water and Wastewater Master Plan is to develop a long-term servicing strategy that is environmentally sustainable and provides cost-effective and reliable services. To achieve this goal, two key objectives were identified:

- Develop a cost-effective, resilient water and wastewater infrastructure plan to service future growth to 2051 and beyond
- Develop an integrated, long-term approach to provide sustainable water and wastewater services

Three guiding principles have been adopted to guide One Water decision-making and development of strategies to achieve these objectives, as defined in Figure 1 below:

Figure 1
One Water Guiding Principles

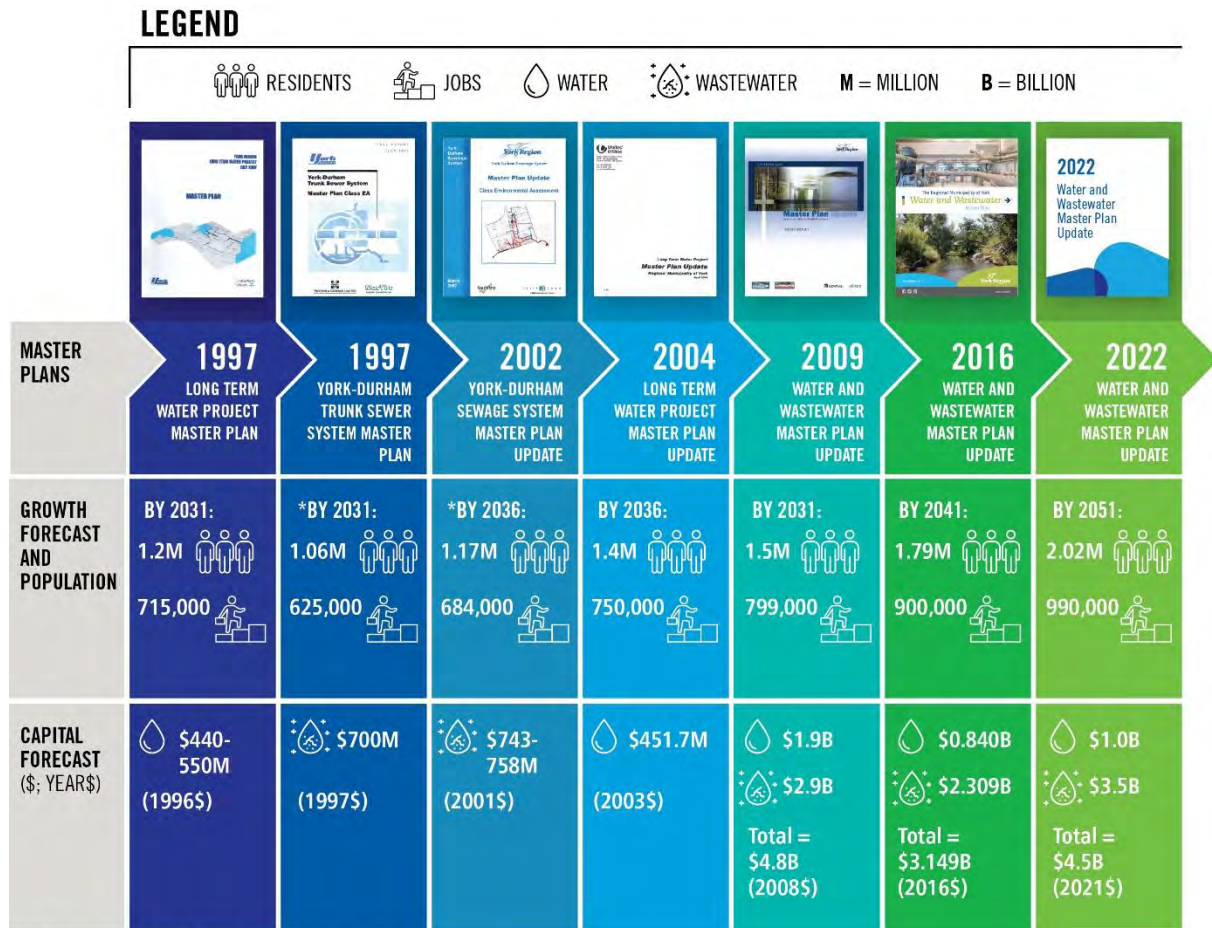


This One Water approach is most effective and fully realized when all three principles are brought together to solve complex problems facing water services and communities. Integrating the Master Plan with demand management and asset management initiatives helps create synergy and increase efficiency. Practicing and exploring innovative new concepts and ideas through the development of the Master Plan and continuing the same throughout the capital planning and delivery processes promotes cost-efficiency and sustainability. York Region recognizes that municipal water systems are part of the larger water cycle in the natural world and that sustainable water and wastewater services benefit communities and the environment while costing less than traditional approaches.

Master Plan is a culmination of previous work and builds upon prior studies

York Region has completed regular updates to the Water and Wastewater Master Plan for over two decades. These iterative updates ensure that long-term strategies reflect evolving needs across the Region (Figure 2). This update, like others before it, was completed according to the Municipal Engineers Association Municipal Class Environmental Assessment process. It builds on strategies identified in the 2016 Master Plan, with adjustments made to account for the revised growth forecast and planning horizon to 2051.

Figure 2
Master Plan History



*Serviced by the York Durham Sewage System only

The 2022 Master Plan Update project plan was provided in the [March 2020](#) report to Regional Council and an update on engagement activities was provided in [June 2021](#). The draft infrastructure plan was shared in [November 2021](#). This work was based on the [March 2021 Land Needs Assessment](#); recognizing the final document would need to reflect any modifications to the population forecast as directed by Council.

Council approved motions that modified the 2051 population forecast in October 2021

Regional Council approved alternatives to the March 2021 Land Needs Assessment at its [October 21, 2021](#) meeting. Approved motions are summarized below:

1. **Township of King – Growth to 2051** – Whitebelt lands not be included to accommodate growth and growth instead be re-directed towards existing and established Villages within Township of King, through a local process
2. **Town of Whitchurch-Stouffville – Future Land Needs for Town of Whitchurch-Stouffville** – a request for Provincial amendment to O. Reg. 140/02: Oak Ridges

Moraine Conservation Plan under the *Oak Ridges Moraine Conservation Act* to permit proposed changes to the settlement area boundary: include a settlement area boundary expansion to include the proposed South Gormley Employment Expansion Area, as well as include a settlement area boundary expansion to the Community of Stouffville to include the proposed Bethesda Lands (in lieu of Whitebelt lands identified in the [September 16, 2021](#) report). Should the Province not support that request, whitebelt lands in Whitchurch Stouffville would be recommended for inclusion in the settlement area boundary.

3. **Town of East Gwillimbury – Include Additional Town of East Gwillimbury Whitebelt Lands in the 2051 Timeframe** – staff designate a minimum of 70% of Whitebelt lands in East Gwillimbury as Community and Employment Areas and include appropriate phasing and front-funding policies in the Regional Official Plan through this Municipal Comprehensive Review
4. **City of Markham – Include Lands West of the Little Rouge as Residential** – the eastern portion of the block bounded by Elgin Mills Road, Kennedy Road, 19th Avenue and Warden Avenue be designated as “Community Area” (as described in the original [motion](#))

This report (see Table 2) highlights changes made to the infrastructure plan since November to align with the [approved growth scenario](#) and showcases how the growth motions made by Regional Council on October 21, 2021 have been addressed in the Master Plan.

4. Analysis

INFRASTRUCTURE PLAN

Master Plan Update confirms 2016 servicing strategies continue to be valid

Through the framework of the Municipal Class Environmental Assessment process for master plans, detailed analysis and evaluation confirmed the high-level strategies identified in the 2016 Master Plan continue to apply. To meet growth needs to 2051:

- Drinking water supply will continue to be met through existing sources and water supply agreements in place with Toronto and Peel
- Additional wastewater treatment capacity will continue to be provided through agreements with Peel and Durham, the Water Reclamation Centre (WRC) proposed by the Upper York Sewage Solutions Individual Environmental Assessment, as well as through stand-alone treatment facilities
- Demand management programs, such as the Long-Term Water Conservation Strategy and Inflow and Infiltration Reduction Strategy, will continue to be integral with managing flows and influencing available capacity in the systems

The preferred servicing strategy, described in detail in [November 2021](#), will not only meet servicing needs of planned growth, but will also enhance system-wide resilience, reduce water age, lower energy consumption and improve water balance. The infrastructure plan as presented in November 2021 has been updated to reflect the approved Council motions as shown in Table 2 below. This resulted in an increase of approximately \$200 million for a total water and wastewater infrastructure cost of \$4.5 billion.

Additional wastewater treatment capacity and timely approval is critical to supporting growth to 2051

Through coordination with the Municipal Comprehensive Review and the Transportation Master Plan Update to align growth with infrastructure, this Master Plan Update emphasizes the principle of infostretching by making best use of the existing system and established long-term servicing agreements. While sufficient water supplies exist, expansion of wastewater treatment capacity is required to meet growth envisioned through the Draft Regional Official Plan.

As reported in the [2021 Servicing Capacity Assignment Status Update](#) there is sufficient capacity assigned within the York Durham Sewage System to support growth for 178,132 persons, over the next six years Region wide (ranges between five to ten years depending on the municipality) based on annual market growth trends.

Sustained investments are planned in the York Durham Sewage System over the coming decades

Elements of the York Durham Sewage System, which collects flows from all local municipalities except Georgina, are expected to reach capacity within the 2051 planning horizon and require significant investment over the next three decades. Works to expand this trunk conveyance system and the Duffin Creek Water Pollution Control Plant are described in the [November 2021](#) report. Regional staff work closely with Durham Region in co-managing our shared wastewater system.

In addition to this master planning work, York Region and Durham Region will jointly complete a Primary System Master Plan following updates to each regional municipality's respective Regional Official Plans. The Primary System consists of the Duffin Creek Plant, Primary Trunk Sewer and some supporting infrastructure located outside the York Region boundary. The Primary System Master Plan will forecast and refine future capital expansion requirements over a 30-year period.

The Region has experienced long delays in getting approvals for key projects. Recent examples include the Upper York Water Reclamation Centre and the Duffin Creek Water Pollution Control Plant outfall capacity expansion, which created uncertainty and added costs. York Region has advocated strongly for changes to the *Environmental Assessment Act* that would allow critical infrastructure to be planned and delivered in a predictable manner while protecting the natural environment.

Twenty-five years ago, York Region Master Plan identified a wastewater project to service growth in Aurora, East Gwillimbury and Newmarket

The 1997 York Durham Sewage System Master Plan first identified a need for a wastewater project to service growth in Aurora, East Gwillimbury and Newmarket. This project eventually became known as Upper York Sewage Solutions. In 2004, the Province of Ontario mandated this project undergo an Individual Environmental Assessment, an unprecedented level of assessment for an infrastructure project required to support already approved growth. In 2009, the Individual Environmental Assessment was publicly launched and in 2010, the Province directed York Region to consider innovative wastewater treatment technologies located within York Region as a possible servicing solution. After more than five years of extensive scientific study and consultation with Indigenous communities, government agencies and the public, York Region submitted the project's Individual Environmental Assessment report to the Province for approval in July 2014.

In October 2021, after more than seven years since the Upper York Sewage Solutions Individual Environmental Assessment was submitted, the Province enacted the [York Region Wastewater Act, 2021](#). This legislation puts an indefinite hold on any decision by the Minister of the Environment, Conservation and Parks on the Upper York Sewage Solutions Environmental Assessment, prevents any further action being taken by York Region to advance this project and seeks to limit the Province's liability for taking these steps. The Province has appointed the York Region Wastewater Advisory Panel to provide confidential advice on options to address wastewater servicing capacity needs in the upper parts of York Region.

York Region staff are hopeful the Province of Ontario's Environmental Assessment modernization approach will speed-up approvals and contribute to economic recovery. The Region advocated for the following changes to the *Environmental Assessment Act* to provide better certainty and reduce costs by:

- Exempting low risk projects from the Environmental Assessment process
- Driving more predictable timelines through defined, time-based processes similar to process for transit projects
- Creating a new 'growth related infrastructure project' designation that is exempt from Ministerial bump-ups
- Enhanced approaches to Indigenous and public engagement

This 2022 Master Plan Update considers the Upper York Sewage Solutions Water Reclamation Centre as a key component of our long-term servicing. This commitment to the Lake Simcoe solution was reaffirmed by Regional Council at their [January 2021](#) meeting. Should the Province issue further direction, implications will be examined and additional assessment will be undertaken and reflected in the next Master Plan update.

Demand management programs help optimize long-term service planning

For many years now, York Region has demonstrated leadership on a variety of demand management approaches to help stretch existing water and wastewater infrastructure capacity. Many of these initiatives arose out of requirements under environmental approvals and have proven to be highly effective at managing demands on Regional and local systems. Both the Long-Term Water Conservation Strategy and the Inflow and Infiltration Reduction Strategy were updated in 2021 and remain integral to long-term service planning, as both programs influence available capacity. These strategies influence the planning of growth infrastructure detailed in the Master Plan. The key areas of program focus for each updated strategy are listed in Table 1.

Table 1
Demand Management Strategies: Key Areas of Program Focus

Strategy	Key areas of program focus
2021 Long-Term Water Conservation Strategy	<ol style="list-style-type: none"> 1. Reduce system losses and sources of non-revenue water 2. Continue to raise conservation awareness 3. Target programming towards conservation among industrial, commercial and institutional water users 4. Continue to advance research in water reuse 5. Demonstrate leadership by improving the efficiency of York Region's own facilities and operations
2021 Inflow and Infiltration Reduction Strategy	<ol style="list-style-type: none"> 1. Enhance partnerships 2. Monitor flows and continue to collect data 3. Advance data analytics and predictive analysis 4. Expand in-the-ground works through assessment and rehabilitation programming 5. Develop and adopt a new development standard for inflow and infiltration management*

* Implementation of the new [Inflow and Infiltration Reduction Standard for Sewers Servicing New Development](#) was approved by Regional Council in February 2022 with local municipalities to implement by December 2024.

The Long-Term Water Conservation Strategy and the Inflow and Infiltration Reduction Strategy are included as appendices to the Master Plan Update. Leveraging the successes of these demand management programs and integrating them into long-term service planning reflects York Region's commitment to sustainable use and management of water resources.

Over the past 23 years, an estimated 27 megalitres a day has been saved because of the Region's Water for Tomorrow and Long-Term Water Conservation Strategy programming, the latter introduced in 2011. This work has translated into declining per capita demand. Between 2016 and 2020, water consumption per capita averaged 194 litres a day for single-detached dwellings, down from 207 litres a day over the previous five-year period. The Region's aspirational goal is to reduce that to an average of 150 litres by 2051.

Since 2011, York Region's Inflow and Infiltration Reduction Strategy has saved more than 20 million litres of inflow and infiltration a day through partnerships and programs with local municipalities and the development industry. The 2021 update of the Inflow and Infiltration Reduction Strategy builds on these successes and aims to reduce inflow and infiltration by 40 million litres a day by 2031, double the current level of reduction.

Infrastructure plan recalibrated since presented in November 2021 to address approved Regional Council growth motions

On October 21, 2021, Regional Council endorsed a Phased 50-55% Intensification Scenario and provided additional direction on where and how the Region is to accommodate growth to 2051 through [four approved motions](#). Table 2 below summarizes how the Water and Wastewater Master Plan Update has considered and addressed each motion, outlined by local municipality.

Table 2
Servicing Considerations of Approved Motions per Local Municipality

Local municipality subject to motion	Considered and/or addressed through Master Plan Update
Township of King	Township of King will work with the Region to identify additional servicing needs related to the redistributed population growth which has been reallocated from the Whitebelt lands.
Town of Whitchurch-Stouffville	<p>Servicing of South Gormley Employment Expansion is contingent upon removal of provincially imposed regulatory restrictions. As this growth is anticipated in the later years of the forecast post-2041, conceptual servicing options are outlined in Appendix A.7 to the Master Plan Update that can implemented should the provincial regulation change.</p> <p>Servicing of Bethesda Lands is also contingent upon removal of provincial regulatory restrictions. Depending on the magnitude of growth, a review of the wastewater system capacity would be appropriate to ensure existing Regional sewers could accommodate additional flows. No additional water upgrades beyond those already identified for the community of Stouffville are anticipated to be required.</p>
Town of East Gwillimbury	Urban expansion into 70% of the Whitebelt lands in East Gwillimbury triggers the need for a second expansion of the Water Reclamation Centre by 2051.

Local municipality subject to motion	Considered and/or addressed through Master Plan Update
City of Markham	The Infrastructure Plan as presented in November 2021 is sufficient to accommodate growth in lands west of Little Rouge.

In addition to outlining conceptual servicing options for South Gormley, Appendix A.7 of the Master Plan also includes considerations for servicing other communities currently restricted through Provincial policy should those restrictions be lifted in the future (Ballantrae and Vandorf-Preston Lake in Whitchurch-Stouffville and Nobleton in King). The full suite of Master Plan appendices is available online through the links below:

- [Appendix A – Infrastructure](#)
- [Appendix B – Consultation Summary – B.1 to B.4](#)
- [Appendix B – Consultation Summary – B.5 to B.9](#)
- [Appendix C – Demand Management Programs](#)

Council directed growth to East Gwillimbury requires more capacity from the Water Reclamation Centre earlier than previously planned

At the October 21 Council meeting, staff recommended that the forecast limit East Gwillimbury Whitebelt expansion to that which could be accommodated within the initial construction of the Water Reclamation Centre and the first expansion planned for 2041. The remaining Whitebelt area in East Gwillimbury would be serviced through a second expansion anticipated post 2051.

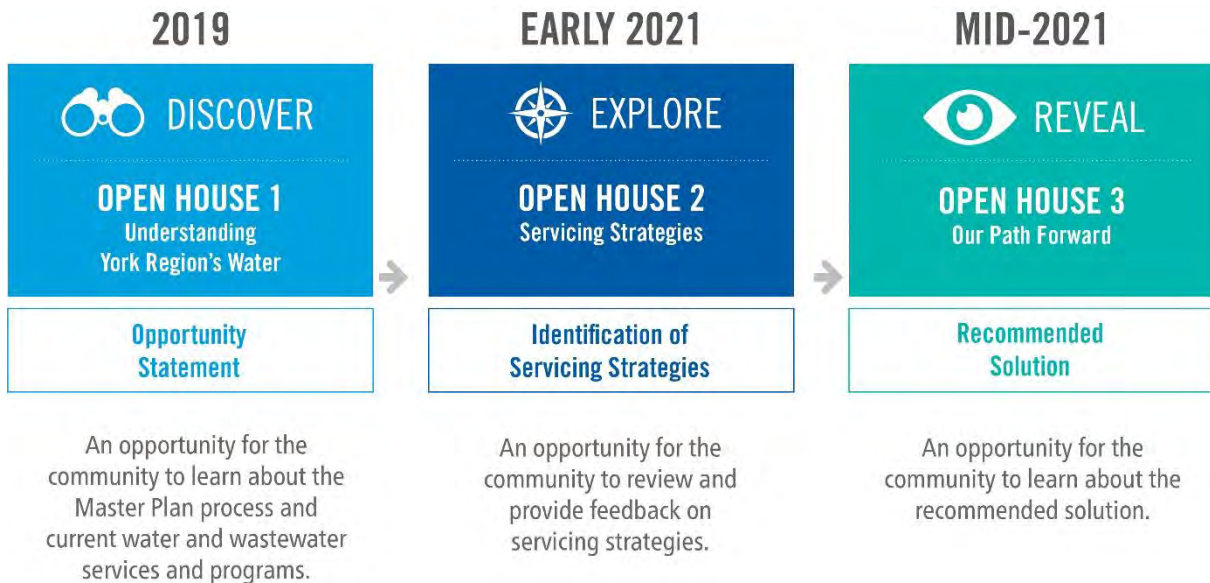
To address Council’s direction to bring 70% of Whitebelt forecast within the planning horizon, the Master Plan was updated to include two expansions of the Water Reclamation Centre by 2051. Given continued delays of provincial approval, resulting in delays of the initial construction to at least 2029, it will be challenging to achieve two expansions of this facility by 2051. Inclusion of the second expansion and other minor adjustments has resulted in an increase of approximately \$200 million, with most of these expenditures set to occur in the last 10 years of the plan. Attachments 2 and 3 contain the complete list of water and wastewater infrastructure projects and programs identified through the 2022 Master Plan Update.

Extensive engagement undertaken as part of Master Plan Update with agencies, Indigenous communities, partners and public

Engagement is an integral component in developing infrastructure needs to support growth to 2051. Over the course of the 2022 Master Plan Update, three rounds of engagement occurred to share information and provide opportunities for feedback. The general

consultation and engagement approach for the Master Plan Update was presented to Council in [June 2021](#). Engagement milestones are illustrated in Figure 3.

Figure 3
Consultation and Engagement Milestones



Engagement throughout the project occurred using a variety of tactics:

- One on one meetings with the local municipalities and regional servicing partners (Region of Durham, Peel Region, and the City of Toronto)
- Meetings with Indigenous communities and the Building Industry and Land Development Association coordinated with the Municipal Comprehensive Review and Transportation Master Plan
- Meetings and correspondence with Ministry of Environment, Conservation and Parks, Office of the Auditor General of Ontario, and Toronto and Region Conservation Authority and Lake Simcoe Region Conservation Authority
- Three public open houses with 1069 online and in-person participants (in-person open houses were hosted prior to the COVID-19 pandemic)

A summary of feedback collected through all public open houses was shared in [June 2021](#) and [November 2021](#). In general, the public has appreciated the opportunity to learn about Regional water and wastewater services. They confirmed that long-term sustainability of servicing and responsible resource management for future generations is a priority. Since then, Regional staff have engaged with Local Municipal Councils on the draft infrastructure plan, described further in the Local Impact section of this report.

IMPLEMENTATION OF MASTER PLAN

Implementation of the Master Plan Update will involve annual monitoring and recalibration of the capital plan as needed

This Master Plan provides a high-level roadmap for delivering servicing over the long-term by establishing future infrastructure project needs. This Master Plan Update has been created with the best available information and understanding. Over time these assumptions will be monitored, as well as close monitoring of capacity utilization in the infrastructure system and development activity. For example, faster than anticipated growth rates in Transit Oriented Communities and Minister's Zoning Order areas could advance the timing of infrastructure projects to respond to servicing needs beyond the original scope of the Master Plan. As more information is known through phasing of growth, servicing needs will have to be reassessed. Updates and course corrections to implementation will happen as things change, or if better information becomes available.

Projects identified in the Master Plan will be implemented through the Environmental Services 10-year capital plan. The capital plan is reviewed annually in conjunction with the annual budget; this process provides an opportunity each year to recalibrate near-term plans to reflect changing circumstances. Shifting circumstances considered in capital plan updates include financial constraints, changes to timing or costs of projects in implementation, shifting asset management needs informed by ongoing condition assessments and coordination with other projects.

Close monitoring of capacity utilization in the infrastructure system and development activity enables the Region to coordinate servicing capacity with growth/development. Demand management programs, which target water conservation and reduction of inflow and infiltration, monitor system flows on an ongoing basis and contribute to capacity available in the Regional system.

Implementation requires monitoring and a continuous partnership approach to balance fiscal, growth and operational considerations

To support growth to 2051, an integrated approach to land use planning will continue to be required to manage the capital plan in line with objectives of the Council approved Fiscal Strategy. As [reported to Council](#) throughout the Municipal Comprehensive Review process, aligning planning for growth with infrastructure and financial planning is of paramount importance to ensure the Region delivers complete communities supported by Regional infrastructure delivered and operated in a financially sustainable way. This more agile approach to managing growth phases new infrastructure in line with actual growth and development charge collections and makes it easier for the Region to maintain financial sustainability.

Capital investments will be closely aligned with timing and location of actual growth as well as with collection of development charges revenues to provide sufficient debt capacity to

finance those infrastructure investments. Prioritization and staging of capital investments will align with actual population growth achieved rather than by set timelines based on the Region's growth forecasts. This financially sustainable approach is based on the actual timing and location of future development in the Region.

Despite best efforts to align growth and capital expenditures with the Fiscal Strategy, requests are received to advance works. The Region may agree to assign development charge credits to the developer group requesting to advance construction timing of Regional infrastructure, subject to the Region's Development Charge Credit Policy. In such cases, the developer will fund 100% of the capital works costs and recover eligible growth-related costs. Generally, to be considered for advancement, development charges must be twice the value of the works for which the development charge credit is being requested.

5. Financial

Total infrastructure and program costs of the 2022 Water and Wastewater Master Plan is approximately \$4.5 billion

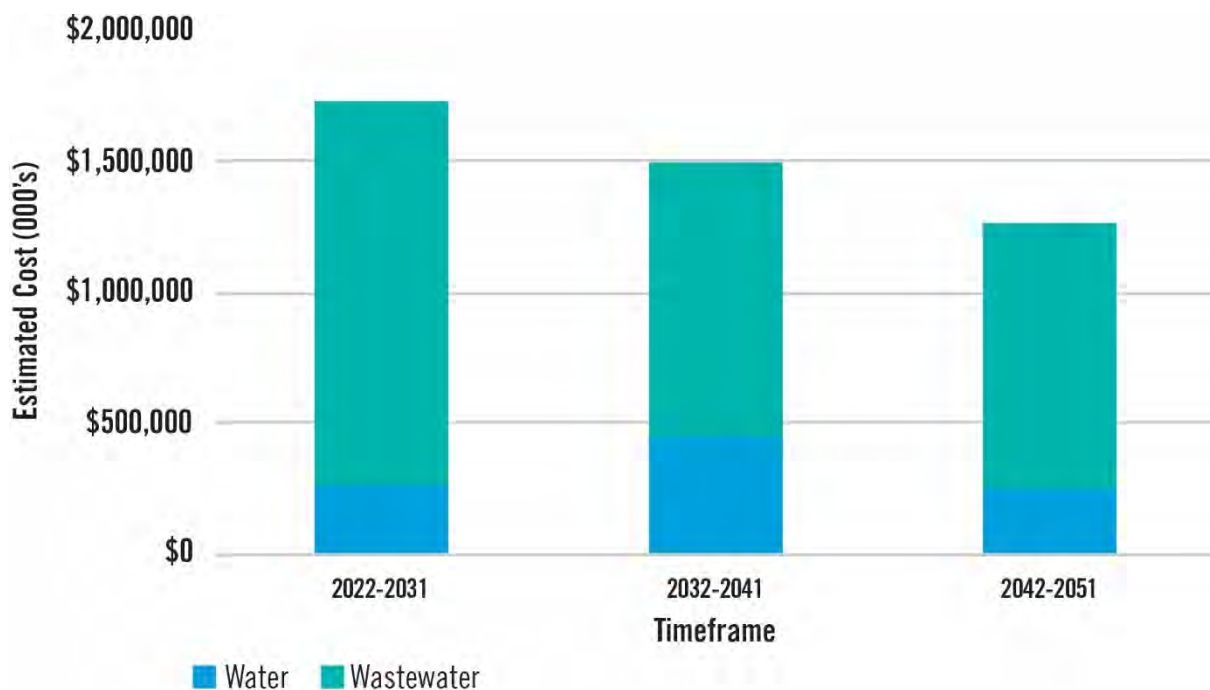
The total cost of projects and supporting programs required to support growth to 2051 identified in this Master Plan is \$4.5 billion, which includes an additional \$1.35 billion in additional water and wastewater infrastructure compared to the 2016 Master Plan. The capital cost of the first 10 years in the Master Plan aligns with the 2022 Environmental Services 10-year capital plan. This level of alignment provides an implementable path for growth capital infrastructure over the next decade. The annual budget process provides a regular opportunity to recalibrate capital costs as required. The non-development charge funded costs to operate, repair and renew assets proposed as capital projects in the Master Plan are accommodated in the 2021 Water and Water User Rates approved by Council in September 2021.

The infrastructure plan as presented in November 2021 has been updated to reflect the approved Council motions and other minor refinements. This resulted in an increase of approximately \$200 million, with most of these expenditures set to occur in the last 10 years of the plan. Attachments 2 and 3 contain the complete list of water and wastewater infrastructure projects and programs identified through the 2022 Master Plan Update.

About 70% of the water and wastewater \$4.5 billion infrastructure plan to 2051 consists of numerous other capital projects in the capital plan which will proceed to implementation subject to Environmental Assessments and approvals.

A breakdown of the capital costs to implement water and wastewater projects identified in the Master Plan is provided in Figure 4.

Figure 4
Growth-related Capital Infrastructure Costs



The majority of the \$4.5 billion in growth-related capital costs is eligible for development charges funding. The proposed 2022 Development Charge Background Study and Bylaw, which has a planning horizon to 2041, uses cost estimates from the Master Plan Update as input. The proposed bylaw is expected to come into effect on June 17, 2022.

6. Local Impact

Local municipal staff and Councils were engaged in developing this Master Plan Update

An offer to present a summary of the Master Plan Update and the recommended draft infrastructure plan was extended to each of the nine Local Municipal Councils, with eight accepting and presentations completed throughout September to November 2021.

A list of each of the presentation dates is shown in Table 3 below:

Table 3
Local Municipal Council Presentations

Date	Local municipality
September 7, 2021	Town of Whitchurch-Stouffville
September 22, 2021	Town of Georgina
September 27, 2021	Township of King
October 4, 2021	Town of Newmarket
October 5, 2021	Town of East Gwillimbury
October 13, 2021	City of Vaughan
October 18, 2021	City of Markham
November 2, 2021*	Town of Aurora
November 10, 2021	City of Richmond Hill

*Information report shared with Aurora at the Town's request.

Feedback was generally positive and indicated a need for:

- Timely wastewater capacity to allow communities to develop in an uninterrupted manner
- Resilient services and robust infrastructure
- Heightened coordination between the Region and local municipalities to plan and service growth, including the role of regional and local infrastructure; phasing of infrastructure to ensure financial sustainability in accordance with new Regional Official Plan policies and dialogue on servicing Minister's Zoning Order areas that fall outside the comprehensive planning process

Local municipal engagement in infrastructure planning continues beyond an active Master Plan Update

This Master Plan Update provides a blueprint of future infrastructure to be delivered to service growth to 2051 in all nine local municipalities. Local municipalities will use the Region's infrastructure plan to guide development of their own infrastructure plans. As the Master Plan is implemented, regular engagement and collaboration between Regional and local staff is essential to ensure that capital investment in infrastructure is optimized, and any constructive adjustments in the infrastructure program be reflected in both Regional and local 10-year capital plans. In addition, active participation of local municipalities in the ongoing long-term water conservation and inflow and infiltration reduction initiatives continues to be


essential to ensure the provision of reliable, sustainable, and cost-effective water and wastewater services over the long-term. Coordination will continue through established partnerships between Regional and local municipality staff for specific issues and through the project-specific environmental assessment process.

7. Conclusion

The Master Plan outlines the Region's strategy to achieve water and wastewater service delivery excellence and long-term environmental and fiscal sustainability. Key infrastructure and programs are identified to support forecasted growth in the Region. Capital expenditure of \$4.5 billion is projected for the Master Plan program, with first 10 years' expenditure at \$1.7 billion aligned with the 2022 Environmental Services 10-year capital plan.

It is recommended that Council endorse the 2022 Water and Wastewater Master Plan Update report. Upon Council endorsement, Regional staff will notify agencies, Indigenous communities, partners, public and stakeholders of the completion of the Master Plan Update and beginning of a 30 day public review period, where interested parties may provide comments on the report. The Master Plan report and associated appendices will be available online at York.ca/waterplan. Following completion of the review period, Regional staff will review and respond to comments, which will be taken into consideration in implementing this Water and Wastewater Master Plan Update.

For more information on this report, please contact Wendy Kemp, Acting Director, Infrastructure Asset Management at 1-877-464-9675 ext.75141. 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

March 2, 2022
Attachments (3)
eDOCS #13695711



2022 DRAFT YORK REGION WATER AND WASTEWATER MASTER PLAN

Strong, caring and safe communities

APRIL 2022



LAND ACKNOWLEDGMENT

We acknowledge York Region is located on the traditional territory of many Indigenous peoples such as the Anishinaabe, Haudenosaunee, Huron-Wendat and Métis peoples and the treaty territories of the Haudenosaunee, the Williams Treaties First Nations, and the Mississaugas of the Credit First Nation. York Region falls under the Nanfan Treaty with the Haudenosaunee, Treaty 13 with the Mississaugas of the Credit First Nation, and the Williams Treaties with the Chippewas of Beausoleil, Georgina Island and Rama First Nations and the Mississaugas of Alderville, Curve Lake, Hiawatha and Scugog Island First Nations. There are also other land claims and treaty rights involving portions of York Region that have not been resolved. The Chippewas of Georgina Island First Nation is the closest First Nation community to York Region. We thank these and other Indigenous peoples for sharing their land with us.



Mayor
Frank Scarpitti
City of Markham



Regional Councillor
Don Hamilton
City of Markham



Regional Councillor
Jack Heath
City of Markham



Regional Councillor
Joe Li
City of Markham



Regional Councillor
Jim Jones
City of Markham



Mayor
David West
City of Richmond Hill



Mayor
Maurizio Bevilacqua
City of Vaughan



Chairman & CEO
Wayne Emmerson



Regional Councillor
Joe DiPaola
City of Richmond Hill

**A Message from York Region Chairman and CEO
and Members of Regional Council**

Whether a long time resident or new to one of our many vibrant communities, one thing all York Region residents can depend on is access to safe, reliable and efficient delivery of water and wastewater services.

As a thriving Region, careful planning is done to ensure key water and wastewater infrastructure, including pipes, sewers and water treatment plants, can effectively meet current and future demands.

The 2022 Water and Wastewater Master Plan Update looks ahead to our future and identifies the infrastructure and programs required to support our projected growth to 2 million residents and nearly 1 million jobs by 2051.

This Master Plan Update builds on the 2016 plan and continues to support greater resiliency in our water and wastewater systems by using One Water principles to guide decision-making.

The new plan integrates water and wastewater initiatives with the Region's Official Plan, the Transportation Master Plan and other strategies to ensure service excellence meets the needs of our rapidly growing Region in the most cost-effective way.

Together, we remain steadfast in our commitment for building strong, caring and safe communities.



Regional Councillor
Mario Ferri
City of Vaughan



Regional Councillor
Carmine Perrelli
City of Richmond Hill



Regional Councillor
Gino Rosati
City of Vaughan



Mayor
John Taylor
Town of Newmarket



Regional Councillor
Linda Jackson
City of Vaughan



Regional Councillor
Tom Vegh
Town of Newmarket



Mayor
Margaret Quirk
Town of Georgina



Regional Councillor
Robert Grossi
Town of Georgina



Mayor
Tom Mrakas
Town of Aurora



Mayor
Virginia Hackson
Town of East Gwillimbury



Mayor
Steve Pellegrini
Township of King



Mayor
Iain Lovatt
Town of Whitchurch-Stouffville



CONTENTS

Land Acknowledgment	2
A Message from York Region Chairman and CEO and Members of Regional Council	3
Executive Summary	9
1. Introduction	13
1.1 Water and Wastewater Master Plan Purpose	14
1.2 York Region’s Roles in Water and Wastewater	15
1.3 Master Plan Aligns With the Region’s Strategic Vision	16
1.4 How the Plan Update Was Carried Out	17
2. General Context	21
2.1 Current York Region Population and Economy	22
2.2 Geography and Natural Environment	22
2.3 Cultural Heritage and Archaeological Resources	24
2.4 Indigenous Presence and Stewardship	24
2.5 First Nations and Indigenous Communities, Partner and Stakeholder Views	24
2.6 Regulatory and Policy Framework	28
3. Overview of Water and Wastewater in York Region	33
3.1 Evolution	34
3.2 Current Systems	35
3.3 Current Programs and Initiatives Supporting Infrastructure	41
3.4 Using the One Water Approach	44
4. Outlook	47
4.1 Update to Growth Plan Forecasts and Expected Intensification	48
4.2 Water and Wastewater Flow Projections	51
4.3 Fiscal and Land Use Planning Implications	53
5. Options for Servicing Growth	55
5.1 Arriving at a Preferred Strategy For Servicing	56
5.2 The 2016 Direction to Meet Growth Needs	57
5.3 Screening the Concepts	58
5.4 Developing Alternative Strategies to Address Water and Wastewater Servicing Needs	60
5.5 Evaluating Alternative Strategies	64

CONTENTS

6. The Infrastructure Plan	70
6.1 Regional Projects to Address Region-wide Servicing Needs	81
6.2 Cities of Markham, Richmond Hill and Vaughan	82
6.3 Township of King	83
6.4 Town of Whitchurch-Stouffville	83
6.5 Towns of Aurora, East Gwillimbury and Newmarket	84
6.6 Town of Georgina	85
6.7 Updated Cost Estimates	86
7. Implementing the Plan	87
7.1 Delivering Infrastructure Projects	88
Budget and Capital Plan	88
Environmental Assessments	88
Long-term Financial Sustainability	89
Monitoring and Adapting	94
7.2 Achieving a Sustainable Water Future	97
Demand Management	98
Climate Change Actions	100
Water Equity and Liveability	104
Measuring Success	107
8. Conclusion	109



CONTENTS

Appendices

Appendix A - Infrastructure

- A.1 Natural Environmental Features
- A.2 Baseline Regional Water and Wastewater Systems
- A.3 Design Criteria
- A.4 Water and Wastewater Flows Forecasts
- A.5 Detailed Alternative Servicing Strategies Evaluation
- A.6 Infrastructure Costing Methodology
- A.7 Additional Servicing Considerations
- A.8 Primary System Master Plan Requirements

Appendix B - Consultation Summary

- B.1 Consultation and Engagement Summary Report
- B.2 Notice of Study Commencement
- B.3 Open House 1
- B.4 Open House 2
- B.5 Open House 3
- B.6 Government, Agencies and Associations Consultation and Engagement
- B.7 First Nations and Indigenous Communities Consultation and Engagement
- B.8 Notice of Study Completion
- B.9 30-Day Public Review

Appendix C - Demand Management Programs

- C.1 2021 Long-Term Water Conservation Strategy Update
- C.2 2021 Inflow and Infiltration Reduction Strategy Update

CONTENTS

Figures

Figure E.1 Population and Employment Growth Forecast in York Region Through the Provincial Growth Plan	10
Figure E.2 Growth-related Capital Infrastructure Costs	11
Figure 1.1 Regional and Local Water and Wastewater Service Delivery in York Region	15
Figure 1.2 Hierarchy of Regional Strategies and Plans	16
Figure 1.3 Municipal Class Environmental Assessment Process	18
Figure 1.4 Consultation and Engagement Milestones.....	20
Figure 2.1 York Region and Local Cities and Towns.....	23
Figure 3.1 York Region Servicing History.....	34
Figure 3.2 York Region Water Systems and Sources of Supply in 2021	36
Figure 3.3 York Region’s Baseline Water Infrastructure Systems in 2021	37
Figure 3.4 Regional Wastewater Systems in 2021	39
Figure 3.5 York Region’s Baseline Wastewater Infrastructure Systems in 2021	40
Figure 3.6 Predicted Climate Trends for York Region by 2050.....	42
Figure 3.7 Examples of Mitigation and Adaptation Actions	43
Figure 3.8 One Water Guiding Principles.....	44
Figure 4.1 Population and Employment Growth Forecast in York Region through the Provincial Growth Plan.....	48
Figure 4.2 Where New Population and Employment will go by 2051	50
Figure 4.3 Forecast Annual Regional Water Demand to 2051	51
Figure 5.1 Identifying a Preferred Strategy	56
Figure 5.2 Strategy 1: York Water System with Northern Connection	61
Figure 5.3 Strategy 2: York Water System without Northern Connection	62
Figure 5.4 Preferred Strategy for Water Servicing: York Water System with Northern Connection.....	67
Figure 5.5 Preferred Strategy for Wastewater Servicing	68
Figure 6.1 Long-term Water Infrastructure Plan.....	79
Figure 6.2 Long-term Wastewater Infrastructure Plan	80
Figure 7.1 Total Cost of Servicing.....	89
Figure 7.2 Estimated Costs to Acquire Growth-related Infrastructure.....	90
Figure 7.3 Operating Cost of Water and Wastewater Systems	92
Figure 7.4 Estimated Cost of Renewal for Water and Wastewater Assets Over the Next 100 Years	93
Figure 7.5 Integrated Approach to Water and Wastewater Service Delivery	95
Figure 7.6 Climate Risks to Regional Water and Wastewater Infrastructure	102

Tables

Table 4.1 Distribution of Population and Employment in York Region to 2051	49
Table 4.2 Residential and Employment Water Consumption Design Rates to 2051	52
Table 5.1 Screening of Water and Wastewater Servicing Concepts	59
Table 5.2 Results of Evaluating Two Alternative Water Servicing Strategies.....	65
Table 6.1 Growth-related Water and Wastewater Projects	72
Table 6.2 Summary of Master Plan Expenditures for Growth Capital Projects (\$000’s) to 2051	86

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Executive Summary

The Regional Municipality of York's Water and Wastewater Master Plan is a key document that details how the Region will provide safe, reliable services to new growth over the long term. It evaluates infrastructure systems in a broad land-use and environmental context and describes, at a high level, the projects needed to supply drinking water and manage wastewater in future.

The Master Plan is updated periodically to reflect changing conditions and new information. This update to the 2016 Master Plan followed a process prescribed by the Municipal Engineers Association Municipal Class Environmental Assessment, an approved process under the provincial *Environmental Assessment Act*.

It was undertaken in conjunction with a Municipal Comprehensive Review carried out by the Region that incorporated a new provincial growth forecast into the Regional Official Plan, and with an update to the Transportation Master Plan. This process included extensive consultation and engagement with partners and stakeholders.

While reflecting the new growth forecast to 2051 (shown in Figure E.1 below), this update concludes that the overall direction of the 2016 Water and Wastewater Master Plan remains valid. The update also recognizes how the One Water concept, first described in the 2016 Master Plan, is being more fully incorporated into master planning. One Water helps achieve a sustainable water future by recognizing that water is a finite resource and finding ways to preserve its value in all settings.

Figure E.1 Population and Employment Growth Forecast in York Region Through the Provincial Growth Plan



The preferred strategy set out in 2016 and validated through this update is for future growth in the Region to be serviced largely by leveraging and expanding existing water and wastewater systems. Through existing intermunicipal agreements, most drinking water would continue to come from Lake Ontario, and treated wastewater would mostly be returned to that watershed.

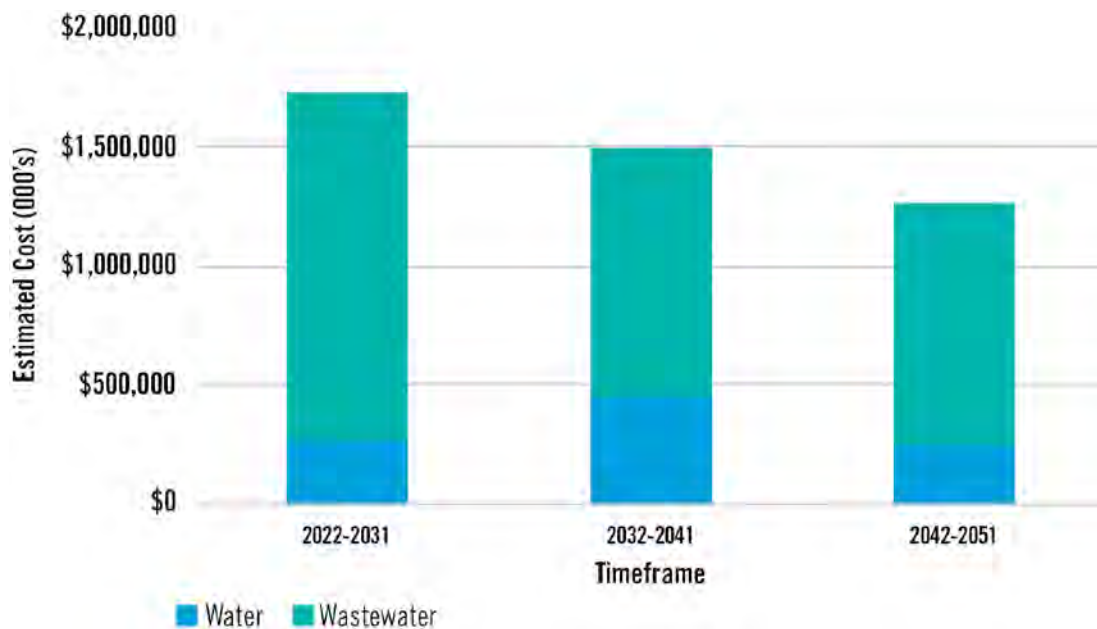
Groundwater will continue to round out our supply in the central area, with Lake Simcoe supplying the northern end of the Region. Communities currently serviced by stand-alone water and wastewater systems will continue to be serviced by those systems, except for Kleinburg in the City of Vaughan which will eventually be connected to the York Durham Sewage System.

EXECUTIVE SUMMARY

The York Durham Sewage System and Duffin Creek Water Pollution Control Plant in Pickering (co-owned with Durham Region) will be upgraded and expanded, with a new York Region-owned Water Reclamation Centre to be established (pending outstanding provincial approvals) in the Lake Simcoe watershed.

The estimated cost to implement the water and wastewater infrastructure projects in this updated Master Plan is \$4.5 billion, comprising \$1.0 billion for water and \$3.5 billion for wastewater. These growth projects and costs will feed into the Region's Development Charges Bylaw as it is updated in 2022. Figure E.2 below shows the planned capital expenditures over the 30-year planning horizon.

Figure E.2 Growth-related Capital Infrastructure Costs



Ongoing programs to manage demand through water conservation and inflow and infiltration reduction are integral to the infrastructure strategy to ensure we can meet increased demand cost-effectively with a continued decline in per-capita water use. This demand management approach is in line with our One Water principles, which are reflected in programs and plans to address climate change and enhance water equity and livability. Water equity ensures that all residents and businesses have access to clean, safe and affordable water services while maximizing community benefits and fostering resilience in the face of a changing climate.

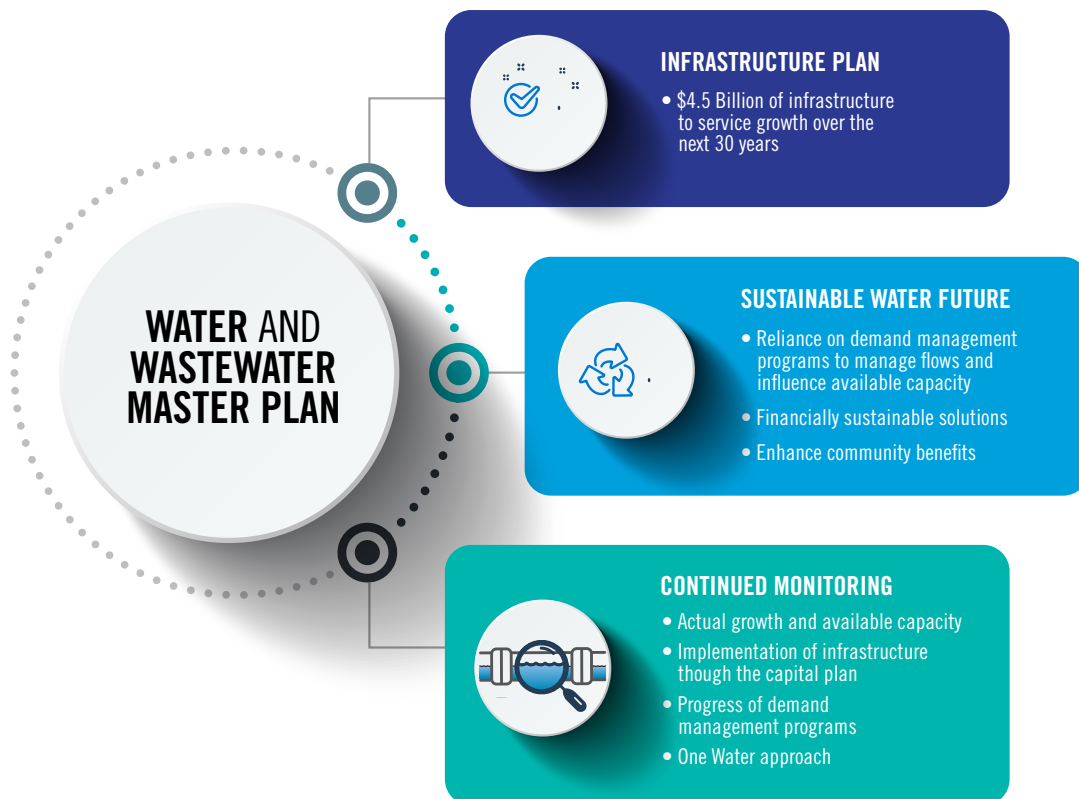
This updated Master Plan meets all applicable regulatory requirements, including a limit on water transfers between the Lake Ontario and Lake Simcoe/Lake Huron watersheds under a bi-national Great Lakes agreement. It also accords with overarching goals and objectives set out in the Region's Vision, Strategic Plan and other corporate and departmental plans. To ensure financial sustainability and in line with principles endorsed by York Regional Council, this Master Plan will better leverage existing infrastructure systems and more tightly align pacing of new capital projects with actual growth.

EXECUTIVE SUMMARY

As this update was finalized, the Region continued to await provincial approval of the Water Reclamation Centre needed to add wastewater capacity in the north. An Individual Environmental Assessment for this project was completed and submitted to the province in mid-2014. Given the rigorous study completed for the Water Reclamation Centre and the time and money invested to date, this project continues to be considered an essential part of the preferred servicing strategy for Aurora, East Gwillimbury and Newmarket.

With completion of this update, the preferred strategy and associated infrastructure plan are carried out through projects funded through the ten-year capital plan. Budgets for specific infrastructure projects are updated as necessary through the Region's annual budget. Over time, the Environmental Services capital plan responds to such factors as new financial constraints, delays or scope changes in project delivery, market constraints and actual growth that differs from forecast.

All forecasts and outlooks are inherently uncertain, and this uncertainty increases as the time horizon extends further into the future. A range of programs, plans, analyses and activities allow for adaptation to changing conditions as plans are implemented in the coming years. Nonetheless, there are limits on the Region's ability to accommodate unexpected circumstances. This underscores the need to seek the right balance – between costs, growth patterns, environmental preservation, and the needs of existing customers – as the Region acts to implement the Master Plan.



1.0 INTRODUCTION

- 1.1 WATER AND WASTEWATER MASTER PLAN PURPOSE
- 1.2 YORK REGION'S ROLES IN WATER AND WASTEWATER
- 1.3 MASTER PLAN ALIGNS WITH THE REGION'S STRATEGIC VISION
- 1.4 HOW THE PLAN UPDATE WAS CARRIED OUT



1.1 WATER AND WASTEWATER MASTER PLAN PURPOSE

1.1 WATER AND WASTEWATER MASTER PLAN PURPOSE

The Regional Municipality of York's Water and Wastewater Master Plan sets out an approach to meet the needs of the Region's growth. To reflect changing conditions and new information, the plan is updated periodically, generally on a five-year cycle. This update reflects revised growth forecasts identified in A Place to Grow: Growth Plan for the Greater Golden Horseshoe and incorporated in the Regional Official Plan.

Since creation of the Region's first master plans in the 1990s, a key purpose has been to ensure the infrastructure serving new growth is cost effective and resilient. The most recent update in 2016 added a new purpose to the plan: to develop an integrated, long-term strategy for sustainable water and wastewater services. This speaks to the need to focus on environmental, social, and financial sustainability beyond the five-year time horizon.



MASTER PLAN OBJECTIVES:

1. Develop a cost-effective, resilient water and wastewater infrastructure plan to service future growth to 2051 and beyond.
2. Develop an integrated, long-term approach to provide sustainable water and wastewater services.

The Water and Wastewater Master Plan informs updates to York Region's Development Charges Bylaw by detailing funding the Region will need to collect in development charges to recover capital investments made in growth-driven capital projects.



THE PROBLEM STATEMENT FOR THIS MASTER PLAN UPDATE IS DEFINED AS FOLLOWS:

"Building on previous Master Plan recommendations, York Region is updating its long-term water and wastewater servicing strategies and infrastructure program to accommodate 2.02 million people and 990,000 jobs by 2051 in accordance with the Regional Official Plan in an environmentally, socially and fiscally responsible manner."

1.2 YORK REGION'S ROLES IN WATER AND WASTEWATER

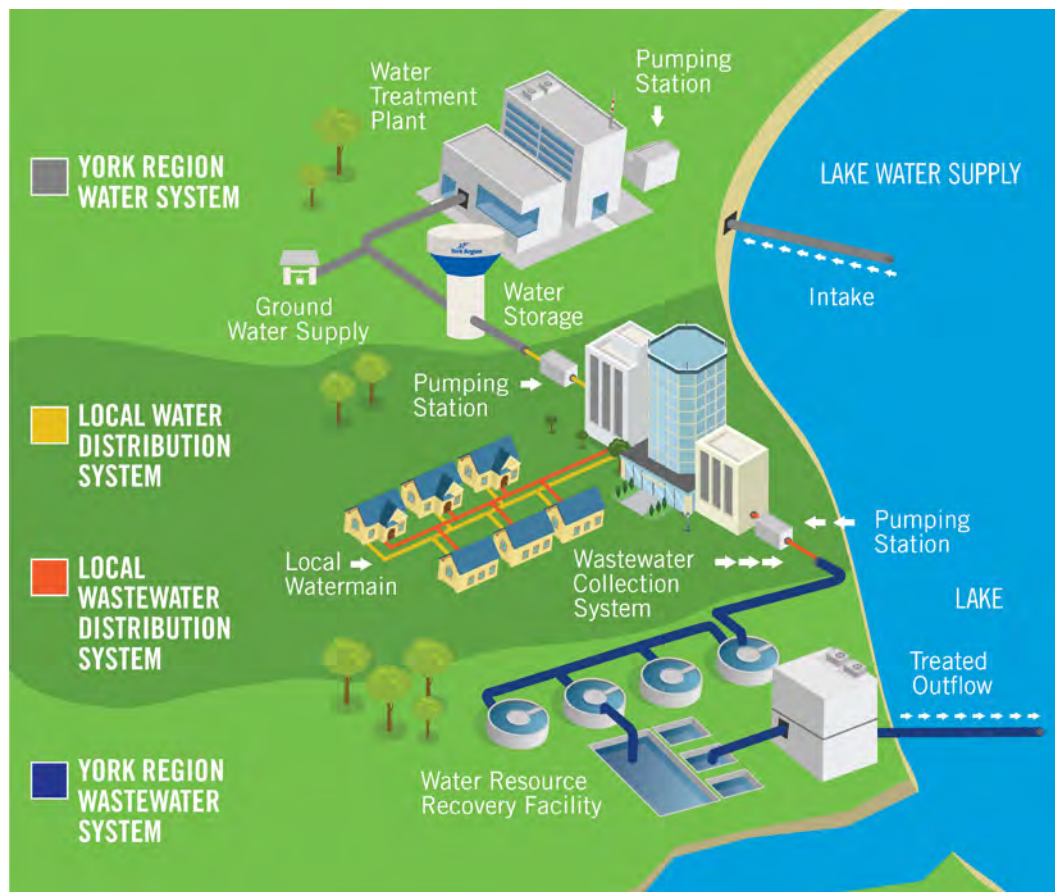
1.2 YORK REGION'S ROLES IN WATER AND WASTEWATER

York Region is a wholesale provider of drinking water, responsible for water production, treatment, storage and bulk supply to its cities and town. Regional transmission mains transfer water to infrastructure owned and operated by the local cities and towns, which in turn distribute it directly to end users.

Similarly, York Region acts as a wholesale provider of wastewater services, collecting wastewater from local municipal sewers and conveying it through a network of trunk sewers and pumping stations to treatment plants.

York Region and its cities and towns share responsibility for water and wastewater systems and services, as shown in Figure 1.1.

Figure 1.1 Regional and Local Water and Wastewater Service Delivery in York Region



York Region works with its nine local municipal partners to coordinate timely service delivery in the short and long term, guided by policies within the Regional Official Plan, and in consultation with conservation authorities on such issues as source water protection.

1.3 MASTER PLAN ALIGNS WITH THE REGION'S STRATEGIC VISION

1.3 MASTER PLAN ALIGNS WITH THE REGION'S STRATEGIC VISION

The Water and Wastewater Master Plan is developed in the context of Regional strategies and plans. As outlined in the diagram below, the Master Plan is a corporate plan providing the key functions of water and wastewater service planning and implementation to 2051:

Figure 1.2 Hierarchy of Regional Strategies and Plans



Vision is the blueprint for York Region's future and helps guide York Regional Council and staff decisions towards achieving the quality of life residents want now and in the future. Approved by York Regional Council in November 2021, it continues our vision statement of "Strong, Caring and Safe Communities."

Vision emphasizes the importance of long-term sustainability, which is reflected in Objective 2 of the Master Plan: to develop an integrated, long-term approach to provide sustainable water and wastewater services.

Master Plans for infrastructure are coordinated with updates to the Regional Official Plan in a process known as a Municipal Comprehensive Review. This helps ensure consistent communication with interested parties and better integration of all plans to manage costs. The Regional Official Plan outlines policies to guide growth and economic, environmental and community planning decisions. The Master Plan works in concert with the Regional Official Plan to ensure that servicing can be provided to meet growth demands in the Region.

1.4 HOW THE PLAN UPDATE WAS CARRIED OUT

The Strategic Plan, updated every four years, is a roadmap emphasizing priorities over each term of York Regional Council. In 2019, Regional Council adopted the 2019-2023 Strategic Plan. Specific goals and objectives influencing water and wastewater master planning include:

- o Support safe communities by ensuring water meets all relevant standards
- o Build sustainable communities and protect the environment by delivering and promoting environmentally sustainable services
- o Deliver trusted and efficient services by ensuring reliable, responsive, effective, efficient and fiscally responsible service delivery while managing the Region's assets for current and future generations

These goals and objectives are reflected in this plan through its attention to ensuring delivery of high-quality drinking water and wastewater services using safe, reliable infrastructure that minimizes impacts on the environment and is financially sustainable.

The Regional Fiscal Strategy helps to achieve long-term financial sustainability through carefully managing the Region's capital plan, reserves and debt. Its influence on infrastructure planning is described in Section 4.3. The fiscal strategy also affects the Region's annual budget, which includes a 10-year capital plan that is updated each year.

Other Regional plans play a role in how the Water and Wastewater Master Plan is implemented. These include asset management plans, demand management strategies and climate change plans, discussed in Section 3.3.

Of particular importance is the Region's adoption of a One Water approach to managing water resources. One Water leverages the natural water cycle to make the best use of every source of water, including water that has passed through municipal systems. It also helps minimize the use of other inputs, including energy, to mitigate climate change impacts.

1.4 HOW THE PLAN UPDATE WAS CARRIED OUT

Over time, the Region's master planning process has matured, leading each update to become more streamlined. Building out York Region communities and infrastructure systems focuses increasingly on carefully integrating new components into water and wastewater systems already in place to derive the greatest value possible from both existing and new investments.

The Master Plan Process

This Water and Wastewater Master Plan update, like previous ones, followed guidance of the Municipal Engineers Association on infrastructure master planning set out in its Municipal Class Environmental Assessment document.

Master plans are defined as "long range plans which integrate infrastructure requirements for existing and future land use with environmental assessment planning principles." In other words, a master plan looks at one or more infrastructure systems or groups of related projects in a broad land use and environmental context. This results in a high-level plan that identifies and justifies the need for future individual projects.

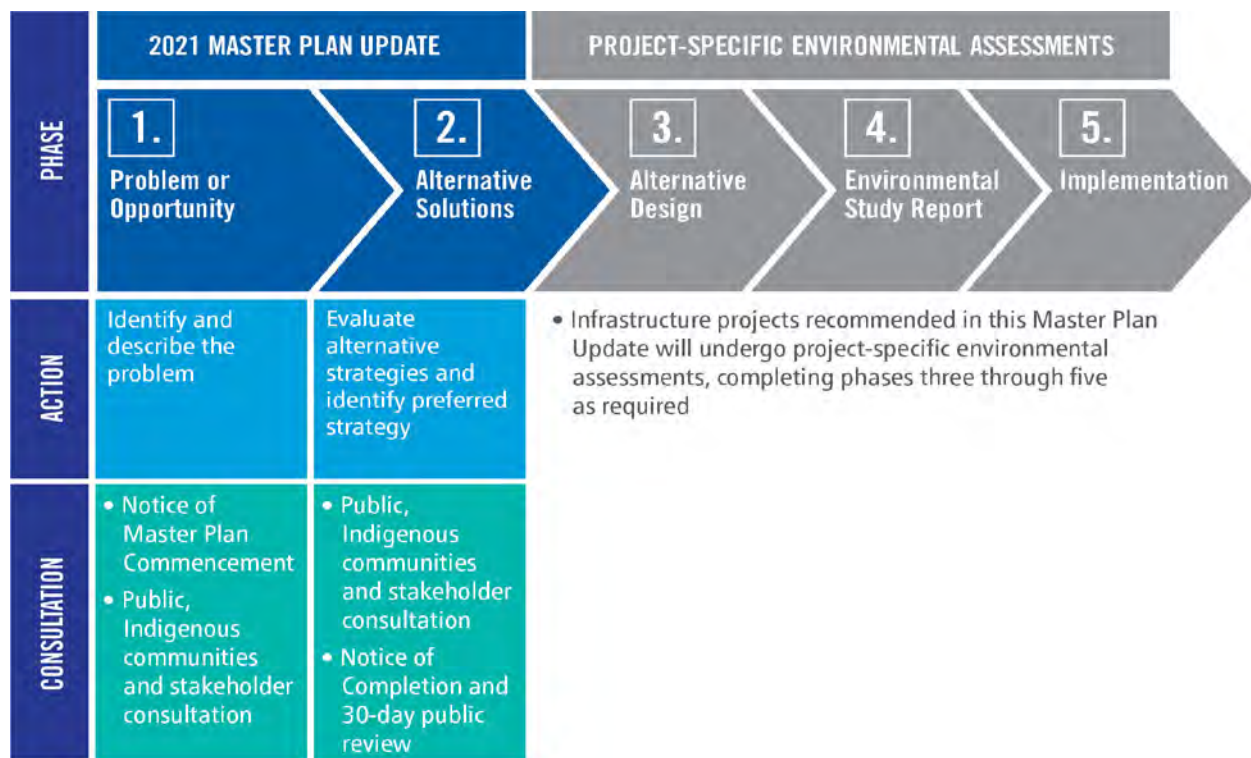
1.4 HOW THE PLAN UPDATE WAS CARRIED OUT

Depending on the nature and complexity of an individual project, it may be subject to further review under the provincial *Environmental Assessment Act*, as discussed in Section 2.6. The Act provides for a municipal class environmental assessment for municipal projects that are similar in nature, are carried out routinely, have a predictable range of environmental effects, and respond to mitigating measures. Most infrastructure projects undertaken by the Region fall within the framework for municipal class environmental assessments.

The Act also provides for a comprehensive environmental assessment process, less frequently used, that applies to large, complex projects with the potential for significant environmental effects. This is referred to as a full or individual environmental assessment.

Figure 1.3 outlines the municipal class environmental assessment process and requirements for each phase. The number of phases to be completed for a particular project depends on the nature of the project. The Municipal Engineers Association requires that a master plan follow, at a minimum, the first two phases of the process. This update to the Master Plan followed phases 1 and 2.

Figure 1.3 Municipal Class Environmental Assessment Process



Note: The Region uses the terms “Alternative Strategies” and “Preferred Strategy” to describe what the Municipal Engineers Association process calls “Alternative Solutions” and “Preferred Solution”

1.4 HOW THE PLAN UPDATE WAS CARRIED OUT

Use of Approach 1 in Preparing the Master Plan

Different approaches can be used to develop a master plan. York Region followed Approach 1 set out in Appendix 4 of the current Municipal Engineers Association Municipal Class Environmental Assessment document.

As part of Approach 1, the Master Plan identifies how each individual project is expected to proceed through the environmental assessment process. In some cases, this will involve following phases 3, 4 and/or 5 as shown in Figure 1.3. This is discussed in more detail in Section 7.1 on implementation.

By providing the rationale for all projects, the Master Plan fulfills the first two phases of the municipal class environmental assessment process and supports any future environmental assessments that may be needed.

Consultation and Engagement Were Key

Consultation and engagement throughout development of a master plan, supported by frequent and timely communication, are key requirements of the master planning process. With this Master Plan update, engagement occurred through various mechanisms, including one-on-one meetings, correspondence and public open houses. After the COVID-19 pandemic was declared in early 2020, face-to-face activities moved to virtual platforms.

Three public open houses held over the course of the update provided a chance for residents and others to learn more about the Master Plan update and the Region's water and wastewater services. The first was delivered in person in fall of 2019 and drew 165 attendees. The second and third took place virtually due to pandemic restrictions: the second in winter 2021 with 83 participants and the third in summer 2021 with 108 participants.

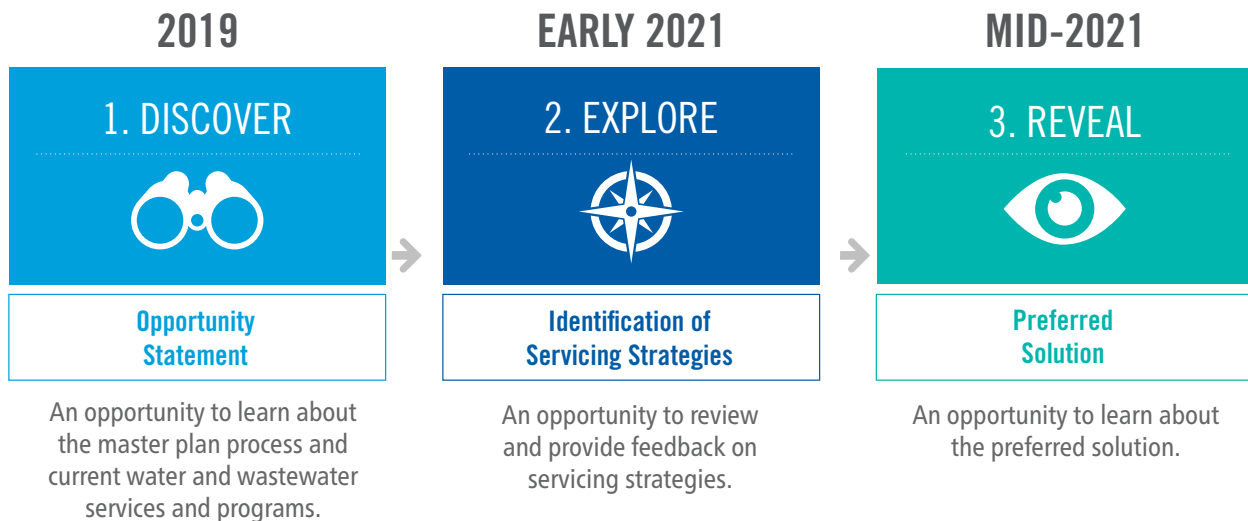
Outreach included notice of open houses through newspaper advertisements as well as group emails and social media. Throughout the process, the Region maintained a dedicated web page on its website (york.ca/waterplan) providing up-to-date information, including open house materials.



1.4 HOW THE PLAN UPDATE WAS CARRIED OUT

Consultation and engagement took place through three phases over the course of updating the Master Plan:

Figure 1.4 Consultation and Engagement Milestones



Those identified as having an interest in the Master Plan update were notified of opportunities to give feedback at each milestone in Figure 1.4. The process was designed to ensure feedback was taken into consideration. More information on the consultation approach and those identified as having an interest can be found in Appendix B.1. Section 2.5 a summary of First Nations and Indigenous communities, partner and stakeholder views, and Appendix B sub-volumes provide notices used to communicate the Master Plan update along with detailed feedback gathered through the open houses.

In the balance of this update:

- o **Section 2** outlines the general context for master planning, including factors specific to the Region as well as the regulatory framework that applies to water and wastewater
- o **Section 3** provides an overview of the existing Regional systems
- o **Section 4** discusses the planning outlook, including forecasts of population and water use, for the period covered by this update
- o **Section 5** explains how the preferred servicing strategy was selected
- o **Section 6** outlines related infrastructure needs and costs
- o **Section 7** outlines implementation, detailed costs and monitoring

2.0 GENERAL CONTEXT



- 2.1 CURRENT YORK REGION POPULATION AND ECONOMY
- 2.2 GEOGRAPHY AND NATURAL ENVIRONMENT
- 2.3 CULTURAL HERITAGE AND ARCHAEOLOGICAL RESOURCES
- 2.4 INDIGENOUS PRESENCE AND STEWARDSHIP
- 2.5 INDIGENOUS, PARTNER AND STAKEHOLDER VIEWS
- 2.6 REGULATORY AND POLICY FRAMEWORK



2.1 CURRENT YORK REGION POPULATION AND ECONOMY

2.1 CURRENT YORK REGION POPULATION AND ECONOMY

Established in 1971, York Region consists of nine local municipalities: the cities of Markham, Richmond Hill and Vaughan; the towns of Aurora, East Gwillimbury, Georgina, Newmarket and Whitchurch-Stouffville and the Township of King.

Its central location directly north of the City of Toronto in the Greater Toronto Area has helped to make the Region one of the fastest-growing and large municipalities in Ontario. At the time of its creation, it had just under 200,000 residents and 50,000 jobs. Over the past 50 years, it has grown more than seven-fold to 1.2 million people and 600,000 jobs in more than 54,000 business establishments across several industries. It has also become one of Canada's most diverse communities.

2.2 GEOGRAPHY AND NATURAL ENVIRONMENT

York Region extends roughly 60 kilometres north from its border with Toronto at Steeles Avenue to the south shore of Lake Simcoe and is approximately 40 kilometres wide. In total, it covers 1,776 square kilometres.

Two geographical features have had a major influence on how the Region delivers drinking water and manages wastewater:

- It is the only municipality of its size in the Greater Toronto and Hamilton Area that lacks direct access to Lake Ontario
- It is divided by the Oak Ridges Moraine, so that its northern half is in the Lake Simcoe/Lake Huron watershed and its southern half is in the Lake Ontario watershed, with the dividing line shown in Figure 2.1

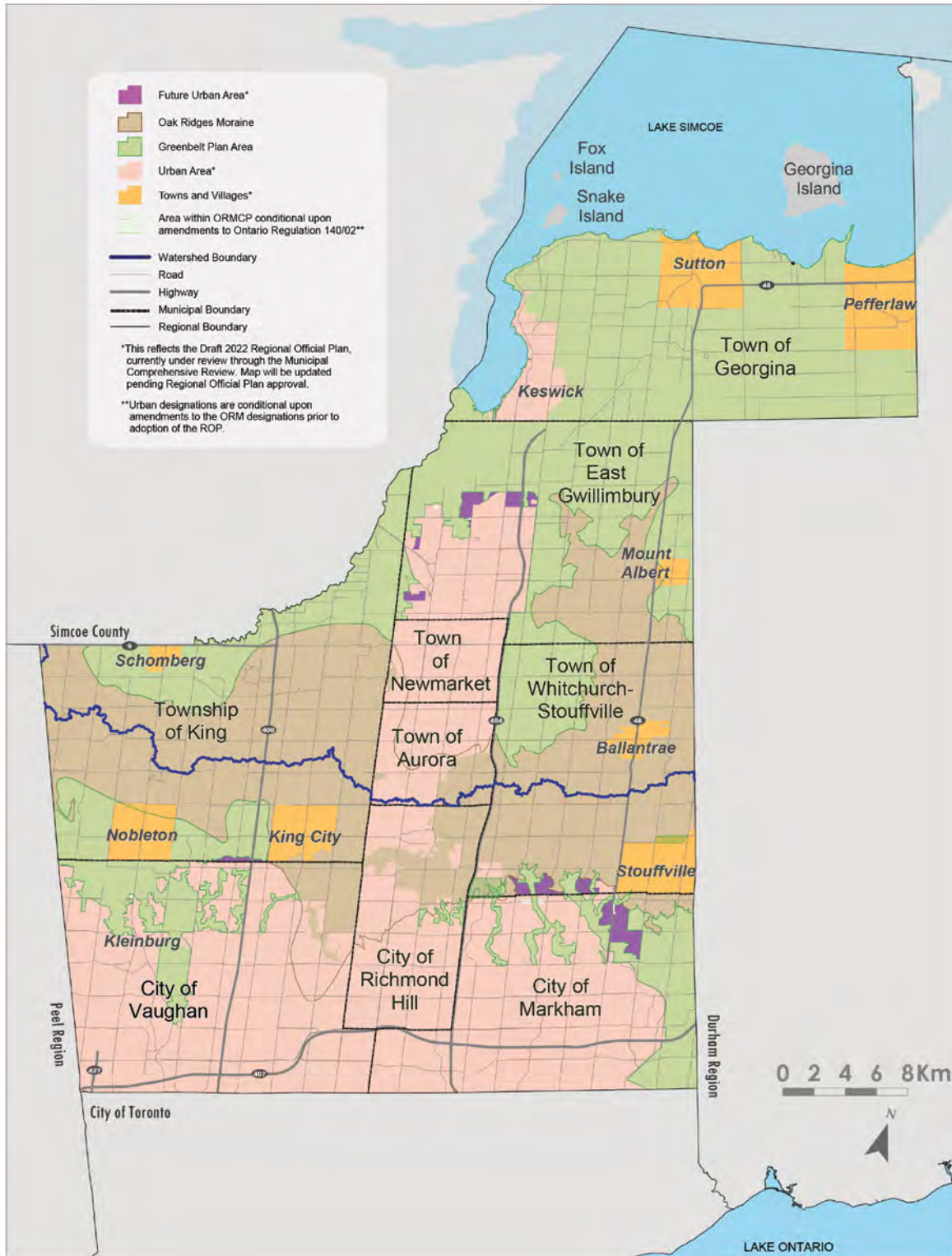
Lack of direct access to Lake Ontario has required the Region to form strong water partnerships with the neighbouring Region of Peel and City of Toronto, which provide drinking water from Lake Ontario that together meet 90% of the needs of York Region's residents. Likewise, the Region has partnered with Durham Region and Region of Peel to return wastewater for treatment and return to Lake Ontario. Combined with the local municipal responsibility for serving customers, this has shaped York Region systems that are dominated by large pipes, storage and treatment facilities and pumping stations.

The second geographical feature — the watershed boundary — is important in light of a bi-national agreement limiting movement of water from one Great Lakes watershed to another. This is discussed in Section 2.6 which summarizes the regulatory framework.

Protection of natural features is a priority for the Region in planning and constructing water and wastewater projects. Figure 2.1 shows the nine cities and towns that make up York Region, along with general land designations.

2.2 GEOGRAPHY AND NATURAL ENVIRONMENT

Figure 2.1 York Region and Local Cities and Towns



Appendix A.1 provides maps of natural environmental features in York Region.

2.3 CULTURAL HERITAGE AND ARCHAEOLOGICAL RESOURCES

2.3 CULTURAL HERITAGE AND ARCHAEOLOGICAL RESOURCES

Archaeological resources in York Region include sites that may contain artifacts, remains of structures, cultural deposits or subsurface strata of human origin.

Physical remains of cultural heritage can be extremely fragile. Policies in the Regional Official Plan commit York Region to responsible archaeological management, and its [Regional Archaeological Management Plan](#) outlines the process for archaeological assessments.

Project-specific environmental assessments will include detailed assessment of archaeological and cultural heritage features and the project's potential impacts and, where applicable, mitigation measures.

2.4 INDIGENOUS PRESENCE AND STEWARDSHIP

The cultural history of what is now York Region began with the arrival of hunting bands in the area roughly 11,000 years ago. Water was central to the lives of these Indigenous peoples: it provided their drinking water, fishing resources and major transportation routes. To this day, many Indigenous people who live in the area continue traditional water-related practices and activities.

For Indigenous peoples, water is viewed as more than just a valuable resource, and is recognized as a sacred gift, the lifeblood of the Earth that connects all living things. In many Indigenous communities, women are recognized as the keepers of the waters, who teach the importance of responsible stewardship of land and water.

The next section summarizes engagement with Indigenous communities and how their feedback was considered.

2.5 FIRST NATIONS AND INDIGENOUS COMMUNITIES, PARTNER AND STAKEHOLDER VIEWS

The Region relies on a range of partners and interested parties to meet residents' service needs. The Region kept the following groups informed of the progress of the update and sought their feedback. The points below summarize their interests and most frequently raised topics and explain how York Region considered the feedback:

First Nations and Indigenous Communities

Engagement with First Nations and Indigenous communities was coordinated with the Municipal Comprehensive Review and Transportation Master Plan update. The Region coordinated engagement individually based on their interest, capacity, and availability as there is currently no provincially approved framework for engaging with First Nations and Indigenous communities. A consultant and Indigenous facilitator supported all engagement activities. The opportunity to engage with and learn from First Nations and Indigenous communities was valuable, as their unique historic and cultural relationship to the land and water gives rise to important perspectives on how to manage the natural environment and water resources. The Region looks forward to continuing these conversations.

Feedback was received from a number of Indigenous communities and is summarized below.

- Indigenous communities encourage York Region to develop lasting, long-term relationships; this would provide a more proactive approach to involve communities in projects and initiatives at the outset allowing time for meaningful engagement and input

2.5 FIRST NATIONS AND INDIGENOUS COMMUNITIES, PARTNER AND STAKEHOLDER VIEWS

- Many comments focused on protecting and sustaining the natural environment to address impacts arising from growth that may affect traditional Indigenous ways of life:
 - Mitigation of environmental threats such as invasive species
 - Impacts of climate change and stormwater
 - Increased public education on the impacts and ways to reduce emerging contaminants entering waterways
 - Ensure Indigenous rights and perspectives are acknowledged in the areas of water and wastewater management and recognizing the sacredness of water

York Region acknowledges the relationship Indigenous communities have with the natural environment and acknowledges the central importance of water in the culture and lives of Indigenous people. York Region is committed to sustainable management and use of water and protection of the natural environment not only in the present, but also over the long term for future generations by:

- Sharing the importance of water and continued need for conservation and stewardship within its communities
- Continuing to deliver high quality water and wastewater services

Implementation of projects identified in the Master Plan will recognize the archeological importance of the lands in York Region to Indigenous communities and will follow applicable regulatory requirements to consult and engage communities with Aboriginal or treaty rights.

Local Cities and Towns

Local cities and towns are partners in delivering water and wastewater services, using infrastructure systems linked to the Region's systems, and face many of the same planning and operating complexities. Their feedback continues to help understand local concerns and provides opportunities to strengthen working partnerships. As the Region and local municipalities are jointly responsible for ensuring infrastructure to accommodate growth will be in place, coordinating local master plans with the Region's supports more integrated infrastructure planning. This is an important consideration in delivering needed capacity.

- Local municipal engagement showed support for timely, well-paced and coordinated infrastructure delivery and planning; in light of near-term wastewater capacity constraints due to delays in provincial approval of Upper York Sewage Solutions (discussed in more detail in Section 2.6), local municipalities were interested in exploring innovative interim servicing solutions with the Region so that development can continue

2.5 FIRST NATIONS AND INDIGENOUS COMMUNITIES, PARTNER AND STAKEHOLDER VIEWS

- o York Region continues to coordinate servicing needs with local municipal partners through ongoing processes, including capacity assignments, project-specific environmental assessments and day-to-day operations. Section 7.1 discusses how infrastructure projects recommended through the master plan are delivered, with careful monitoring and adaption to changing circumstances

Servicing Partners

Our neighbouring municipalities of Durham Region, Peel Region and City of Toronto are important partners to York Region in providing services. York Region has long-term agreements with them for supplying drinking water and/or conveying and treating wastewater through their own infrastructure or, in the case of the York Durham Sewage System, agreements for ownership and operation of our co-owned infrastructure in Durham Region.

- o As with local municipalities, our engagement with Toronto, Peel and Durham staff pointed to an interest in continuing to work together to meet the needs of growth and optimize the infrastructure that provides York Region with water and wastewater services

Conservation Authorities

Conservation authorities are local agencies mandated by the province to ensure that watersheds and the natural habitats they contain are conserved, restored and managed responsibly. The Region straddles two watersheds, so both the the Toronto and Region Conservation Authority and the Lake Simcoe Region Conservation Authority operate within its boundaries. Both frequently partner with the Region on watershed-related initiatives.

- o Conservation authorities expressed significant interest in using the One Water approach mentioned in Section 3.4, as they are frequently involved in implementing specific projects and programs with that focus
- o Conservation authorities highlighted directions for York Region to consider in managing and mitigating impacts of growth and land use decisions on watershed conditions; a summary appears below:
 - o Aim to make the most efficient use of water infrastructure by continuing water conservation activities
 - o Ensure source protection policies are embedded in municipal policies and master planning
 - o Make the best use of existing infrastructure by maximizing efficiencies through optimization
 - o Enhance infrastructure resiliency to accommodate extreme weather events
- o Through engagement on the Master Plan and other initiatives, the conservation authorities also encouraged York Region to continue the dialogue on how best to integrate the One Water approach into watershed planning and master planning

2.5 FIRST NATIONS AND INDIGENOUS COMMUNITIES, PARTNER AND STAKEHOLDER VIEWS

Land Developers

The building and land development industry plans and constructs homes, offices and commercial/industrial buildings that accommodate growth across the Region and must connect to water and wastewater services. Engagement with the York chapter of the Building Industry and Land Development Association (BILD), which represents larger developers in the Greater Toronto Area, was coordinated with the Municipal Comprehensive Review and update to the Transportation Master Plan; land developers who are not BILD members were able to provide input through public open houses.

- The industry is concerned about future system capacity and timing and growth-related costs, which are recovered through development charges on new construction; like local municipalities, they expressed frustration in the protracted provincial approval process for infrastructure solutions to deal with servicing constraints in the towns of Aurora and Newmarket and the communities of Holland Landing, Queensville and Sharon in the Town of East Gwillimbury

Residents and Businesses

Residents and businesses are the ultimate customers of Regional and local municipal water and wastewater services.

- Many of their comments focused on environmental and long-term supply and water quality concerns, which York Region considered in assessing strategies to service growth; water quality, quantity and access are also discussed in Section 7.2 as elements of water equity and livability
- Another area of interest was availability and timing of water and/or wastewater services for a specific community or future employment area; this Master Plan addresses broad-based and Region-wide needs; local municipalities provide service to individual customers, with growth-related projects for their communities generally identified in their secondary plan or servicing master plan

Provincial Ministries and Agencies

As required by the municipal class environmental assessment master plan process, the provincial Ministry of the Environment, Conservation and Parks was kept informed at key milestones. The Ministry of Heritage, Sport, Tourism and Culture Industries was also notified because of its role in heritage preservation, as were other provincial ministries and agencies.

- The Ministry of the Environment, Conservation and Parks provided feedback on the draft report that highlighted guidance and consideration of requirements (including source protection) for future implementation of proposed projects identified in the Master Plan

Despite a variety of perspectives, every group or organization has a role in the sustainability of water and wastewater infrastructure — and in managing water resources as a whole — because of the central importance of water in day-to-day living. In that light, participants were very interested in our One Water approach and saw it as a positive step towards sustainability at a range of scales.

Feedback collected through consultation and engagement was considered as input to the Master Plan and ongoing water and wastewater programs and initiatives. Details can be found in Appendix B and its sub-volumes.

2.6 REGULATORY AND POLICY FRAMEWORK

2.6 REGULATORY AND POLICY FRAMEWORK

Important considerations in planning water and wastewater systems include laws and plans protecting the natural environment and sensitive geographical areas, policies around growth, and guidance around selection, design, and operation of infrastructure.

The following sections cite and describe relevant regulatory and policy considerations. This update to the Water and Wastewater Master Plan has been drafted for consistency with these requirements.

Places to Grow Act, 2005

The provincial *Places to Grow Act, 2005*, gives the Ontario government the power to designate growth areas throughout the province and develop related growth plans.

York Region is part of the Greater Golden Horseshoe, an area of some 10,000 square kilometres in south-central Ontario that is one of the fastest-growing areas in North America. [A Place to Grow, the current growth plan for the Greater Golden Horseshoe](#), provides population and employment forecasts out to 2051.

The plan's policies guide infrastructure planning and investment decisions to accommodate population and employment growth. Key content of relevance to the Water and Wastewater Master Plan is summarized below:

- **Policy 3.2.1** requires planning for new or expanded infrastructure to be integrated with long-range land use planning scenarios, as well as environmental and financial plans, supported by relevant studies; infrastructure planning should help achieve minimum intensification and density targets in the plan and aim to provide enough infrastructure in strategic growth areas
- **Policy 3.2.6**, which guides planning of water and wastewater systems, makes optimization and improved efficiency within existing systems priorities; water and wastewater plans should be supported by strategies for energy and water conservation and water demand management and be informed by watershed planning
- **Policy 4.2.9** requires that municipalities develop and implement strategies in support of water conservation, including objectives around demand management and maximizing reuse and recycling of water

Other sections of the plan reiterate existing policies and legislative requirements as set out below.

Provincial Policy Statement, 2020

The [2020 Provincial Policy Statement](#), issued under the provincial *Planning Act*, provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's planning system, the statement sets the policy foundation for regulating the development and use of land. Municipal official plans and planning decisions must be consistent with policies of the Provincial Policy Statement.



2.6 REGULATORY AND POLICY FRAMEWORK

York Region Wastewater Act, 2021

In 2014, the Region completed an individual environmental assessment for the proposed Upper York Sewage Solutions initiative. This project would accommodate growth in the towns of Aurora, East Gwillimbury and Newmarket through three main components: a Water Reclamation Centre near the East Holland River in the Lake Simcoe/Lake Huron watershed, a phosphorus offset reduction program and a twinned forcemain (pumped sewer pipe) from the Town of Newmarket to the Town of Aurora. The 2016 Water and Wastewater Master Plan identified Upper York Sewage Solutions as part of its preferred servicing strategy. To date, the provincial government has allowed the forcemain twinning to go ahead but has not rendered a decision on the other components.

In October 2021, the provincial government enacted the *York Region Wastewater Act, 2021*. This legislation puts an indefinite hold on any decision by the Minister of the Environment, Conservation and Parks on the Upper York Sewage Solutions environmental assessment, prevents any further action being taken by York Region to advance this project and seeks to limit the province's liability for taking these steps. The province has also appointed the York Region Wastewater Advisory Panel to provide confidential advice on options to address wastewater servicing capacity needs in the upper parts of York Region.

Given the work and expense already completed in the environmental assessment and other preparation, and the pressing need to meet provincial deadlines for updating the Development Charges Bylaw, the Region will continue to plan for the Upper York Sewage Solutions initiative until it is directed otherwise.

Environmental Assessment Act

As Section 1.4 noted, the Master Plan update identifies a high-level preferred strategy to be implemented through specific projects over the next 30 years. These may be subject to different requirements under the provincial *Environmental Assessment Act*, depending on their nature and scope. Section 7.1 provides more details.

While the Master Plan update was being carried out, the province announced changes to the *Environmental Assessment Act* with the goal of modernization. The Region has experienced long delays in getting approvals for key projects, including not just the Upper York Sewage Solutions initiative, but also expansion of the Duffin Creek Water Pollution Control Plant on Lake Ontario, including the most recent outfall capacity expansion, which created uncertainty and added costs. York Region has advocated strongly for changes that allow critical infrastructure to be planned and delivered in a predictable manner while protecting the natural environment. York Region staff are hopeful the Province of Ontario's Environmental Assessment modernization approach will speed-up approvals and contribute to post-pandemic economic recovery. The Region advocated for the following changes in the *Environmental Assessment Act* to provide better process certainty and reduce costs:

- ◉ Exempting low risk projects from the environmental assessment process
- ◉ Driving more predictable timelines through defined, time-based processes similar to process for transit projects
- ◉ Creating a new 'growth related infrastructure project' designation that is exempt from Ministerial bump-ups
- ◉ Enhanced approaches to Indigenous and public engagement

2.6 REGULATORY AND POLICY FRAMEWORK

Changes to the Act are intended to streamline the environmental assessment process for most projects and will result in changes to the approvals process to be followed for Regional projects. Regulations to implement new environmental assessment processes are currently under development by the province, which will outline the process to be followed for future Regional projects, including those listed in Section 6. The Master Plan has been structured to adapt to this regulatory change when it occurs.

Great Lakes Agreements

The Great Lakes-St. Lawrence River Basin Sustainable Water Resources Agreement between Ontario, Quebec and the Great Lakes states in the United States governs the transfer of water between Great Lakes watersheds. A transfer occurs any time water is taken from one watershed and moved into another and requires unanimous approval from all signatories to the agreement. Regulations under the provincial *Ontario Water Resources Act* support limitations and requirements imposed on transfers set out under these agreements.

In 2010, after gaining approval from all Great Lakes states and provinces, York Region was granted an intra-basin transfer authorizing a transfer of up to 105 million litres of water a day from the Lake Ontario watershed to the Lake Simcoe/Lake Huron watershed with return flow to Lake Ontario. This daily limit is a factor in determining how best to meet the needs of the Region's communities north of the Lake Ontario watershed boundary as they grow. It also underscores the importance to York Region of conservation and greater self-sufficiency in water supply and wastewater treatment.



Protection of the Greenbelt, Oak Ridges Moraine and Lake Simcoe

The Greenbelt, a broad band of land encircling much of south-central Ontario, covers 69% of the land base within York Region's geographic boundaries. [The Greenbelt Plan](#), created under the provincial *Greenbelt Act, 2005*, permanently protects natural heritage and water resource systems within it and supports agriculture as its main land use. The Greenbelt Plan prevents York Region from using lands within a "Protected Countryside" area for future urban growth. It restricts building or locating infrastructure in the plan area. Lake-based water and wastewater services cannot be extended to communities in the plan area not already receiving lake-based services unless public health is at risk or an existing settlement area is expanded.

2.6 REGULATORY AND POLICY FRAMEWORK

The Oak Ridges Moraine is a component of the Greenbelt. An important source of groundwater recharge, the moraine is protected by its own provincial legislation and conservation plan under the *Oak Ridges Moraine Conservation Act, 2001*. Generally, where the [Oak Ridges Moraine plan](#) covers a specific geographic area, it takes precedence over policies in the Greenbelt Plan. Future growth cannot generally be accommodated except in approved settlement areas, and there are restrictions on how and where infrastructure can be located. Servicing considerations for select communities located within the Greenbelt and Oak Ridges Moraine are included in Appendix A.7. This information could be used as a basis to consider municipal servicing implications if provincial policy restrictions are removed in the future.

Covering much of the northern part of the Region, Lake Simcoe and its tributaries make up an area of special natural environmental interest, containing wetlands, forests and other natural features. Human-related pressures, including phosphorus loading, led to creation of the provincial *Lake Simcoe Protection Act, 2008* and an associated [Lake Simcoe Protection Plan](#). The Protection Plan limits phosphorus discharges, including those from municipal wastewater treatment facilities and does not allow for any new wastewater treatment facility to be built unless it replaces an existing treatment facility. In addition, Provincial environmental policy often issues competing requirements focused on areas that are easier to regulate, not necessarily the most significant sources. There is a need for more integrated policy thinking to mitigate conflicts like the Hazardous and Special Products Regulation which recommends consumers use up left over fertilizer which conflicts with provincial regulations for controlling non-point sources of nutrients.

In addition to provincial protection, York Region's Official Plan recognizes these systems and key natural features that support healthy ecosystems, such as valleylands, woodlands, streams and lakes. It sets out policies around use, protection and enhancement of the Regional Greenlands System, which includes many of these features. These policies underlie the objective of this Master Plan to deliver sustainable servicing and align with the watershed plans discussed below.

Protection of Watershed Health

Under the provincial *Conservation Authorities Act*, the Toronto and Region Conservation Authority and Lake Simcoe Region Conservation Authority have undertaken watershed and subwatershed planning for decades. This work helped inform the Municipal Comprehensive Review and infrastructure planning. Plans are available on the website of the Toronto and Region Conservation Authority and Lake Simcoe Region Conservation Authority.

Through project-specific environmental assessments, design and construction will meet the Toronto and Region Conservation Authority's [Living City Policies](#), and will fulfil the requirements of Ontario Regulation 166/06 including efforts to avoid, minimize, mitigate and compensate for impacts to the natural heritage and hazard systems.

2.6 REGULATORY AND POLICY FRAMEWORK

Rouge National Urban Park

Created by federal legislation in 2015, the Rouge National Urban Park is a new type of protected area — a national park within an urban area that includes part of the City of Markham and Town of Whitchurch-Stouffville within York Region. Regional infrastructure is located within or close to the park, so this update considered the park’s management plan. When infrastructure work needs to be done in or near the park, the Region will protect its natural features. Both the Rouge National Urban Park agreement and the *Rouge National Urban Park Act* provide a strong foundation for protecting a broad range of Regional interests including: growth management, infrastructure (e.g. water wastewater and roads), agriculture, transit and utilities. The agreement provides for future infrastructure needs, protects easements and allows for maintenance activities including the ongoing rehabilitation of the York Durham Sewage System.

Other Regulatory Considerations

Ontario has put in place a “multi-barrier” approach to safeguard drinking water. This is an integrated system of measures and tools that together prevent or reduce contamination from water source to tap. Legislative elements of the approach include:

- *The Safe Drinking Water Act, 2002*, which sets out rigid requirements for drinking water operations and water quality; the Act imposes a standard of care on those responsible for municipal drinking water systems
- *The Clean Water Act, 2006*, which requires development of watershed-based protection plans for municipal water sources; in each of the 19 watershed-based source protection regions across Ontario, a local committee developed a plan to protect existing and future drinking water sources; York Region is represented on two committees: the South Georgian Bay Lake Simcoe Source Protection Region for the Lake Huron watershed; and the Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Region for the Lake Ontario watershed; as required by source protection plans, the Regional Official Plan evaluates potential growth areas to ensure that current or planned service capacity of groundwater supply wells would not be adversely affected
- *The Ontario Water Resources Act*, which provides for consideration, management and protection of Ontario’s waters by regulating water takings and sewage disposal

The Region is committed to complying with all relevant elements of Ontario’s regulatory and policy framework. Requirements were considered at a high level in developing the Master Plan and will be fully reflected in project-specific environmental assessments.

3.0 OVERVIEW OF WATER AND WASTEWATER IN YORK REGION



3.1 EVOLUTION

3.2 CURRENT SYSTEMS

3.3 CURRENT PROGRAMS AND INITIATIVES SUPPORTING INFRASTRUCTURE

3.4 USING THE ONE WATER APPROACH

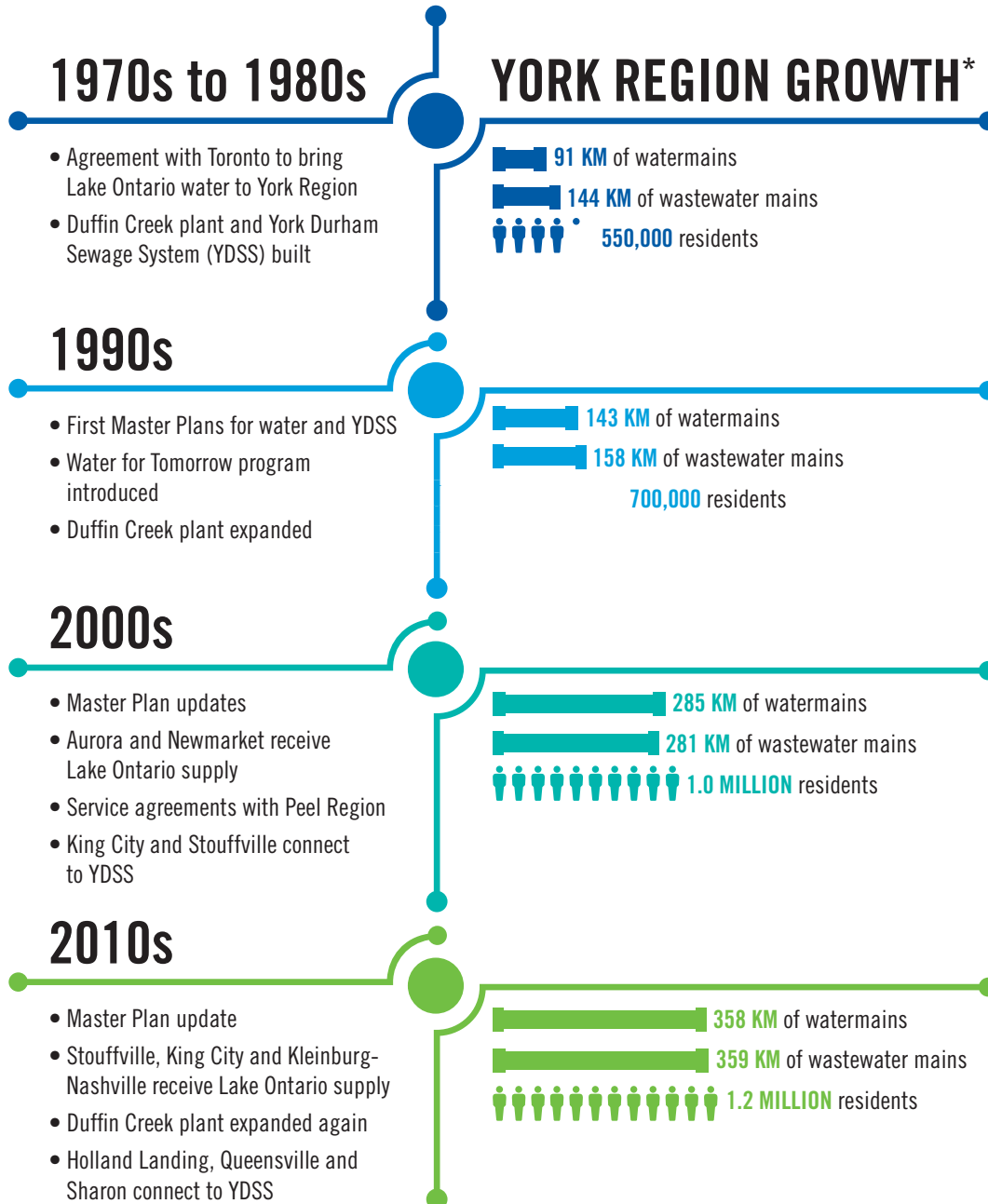


3.1 EVOLUTION

3.1 EVOLUTION

As York Region has grown, its water and wastewater services and systems have evolved to keep pace. Figure 3.1 provides an overview of key decisions and events that have significantly shaped the Region's servicing strategy.

Figure 3.1 York Region Servicing History



*Regional water and wastewater mains only. Length of mains and population cumulative over each decade.

3.2 CURRENT SYSTEMS

3.2 CURRENT SYSTEMS

The following sections provide an overview of water and wastewater systems currently in service.

The Master Plan focuses on municipal servicing only. It excludes developments serviced by privately owned and operated communal water and wastewater systems. Through the Municipal Comprehensive Review, interest was expressed in the provision of water and wastewater services for the communities of Ballantrae, Gormley and Vandorf-Preston Lake in the Town of Whitchurch-Stouffville. These communities were not considered for significant growth nor for provision of municipal servicing because of current provincial policy restrictions. In addition, interest was expressed for an increase in servicing capacity in Nobleton in the Township of King and Mount Albert in the Town of East Gwillimbury, which are not considered for significant growth due to provincial policy restrictions. Appendix A.7 outlines considerations for servicing these communities currently restricted through provincial policy if those restrictions are lifted in the future. It also includes further information about private communal systems.

Water Systems

The Regional water system supplies roughly 123 billion litres of water to residents and businesses annually, enough to fill about 50,000 Olympic-size swimming pools.

Through agreements with neighbouring municipalities, over 90% of York Region's total supply has come from Lake Ontario in recent years, with groundwater supplying close to 7% and water from Lake Simcoe the remaining amount. Groundwater, which is drawn from municipal wells, may be a community's only supply, or in some areas may be mixed with Lake Ontario water.

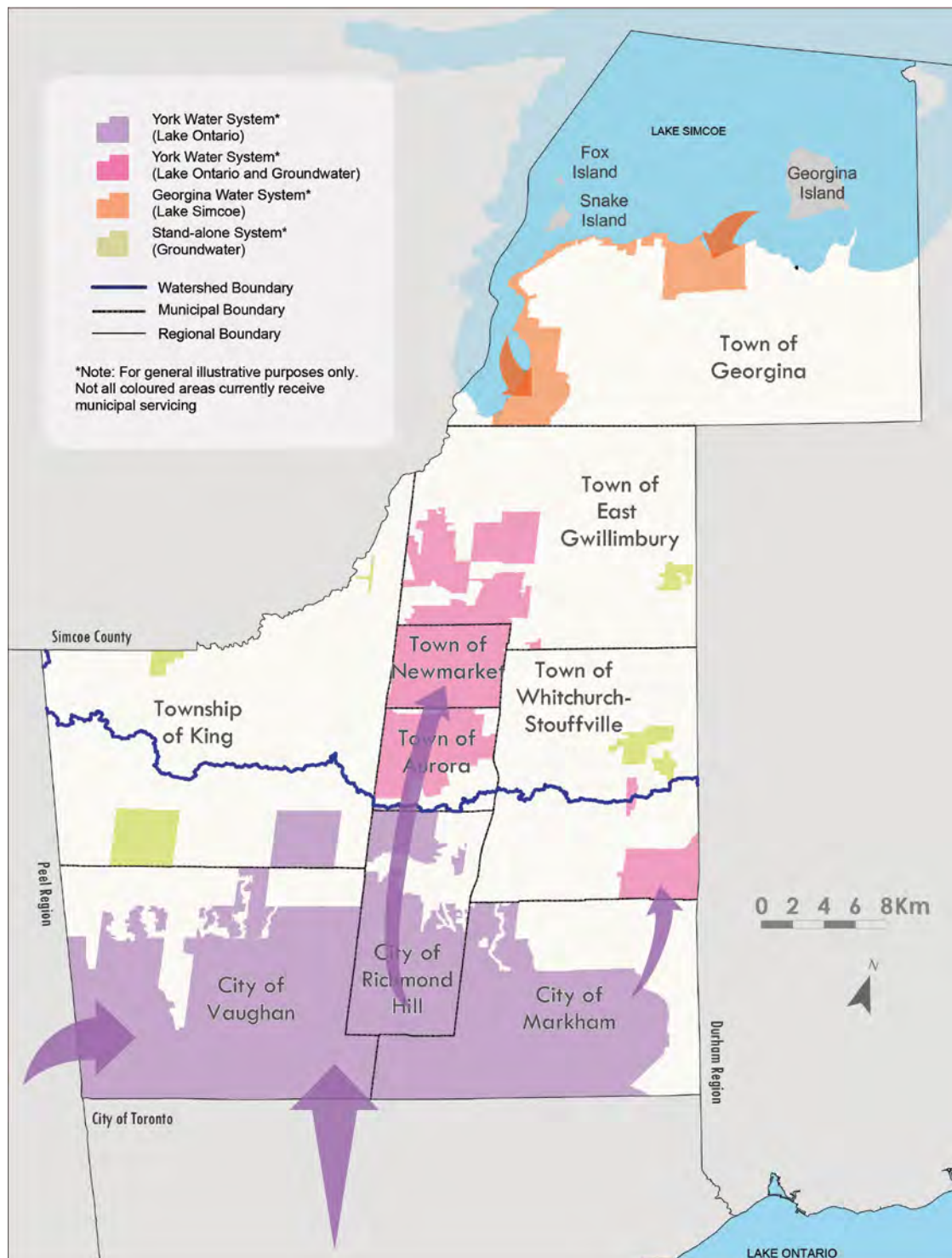
York Region's water infrastructure is made up of:

- The York water system, which is the Region's largest drinking water treatment and supply system; it services the towns of Newmarket and Aurora, parts of the Town of East Gwillimbury (Holland Landing, Queensville and Sharon), King City in the Township of King, the community of Stouffville in the Town of Whitchurch-Stouffville and the cities of Markham, Richmond Hill and Vaughan; this system distributes Lake Ontario water. In the towns of Aurora, Newmarket and East Gwillimbury, Lake Ontario supply is blended with groundwater from the Yonge Street aquifer, and in the community of Stouffville it is supplemented with local groundwater
- The Georgina water system, which draws water from Lake Simcoe to serve residents of the Town of Georgina
- Five stand-alone groundwater supply systems, which service communities in the Greenbelt Plan area where regulation prevents lake-based supply, as explained in Section 2.6. These groundwater systems are in the communities of Ansnorveldt, Nobleton and Schomberg in Township of King; Ballantrae-Musselman's Lake in the Town of Whitchurch-Stouffville; and Mount Albert in the Town of East Gwillimbury

3.2 CURRENT SYSTEMS

Figure 3.2 illustrates York Region's water systems and sources of supply. Most York Region residents are served by one of these municipal water systems. Many farms and other rural properties, however, rely on private on-site water systems such as wells.

Figure 3.2 York Region Water Systems and Sources of Supply in 2021

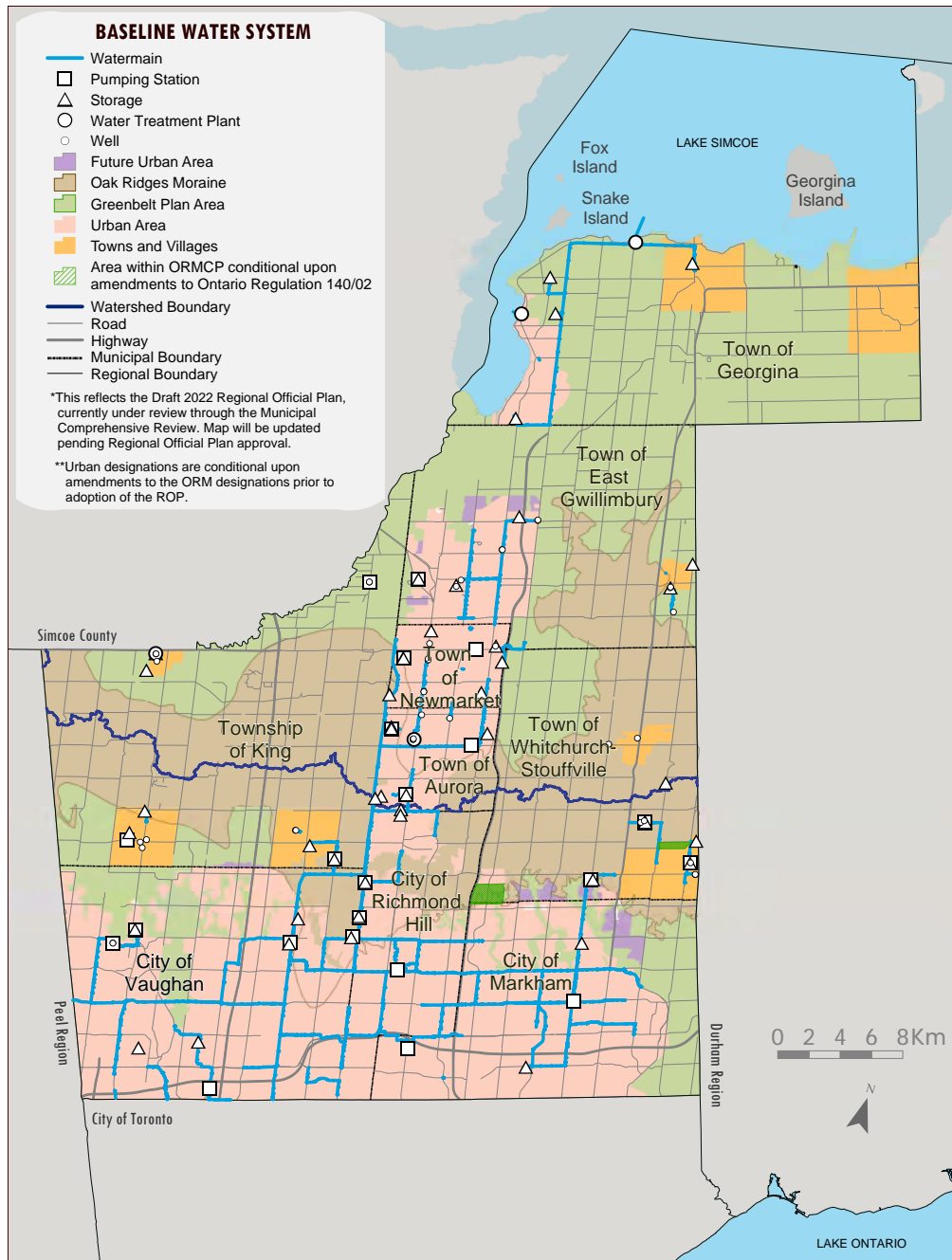


3.2 CURRENT SYSTEMS

The water system is continually evolving as new infrastructure is constructed, modified or taken off-line. For the purpose of this Master Plan, the baseline water infrastructure system included all infrastructure in place or under construction before January 2022. The baseline is shown in Figure 3.3.

The baseline was the starting point from which this Master Plan update assessed the need for any additional water servicing. Appendix A.2 provides a detailed discussion of York Region's current water infrastructure system.

Figure 3.3 York Region's Baseline Water Infrastructure Systems in 2021



3.2 CURRENT SYSTEMS

Wastewater Systems

As with water supply, York Region has agreements with neighbouring municipalities for wastewater treatment:

- With Durham Region, it co-owns the Duffin Creek Water Pollution Control Plant, trunk sewers and other infrastructure located in Pickering; the Duffin Creek plant treats about 85% of the Region's wastewater
- Through the York-Peel servicing agreement, Peel Region treats about 10% of the Region's wastewater

The balance of wastewater is treated at seven water resource recovery facilities wholly owned by the Region. Of the total treated annual wastewater flow, about 95% is discharged into the Lake Ontario watershed and 5% into the Lake Simcoe/Lake Huron watershed.

Regional wastewater infrastructure includes:

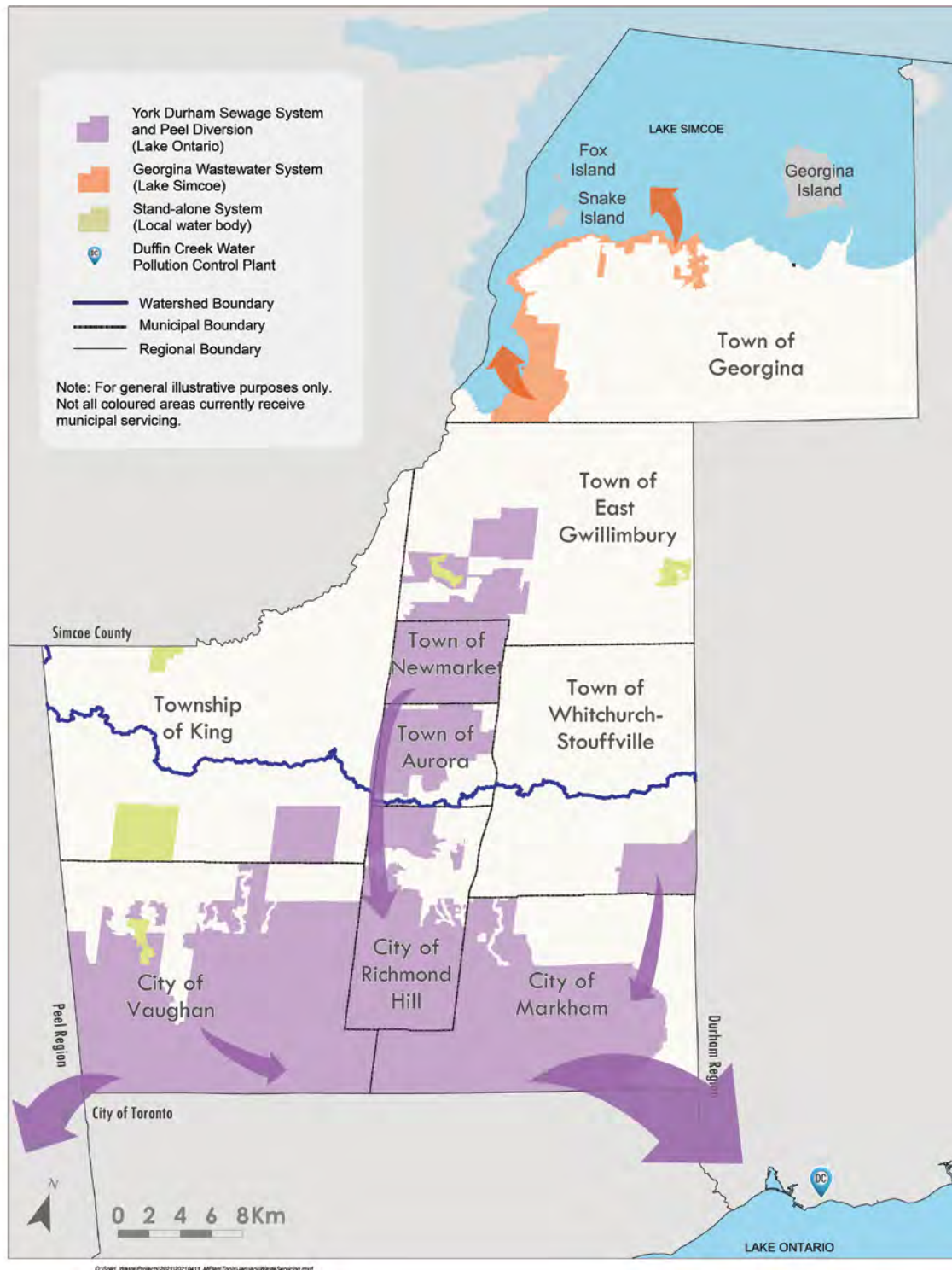
- The York Durham Sewage System, which broadly refers to the Duffin Creek Water Pollution Control Plant, other wastewater infrastructure in the City of Pickering and an associated sewer network that serves the cities of Markham, Richmond Hill and Vaughan; the towns of Aurora and Newmarket; the community of Stouffville in the Town of Whitchurch-Stouffville; King City in the Township of King and parts of the Town of East Gwillimbury (Holland Landing, Queensville and Sharon)
- The Peel Diversion System, which conveys flows from part of the City of Vaughan for treatment in the Peel Region system
- The Keswick and Sutton water resource recovery facilities in the Town of Georgina in the Lake Simcoe/Lake Huron watershed
- Stand-alone wastewater systems in four communities: Nobleton in the Township of King, and Kleinburg in the City of Vaughan in the Lake Ontario watershed, and Holland Landing (also connected to the York Durham Sewage System) and Mount Albert in the Town of East Gwillimbury and Schomberg in Township of King in the Lake Simcoe/Lake Huron watershed



3.2 CURRENT SYSTEMS

Figure 3.4 illustrates York Region's wastewater systems and receiving water bodies. Most residents in York Region are connected to municipal services. Many farms and other rural properties rely on private servicing such as wells and septic systems.

Figure 3.4 Regional Wastewater Systems in 2021

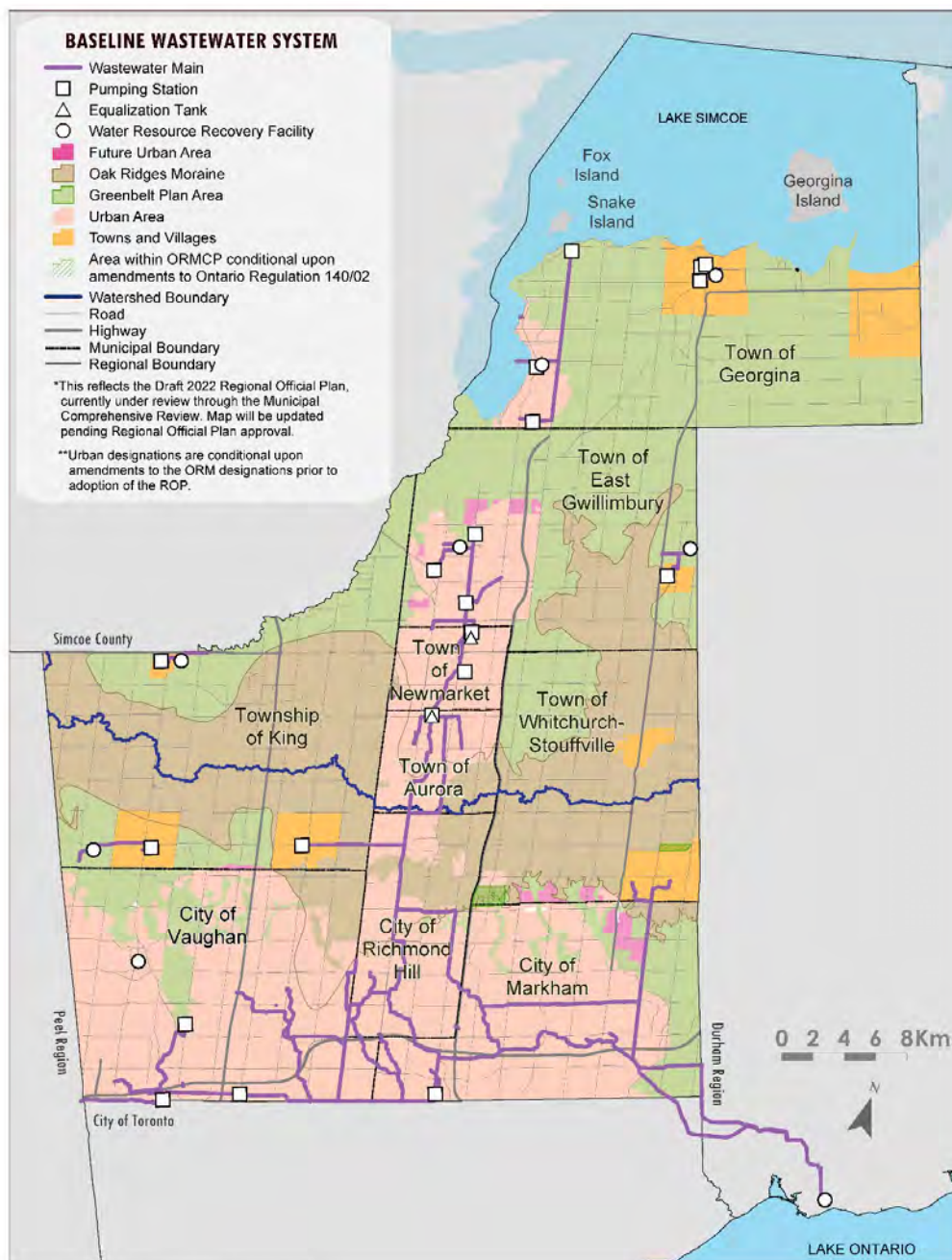


3.2 CURRENT SYSTEMS

The baseline wastewater infrastructure systems are shown in Figure 3.5.

A detailed explanation of York Region's existing wastewater infrastructure systems can be found in Appendix A.2. Like our regional water systems, our wastewater infrastructure systems constantly evolve. This Master Plan update considers all infrastructure in place or under construction before January 2022 as the baseline in assessing the need for additional wastewater servicing.

Figure 3.5 York Region's Baseline Wastewater Infrastructure Systems in 2021



3.3 CURRENT PROGRAMS AND INITIATIVES SUPPORTING INFRASTRUCTURE

3.3 CURRENT PROGRAMS AND INITIATIVES SUPPORTING INFRASTRUCTURE

Going hand in hand with the 30-year plan for new infrastructure projects set out in this Master Plan is a suite of programs and initiatives, including those outlined below, to manage system demand, care for assets and address climate change. By reducing the burden on infrastructure, such programs lessen or defer the need to expand and add to systems, and are key to efficient and cost-effective servicing.

Water Conservation

Since York Region introduced the 1997 Long-Term Water Supply Master Plan and the Water for Tomorrow program, water conservation plans have been key to managing the demand for water. Over the past 23 years, an estimated 27 megalitres a day has been saved because of the Region's Water for Tomorrow and Long-Term Water Conservation Strategy programming, the latter introduced in 2011.

This work has translated into declining per capita residential consumption. Between 2016 and 2020, water consumption per capita averaged 194 litres a day for single-family households, down from 207 litres a day over the previous five-year period. This value excludes total system demand, which includes total consumption from all sectors, including non-revenue water. The Region's aspirational goal is to reduce residential consumption to an average of 150 litres by 2051. It is important to note that while this goal is valuable to discourage wasting water and to price services equitably, water and wastewater systems must be designed based not on average flows, but on the highest expected flows, as discussed in Section 4.2. York Region manages demand on water and wastewater systems through programs that encourage communities, residents and businesses to consider how much water they use, when they use it and how they dispose of it.

The Region's Long-Term Water Conservation Strategy and programs, updated in 2021, emphasize cost-effective opportunities to realize long-term water savings, as described further in Section 7.2. The updated strategy is available in Appendix C.1.

Inflow and Infiltration Reduction

Groundwater and water from rain or snow storm events can get into the sanitary sewer and treatment system through processes called inflow and infiltration.

The results can include sewage backups in basements, higher costs to treat wastewater because of the extra water and possible overflows at pumping stations or spills to the natural environment. The problem is expected to worsen because climate change is resulting in more frequent and severe rain, ice and snowstorms, and temperature fluctuations that can bring rapid snow melt.

Since 2011, York Region's Inflow and Infiltration Reduction Strategy has been integral to the Region's water demand management, saving more than 20 million litres of inflow and infiltration a day through partnerships and programs with local municipalities and the development industry. The 2021 update of the Inflow and Infiltration Reduction Strategy builds on these successes and aims to reduce inflow and infiltration by 40 million litres a day by 2031, double the current level of reduction. This will further optimize the wastewater system and improve system resiliency in the face of extreme weather, as described in Section 7.2. The updated strategy is available in Appendix C.2.

3.3 CURRENT PROGRAMS AND INITIATIVES SUPPORTING INFRASTRUCTURE

Asset Management

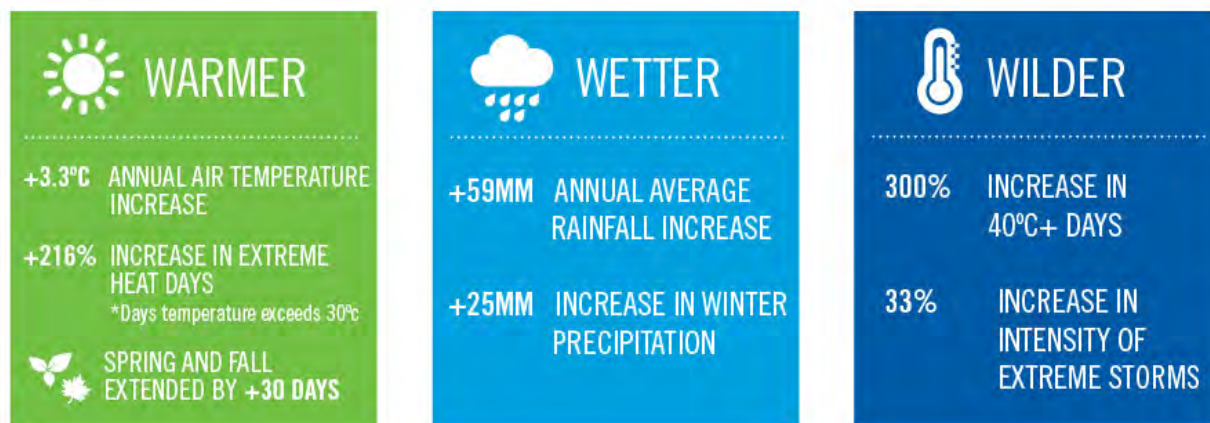
Asset management planning for municipal infrastructure is another provincial regulatory requirement under Ontario Regulation 588/17 influencing infrastructure planning. The Region developed a Corporate Asset Management Policy and related plan with the goal of minimizing costs of infrastructure over its entire life cycle, from construction through operation to decommissioning. The Corporate Asset Management Plan, adopted by Regional Council in 2018, considers inspection, repair, renewal, replacement and other needs over a 100-year time horizon. In recognition of the importance of managing and maintaining infrastructure assets to ensure sustainable service delivery, a comprehensive Water and Wastewater Asset Management Plan was developed in 2017 to provide input to the [Corporate Asset Management Plan](#). Updates to both of these asset management plans are anticipated by 2024. To ensure financial sustainability, reserves are maintained through the water and wastewater user rates to recover the full costs of providing services, including day-to-day operating expenses and contributions to reserves to cover current and future rehabilitation and replacement costs. This principal of full cost recovery is a long-standing Regional commitment that is outlined in the Region's [Water and Wastewater Financial Sustainability Plan](#).

To get the most value from investments and minimize disruption to communities, the Region looks for alignment with the timing of this renewal work with growth-related projects, wherever possible.

Climate Change and Energy Conservation

As outlined in [York Region's draft Climate Change Action Plan](#), a changing climate is already bringing more extreme and less predictable weather (Figure 3.6), which puts additional pressure on infrastructure.

Figure 3.6 Predicted Climate Trends for York Region by 2050



3.3 CURRENT PROGRAMS AND INITIATIVES SUPPORTING INFRASTRUCTURE

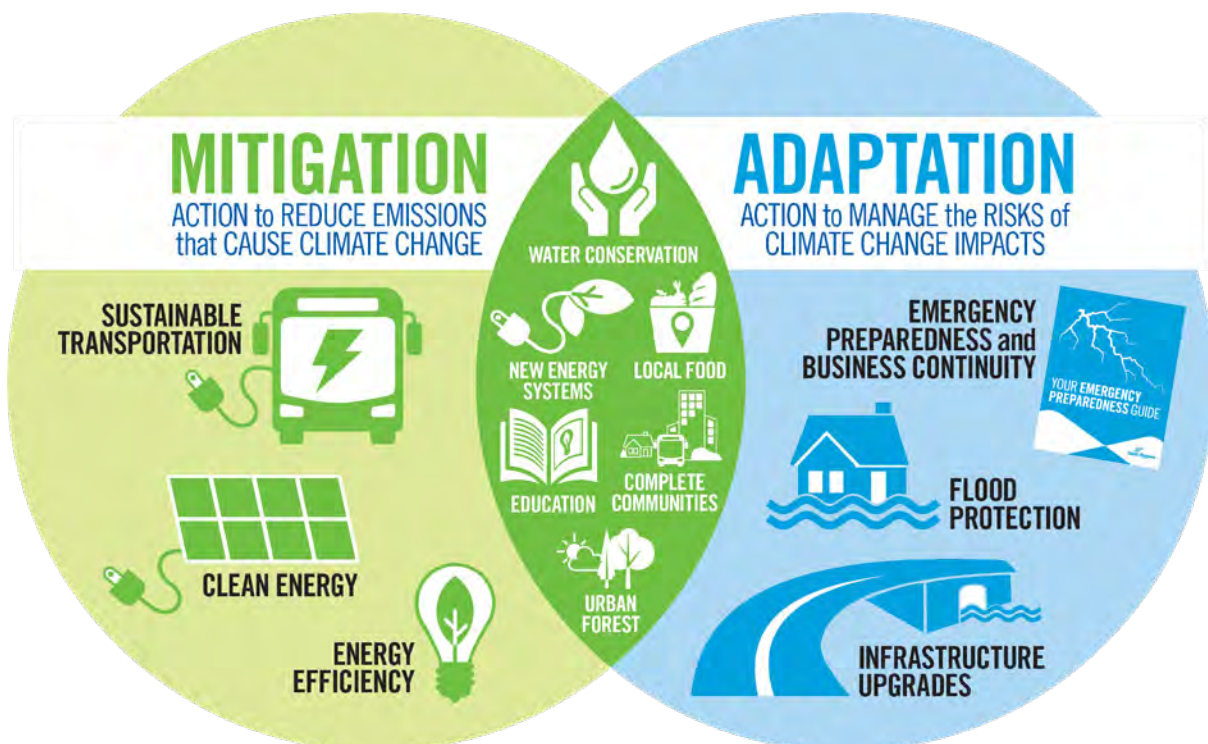
Addressing climate change calls for two approaches: mitigation and adaptation. Mitigation refers to reducing greenhouse gas (GHG) emissions to slow human-induced global warming. Adaptation refers to taking action to reduce negative impacts associated with existing and future climate change. Examples of mitigation and adaptation actions are illustrated in Figure 3.7.

The Region is committed to mitigating impacts of climate change with a goal of achieving net-zero GHG emissions by 2050. York Region's [Energy Conservation and Demand Management Plan](#) lays out programs and projects to reduce energy use and GHG emissions associated with the delivery of Regional services. The plan is updated every five years as required under the *Electricity Act, 1998*. The last update, completed in 2019, features short, medium and long-term GHG reduction targets to 2051.

The main use of energy in water and wastewater systems is for pumping and wastewater aeration. Energy use can be reduced by operating more efficiently and encouraging water conservation. In line with the Energy Conservation and Demand Management Plan, potential GHG emissions were considered in selecting a preferred strategy, as described in Section 5, Table 5.2: Results of Evaluating Two Alternative Water Servicing Strategies.

Even with substantial mitigation efforts, York Region will continue to feel climate change impacts, and needs to adapt to these and take action to reduce its negative impacts. As the plan is implemented, making sure assets are resilient in the face of expected higher temperatures and wetter/drier extremes may call for updating design requirements.

Figure 3.7 Examples of Mitigation and Adaptation Actions



3.4 USING THE ONE WATER APPROACH

3.4 USING THE ONE WATER APPROACH

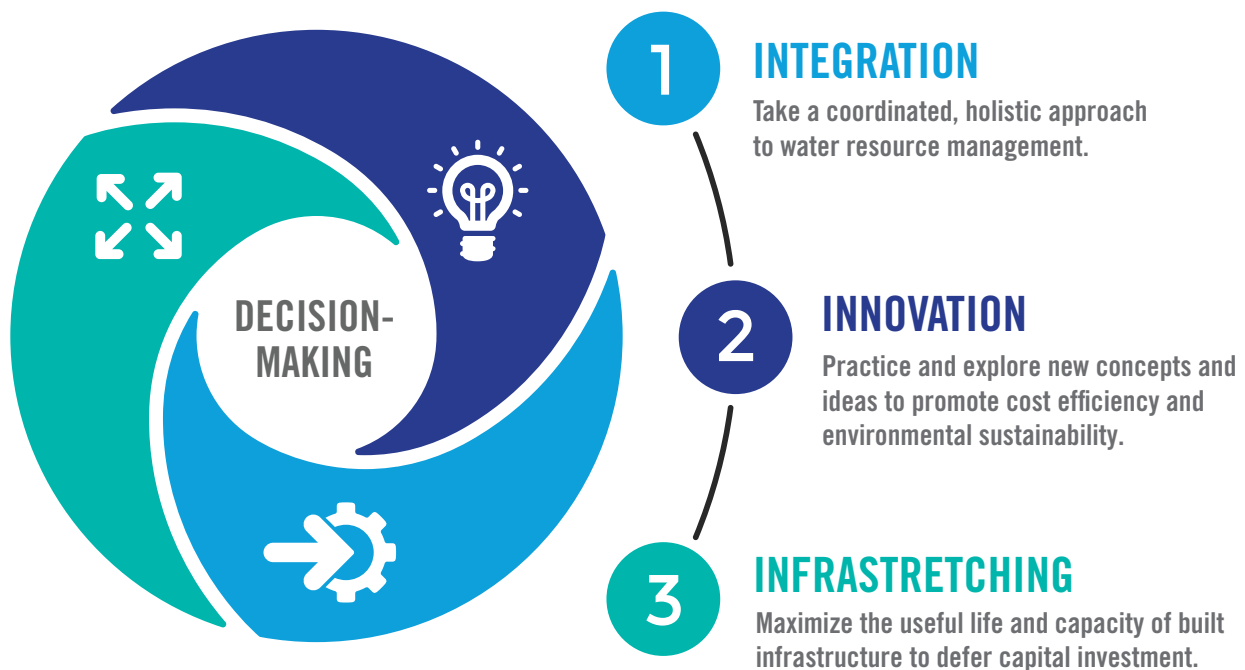
An important purpose of this Master Plan update is ensuring long-term sustainability of water and wastewater systems, following the direction of York Regional Council at the time of the 2016 update.

The Region is increasingly using an integrated One Water approach to work towards greater sustainability. Adopted by utilities around the world, One Water recognizes that all sources of water – drinking water, wastewater, recycled water, rainwater, stormwater and more – are part of a finite global resource. By leveraging previously untapped sources of water and natural instead of built solutions, One Water benefits communities and the environment while costing less than traditional approaches.

Recognizing municipal water systems as part of the larger water cycle in the natural world aligns with the circular economy concept that focuses on conserving, reusing and repurposing resources, not just extracting, using and disposing of them.

In York Region, the three guiding principles of One Water are integrate, innovate and 'infrastructure' as defined in Figure 3.8 below.

Figure 3.8 One Water Guiding Principles



3.4 USING THE ONE WATER APPROACH

Integrate

- One Water recognizes all forms of water are ultimately connected in a complex, living system
- To better manage and protect that living system, people must work together to share and connect their plans, practices, knowledge and information
- Integrating also means working together within the Region to create a collaborative One Water culture by adopting whole systems thinking, joining up plans and practices, and building relationships with entities throughout and even beyond the Region

Innovate

- Innovative solutions to complex problems are needed to enhance systems and services by better matching water sources and water uses; innovation can be a new idea, product or new way of doing things that achieves more with the same or fewer resources
- One Water should inspire and support innovative approaches that add value to water services for the benefit of residents, businesses and the environment

Infrastretch

- The One Water approach is critical to making infrastructure more resilient, reliable and cost effective
- Infrastretching is a term used by York Region which means maximizing the useful capacity and useful life of built infrastructure to minimize and/or defer capital investment; this principle focuses on the physical water and wastewater assets as well as on supportive green infrastructure



Water Reuse Research Demonstration Project

York Region continues to explore new opportunities to expand its One Water approach through research and innovation.

In 2020, the Region completed the award-winning Water Reuse Research Demonstration Project, which involved reusing treated wastewater effluent for irrigation at a sod farm. The project received the Ontario Water Works Association (OWWA) 2020 Water Efficiency Award.

The demonstration project identified some limitations in applying reused water, including salt content from water softeners used in the area. York Region is now researching potential non-agriculture applications, for example, street tree irrigation or other commercial or industrial uses by nearby businesses. Through an economic feasibility study in 2022, York Region hopes to identify businesses that can use reused water from wastewater or dewatering sites.

3.4 USING THE ONE WATER APPROACH



Natural Infrastructure to Mitigate Hazards of Changing Climate

Impacts of climate change are particularly magnified for people living in urban areas, where urban heat island effect will increase temperatures on average 1 to 3 degrees Celsius, and in extreme cases 12 degrees Celsius compared to surrounding rural areas. Heat waves have been identified as the primary weather-related disaster causing death in the world.

To help mitigate the hazards of extreme temperatures and flooding, York Region, with funding provided through the Federal Disaster Mitigation and Adaptation Fund, is adding more than 400,000 trees, seedlings and shrubs in urban areas.

In the face of climate change, an investment in natural infrastructure is a sound, cost-effective investment for the long term, with benefits that increase over time.

Our One Water approach is most effective and fully realized when all three of these principles are brought together to solve complex problems facing water services and communities.

One Water goes far beyond the Region's own actions. Just as the natural water cycle operates at different scales, from small ponds and creeks to vast oceans, One Water ideas and initiatives can take place at the household, business, community or watershed level.



Big Data Analytics and Machine Learning for Improved Wastewater System Response and Forecasting

York Region aims to enhance wastewater system resiliency by using a model powered by machine learning that can quickly and accurately predict the sanitary sewer system's response to rainfall.

The model is based on real-time data collected from over 350 monitoring locations. It will help inform smarter operational decisions and improve the design and management of infrastructure with better confidence and greater cost effectiveness.



4.0 OUTLOOK



- 4.1 UPDATE TO GROWTH PLAN FORECASTS AND EXPECTED INTENSIFICATION
- 4.2 WATER AND WASTEWATER FLOW PROJECTIONS
- 4.3 FISCAL AND LAND USE PLANNING IMPLICATIONS



4.1 UPDATE TO GROWTH PLAN FORECASTS AND EXPECTED INTENSIFICATION

4.1 UPDATE TO GROWTH PLAN FORECASTS AND EXPECTED INTENSIFICATION

This updated Master Plan refines the long-term servicing strategy that was outlined in 2016. The refinements largely reflect revised planning projections to 2051 developed through the Municipal Comprehensive Review, which informed the updated Regional Official Plan.

These planning projections are based on 2020 Ontario government updates to population and employment forecasts in A Place to Grow: Growth Plan for the Greater Golden Horseshoe. Provincial direction is outlined in Section 2.6.

In addition to updating forecasts in 2020, the province extended the forecast period by 10 years, from 2041 to 2051. Overall, significant growth is expected across York Region by 2051, as shown in Figure 4.1. This represents the addition of roughly 800,000 people and 345,000 jobs between 2021 and 2051, the greatest percentage growth of any Greater Toronto and Hamilton Area municipality.

Figure 4.1 Population and Employment Growth Forecast in York Region through the Provincial Growth Plan

YORK REGION'S **POPULATION** is EXPECTED to GROW from



YORK REGION'S **EMPLOYMENT** is EXPECTED to GROW from



4.1 UPDATE TO GROWTH PLAN FORECASTS AND EXPECTED INTENSIFICATION



The province requires municipalities to identify and plan for infrastructure needed to support its growth forecasts. York Region and other regional municipalities, in coordination with local municipal planners, distribute provincial projections to the local level.

Updated figures for York Region, taken from the Municipal Comprehensive Review, are shown in Table 4.1 and Figure 4.2 below.

In southern York Region communities, urban boundaries will expand considerably in the cities of Markham and Vaughan. Areas of high intensification are also planned, with greater density of residents and jobs than was expected in 2016.

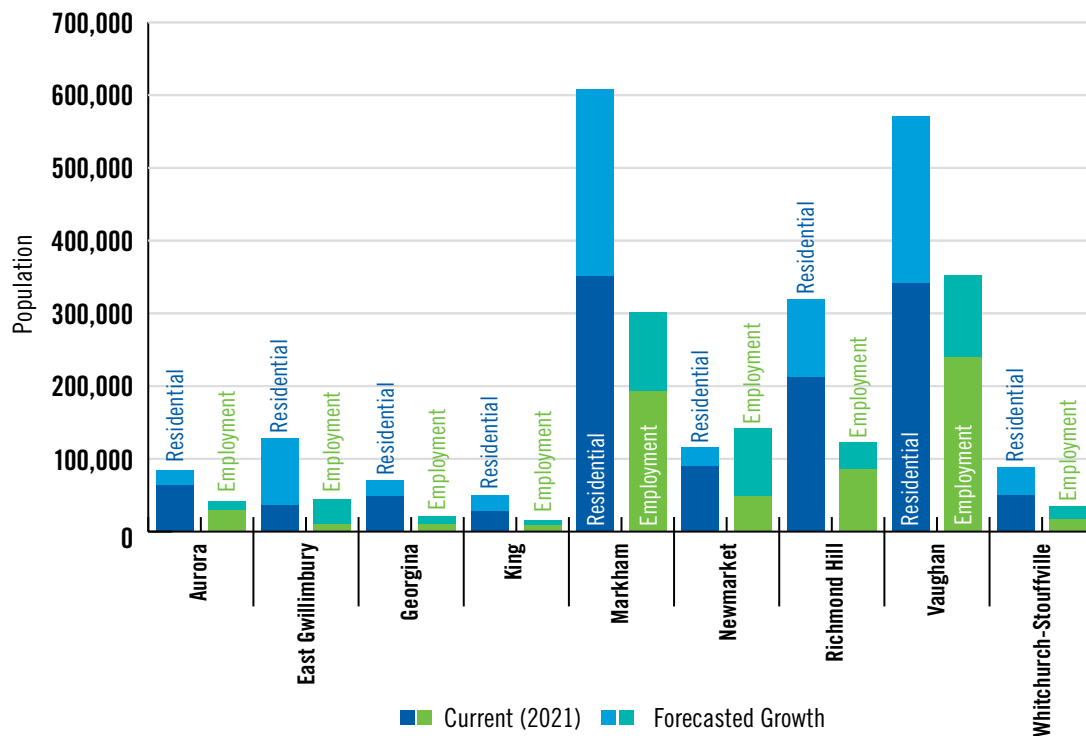
Table 4.1 Distribution of Population and Employment in York Region to 2051

Local Municipality	Population	Employment
Aurora	84,700	41,300
East Gwillimbury	127,600	43,700
Georgina	70,100	20,700
King	50,100	16,400
Markham	608,800	301,700
Newmarket	115,900	58,500
Richmond Hill	319,800	122,800
Vaughan	570,600	351,600
Whitchurch-Stouffville	88,200	34,500
York Region	2,035,800	991,200

Major growth is also forecast in the north, particularly in the Town of East Gwillimbury, where significant new land will be brought into the urban boundary. Moderately higher growth than set out in 2016 is planned in the towns of Aurora, Newmarket and Georgina.

4.1 UPDATE TO GROWTH PLAN FORECASTS AND EXPECTED INTENSIFICATION

Figure 4.2 Where New Population and Employment will go by 2051



On October 21, 2021, York Regional Council approved a growth scenario for the 2022 Regional Official Plan update. This scenario includes 50% intensification annually to 2041 and 55% annually from 2041 to 2051. Four motions were approved with respect to growth and urban expansion in the City of Markham, Township of King and the towns of East Gwillimbury and Whitchurch-Stouffville. Section 6 and Appendix A.7 further discuss how water and wastewater servicing has been considered for each motion.

As well as providing the Regional forecast, the province sets out minimum intensification and density targets through A Place to Grow. The emphasis is on compact growth that is ideally supported by transit.

Transit has become a more important consideration with extension of the subway line from the City of Toronto into York Region. A link to Vaughan Metropolitan Centre was completed in 2017, triggering major high-intensity development in that area. More recently, the provincial and federal governments announced their support for the Yonge North Subway Extension Project, extending the Yonge line to the Langstaff Gateway area near Highway 7 and Yonge Street in Richmond Hill, which is a Regional priority.

The Region has also introduced a new framework in the Regional Official Plan for major transit station areas, which aims to support the development of transit-supportive communities around higher order transit stations. Over 70 major transit station areas have been identified across the Region, supported by a comprehensive set of policies, mapping and density targets to help guide local municipalities on planning for major transit station areas.

4.2 WATER AND WASTEWATER FLOW PROJECTIONS

4.2 WATER AND WASTEWATER FLOW PROJECTIONS

Projections of expected water and wastewater flows are a key input to planning future servicing.

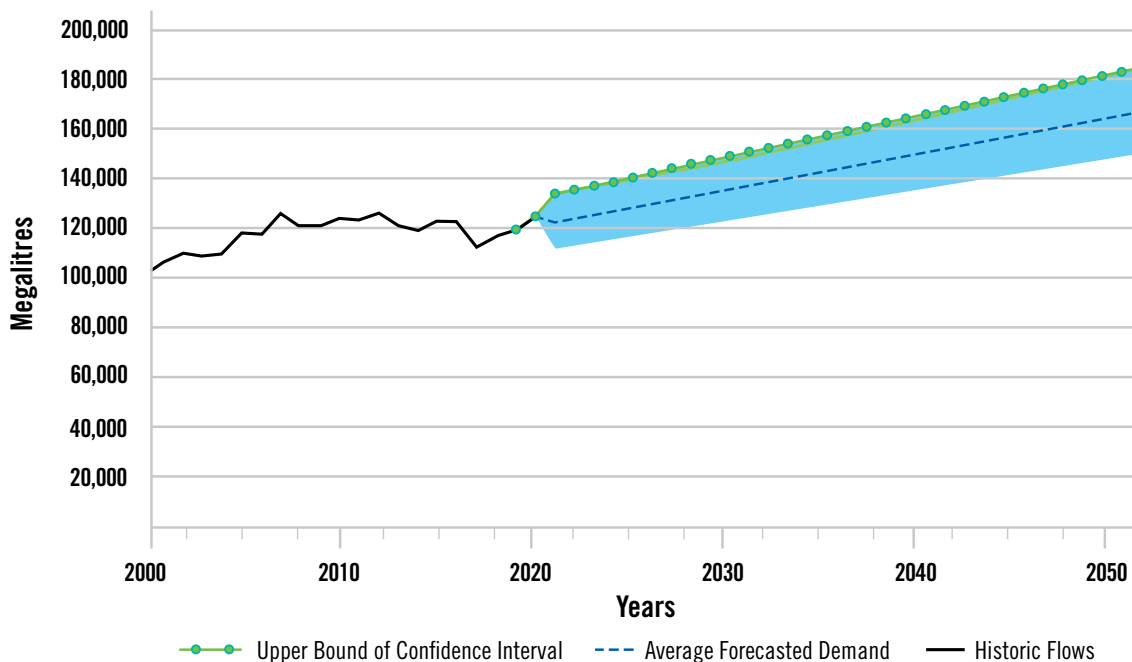
Forecast Water Flows

The model used by the Region to forecast annual water demand was first developed in 2015 as part of a water and wastewater user rate study. Since then, it has been regularly monitored and was recently reviewed for the [2021 update to the user rate study](#) and this Master Plan.

The model was developed by analyzing how demand for water in York Region is affected by population growth, price changes and average summer weather. Generally, demand goes up as population grows, although this is offset somewhat by declining per capita water consumption. Price increases also tend to moderate consumption increases. Summer weather that is drier and/or hotter than average boosts consumption, while cool, wet weather reduces it.

For infrastructure master planning, the forecast model uses the population forecasts in the Municipal Comprehensive Review, water prices as set out in the 2021 user rate study and average summer temperatures in York Region. The updated projection to 2051 is shown in the graph below:

Figure 4.3 Forecast Annual Regional Water Demand to 2051



The light blue shaded band shows the 95% confidence interval above and below the average. Statistically, actual demand can be expected to fall within this band 95% of the time. This is a reminder that all forecasts are subject to uncertainty.

4.2 WATER AND WASTEWATER FLOW PROJECTIONS

For greater certainty that adequate servicing will be in place when needed, and in line with previous master plans, the Region used the upper bound of the projection in Figure 4.3 – that is, the highest predicted demand within the 95% confidence interval – as the starting point for planning.

This gave a forecast for total water demand across the Region. Table 4.2 shows the design consumption rates for residential and employment sectors. The table shows that per person daily water consumption in litres per capita per day (Lpcd), whether at home or in a workplace, is expected to decrease over time because of water conservation efforts. These rates underpinned the analysis of future water needs.

Table 4.2 Residential and Employment Water Consumption Design Rates to 2051

Design Rate	Year					
	2021	2026	2031	2036	2041	2051
Residential (Lpcd)	221	214	207	200	195	195
Employment (Lpcd)	161	159	158	155	151	151

While these design rates are useful in determining general water needs, water consumption varies from day to day and can increase sharply during the summer, especially during a long spell of hot, dry weather. For this reason, design of water infrastructure inflates average demand by a “peaking factor” to consider consumption expected on highest demand day of the year. Other localized factors affecting water demand, such as proportion of residential to employment areas, are also factored into analysis of future needs in different areas.

Appendix A.4 provides more information on water demand forecasting and Appendix A.3 outlines technical design criteria. The Region monitors actual flows on an ongoing basis and regularly reviews design rates, updating them as needed as part of master plan updates – typically on a five-year cycle.

Considering Long-term Impacts of Working From Home on Water Demand Forecasting

Working from home during the pandemic shifted the usual consumption pattern between industrial/commercial/institutional (ICI) and residential with the residential share increasing and the ICI share dropping as businesses were closed and many residents began working from home. Despite this change in relative use by these sectors there was no discernible impact on total Regional water use. Impacts of any lasting changes in consumption patterns due to the pandemic will continue to be monitored and considered in future modelling.



4.3 FISCAL AND LAND USE PLANNING IMPLICATIONS

Wastewater Flow Projection

In dry weather, flows collected in the wastewater system correlate well with the amount of drinking water consumed.

Design of wastewater systems must consider “wet weather flow” conditions because some water inevitably enters the sanitary sewer system as a result of rainfall or snowmelt. This drives peak flows that the system must accommodate. The Region sizes its wastewater system to handle flows that would result from a 25-year storm event – a storm of such size and intensity that it would typically happen only once every 25 years.

For this Master Plan update, the Region reviewed its 25-year design storm to consider the latest measured flow data as well as the potential for climate change to result in more extreme weather events. This review found that the current design storm continues to be valid.

Appendix A.3 and A.4 provide more information on technical design criteria and wastewater flow forecasting respectively.

4.3 FISCAL AND LAND USE PLANNING IMPLICATIONS

The Master Plan is guided by the Region’s capacity to pay for new infrastructure. In particular, it needs to consider the impact of providing service to more people and more jobs in the Region, especially in areas of higher growth and intensification.

Growth-related infrastructure is primarily funded by development charges levied on new development. The provincial *Development Charges Act, 1997* governs development charges. As required by the Act, municipalities set out development charges in a bylaw that is updated at least every five years. Master plans and the annual budget inform the development of the development charge background study and bylaw. The Region’s Development Charges Bylaw is being updated, with the revised bylaw to be in place by June 2022.

Infrastructure is designed to achieve economies of scale and is built before growth happens and development charges are collected. Debt is needed to bridge the gap between when infrastructure investments are made and when costs are recovered through development charges, but this approach must be used judiciously to avoid unsustainable debt levels and manage risk associated with timing of collections.

In recent years, the Region has experienced lower than forecast development and, as a result, lower than expected development charge collections. The lower development charge collections in turn increase the Region’s need to issue debt to bridge the timing between expenditure and development charge collections. As well, in some cases, infrastructure investments have been made in areas where growth has not happened as expected. Rising costs to deliver capital projects and delays in receiving approvals also contributed to increasing debt pressure.

4.3 FISCAL AND LAND USE PLANNING IMPLICATIONS



The Regional Fiscal Strategy, which aims to strike a balance between current and long-term financial needs, is addressing these impacts. The strategy achieves balance by carefully managing the capital plan, building reserves for future needs and limiting the use of development-charge-supported debt. Greater accuracy in forecasting growth, supported by continual monitoring and adjustment in plans as needed, also helps the Region provide the right service at the right time.

Through the Municipal Comprehensive Review and updates to the master plans, two key goals were to distribute local municipal growth to better leverage existing infrastructure systems and more tightly align the pacing of new capital projects with actual growth. These goals promote financial sustainability and were in line with principles endorsed by York Regional Council in [June 2019](#). They are key to creating fiscal room for the next generation of infrastructure projects, including the Region's share of the Yonge North Subway Extension. Phasing growth is important to ensure that communities are developed as complete communities, that residents will have access to a wide range of services and amenities within the same community (such as schools, parks, libraries, transit and jobs) in a timely manner. Phasing new communities is further outlined in the Draft Regional Official Plan policy 4.2.2.

Major changes in planning can affect servicing plans, as they may require infrastructure to be upsized, projects to be advanced and/or new projects added. Section 7.1 provides more details on how the Region takes an adaptive approach to implementation to accommodate such changes.

5.0 OPTIONS FOR SERVICING GROWTH



5.1 ARRIVING AT A PREFERRED STRATEGY FOR SERVICING

5.2 THE 2016 DIRECTION TO MEET GROWTH NEEDS

5.3 SCREENING THE CONCEPTS

5.4 DEVELOPING ALTERNATIVE STRATEGIES TO ADDRESS WATER AND WASTEWATER SERVICING NEEDS

5.5 EVALUATING ALTERNATIVE STRATEGIES



5.1 ARRIVING AT A PREFERRED STRATEGY FOR SERVICING

5.1 ARRIVING AT A PREFERRED STRATEGY FOR SERVICING

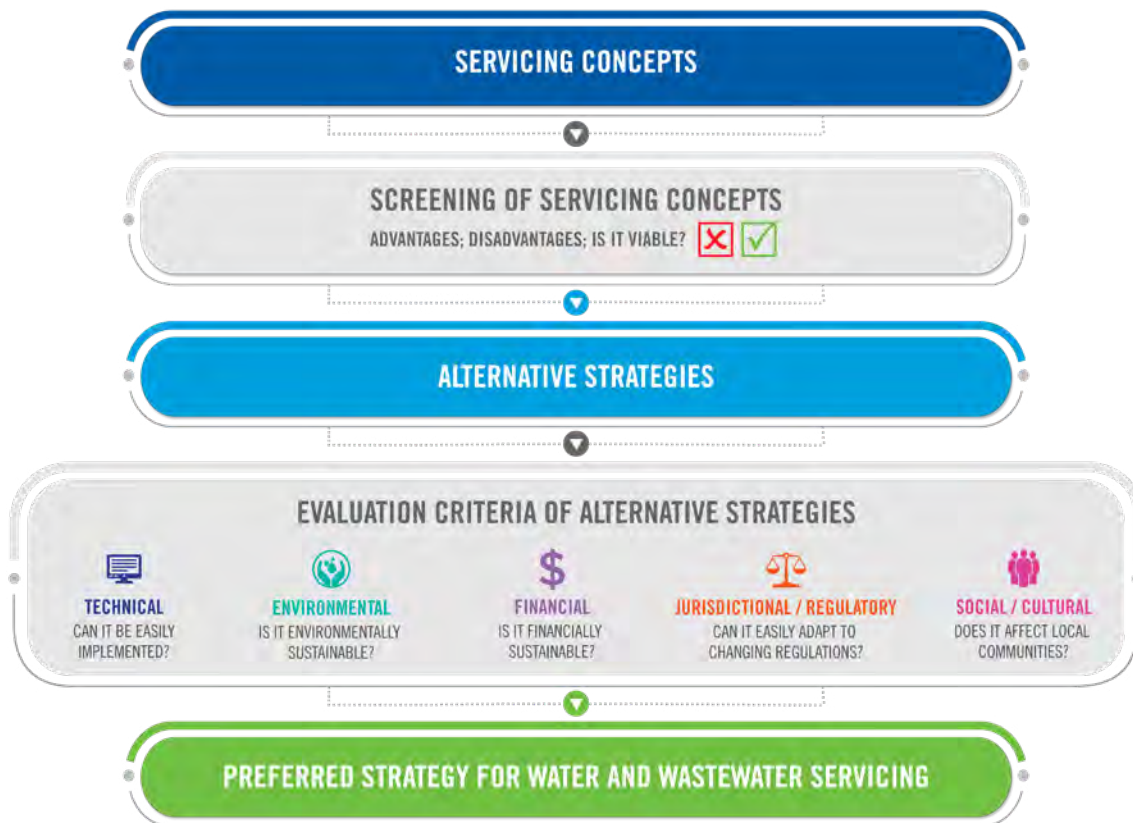
The Municipal Engineers Association framework for master planning considers water and wastewater servicing needs in the context of the whole servicing system.

This Master Plan update identified a preferred strategy for servicing through a two-stage process:

1. Screening of servicing concepts, which are various techniques or tools available to the Region that could be used independently or in combination to address servicing needs at a conceptual level
2. Developing and evaluating alternative strategies; these evolve from the servicing concepts to yield comprehensive and feasible approaches to address water and wastewater servicing needs

The diagram in Figure 5.1 shows the process:

Figure 5.1 Identifying a Preferred Strategy



The starting point for the review was the preferred strategy identified in the 2016 Master Plan update and subsequent studies and analyses.

5.2 THE 2016 DIRECTION TO MEET GROWTH NEEDS

5.2 THE 2016 DIRECTION TO MEET GROWTH NEEDS

The preferred strategy from the previous Master Plan update is referred to as the 2016 Servicing Strategy. It planned for future growth in the Region to be serviced largely by leveraging and expanding existing water and wastewater systems. Most drinking water would continue to come from Lake Ontario, and most wastewater would be returned to that watershed for treatment.

Key elements of the 2016 Servicing Strategy are:

- Introduce water supply from Lake Simcoe to supplement the current Lake Ontario and groundwater supply in the Town of East Gwillimbury and parts of the Town of Newmarket, and return wastewater flows to Lake Simcoe via the proposed Water Reclamation Centre and related infrastructure
- Continue to supply the cities of Markham, Vaughan and Richmond Hill and part of the Township of King with Lake Ontario water and return the related wastewater flows to Lake Ontario via the York Durham Sewage System
- Continue to supply the towns of Whitchurch-Stouffville and Aurora and most of the Town of Newmarket with blended groundwater and Lake Ontario water and return wastewater flows via the York Durham Sewage System. A portion of wastewater flows from the Town of Newmarket will be treated at the Water Reclamation Centre
- Continue to supply the Town of Georgina with Lake Simcoe water and return wastewater flows via the Keswick and Sutton water resource recovery facilities
- Continue to supply stand-alone communities with groundwater and return wastewater flows to individual water resource recovery facilities in those communities

Since 2016, the Region has been moving ahead on approved projects from the 2016 Servicing Strategy:

- York Regional Council approved adding a new pump to the Maple Pressure District 8 pumping station in the City of Vaughan
- The province approved the environmental assessment for additional water and wastewater service in northeast Vaughan
- The province approved the environmental assessment for the Duffin Creek Water Pollution Control Plant outfall strategy
- The Region commissioned a new twin forcemain (pumped sewer pipe) between the towns of Newmarket and Aurora in 2021, making the system more reliable and resilient

5.3 SCREENING THE CONCEPTS

The province permitted twinning of the forcemain from Upper York Sewage Solutions to go ahead owing to system security concerns, making it the only component of the proposed Upper York Sewage Solutions initiative yet approved. As a result of delays in approving the other components, York Regional Council authorized two interim projects in 2018 to provide capacity to meet growth needs in the towns of Aurora, East Gwillimbury and Newmarket:

- Upgrades to the Aurora sewage pumping station, completed in 2021
- A new pumping station near the intersection of Yonge Street and Henderson Drive in the Town of Aurora, on which construction started in summer 2021

The costs and disruptions related to these projects would have been avoided if the province had provided timely approval of Upper York Sewage Solutions, which remains valid to this day and has been awaiting a provincial decision on the environmental assessment since it was submitted in 2014.

The 2016 strategy also included continuing demand management programs like water conservation and inflow and infiltration reduction. These programs, which support environmental and financial sustainability, fit well with the One Water approach that the Region began integrating into its planning in 2016.

5.3 SCREENING THE CONCEPTS

At a high level, the following concepts for servicing new growth are theoretically available to York Region:

1. Do nothing
2. Limit growth
3. Expand and optimize the infrastructure system
4. Implement demand management measures



Optimize

Optimization, also called infrastretching, means maximizing the useful capacity and useful life of built infrastructure to minimize and/or defer capital investment. An example of this is managing the timing of flows in the wastewater pipe network to smooth peak flows at capacity bottlenecks. Optimization can allow for system expansion to be done strategically, as needed.

To screen these servicing concepts, the Region considered applicable regulations, technical and financial implications, and potential impact on the natural environment and communities at a high level to assess the advantages and disadvantages of each servicing concept. Table 5.1 describes each of the concepts as well as results of screening.

5.3 SCREENING THE CONCEPTS

Table 5.1 Screening of Water and Wastewater Servicing Concepts

Concepts	Description	Advantages	Disadvantages	Is this option viable?
Do nothing	A hypothetical concept that acknowledges growth will occur but provides no plan or action to ensure additional water and wastewater servicing needs are met.	<ul style="list-style-type: none"> • No costs for new or expanded infrastructure • No construction impacts 	<ul style="list-style-type: none"> • Inadequate service to residents and businesses; potential for wastewater spills; inability to service future growth • Public health risk and inability to comply with <i>Safe Drinking Water Act, 2002</i> and <i>Ontario Water Resources Act</i> 	<p>No</p> <p>This option would put York Region in direct violation of <i>Ontario Water Resources Act</i> and <i>Safe Drinking Water Act, 2002</i>.</p>
Limit growth	A concept that limits growth to what existing water and wastewater systems can serve so as not to trigger new growth infrastructure needs.	<ul style="list-style-type: none"> • No costs for new or expanded infrastructure • No construction impacts 	<ul style="list-style-type: none"> • Inadequate servicing to meet Regional Official Plan and A Place to Grow targets 	<p>No</p> <p>This option puts York Region in direct violation of <i>Places to Grow Act, 2005</i>.</p>
Expand and optimize existing systems	Leverage existing infrastructure systems and expand strategically as needed.	<ul style="list-style-type: none"> • Enables long-term growth in line with <i>Places to Grow Act, 2005</i> • Ensures compliance with <i>Safe Drinking Water Act, 2002</i> and <i>Ontario Water Resources Act</i> • Makes best use of existing plans and agreements (i.e. Region's capital plan, long-term agreements with Durham, Toronto and Peel) 	<ul style="list-style-type: none"> • Capital costs may be significant • Construction impacts residents and businesses and potentially impacts the natural environment 	<p>Yes</p> <p>This option is an essential component of long-term servicing that meets the needs of York Region's communities now and in the future.</p>
Demand management	Continue efforts to conserve water, reduce inflow and infiltration, and explore water reuse.	<ul style="list-style-type: none"> • Reduces new infrastructure needs, costs and impacts, including impacts on natural environment • Aligns with regulation and legislation 	<ul style="list-style-type: none"> • Can't meet future servicing needs alone • Requires ongoing costs to deliver programs • Difficult to predict impacts on consumption over the long term 	<p>Yes</p> <p>This concept is a key to integrated water management and cost-efficient servicing.</p>

5.4 DEVELOPING ALTERNATIVE STRATEGIES TO ADDRESS WATER AND WASTEWATER SERVICING NEEDS

This screening stage confirmed that high-level concepts for long-term servicing remain the same as in the 2016 Master Plan: expand and optimize the existing system and continue measures to manage demand.

Both concepts are needed because managing all future demand without new infrastructure would not be feasible and expanding the system without demand management would not make best use of financial or water resources.

5.4 DEVELOPING ALTERNATIVE STRATEGIES TO ADDRESS WATER AND WASTEWATER SERVICING NEEDS

The second stage of the process involved developing and evaluating high-level alternatives, called alternative strategies, based on these two concepts.

Alternative Strategies for Water Servicing

At the Regional scale, this update confirmed that future water supply capacity as outlined in the 2016 Master Plan is sufficient to service future growth, even though the planning horizon has been extended to 2051.

The 2016 update explored two alternative strategies and both were carried forward for review in this update. These strategies are referred to as the York Water System with Northern Connection and York Water System without Northern Connection strategies. They appear in Figures 5.2 and 5.3. Both strategies assume continued water conservation efforts. In addition, most long-term drinking water needs would be met through:

- o Continued use and expansion of Lake Ontario water supply to service the cities of Markham, Richmond Hill and Vaughan, and King City in the Township of King
- o Continued use of groundwater supply blended with Lake Ontario water to service the towns of Aurora, Newmarket, East Gwillimbury (the communities of Holland Landing, Sharon and Queensville) and community of Stouffville
- o Continued use of groundwater supplies in communities serviced by stand-alone systems
- o Continued use of Lake Simcoe water supply to service the Town of Georgina

These two alternative strategies differ only in how they would meet future demand for drinking water in the north end of the York Water System:

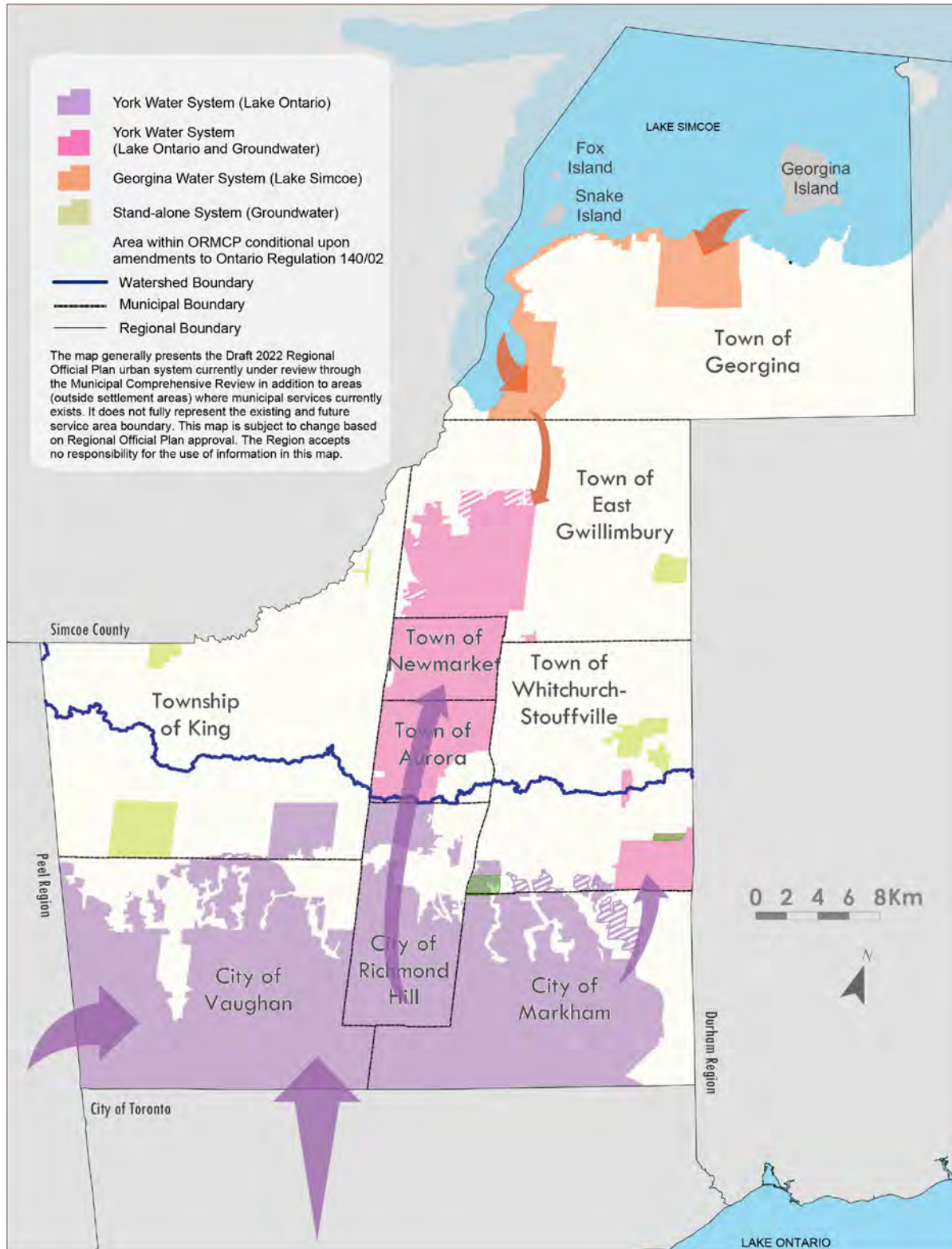
- o **Strategy 1:** York Water System with Northern Connection, shown in Figure 5.2, proposes a future connection to bring water from Lake Simcoe to service a portion of the increased demand, including growth in the Town of East Gwillimbury
- o **Strategy 2:** York Water System without Northern Connection, shown in Figure 5.3, supports future demand in the north wholly through a blended supply of groundwater and Lake Ontario water

As the Region's infrastructure systems are mature, the two alternative strategies for water servicing are very similar to each other and to existing arrangements. They can be considered alternative refinements to the existing system.

This update revisited these two alternative refinements and confirmed that the York Water System with Northern Connection Strategy, which was selected in 2016, remains preferred today. Benefits anticipated from the preferred strategy are discussed in Section 5.5.

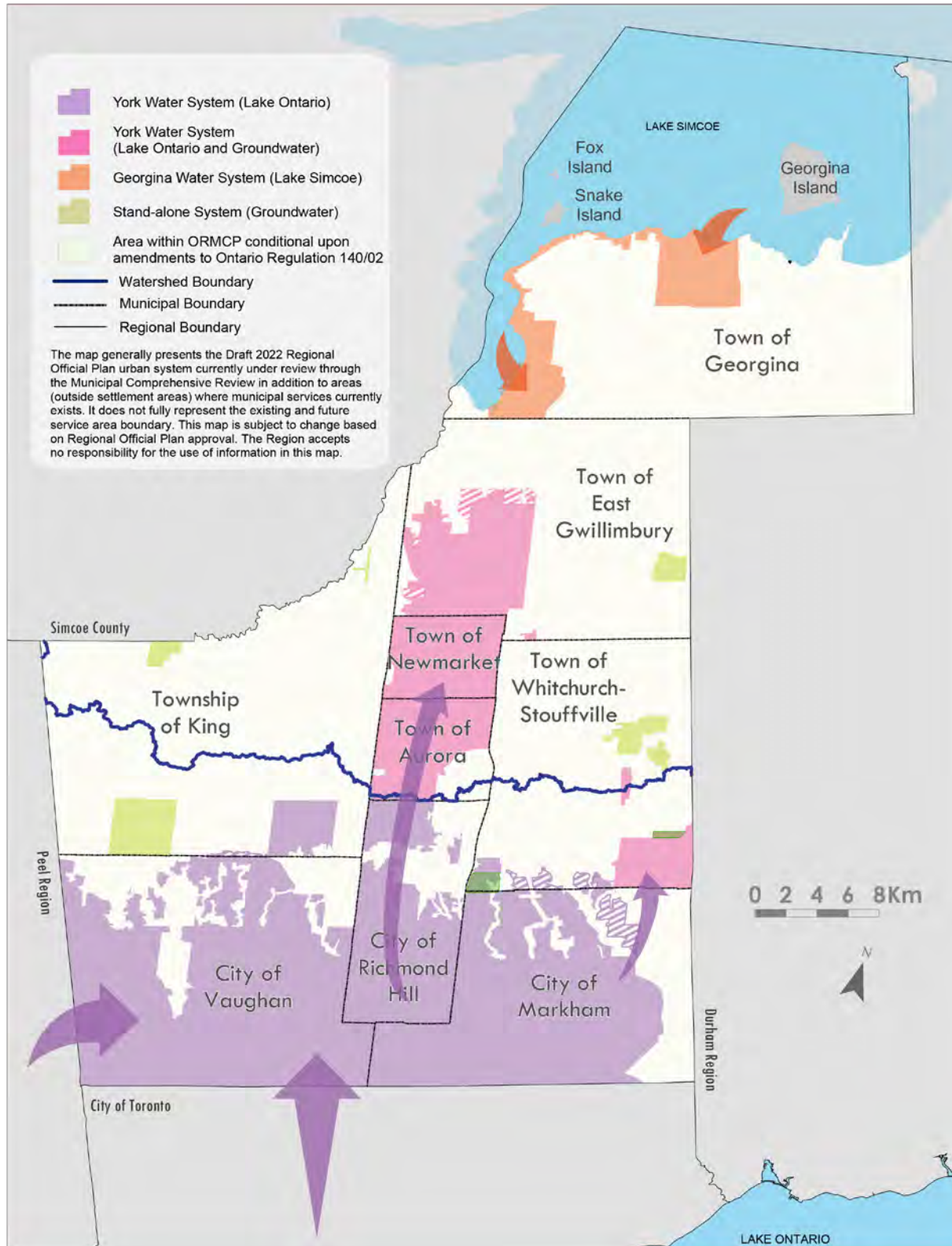
5.4 DEVELOPING ALTERNATIVE STRATEGIES TO ADDRESS WATER AND WASTEWATER SERVICING NEEDS

Figure 5.2 Strategy 1: York Water System with Northern Connection



5.4 DEVELOPING ALTERNATIVE STRATEGIES TO ADDRESS WATER AND WASTEWATER SERVICING NEEDS

Figure 5.3 Strategy 2: York Water System without Northern Connection



5.4 DEVELOPING ALTERNATIVE STRATEGIES TO ADDRESS WATER AND WASTEWATER SERVICING NEEDS

Preferred Strategy for Wastewater Servicing

As was the case in 2016, analysis of future wastewater needs showed that additional treatment and conveyance capacity will be needed to accommodate expected growth.

This update identified only one preferred strategy for wastewater servicing, which aligns with the direction set out in the 2016 Master Plan:

- Continued use of the York Durham Sewage System, including future expansion of the Duffin Creek Water Pollution Control Plant and the collector system, to service most of the Region's population
- Implementing the proposed Upper York Sewage Solutions by building and later expanding (subject to future environmental assessment(s)) a Water Reclamation Centre to service the Town of East Gwillimbury and a portion of the Town of Newmarket (this project also involves implementing a phosphorus offset program in the Lake Simcoe watershed)
- Continued use of the Peel Diversion System with increase in sewage flows from York up to agreed-upon limits to service areas in the City of Vaughan
- Continued use and future expansion of the Georgina Wastewater System to service the Town of Georgina
- Continued use and limited future expansion of stand-alone systems
- Continued inflow and infiltration initiatives to reduce burden on wastewater systems

This multi-faceted wastewater servicing strategy was the only one considered because:

- Future growth is expected to be spread throughout different sewersheds/wastewater systems, requiring increased capacity in several areas
- The advantages of Upper York Sewage Solutions were confirmed through extensive study and an individual environmental assessment

A key component of the preferred strategy is the Water Reclamation Centre proposed as part of Upper York Sewage Solutions. This initiative, which is still awaiting a provincial decision, is described in Section 2.6 above.

The Region has worked to build understanding and knowledge of the value of water reclamation, including completing a pilot project in which treated wastewater was used safely to irrigate non-food crops like sod, showing its value as a resource, not a waste product.

The protracted delay in approval of the Upper York Sewage Solutions individual environmental assessment continues to bring uncertainty to servicing plans and has put the Region's mandate under the Growth Plan for the Greater Golden Horseshoe in jeopardy. York Regional Council reaffirmed the Lake Simcoe solution as identified through the individual environmental assessment in [January 2021](#).

Given the rigorous study this Upper York Sewage Solutions project has undergone, the time and money invested to date, the absence of a decision from the province and direction from York Regional Council, Upper York Sewage Solutions continues to be considered an essential part of the preferred strategy to meet growth needs of three York Region communities (East Gwillimbury, Newmarket and Aurora) located north of the watershed boundary.

5.5 EVALUATING ALTERNATIVE STRATEGIES

Major growth is expected elsewhere in the Region, particularly in the southern York Region communities, and this will require significant expansion of the York Durham Sewage System. The preferred strategy addresses this need as well.

5.5 EVALUATING ALTERNATIVE STRATEGIES

Two alternative strategies for water servicing were evaluated using several criteria, as outlined in Table 5.2 below, to determine the preferred strategy.

The evaluation for water servicing used the 2016 Master Plan assessment as a basis, including applying the same criteria, weighting and scoring. For each criterion, if one strategy was superior to the other, it received a score of 1 and the other received a score of 0. If both performed the same against the criterion, they both received a score of 1. A weighted score was then determined for each category of criteria, which included technical, environmental, financial, social and regulatory/jurisdictional considerations. The sum of the weighted criteria category scores yielded the total score for each alternative strategy.

This evaluation also incorporated the following new information:

- Updated flow projections from growth forecast to 2051
- Updated costs associated with each strategy
- High-level assessment of greenhouse gas emissions from each strategy

Table 5.2 summarizes the evaluation. Appendix A.5 provides more details, including the rationale for scoring of each criterion. The evaluation was completed at a high level aligned with a master plan process level of detail, with more in-depth analyses to be undertaken through project-specific environmental assessments.

As this Master Plan considers only one wastewater strategy to be feasible, no evaluation of wastewater alternatives was required.



5.5 EVALUATING ALTERNATIVE STRATEGIES

Table 5.2 Results of Evaluating Two Alternative Water Servicing Strategies

Criteria category weighting	Evaluation criteria	Description of evaluation criteria	York Water System with Northern Connection	York Water System without Northern Connection
Technical 27%	Constructability	Volume and complexity of construction associated with strategy.	0	1
	Redundancy of supply/service	Improvement in redundancy of supply or service.	1	0
	Resilience to climate change	Ability of the strategy to reliably provide service under a changing climate.	1	1
	Water age	Impact on water age in the distribution system.	1	0
	Operations and maintenance	Requirement for additional and or new operations and maintenance resources. The complexity and maintainability of new assets.	1	1
	Energy efficiency and potential for GHGs	Energy intensity associated with the alternative in kWh/ML.	1	0
	Total technical score		5/6	3/6
	Technical weighted score	23/27	14/27	
Environmental 27%	Aquatic vegetation and wildlife	Potential impacts (from construction/ongoing operations) on local aquatic species/habitats, including locally significant or at-risk aquatic species.	0	1
	Terrestrial vegetation and wildlife	Potential impacts (from construction/ongoing operations) on local terrestrial species/habitats, designated areas, locally significant or at-risk species.	1	1
	Regional water balance	Intra-basin water balance of water transferred between Lake Ontario to Lake Huron basins. Based on average annual daily transfer in ML/d.	1	0
	Construction impacts on groundwater resources	Potential impact on groundwater quantity or quality during construction.	1	1
	Total environmental score		3/4	3/4
	Environmental weighted score	20/27	20/27	
Financial 21%	Capital cost	Initial capital and commissioning costs to implement the strategy.	1	1
	Lifecycle cost	Lifecycle costs expected over a 100-year period.	1	1
	Total financial score		2/2	2/2
	Financial weighted score	21/21	21/21	
Jurisdictional/Regulatory 15%	Land requirements	Area of non-Regional land or length of easements required.	1	1
	Direct access to water supply	Improvement of direct access to water supply.	1	0
	Adaptability to changing regulation	Ability of strategy to adapt to anticipated changes in drinking water quality and wastewater effluent requirements.	1	1
	Total jurisdictional/regulatory score		3/3	2/3
	Jurisdictional/Regulatory weighted score	15/15	10/15	
Social/Cultural 10%	Archaeological sites	Potential impact on registered/known archaeological features during construction or ongoing operations.	1	1
	Cultural/Heritage features	Potential impact on known cultural landscapes and built heritage features during construction or ongoing operations.	1	1
	Impacts during construction	Potential construction impacts due to noise, dust, odour or traffic.	1	1
	Long-term community impact	Long-term impact on local community and businesses, e.g. land use compatibility.	1	1
	Total social/cultural score		4/4	4/4
	Social/Cultural weighted score	10/10	10/10	
Total score			89/100	75/100

5.5 EVALUATING ALTERNATIVE STRATEGIES

The updated evaluation confirmed that Strategy 1: York Water System with Northern Connection, which links Lake Simcoe to the north end of the York Water System, had the highest score and remains the preferred strategy for water servicing.

While the two alternative strategies ranked the same across several criteria, the York Water System with Northern Connection Strategy's technical and jurisdictional/regulatory advantages gave it the higher score. Looking in more detail at the scores in Table 5.2, the preferred strategy would:

- Reduce water age in parts of the Region, reducing potential water quality challenges
- Reduce energy consumption and emit fewer GHGs
- Improve water balance between the Lake Ontario and Lake Simcoe/Lake Huron watersheds, as explained in more detail below
- Improve the security of water supply by enabling flow between two water systems

Both alternative strategies for water servicing comply with the regional Great Lakes framework described in Section 2.6 that controls movement of water between Great Lakes drainage basins, including the limit set on the Region's transfer of water from Lake Ontario to the Lake Huron basin.

The advantage of the preferred strategy is that by serving some of the growth in the north with water sourced from the north, it relies less on water pumped from and returned to Lake Ontario. This reduces the volume of water transferred from one basin to another, while still supporting growth to 2051. While the cost to construct the alternative strategy is estimated to be lower, the difference is only 1%, which is negligible at this conceptual stage.

The preferred strategy (illustrated in Figure 5.4) would be implemented in tandem with the wastewater servicing strategy (illustrated in Figure 5.5).

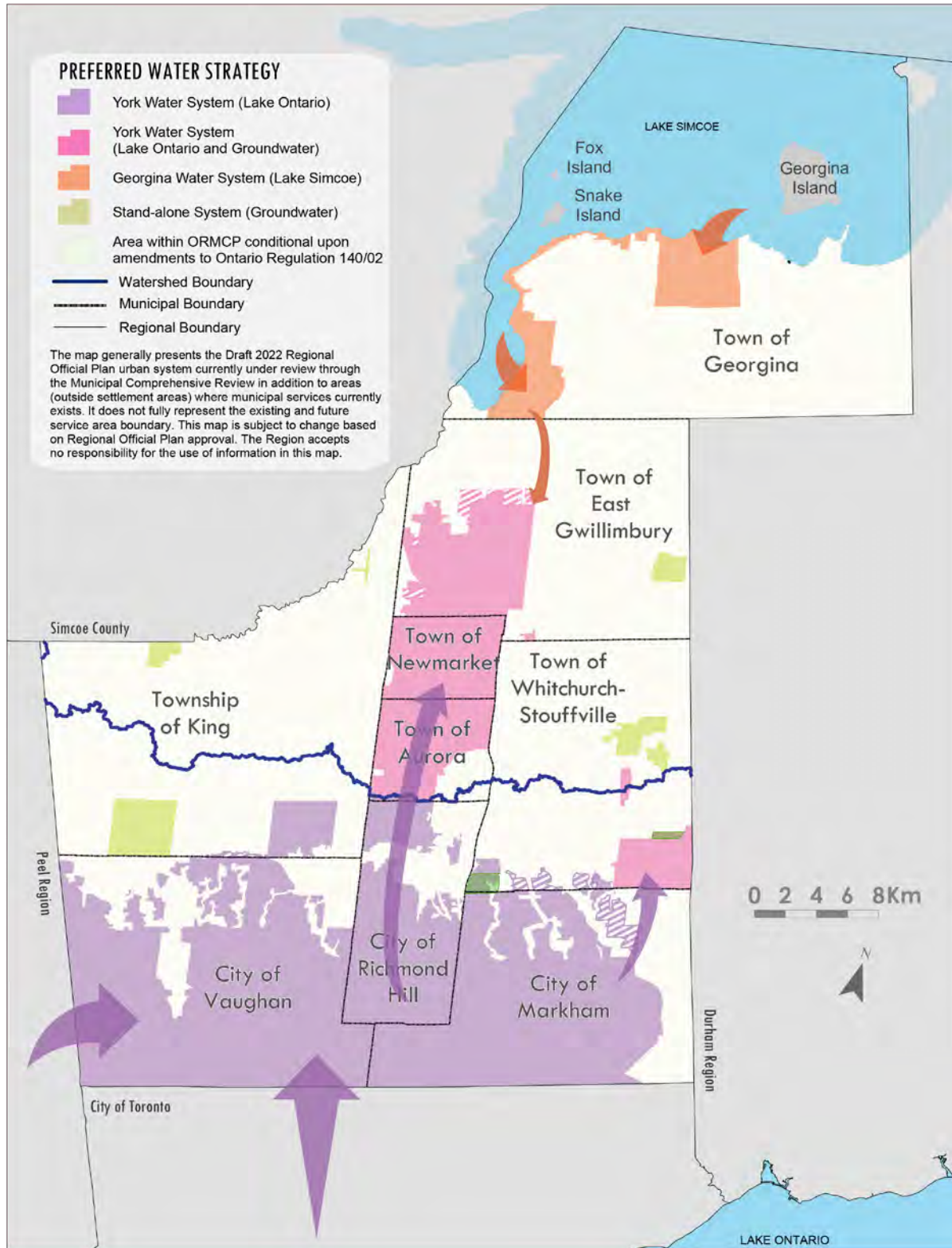
The combined water and wastewater strategy aligns with and advances principles of One Water because:

- The wastewater strategy's Water Reclamation Centre would apply state-of-the-art technology to turn used water from municipal systems into a safe, valuable resource instead of a waste product; the Region is interested in exploring future opportunities for water reuse in the future; the province does not currently have a water reuse framework in place; any future projects and initiatives for water reuse would be subject to additional approvals
- Wise decisions about design of water and wastewater infrastructure combined with programs to manage demand would inf stretch assets to prolong their life and reduce costs

In sum, the combination of Strategy 1: York Water System with Northern Connection and the preferred strategy for wastewater servicing represents a more holistic solution to address the needs of providing reliable, high-quality servicing and stewardship of watershed health.

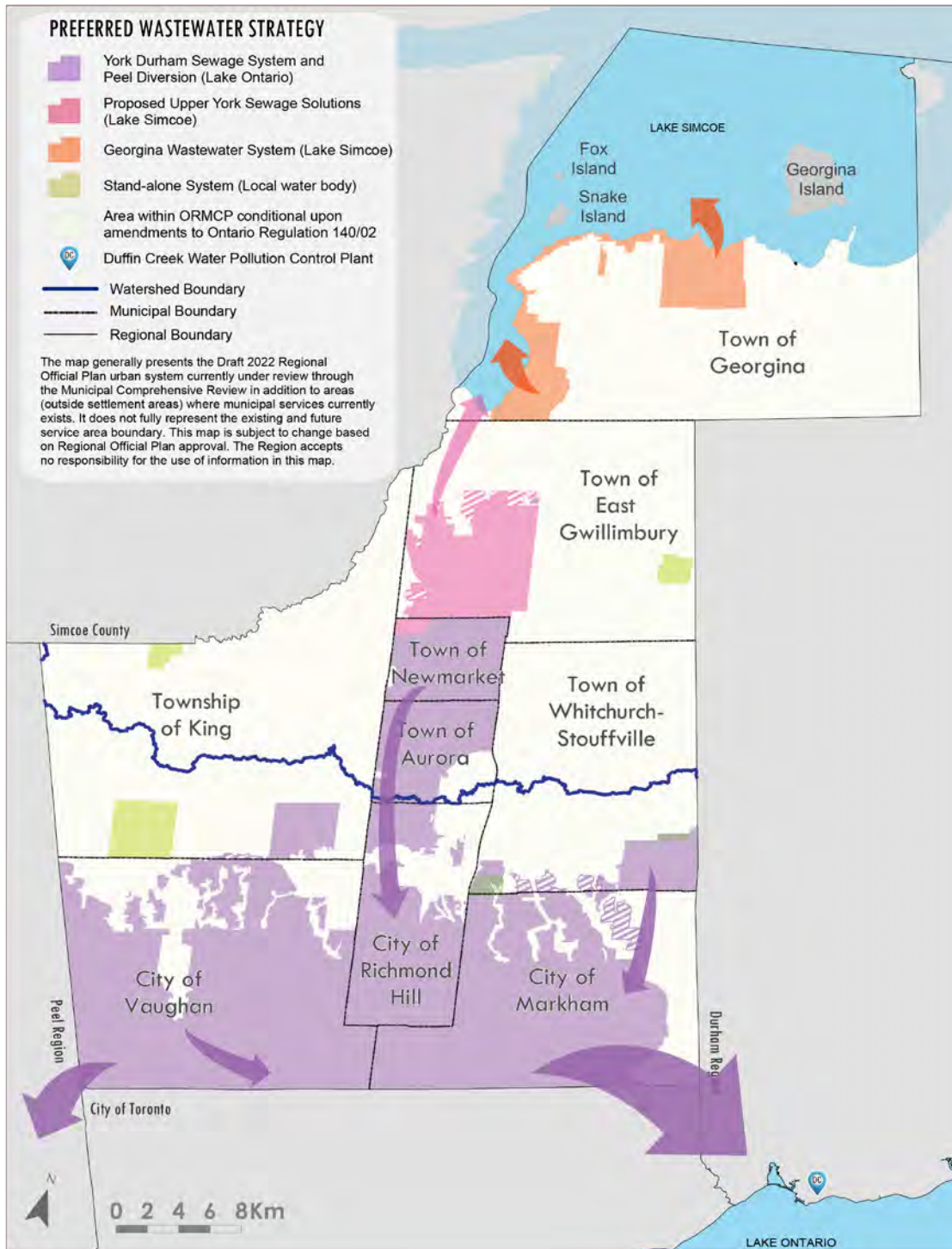
5.5 EVALUATING ALTERNATIVE STRATEGIES

Figure 5.4 Preferred Strategy for Water Servicing: York Water System with Northern Connection



5.5 EVALUATING ALTERNATIVE STRATEGIES

Figure 5.5 Preferred Strategy for Wastewater Servicing



Section 6 describes the detailed infrastructure plan related to the high-level preferred strategies, while Section 7 discusses implementation.



6.0 THE INFRASTRUCTURE PLAN

6.1 REGIONAL PROJECTS TO ADDRESS REGION-WIDE SERVICING NEEDS

6.2 CITIES OF MARKHAM, RICHMOND HILL AND VAUGHAN

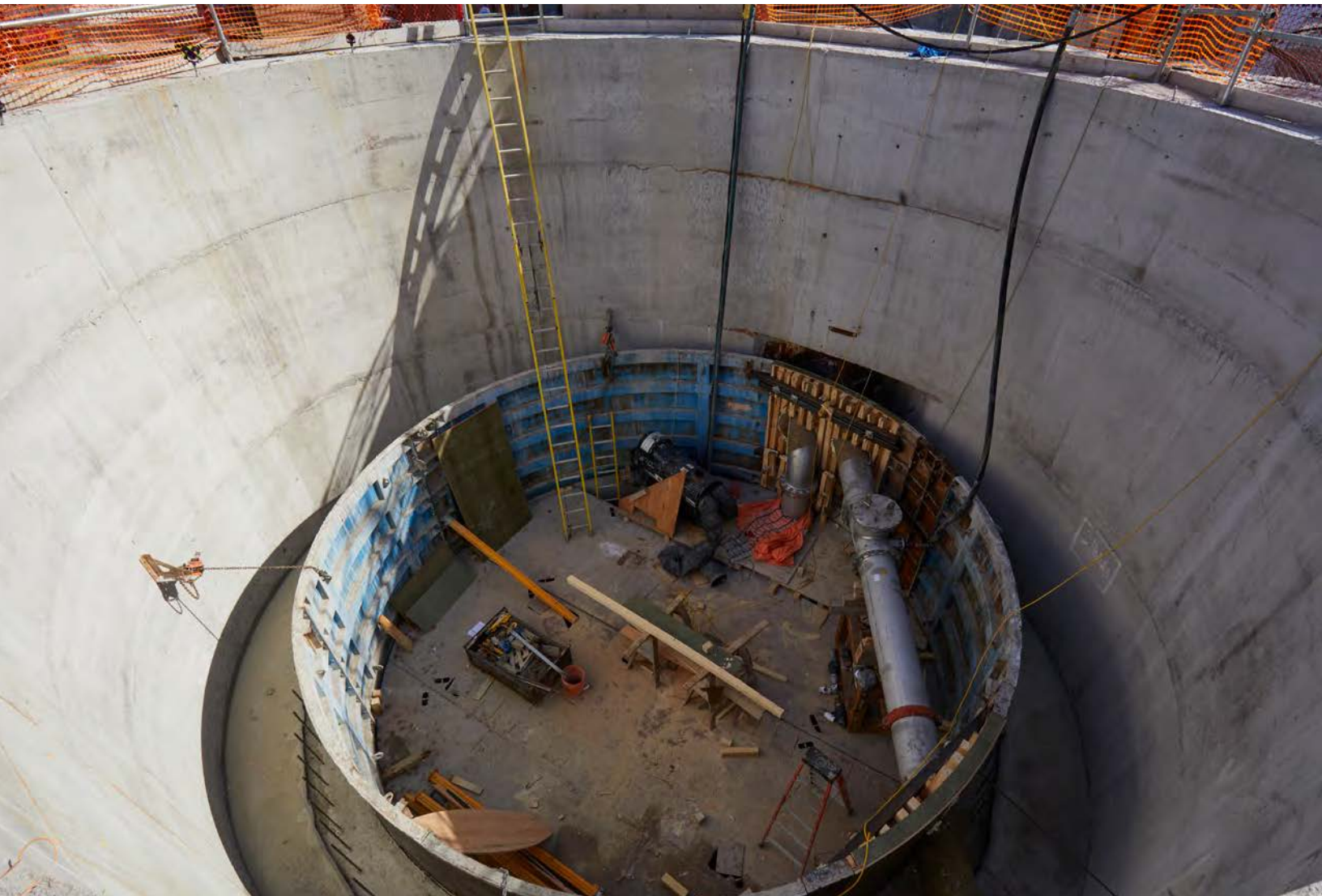
6.3 TOWNSHIP OF KING

6.4 TOWN OF WHITCHURCH-STOUFFVILLE

6.5 TOWNS OF AURORA, EAST GWILLIMBURY AND NEWMARKET

6.6 TOWN OF GEORGINA

6.7 UPDATED COST ESTIMATES



6.0 THE INFRASTRUCTURE PLAN

THE INFRASTRUCTURE PLAN

Through the servicing strategy, the Water and Wastewater Master Plan provides the overall vision for how the Region will provide safe, reliable services to new growth over the long term. This long-term vision involves delivering projects that expand existing infrastructure and make systems more robust. This section outlines the infrastructure plan and identifies projects and costs to meet growth needs to 2051.

While the preferred water and wastewater servicing strategy is similar to the strategy identified in the 2016 Master Plan, there have been some changes. This update focused on refining details of the 2016 infrastructure plan to take into account the new 2051 planning horizon and updated Regional Official Plan. This resulted in some changes to expected infrastructure sizing, timing and costs. Refinements also considered how to reduce lifecycle costs and make the system overall more resilient.

Master plans identify the need for specific groups of projects to meet servicing needs and describe them at a high level to help plan for and guide future work. At this stage, however, projects are conceptual in nature. Details of specific solutions – including location, final size and choice of technology – are defined as specific projects are carried out, reflecting new information as it becomes available.

As in 2016 Master Plan, this update identified upgrades and expansions to parts of the system to bring additional water supply to communities where local capacity would otherwise be constrained. Projects are planned and phased to address needs that vary across local municipalities in future years, as well as to meet overall Regional needs. For wastewater, upgrades and expansions of infrastructure will be needed to convey and treat wastewater flows from different catchment areas.

Table 6.1 highlights all the growth-related water and wastewater projects including phasing, cost and local municipality serviced. Section 6.7 provides details on the methodology used in calculating project costs. Figure 6.1 shows water-related infrastructure projects and expected phasing, while Figure 6.2 shows wastewater-related projects and phasing.

The following sections summarize the water and wastewater projects needed to support growth. As the Regional water and wastewater systems are designed to serve multiple municipalities, projects have been grouped accordingly.



6.0 THE INFRASTRUCTURE PLAN

Table 6.1 Growth-related Water and Wastewater Projects

MP ID	Project description	Estimated expenditures 2022-2051 (000's)	Planned implementation timeframe	Environmental Assessment (EA) Process	Municipality partially or fully serviced by this project								
					Town of Aurora	Town of East Gwillimbury	Town of Georgina	Township of King	City of Markham	Town of Newmarket	City of Richmond Hill	City of Vaughan	Town of Whitchurch-Stouffville
Cost-shared programs													
W1	Toronto Water Supply - Cost-Shared Works Continue implementation of cost-shared capital projects within the City of Toronto to permit gradual increase of water supply to York Region in accordance with current Servicing Agreement.	\$ 77,800	Ongoing	Various	X	X		X	X	X	X	X	X
W2	Peel Water Supply - Cost-Shared Works Continue implementation of cost-shared capital projects within Region of Peel to permit gradual increase of water supply to York Region in accordance with current Servicing Agreement.	\$ 16,160	Ongoing	Various	X	X		X		X	X	X	
WW1	Peel System Cost-Shared Works Continue implementation of cost-shared projects in the Region of Peel to allow diversion of York wastewater flows for treatment in Peel wastewater system in accordance with current Servicing Agreement.	\$ 8,370	Ongoing	Various								X	
Water and wastewater treatment													
WW10	Duffin Creek Water Pollution Control Plant Outfall Effluent Strategy Optimize capacity of existing Duffin Creek Water Pollution Control Plant Outfall.	\$ 12,340	2022-2031	Class EA completed 2019	X			X	X	X	X	X	X
WW11	Duffin Creek Water Pollution Control Plant Stage 1 and 2 Chlorine Chamber Expansion Construct a new chlorine contact chamber to increase the Duffin Creek Water Pollution Control Plant disinfection capacity.	\$ 15,480	2022-2031	Schedule A	X			X	X	X	X	X	X
WW21	Upper York Water Reclamation Centre Construct a new Water Reclamation Centre in East Gwillimbury to accommodate growth and allow decommissioning of Holland Landing Lagoons as recommended in the Individual Class Environmental Assessment completed in 2014 (pending approval). This project will provide an overall benefit to the Lake Simcoe watershed through the integral phosphorus offsetting program component of Upper York Sewage Solutions.	\$ 549,940	2022-2031	Individual EA completed 2014, pending approval	X	X				X			
WW19	Holland Landing Lagoon Decommissioning Decommission Holland Landing Lagoons following commissioning of the new Water Reclamation Centre	\$ 1,100	2022-2031	Schedule A+		X							
WW23	Keswick Wastewater Servicing Increase capacity of Keswick Water Resource Recovery Facility as recommended in the completed Class Environmental Assessment and implement growth related upgrades at Keswick Sewage Pumping Station.	\$ 41,820	2022-2041	Class EA completed 2006					X				
WW13	Nobleton Wastewater Servicing Increase capacity of the Nobleton wastewater system to accommodate the population identified in the recently completed Class Environmental Assessment.	\$ 21,970	2032-2041	Class EA completed 2021				X					

6.0 THE INFRASTRUCTURE PLAN

Table 6.1 Growth-related Water and Wastewater Projects (continued)

MP ID	Project description	Estimated expenditures 2022-2051 (000's)	Planned implementation timeframe	Environmental Assessment (EA) Process	Municipality partially or fully serviced by this project								
					Town of Aurora	Town of East Gwillimbury	Town of Georgina	Township of King	City of Markham	Town of Newmarket	City of Richmond Hill	City of Vaughan	Town of Whitchurch-Stouffville
Water and wastewater treatment (continued)													
W8	Nobleton Water Servicing Increase Nobleton well supply capacity in coordination with wastewater treatment expansion to accommodate the population identified in the recently completed Class Environmental Assessment.	\$ 7,600	2032-2041	Class EA completed 2021				X					
W25	Georgina Water System Upgrades Expand Georgina Water Treatment Plant to its ultimate permitted capacity of 50 million litres per day and upgrade Georgina Water System disinfection system to allow integration with York Water System.	\$ 21,810	2032-2041	Class EA completed 1998		X	X						
WW12	Duffin Creek Water Pollution Control Plant Growth Expansions Implement several upgrades to optimize and/or expand Duffin Creek Water Pollution Control Plant beyond the current capacity including a new outfall to accommodate growth in the York Durham System service area. Upgrades to be implemented in phases and are expected to be confirmed by future planning and EA studies.	\$ 757,900	2032-2051	Schedule C	X			X	X	X	X	X	X
WW22	Upper York Servicing Infrastructure Expansions 1 and 2 Expand the Water Reclamation Centre subject to a future Class Environmental Study to accommodate growth in East Gwillimbury and Newmarket.	\$ 428,110	2032-2041 2042-2051	Schedule C		X				X			
WW24	Sutton Wastewater Servicing Expand Sutton Water Resource Recovery Facility to service growth in Sutton as recommended by the completed Class Environmental Assessment study and increase capacity of High Street and Woodriver Bend Sewage Pumping Stations.	\$ 56,320	2032-2041	Class EA completed 2010			X						
Transmission, conveyance and pumping projects													
W4	West Vaughan Water Servicing Phase 1 - Improve pressure district interconnection in the Woodbridge service area prior to storage expansion. Phase 2- Increase storage capacity in Woodbridge and Kleinburg to accommodate growth in West Vaughan.	\$ 25,020	2032-2041 2042-2051	Schedule A Schedule B								X	
W5	York Peel Feedermain Upgrade Install three pressure reducing valves along connection points to the York-Peel Feedermain to maintain acceptable pressures within Pressure District 6 distribution system as Peel supply increases to meet system demands.	\$ 3,400	2022-2031	Schedule A	X	X		X		X	X	X	
W6	Northeast Vaughan Water Servicing Construct new Pressure District 8 and 9 pumping stations, two new Pressure District 8 elevated tanks and associated watermains to connect the Northeast Vaughan urban expansion area to the existing system as recommended by the completed Northeast Vaughan Class Environmental Assessment.	\$ 100,040	2022-2031	Class EA completed 2019								X	

6.0 THE INFRASTRUCTURE PLAN

Table 6.1 Growth-related Water and Wastewater Projects (continued)

MP ID	Project description	Estimated expenditures 2022-2051 (000's)	Planned implementation timeframe	Environmental Assessment (EA) Process	Municipality partially or fully serviced by this project								
					Town of Aurora	Town of East Gwillimbury	Town of Georgina	Township of King	City of Markham	Town of Newmarket	City of Richmond Hill	City of Vaughan	Town of Whitchurch-Stouffville
Transmission, conveyance and pumping projects (continued)													
W10	Richmond Hill Langstaff Gateway Provincial Urban Growth Centre Water Servicing Install water system connections to service the proposed urban growth centre in Pressure District 6 as recommended by the completed Class Environmental Assessment.	\$ 3,550	2022-2031	Class EA completed 2015						X		X	
W15	Aurora East Booster Pumping Station Upgrades Expand Aurora East Booster Pumping Station capacity including pipe upgrades and dedication of watermains to service growth in the east area of the north system.	\$ 11,440	2022-2031	Schedule A	X						X		
W16	Orchard Heights Reservoir Inlet Upgrade Increase size of inlet and outlet piping at Orchard Heights Reservoir to facilitate increase of Lake Ontario water supply into communities in the north system as demand increases.	\$ 1,550	2022-2031	Schedule A	X	X					X		
W17	Eagle to Kirby Pumping Station Watermain Install a new transmission main to connect Yonge Street watermain to the Glenway Reservoir and facilitate filling of the reservoir as demand increases due to growth in Newmarket Central and Newmarket West Pressure Districts.	\$ 11,950	2022-2031	Schedule A+		X					X		
W18	Newmarket West Water Servicing Expand Kirby Pumping Station capacity and construct a new elevated tank and associated watermains to service growth in the Newmarket West Pressure District.	\$ 28,570	2032-2041	Schedule B		X					X		
W20	Green Lane Leslie Street Watermain Phase 1 - Install a new transmission main along Green Lane to service growth and allow connection of Newmarket and East Gwillimbury delivery systems. Phase 2 - Install a new transmission main along Leslie Street to bring additional Lake Ontario supply as demand increases in the northeast parts of the system.	\$ 30,990	2022-2031 2032-2041	Schedule A+		X					X		
W21	East Gwillimbury Water Servicing Phase 1 - Install a new transmission main to accommodate growth along Woodbine Avenue corridor. Phase 2 - Install a new transmission main Queensville Sideroad to provide additional supply to Holland Landing.	\$ 42,820	2022-2031 2042-2051	Schedule A+		X							

6.0 THE INFRASTRUCTURE PLAN

Table 6.1 Growth-related Water and Wastewater Projects (continued)

MP ID	Project description	Estimated expenditures 2022-2051 (000's)	Planned implementation timeframe	Environmental Assessment (EA) Process	Municipality partially or fully serviced by this project								
					Town of Aurora	Town of East Gwillimbury	Town of Georgina	Township of King	City of Markham	Town of Newmarket	City of Richmond Hill	City of Vaughan	Town of Whitchurch-Stouffville
Transmission, conveyance and pumping projects (continued)													
WW2	West Vaughan Sewage Servicing Phase 1 - Increase capacity of Humber Sewage Pumping Station and construct a new gravity sewer to service growth in western parts of Vaughan as recommended by the completed Class Environmental Assessment study. Phase 2 - Construct a gravity sewer from the Kleinburg Water Resource Recovery Facility to connect to the north end of West Vaughan Sewage Servicing - Phase 1 to service growth in northwest Vaughan and Kleinburg. The projects allow decommissioning of the Kleinburg Water Resource Recovery Facility.	\$ 389,250	2022-2031 2032-2041	Class EA completed 2013								X	
WW3	Northeast Vaughan Wastewater Servicing Construct new gravity sewer pipe to convey flows generated in northeast Vaughan area to the existing Langstaff Collector and York Durham Sewage System upgrades as recommended by the completed Class Environmental Assessment.	\$ 171,630	2022-2031	Class EA completed 2019								X	
WW4	York Durham Sewage System Conveyance Optimization Install a flow gate at the Bathurst Collector to attenuate flows during wet weather conditions. Twin a segment of pipe conveying flows into the Newmarket Sewage Pumping Station to optimize existing wastewater conveyance capacity to service growth.	\$ 6,560	2022-2031	Schedule A					X	X	X	X	
WW7	Richmond Hill Langstaff Gateway Provincial Urban Growth Centre Wastewater Servicing Construct gravity sewer to convey flows from Richmond Hill - Langstaff Gateway Regional Urban Centre to the Richmond Hill Collector as recommended by the completed Class Environmental Assessment.	\$ 15,180	2022-2031	Class EA completed 2015					X		X		
WW9	Primary Trunk Sewer Construct a new trunk sewer from the terminus of the Southeast Collector at Valley Farm Road to the Duffin Creek Water Pollution Control Plant to service growth in the overall York Durham Sewage System service area.	\$ 228,600	2022-2031	Schedule C	X			X	X	X	X	X	X
WW14	King City Wastewater System Upgrades Phase 1 - Optimize capacity of King City Sewage Pumping Station to accommodate interim growth in King City. Phase 2 - Expand King City wastewater pumping capacity and construct a new forcemain to accommodate long term growth in King City.	\$ 47,880	2022-2031 2042-2051	Schedule B				X					
WW15	Yonge Street Sewer Twinning Increase conveyance capacity of Yonge Street Sewer to accommodate growth and allow rehabilitation of existing sewer.	\$ 65,930	2022-2031	Schedule B	X			X		X	X		

6.0 THE INFRASTRUCTURE PLAN

Table 6.1 Growth-related Water and Wastewater Projects (continued)

MP ID	Project description	Estimated expenditures 2022-2051 (000's)	Planned implementation timeframe	Environmental Assessment (EA) Process	Municipality partially or fully serviced by this project								
					Town of Aurora	Town of East Gwillimbury	Town of Georgina	Township of King	City of Markham	Town of Newmarket	City of Richmond Hill	City of Vaughan	Town of Whitchurch-Stouffville
Transmission, conveyance and pumping projects (continued)													
WW16	York Durham Sewage System Interim Servicing Construct a new sewage pumping station and connecting sewer to the York Durham Sewage System as recommended by completed Class EA. This project allows growth before the Water Reclamation Centre is commissioned.	\$ 25,450	2022-2031	Class EA completed 2019	X	X				X			
WW20	East Queensville Sewage Pumping Station and Forcemain Construct a new sewage pumping station just south of Queensville Sideroad and west of Highway 404 along with forcemain connecting to the West Queensville Sewage Pumping Station to service growth in parts of Queensville.	\$ 16,320	2022-2031	Schedule B		X							
W3	East Woodbridge Pumping Station Decommissioning Decommission East Woodbridge Pumping Station, subject to outcome of a repurposing study.	\$ 1,260	2032-2041	Schedule A+									
W7	Vaughan Storage Expansion Phase 1 - Construct first phase of a new reservoir to accommodate growth in Pressure District 6, a key centre through which supply is delivered to other pressure districts. Phase 2 - Construct a second phase of the new Vaughan reservoir and implement works to expand the Pressure District 9 Vaughan system including a new elevated tank and associated connecting watermain.	\$ 1,260	2032-2041	Schedule A+								X	
W9	North Richmond Hill Pumping Station Decommissioning Decommission North Richmond Hill Pressure District 8 Pumping Station, subject to outcome of repurposing study.	\$ 1,470	2032-2041	Schedule A+									
W11	North Markham Water Servicing Construct a new reservoir, a new water pumping station and associated water-mains to connect the new facilities to the existing system. This project is required to support Markham urban expansion north of Elgin Mills Road and allow the implementation of the York East Water Servicing project (W13).	\$ 112,720	2032-2041	Schedule B					X				
W12	Stouffville Water Servicing Expand Stouffville storage capacity to service new development. Project is expected to be implemented in phases to maximize utilization of existing infrastructure. Phase 1 - Increase capacity of Stouffville Zone 2 booster pumping station before new storage facility is introduced. Phase 2 - Construct a new elevated tank and connecting watermain to provide long term storage capacity need in the service area.	\$ 15,330	2032-2051	Schedule B									X

6.0 THE INFRASTRUCTURE PLAN

Table 6.1 Growth-related Water and Wastewater Projects (continued)

MP ID	Project description	Estimated expenditures 2022-2051 (000's)	Planned implementation timeframe	Environmental Assessment (EA) Process	Municipality partially or fully serviced by this project								
					Town of Aurora	Town of East Gwillimbury	Town of Georgina	Township of King	City of Markham	Town of Newmarket	City of Richmond Hill	City of Vaughan	Town of Whitchurch-Stouffville
Transmission, conveyance and pumping projects (continued)													
W13	York East Water Servicing Phase 1 - Construct a new pumping station at the new Markham reservoir site (W11), a new Reservoir in Aurora and associated watermain to bring additional Lake Ontario supply to the north water system as demand increases. Phase 2 - Construct a new pumping station at the new Aurora reservoir and associated watermain to service development on the eastern parts of the north system as demand increases.	\$ 148,530	2032-2041 2042-2051	Schedule B	X	X				X			
W23	Holland Landing Storage Expansion Install a new elevated tank and connecting watermain to accommodate growth in Holland Landing and allow replacement of existing Holland Landing East Elevated Tank.	\$ 10,340	2032-2041	Schedule B		X							
W24	West Park Heights Pumping Station and Watermain Construct a new pumping station, assumed to be located adjacent to the existing West Park Heights Reservoir in Keswick, and associated watermain to allow integration of York and Georgina Water Systems.	\$ 47,950	2032-2041	Schedule C		X	X						
WW6	Leslie Street Sewage Pumping Station and Forcemain Phase 1 - Increase Leslie Street Sewage Pumping Station capacity. Phase 2 - Construct a new forcemain connecting the station to downstream York Durham Sewage System as flows increase due to growth.	\$ 65,240	2032-2041 2042-2051	Schedule A+					X		X	X	
WW8	North Markham Trunk Sewer Construct a new gravity sewer to servicing of Markham urban expansion.	\$ 43,200	2032-2041	Schedule B					X				
WW17	Newmarket Diversion Sewer Construct a new sewer to divert flows from the Newmarket Pumping Station to the Sharon Trunk Sewer as flows increase due to growth.	\$ 29,800	2032-2041	Schedule B						X			
WW18	East Gwillimbury Sewage Pumping Station Expansions Increase capacity of West Queensville, Second Concession and Holland Landing Sewage Pumping Stations to service growth. Works are expected to be accommodated within the original building footprint.	\$ 7,040	2032-2041	Schedule A+		X							

6.0 THE INFRASTRUCTURE PLAN

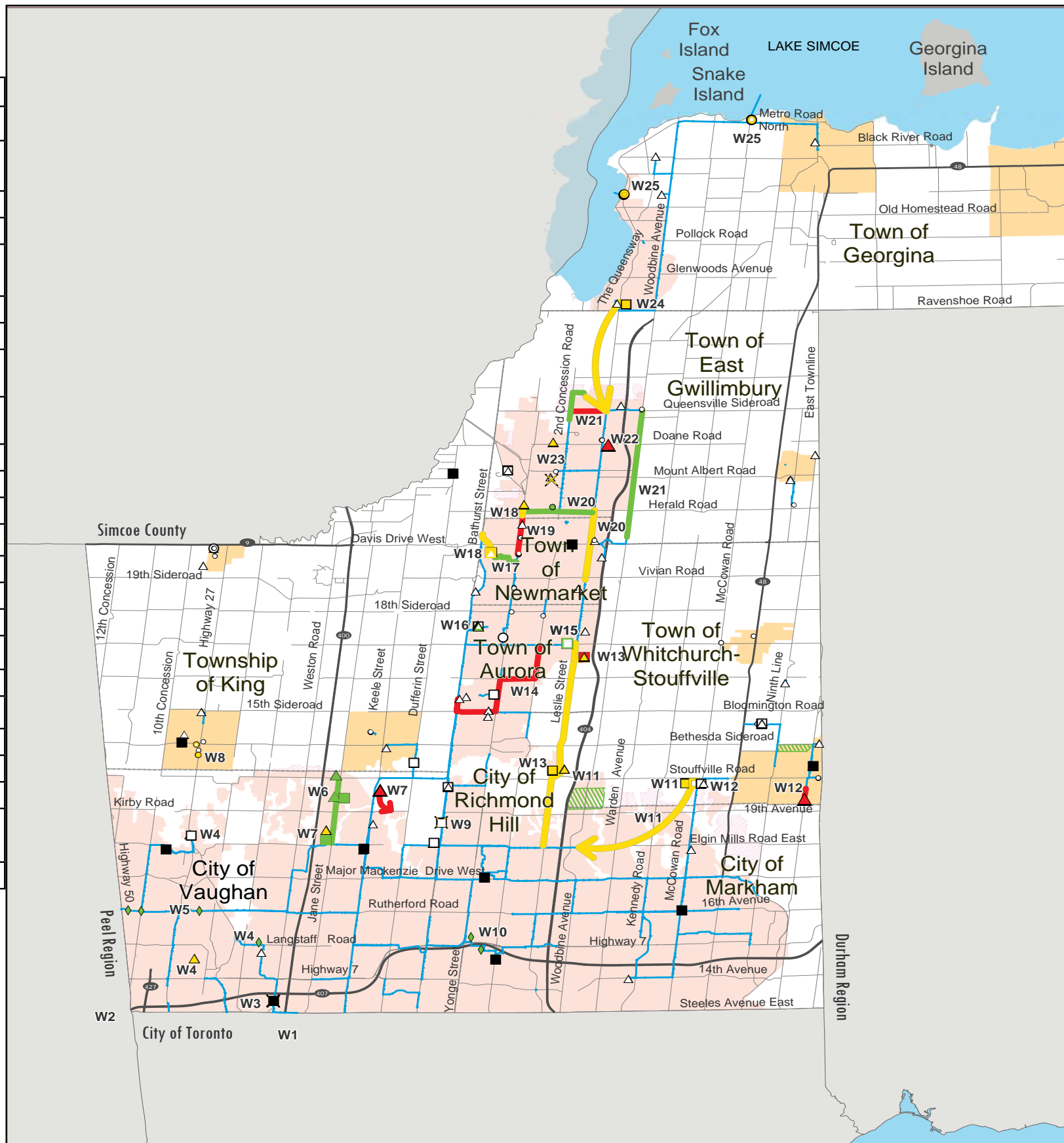
Table 6.1 Growth-related Water and Wastewater Projects (continued)

MP ID	Project description	Estimated expenditures 2022-2051 (000's)	Planned implementation timeframe	Environmental Assessment (EA) Process	Municipality partially or fully serviced by this project								
					Town of Aurora	Town of East Gwillimbury	Town of Georgina	Township of King	City of Markham	Town of Newmarket	City of Richmond Hill	City of Vaughan	Town of Whitchurch-Stouffville
Transmission, conveyance and pumping projects (continued)													
W14	Bloomington - Bayview Watermain Construct a new watermain along Bloomington Road from Aurora South Reservoir to Bayview Avenue, and along Bayview Avenue connecting Wellington Watermain.	\$ 82,560	2042-2051	Schedule B	X	X				X			
W19	Yonge Street Watermain Construct a new watermain on Yonge Street from Gladman Road to Green Lane to service proposed intensification along the Yonge Street corridor and connect the Newmarket Central and Holland Landing Pressure Districts.	\$ 46,200	2042-2051	Schedule A+		X				X			
W22	Queensville Elevated Tank No. 2 Construct a new elevated tank and connecting watermain to accommodate growth in Queensville and Sharon, and allow replacement of the Newmarket East Elevated Tank.	\$ 11,290	2042-2051	Schedule B		X				X			
WW5	York Durham Sewage System Expansion Continue to expand York Durham Sewage System to support new developments including: A new relief sewer to divert flows from the Central Collector sewershed to the proposed Richmond Hill Langstaff sewer. Twinning a section of existing Steeles Collector Sewer to accommodate intensification in the Leslie Street Drainage Area. A new gravity sewer to support growth in the area serviced by Markham Collector which is expected to reach capacity as flows increase.	\$ 324,510	2042-2051	Schedule B					X		X	X	
Demand management and supporting programs													
PROGRAM	Water For Tomorrow Program	\$ 29,770	Ongoing	None	X	X	X	X	X	X	X	X	X
PROGRAM	Water Master Plan Update	\$ 7,060	Ongoing	Schedule B	X	X	X	X	X	X	X	X	X
PROGRAM	Water System Capacity Assessment	\$ 21,220	Ongoing	None	X	X	X	X	X	X	X	X	X
PROGRAM	Inflow and Infiltration Reduction	\$104,170	Ongoing	None	X	X	X	X	X	X	X	X	X
PROGRAM	Wastewater Master Plan Update	\$7,070	Ongoing	Schedule B	X	X	X	X	X	X	X	X	X
PROGRAM	Wastewater System Capacity Studies	\$58,610	Ongoing	None	X	X	X	X	X	X	X	X	X

6.0 THE INFRASTRUCTURE PLAN

Figure 6.1 Long-term Water Infrastructure Plan

W1	Toronto Water Supply - Cost-Shared Works
W2	Peel Water Supply - Cost-Shared Works
W3	East Woodbridge Pumping Station Decommissioning
W4	West Vaughan Water Servicing
W5	York Peel Feedermain Upgrade
W6	Northeast Vaughan Water Servicing
W7	Vaughan Storage Expansion
W8	Nobleton Water Servicing
W9	North Richmond Hill Pumping Station Decommissioning
W10	Richmond Hill Langstaff Gateway Provincial Urban Growth Centre Water Servicing
W11	North Markham Water Servicing
W12	Stouffville Water Servicing
W13	York East Water Servicing
W14	Bloomington - Bayview Watermain
W15	Aurora East Booster Pumping Station Upgrades
W16	Orchard Heights Reservoir Inlet Upgrade
W17	Eagle to Kirby Pumping Station Watermain
W18	Newmarket West Water Servicing
W19	Yonge Street Watermain
W20	Green Lane Leslie Street Watermain
W21	East Gwillimbury Water Servicing
W22	Queensville Elevated Tank No. 2
W23	Holland Landing Storage Expansion
W24	West Park Heights Pumping Station and Watermain
W25	Georgina Water System Upgrades



LONG TERM WATER INFRASTRUCTURE PLAN

New Infrastructure

- Projects 2022 - 2031
- Projects 2032 - 2041
- Projects 2042 - 2051

Infrastructure Expansion

- Projects 2022 - 2031
- Projects 2032 - 2041
- Projects 2042 - 2051

Decommission

- Decommission

Alignment to be Determined

- Alignment to be Determined

Existing Infrastructure

- Pumping Station
- Storage
- Water Treatment Plant
- Well
- Interconnection / Pressure Improvement
- Existing Watermain
- Future Urban Area*
- Urban Area*
- Towns and Villages*
- Area within ORMCP conditional upon amendments to Ontario Regulation 140/02**
- Road
- Highway
- Municipal Boundary
- Regional Boundary

*This reflects the Draft 2022 Regional Official Plan, currently under review through the Municipal Comprehensive Review. Map will be updated pending Regional Official Plan approval.

**Urban designations are conditional upon amendments to the ORM designations prior to adoption of the ROP.

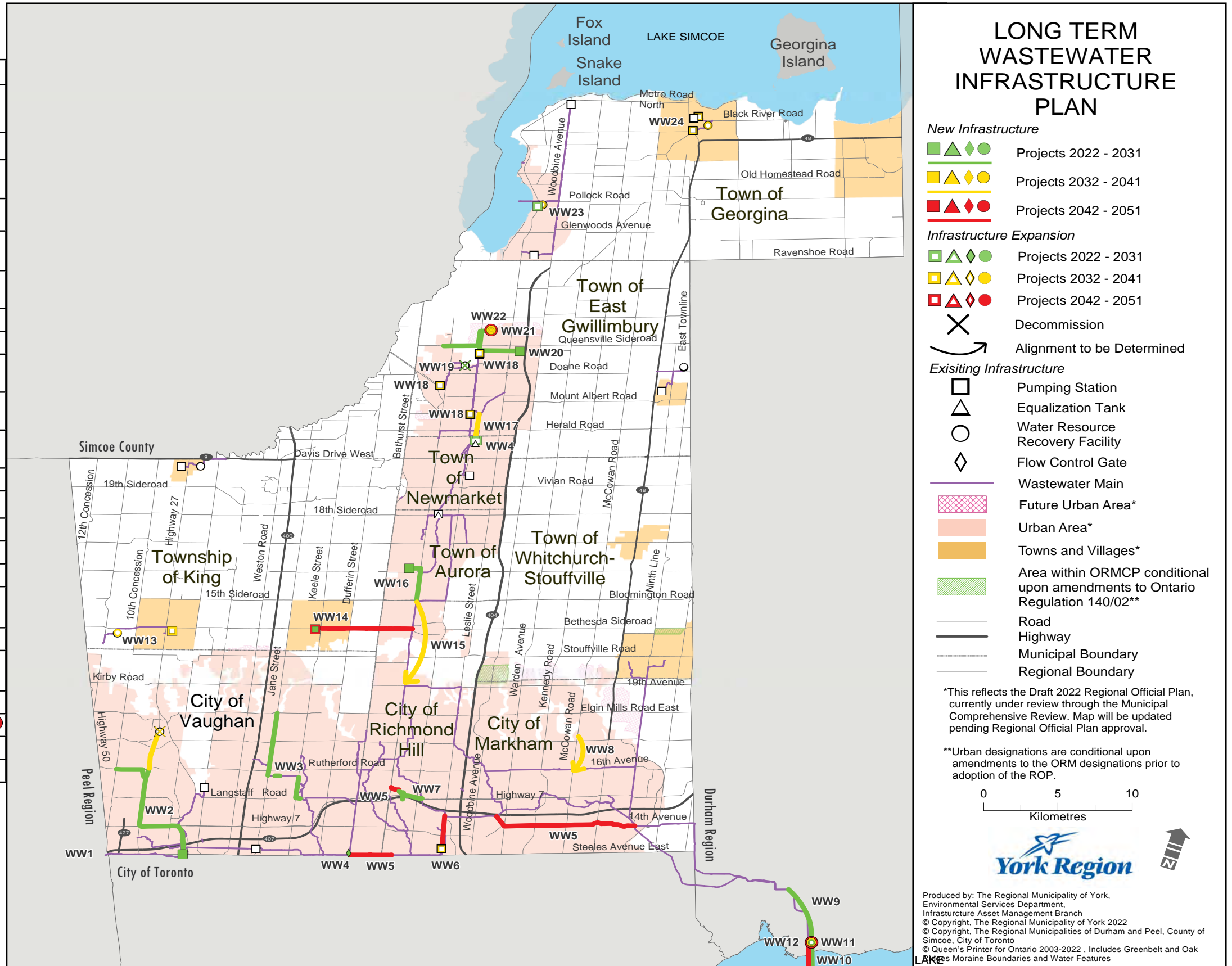
0 5 10
Kilometres

Produced by: The Regional Municipality of York, Environmental Services Department, Infrastructure Asset Management Branch
 © Copyright, The Regional Municipality of York 2022
 © Copyright, The Regional Municipalities of Durham and Peel, County of Simcoe, City of Toronto
 © Queen's Printer for Ontario 2003-2022, Includes Greenbelt and Oak Ridges Moraine Boundaries and Water Features

6.0 THE INFRASTRUCTURE PLAN

Figure 6.2 Long-term Wastewater Infrastructure Plan

WW1	Peel System Cost-Shared Works
WW2	West Vaughan Sewage Servicing
WW3	Northeast Vaughan Wastewater Servicing
WW4	York Durham Sewage System Conveyance Optimization
WW5	York Durham Sewage System Expansion
WW6	Leslie Street Sewage Pumping Station and Forcemain
WW7	Richmond Hill Langstaff Gateway Provincial Urban Growth Centre Wastewater Servicing
WW8	North Markham Trunk Sewer
WW9	Primary Trunk Sewer
WW10	Duffin Creek Water Pollution Control Plant Outfall Effluent Strategy
WW11	Duffin Creek Water Pollution Control Plant Stage 1 and 2 Chlorine Chamber Expansion
WW12	Duffin Creek Water Pollution Control Plant Growth Expansions
WW13	Nobleton Wastewater Servicing
WW14	King City Wastewater System Upgrades
WW15	Yonge Street Sewer Twinning
WW16	York Durham Sewage System Interim Servicing
WW17	Newmarket Diversion Sewer
WW18	East Gwillimbury Sewage Pumping Station Expansions
WW19	Holland Landing Lagoon Decommissioning
WW20	East Queensville Sewage Pumping Station and Forcemain
WW21	Upper York Water Reclamation Centre
WW22	Upper York Servicing Infrastructure Expansions 1 and 2
WW23	Keswick Wastewater Servicing
WW24	Sutton Wastewater Servicing



6.1 REGIONAL PROJECTS TO ADDRESS REGION-WIDE SERVICING NEEDS

6.1 REGIONAL PROJECTS TO ADDRESS REGION-WIDE SERVICING NEEDS

Several projects are particularly significant to the infrastructure system as a whole because they are critical to support Region-wide growth to 2051.

The York Water System services most of York Region, supplying drinking water to every local municipality except the Town of Georgina. Cost-shared projects with the City of Toronto and Peel Region identified in the 2016 Master Plan have been carried forward in this update to continue to increase supply of Lake Ontario water to the York Water System and support growth to 2051.

The York Durham Sewage System, which similarly collects wastewater flows from all local municipalities except the Town of Georgina, is expected to reach capacity and require significant investment within the 2051 planning horizon. Various projects to upgrade this system support most of the growth in York Region, and include:

- Substantial new work to expand the Duffin Creek plant beyond what was foreseen in the 2016 Master Plan given the longer planning horizon and twinning of the Primary Trunk Sewer that brings flows into the plant
- Upgrades and twinning of significant portions of the network of sewer pipes and pumping stations that bring flows into the Primary Trunk Sewer and eventually the Duffin Creek plant; while these projects will be located in Durham Region, as well as the cities of Vaughan, Markham and Richmond Hill, they will convey increased flows from growth occurring throughout York Region

In addition, York Region and Durham Region will complete a Primary System Master Plan following updates to their respective Regional Official Plans. This joint plan will forecast and refine future capital expansion requirements over a 30-year period for the Primary System, which consists of the Duffin Creek plant, Primary Trunk Sewer and some supporting infrastructure located outside the York Regional boundary. Appendix A.8 discusses some requirements and details that will be considered as the Primary System Master Plan is developed.



6.2 CITIES OF MARKHAM, RICHMOND HILL AND VAUGHAN

6.2 CITIES OF MARKHAM, RICHMOND HILL AND VAUGHAN

The southern cities of Vaughan, Markham and Richmond Hill are serviced by the most mature sections of the Region's York Durham Sewage System and York Water System. These systems also extend to serve communities further north, including the towns of Aurora, Newmarket, East Gwillimbury and Whitchurch-Stouffville and King City in the Township of King.

By 2051, the cities of Vaughan, Markham and Richmond Hill are expected to be home to about three-quarters of the Region's two million residents. To accommodate this growth, the Regional system will continue to supply Lake Ontario-based drinking water through the York Water System and return the related wastewater flows using the York Durham Sewage System.

Large infrastructure projects will be needed to connect expanded urban areas in west Vaughan, northeast Vaughan and north Markham to Regional water and wastewater systems. More localized upgrades will address intensification, including in the Richmond Hill/Langstaff Gateway area and growth areas in the City of Vaughan. The plan also identifies water expansion projects to support system resiliency for the entire York Water System.

The plan includes decommissioning the Kleinburg Water Resource Recovery Facility post 2036 and connecting the wastewater system in this area to west Vaughan infrastructure, in line with a completed environmental assessment.

York Regional Council passed a number of motions at a special meeting on October 21, 2021. One of the motions designated a portion of lands west of the Little Rouge as residential. The infrastructure plan developed for this Master Plan Update is sufficient to accommodate the growth associated with approval of this motion.



6.3 TOWNSHIP OF KING

6.3 TOWNSHIP OF KING

Although forecast to grow to approximately 50,000 residents by 2051, Township of King is expected to remain the smallest municipality in the Region. In King City, existing drinking water supplies through York Water System are expected to be adequate to meet growth needs to 2051 and wastewater needs will be addressed through phased upgrades to the King City wastewater system, which pumps flows into the greater York Durham Sewage System.

In Nobleton, increased servicing needs for wastewater and water to support expansion to 10,800 people have been identified for the stand-alone water resource recovery facility and groundwater wells through the recently completed environmental assessment. Servicing requirements for growth in Nobleton beyond 10,800 people was considered (see Appendix A.7) and was deemed not feasible due to provincial policy constraints and very high costs for further expansions/upgrades to the system.

One of the motions passed by York Region Council at its special meeting on October 21, 2021 redistributed population growth of roughly 3,200 people from whitebelt/future urban areas – agricultural and rural lands outside settlements and the Greenbelt – as previously planned, to existing settlement areas in Township of King. The Township of King will work with the Region to identify any additional servicing needs related to this redistribution through ongoing monitoring processes.

6.4 TOWN OF WHITCHURCH-STOUFFVILLE

A combination of Lake Ontario water through the York Water System and groundwater wells in Stouffville will continue to meet drinking water needs in the Town of Whitchurch-Stouffville, which is expected to grow to over 88,000 residents by 2051. Additional capacity will be provided by:

- Optimizing supply and storage of groundwater from wells, in line with a completed environmental assessment
- Eventually expanding the pumping station bringing Lake Ontario water into the Town of Whitchurch-Stouffville and adding a new storage facility

Wastewater flows will continue to be conveyed through the York Durham Sewage System for treatment at the Duffin Creek plant, with no new projects required in the Town of Whitchurch-Stouffville.

One of the motions passed by York Region Council at its special meeting on October 21, 2021 included adding areas in Gormley and Bethesda within the urban boundary to address growth interest.

Servicing of South Gormley Employment Expansion is contingent upon removal of provincial regulatory restrictions. As this growth is anticipated in the later years of the forecast post-2041, conceptual servicing options are outlined in Appendix A.7 that can implemented should provincial regulations change.

Servicing of Bethesda is also contingent upon removal of provincial regulatory restrictions. Depending on the magnitude of growth, a review of the wastewater system capacity would be appropriate to ensure existing Regional sewers could accommodate additional flows. No additional water upgrades beyond those already identified for the community of Stouffville are anticipated to be required.

6.5 TOWNS OF AURORA, EAST GWILLIMBURY AND NEWMARKET

6.5 TOWNS OF AURORA, EAST GWILLIMBURY AND NEWMARKET

For York Region communities in the Lake Huron watershed, expansion of the servicing system to support growth must give special consideration to a limit on the transfer of drinking water across watershed boundaries and the requirement to balance returning wastewater flows, as described in Section 2.6.

All three communities are expected to grow and together have approximately 328,000 residents by 2051 or about 16% of the Region's total population. The greatest expansion is planned in the Town of East Gwillimbury, where population will more than quadruple to reach over 127,000 people.

This growth will require additional drinking water, which will be provided by increasing supply from the current sources — Lake Ontario and groundwater — and adding a small amount of new Lake Simcoe supply:

- Several projects will bring more Lake Ontario water north into the towns of Aurora, Newmarket and East Gwillimbury
- Groundwater will continue to supply part of the water need, supported by such projects as the Green Lane and Leslie Street watermain
- Water supply from Lake Simcoe will be provided through a new infrastructure connection between the north end of the York Water System and the Georgina Water System
- A few local upgrades will accommodate areas expected to grow significantly

Wastewater flows from these communities will also require upgrades to the system in phases to convey these additional flows southward into the York Durham Sewage System, as well as northward to the proposed Upper York Sewage Solutions Water Reclamation Centre.

As noted in Section 5.2, York Region has put in place several interim solutions to address the shortfall in servicing capacity resulting from delayed approval of two key elements of Upper York Sewage Solutions.

One of the motions passed by York Region Council at its special meeting on October 21, 2021 designated an urban area expansion into 70% of whitebelt lands in East Gwillimbury. This triggers the need for a second expansion of the Water Reclamation Centre by 2051. Given the continued delays of provincial approval, resulting in delays of the initial construction to at least 2029, it will be challenging to achieve two expansions of this facility by 2051.

Mount Albert Water Resource Recovery Facility was designed in 2004 to provide wastewater servicing for the ultimate population for the community of 6,000 people. With increased community density, there remains some land available for further development and a desire by the local municipality to complete the community to 8,000 persons. Since 2014, the Region has undertaken several studies to determine the feasibility of expanding capacity at the Mount Albert Water Resource Recovery Facility. These studies outlined significant costs to meet stringent phosphorus limits outlined the Lake Simcoe Protection Plan. More recently, a group of landowners funded an optimization study to see if the existing infrastructure could be stretched to complete the community. At the time of writing this report, discussions are ongoing between landowners, Town of East Gwillimbury staff and York Region staff regarding the potential to expand servicing capacity in Mount Albert from 6,000 to 8,000 people. No agreement has been finalized. Further information about the past study and proposed works can be found in appendix A.7.

6.6 TOWN OF GEORGINA

In addition, using the One Water principle of infrastretching, the Region in partnership with local municipalities and developers have found opportunities through inflow and infiltration reduction works to provide servicing capacity in constrained areas. Recently, inflow and infiltration works in the Town of Newmarket have supported non-profit housing initiatives. The Region will continue to look for opportunities to leverage inflow and infiltration reduction in other municipalities with capacity constraints to generate capacity to support non-profit housing initiatives.

6.6 TOWN OF GEORGINA

The Regional system will continue to supply the Town of Georgina, which is expected to roughly double in population to approximately 70,000 residents, with water from Lake Simcoe and return wastewater flows achieved via the Keswick and Sutton water resource recovery facilities.

Consistent with previous master plans, expansion of the Georgina Water Treatment Plant in line with the completed environmental assessment will provide increased water supply from Lake Simcoe.

The additional water supply will also support growth in the northern portions of the York Water System to build further resiliency in water supply sources.

As previous master plans have noted, the Keswick and Sutton water resource recovery facilities will be expanded as determined by completed environmental assessments and will service planned growth. Flows to the plants continue to be monitored, and once flows reach 70% of capacity, consideration will be given to include facility expansions in the 10-year capital plan, subject to available funding at that time. In addition, some upgrades to sewage pumping stations in Sutton will be needed to address constraints in the conveyance network.



6.7 UPDATED COST ESTIMATES

6.7 UPDATED COST ESTIMATES

The estimated cost of the infrastructure plan, including supporting programs, is an important input into the Region's Development Charges Bylaw. Costing models are used to develop conceptual estimates for the Master Plan. These models leverage the best available information from past and recent Regional projects to produce unit cost rates for various components that make up identified projects. Costs associated with engineering and technical studies, contingencies and/or project-specific requirements are also factored in. Further information on the cost estimation methodology is available in Appendix A.6.

The estimated cost to implement the infrastructure identified in the preferred servicing strategy is \$4.5 billion and this total is broken down in Table 6.2 below.

Table 6.2 Summary of Master Plan Expenditures for Growth Capital Projects (\$000's) to 2051

System	Year			Total (\$000's)
	2022-2031	2032-2041	2042-2051	
Water	\$273,640	\$452,880	\$252,950	\$979,470
Wastewater	\$1,461,010	\$1,042,100	\$1,008,390	\$3,511,500
Total	\$1,734,650	\$1,494,980	\$1,261,340	\$4,490,970

Wastewater infrastructure makes up more than three-quarters of total costs. Substantial expansion of treatment capacity and the wastewater pipe network is needed. In comparison, water infrastructure and treatment capacity to service long-term growth are largely in place now, although additional water infrastructure is required to address specific constraints and growth areas.

Costs are highest in the first 10-year period from 2022-2031 because the proposed Upper York Water Reclamation Centre is planned to be completed during this timeframe (pending provincial approvals). Projects (like West and Northeast Vaughan Infrastructure) underway to connect expanded urban areas in the City of Vaughan to existing systems also represent a significant share of costs in this first decade.

Investment needs will continue into the following decades as the York Durham Sewage System, which handles the bulk of the Region's wastewater, is reaching capacity. Major works will focus on expanding its two components, the Duffin Creek plant and related sewer network. Other projects will expand and add to water and wastewater infrastructure to service communities in the Lake Simcoe watershed.

7.0 IMPLEMENTING THE PLAN

- 7.1 DELIVERING INFRASTRUCTURE PROJECTS
- 7.2 ACHIEVING A SUSTAINABLE WATER FUTURE



7.1 DELIVERING INFRASTRUCTURE PROJECTS

7.1 DELIVERING INFRASTRUCTURE PROJECTS

BUDGET AND CAPITAL PLAN

The Master Plan is prepared with the best currently available knowledge and information and is intended to guide actions and decisions at a high level.

Once the Master Plan is completed, the preferred strategy and associated infrastructure plan are carried out through projects undertaken as part of the York Region 10-year capital plan. The 10-year plan includes growth projects identified in the Master Plan and renewal projects to maintain asset condition as identified in the Asset Management Plan.

The 10-year capital plan is updated annually. As well as rolling forward one year, the updated plan responds to such other factors as new financial constraints, delays or scope changes in project delivery, population increases or growth patterns that differ from forecast, and changes in asset management needs informed by condition assessments.

ENVIRONMENTAL ASSESSMENTS

The municipal class environmental assessment process sets out the scope and level of investigation for different types of projects based on the nature of a project and potential environmental effects. Projects are classified into different schedules that contain descriptions of proposed works. Schedule B and C projects require project-specific class environmental assessments, following the requirements of the *Environmental Assessment Act*. An alternative process are full or individual environmental assessments under Part II of the Act for large scale projects that are not capable of being addressed by the municipal class environmental assessment process.

Project-specific environmental assessments provide a detailed inventory of relevant environmental conditions and assess potential impacts. The process includes consultation with Indigenous peoples, regulatory agencies and the public. Where applicable, measures to avoid or mitigate impacts are identified. Through this process, project needs and assumptions made in the Master Plan are re-evaluated and defined in further detail and a preferred solution is identified.

As discussed in Section 2.6, several changes are in progress to the environmental assessment process set out by the *Environmental Assessment Act*. As these changes come into effect, York Region will adapt how it undertakes projects to remain in compliance with the Act.



7.1 DELIVERING INFRASTRUCTURE PROJECTS

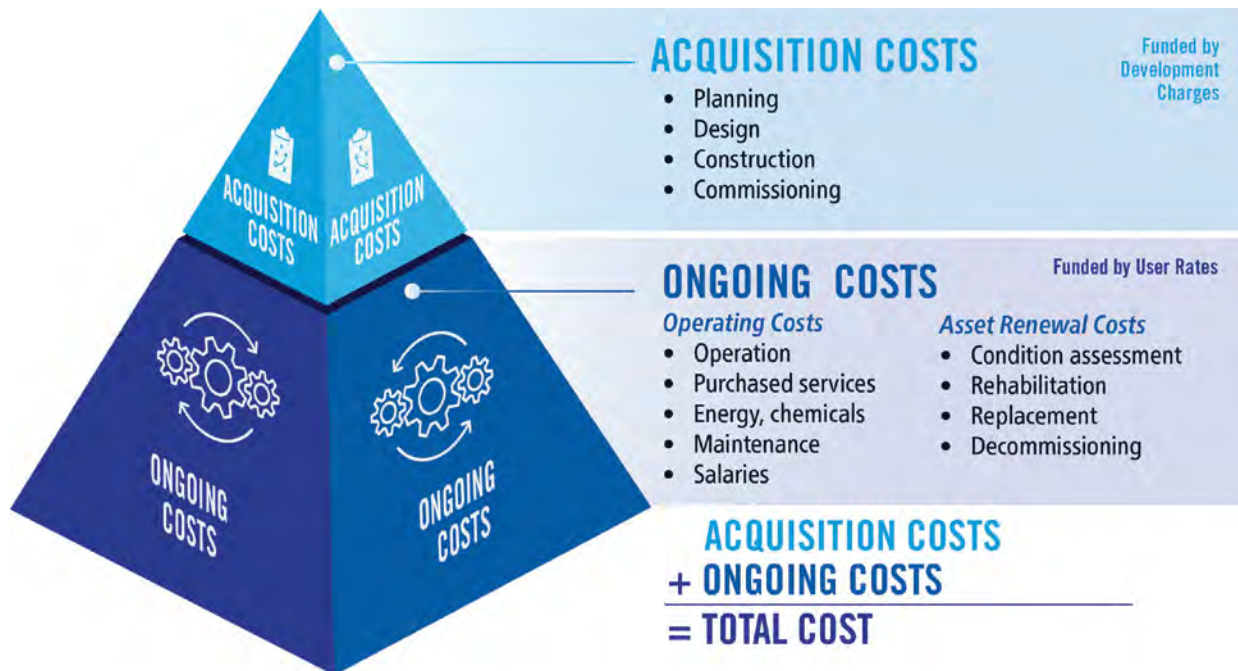


LONG-TERM FINANCIAL SUSTAINABILITY

Long-term financial sustainability of the water and wastewater system is driven by the total cost of providing services. Managing these costs is critical so services remain affordable to residents and businesses.

With new infrastructure, acquisition costs often receive more attention than ongoing costs of operation, repair and renewal. While acquisition costs can be substantial, ongoing costs over the entire useful life of an asset are generally higher. New growth-related assets will need to be replaced eventually. As well, the Region has ongoing costs related to agreements with partner municipalities. Figure 7.1 shows all of these costs of servicing, as well as how they are funded.

Figure 7.1 - Total Cost of Servicing

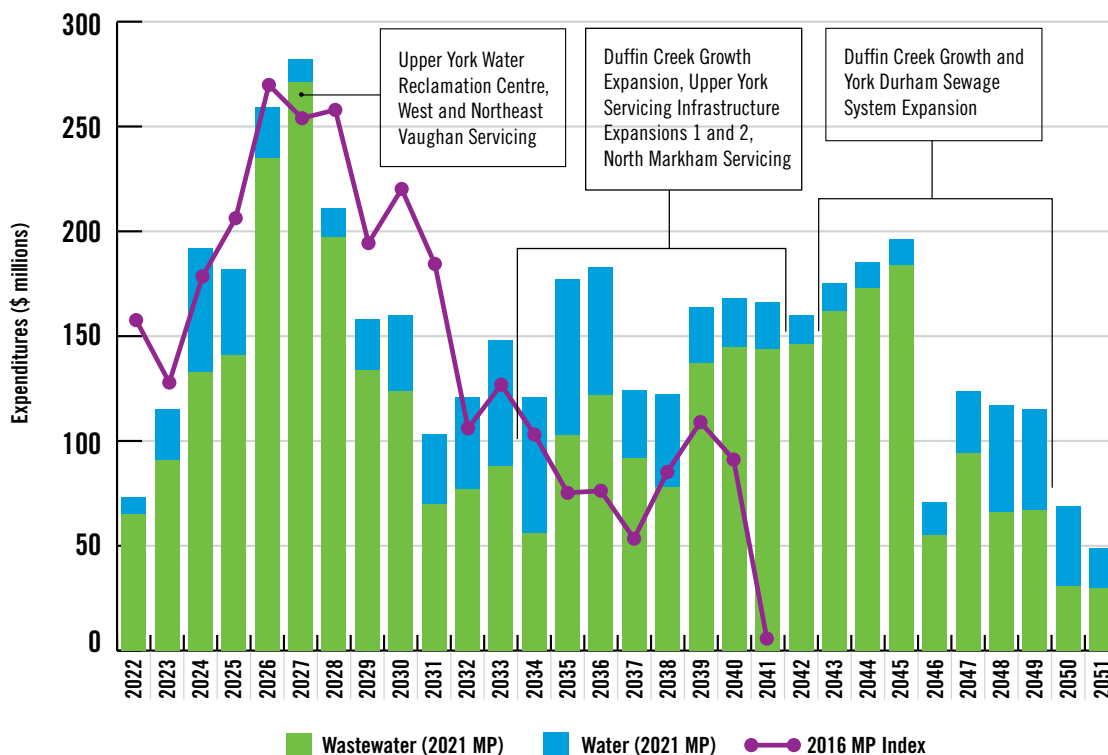


7.1 DELIVERING INFRASTRUCTURE PROJECTS

Acquisition Costs

The estimated cost of acquiring new infrastructure identified in this Master Plan update is \$4.5 billion. Expected timing of investments is shown in Figure 7.2. Together with remaining capacity in the existing system, this new infrastructure will support growth to 2051.

Figure 7.2 - Estimated Costs to Acquire Growth-related Infrastructure



Note: All costs are expressed in 2020 dollars and do not account for inflation

As noted in Section 6.7, wastewater components of the infrastructure plan make up most of the investment needed. Peaks in the graph reflect major project expenditures to implement the Upper York Water Reclamation Centre, Duffin Creek plant expansions and servicing urban expansion areas.

Expenditures are weighted in the first 10 years and, to a lesser degree between 2032 and 2041, as key systems need to be expanded or improved so that servicing is in place to support growth in later years.

7.1 DELIVERING INFRASTRUCTURE PROJECTS

Compared to the previous Master Plan, this update includes over a billion dollars of additional infrastructure to support the extended planning horizon to 2051. Costs were updated for projects carried forward from the 2016 Master Plan, to account for inflation and changes to scope and sizing, which contributed to the higher cost of the infrastructure program. To provide servicing to 2051, a few large projects are required including:

- ◉ Water Reclamation Centre Expansion 2 - estimated cost over \$200 million
- ◉ Duffin Creek Water Pollution Control Plant Expansions - estimated cost over \$500 million
- ◉ York Durham Sewage System Conveyance Expansion - estimated cost approximately \$325 million
- ◉ Plus a few additional smaller projects including York East Water Servicing and King City Wastewater - estimated cost over \$150 million

Ongoing Costs

As new infrastructure components are added to the existing water and wastewater asset base, they increase the Region's ongoing costs. As shown in Figure 7.1, ongoing costs include both day-to-day operating costs and renewal costs.

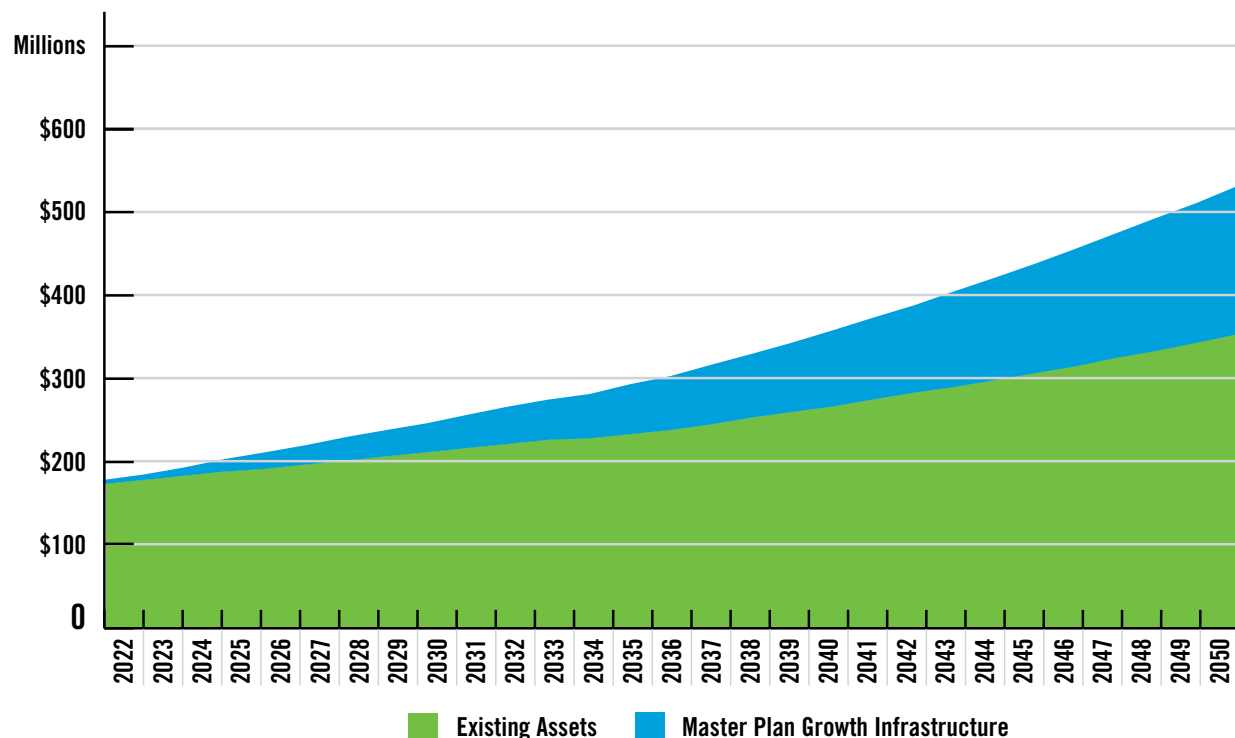
New infrastructure contributes to higher day-to-day operating costs as additional assets will require energy and chemical inputs, staffing and routine maintenance. Another source of future operating costs to support growth will also come from purchased services through the Region's long-standing servicing agreements with neighbouring regions and the City of Toronto. These purchased services include water services provided by Peel Region and the City of Toronto, a wastewater service agreement with Peel Region and the co-ownership and operating agreements with Durham Region for the York Durham Sewage System primary system including the Duffin Creek plant.



7.1 DELIVERING INFRASTRUCTURE PROJECTS

Figure 7.3 shows expected operating costs associated with both the Region's existing system and the new water and wastewater infrastructure needed to support growth. The area in green shows the incremental increase in operating costs as more assets are brought online to service growing communities. Operating costs associated with the existing asset base shown in blue are also expected to increase over time in pace with inflation.

Figure 7.3 Operating Cost of Water and Wastewater Systems



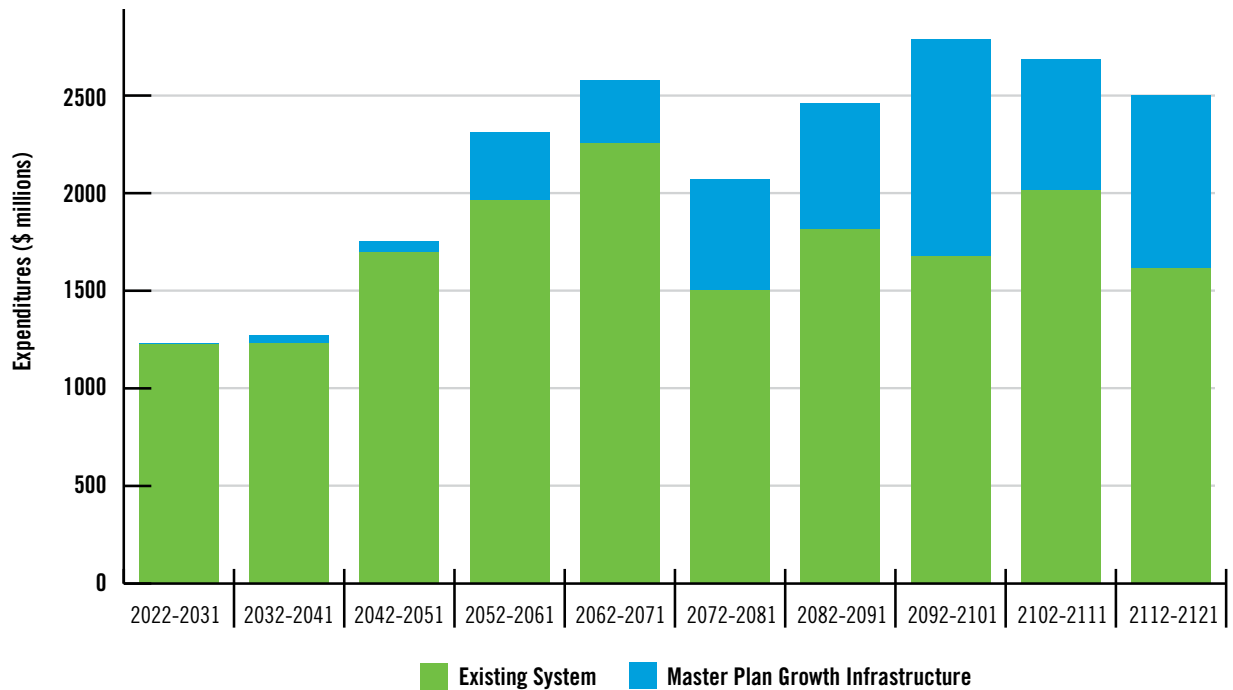
Note: Dollar amounts include inflation

As assets age, they will need to be rehabilitated and eventually replaced. This spending is known as renewal costs and over the past 5 years, has averaged about \$100 million annually. Together, existing and new assets will require more than \$20 billion in renewal costs over the next 100 years.

As shown in Figure 7.4, water and wastewater renewal needs are expected to be lower in the near term as the Region's water and wastewater systems are still relatively young. As the new infrastructure identified in this Master Plan ages, incremental renewal costs are expected to increase over time as different components come due for renewal. The Region uses a 100-year time frame for renewal needs that reflects the long life of most major water and wastewater assets. Together, existing and new assets will require more than \$20 billion in renewal costs over the next 100 years.

7.1 DELIVERING INFRASTRUCTURE PROJECTS

Figure 7.4 Estimated Cost of Renewal for Water and Wastewater Assets Over the Next 100 Years



Note: Dollar amounts are before inflation

Funding

The Region follows provincial requirements and industry best practice in funding the costs of water and wastewater services.

York Region's costs to acquire water and wastewater assets to meet growth needs are primarily funded by development charge revenue, as discussed in Section 4.3. Development charges are collected from developers to support growth-related infrastructure provided by the municipality.

As recommended by industry groups and other authorities, user rates pay for the full costs of providing ongoing services. Full costs are made up of day-to-day operating expenses and larger, more sporadic costs to rehabilitate and replace assets. The latter are covered by a share of user rate revenue that goes each year into asset replacement reserves. The Region's [Water and Wastewater Financial Sustainability Plan](#) explains how user rates fully fund capital needs without the use of debt in a manner that is fair to both current and future generations.

Financial sustainability of water and wastewater systems is not just about having the upfront capital to build assets but also being able to pay ongoing costs. Should anticipated growth not be realized, the Region may face two financial pressures: reduced collections of development charges and lower-than-forecast revenues from end users. For this reason, the Region will continue to leverage existing infrastructure systems as much as possible and more tightly align pacing of new capital projects with actual growth, as discussed in Section 4.3.

7.1 DELIVERING INFRASTRUCTURE PROJECTS

Considering Total Cost of Servicing to Make Better Decisions

Decisions about the type and design of an asset used to provide service can have a profound impact on costs over its entire useful life. This is an important aspect of infrastructure planning and implementation. By the time infrastructure is commissioned, up to 95% of the opportunity to influence or reduce these costs has already passed.

The Master Plan provides the first key opportunity to minimize these costs. In evaluating potential alternative strategies to service planned growth, it considers both the upfront acquisition cost and ongoing costs. The Master Plan is also the first point for deciding whether new assets are required, what types of new assets should be considered, where they are needed and when they need to be built or acquired.

In moving from master planning to implementing specific projects, the Region will make the next level of decisions that influence total costs. These decisions around design elements like technology or material or location of assets for ease of access must balance financial considerations with technical, reliability, safety and other needs.

MONITORING AND ADAPTING

This Master Plan provides a high-level roadmap for delivering servicing over the long term by determining the need for future infrastructure projects and supporting programs using the best available information and understanding. Over time, assumptions need to be monitored. Updates and course corrections will happen as things change or better information becomes available.

Potential Sources of Change from Plan

The further a forecast looks into the future, the higher the level of uncertainty. Over the next 30 years, growth patterns will continue to evolve and servicing needs may change as a result.

In particular, the pace of high-density development is very likely to increase over time in response to market demand. The exact location and timing of these elements of growth are uncertain, as are its impacts.

Minister's Zoning Orders can bring additional uncertainty to growth plans as they are sometimes approved without local or Regional input, which means infrastructure plans may not reflect increased service population. Where approval is given through a Minister's Zoning Order, it will be out of sync with planned services in the expected time frame because the Master Plan did not foresee the related development.

Aside from growth happening differently than envisioned, infrastructure projects are conceptual at this stage. Thus, implementation might be more complex and timing of delivery longer than originally considered. The Region might also face fiscal constraints that could require changes to future infrastructure identified in the plan as the Region continues to grow.

7.1 DELIVERING INFRASTRUCTURE PROJECTS

Ways of Monitoring and Adapting

One Water principles were adopted to guide the decision-making process of the Master Plan and will continue to be instrumental in the ongoing monitoring and adaptation during implementation.

One Water's holistic approach provides a framework for adaptive management through:

- Integration, which means creating synergies and increasing efficiency in systems by closely monitoring the effects of demand management and asset management initiatives
- Innovation, which involves exploring new concepts and ideas throughout implementation to promote cost-efficiency and environmental sustainability
- Infrastretching, which maximizes useful capacity and life of the existing system and established long-term servicing agreements

Figure 7.5 shows the range of programs, plans, analyses and activities in the Environmental Services department and across the Region that support adaptation to changing conditions.

Figure 7.5 Integrated Approach to Water and Wastewater Service Delivery



7.1 DELIVERING INFRASTRUCTURE PROJECTS

Closely monitoring available capacity in the infrastructure system and development activity enables the Region to coordinate servicing capacity with growth/development, as the province requires municipalities at a minimum to provide a three-year supply of residential units. Demand management programs to encourage water conservation and reduce inflow and infiltration help make more capacity available in the Regional system.

The Region's proactive management of water and wastewater servicing capacity will effectively support development needs while minimizing risks associated with over-extending the infrastructure system.

Three key elements of proactive capacity management include:

- Modeling to understand available system capacity and near-term restrictions
- Monitoring including both flow monitoring and allocation tracking
- Coordinated management of capacity assignment and continued refinement of infrastructure plans as needed and where feasible when development needs deviate from master plans

The 10-year capital plan sets out sequencing of projects/programs to meet growth and asset management needs. The capital plan is reviewed each year as part of the budget, which provides an opportunity to recalibrate plans to reflect changing circumstances. Shifting circumstances considered in capital plan updates include financial pressures, changes to projects in implementation and coordination with other projects including asset management works or infrastretching and optimization initiatives. Recalibrating inevitably involves trade-offs. Within a fixed budget, adding, advancing or expanding a project means something else has to be reduced or removed, and related spending may never be recouped.

Limitations

While the Region strives for flexibility in implementing infrastructure, there are limits on its ability to accommodate unexpected circumstances:

- Large Regional infrastructure projects take considerable time: seven years from plan to completion is typical, but larger projects can take more than a decade
- The size of projects means that they must be timed appropriately; expanding or adding infrastructure earlier than planned can have both financial and operational consequences, the latter because of such potential impacts as poor water quality
- Infrastretching has its limits; pushing existing assets too far beyond their capacity can increase operating risks and may reduce the level of service to existing users beyond acceptable limits
- Prolonged delays in receiving provincial approvals result in major costs and risks that the Region cannot reasonably plan for; this Master Plan update continues to consider the Water Reclamation Centre a key component of long-term servicing for the three municipalities in the Upper York area; should the province render a decision requiring a different direction, there would be numerous implications including considerations outside of this Master Plan update

7.2 ACHIEVING A SUSTAINABLE WATER FUTURE

These factors underscore the need to continually seek the right balance — between costs, growth patterns and the needs of existing customers. Monitoring growth, system capacity and evolving circumstances are key to adapting service delivery to needs as they change.

Over the next 30 years, as growth and development patterns become clearer, municipal comprehensive reviews and master plan updates will provide several opportunities to recalibrate the water and wastewater servicing plan. In addition, timing of delivery can be adjusted through the budget process.

7.2 ACHIEVING A SUSTAINABLE WATER FUTURE

The Region considers One Water the best approach for managing water resources wisely because it is based on understanding and leveraging the natural water cycle. This approach strives to make the best use of every source of water, including water that has passed through municipal systems. One Water can provide innovative solutions to complex problems that are effective and benefit communities and the environment while costing less than traditional approaches. It also helps minimize use of other inputs, including energy, to mitigate climate change impacts.

Ongoing collaboration with key partners like the conservation authorities and local municipalities is key to advancing One Water using its principles of integration, innovation and infirstretching. With its broad impacts and influences, One Water is woven throughout the sections below, which touch on existing and potential new initiatives to address water challenges and opportunities. The Region will continue integrating One Water into its approaches to planning and delivering solutions to help define a sustainable future.



THROUGH PARTNERSHIPS AND INNOVATION,
 💧 **ONE WATER** MAKES THE BEST
 POSSIBLE USE OF WATER FROM EVERY SOURCE
 TO SUSTAIN **HEALTHY PEOPLE,**
HEALTHY COMMUNITIES AND A
HEALTHY ENVIRONMENT. 💧

7.2 ACHIEVING A SUSTAINABLE WATER FUTURE

DEMAND MANAGEMENT

Long-Term Water Conservation Strategy

Demand management plays an integral role in planning the Region's water and wastewater infrastructure. Managing water demand through water conservation and efficiency adds real capacity to existing and future infrastructure systems, in turn reducing the amount of energy consumed and GHG emissions released and is a prime example of the One Water principle of infstretching.

A September 2021 update to the Region's Long-Term Water Conservation Strategy identified four overarching objectives:

1. Promote the responsible use of water as a resource
2. Apply a One Water approach to enhance water system sustainability and promote efficiency
3. Reduce water consumption as population increases for sustainable long-term servicing
4. Be a water efficiency and conservation influencer for residents, the industry and regulatory partners

The strategy's five program areas focus on cost-effective ways to realize long-term water savings:

1. Support Regional and local cities and towns' efforts to reduce system losses and other sources of non-revenue water
2. Continue to raise awareness and engage residents and students on conserving water, especially in outdoor uses, and encourage greater water efficiency in new residential developments
3. Support conservation among industrial, commercial and institutional water users through programs and targeted incentives
4. Continue to advance research into centralized municipal and decentralized water reuse
5. Demonstrate leadership by improving the efficiency of York Region's own facilities and operations

Appendix C.1 provides the full updated strategy.

To successfully deliver this Master Plan update, the Region will require support from its local cities and towns and the province, as well as collaboration with other jurisdictions and stakeholders. It will implement, evaluate and refine its programs over the next five years.

7.2 ACHIEVING A SUSTAINABLE WATER FUTURE

Inflow and Infiltration Reduction Strategy

Reducing inflow and infiltration from the wastewater systems provides real capacity to existing systems and defers the need for future infrastructure to service growth; this is a prime example of the One Water principle of infirstretching. Integrating inflow and infiltration reduction into day-to-day operational needs and decision making and implementing advanced technologies and intelligent information systems are also examples of the integration and innovation principles of One Water.

In September 2021, the Region's Inflow and Infiltration Reduction Strategy was updated. Main objectives of the 2021 strategy update are:

- Ensure continuous progress is made towards reaching the 2031 inflow and infiltration reduction target of 40 million litres a day; this target is required to meet the Southeast Collector Trunk Sewer individual environmental assessment condition of approval set by the province in 2010
- Support Regional growth and sustainability goals while balancing overall cost and benefits
- Refine partnership framework to enhance inflow and infiltration reduction programming at both the Region and nine local municipalities
- Continue to be an inflow and infiltration reduction leader, promoting innovation, adaptation, and digital integration in data collection and analysis to drive actions towards the long-term reduction target

The strategy update is organized around five program areas:

1. Enhance partnerships among York Region, local municipalities and the development community, all of which have a role to play in reducing unnecessary water entering the sanitary sewer system
2. Monitor flows and continue to collect data to set local municipal inflow and infiltration reduction targets and pinpoint high-priority areas for local improvement efforts
3. Advance data collection and analytics by installing more meters in Regional trunk sewers and using innovative tools to analyze flow data and better plan and track work
4. Expand assessment and rehabilitation programming, refine policies and bylaws and enhance partnership initiatives with developers for continued inflow and infiltration reduction in existing sanitary sewer systems
5. Develop and adopt a new development standard for inflow and infiltration management consistently across the Region and introduce monitoring requirements for the prevention of inflow and infiltration in new sanitary sewer systems

Appendix C.2 provides the full updated strategy.

7.2 ACHIEVING A SUSTAINABLE WATER FUTURE



CLIMATE CHANGE ACTIONS

York Region's draft Climate Change Action Plan identifies actions in priority areas to help address climate change. These actions focus on corporate-specific actions and community-level activities to improve resilience to climate change and achieve integration and co-benefits through implementation. Integrating efforts to mitigate and adapt is the most effective way to manage climate change risks.

The plan is founded on the following goal:

Working together, the strong, caring and safe communities of York Region will continue to thrive under changing climate conditions.

It aims to achieve two major outcomes:

- Reduce GHG emissions with a long-term goal of becoming a net-zero Region by 2050
- Increase resilience and capacity of the Region to withstand and respond to current and future climate events

7.2 ACHIEVING A SUSTAINABLE WATER FUTURE

As noted in Section 3.3, the corporate [Energy Conservation and Demand Management Plan](#) looks for ways to reduce emissions across Regional government. Currently, approximately 90% of the energy used in water and wastewater facilities is from electricity. The plan, updated most recently in 2019, also identified energy savings from reducing water consumption, since water supply and wastewater conveyance both require energy for pumping, and from putting efficiency measures in place at individual facilities.



Energy Conservation and Demand Management Plan

The Energy Conservation and Demand Management Plan (2019) identified a suite of projects, initiatives and other activities to position York Region to achieve its long-term aspirational goal of net-zero carbon emissions.

- Continued implementation of water conservation and inflow and infiltration reduction programs
- **Energy conservation** and **process** optimization measures like improvements to heating and cooling systems and pump optimization
- **Renewable Energy** measures include implementing heat recovery systems and installing photovoltaic solar

Climate adaptation is also important. Adapting means taking action to reduce negative impacts of existing and future climate change. Regular maintenance and inspection keep our infrastructure in a good state of repair, which helps make it more resilient in case of extreme weather events. Some of this work, on wastewater infrastructure, is done in partnership with conservation authorities and servicing partners.

In recent years, climate change adaption measures have been implemented to improve the Region's resiliency to a changing climate. For example, drinking water sources have been evaluated using 10-year drought scenarios to understand risks to groundwater sources, which drove development of specific policies under the Source Protection Plans for York Region. For wastewater systems, a 25-year design storm scenario was used to allow for sufficient consideration of climate change on wastewater capacity. To build on this work, a [climate change roadmap](#) has been completed in 2020 to identify and address the highest future climate risks to York Region's water and wastewater infrastructure as shown in Figure 7.6. It focuses on:

- Designing systems for climate resilience
- Improving corporate internal governance and culture regarding climate change
- Improving the capacity to adapt at an operational level
- Building knowledge of climate risks
- Reducing negative impacts to the environment from the servicing system

7.2 ACHIEVING A SUSTAINABLE WATER FUTURE



Many of the 33 actions outlined in the roadmap were developed to directly align with actions discussed in the draft Climate Change Action Plan so that it can serve as a component of the broader corporate plan. Over the next five years, work will be undertaken to update design guidelines, embed climate change lens in the Environmental Assessment process, update emergency operating and business continuity procedures to address high risks, refine odour management programs and develop performance metrics to measure progress toward a resilient water and wastewater system.

The Region will continue to implement initiatives and monitor climate risks that increase resilience of infrastructure and delivery of water and wastewater services.

Figure 7.6 Climate Risks to Regional Water and Wastewater Infrastructure

CLIMATE EVENT	EFFECT	RISK	IMPACTED ASSET	
 TEMPERATURE INCREASE AND EXTREME HIGH TEMPERATURES	Increased microbial activity	Odour events	Sewage pumping stations	
	 EXTREME RAINFALL	Poor raw water quality	Treated water quality weakens	Water treatment plants
		Power outages/equipment failures	Loss of service	Water treatment plants and pumping stations
		Corrosion/breaks	Odour events and spills to the environment	Wastewater mains
		Disinfectant breaks down more quickly	Treated water quality weakens	Water pumping stations, watermains and storage facilities
 DROUGHT	High demand for water	Decreased availability of water	Groundwater wells	

7.2 ACHIEVING A SUSTAINABLE WATER FUTURE



Blue-green Infrastructure: One Water in Action

The power of combining all three elements of One Water is illustrated by what is called “blue-green infrastructure.” It innovates by integrating natural processes — the use of trees, other vegetation and landscaping to enhance community well-being by improving flood protection, urban heat island mitigation and water quality improvements. In addition to having a positive benefit on the environment, blue-green infrastructure saves money by avoiding or reducing the use of built facilities and processing.

One important application of blue-green infrastructure is using landscaping and vegetation around buildings and along waterways to reduce the threat of flooding. Heavy rainfall can easily overwhelm eavestroughs and other runoff channels, resulting in flooded basements and low-lying areas, stormwater getting into sanitary sewers and waterways overflowing their banks. Simple measures such as disconnecting downspouts from municipal storm systems and collecting water in rain barrels instead, planting trees and shrubs, sloping land away from buildings and reducing paved areas can significantly reduce these risks.

Both Lake Simcoe and Toronto and Region conservation authorities are encouraging York Region and local cities and towns to support integration of green infrastructure into asset management planning and to continue to monitor and support the region’s forest assets, including street trees.

In York Region and across Canada, the value of blue-green infrastructure is recognized through the federal Disaster Mitigation and Adaptation Fund (DMAF), which encourages actions like the planting of street trees to absorb storm water instead of relying completely on municipal sewer systems. York Region has successfully received DMAF support to manage the effects of climate change by planting more trees in the right places. This work helps reduce water run-off in urban areas and reduces the impact of heat islands.

7.2 ACHIEVING A SUSTAINABLE WATER FUTURE

WATER EQUITY AND LIVEABILITY

Around the world, growth, economic trends and changes in the climate are raising concerns about equitable access to safe, reliable water and wastewater services. These same factors are raising questions about how communities can remain liveable in the coming decades as growth drives the need for more infrastructure projects.

Water equity provides a new lens with which to view the services York Region provides to residents and businesses in partnership with local municipalities.

The [US Water Alliance](#) has identified a [framework](#) to advance water equity, which from a York Region perspective would be built on three pillars:

- Ensure all users of municipal systems have access to clean, safe, affordable water service
- Maximize community benefits of water and wastewater solutions
- Foster community resilience in the face of a changing climate

Access to Clean, Safe, Affordable Water Services

The first pillar is a reminder that water equity relates to the cleanliness and safety of supply as well as its affordability. As part of the recent update to the [Financial Sustainability Plan](#) for the Region's water and wastewater, affordability of water bills was reviewed using new standards that take lower-income households into consideration. The conclusion was that rates continue to be affordable for most residents but the high cost of housing in the Region may be creating challenges that go beyond the affordability of water bills. The recommended best practice for water and wastewater utilities is to consider affordability support programs for low income households, rather than keep water rates and wastewater services low for all customers. Some help is available to those facing financial challenges, including water-specific financial relief programs in two local municipalities.



7.2 ACHIEVING A SUSTAINABLE WATER FUTURE



Water Quality Management

Drinking water varies from place to place and can be influenced by factors such as hardness, chlorine and even age (how long water stays in a pipe). Groundwater tends to be harder than surface water, picking up minerals like calcium and magnesium as it travels slowly through sediments. It may also contain other minerals like iron and sodium. Drinking water is highly regulated and measures of water quality include both health/safety requirements as well as aesthetic targets. The Region and local cities and towns work together to maintain a safe drinking water system and ensure water quality that meets provincial standards.

A multi-barrier approach, underpinned by stringent provincial regulations, proactively protects drinking water and public health. Some elements include source water protection, training of operators, system audits, a strict provincial inspection and enforcement program, as well as extensive water quality sampling and system monitoring. For example, in 2021, York Region collected and performed 16,639 laboratory-analyzed tests and approximately 40 million point-in-time readings were recorded by 376 continuous monitoring analyzers.

In the long-term, some infrastructure-related examples of water quality management include:

- ❑ Timing new water infrastructure carefully to limit oversizing, which can lead to increased water age
- ❑ Upgrading treatment at some York Region groundwater well facilities to improve the quality of water in communities; groundwater treatment upgrades (valued at over \$100 million) will be phased at multiple York Region well facilities over the next 15 years; groundwater wells diversify water supplies available to the Region which supports flexible and resilient servicing in the face of changing climate
- ❑ Renewal of several York Region water storage facilities (valued at over \$100 million over the next 10 years) to keep water storage facilities (like reservoirs and water towers) in good condition
- ❑ Enhancing maintenance and cleaning of water storage facilities and distribution system
- ❑ Researching emerging contaminants and anticipating operational challenges to identify potential risks early

While not specifically growth-related, water quality continues to be key consideration in long-term service planning.

7.2 ACHIEVING A SUSTAINABLE WATER FUTURE

York Region is a leader in supplying drinking water that meets stringent provincial standards. In 2020, 100% of laboratory-analyzed samples were within regulated standards, and all provincial inspections of the Region's drinking water systems scored 100%. These scores reflected systems and operations in communities across the Region. Through a focus on operations excellence including implementing an Integrated Management System (comprising the Drinking Water Quality Management Standard along with ISO 14001) the Region is working to ensure our drinking water remains safe now and into the future.

Maximize Community Benefits of Water and Wastewater Solutions

Traditional infrastructure projects can be disruptive to communities during construction and historically have impacted the natural environment, for example, by covering or altering existing watercourses.

While a regulatory framework to minimize environmental damage and mitigate impacts is now in place, newer approaches like One Water show how working with natural processes can significantly reduce the impacts of built solutions.

Similar work on this front is taking place around the world. For example, the [Water Services Association of Australia](#) is investigating how to broaden traditional approaches to improve community outcomes.

One of their important goals is liveability. This can guide York Region, local cities and towns and conservation authorities on several fronts, including:

- Providing and encouraging “blue-green” infrastructure and traditional blue infrastructure (water and wastewater infrastructure recommended through this Master Plan) that aligns with One Water approaches
- Using water and greening to reduce heat in the urban landscape, providing resilience to heat events and improving air quality
- Engaging with communities to educate and encourage water-related initiatives at every scale, including individual properties

The Australian water association has developed a [framework](#) that provides guidance on leading, building capacity, engaging the community and developing the right policy and regulatory arrangements to make communities more livable through water-based initiatives. This may provide a roadmap as York Region acts on this Master Plan.

Foster Community Resilience in the Face of a Changing Climate

Community resilience in the face of a changing climate is a key goal of the Region's draft Climate Change Action Plan, which includes a commitment to an equitable transition as communities address climate challenges. Climate change impacts will not affect every resident or every area the same way. Having more information about specific vulnerabilities will be essential in developing the right responses to differing climate change impacts. The Region will continue to guide and encourage the creation of complete communities and will also work to ensure infrastructure systems are built and maintained for both the current and future climate.

7.2 ACHIEVING A SUSTAINABLE WATER FUTURE

MEASURING SUCCESS

To achieve York Region's vision of strong, caring, safe communities, the Region sets and measures progress on key priorities set out in the [2019 to 2023 Strategic Plan](#). Annual reporting ensures objectives are met. Delivering and promoting environmentally sustainable services stress the importance of demand management activities. Ensuring fiscally responsible, reliable, and responsive service delivery means services are delivered to the residents and business in the Region in the most efficient and effective way possible. Successful implementation of this Master Plan will be evaluated by providing available capacity to ensure we meet the Provincial Policy Statement 2020. Municipalities must as a minimum provide three-year supply of residential units, with an option to consider a five-year servicing supply. This performance indicator is also outlined in the Regional Official Plan and reported to Council as part of the capacity monitoring report.

Developing a deeper understanding of current and potential water equity concerns and opportunities in York Region could provide a broader view of the impact that water plays in York Region's residents' lives, health and enjoyment and in the economic vitality of its communities.

A growing number of United States and international utilities have been developing One Water initiatives to respond to regional water challenges. Research is being carried out by the [Water Research Foundation](#) to help utilities and municipalities identify effective strategies and viable technological, policy, institutional, and financial pathways towards One Water. The Region will continue to review and integrate knowledge and learnings from other jurisdictions into its own programs and plans as it advances toward a sustainable water future.





8.0 CONCLUSION



8 CONCLUSION



CONCLUSION

Achieving the goals of the Region's Vision will depend on operating water and wastewater systems responsibly and efficiently, and meeting growth needs prudently.

This Master Plan update, which outlines \$4.5 billion in growth projects, supports those goals. It aligns with the Municipal Comprehensive Review process by ensuring there is enough capacity in the right areas of the Region at the right time as the Region's population reaches a forecast 2.02 million by 2051.

The Master Plan is a dynamic document that will be recalibrated as needed to ensure investments align with actual growth. The plan is expected to be updated within the next five years in coordination with the next updates to the Regional Official Plan and Transportation Master Plan. As with this and previous plans, it will seek out the views of residents, Indigenous communities, municipal councils and staff and others to help inform its direction.

Safe and reliable water and wastewater services are central to social, environmental, and economic well-being. The COVID-19 pandemic that began two years ago has served as a reminder of how quickly and dramatically conditions can change, and how public service delivery must be ready to respond. Sobering new studies, as well as reports of unprecedented severe weather around the world, underscore the need to address climate change and protect people and the environment.

8 CONCLUSION

Wisdom harnessed to technology can go a long way in creating a better social order, a world in which all creation can survive and enjoy life to the fullest.

Intebeja Mani (John Snow)

Chief of the Stoney Nation,

These Mountains Are Our Sacred Places

Meeting such challenges requires well-designed and maintained systems supported by highly proficient staff and leading-edge technology.

And it requires the wisdom to understand that water is a precious and finite resource.

Demand management programs like water conservation, inflow and infiltration reduction and energy conservation and demand management play an integral role in planning and delivering the Region's water and wastewater services. That is why sustainable planning for infrastructure is increasingly linked to the One Water approach, which recognizes the value of water in all forms and settings and stresses the need to support and work with natural processes.

York Region will also maintain rates that cover the costs of operating and renewing water and wastewater assets and help prevent water being wasted. It will continue to work with local municipalities, partners, the development industry and others to turn the principles of One Water into action.

With this 2022 Master Plan update, York Region remains at the forefront in delivering water and wastewater services that depend on excellence in building and operating complex systems. By embodying the leading-edge principles of One Water, it will contribute to building stronger communities across York Region and a healthier, more resilient environment for all.

Intebeja Mani (1933 - 2006) was a visionary Indigenous leader, statesman, philosopher and spiritual leader. As Chief of the Stoney Nation, Mani helped protect the rights of all Indigenous peoples by bringing attention to Indigenous issues. He is immortalized through his teachings and writings.

2022 DRAFT YORK REGION
**WATER AND WASTEWATER
MASTER PLAN**

Strong, caring and safe communities

APRIL 2022



Infrastructure projects identified through the 2022 Water and Wastewater Master Plan (not including Upper York Sewage Solutions)

Project description	Estimated expenditures 2022-2051 (000's)	Planned implementation timeframe
Cost-shared programs		
Toronto Water Supply - Cost-Shared Works Continue implementation of cost-shared capital projects within the City of Toronto to permit gradual increase of water supply to York Region in accordance with current Servicing Agreement.	\$ 77,800	Ongoing
Peel Water Supply - Cost-Shared Works Continue implementation of cost-shared capital projects within Region of Peel to permit gradual increase of water supply to York Region in accordance with current Servicing Agreement.	\$ 16,160	Ongoing
Peel System Cost-Shared Works Continue implementation of cost-shared projects in the Region of Peel to allow diversion of York wastewater flows for treatment in Peel wastewater system in accordance with current Servicing Agreement.	\$ 8,370	Ongoing
Water and wastewater treatment		
Duffin Creek Water Pollution Control Plant Outfall Effluent Strategy Optimize capacity of existing Duffin Creek Water Pollution Control Plant Outfall.	\$ 12,340	2022 - 2031
Duffin Creek Water Pollution Control Plant Stage 1 and 2 Chlorine Chamber Expansion Construct a new chlorine contact chamber to increase the Duffin Creek Water Pollution Control Plant disinfection capacity.	\$ 15,480	2022 - 2031
Holland Landing Lagoon Decommissioning Decommission Holland Landing Lagoons following commissioning of the new Water Reclamation Centre.	\$ 1,100	2022 - 2031
Keswick Wastewater Servicing Increase capacity of Keswick Water Resource Recovery Facility as recommended in the completed Class Environmental Assessment and implement growth related upgrades at Keswick Sewage Pumping Station.	\$ 41,820	2022 - 2041
Nobleton Wastewater Servicing Increase capacity of the Nobleton wastewater system to accommodate the population identified in the recently completed Class Environmental Assessment.	\$ 21,970	2032 - 2041
Nobleton Water Servicing Increase Nobleton well supply capacity in coordination with wastewater treatment expansion to accommodate the population identified in the recently completed Class Environmental Assessment.	\$ 7,600	2032 - 2041

Georgina Water System Upgrades Expand Georgina Water Treatment Plant to its ultimate permitted capacity of 50 million litres per day and upgrade Georgina Water System disinfection system to allow integration with York Water System.	\$ 21,810	2032 - 2041
Duffin Creek Water Pollution Control Plant Growth Expansions Implement several upgrades to optimize and/or expand Duffin Creek Water Pollution Control Plant beyond the current capacity including a new outfall to accommodate growth in the York Durham System service area. Upgrades to be implemented in phases and are expected to be confirmed by future planning and EA studies.	\$ 757,900	2032 - 2051
Sutton Wastewater Servicing Expand Sutton Water Resource Recovery Facility to service growth in Sutton as recommended by the completed Class Environmental Assessment study and increase capacity of High Street and Woodriver Bend Sewage Pumping Stations.	\$ 56,320	2032 - 2041

Transmission, conveyance and pumping projects

West Vaughan Water Servicing Phase 1 - Improve pressure district interconnection in the Woodbridge service area prior to storage expansion. Phase 2- Increase storage capacity in Woodbridge and Kleinburg to accommodate growth in West Vaughan.	\$ 25,020	2022 - 2031 2032 - 2041
York Peel Feedermain Upgrade Install three pressure reducing valves along connection points to the York-Peel Feedermain to maintain acceptable pressures within Pressure District 6 distribution system as Peel supply increases to meet system demands.	\$ 3,400	2022 - 2031
Northeast Vaughan Water Servicing Construct new Pressure District 8 and 9 pumping stations, two new Pressure District 8 elevated tanks and associated watermains to connect the Northeast Vaughan urban expansion area to the existing system as recommended by the completed Northeast Vaughan Class Environmental Assessment.	\$ 100,040	2022 - 2031
Richmond Hill Langstaff Gateway Provincial Urban Growth Centre Water Servicing Install water system connections to service the proposed urban growth centre in Pressure District 6 as recommended by the completed Class Environmental Assessment.	\$ 3,550	2022 - 2031
Aurora East Booster Pumping Station Upgrades Expand Aurora East Booster Pumping Station capacity including pipe upgrades and dedication of watermains to service growth in the east area of the north system.	\$ 11,440	2022 - 2031
Orchard Heights Reservoir Inlet Upgrade Increase size of inlet and outlet piping at Orchard Heights Reservoir to facilitate increase of Lake Ontario water supply into communities in the north system as demand increases.	\$ 1,550	2022 - 2031

<p>Eagle to Kirby Pumping Station Watermain Install a new transmission main to connect Yonge Street watermain to the Glenway Reservoir and facilitate filling of the reservoir as demand increases due to growth in Newmarket Central and Newmarket West Pressure Districts.</p>	\$ 11,950	2022 - 2031
<p>Newmarket West Water Servicing Expand Kirby Pumping Station capacity and construct a new elevated tank and associated watermains to service growth in the Newmarket West Pressure District.</p>	\$ 28,570	2032 - 2041
<p>Green Lane Leslie Street Watermain Phase 1 - Install a new transmission main along Green Lane to service growth and allow connection of Newmarket and East Gwillimbury delivery systems. Phase 2 - Install a new transmission main along Leslie Street to bring additional Lake Ontario supply as demand increases in the northeast parts of the system.</p>	\$ 30,990	2022 - 2031 2032 - 2041
<p>East Gwillimbury Water Servicing Phase 1 - Install a new transmission main to accommodate growth along Woodbine Avenue corridor. Phase 2 - Install a new transmission main Queensville Sideroad to provide additional supply to Holland Landing.</p>	\$ 42,820	2022 - 2031 2042 - 2051
<p>West Vaughan Sewage Servicing Phase 1 - Increase capacity of Humber Sewage Pumping Station and construct a new gravity sewer to service growth in western parts of Vaughan as recommended by the completed Class Environmental Assessment study. Phase 2 - Construct a gravity sewer from the Kleinburg Water Resource Recovery Facility to connect to the north end of West Vaughan Sewage Servicing - Phase 1 to service growth in northwest Vaughan and Kleinburg. The projects allow decommissioning of the Kleinburg Water Resource Recovery Facility.</p>	\$ 389,250	2022 - 2031 2032 - 2041
<p>Northeast Vaughan Wastewater Servicing Construct new gravity sewer pipe to convey flows generated in northeast Vaughan area to the existing Langstaff Collector and York Durham Sewage System upgrades as recommended by the completed Class Environmental Assessment.</p>	\$ 171,630	2022 - 2031
<p>York Durham Sewage System Conveyance Optimization Install a flow gate at the Bathurst Collector to attenuate flows during wet weather conditions. Twin a segment of pipe conveying flows into the Newmarket Sewage Pumping Station to optimize existing wastewater conveyance capacity to service growth.</p>	\$ 6,560	2022 - 2031
<p>Richmond Hill Langstaff Gateway Provincial Urban Growth Centre Wastewater Servicing Construct gravity sewer to convey flows from Richmond Hill - Langstaff Gateway Regional Urban Centre to the Richmond Hill Collector as recommended by the completed Class Environmental Assessment.</p>	\$ 15,180	2022 - 2031

<p>Primary Trunk Sewer Construct a new trunk sewer from the terminus of the Southeast Collector at Valley Farm Road to the Duffin Creek Water Pollution Control Plant to service growth in the overall York Durham Sewage System service area.</p>	\$ 228,600	2022 - 2031
<p>King City Wastewater System Upgrades Phase 1 - Optimize capacity of King City Sewage Pumping Station to accommodate interim growth in King City. Phase 2 - Expand King City wastewater pumping capacity and construct a new forcemain to accommodate long term growth in King City.</p>	\$ 47,880	2022 - 2031 2042 - 2051
<p>Yonge Street Sewer Twinning Increase conveyance capacity of Yonge Street Sewer to accommodate growth and allow rehabilitation of existing sewer.</p>	\$ 65,930	2022 - 2031
<p>York Durham Sewage System Interim Servicing Construct a new sewage pumping station and connecting sewer to the York Durham Sewage System as recommended by completed Class EA. This project allows growth before the Water Reclamation Centre is commissioned.</p>	\$ 25,450	2022 - 2031
<p>East Queensville Sewage Pumping Station and Forcemain Construct a new sewage pumping station just south of Queensville Sideroad and west of Highway 404 along with forcemain connecting to the West Queensville Sewage Pumping Station to service growth in parts of Queensville.</p>	\$ 16,320	2022 - 2031
<p>East Woodbridge Pumping Station Decommissioning Decommission East Woodbridge Pumping Station, subject to outcome of a repurposing study.</p>	\$ 1,260	2032 - 2041
<p>Vaughan Storage Expansion Phase 1 - Construct first phase of a new reservoir to accommodate growth in Pressure District 6, a key centre through which supply is delivered to other pressure districts. Phase 2 - Construct a second phase of the new Vaughan reservoir and implement works to expand the Pressure District 9 Vaughan system including a new elevated tank and associated connecting watermain.</p>	\$ 61,020	2032 - 2041 2042 - 2051
<p>North Richmond Hill Pumping Station Decommissioning Decommission North Richmond Hill Pressure District 8 Pumping Station, subject to outcome of repurposing study.</p>	\$ 1,470	2032 - 2041
<p>North Markham Water Servicing Construct a new reservoir, a new water pumping station and associated watermains to connect the new facilities to the existing system. This project is required to support Markham urban expansion north of Elgin Mills Road and allow the implementation of the York East Water Servicing project (W13).</p>	\$ 112,720	2032 - 2041

<p>Stouffville Water Servicing Expand Stouffville storage capacity to service new development. Project is expected to implemented in phases to maximize utilization of existing infrastructure. Phase 1 - Increase capacity of Stouffville Zone 2 booster pumping station before the new storage facility is introduced. Phase 2 - Construct a new elevated tank and connecting watermain to provide long term storage capacity need in the service area.</p>	\$ 15,330	2032 - 2051
<p>York East Water Servicing Phase 1 - Construct a new pumping station at the new Markham reservoir site (W11), a new Reservoir in Aurora and associated watermain to bring additional Lake Ontario supply to the north water system as demand increases. Phase 2 - Construct a new pumping station at the new Aurora reservoir and associated watermain to service development on the eastern parts of the north system as demand increases.</p>	\$ 148,530	2032 - 2041 2042 - 2051
<p>Holland Landing Storage Expansion Install a new elevated tank and connecting watermain to accommodate growth in Holland Landing and allow replacement of existing Holland Landing East Elevated Tank.</p>	\$ 10,340	2032 - 2041
<p>West Park Heights Pumping Station and Watermain Construct a new pumping station, assumed to be located adjacent to the existing West Park Heights Reservoir in Keswick, and associated watermain to allow integration of York and Georgina Water Systems.</p>	\$ 47,950	2032 - 2041
<p>Leslie Street Sewage Pumping Station and Forcemain Phase 1 - Increase Leslie Street Sewage Pumping Station capacity. Phase 2 - Construct a new forcemain connecting the station to downstream York Durham Sewage System as flows increase due to growth.</p>	\$ 65,240	2032 - 2041 2042 - 2051
<p>North Markham Trunk Sewer Construct a new gravity sewer to servicing of Markham urban expansion.</p>	\$ 43,200	2032 - 2041
<p>Newmarket Diversion Sewer Construct a new sewer to divert flows from the Newmarket Pumping Station to the Sharon Trunk Sewer as flows increase due to growth.</p>	\$ 29,800	2032 - 2041
<p>East Gwillimbury Sewage Pumping Station Expansions Increase capacity of West Queensville, Second Concession and Holland Landing Sewage Pumping Stations to service growth. Works are expected to be accommodated within the original building footprint.</p>	\$ 7,040	2032 - 2041
<p>Bloomington - Bayview Watermain Construct a new watermain along Bloomington Road from Aurora South Reservoir to Bayview Avenue, and along Bayview Avenue connecting Wellington Watermain.</p>	\$ 82,560	2042 - 2051

Yonge Street Watermain Construct a new watermain on Yonge Street from Gladman Road to Green Lane to service proposed intensification along the Yonge Street corridor and connect the Newmarket Central and Holland Landing Pressure Districts.	\$ 46,200	2042 - 2051
Queensville Elevated Tank No. 2 Construct a new elevated tank and connecting watermain to accommodate growth in Queensville and Sharon, and allow replacement of the Newmarket East Elevated Tank.	\$ 11,290	2042 - 2051
York Durham Sewage System Expansion Continue to expand York Durham Sewage System to support new developments including: A new relief sewer to divert flows from the Central Collector sewershed to the proposed Richmond Hill Langstaff sewer. Twinning a section of existing Steeles Collector Sewer to accommodate intensification in the Leslie Street Drainage Area. A new gravity sewer to support growth in the area serviced by Markham Collector which is expected to reach capacity as flows increase.	\$ 324,510	2042 - 2051

Demand management and supporting programs

Water For Tomorrow Program	\$ 29,770	Ongoing
Water Master Plan Update	\$ 7,060	Ongoing
Water System Capacity Assessment	\$ 21,220	Ongoing
Inflow and Infiltration Reduction	\$ 104,170	Ongoing
Wastewater Master Plan Update	\$ 7,070	Ongoing
Wastewater System Capacity Studies	\$ 58,610	Ongoing

Upper York Sewage Solutions projects identified in the 2022 Water and Wastewater Master Plan

Project description	Estimated expenditures 2022-2051 (000's)	Planned implementation timeframe
Wastewater treatment		
Upper York Water Reclamation Centre Construct a new Water Reclamation Centre in East Gwillimbury to accommodate growth and allow decommissioning of Holland Landing Lagoons as recommended in the Individual Class Environmental Assessment completed in 2014 (pending approval). This project will provide an overall benefit to the Lake Simcoe watershed through the integral phosphorus offsetting program component of Upper York Sewage Solutions.	\$ 549,940	2022 - 2031
Upper York Servicing Infrastructure Expansions 1 and 2 Expand the Water Reclamation Centre subject to a future Class Environmental Study to accommodate growth in East Gwillimbury and Newmarket.	\$ 428,110	2032 - 2041 2042 - 2051

Regional Council Decision - Growth and Development Review 2021

On April 28, 2022 Regional Council made the following decision:

1. The Regional Clerk forward this report to the Ministry of Municipal Affairs and Housing and the local municipalities.

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

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71300 | christopher.raynor@york.ca | york.ca

The Regional Municipality of York

Committee of the Whole
Planning and Economic Development
April 7, 2022

Report of the Commissioner of Corporate Services and Chief Planner

Growth and Development Review 2021

1. Recommendation

The Regional Clerk forward this report to the Ministry of Municipal Affairs and Housing and the local municipalities.

2. Summary

The Growth and Development Review 2021 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.

Key Points:

- The COVID-19 pandemic continues to maintain its grip. Rising energy prices and supply disruptions have led to higher inflation than anticipated, notably in the United States, Canada and many emerging market and developing economies. Global growth is expected to moderate from 5.9% in 2021 to 4.4% in 2022.
- Ontario's economy recorded a solid recovery in the second half of 2021, although supply chain issues held back growth. A strong recovery is anticipated for 2022, assuming there are no further widespread lockdowns, supply chain issues ease and consumer spending increases. It is anticipated, however, that the conflict in Ukraine, with rising energy costs, will impact the markets and inflation in 2022.
- The lifting of the COVID-19 pandemic restrictions allowed for more business activity to occur in the hardest hit sectors of retail, transportation services, food and accommodation services, recreation and cultural services and manufacturing, however many businesses were still affected and therefore operating at a slower pace. These businesses represent approximately 33% of businesses in York Region.
- Ontario's world-class tech sector has thrived during the COVID-19 pandemic. Nearly 100,000 new tech workers have been hired in Ontario, accounting for over half of Canada's hirings in the sector. York Region's economy includes over 4,500 tech businesses, contributing to the strong provincial growth in this sector.
- Key growth and development highlights for York Region in 2021 include:
 - York Region's population grew by 14,600 or 1.2% to 1,228,200

- Housing completions in York Region increased by 0.9% to 6,399, while 15,200 units were under construction
- The total estimated value of construction of \$5.19 billion in 2021 is the highest value ever recorded for York Region
- Residential building permits were issued for 10,787 dwelling units, representing an 85% increase from 2020
- Total construction values for industrial, commercial and institutional building permits increased by 124% to \$1.51 billion from \$645 million in 2020
- The Region's 2021 unemployment rate trended lower during 2021, from 8.8% in January to ending the year at 6.0% (December)

3. Background

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

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

The 2021 report includes information on:

- Economic growth
- Population growth
- Residential market and building activity
- Industrial, commercial and institutional market and building activity
- 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.

4. Analysis

The Global economy recorded a strong recovery in the second half of 2021, although the COVID-19 pandemic continues to impact economic activity

The Global economy recovered well in 2021, although the COVID-19 pandemic continues to dampen its overall strength. Rising energy prices and supply disruptions have led to higher inflation than anticipated, notably in the United States, Canada and many emerging market and developing economies. According to the International Monetary Fund (IMF), in 2021, the Global, U.S. and Canadian economies increased by 5.9%, 5.6% and 4.7% respectively, as

measured through the gross domestic product (GDP). The Ontario economy grew by 3.9%. Global growth is expected to moderate to 4.4% in 2022.

Across Canada, employment has now recovered to above pre-pandemic levels in all provinces, except for Manitoba and Saskatchewan. Job market indicators, including participation rates, employment-to-population ratios, and unemployment rates have all seen progress. Ontario's economy rebounded strongly in the second half of 2021, although supply chain disruptions have impacted growth.

Current TD Economics forecasts anticipate a continued recovery for Ontario in 2022 and 2023, with growth levels of 4.9% and 3.2% as highlighted in Table 1.

Table 1
Economic Growth (shown as % change of Real GDP)

Year	Ontario	Canada	U.S.	Global
2020	-3.4	-5.2	-3.4	-3.1
2021	3.9	4.7	5.6	5.9
2022	4.9	4.1	4.0	4.4
2023	3.2	2.8	2.6	3.8

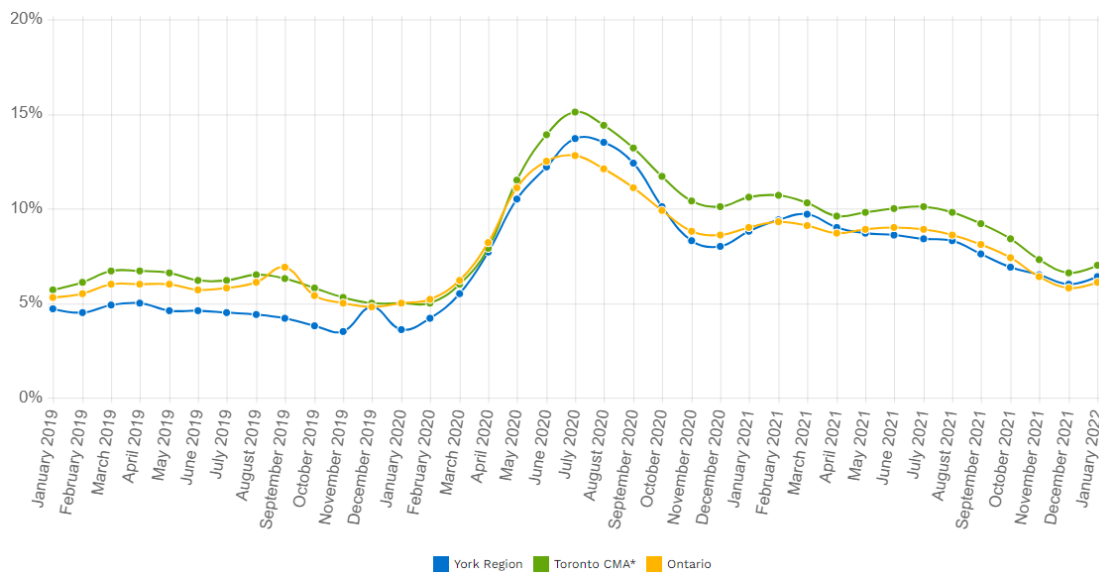
Source: International Monetary Fund (Jan 2022) and TD Provincial Outlook (Jan 2022)

Canada, Ontario and York Region had record job increases in 2021

The Canadian economy recovered the jobs lost during the initial onset of the pandemic and now has more employment than before the pandemic began. During 2021, total employment grew by 882,800 for a total of 19.2 million jobs in Canada, just over the 19.1 million jobs that were recorded before the pandemic shutdowns in March 2020. Ontario had the greatest increase of 406,300 in 2021 to a total of 7.64 million jobs, which is also slightly higher than pre pandemic levels.

According to the Conference Board of Canada, York Region's economy also improved, with total employment increasing by an estimated 4.0% during 2021 to 643,280 while GDP is estimated to have increased by 5.9%. The increase in total jobs and the strengthening economy resulted in unemployment rates trending downward for York Region, starting the year at 8.8% and ending 2021 at 6.0%. In January 2022, the unemployment rate increased to 6.4%, attributed to the reinstalment of Provincial restrictions due to the Omicron variant (Figure 1).

Figure 1
Unemployment Rates (%) for York Region, Toronto CMA and Ontario



Source: Statistics Canada, Labour Force Characteristics, 3-month moving average, unadjusted for seasonality
 *CMA – Census Metropolitan Area

Prior to the current economic downturn, York Region's employment activity rate had been increasing steadily, exceeding the Regional Official Plan target of 50%, however the activity rate decreased due to the economic impacts of the pandemic. The activity rate decreased to 49% in 2020, however it is estimated to have rebounded to 52% in 2021. 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.

Canada, Ontario and York Region economies will continue to strengthen throughout 2022 while working through the impacts of the COVID-19 pandemic

The lifting of the COVID-19 pandemic restrictions in 2021 allowed for more business activity to occur in the hardest hit sectors of retail, transportation services, food and accommodation services, recreation and cultural services and manufacturing, however many businesses were still affected and therefore operating at a slower pace. These businesses represent approximately 33% of businesses in York Region.

Ontario's world-class tech sector has thrived during the COVID-19 pandemic. Nearly 100,000 new tech workers have been hired in Ontario, accounting for over half of Canada's hirings in the sector. York Region's economy includes over 4,500 tech businesses, contributing to the strong provincial growth in this sector.

There continues to be uncertainty among economic forecasts given the unprecedented nature of the COVID-19 pandemic. All five major Canadian banks predict economic growth will continue into 2022 and 2023, after seeing Canada's Growth Domestic Product (GDP) grow by 4.7% in 2021. GDP forecasts from all five banks for 2022 and 2023 range between

3.2% to 5.6% per year, showing that recovery is expected during both years, but the rate of growth is uncertain. The impact of Russia's invasion of the Ukraine is also likely to impact financial markets and inflation in 2022.

TD Economics predicts the Ontario economy will increase by 4.9% in 2022 and the economy and employment will continue to recover into 2023, albeit at a slower pace, under the assumption that no further widespread lockdowns will occur, and consumers will begin to spend more. Supply chain issues that have created slowdowns in auto manufacturing and other Ontario business should ease as the year progresses. One negative Ontario trend TD notes is the recent rise in people leaving Ontario for Quebec, British Columbia, and the Atlantic Region, most likely in part due to the affordability of housing in these other regions in comparison to Ontario.

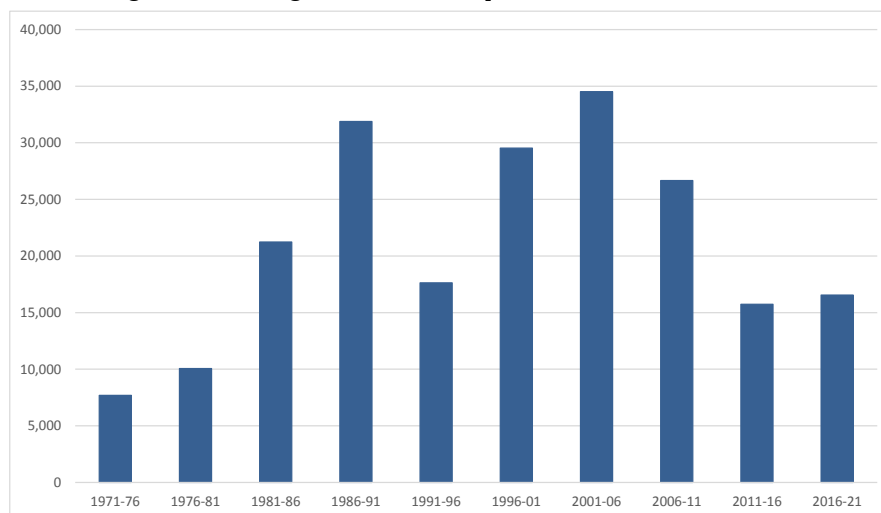
As the economy recovers, TD Economics forecasts call for a decrease in the Ontario unemployment to 5.8% in 2022 and down to 5.3% in 2023, from a level of 8.0% in 2021. York Region's unemployment rate is anticipated to decline from 6.0% in 2021 to 5.5% in 2022 and 2023 based on projections done by the Conference Board of Canada.

York Region's population grew by 14,600 in 2021, an annual rate of 1.2%

The Provincial Growth Plan includes a forecasted population target of 2,034,900 in 2051 for York Region. Annual growth of 27,130 is required to reach the 2051 Growth Plan forecast. This compares to annual growth of 23,100 people recorded over the last 30 years (a comparable period). York Region has achieved average annual population growth greater than 27,000 during three out of the ten five-year periods between 1971 and 2021 (Figure 2), the last occasion being the 2001 to 2006 period.

Figure 2

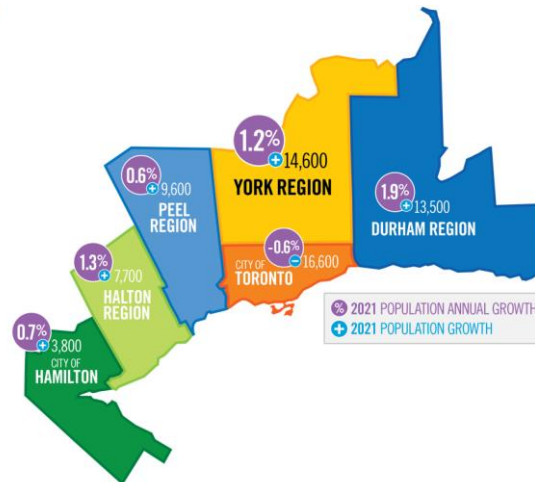
York Region Average Annual Population Growth 1971-2021



Source: York Region Planning and Economic Development Branch

It is estimated that York Region's population grew by just over 14,600 (1.2%) in 2021 to 1,228,200 people. This is higher than the growth rate of 0.9% and 11,100 people recorded in 2020.

Figure 3
Population Growth and % Change by GTHA Municipality for 2021



Source: York Region Planning and Economic Development Branch

The total population growth slowed for the GTHA, increasing by only 0.4% or 32,600 people in 2021. This is a change from the last 10 years, where the GTHA has seen an average annual growth of almost 100,000 people per year (1.4%). For the first time on record, Toronto decreased in population by -0.6% or -16,600 people (Figure 3). The decrease is mainly attributed to border restrictions and much lower immigration levels to Canada and Ontario than in pre pandemic years. The largest annual growth rate in 2021 came from Durham Region at 1.9%, followed by Halton Region at 1.3% and then York Region at 1.2%.

Statistics Canada recently released the May 2021 Census population figure for York Region of 1,173,334. Statistics Canada tries to capture everyone in the Census, however, some people are not counted. For instance, people may be travelling, dwellings could be missed, or some people may refuse to participate. Statistics Canada accounts for this through the use of an undercount adjustment. For previous Census releases, the adjustment rate for York Region has ranged between 3% and 4%. The rate for the 2021 Census is not yet available, but it is anticipated to be released in 2023. A potential undercount adjustment between 3% and 4% to the Census population of 1,173,334 generates population figures of 1,208,500 and 1,220,300. Staff's May 2021 population estimate is 1,220,900, which is very close to a 4% undercount adjustment. The Region's population figures will be recalibrated if deemed necessary when the final undercount adjustment is released by Statistics Canada.

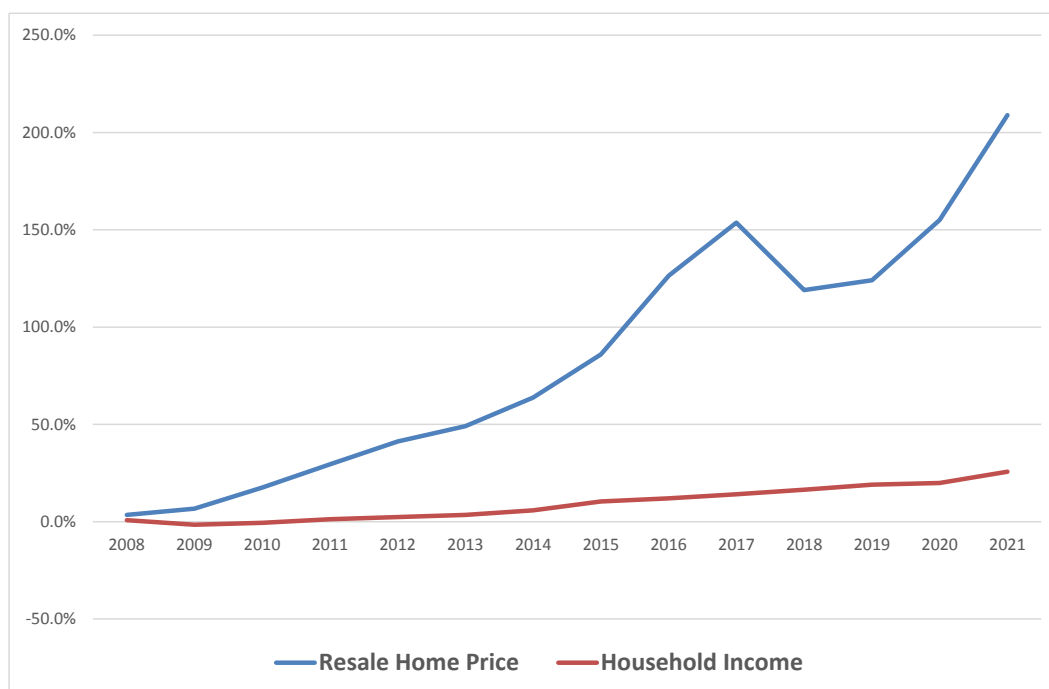
Average housing prices for all resale units in York Region increased in 2021 by a record 21.1%, higher than the GTA average of 17.8%

Average housing prices across the Greater Toronto Area (GTA) increased in 2021 by 17.8% to \$1,095,475, higher than the growth of 13.5% recorded in 2020. York Region's average

resale housing price of \$1,292,351 (all dwelling types) was 18.0% higher than the GTA average of \$1,095,475. Average resale home prices in York Region have been increasing at a higher rate than household incomes for more than a decade (Figure 4).

The residential resale housing market continued to grow in York Region in 2021 with 22,433 resale units sold, an increase of 34.8% from 2020. The average cost of a resale residential unit (all dwelling types) in 2021 was \$1,292,351, a record 21.1% increase, while a resale single detached unit increased by 26.1% to \$1,602,740 compared to \$1,271,276 in 2020. Semi-detached units recorded the second strongest increase in average price at 24.4% year over year (Table 2).

Figure 4
Change in Average Resale Home Price and Household Income
in York Region 2008-2021



Source: York Region Planning and Economic Development Branch

Table 2
Total Number of Housing Resales and Average Housing Price in York Region
2020 and 2021 (all dwelling types)

	Housing Resales			Average Housing Price		
	2020	2021	Change (%)	2020	2021	Change (%)
Aurora	1,128	1,406	24.6%	\$1,053,296	\$1,297,134	23.1%
East Gwillimbury	641	895	39.6%	\$940,147	\$1,274,704	35.6%
Georgina	1,086	1,293	19.1%	\$679,855	\$886,335	30.4%
King	524	561	7.1%	\$1,625,463	\$2,060,470	26.8%
Markham	3,974	5,689	43.2%	\$1,070,822	\$1,292,527	20.7%
Newmarket	1,664	1,889	13.5%	\$890,078	\$1,111,654	24.9%
Richmond Hill	2,869	4,088	42.5%	\$1,156,881	\$1,369,799	18.4%
Vaughan	3,934	5,546	41.0%	\$1,131,778	\$1,303,842	15.2%
Whitchurch-Stouffville	816	1,066	30.6%	\$1,058,805	\$1,351,574	27.7%
York Region Total	16,636	22,433	34.8%	\$1,067,134	\$1,292,351	21.1%

Source: Toronto Regional Real Estate Board, Market Watch, 2021

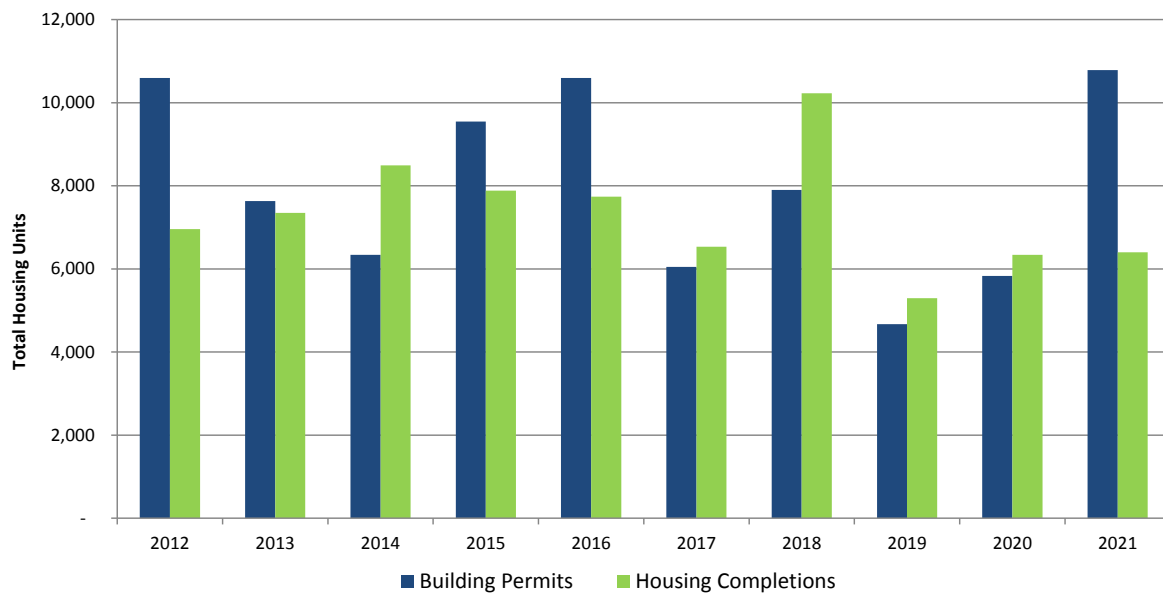
Higher residential building permits were recorded in 2021, increasing by 24.9% across the GTHA

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 increased by 24.9% in 2021. The increase occurred across all GTHA municipalities except Toronto (-4.8%) and was most significant in the Regions of York and Peel, where the annual growth rates increased by 85.0% and 69.2% respectively. In York Region, residential building permits were issued for 10,787 new dwelling units in 2021, representing an 85.0% increase from the 2020 total of 5,832 units (Figure 5).

Housing completions in the Region remained relatively constant in 2021 at 6,399 (Figure 5). York Region continues to be the third largest contributor to GTHA development activity, accounting for a 16% share of 2021 GTHA residential building permit activity.

Figure 5
York Region Residential Building Permits and Housing Completions
2012-2021



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

Despite the COVID-19 pandemic, new development applications increased by 10% and overall development application activity increased by 24% in 2021

In 2021, the Region received 512 new development applications for review, a 10% increase over the previous year (464). These combined with other applications, including site plans with no regional concerns, consents to sever and minor variance applications and pre-consultations in 2021 (2,050) represent a 24% increase compared to 2020 (1,647). A total of 14,045 proposed residential units were received, a 28% decrease from 2020 (19,418 units). Regional staff issued approvals for 41 subdivision-related engineering plans and other projects comparable to 25 in 2020, representing a 64% increase. The number of engineering approvals is tied to approvals required for applications to proceed to clearance for registration.

As of December 2021, the Region has a [housing supply](#) of an estimated 29,000 draft approved units awaiting construction phase and over 7,500 registered units across all nine local municipalities. This represents a supply of over 4.5 years of growth. In addition, there are 15,200 housing units under construction, not included in the supply figures, that will be occupied by residents upon completion. There are also 10,949 housing units identified through Ministers Zoning Order applications, representing approximately an additional 1.5-year supply of housing. A further 76,473 additional housing units are currently subject to planning applications (Table 3). These proposed housing units equate to approximately 10-years of supply of additional growth. Together, the registered unbuilt and draft approved units, Minister zoning order applications and additional proposed units currently under planning application, provide for more than 16 years of growth.

Table 3
Total York Region Housing Supply as of December 2021

	Single Units	Semi-Detached Units	Townhouse Units	Apartments	Total
Draft Approved, Registered, MZO Units	12,684	1,196	12,784	20,943	47,607
Proposed Units	4,661	675	16,555	54,582	76,473
Total Unit Supply	17,345	1,871	29,339	75,525	124,080

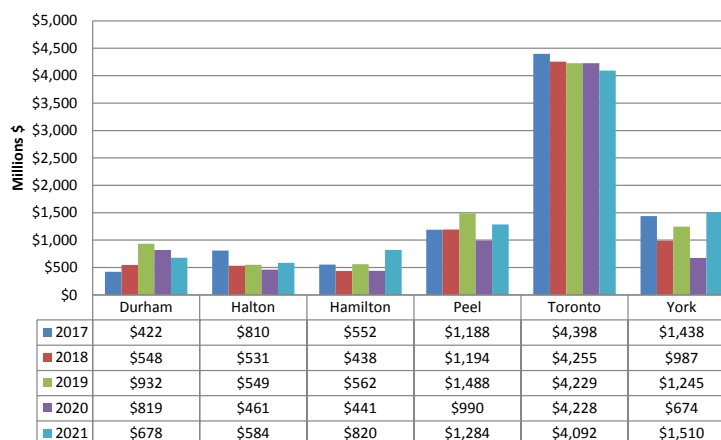
Source: York Region Planning and Economic Development Branch

Industrial and commercial construction values increased by 123.8% from 2020 and total industrial, commercial and institutional construction was above the five-year average

The total Industrial, Commercial, Institutional (ICI) construction value for 2021 was \$1.51 billion, 123.8% higher than the 2020 value (Figure 6). All three ICI construction values in York Region increased over 2020. The 2021 annual ICI value is also above both the five-year (\$1,171M) and ten-year average ICI value (\$1,039M). Increases in total ICI values were observed across most GTHA municipalities except Durham Region (-17.3%) and Toronto (-3.2%) and can be partially attributed to the economic rebound that occurred during 2022 after the lifting of the COVID-19 pandemic restrictions.

Within the GTHA, York Region accounted for 16.8% of the total ICI construction values for 2021 (Figure 6). Overall, the GTHA recorded a 17.8% increase in the value of ICI construction from 2020, with York Region experiencing the largest increase at 123.9%. Toronto ICI values remained similar to 2020 levels, decreasing only slightly by 3.2% to \$4.01B.

Figure 6
GTHA Industrial, Commercial and Institutional Construction Values 2017-2021

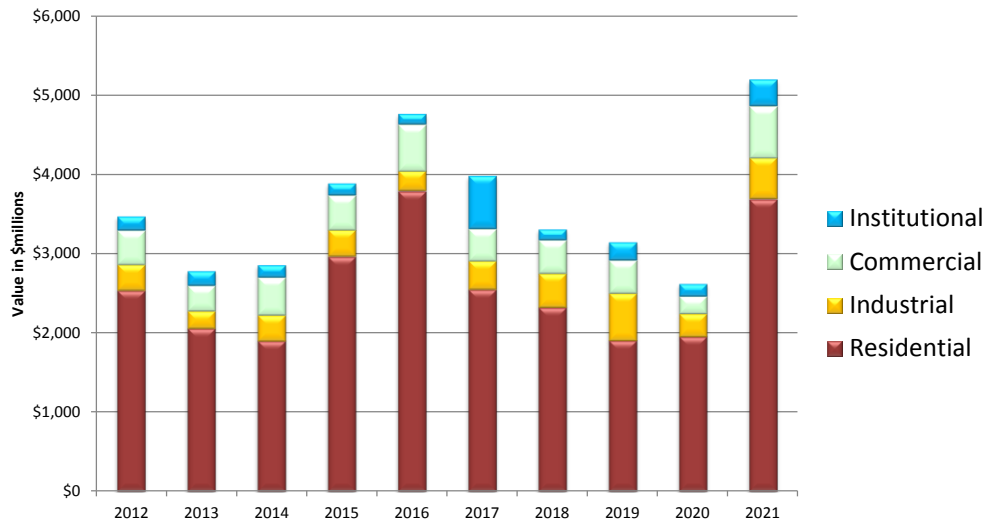


Source: Local Municipal Building Reports and Statistics Canada

2021 total estimated value of construction of \$5.19 billion is the highest value ever recorded in York Region

The total estimated value of construction in 2021 was approximately \$5.19 billion, compared to \$2.63 billion recorded in 2020, an increase of 123.8% (Figure 7). Total construction value, including residential and non-residential values, is important as it correlates with the new development component of tax assessment growth over subsequent years.

Figure 7
York Region Construction Value by Type 2009-2021



Source: Local Municipal Building Reports and Statistics Canada

York Region's economic activity and population growth continues to contribute to the provincial and national economies

York Region ranked fifth in 2021 for total value of ICI construction across Canada. Within the GTHA, York Region ranked second for the value of ICI construction, only behind Toronto. York Region continues to be one of Canada's fastest growing municipalities, however the economic impact of the COVID-19 pandemic has slowed population growth and impacted overall employment growth during 2021.

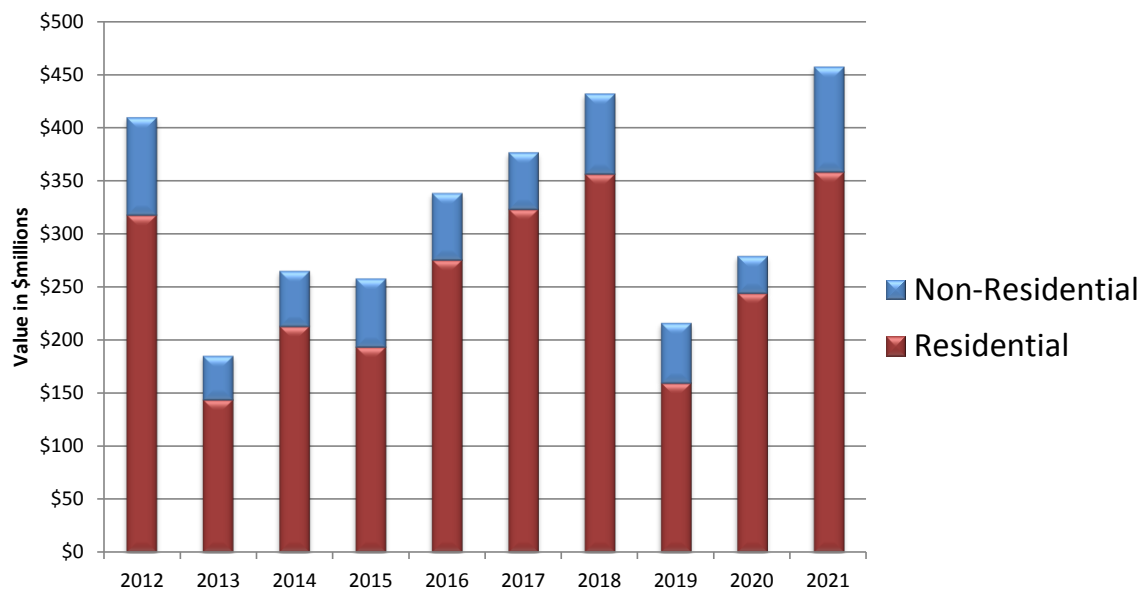
Total employment is estimated to have increased by 4.0% in York Region in 2021. Population growth for the Region, although higher than previous years, was 1.2%, lower than the 10-year average of 1.3% and on par with provincial growth of 1.2%. The Growth Plan forecasts indicate York Region is anticipated to accommodate the largest absolute amount of population and employment growth in all of Ontario to 2051.

The COVID-19 pandemic, and now the invasion of Ukraine, will have economic impacts on the global economy and our local economy. Staff will continue to monitor the repercussions on York Region's economy throughout 2022.

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 2021 (\$457.3 million) is 63.7% higher than the 2020 DC collections (\$279.4 million) (Figure 8).

Figure 8
York Region Development Charges Collected 2012-2021



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 2021 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

The Growth and Development Review 2021 reports on key performance measures and highlights York Region as a destination to live, work and play. In 2021, York Region continued to demonstrate growth in population, construction value and the housing market. Employment growth is forecast to occur in both 2022 and 2023. In 2022, total employment is

expected to return to and exceed pre pandemic levels. York Region continues to contribute to the provincial and national economies, ranking within the top 10 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 (industrial, commercial and institutional and residential combined) and GDP

The COVID-19 pandemic and related closures continue to impact the global economy. York Region's economy recovered significantly in the second half of 2021 and full recovery is anticipated for 2022, assuming there are no further widespread lockdowns, as supply chain issues ease and consumer spending increases.

The attached Growth and Development Review 2021 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.

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

March 24, 2022
Attachment (1)
13700723

2021 **GROWTH** AND **DEVELOPMENT** REVIEW

APRIL 2022



TABLE of CONTENTS

2021 HIGHLIGHTS	3
Employment and Economy	3
Population Growth	4
Development	6
ECONOMIC OUTLOOK	10
The Global, Regional and National Picture	10
Economic Activity in Ontario, the Toronto CMA and York Region	12
York Region's Employment Trend	14
POPULATION GROWTH	17
Although Lower than Forecasted, York Region's Population Increased by 1.2% in 2021	17
York Region's Contribution to Greater Toronto Area (GTHA) Growth Remains Steady	18
York Region One of the Largest Municipalities in Canada	19
RESIDENTIAL MARKET and BUILDING ACTIVITY	22
Number of Residential Resales Increased by 34.8% in 2021	22
Residential Building Permits are up 85% from 2020	23
York Region Recorded the Seventh Largest Number of Residential Building Permits Issued in Canada	25
Residential Completions Increased in 2021	26
The Total Housing Supply Continues to Diversify	27
INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES	29
Industrial and Commercial Property Market Continue to Grow	29
Commercial and Industrial Construction Values Increased Significantly in 2021	29
Greater Toronto and Hamilton Area (GTHA) Construction	30
OVERALL CONSTRUCTION VALUE	33
Total Construction Value in York Region	33
Construction Activity - National Comparisons	34
CONCLUSION	35

The Global economy recovered strongly in 2021, although the COVID-19 pandemic continued to dampen overall strength.

› Rising energy prices and supply disruptions have led to higher inflation than anticipated, notably in the United States, Canada and many emerging market and developing economies. Global growth is expected to moderate from **5.9%** in 2021 to **4.4%** in 2022

› According to the International Monetary Fund (IMF), the Global, U.S. and Canadian economies increased by **5.9%**, **5.6%** and **4.7%** respectively. The Ontario economy grew by **3.9%**

› Across Canada, employment has now recovered to **above pre pandemic levels** in all provinces, save for Manitoba and Saskatchewan. Job market indicators, including participation rates, employment to population ratios, and unemployment rates have all seen progress

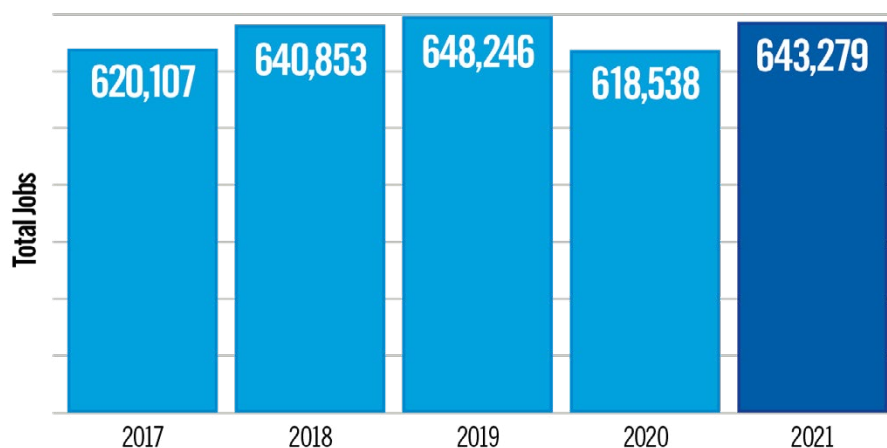
› The lifting of the COVID 19 pandemic restrictions allowed for more business activity to occur in the hardest hit sectors of retail, transportation services, food and accommodation services, recreation and cultural services and manufacturing, however many businesses were still affected and therefore operating at a slower pace. These businesses represent approximately **33% of businesses** in York Region

2021 HIGHLIGHTS

EMPLOYMENT and ECONOMY

- › York Region's economy recorded a solid recovery in the second half of 2021, and full recovery is anticipated for 2022, assuming there are no further widespread lock downs, and supply chain issues ease and consumer spending increases
- › Economic strength was significant in both the residential and commercial sectors during 2021 in Canada, Ontario and York Region, and is expected to continue into 2022
- › Ontario's world-class tech sector has thrived during the COVID-19 pandemic. Nearly 100,000 new tech workers have been hired, accounting for over half of Canada's hirings in the sector. York Region's economy includes over 4,500 tech businesses, contributing to the strong provincial growth in this sector
- › Employment increased by 882,800 jobs in Canada and by 6.2 million jobs in the U.S. during 2021

YORK REGION TOTAL EMPLOYMENT - 2017 to 2021



Source: York Region, Corporate Services, Long Range Planning, 2020 and 2021 are based on estimates prepared for York Region by the Conference Board of Canada

- › York Region's economy recorded uninterrupted job growth between 2001 and 2019, but jobs decreased in 2020, with employment dropping from 648,200 to an estimated 618,500 jobs. In 2021, the Region had an estimated 643,300 jobs, almost back to pre pandemic levels
- › According to the Conference Board of Canada, York Region's total employment increased by an estimated 4.0% during 2021 to 643,280. The increase in total jobs and the strengthening economy resulted in unemployment rates trending downward for York Region, starting the year at 8.8% and ending 2021 at 6.0%

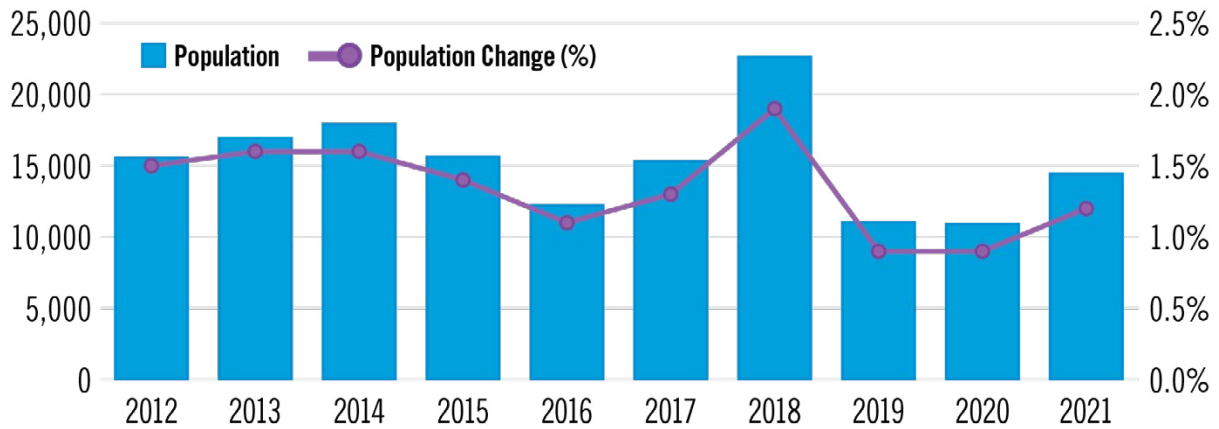
2021 HIGHLIGHTS

POPULATION GROWTH



YORK REGION was the **SIXTH MOST POPULOUS MUNICIPALITY** in **CANADA** by **YEAR-END**.

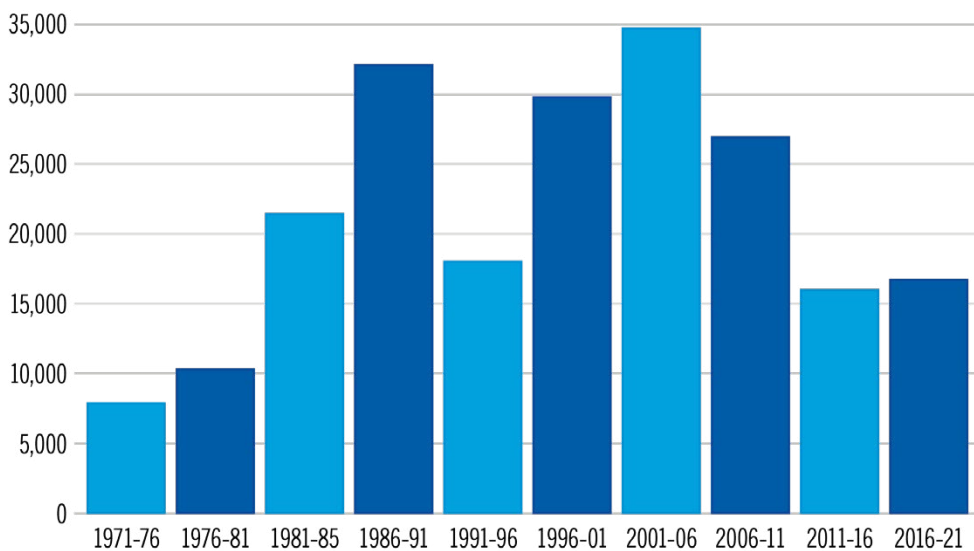
YORK REGION ANNUAL POPULATION GROWTH - 2012 to 2021



Source: York Region, Corporate Services, Long Range Planning

In 2021, the population grew by 14,600 at a growth rate of **1.2%** to reach 1,228,200. This is slightly lower growth than the 10 year average of **1.3%**.

YORK REGION AVERAGE ANNUAL POPULATION GROWTH - 1971 to 2021



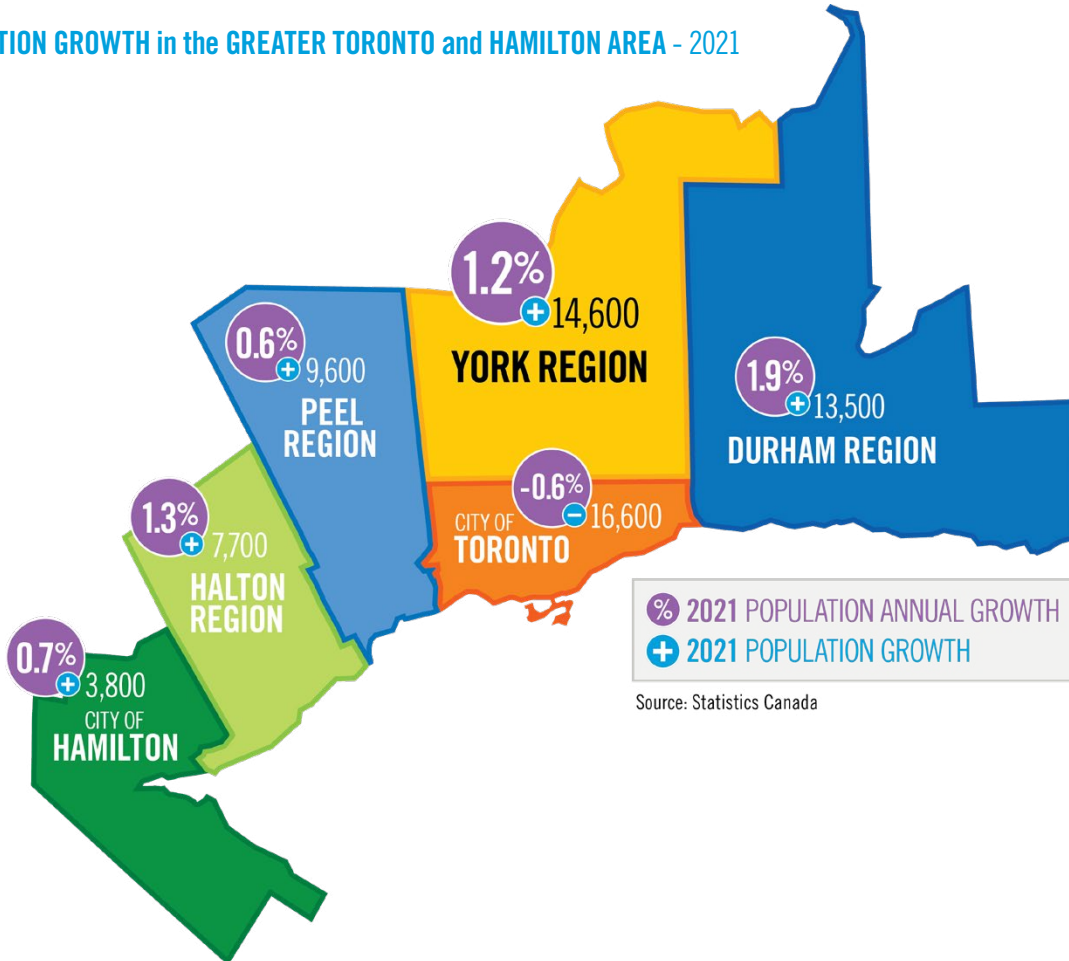
- › York Region's population growth has slowed during the last ten years
- › In comparison, average annual population growth in the early 2000s and late 1980s averaged over **30,000** people per year

2021 HIGHLIGHTS POPULATION GROWTH

FOR THE FIRST TIME on RECORD, TORONTO'S POPULATION has DECREASED

Toronto decreased in population by **-0.6%** or **-16,600** people

POPULATION GROWTH in the GREATER TORONTO and HAMILTON AREA - 2021



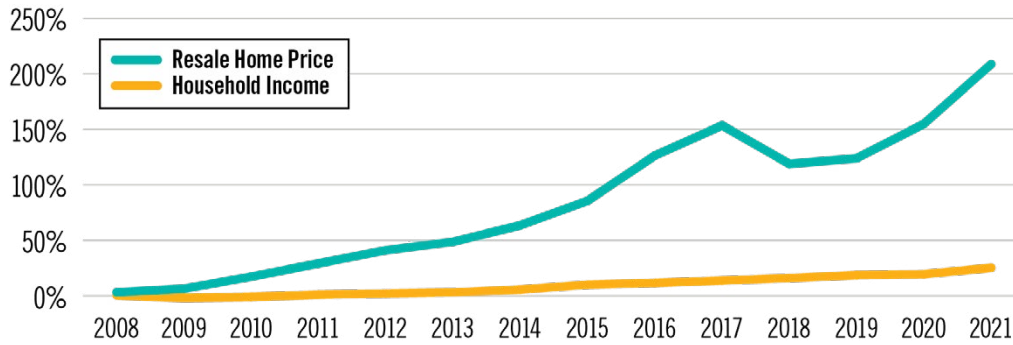


2021 HIGHLIGHTS

DEVELOPMENT

YORK REGION CONTINUES to be a STRONG CONTRIBUTOR to GTHA DEVELOPMENT ACTIVITY

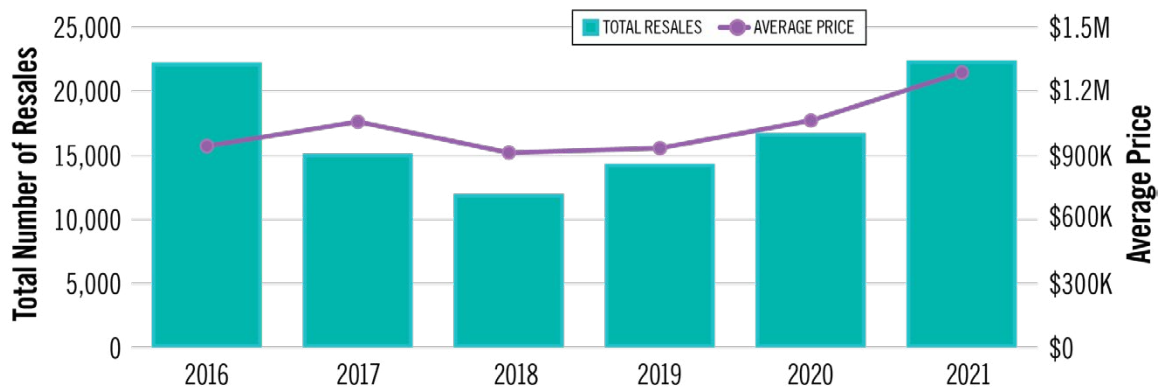
AVERAGE ANNUAL RESALE HOME PRICE and HOUSEHOLD INCOME in YORK REGION - 2008 to 2021



Source: York Region Planning and Economic Development

- › York Region’s average resale housing price of \$1,292,351 (all dwelling types) was 18.0% higher than the Greater Toronto Area (GTA) average of \$1,095,475
- › Average resale home prices in York Region have been increasing at a higher rate than household incomes for more than a decade
- › According to the Toronto Real Estate Board, average housing prices for all resale units in York Region increased by 21.1% from \$1,067,134 to \$1,292,351

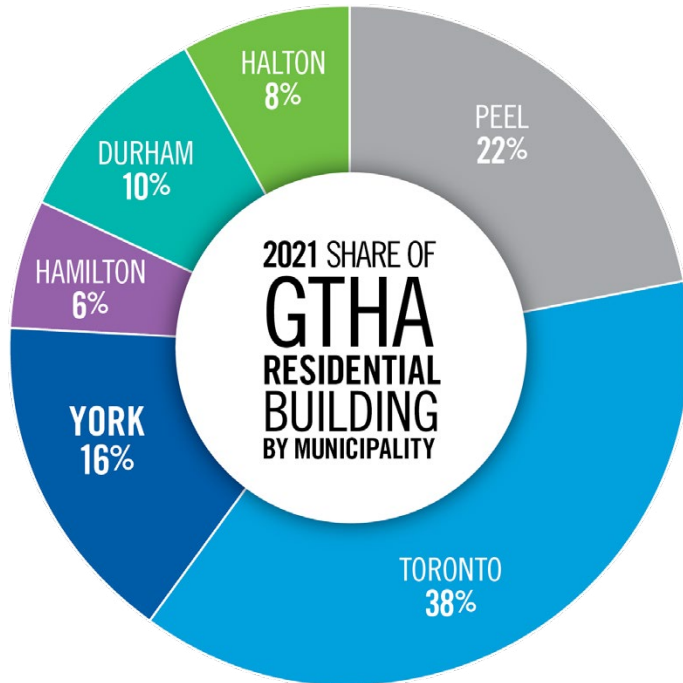
YORK REGION TOTAL REALES AND AVERAGE PRICE - 2016 to 2021



Source: Toronto Real Estate Board, Market Watch 2016-2021

2021 HIGHLIGHTS DEVELOPMENT

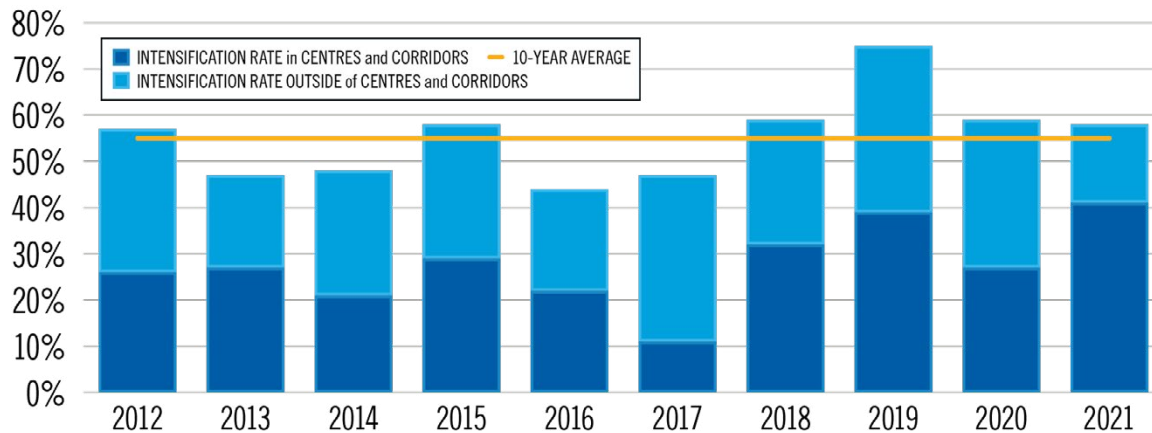
SHARE of GTHA RESIDENTIAL BUILDING ACTIVITY by MUNICIPALITY - 2021



- › York Region continues to be a strong contributor to Greater Toronto and Hamilton Area (GTHA) development activity, accounting for 16% of the GTHA's residential building permit activity, behind Toronto (38%) and Peel Region (22%)
- › Across the GTHA, residential building permits totaled 67,210, an increase of 24.9% over 2020's figure of 53,791
- › A total of 10,787 new residential building permits were issued in York Region in 2021, representing an 85% increase from the 2020 permit total of 5,832

Source: Local Municipal Building Permit Reports, 2021; Statistics Canada Table 32.2 (unpublished), 2021

YORK REGION INTENSIFICATION RATE 2012 to 2021



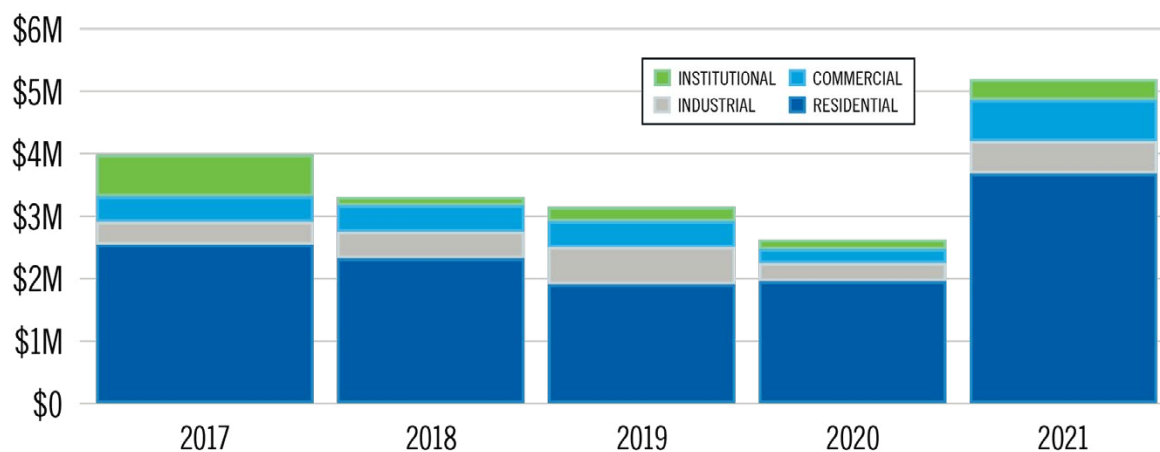
Source: York Region, Corporate Services, Long Range Planning

- › **The intensification rate**—the percentage of units constructed within the Built Up Area (BUA)—was 58% in 2021. This figure is higher than the 10-year average of 55%

2021 HIGHLIGHTS DEVELOPMENT

YORK REGION CONTINUES to be a SIGNIFICANT CONTRIBUTOR to the PROVINCIAL and NATIONAL ECONOMIES, RANKING FOURTH in 2021

YORK REGION TOTAL CONSTRUCTION VALUE by TYPE - 2017 to 2021



Source: York Region, Corporate Services, Long Range Planning and Local Municipal Building Permit Reports

- › York Region continues to be a significant contributor to the provincial and national economies, ranking fourth in 2021 (up from eighth in 2020) for total construction among Canadian municipalities, with a value of \$5.19 billion. This is the highest amount ever recorded for York Region
- › Additional tables and statistical information pertaining to each of the nine local municipalities will be available on york.ca

ECONOMIC OUTLOOK



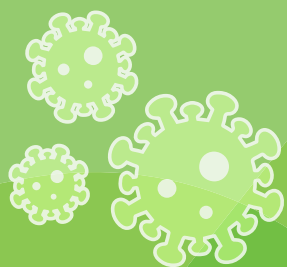
WE ARE OPEN



Please keep distance

ECONOMIC OUTLOOK

THE GLOBAL, REGIONAL and NATIONAL PICTURE



The Global economy recovered strongly in 2021, although the COVID-19 pandemic, and now the invasion of Ukraine, continue to dampen its overall strength. Rising energy prices and supply disruptions have led to higher inflation than anticipated, notably in the United States, Canada and many emerging market and developing economies.

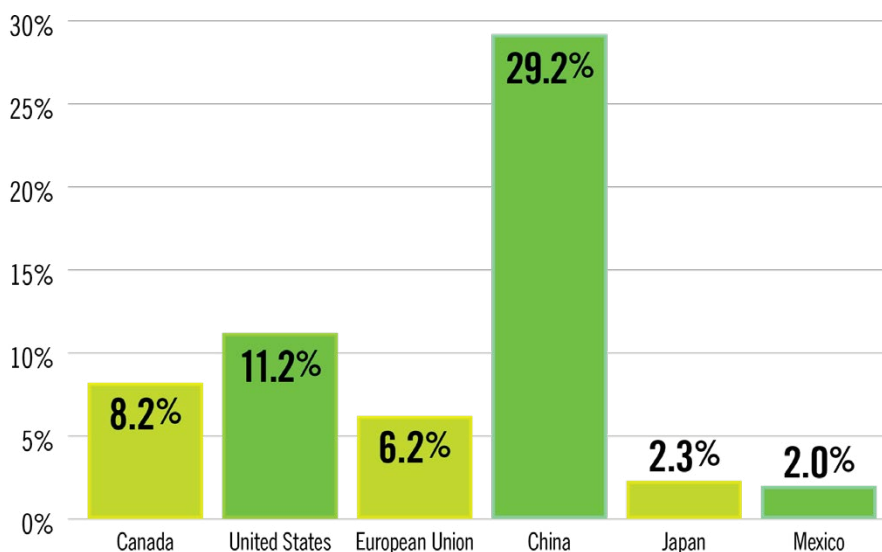
- › The U.S. Gross Domestic Product (GDP) expanded by 5.6% in 2021
- › According to the IMF, Canada's second largest trading partner, the EU, saw a 5.2% GDP increase, while Canada's third largest trading partner, China, grew by 8.1% through 2021
- › Most developing countries saw strong growth (6.5%), while advanced economies, on average, recorded 5.0% growth

Key External factors influencing growth of the Canadian, Ontario, and York Region economies

- › U.S. economy (largest market for York Region' businesses that export goods and services)
- › COVID-19 public restrictions being removed allowing for more business activity
- › Oil prices
- › Value of the Canadian dollar
- › Levels of immigration (in 2021, Canada welcomed 405,300 new permanent residents, the highest level ever). The government is aiming for over 430,000 arrivals per year starting in 2022

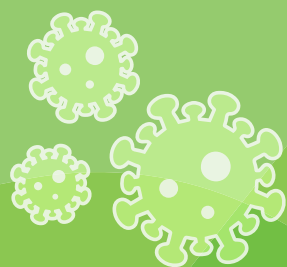
- › According to the IMF, global economic activity increased by 5.9% in 2021. However, global growth is projected to moderate to 4.4% in 2022 and 3.8% in 2023
- › The U.S. economy, where Canada sends 75% of its exports, increased by 5.6% in 2021. Growth is expected to continue at 4.0% in 2022 and 2.6% in 2023
- › Canada's economy increased by 4.7% in 2021. Growth in the next two years is anticipated to continue at 4.1% in 2022 and 2.8% in 2023
- › Figure 1.1 shows the anticipated economic growth of Canada's 5 largest trading partners. Canada, with 8.2% growth between 2021 and 2023, is expected to fare better than the EU, Japan, and Mexico, but not as well as the U.S. or China
- › While exports to China could help Canada's economy recover from the COVID-19 pandemic, trade between the two countries represents 4% of Canadian exports, compared to trade between Canada and the U.S. (74.4% of exports)

FIGURE 1.1: PROJECTED ECONOMIC GROWTH of CANADA'S FIVE LARGEST TRADING PARTNERS - 2021 to 2023



Source: World Economic Outlook (January 2021); IMF

ECONOMIC OUTLOOK



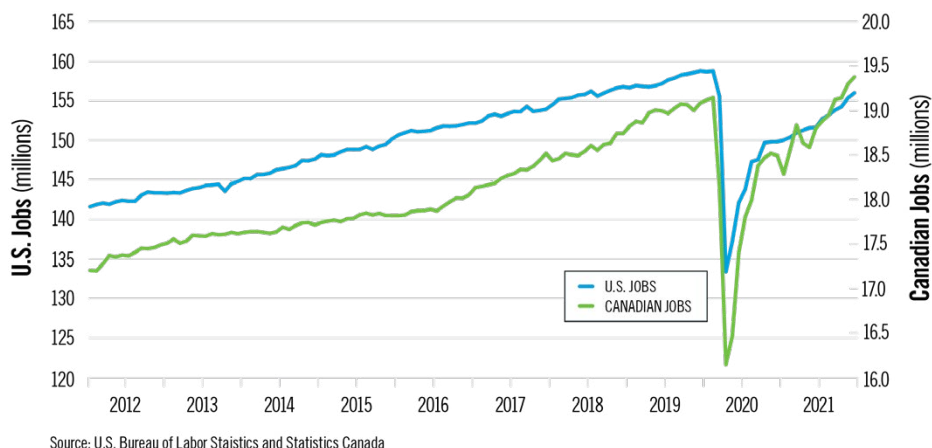
- › The lifting of the COVID-19 pandemic restrictions allowed for more business activity to occur in the hardest hit sectors of retail, transportation services, food and accommodation services, recreation and cultural services and manufacturing, however many businesses were still affected and therefore operating at a slower pace

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 recent United States-Mexico-Canada Agreement (USMCA) ratified by Canada in 2020, should help to increase export prospects for Ontario and York Region businesses into the future
- › Housing starts reflect confidence in the U.S. economy and can increase demand for Canadian goods such as raw building materials and manufactured products

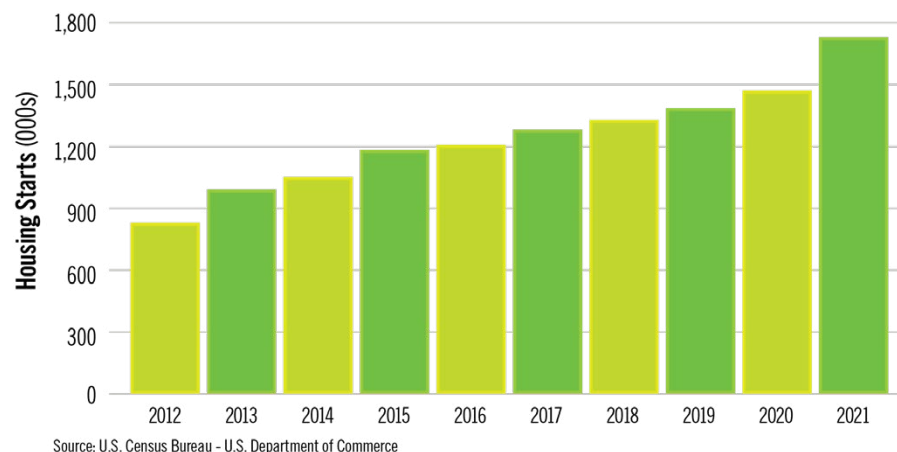
- › During 2021, U.S. employment increased to 157.2 million, a gain of 6.2 million jobs, while Canadian jobs increased to approximately 19.2 million, an increase of almost 883,000 jobs (Figure 1.2)

FIGURE 1.2: CANADIAN and U.S. EMPLOYMENT TRENDS - 2012 to 2022



- › U.S. housing starts recorded a 17.6% increase over 2020 to a total of 1.73 million in 2021, the largest percentage increase since 2013 (Figure 1.3)

FIGURE 1.3: U.S. ANNUAL HOUSING STARTS - 2012 to 2021



ECONOMIC OUTLOOK

ECONOMIC ACTIVITY in ONTARIO, the TORONTO CMA and YORK REGION

Ontario Economic Outlook

- › Ontario's economy increased by 3.9% in 2021 compared to the -3.4% growth recorded in 2020

Total Ontario Employment

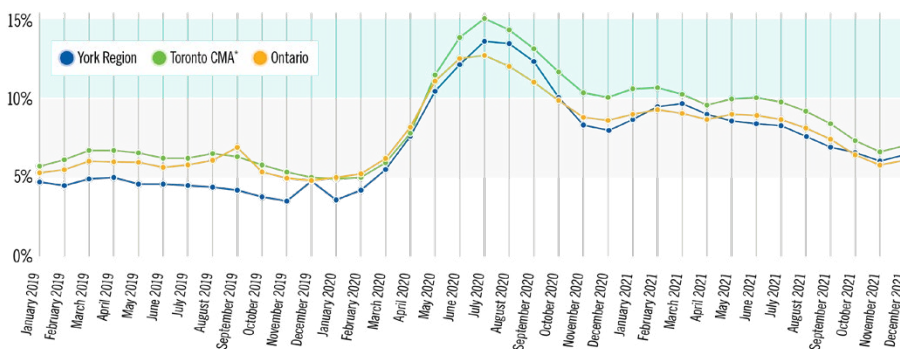
- › According to Statistics Canada, Ontario employment increased by 5.6% (406,300 jobs) to reach a total of 7,640,000 jobs

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 increased continually from 2010 to 2019, before falling to 49.4% in 2020 as a result of the COVID-19 pandemic. The activity rate rebounded to 52.4% in 2021 as the economy reopened

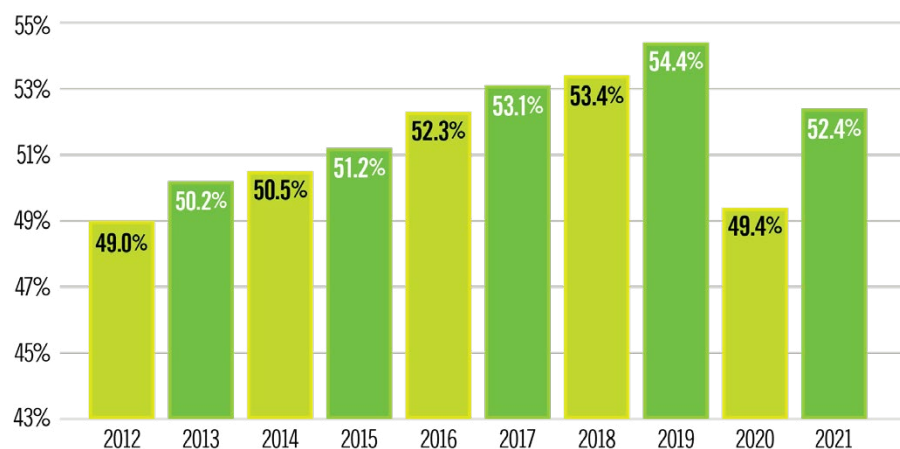
- › According to Statistics Canada, the provincial unemployment rate had been decreasing steadily since 2012, from 8.1% down to 5.4% in 2019
- › Due to the pandemic, the provincial unemployment rate peaked at 12.4% in June and July 2020, before falling to 5.8% in December 2021
- › The COVID-19 pandemic had a higher impact in the Toronto CMA as unemployment rates increased to 15.6% before falling to 6.6% by year end, while in York Region rates peaked at 13.7% and fell to 6% by the end of 2021, almost returning to pre-pandemic levels

FIGURE 1.4: ONTARIO, TORONTO CMA and YORK REGION UNEMPLOYMENT RATES - 2019 to 2021



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

FIGURE 1.5: YORK REGION ACTIVITY RATES - 2012 to 2021

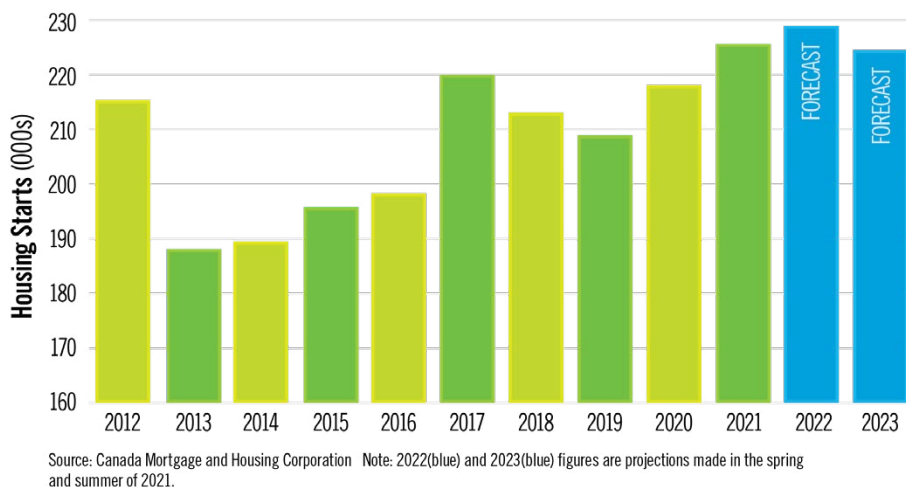


Source: York Region, Corporate Services, Long Range Planning and Statistics Canada

ECONOMIC OUTLOOK

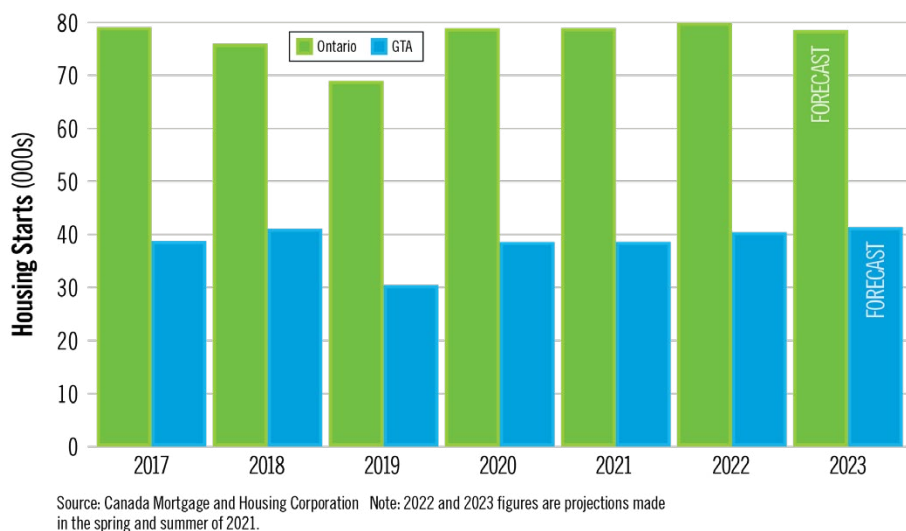
- › Total Canadian housing starts were 225,550 in 2021
- › CMHC predicts that Canadian housing starts will increase to 228,500 in 2022 and then lower slightly to 224,350 in 2023 (Figure 1.6)

FIGURE 1.6: CANADIAN ANNUAL HOUSING STARTS - 2012 to 2023



- › According to the Canadian Mortgage and Housing Corporation, housing starts in the Greater Toronto and Hamilton Area (GTHA) were 38,605, slightly higher than the 10-year average of 38,481
- › CMHC predicts that future GTA housing starts will continue to increase to above average levels in 2022 and 2023, while Ontario rates will remain steady (Figure 1.7)

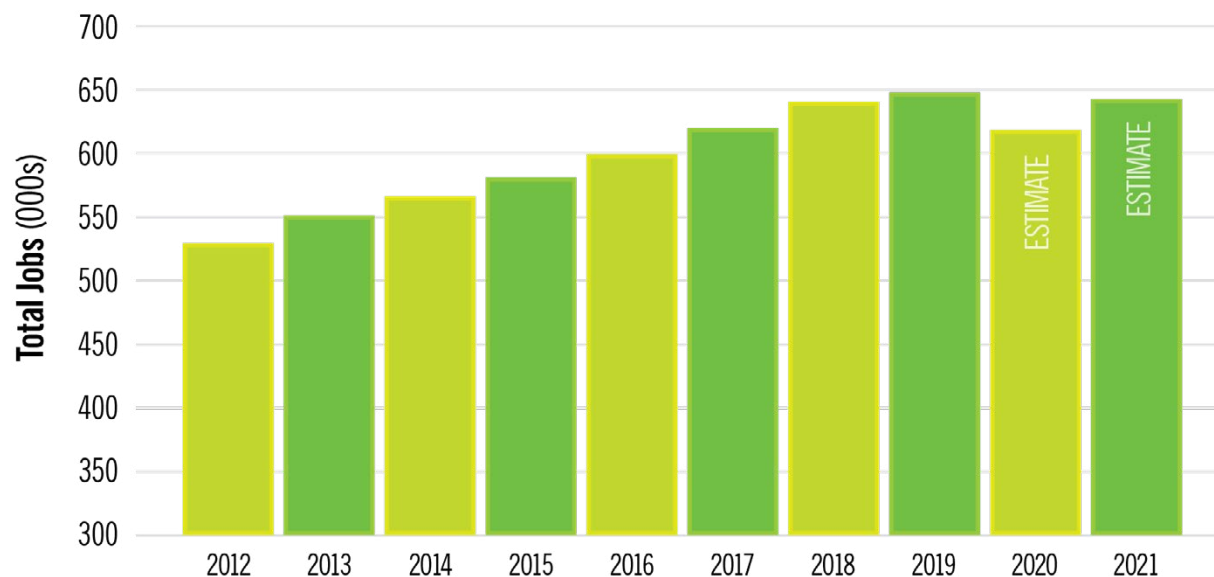
FIGURE 1.7: ONTARIO and GTA HOUSING STARTS - 2017 to 2023



ECONOMIC OUTLOOK YORK REGION'S EMPLOYMENT TREND

- › York Region's economy recorded uninterrupted job growth between 2012 and 2019, but jobs decreased in 2020, with employment dropping from 648,200 to an estimated 618,500 jobs
- › In 2021, the Region had an estimated 643,300 jobs, almost back to pre pandemic levels

FIGURE 1.8 YORK REGION TOTAL EMPLOYMENT - 2012 to 2021

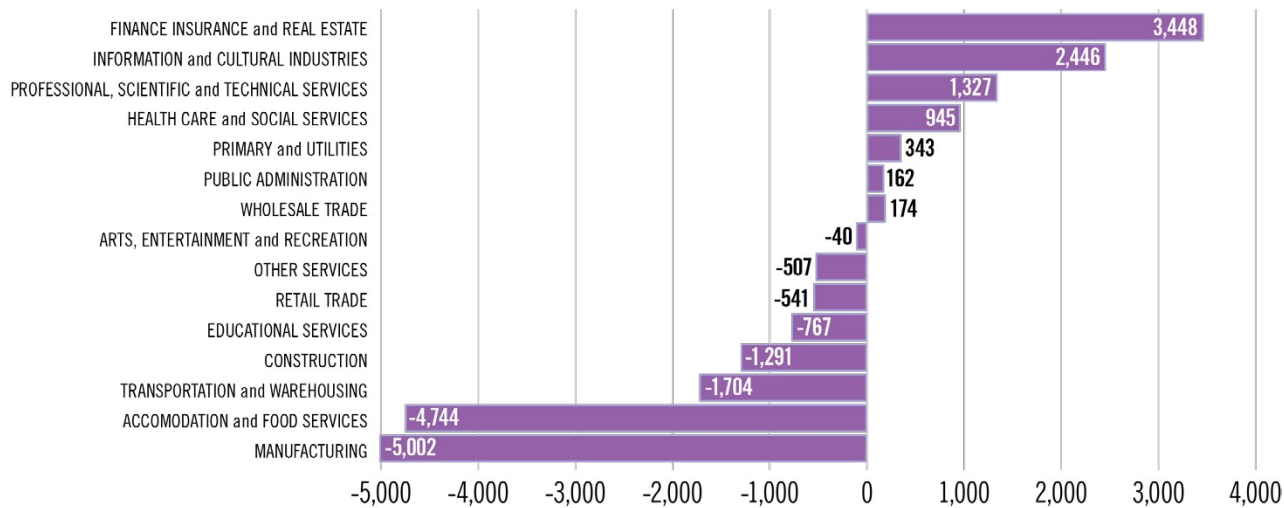


Source: York Region, Corporate Services, Long Range Planning, 2020 and 2021 are based on estimates prepared for York Region by the Conference Board of Canada

- › Employment growth in knowledge based industries such as finance and insurance, information and cultural industries, professional, scientific and technical and health care continued to increase during the COVID-19 pandemic whereas job growth in manufacturing and accommodation and food services, transportation and warehousing and construction continues to lag (Figure 1.9)

ECONOMIC OUTLOOK

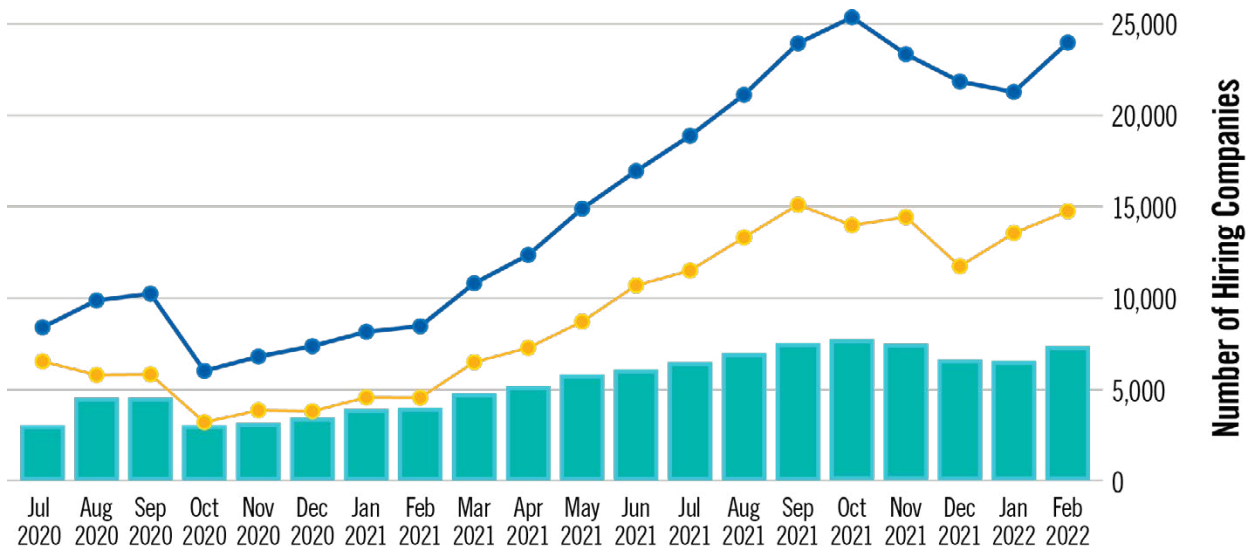
FIGURE 1.9 YORK REGION CHANGE in EMPLOYMENT by INDUSTRY - 2019 compared to 2021



Source: York Region, Corporate Services, Long Range Planning for 2019, 2021 based on projections prepared for York Region by the Conference Board of Canada

- › Job postings have increased from late 2020 and through most of 2021, until the Omicron variant set in and COVID-19 pandemic restrictions impacted the economy by October 2021, only to start rebounding again in early 2022 (Figure 1.10)

FIGURE 1.10 YORK REGION JOB POSTINGS by MONTH - JULY 2020 to FEBRUARY 2022



Source: Workforce Planning Board of York Region, Monthly Job Demand Report

POPULATION GROWTH

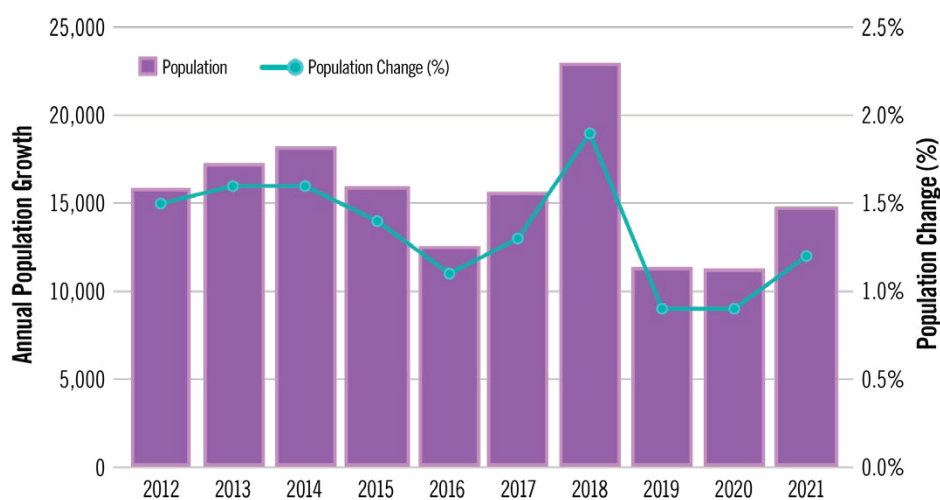


POPULATION GROWTH

ALTHOUGH LOWER than FORECASTED, YORK REGION'S POPULATION INCREASED by 1.2% in 2021

- › The Region's population increased by approximately 14,600 persons in 2021 to a total population of 1,228,200
- › The annual growth rate increased slightly from 0.9% in 2020 to 1.2% in 2021 (Figure 2.1)
- › Population growth within York Region has recorded slower but steady growth for the last several years averaging 1.3% per year since 2011

FIGURE 2.1: YORK REGION ANNUAL POPULATION GROWTH - 2012 to 2021



Source: York Region, Corporate Services, Long Range Planning

York Region is part of the broader Greater Toronto and Hamilton Area (GTHA) Region encompassing over 7.7 million people

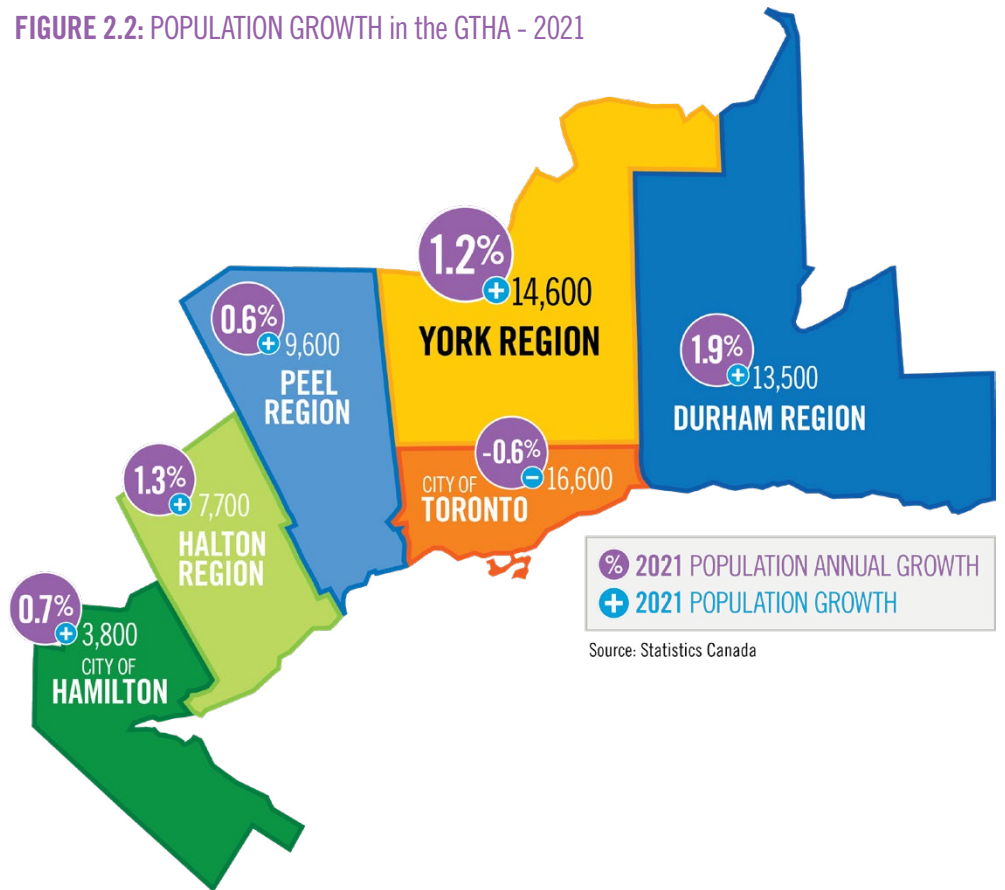
› High quality of life, vibrant diversified economy, availability of serviced land and expanding transportation network enable York Region to continue to contribute to the growth of the GTHA

POPULATION GROWTH

YORK REGION'S CONTRIBUTION to GREATER TORONTO AREA (GTHA) GROWTH remains STEADY

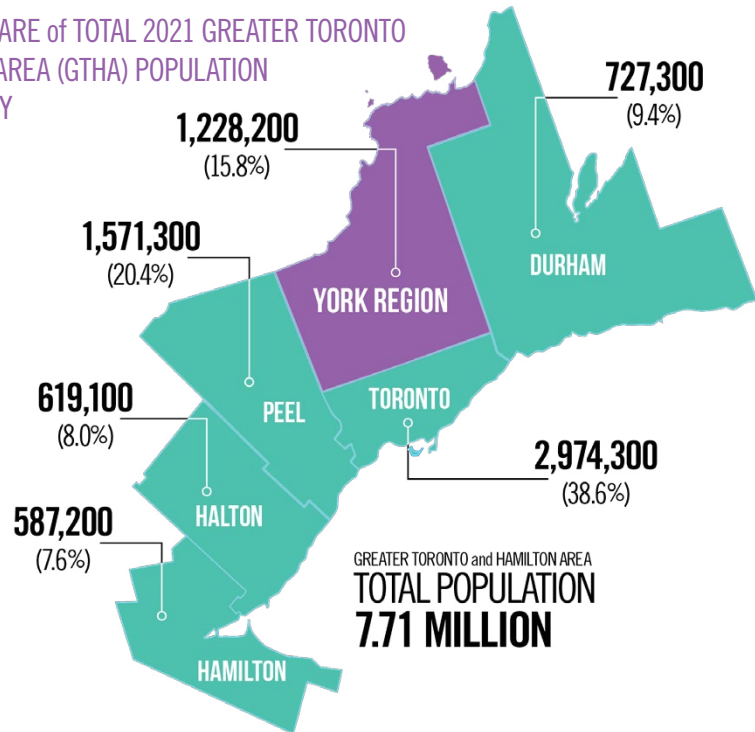
- › By the end of 2021, the GTHA population was estimated at 7.71 million people, an increase of approximately 32,600 or 0.4% from 2020, the slowest growth rate in many years
- › York Region's population grew by just over 14,600 (1.2%) in 2021 to 1,228,200 people (Figure 2.2)
- › For the first time ever, Toronto decreased in population by -0.6% or -16,600 people. The decrease is mainly attributed to border restrictions and much lower immigration levels to Canada and Ontario than in pre pandemic years

FIGURE 2.2: POPULATION GROWTH in the GTHA - 2021



POPULATION GROWTH

FIGURE 2.3: SHARE of TOTAL 2021 GREATER TORONTO and HAMILTON AREA (GTHA) POPULATION by MUNICIPALITY



YORK REGION one of the LARGEST MUNICIPALITIES in CANADA

- › York Region's 15.8% share of total GTHA population has increased over the years from a share of 15.0% in 2006 (Figure 2.3)
- › As of December 2021, York Region was the sixth largest municipality in Canada (Table 2.1) in population, the same as last year

TABLE 2.1: CANADA'S LARGEST MUNICIPALITIES by POPULATION - 2021

Rank	Municipality	Est. Population (2021)
1	City of Toronto	2,974,300
2	Greater Vancouver Regional District	2,773,200
3	City of Montréal	2,025,900
4	Peel Region	1,571,300
5	City of Calgary	1,306,800
6	York Region	1,228,200
7	City of Ottawa	1,054,800
8	City of Edmonton	1,010,900
9	City of Québec	836,800
10	City of Winnipeg	772,800

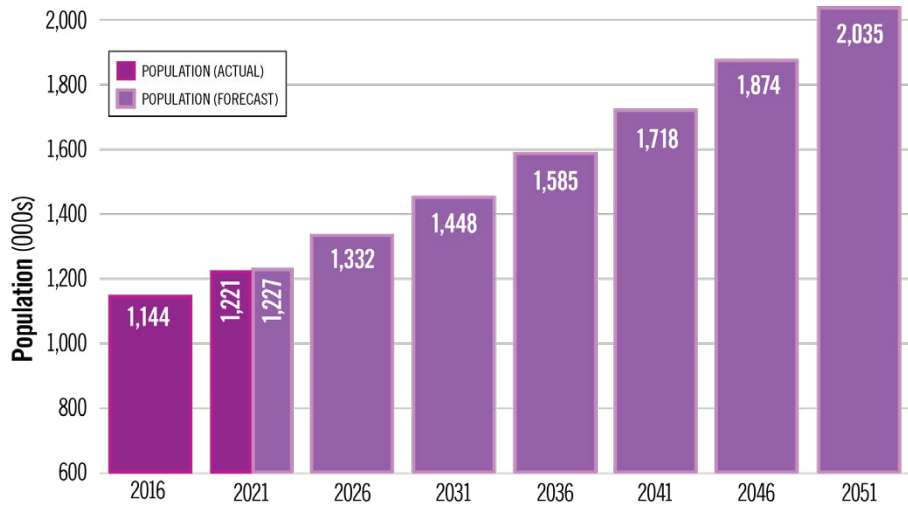
POPULATION GROWTH

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

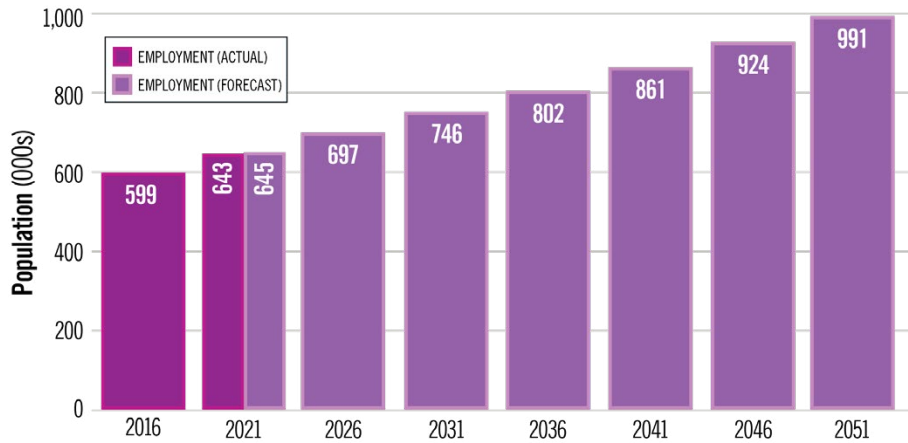
- › York Region’s mid year 2021 population was estimated to be 1,221,000
- › Annual growth of approximately 27,100 is required to reach the 2051 forecast of 2,034,900. The Region has been growing by approximately 15,000 people annually between 2016 and 2021

FIGURE 2.4: POPULATION GROWTH (ACTUAL and FORECAST) - 2016 to 2051



- › Annual employment growth of almost 11,600 is required to meet the 2051 employment forecast. The Region has been growing by approximately 9,100 jobs annually between 2016 and 2021, lower than normal due to the economic impact of the COVID-19 pandemic

FIGURE 2.5: EMPLOYMENT GROWTH (ACTUAL and FORECAST) - 2016 to 2051



RESIDENTIAL MARKET and BUILDING ACTIVITY

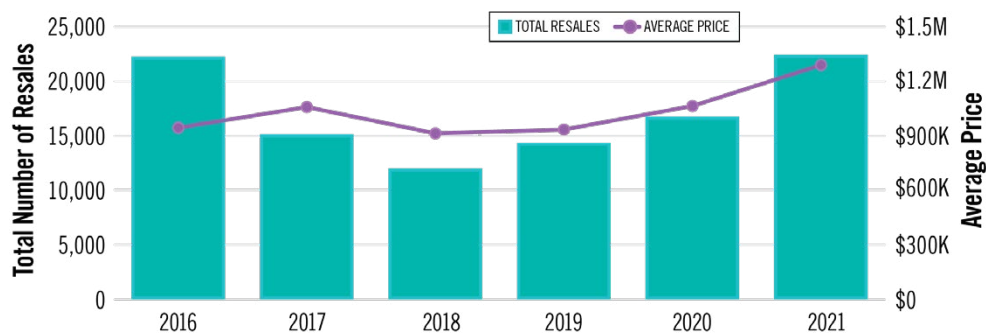


RESIDENTIAL MARKET and BUILDING ACTIVITY

NUMBER of RESIDENTIAL REALES INCREASED by 34.8% in 2021

- › The number of residential resales in York Region during 2021 totalled 22,433 dwelling units (Figure 3.1), an increase of 34.8% (5,797 units) from 2020
- › Total value of all York Region residential resales in 2021 was approximately \$28.9 billion – up from \$17.75 billion in 2020

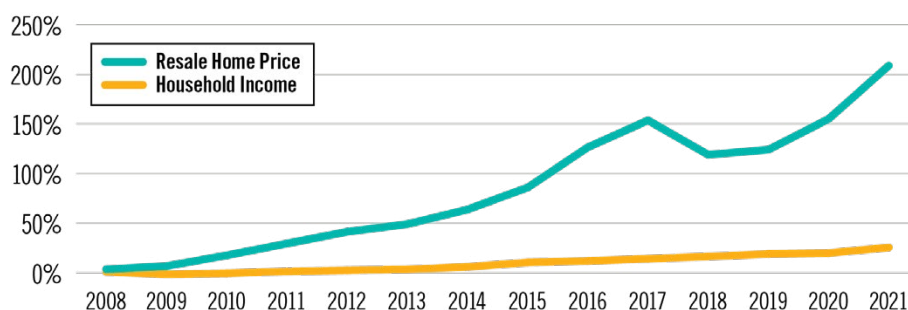
FIGURE 3.1: YORK REGION TOTAL REALES and AVERAGE PRICE - 2016 to 2021



Source: Toronto Real Estate Board, Market Watch 2016-2021

- › Region wide, the average price of a resale unit increased by 21.1% for all unit types, from \$1,067,134 in 2020 to \$1,292,351 in 2021
- › The average price of single detached units increased by 26.1%, from \$1,271,276 in 2020 to \$1,602,740 in 2021
- › York Region's average resale housing price of \$1,292,351 (all dwelling types) was 18.0% higher than the GTA average of \$1,095,475
- › Average resale home prices in York Region have been increasing at a higher rate than household incomes for more than a decade (Figure 3.2)

FIGURE 3.2: AVERAGE ANNUAL RESALE HOME PRICE and HOUSEHOLD INCOME in YORK REGION - 2008 to 2021



Source: York Region Planning and Economic Development

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.
- › Total sales in the Greater Toronto Area (GTA) residential resale market increased by 21.8% in 2021 (121,712), while in York Region total sales increased by 34.8% in 2021 (22,433)
- › Average resale price (all dwelling types) in the GTA was \$1,095,475 in 2021, an increase of 15.1%, in comparison to York Region where the average resale price increased by 21.1% to \$1,292,351 in 2021

Key 2020 York Region Resale Home Facts

- › Accounted for 18.4% of total number of GTA resales
- › Accounted for 21.6% of total GTA resale value
- › Average number of days a residential dwelling was on the market - 20 days
- › Average selling price - 106% of list price

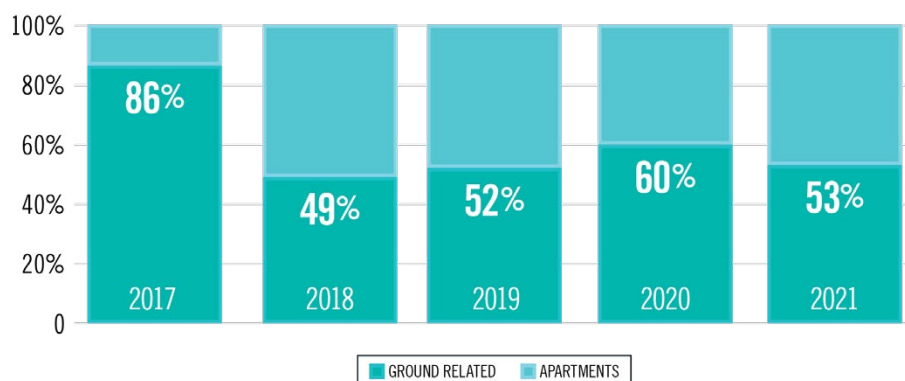
RESIDENTIAL MARKET and BUILDING ACTIVITY

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

RESIDENTIAL BUILDING PERMITS are up 85% from 2020

- › A total of 10,787 new residential building permits were issued in York Region in 2021, representing an 85% increase from the 2020 permit total of 5,832
- › Apartment units increased significantly (121%) from 2,308 in 2020 to 5,096 in 2021
- › In 2021, apartment dwellings and townhouses accounted for 68% of new residential permits issued, an indication of York Region's progress towards creating a more diversified housing stock

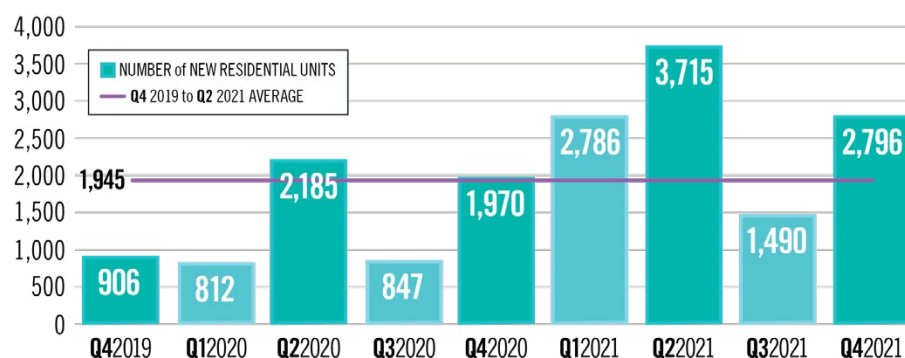
FIGURE 3.3: YORK REGION RESIDENTIAL BUILDING PERMIT MIX - 2017 to 2021



Source: York Region Corporate Services, Long Range Planning and Local Municipal Building Permit Reports

- › The 2021 breakdown of residential building permits was 28% single detached, 3% semi-detached, 22% row (for a total of 53% ground related) and 47% apartment
- › Building permits have rebounded well from the COVID-19 pandemic and Province wide lockdowns in 2020, more than doubling in volume by Q1/Q2 of 2021 compared to Q1/Q2 of 2020 (Figure 3.4)

FIGURE 3.4: YORK REGION RESIDENTIAL BUILDING PERMIT by QUARTER - Q4 2019 to Q4 2021



Source: York Region Corporate Services, Long Range Planning and Local Municipal Building Permit Reports

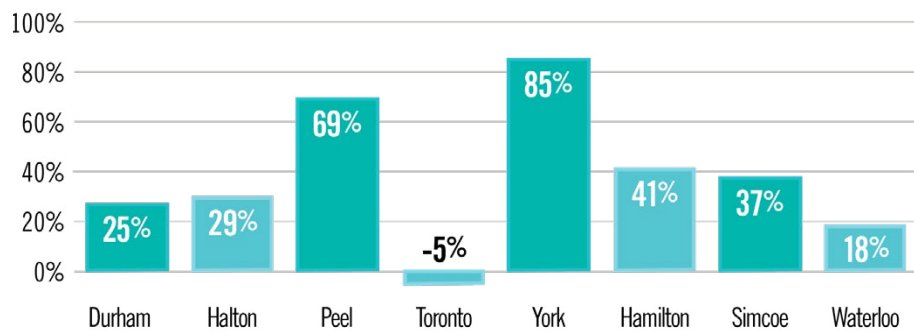
RESIDENTIAL MARKET and BUILDING ACTIVITY

York Region continues to contribute significantly to residential building permit activity in the Greater Toronto and Hamilton Area (GTHA)

- › In 2021, 67,210 building permits were issued for new residential units across the GTHA, an increase from 53,791 in 2020 of almost 25%
- › All GTHA jurisdictions experienced an increase in the total number of building permits issued in 2021 except Toronto
- › York Region accounted for 16% of the GTHA's residential building permit activity, third to the City of Toronto's 38% share and Peel Region's 22%

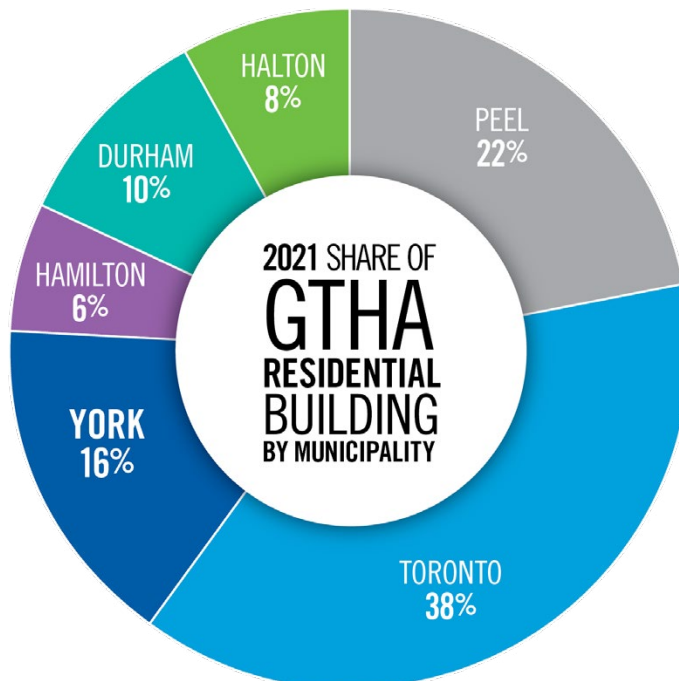
- › York Region had the largest increase in 2021 (85%) for residential permits in the Greater Toronto and Hamilton Area and Simcoe and Waterloo over 2020 levels

FIGURE 3.5: GROWTH RATE in RESIDENTIAL UNITS 2020-2021 by SELECT GREATER GOLDEN HORSESHOE MUNICIPALITIES



Source: Local Municipal Building Permit Reports, 2021; Statistics Canada Table 32.2 (unpublished) 2021

FIGURE 3.6: GTHA BUILDING ACTIVITY for 2021 - SHARES by MUNICIPALITY



Source: Local Municipal Building Permit Reports, 2021; Statistics Canada Table 32.2 (unpublished), 2021

RESIDENTIAL MARKET and BUILDING ACTIVITY



YORK REGION RECORDED the SEVENTH LARGEST NUMBER of RESIDENTIAL BUILDING PERMITS ISSUED in CANADA

- › York Region continues to be a significant contributor of new residential development in Canada, ranking seventh for building permits issued, an increase from eighth place in 2020

TABLE 3.1: CROSS CANADA COMPARISON 2021 - RESIDENTIAL BUILDING PERMITS

Rank	Municipality	Number of Permits	% Change from 2020
1	City of Toronto	25,540	-4.8%
2	Greater Vancouver Regional District	25,324	8.1%
3	City of Calgary	16,608	94.1%
4	Peel Region	14,841	69.2%
5	City of Edmonton	13,587	33.7%
6	City of Montréal	11,910	5.6%
7	York Region	10,787	85%
8	City of Ottawa	9,564	-16.5%
9	City of Winnipeg	7,140	45.1%
10	Durham Region	6,595	25%

Source: Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2021; York Region Corporate Services, Long Range Planning Division, 2021. Note: Ranking is in comparison to cities, Region's and Regional Districts as defined locally.

RESIDENTIAL MARKET and BUILDING ACTIVITY

RESIDENTIAL COMPLETIONS INCREASED in 2021

- › Housing completions in the Region increased by 0.9% over 2020
- › The mix of housing completions 2021 was 28% (1,774) single detached, 3% (220) semi-detached units, 20% (1,419) row houses and 49% (3,504) apartments

FIGURE 3.7: 2012 to 2021 BUILDING PERMIT and HOUSING COMPLETIONS

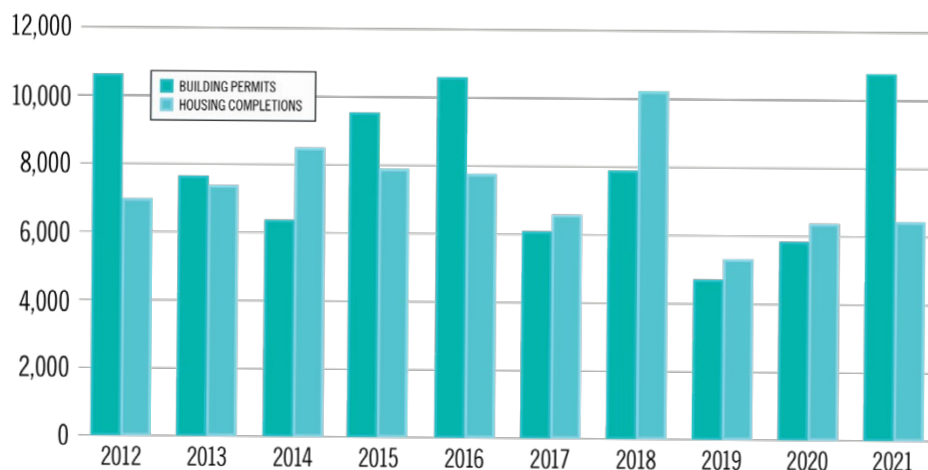
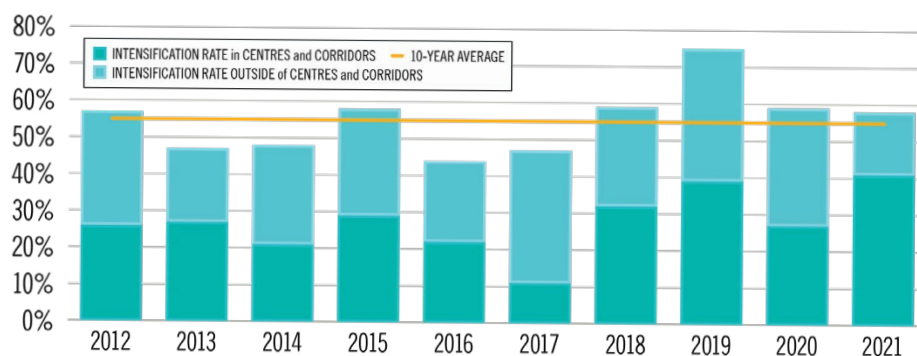


FIGURE 3.8: INTENSIFICATION within the BUILT-UP AREA, YORK REGION, 2012 to 2021



Source: York Region, Corporate Services, Long Range Planning

- › York Region's intensification share within the built up area has averaged 55% over the last 10 years, and was 58% in 2021
- › The continuing development of the Region's Centres and Corridors (with 43% of all intensification in 2021) and other intensification areas will contribute to achieving the minimum phased 50% to 55% intensification target to 2051

RESIDENTIAL MARKET and BUILDING ACTIVITY

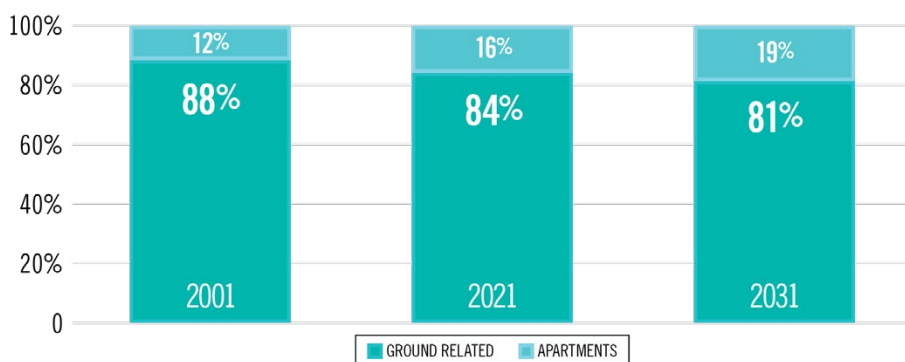
THE TOTAL HOUSING SUPPLY CONTINUES to DIVERSIFY

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
 - » housing residents at different stages in their lives
 - » reaching the Region's intensification targets
 - » creating more compact, transit supportive development

- › 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 16% in 2021
- › The proportion of apartment unit dwellings is forecasted to be 19% by 2031

FIGURE 3.9: MIX of HOUSING STOCK in YORK REGION



Source: York Region Corporate Services, Long Range Planning and Local Municipal Building Permit Reports

- › The overall housing stock in 2021 was composed of 65% single detached dwellings, 6% semi-detached units, 13% row house units and 16% apartment units

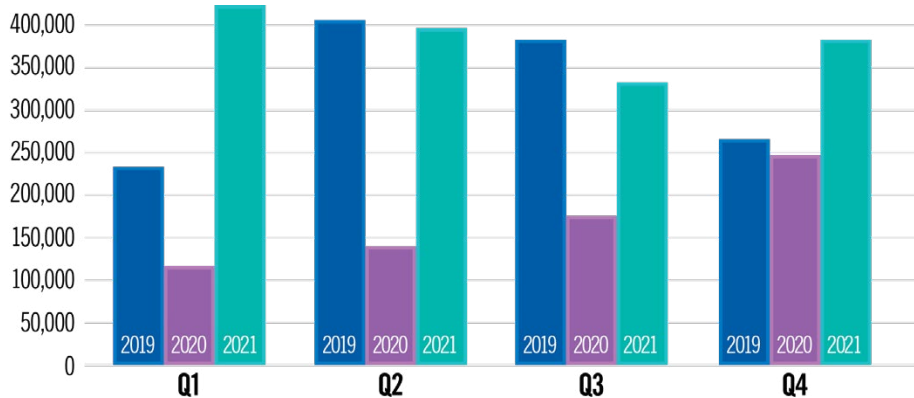
INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

INDUSTRIAL and COMMERCIAL PROPERTY MARKET CONTINUES to GROW

- › The office market has seen a 22% drop in leasing activity, however, vacancy and availability rates remained steady since the beginning of the pandemic

FIGURE 4.1: YORK REGION TOTAL ICI CONSTRUCTION VALUES by QUARTER 2019 to 2021

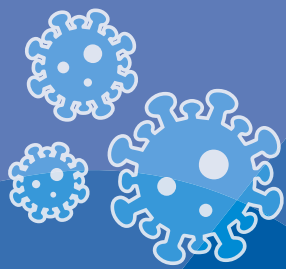
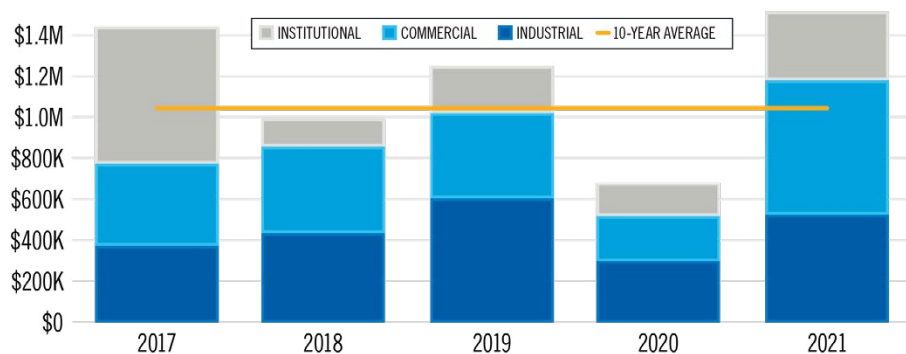


Source: Local Municipal Building Permit Reports, 2021; Statistics Canada Table 32.2 (unpublished) 2021

COMMERCIAL and INDUSTRIAL CONSTRUCTION VALUES increased SIGNIFICANTLY in 2021

- › Total ICI construction in 2021 had a combined construction value of \$1,509 million, an increase from the 2020 value of \$675 million (Figure 4.2) and was higher than the ten year average of \$1,039 million
- › Industrial, commercial and institutional construction values all increased from 2020 levels by 78%, 193% and 110% respectively

FIGURE 4.2: YORK REGION ICI CONSTRUCTION VALUES - 2017 to 2021



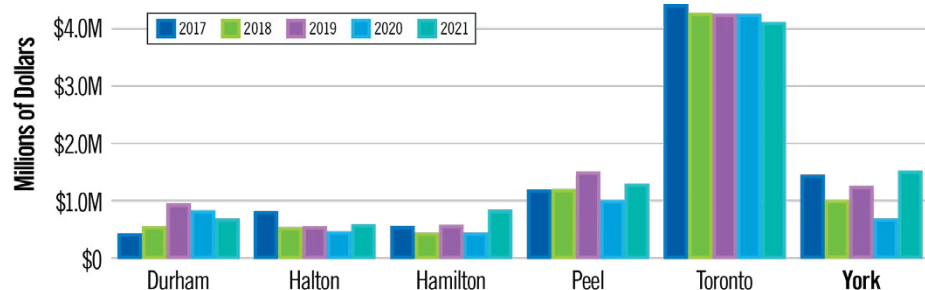
- › During the COVID 19 pandemic, the retail market evolved and adapted to e-commerce platforms
 - › The Greater Toronto Area (GTA) industrial market remains resilient as e-commerce continues to experience exponential growth during the COVID-19 pandemic
 - › The non-residential sector recovered well from the economic impacts of COVID 19 with every quarter of 2021 showing a strong recovery over 2020 in total ICI values in York Region (Figure 4.1)
 - › York Region's office market was impacted by months of pandemic enforced restrictions in 2021. The pandemic provided a reset opportunity that allowed office occupiers to experiment with flexible models. It accelerated the shift to remote work forces, particularly in the tech and financial sectors
 - › While there was a shift to a mandatory work from home strategy, Colliers Canada data (2021) suggests that the COVID 19 pandemic will not lead to the 'death' of the office. Survey results reveal that both employers and employees expect the vast majority of employees to eventually return to the traditional office work places post pandemic
 - › The GTA office market vacancy at 5.6% is lower than the 10.8% in 2020
- Source: Colliers Canada, 2022

INDUSTRIAL, COMMERCIAL and INSTITUTIONAL MARKET and BUILDING ACTIVITIES

GREATER TORONTO and HAMILTON AREA (GTHA) CONSTRUCTION

- › York Region accounted for 16.8% of the GTHA's total ICI construction value in 2021, an increase from 8.9% in 2020

FIGURE 4.3: GTHA ICI CONSTRUCTION VALUES by MUNICIPALITY - 2017 to 2021



- › Overall, the GTHA recorded a 17.8% increase in the value of ICI construction from 2020
- › All GTHA regions except Durham and the City of Toronto recorded increases in total ICI construction
- › York Region ranked fifth across Canada for the value of its ICI construction in 2021, an increase in ranking from ninth in 2020 (Table 4.1)

TABLE 4.1: 2021 CROSS CANADA COMPARISON: VALUES of ICI CONSTRUCTION (\$'000s)

Rank	Municipality	Total Value	% Change from 2020
1	City of Toronto	\$4,091,678	-8.3%
2	Greater Vancouver Regional District	\$2,896,062	-5.4%
3	City of Montréal	\$2,753,421	35.9%
4	City of Calgary	\$2,395,754	115.5%
5	York Region	\$1,509,554	123.8%
6	City of Edmonton	\$1,359,996	30.3%
7	Peel Region	\$1,284,351	3.1%
8	City of Ottawa	\$918,451	-42.3%
9	City of Winnipeg	\$867,230	36.6%
10	Durham Region	\$677,673	-28.2%
11	Waterloo Region	\$609,194	-5.1%
12	Halton Region	\$584,424	19.0%

Source: Statistics Canada Building Permit Reports and Table 32.2 (unpublished), 2021; York Region Corporate Services, Long Range Planning Division, 2020. Note: Ranking is in comparison to cities, Region's and Regional Districts as defined locally.

OVERALL CONSTRUCTION VALUE

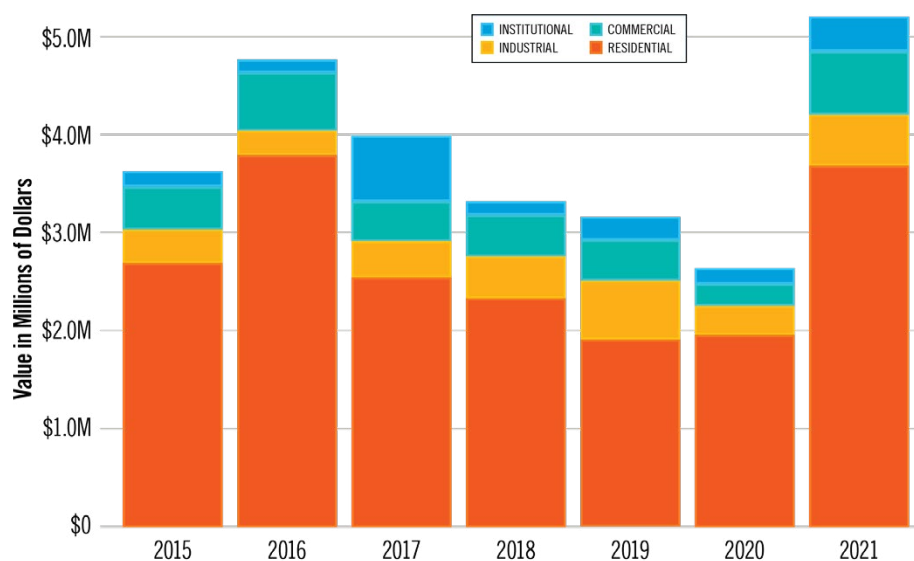


OVERALL CONSTRUCTION VALUE

TOTAL CONSTRUCTION VALUE in YORK REGION

- › Total estimated value of construction in 2021 was approximately \$5.19 billion, compared to \$2.63 billion recorded in 2020, an increase of 97.6%
- › York Region construction activity was impacted by COVID-19 in 2020, recording the lowest figure in the past six years, however construction values recovered well in 2021 (Figure 5.1)

FIGURE 5.1: YORK REGION CONSTRUCTION VALUE by TYPE - 2015 to 2021



Source: Local Municipal Building Permit Reports, 2015- 2021. Note: Agricultural permits are included under the industrial category.

- › The Region's value of residential construction increased by 88.5% from \$1,953 million in 2020 to \$3,683 million in 2021

In 2021, York Region's ICI had a 29% share of total construction value

- › The share of ICI of total construction values has averaged 32% during the past five years
- › 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

OVERALL CONSTRUCTION VALUE

CONSTRUCTION ACTIVITY - NATIONAL COMPARISONS

- › York Region continues to be a significant contributor to the provincial and national economies, with its 2021 total construction value of \$5.91 billion being the highest value ever recorded
- › York Region ranked fourth in total construction values among Canadian municipalities, with a value of \$5.19 billion (Table 5.1)

TABLE 5.1: 2021 CROSS CANADA COMPARISON: VALUES of ICI CONSTRUCTION (\$000s)

Rank	Municipality	Total Value	% Change from 2020
1	City of Toronto	\$11,757,596	2.0%
2	Greater Vancouver Regional District	\$10,296,313	1.4%
3	City of Calgary	\$5,894,018	63.2%
4	York Region	\$5,192,673	97.6%
5	City of Montréal	\$4,962,240	11.2%
6	Peel Region	\$4,210,608	32.9%
7	City of Ottawa	\$3,701,704	-12.7%
8	City of Edmonton	\$3,016,846	-5.8%
9	Durham Region	\$2,780,477	11.0%
10	Halton Region	\$2,386,736	-4.7%

Source: Local Municipal Building Permit Reports, 2021; Statistics Canada Building Permit Reports and Table 32.2 (unpublished) Note: List includes cities, Regions, and Regional Districts as defined locally.

CONCLUSION

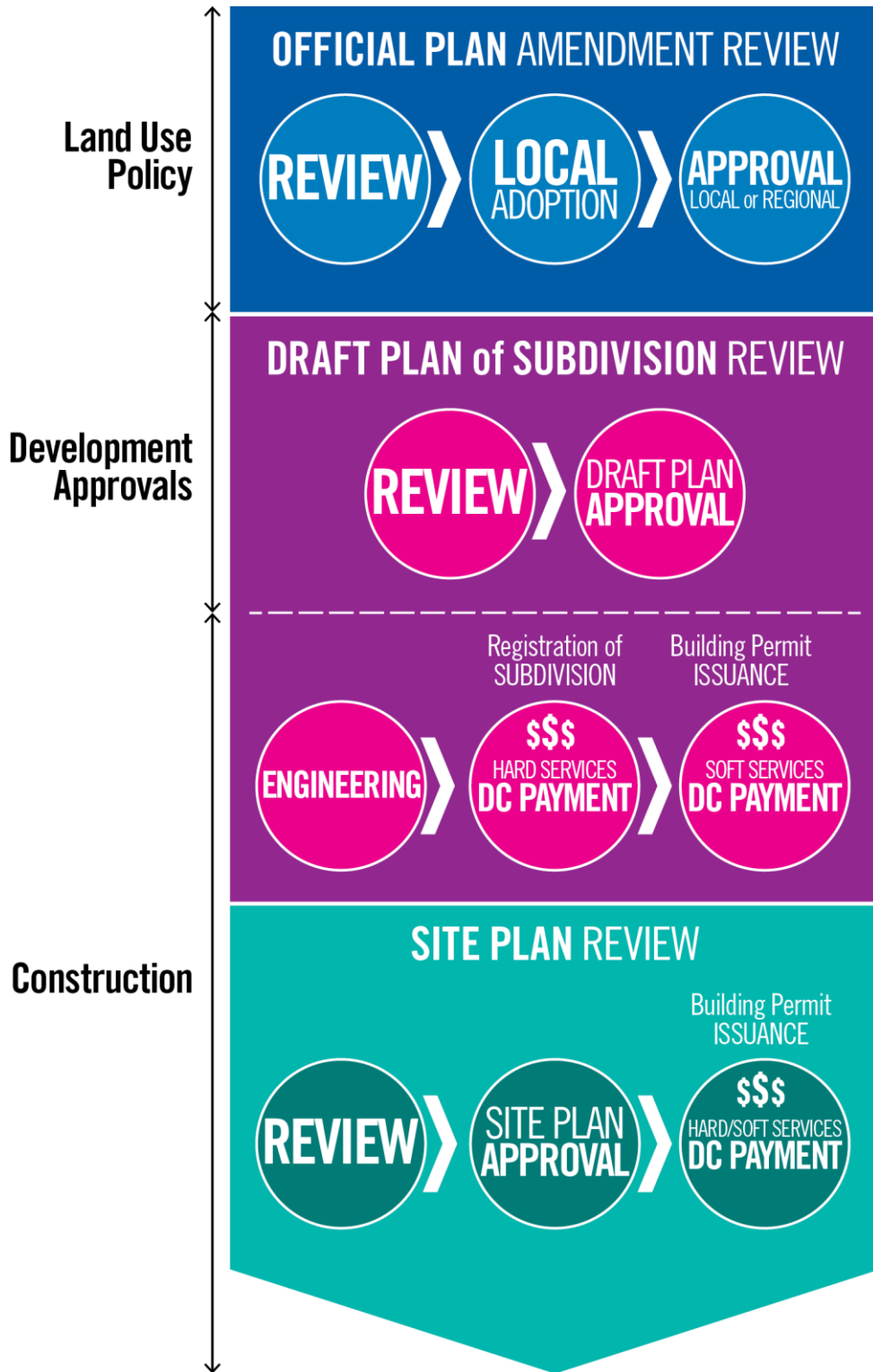
The Growth and Development Review provides a snapshot of key development and population indicators in York Region and reports on the competitiveness of York Region's economy within the Greater Toronto and Hamilton Area (GTHA), the Province and Canada.

In 2021, there were an estimated 643,300 jobs and 1,228,200 residents in the Region.

The COVID-19 pandemic and related closures continue to impact the global economy. York Region's economy recovered significantly in the second half of 2021 and full recovery is anticipated for 2022, assuming there are no further widespread lockdowns, as supply chain issues ease and consumer spending increases.

York Region is one of Canada's fastest-growing large urban municipalities and is forecast to reach a population of 2.03 million and employment of 991,000 by 2051. 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.

ATTACHMENT 2



Regional Council Decision - Long-Term Care Transformation: Legislative Changes and Draft National Standards

On April 28, 2022 Regional Council made the following decision:

1. Council, in its role as Committee of Management for the Region's two long-term care homes, endorse staff feedback on draft regulations released under the *Fixing Long-Term Care Act, 2021*, provided in Attachment 1, submitted to the Ministry of Long-Term Care on February 17, 2022.
2. Council, in its role as Committee of Management for a long-term care home, endorse staff feedback on draft national standards for long-term care, provided in Attachment 2, submitted to the Health Standards Organization on March 27, 2022.
3. The Regional Clerk circulate this report to the local municipalities, York Region Members of Provincial Parliament and Members of Parliament, Minister of Long-Term Care, Minister of Health, Minister of Seniors and Accessibility, Ontario Health Central Region, Home and Community Care Support Services Central, Ontario Health Teams in York Region, AdvantAge Ontario, Ontario Long-Term Care Association and the Association of Municipalities of Ontario.

The original staff report is attached for your information.

Please contact Lisa Gonsalves, General Manager at 1-877-464-9675 ext. 72090 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 | york.ca

The Regional Municipality of York

Committee of the Whole
Community and Health Services
April 7, 2022

Report of the Commissioner of Community and Health Services

Long-Term Care Transformation: Legislative Changes and Draft National Standards

1. Recommendations

1. Council, in its role as Committee of Management for the Region's two long-term care homes, endorse staff feedback on draft regulations released under the *Fixing Long-Term Care Act, 2021*, provided in Attachment 1, submitted to the Ministry of Long-Term Care on February 17, 2022
2. Council, in its role as Committee of Management for a long-term care home, endorse staff feedback on draft national standards for long-term care, provided in Attachment 2, submitted to the Health Standards Organization on March 27, 2022
3. The Regional Clerk circulate this report to the local municipalities, York Region Members of Provincial Parliament and Members of Parliament, Minister of Long-Term Care, Minister of Health, Minister of Seniors and Accessibility, Ontario Health Central Region, Home and Community Care Support Services Central, Ontario Health Teams in York Region, AdvantAge Ontario, Ontario Long-Term Care Association and the Association of Municipalities of Ontario

2. Summary

As part of its obligations as the Committee of Management under the *Long-Term Care Homes Act, 2007*, Council is to be informed of: (1) The Regional Municipality of York's obligations as the 'licensee' of York Region's two long-term care homes, Newmarket Health Centre and Maple Health Centre (the Homes) and (2) any legislative or regulatory changes that could impact Council's role as Committee of Management.

Key Points:

- On [December 9, 2021](#), the *Fixing Long-Term Care Act, 2021* (the Act) received Royal Assent. It is anticipated it will repeal the *Long-Term Care Homes Act, 2007* in April 2022. The proposed [Regulations](#) were released on January 18, 2022 for review with comments due by February 17, 2022

- Proposed legislation will create additional operational requirements, increased staffing needs and additional accountability measures for the Committee of Management
- While the Province has provided additional funding for staffing and education to help the Homes achieve legislated hours of care per resident per day it does not cover the full costs required to support compliance with legislation
- Additionally, the Health Standards Organization released a draft national standard for long-term care ([CAN/HSO 21001:2022](#) Long-Term Care Services) on January 28, 2022 with feedback due by March 27, 2022
- Obtaining Council's endorsement of the staff submissions on the provincial regulations and national standard prior to their submission was not possible due to the consultation deadlines
- Both organizations have been informed Council will be reviewing the Region's submissions (Attachments 1 and 2) and any additional commentary they provide would be forwarded

3. Background

York Region is still required to operate at least one Long-Term Care Home

Under the Act, "every southern municipality that is an upper or single-tier municipality" must still operate at least one long-term care home. York Region operates two long-term care homes, Maple Health Centre and Newmarket Health Centre, with a combined total of 232 beds. In [October 2011](#), Regional Council approved its role as the Homes' Committee of Management, as required by section 135 of the Act. Under the legislation, Council has served as the Homes' Committee of Management since 2011 and receives an [annual performance report](#) to ensure the Homes comply with the Act.

York Region has been influential in advocating for changes in the long-term care sector

The long-term care sector is undergoing a significant period of transformation in response to longstanding challenges and issues magnified by the COVID-19 Pandemic. During 2020, the Ministry of Long-Term Care [appointed](#) an independent Long-Term Care COVID-19 Commission. York Region strongly advocated for transformative change in its [submission](#) to the Commission and subsequent [analysis](#) of the Commission's Final [Report](#), which advocated for urgent action by the Province.

On [October 28, 2021](#) the Province introduced new legislation to improve the well being of residents in long-term care. Regional staff worked with sector organizations like the [Association of Municipalities Ontario](#), the Ontario Long-Term Care Association and [AdvantAge Ontario](#) in their submissions to the Standing Committee on the Legislative Assembly on [Bill 37](#), *Providing More Care, Protecting Seniors, and Building More Beds Act, 2021*, advocating for the Province to:

- Accelerate its investments and goals to achieve four hours of direct care per resident per day by 2022-2023
- Consider providing municipal governments a choice in operating a Long-Term Care Home, which would allow flexibility for municipal governments to invest their property tax dollars in the provision of services most appropriate to their local residents' needs
- Consider identifying and establishing a service system manager for seniors' care to coordinate and bring together the currently fragmented seniors' services sector

York Region Public Health in conjunction with other public health units also contributed to the submission regarding Bill 37 made by the [Council of Ontario Medical Officers of Health](#) to the Minister of Long-Term Care.

A new legislative framework for the long-term care sector will improve staffing and care, and protect residents through better accountability, enforcement, and transparency

On [December 9, 2021](#), [Bill 37](#) received Royal Assent. The Act aims to improve long-term care by:

- Enshrining [four hours of direct care](#) per resident per day by March 31, 2025
- Establishing new compliance and enforcement tools to improve accountability, enforcement, and transparency in the sector
- Strengthening the Residents' Bill of Rights, recognizing the important role of caregivers and focusing on resident-centred care

In addition, the Act provides for a new long-term care quality centre to be established. This centre will focus on evidence-informed person-centred models of care.

While the Act provides a legislative framework for fixing long-term care, the regulations provide much of the details affecting the operations of our Homes. The [province's](#) five priorities for Phase 1 are focused on the following areas:

1. Emergency planning
2. Quality of care
3. Resident safety
4. Staffing
5. Accountability, enforcement, transparency

Staff gathered feedback on these five priority areas through internal consultations and commentary received from York Region Public Health and [Southlake Community Ontario Health Team](#). Attachment 1 provides key advocacy messages as well as specific regulatory recommendations submitted by the Commissioner, Community and Health Services to the province by the deadline of February 17, 2022. Sector organizations like the [Association of Municipalities Ontario](#), the Ontario Long-Term Care Association and [AdvantAge Ontario](#) also made submissions on the proposed Regulations of the Fixing Long-Term Care Act, 2021.

Phase 2 of regulation development is anticipated later in 2022. It will focus on elements requiring more focused consultation with residents, families, home operators, and other experts (such as the Resident and Family/Caregiver Experience Survey) and/or more time to build operational capacity to support successful implementation (such as details about the Long-Term Care Quality Centre).

Long-Term Care falls under provincial jurisdiction, but the federal government is taking action to support seniors by developing National Standards

The federal government made a commitment in [2020](#) (Throne Speech) to “take any action it can to support seniors.” In response, the Standards Council of Canada, Health Standards Organization, and the Canadian Standards Association Group agreed to align to develop two new complementary national standards for long-term care that “would be shaped by the needs and voices of Canada’s long-term care home residents, workforce, local communities, as well as broader members of the public.”

On January 27, 2022, the Health Standards Organization issued the first of these two national standards ([CAN/HSO 21001:2022](#) Long-Term Care Services). The new standard (split over ten sections) provides long-term care home residents, workforce, organizational leaders, and governing bodies with guidance on:

- Providing evidence-informed resident-centred care practices that value compassion, respect, dignity, trust, and a meaningful quality of life
- Working in a team-based way to deliver high-quality care that is culturally safe and appropriate to the diverse needs of residents, the workforce, and the broader team involved in the life of a long-term care home
- Enabling a healthy, competent, and resilient workforce and healthy working conditions
- Upholding strong governance practices and operations and a culture that is outcome-focused and committed to continuous learning and quality improvement

Staff gathered feedback on the ten sections through internal consultations and commentary received from York Region Public Health. Attachment 2 provides general comments as well as comments on specific standards that were also submitted by the Commissioner, Community and Health Services to the Health Standards Organization by the deadline of March 27, 2022.

On February 10, 2022, the Canadian Standards Association Group issued the second of the two national standards – [CSA Z8004](#) Operations and infection prevention and control of long-term care homes. The new standard (split over twelve sections) provides requirements for the safe operation and infection prevention and control of long-term care homes. Staff are gathering feedback in order to submit comments by the deadline of April 11, 2022 and will provide a report to Council on the submission in May 2022.

4. Analysis

Proposed Regulations under the *Fixing Long-Term Care Act* create additional operational requirements, increased staffing needs and new accountability measures for the Committee of Management

It is anticipated the proposed [Regulations](#) may come into force some time in April 2022. Legislative changes will be effective once they come into force. Even though licensees will have three to twelve months to implement some of the changes, staff have advocated for longer implementation deadlines to allow time for operational, policy and recruitment work needed to support their implementation. The following table outlines some of the new requirements and major changes under the proposed Regulations:

Table 1

Proposed Areas of Legislative Changes for Long-Term Care Homes and Licensee

Area	Summary of New Requirements and Major Changes
Emergency Planning	<ul style="list-style-type: none"> • New requirements for emergency plans to include “outbreaks of a communicable disease, outbreaks of a disease of public health significance, epidemics and pandemics” • New requirements for annual testing, attestation and publication of all emergency plans on a website open to the public
Quality of Care	<ul style="list-style-type: none"> • New requirements for care and services that integrate a palliative care philosophy • New requirements to establish a continuous quality improvement initiative, committee and designated lead
Resident Safety	<ul style="list-style-type: none"> • Major changes for the infection, prevention and control program, including a new requirement for a designated lead that must be on site at each of our homes for at least 26.25 hours per week
Staffing	<ul style="list-style-type: none"> • New sections defining the calculation method for direct care and allied professional health care targets
Accountability, Enforcement and Transparency	<ul style="list-style-type: none"> • Major changes to the responsibilities and duties of the Medical Director, including approving clinical policies and procedures and providing oversight of resident clinical care in the home • The Act doubles the penalties (fines) for every individual convicted of an offence related to a private long-term care home. However, if the individual is a director or officer of a non-profit home or a member of a committee of management (municipal home) or board of management (First Nations Home) fines will not exceed \$4,000 • An inspector or Director under the Act may issue a notice of administrative penalty to a long-term care home of up to \$250,000 for non-compliance with the Act • Committee of management members are required to undergo criminal records checks and sign a declaration regarding offences

The Region's submission was supportive of the proposed Regulations and recommended changes that would enhance delivery of care services

The Region's submission (Attachment 1) provided suggestions for each of the province's five priority areas. Key suggestions:

- Include a staff experience survey (in addition to the Resident and Family/Caregiver Experience Survey) to ensure staff have an opportunity to have their experience with the Home measured. This suggestion is supported by both the 'Quadruple Aim' of Ontario Health and the Health Standards Organization
- Test epidemic and pandemic plans every three years instead of annually given the recent and on-going experience of COVID-19 and the impact to resources and services that this would entail
- Set the number of hours an infection prevention and control lead to be onsite at a Home at 35 hours per week rather than 26.25 hours (for homes with more than 69 beds but less than 200 beds), which would align usual work hours with the regulatory requirement for this to be one full-time position
- Asked the Province to consider if the requirement for a police record check is necessary for members of a committee of management of a municipal home, as the committee is usually comprised of elected officials

Draft National Standards for Long-Term Care Services align with Accreditation Standards but need funding and Provincial support ahead of implementation

In Canada, long-term care is the largest type of health care that is neither publicly guaranteed nor insured under the *Canada Health Act*. The provision of long-term care is almost universally legislated by the provinces and territories, and each jurisdiction offers a variable range of long-term care services. The draft National Standards for Long-Term Care Services "call for better coordinated federal and provincial investments and funding into long-term care homes to improve staffing levels, the provision of direct care, infrastructure, and the overall capacity of the long-term care system to respond to the growing needs of Canada's ageing population." The success in implementing these standards will depend on how issues related to legislation, regulation, funding and accountability are resolved.

Currently, as the standards are not federally or provincially legislated there is no immediate impact on the operations of our long-term care Homes or members of the Committee of Management (termed the 'governing body' in the national standards). The Health Standards Organization has been accredited by the [Standards Council of Canada](#) to develop National Standards of Canada. The Health Standards Organization is also closely affiliated with [Accreditation Canada](#), one of two organizations whose accreditation provides quality attainment premium (QAP) [funding](#) for long-term care Homes. Our Homes are accredited through the Commission on Accreditation of Rehabilitation Facilities (CARF). Due to [accreditation](#), the Homes are well positioned to achieve the National Standards if they become a mandatory requirement. The Region's submission (Attachment 2) was generally supportive of the standards and made the following key suggestions:

- Develop ethical frameworks to address issues related to conflicts that may arise between team members as well as to support decision-making for residents who wish to live at risk (for example refusing to use a walker needed to prevent falls)
- Support residents to have access to information and communication technology. This is a recommendation from the [Ontario's Long-Term Care COVID-19 Commission](#) that the Region [advocated](#) for but it remains excluded from the proposed revised resident's bill of rights during Phase 1 of regulation development
- Coordinate care and integrate services to ensure continuity of care for residents. This is another recommendation from the [Ontario's Long-Term Care COVID-19 Commission](#) that the Region [advocated](#) for to ensure an integrated health care system is in place

5. Financial

The Act establishes targets for care that long-term care homes are to provide for each resident, based on a phased in approach. By March 31, 2025, the province must achieve its target of providing with an average of four hours of direct care and 36 minutes of allied health professional care per long-term care home resident per day as shown in Table 2:

Table 2
Provincial Targets of Care for Long-Term Care Homes

Care Per Resident Per Day	2022	2023	2024	2025
Direct Care	3 hours	3 hours and 15 minutes	3 hours and 42 minutes	4 hours
Allied Health Professional Care	33 minutes	36 minutes	36 minutes	36 minutes

Note: Direct Care is provided by registered nurses (RNs), registered practical nurses (RPNs) and personal support workers (PSWs). Allied Health Professional Care is provided by Physiotherapists, Occupational Therapists, Support workers and others.

The Province is providing [\\$1.75 billion](#) over five years to long-term care homes to increase staffing levels. The Region's annual additional [funding](#) allocation for staffing has been confirmed for 2021 and forecasted for 2022-2025 as shown in Table 3. In addition, there is additional funding from the Province to support additional staff education and training ([Supporting Professional Growth Fund](#)).

Table 3**Additional Provincial Funding for Staffing and Education for York Region's Long-Term Care Homes 2021-2025**

Additional Provincial Funding (\$)	2021	2022	2023	2024	2025
Total Direct Care Funding	278,163	1,608,094	2,501,403	3,426,220	908,245
Total Allied Health Professionals Funding	52,404	302,962	330,795	326,521	80,395
Total Additional Staffing Funding	330,568	1,911,056	2,832,198	3,752,742	988,640
Total Education Funding	12,444	18,667	N/A	N/A	N/A

Note: 2021 funding has been confirmed by the Ministry of Long-Term Care. 2022-2025 figures are staff forecasts based on the 2021 allocation and estimates of the number of beds eligible for additional funding. Actual allocations will be communicated annually by the Ministry

While the Province has provided additional funding for staffing and education to help Homes achieve legislated hours of care per resident per day it does not cover the full staffing costs. This additional funding does not impact the capital budget but may impact the operating budget depending on investments that are made into the program.

York Region subsidizes the cost of operating its two municipal long-term care homes with tax levy funding paying 45% of the total cost of care in 2020, the provincial subsidy paying 44% and residents' fees and service charges making up the remaining 11%. The vast majority of this property tax contribution is to support staffing. If the cost to operate a long-term care home is not fully funded by the Province, the cost of staffing will remain funded by Regional tax levy. Decisions about program investments may also affect the breakdown of operating costs. The letter accompanying staff's submission on the draft regulations (see Attachment 1) requested the Ministers of Health and Long-Term Care to urgently implement an enhanced funding model for long-term care that will support additional staffing costs.

Additional Provincial funding is also needed to support compliance with new legislative requirements and implement national standards if legislated

The province estimates direct costs for homes to comply with requirements in the new Act and regulations will be in the range of \$20-\$23.5 million annually (or [\\$36,000 per home](#)) per year). Analysis by [Advantage Ontario](#) concluded this estimate significantly understates expected costs. Advantage Ontario estimated costs will be in the range of \$590,000-\$650,000 per home. However, this cost excludes the additional costs associated with infection prevention and control, menu planning and palliative care.

Without additional Provincial funding to support compliance, the Homes will continue to rely on Regional tax levy. The letter accompanying staff's submission on the draft regulations (see Attachment 1) the Minister of Health and Long-Term Care was requested to provide sufficient funding for the Homes to comply with Provincial requirements.

Staff are analyzing the Homes' staffing model to ensure the Region can maximize the new funding, meet Provincial care targets, and focus on evidence-informed person-centred models of care.

The national standards are not federally or provincially legislated for Ontario at this time. If this changes, there may be an impact on the capital and operating budgets of the Homes.

6. Local Impact

It is important that York Region Seniors have local options available for their long-term care needs and can access a high-quality municipal Home. Addressing the needs of the Region's long-term care residents involves coordination and collaboration to effectively serve and support a resident-centred model of care. Seniors Services continues to find ways to work efficiently with and leverage resources through community, provincial and federal partners.

7. Conclusion

Staff are developing an implementation plan to prepare for these legislative changes. Once the Regulations are finalized, a comprehensive impact analysis will be completed, and work undertaken to ensure the Homes are brought into compliance with any new requirements. When the regulations are finalized and analysis is completed, staff will report to Council on actions taken to respond to the new legislation and Regulations, and any further changes to Council's role as Committee of Management.

For more information on this report, please contact Lisa Gonsalves, General Manager at 1-877-464-9675 ext. 72090. Accessible formats or communication supports are available upon request.



Recommended by:

Katherine Chislett
Commissioner of Community and Health Services



Approved for Submission:

Bruce Macgregor
Chief Administrative Officer

March 17, 2022

Attachments (2)

eDOCS # 13683491



KATHERINE CHISLETT
Commissioner Community and Health Services

February 17, 2022

Via Email: paul.calandra@pc.ola.org
christine.elliott@pc.ola.org

Hon. Paul Calandra
Minister of Long-Term Care
Ministry of Long-Term Care
6th Floor, 400 University Ave
Toronto, Ontario M5G 1S5

Hon. Christine Elliott
Minister of Health
Ministry of Health
5th Floor, 777 Bay Street
Toronto, Ontario M7A 2J3

Dear Ministers:

The Regional Municipality of York appreciates the ongoing efforts, supports and funding commitments from the Ontario Government to support the long-term care (LTC) sector throughout the COVID-19 pandemic. We congratulate the Province for the success of [Bill 37](#), which, when enacted, will repeal the *Long-Term Care Homes Act, 2007* and replace it with the *Fixing Long-Term Care Act, 2021*.

We further commend the Province for consulting on [Phase 1 of the Regulations](#) which take important steps to:

1. Improve the quality of life and care for residents of LTC homes,
2. Create protections for long-term care homes to optimize resident safety and enhanced sector preparedness in the event of an emergency, including outbreaks, epidemics and pandemics and
3. Improve sector oversight and accountability measures to enhance compliance

As a municipal operator of two LTC homes in York Region, we are very familiar with the challenges facing the LTC sector and welcome the opportunity to review and provide feedback on the draft Regulations. Our attached submission is based on feedback received through internal consultations and commentary received from York Region Public Health and Central Ontario Health and provides suggestions for the province's five priorities for Phase 1:

1. Emergency planning
2. Quality of care
3. Resident safety
4. Staffing
5. Accountability, enforcement, transparency

Due to timing, it was not possible to bring our response to York Regional Council for endorsement prior to submission. This response will be shared with York Regional Council at their April 2022 meeting for endorsement, and any commentary they provide will be forwarded to the province.

The Regional Municipality of York | 17150 Yonge Street, Newmarket, Ontario L3Y 8V3
Tel: 905-830-4444 x72023, 1-877-464-9675 | Fax: 905-895-0702
Katherine.chislett@york.ca | york.ca

February 17, 2022

Proposed Regulations under the *Fixing Long-Term Care Act, 2021* Submission

In addition to our regulatory submission, we must highlight that LTC homes will require significantly more funding to implement the requirements of the new Act and Regulations. The estimated \$20-23.5 M (or [\\$36,000 per home](#)) per annum to support the direct compliance costs associated with these Regulatory changes is significantly underestimated. York Region subsidizes the cost of operating its two municipal LTC homes with tax levy funding paying 45% of the total cost of care in 2020, the provincial subsidy paying 44% and residents' fees and service charges making up the remaining 11%. The tax levy funding already supports each funding envelope provided by the government (such as nursing and personal care, food costs) as well as existing administrative, legislative compliance and operating costs. To ensure provincial funding reflects the true costs of operating a long-term care home and delivering culturally and linguistically specific care, the province should urgently implement an enhanced funding model for long-term care that will support the additional costs of implementing the Regulations' requirements, such as the staffing costs that will be incurred to provide four hours of direct care per day and to meet the requirements of the enhanced infection and prevention program, the raw food costs that will be incurred to meet the new menu planning and dietary services requirements, and the costs to test the various emergency plans annually as required by the regulations.

In addition, we strongly request that the Province give long-term care homes at least one year to implement the new requirements of the *Fixing Long-Term Care Act, 2021* and Regulations (unless the Regulations have already specified a longer time period for implementation) before any findings of non-compliance or administrative monetary penalties are issued.

While more funding is needed, there are efficiencies in the existing system that could be realized. An example of this would be that the government implement one fully digital reporting system, which would replace the multiple information-sharing systems that exist between long-term care and their many reporting partners ([AdvantAge Ontario](#)).

York Region remains committed to working with all levels of government, community partners and sector organizations to ensure our vulnerable seniors continue to receive appropriate, respectful and compassionate care.

If you have questions or would like to further discuss, please contact Lisa Gonsalves, General Manager, Paramedic and Seniors Services, at 1-877-464-9675 extension 72090 or by email at Lisa.Gonsalves@york.ca.

Sincerely,



Katherine Chislett
Commissioner, Community and Health Services

Attachment (1)

Copy to: Wayne Emmerson, Regional Chair and CEO
Lina Bigioni, Chief of Staff, York Region
Bruce Macgregor, CAO, York Region

#13667283

SUBMISSION TO THE MINISTRY OF LONG-TERM CARE ON PROPOSED NEW REGULATION UNDER THE FIXING LONG-TERM CARE ACT, 2021

Submitted by: The Regional Municipality of York

Date: February 17, 2022

Introduction

This submission to the Ministry of Long-Term Care on the proposed new regulations under the *Fixing Long-Term Care Act, 2021* (the Act) presents important considerations building on York Region's:

- Submission to the [Ontario Long-Term Care COVID-19 Commission](#) and
- Submission to the Ministry of Long-Term Care on our [Analysis of Ontario's Long-Term Care COVID-19 Commission's Final Report and Recommendations for Urgent Provincial Action](#)

The proposed new regulations are an important step towards strengthening Long Term Care service delivery and protecting residents.

Recommendations for amendments to the proposed new long-term care regulations

York Region's feedback on the proposed regulations is structured on the five priorities identified by the Province for Phase 1:

1. Emergency planning
2. Quality of care
3. Resident safety
4. Staffing
5. Accountability, enforcement, transparency

The following table has three columns. The first column lifts the wording from the proposed regulations. The middle column provides York Region's recommended changes to the proposed regulations highlighted in yellow. The last column is York Region's evidence or rationale for our recommended changes.

1. Emergency Planning

Draft Regulations	York Region Recommendation (shown in yellow highlight)	Evidence/Rationale
<p>269 (3) In developing and updating the plans, the licensee shall,</p> <p>(b) ensure that hazards and risks that may give rise to an emergency impacting the home are identified and assessed, whether the hazards and risks arise within the home or in the surrounding vicinity or community; and</p>	<p>269 (3) In developing and updating the plans, the licensee shall,</p> <p>(b) ensure that hazards and risks that may give rise to an emergency impacting the home are identified and assessed on an annual basis, whether the hazards and risks arise within the home or in the surrounding vicinity or community; and</p>	<p>Homes would be required to do a hazard identification and risk assessment (HIRA) on an annual basis, including at a minimum those identified under 269(4)1.</p>
<p>269 (4) The licensee shall ensure that the emergency plans provide for the following:</p> <p>1. Dealing with emergencies, including, without being limited to,</p> <ul style="list-style-type: none"> i. outbreaks of a communicable disease, outbreaks of a disease of public health significance, epidemics and pandemics, ii. fires, iii. community disasters, iv. violent outbursts, v. bomb threats, vi. medical emergencies, vii. chemical spills, viii. situations involving a missing resident, ix. loss of one or more essential services, x. gas leaks, xi. natural disasters and extreme weather events, and xii. boil water advisories. 	<p>269 (4) The licensee shall ensure that the emergency plans provide for the following:</p> <p>1. Dealing with emergencies, including, without being limited to,</p> <ul style="list-style-type: none"> i. outbreaks of a communicable disease, outbreaks of a disease of public health significance, epidemics and pandemics, ii. fires, iii. community disasters, iv. violent outbursts, v. bomb threats, vi. medical emergencies, vii. chemical spills, viii. situations involving a missing resident, ix. loss of one or more essential services, x. gas leaks, xi. natural disasters and extreme weather events, xii. boil water advisories, xiii. power outages 	<p>The proposed regulations should align with the <i>Emergency Management and Civil Protection Act</i> and add terminology to allow for emergency planning based on hazard identification and risk assessment.</p> <p>Identifying emergency planning priorities based on a hazard identification and risk assessment would allow for targeted planning for potential hazards most likely to occur, depending on the Home's geographical location and other factors and avoidance of planning for hazards that are less likely to occur.</p> <p>The increased emergency planning requirements will require some level of dedicated time or resource; existing funding provided by the Province is not sufficient to absorb these costs.</p>

Draft Regulations	York Region Recommendation (shown in yellow highlight)	Evidence/Rationale
	xiv. water shortages, and xv. other emergencies identified on a hazard risk assessment	
<p>269 (4) The licensee shall ensure that the emergency plans provide for the following:</p> <p>3. Resources, supplies, personal protection equipment and equipment vital for the emergency response being set aside and readily available at the home including, without being limited to, hand hygiene products and cleaning supplies, as well as a process to ensure that the required resources, supplies, personal protection equipment and equipment have not expired.</p>	<p>269 (4) The licensee shall ensure that the emergency plans provide for the following:</p> <p>3. A plan for resources, supplies, personal protection equipment and equipment vital for the emergency response to be being-set aside and readily available at the home including, without being limited to, hand hygiene products and cleaning supplies, as well as a process to ensure that the required resources, supplies, personal protection equipment and equipment have not expired.</p>	<p>Remove the expectation that each Home would have a stockpile of personal protective equipment available. Instead, Homes should have agreements and plans in place to access the resources, supplies and personal protective equipment needed to activate their emergency plan.</p> <p>In addition, standards and protocols need to provide for definitions of the type and number of resources, supplies and personal protective equipment to be made available. Feasibility cannot be assessed without a clearer definition of what is required.</p>
<p>269 (6) The licensee shall ensure that the communications plan referred to in paragraph 3 of subsection (5) includes a process for the licensee to ensure frequent and ongoing communication to residents, substitute decision-makers, if any, staff, volunteers, students, caregivers, the Residents' Council and the Family Council, if any, on the emergency in the home including at the beginning of the emergency, when there is a significant status change throughout the course of the emergency, and when the emergency is over.</p>	<p>269 (6) The licensee shall ensure that the communications plan referred to in paragraph 3 of subsection (5) includes a process for the licensee to ensure frequent, consistent, timely and ongoing communication to residents, substitute decision-makers, if any, staff, volunteers, students, caregivers, the Residents' Council and the Family Council, if any, on the emergency in the home including at the beginning of the emergency, when there is a significant status change throughout the course of the emergency, and when the emergency is over.</p>	<p>Effective communication approaches use consistent messaging (such as standardized templates) to support timely notifications in crisis situations.</p>

Draft Regulations	York Region Recommendation (shown in yellow highlight)	Evidence/Rationale
<p>269 (8) The licensee shall ensure that the emergency plans for the home are evaluated and updated,</p> <p>a) at least annually, including the updating of all emergency contact information of the entities referred to in paragraph 4 of subsection 269 (4); and</p> <p>b) within 30 days of the emergency being declared over, after each instance that an emergency plan is activated.</p>	<p>269 (8) The licensee shall ensure that the emergency plans for the home are evaluated and updated,</p> <p>a) at least annually, including the updating of all emergency contact information of the entities referred to in paragraph 4 of subsection 269 (4); and</p> <p>b) within 30 days of the after-action report being complete the emergency being declared over, after each instance that an emergency plan is activated.</p> <p>In this section, an 'after-action report' is a tool used to provide feedback after an emergency. The report summarizes what took place during the event, analyzes the actions taken by participants, and provides areas needing improvement. It can only be completed following an emergency plan being deactivated. An after-action report should be completed within 30 days of the emergency plan being deactivated.</p>	<p>Emergency plans should be evaluated and updated; However, doing this 'within 30 days of the emergency being declared over' is not long enough to complete an after-action report (AAR). An after-action report is the recommended tool from the Ontario Hospital Association's Emergency Management Toolkit. The Regulations should provide for a definition of the term 'after-action report.' Emergency plans should be updated after a review, analysis and feedback on the emergency has occurred.</p> <p>After-action reports should be private under Freedom of Information (FOI) rules to enable honest conversations and planning and minimize risk of litigations.</p>
<p>269 (10) The licensee shall,</p> <p>a) on an annual basis test the emergency plans related to the loss of essential services, fires, situations involving a missing resident, medical emergencies, violent outbursts, gas leaks, natural disasters, extreme weather events, boil water advisories and outbreaks of a communicable disease, outbreaks of a disease of public health significance,</p>	<p>269 (10) The licensee shall,</p> <p>a) on an annual basis test the emergency plans related to the loss of essential services, fires, situations involving a missing resident, medical emergencies, violent outbursts, gas leaks, natural disasters, extreme weather events, boil water advisories, power outages, water shortages, and other emergencies identified on a hazard risk assessment,</p>	<p>Testing epidemic and pandemic plans annually is unrealistic given the recent experience of COVID-19 and the impact to resources and services that this would entail. Testing of epidemic and pandemic plans should be set at three years</p>

Draft Regulations	York Region Recommendation (shown in yellow highlight)	Evidence/Rationale
<p>epidemics and pandemics, including the arrangements with the entities that may be involved in or provide emergency services in the area where the home is located including, without being limited to, the relevant community agencies, health service providers as defined in the <i>Connecting Care Act, 2019</i>, partner facilities and resources that will be involved in responding to the emergency;</p> <p>b) test all other emergency plans at least once every three years, including arrangements with the entities that may be involved in or provide emergency services in the area where the home is located including, without being limited to, the relevant community agencies, health service providers as defined in the <i>Connecting Care Act, 2019</i>, partner facilities and resources that will be involved in responding to the emergency;</p>	<p>and outbreaks of a communicable disease, outbreaks of a disease of public health significance, epidemics and pandemics, including the arrangements with the entities that may be involved in or provide emergency services in the area where the home is located including, without being limited to, the relevant community agencies, health service providers as defined in the <i>Connecting Care Act, 2019</i>, partner facilities and resources that will be involved in responding to the emergency;</p> <p>b) test all other emergency plans (including epidemic and pandemic) at least once every three years, including arrangements with the entities that may be involved in or provide emergency services in the area where the home is located including, without being limited to, the relevant community agencies, health service providers as defined in the <i>Connecting Care Act, 2019</i>, partner facilities and resources that will be involved in responding to the emergency;</p>	
<p>272. (1) Every licensee of a long-term care home shall ensure that they have a website that is open to the public and includes at a minimum,</p>	<p>272. (1) Every licensee of a long-term care home shall ensure that they have a website that is open to the public and includes at a minimum,</p>	<p>For security issues, the full version of emergency plans should not be made public. For example, the appendices for emergency plans often speak to operational procedures (such as business continuity</p>

Draft Regulations	York Region Recommendation (shown in yellow highlight)	Evidence/Rationale
(f) the current version of the emergency plans for the home as provided for in section 269; and	(f) the current public-facing version of the emergency plans for the home as provided for in section 269; and	plans). Operational procedures for emergency plans should not be made public.
273. Every licensee of a long-term care home shall ensure that all applicable directives, orders, guidance, advice or recommendations issued by the Chief Medical Officer of Health or a medical officer of health appointed under the <i>Health Protection and Promotion Act</i> are followed in the home.	273. Every licensee of a long-term care home shall ensure that all applicable directives, orders, guidance, advice or recommendations issued by the Chief Medical Officer of Health or a medical officer of health appointed under the <i>Health Protection and Promotion Act</i> are followed in the home in a manner that is consistent with the precautionary principle. In this section, the precautionary principle means the principle that “reasonable action to reduce risk should not await scientific certainty”	The infection prevention and control program (102) and subsequent emergency plan for outbreaks of a communicable disease, outbreaks of a disease of public health significance, epidemics and pandemics (269(4)(1)i need to be predicated on the precautionary principle. The Regulations should provide for a definition of the term precautionary principle and a decision-making framework to resolve conflicting direction or differences of opinion where there is a health and safety risk. The regulations need to provide for financial supports to Homes in extenuating emergency circumstances.
274. Every licensee of a long-term care home shall ensure that the home has access to reliable communications equipment, including for the purpose of obtaining emergency assistance, at all times, including in the event of a power outage.	Provide a definition of reliable communications equipment	The proposed regulations should provide an operational definition of the type and number of communications equipment to be made available. Feasibility cannot be assessed without a clearer definition of the resources required.

2. Quality of Care

Draft Regulations	York Region Recommendation (shown in yellow highlight)	Evidence/Rationale
<p>Resident and Family/Caregiver Experience Survey</p> <p>43 (1) Every licensee of a long-term care home shall ensure that, unless otherwise directed by the Minister, at least once in every year a survey is taken of the residents, their families and caregivers to measure their experience with the home and the care, services, programs and goods provided at the home.</p>	<p>43 (1) Every licensee of a long-term care home shall ensure that, unless otherwise directed by the Minister, at least once in every year a standardized survey is taken of the residents, their families and caregivers to measure their experience with the home and the care, services, programs and goods provided at the home.</p> <p>Staff Experience Survey</p> <p>NEW: 43 (2) Every licensee of a long-term care home shall ensure that, unless otherwise directed by the Minister, at least once in every year a standardized survey is taken of the staff of the Home to measure their experience with the home and the care, services, programs and goods provided to the residents, their families and caregivers</p> <p>In this section, staff has the same meaning as under section 1 of the Act</p>	<p>The regulations should provide for the manner and form of any survey to standardise data collection across the sector as provided for in the Act (43(2)). Health Standards Organization (HSO) Long-Term Care Services include the requirements for “standardized, evidence-informed survey instruments” to assess the overall quality of life, health, and wellbeing of residents.</p> <p>It is important that staff have an opportunity to have their experience with the Home measured. “Working conditions are care conditions,” both the ‘Quadruple Aim’ of Ontario Health and the draft new Health Standards Organization (HSO) Long-Term Care Services include the need to develop and enable a healthy and competent workforce.</p> <p>It would be important that any staff who provide care, services, programs and goods to have an opportunity to have their experience measured.</p>
<p>77. (1) Every licensee of a long-term care home shall ensure that the home’s menu cycle,</p>	<p>77. (1) Every licensee of a long-term care home shall ensure that the home’s menu cycle,</p>	<p>While our homes strive to ensure quality, appropriate and sufficient meals for residents as described, achieving this requires additional tax levy funding as the</p>

Draft Regulations	York Region Recommendation (shown in yellow highlight)	Evidence/Rationale
<p>d) includes a primary entrée and side dish at all three meals and dessert at lunch and dinner;</p> <p>e) includes, to meet residents' specific needs or food preferences, a choice of other available entrées and side dishes at all three meals and a choice of other desserts at lunch and dinner;</p> <p>f) includes a choice of snacks in the afternoon and evening; and</p> <p>g) provides for a variety of foods every day, including fresh produce and local foods in season.</p>	<p>d) includes a primary entrée and side dish at all three meals and dessert at lunch and dinner;</p> <p>e) includes, to meet residents' specific needs or food preferences, a choice of other available entrées and side dishes at all three meals and a choice of other desserts at lunch and dinner;</p> <p>f) includes a choice of snacks in the afternoon and evening; and</p> <p>g) provides for a variety of foods every day, including seasonal fresh produce and local foods in season.</p>	<p>existing raw food envelop is insufficient. The new requirements will put even more pressure on the insufficient funding provided through the raw food (RF) envelope.</p>
<p>91 (2) Every licensee of a long-term care home shall ensure the assessment that palliative care covered by a resident's plan of care is based on includes a holistic and comprehensive assessment of a resident's needs.</p>	<p>91 (2) Every licensee of a long-term care home shall ensure the assessment that palliative care covered by a resident's plan of care is based on includes a holistic and comprehensive assessment of a resident's needs and advanced care plan wishes</p>	<p>A key component to a successful palliative care program and philosophy is for residents to develop advanced care plans. Health Standards Organization (HSO) Long-Term Care Services also include the provisions for ethical frameworks that 1) address issues related to conflicts that may arise between team members and 2) respect a resident's right to live at risk. Offering residents an opportunity to develop advanced care plans is one way to support an ethical framework to ensure residents needs and wishes are respected.</p>
<p>166 (2) The continuous quality improvement committee shall be composed of at least the following persons:</p> <p>2. The home's Director of Nursing and Personal Care.</p>	<p>166 (2) The continuous quality improvement committee shall be composed of at least the following persons:</p> <p>2. The home's Director of Nursing and Personal Care or Assistant Director of Care.</p>	<p>The Director of Care is an important position at the Home. There needs to be some flexibility for them to be able to delegate some functions in the regulations to</p>

Draft Regulations	York Region Recommendation (shown in yellow highlight)	Evidence/Rationale
		Assistant Director of Care (ADOCs) or other team leads as required.

3. Resident Safety

Draft Regulations	York Region Recommendation (shown in yellow highlight)	Evidence/Rationale
None	102 (4) The licensee shall ensure, d.1) that representatives from environmental and dietary services and the licensee's pharmacy provider (if applicable) are invited to the interprofessional infection and prevention control meetings	Environmental and dietary representatives should be part of the interprofessional infection and prevention control team as these services are impacted by some of the IPAC measures when the home is in an outbreak. To ensure antibiotic stewardship, a pharmacy provider representative (if the home has one) is best practice and in line with Health Standards Organization (HSO) Long-Term Care Services .
None	102 (4) The licensee shall ensure, d.2) that a health and safety committee 'workers' representative is invited to the interprofessional infection and prevention control meetings	Each home must comply with provisions of the <i>Occupational Health and Safety Act (OHSA) R.S.O. 1990, c.0.1</i> and its Regulations. There needs to be legislative references for homes to ensure a health and safety committee representative is invited to IPAC team meetings.
102 (5) The licensee shall designate a staff member as the infection prevention and control lead who has education and	102 (5) The licensee shall designate a staff member as the infection prevention and control lead who has education and experience (or approved equivalent	Homes need flexibility to fill this new position based on local needs and the availability of qualified staff. Licensees need the flexibility to develop staff to fill this

Draft Regulations	York Region Recommendation (shown in yellow highlight)	Evidence/Rationale
<p>experience in infection prevention and control practices, including,</p> <p>(k) current certification in infection control from the Certification Board of Infection Control and Epidemiology.</p>	<p>combination of education and experience in conjunction with a development plan as determined by the licensee) in infection prevention and control practices, including,</p> <p>(k) current certification in infection control from the Certification Board of Infection Control and Epidemiology.</p>	<p>role and consider the support offered by existing and emerging resources, including college and university programs as well as IPAC Hub resources at the local level.</p> <p>We encourage careful consideration of the requirements to obtain this certification to ensure that it is achievable (for example, application requirements, examination fees, study resources, exam questions that are based on Canadian content and failure rates monitored), and sustainable (for example, annual fees).</p> <p>The talent market for these skills is very limited. York Region has been unsuccessful in recruiting candidates that meet all these requirements.</p>
<p>102 (7) The licensee shall ensure that the infection prevention and control lead designated under subsection (5) carries out the following responsibilities in the home:</p> <p>11. Ensuring that there is in place a hand hygiene program in accordance with any standard or protocol issued by the Director under subsection (2) which includes, at a minimum, access to hand hygiene agents at point-of-care.</p>	<p>102 (7) The licensee shall ensure that the infection prevention and control lead designated under subsection (5) carries out the following responsibilities in the home:</p> <p>11. Ensuring that there is in place a hand hygiene program and descriptions of routine practices and additional precautions in accordance with any standard or protocol issued by the Director under subsection (2) which includes, at a minimum, access to hand hygiene agents at point-of-care.</p>	<p>IPAC program descriptions should include references to routine practices and additional precautions.</p>
<p>None</p>	<p>102 (7) The licensee shall ensure that the infection prevention and control lead</p>	<p>The IPAC lead should be responsible for doing an annual IPAC organizational risk assessment (covering elimination,</p>

Draft Regulations	York Region Recommendation (shown in yellow highlight)	Evidence/Rationale
	designated under subsection (5) carries out the following responsibilities in the home: 12. NEW: Conduct an annual infection, prevention and control organizational risk assessment as part of the program evaluation under subsection 102(4)e	engineering controls, administrative controls, personal protective equipment) that should be incorporated into the annual program evaluation.
102 (8) The licensee shall ensure that all staff participate in the implementation of the program, including, for greater certainty, all members of the leadership team, including the Administrator, the Medical Director, the Director of Nursing and Personal Care and the infection prevention and control lead.	102 (8) The licensee shall ensure that all staff participate in the implementation of the program, including, for greater certainty, all members of the leadership team, including the Administrator, the Medical Director, the Director of Nursing and Personal Care and the infection prevention and control lead, as well and interdisciplinary infection prevention and control team members as required in subsection 102(4)	See comments on 102 (4)
102 (9) The licensee shall ensure that on every shift, b) the symptoms are recorded and that immediate action is taken to reduce transmission and isolate residents and place them in cohorts as required.	102 (9) The licensee shall ensure that on every shift, b) the symptoms are recorded and that immediate action is taken to reduce transmission, isolate residents and, in consultation with local public health unit, place them in cohorts as required.	Infectious residents should not be moved without public health consultation within the Home to help prevent transmission of communicable diseases. It is important that public health be consulted for these situations.
(15) Subject to subsection (16), every licensee of a long-term care home shall ensure that the infection prevention and control lead designated under this section works regularly in that position on site at the home for the following amount of time per week:	(15) Subject to subsection (16), every licensee of a long-term care home shall ensure that the infection prevention and control lead designated under this section works regularly in that position on site at the home for at least 35 hours per week.	This new position requires the dedication of one full-time person as well as new and sustainable government funding. This new position cannot be funded from existing funding provided through the program and support services (PSS) and other accommodation (OA) envelopes. It would

Draft Regulations	York Region Recommendation (shown in yellow highlight)	Evidence/Rationale
<ol style="list-style-type: none"> 1. In a home with a licensed bed capacity of 69 beds or fewer, at least 17.5 hours per week. 2. In a home with a licensed bed capacity of more than 69 beds but less than 200 beds, at least 26.25 hours per week. 3. In a home with a licensed bed capacity of 200 beds or more, at least 35 hours per week. 		<p>also not qualify for funding under the new staffing increase funding policy.</p>
None	<p>270 (1) In addition to the requirements in section 269, every licensee of a long-term care home shall ensure that an emergency plan related to outbreaks of a communicable disease, outbreaks of a disease of public health significance, epidemics or pandemics also,</p> <p>g) NEW: identifies appropriate personal protective equipment required under regulation and a process for procurement of further supplies</p>	<p>Homes need to ensure appropriate PPE is part of outbreak management plan.</p>

4. Staffing

Draft Regulations	York Region Recommendation (shown in yellow highlight)	Evidence/Rationale
<p>84. (1) Every licensee of a long-term care home shall ensure that food service workers other than cooks to whom section 82 applies,</p> <p>a) have successfully completed or are enrolled in a Food Service Worker program at a college established under the Ontario Colleges of Applied Arts and Technology Act, 2002 or a Food Service Worker program provided by a registered private career college and approved by the Superintendent of private career colleges under the Private Career Colleges Act, 2005;</p> <p>b) have successfully completed an apprenticeship program in the trade of Cook, Institutional Cook or Assistant Cook under the Apprenticeship and Certification Act, 1998, the Ontario College of Trades and Apprenticeship Act, 2009, or the Building Opportunities in the Skilled Trades Act, 2021; or</p> <p>c) have entered into a registered training agreement in the trade of Cook, Institutional Cook or Assistant Cook under the Apprenticeship and Certification Act, 1998, the Ontario College of Trades and Apprenticeship Act, 2009 or the Building Opportunities in the Skilled Trades Act, 2021.</p>	<p>84. (1) Every licensee of a long-term care home shall ensure that food service workers other than cooks to whom section 82 applies,</p> <p>a) have successfully completed a licensee approved training program or are enrolled in a Food Service Worker program at a college established under the Ontario Colleges of Applied Arts and Technology Act, 2002 or a Food Service Worker program provided by a registered private career college and approved by the Superintendent of private career colleges under the Private Career Colleges Act, 2005;</p> <p>b) have successfully completed an apprenticeship program in the trade of Cook, Institutional Cook or Assistant Cook under the Apprenticeship and Certification Act, 1998, the Ontario College of Trades and Apprenticeship Act, 2009, or the Building Opportunities in the Skilled Trades Act, 2021; or</p> <p>c) have entered into a registered training agreement in the trade of Cook, Institutional Cook or Assistant Cook under the Apprenticeship and Certification Act, 1998, the Ontario College of Trades and Apprenticeship</p>	<p>The certification requirements for this role are too onerous and the costs of the courses are expensive. It is difficult to find and recruit candidates who meet these qualifications. On-site education and training could be provided to provide the experience and knowledge food service workers in long-term care homes need.</p>

Draft Regulations	York Region Recommendation (shown in yellow highlight)	Evidence/Rationale
<p>260 (2) The licensee shall ensure that the training for staff in infection prevention and control required under paragraph 9 of subsection 82 (2) of the Act includes,</p> <ul style="list-style-type: none"> a) hand hygiene; b) modes of infection transmission; c) signs and symptoms of infectious diseases; d) respiratory etiquette; e) what to do if experiencing symptoms of infectious disease; f) cleaning and disinfection practices; g) use of personal protective equipment including appropriate donning and doffing; and h) handling and disposing of biological and clinical waste including used personal protective equipment. 	<p>260 (2) The licensee shall ensure that the training for staff in infection prevention and control required under paragraph 9 of subsection 82 (2) of the Act includes,</p> <ul style="list-style-type: none"> a) hand hygiene, routine practices and additional precautions; b) modes of infection transmission; c) signs and symptoms of infectious diseases; d) respiratory etiquette; e) what to do if experiencing symptoms of infectious disease; f) cleaning and disinfection practices; g) use of personal protective equipment including appropriate donning and doffing and how to conduct point of care risk assessment; and h) handling and disposing of biological and clinical waste including used personal protective equipment. i) NEW: Conducting audits 	<p>Included to ensure proper infectious disease outbreak management and prevention.</p>

5. Accountability, enforcement, transparency and quality improvement

Draft Regulations	York Region Recommendation (shown in yellow highlight)	Evidence/Rationale
<p>252 (4) For the purposes of clause 78 (3) (b) of the Act, the Medical Director has the following responsibilities and duties:</p>	<p>The province should consider whether the authority of the Medical Director is adequately captured in the proposed regulations. The proposed regulations assign</p>	<p>Medical Directors played a key role in keeping residents safe and assisting the Homes in the COVID-19 pandemic.</p>

Draft Regulations	York Region Recommendation (shown in yellow highlight)	Evidence/Rationale
<ol style="list-style-type: none"> 1. Development, implementation, monitoring and evaluation of medical services. 2. Advising on and approving clinical policies and procedures. 3. Communication of expectations to attending physicians and registered nurses in the extended class, including communicating relevant medical policies and procedures. 4. Addressing issues relating to resident care, after-hours coverage and on-call coverage. 5. Attendance and participation in interdisciplinary committees and quality improvement activities. 6. Providing oversight of resident clinical care in the home. 	<p>the medical director with responsibility for oversight of resident care but are not clear about the authority of the Medical Director, and how this authority relates to that of the Administrator and the Director of Nursing and Personal Care. The regulations need to provide for a medical governance structure or framework to ensure appropriate clinical oversight.</p>	<p>Assigning the Medical Director with responsibility to provide oversight of resident clinical care and approve clinical policies implies that they should also be given the requisite authority to carry out these oversight responsibilities, however the Regulations are silent on this topic.</p> <p>The funding for Medical Directors also needs to increase alongside the increased level of responsibility and authority.</p>
<p>257. (2) The screening measures shall include police record checks.</p> <p>Additional references: 257. (3), 257. (4), 257. (7), 257. (11) and 257. (13)</p>	<p>The Province should consider whether the requirement for a police record check is necessary for members of a committee of management for a municipal home(s), usually comprised of elected officials.</p>	<p>For municipally run homes, a committee of management is usually comprised of elected officials, who do not require a police check to be an eligible candidate.</p> <p>Elected officials are generally held to a high standard and there are structures like an Integrity Commissioner for submitting complaints about unethical conduct.</p>
<p>282. (1) Every licensee of a long-term care home shall ensure that the following records are kept at the home:</p> <ol style="list-style-type: none"> 3. The records of the current members of the licensee's board of directors, its 	<p>282. (1) Every licensee of a long-term care home shall ensure that the following records are kept at the home:</p> <ol style="list-style-type: none"> 3. The records of the current members of the licensee's board of directors, its 	<p>The Committee of Management members are often elected officials who are also Councillors for municipalities.</p>

Draft Regulations	York Region Recommendation (shown in yellow highlight)	Evidence/Rationale
<p>board of management or committee of management or other governing structure.</p> <p>282. (4) If a member of the licensee's board of directors, its board of management or committee of management or other governing structure has responsibilities that extend to more than one long-term care home operated by the licensee, the licensee shall ensure that the record of the member is readily available at each home to which the member's responsibilities apply.</p>	<p>board of management or committee of management or other governing structure.</p> <p>282. (4) If a member of the licensee's board of directors, its board of management or committee of management or other governing structure has responsibilities that extend to more than one long-term care home operated by the licensee, the licensee shall ensure that the record of the member is readily available at each home to which the member's responsibilities apply.</p> <p>282. (5): NEW: With respect to a municipal home, the records of the current members of the licensee's committee of management are kept at the municipality's head office</p>	



KATHERINE CHISLETT
Commissioner Community and Health Services

March 25, 2022

Via Email: engagement@healthstandards.org

Emma Park
Health Standards Organization
Technical Committee
1150 Cyrville Road
Ottawa, ON, Canada K1J 7S9

Dear Ms Park:

Re: CAN/HSO 21001:2022 Long-Term Care Services

The Regional Municipality of York appreciates the development of this draft national standard and the opportunity to provide feedback.

York Region is an operator of two municipal long-term care (LTC) homes, Maple Health Centre and Newmarket Health Centre, with a combined total of 232 beds. Currently, both homes are accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF) until 2023. As a municipal operator, we are very familiar with the challenges facing the LTC sector and welcome the opportunity to provide feedback on this draft national standard.

Our attached submission is based on feedback received through internal consultations and provides suggestions for the ten sections:

1. Governing LTC Home's Strategies, Activities, and Outcomes
2. Promoting Resident-Centred Care with a Compassionate, Team-Based Approach
3. Providing a Welcoming and Safe Home Environment
4. Respecting Residents' Rights
5. Enabling a Meaningful Quality of Life for Residents
6. Delivering High-Quality Care Based on the Life Experiences, Needs, and Preferences of Residents
7. Enabling the Delivery of High-Quality Care through Safe and Effective Organizational Practices
8. Coordinating Care and Integrated Services
9. Enabling a Healthy and Competent Workforce
10. Promoting Quality Improvement

March 25, 2022
CAN/HSO 21001:2022 Long-Term Care Services

While we support the standards in principle, implementing these standards would incur additional expenses and require additional funding. York Region already significantly subsidizes the cost of operating its two municipal LTC homes with property tax funding, paying 44.6% of the total cost of care in 2020. The provincial subsidy covered 39.1% of the total cost, with residents' fees and service charges making up remainder. Direct administrative and legislative compliance costs will increase with the current legislative reform underway in Ontario. Therefore, in addition to our feedback on the standards, we suggest funding be provided to support their implementation.

Due to timing, it was not possible to bring our response to York Regional Council for endorsement prior to submission. This response will be shared with York Regional Council at their April 2022 meeting for endorsement, and any commentary they provide will be forwarded to the Health Standards Organization.

York Region remains committed to working with all levels of government, community partners and sector organizations to ensure our vulnerable seniors continue to receive appropriate, respectful and compassionate care.

If you have questions or would like to further discuss, please contact Lisa Gonsalves, General Manager, Paramedic and Seniors Services, at 1-877-464-9675 extension 72090 or by email at Lisa.Gonsalves@york.ca.

Sincerely,



Katherine Chislett
Commissioner, Community and Health Services

Attachment (1)

Copy to: Wayne Emmerson, Regional Chair and CEO
Lina Bigioni, Chief of Staff, York Region
Bruce Macgregor, CAO, York Region

#1370777

Submission to the Health Standards Organization on Proposed National Standards for Long-Term Care Services

Submitted by: The Regional Municipality of York

Date: March 25, 2022

Introduction

This submission to the Health Standards Organization (HSO) on the proposed new National Standards for Long-Term Care Services (CAN/HSO 21001:2022) presents important considerations that build on York Region's previous advocacy:

- Submission to the [Ontario Long-Term Care COVID-19 Commission](#) and
- Submission to the Ministry of Long-Term Care on our [Analysis of Ontario's Long-Term Care COVID-19 Commission's Final Report and Recommendations for Urgent Provincial Action](#)
- Submission to the Ministry of Long-Term Care on Proposed New Regulation Under the Fixing Long-Term Care Act, 2021

The new National Standards for Long-Term Care Services are an important step towards strengthening LTC service delivery and protecting residents.

Recommendations for amendments to the proposed new long-term care standards

York Region's comments on the proposed standards are structured to align with the format of the questionnaire:

1. General Comments
2. Specific Comments

1. General Recommendations

York Region Comments

The Regional Municipality of York is supportive of the new draft National Standards for Long-Term Care Services ([CAN/HSO 21001:2022](#)) developed by the Health Standards Organization. We agree the “challenges related to legislation, regulations, funding and accountability” pose significant barriers for the federal government to overcome to enable successful implementation.

Given recent changes to legislation governing long-term care in Ontario (namely the [Fixing Long-Term Care Act](#), 2021 and associated [proposed regulations](#)), our comments aim to provide the Health Standards Organization with a municipal operator perspective.

Due to timing, it was not possible to bring our response to York Regional Council for endorsement prior to submission. This response will be shared with York Regional Council at their April 2022 meeting for endorsement, and any commentary they provide will be forwarded to the Health Standards Organization.

2. Specific Recommendations

National Standard Section	National Standard Criteria	York Region Comments
Governing LTC Home's Strategies, Activities, and Outcomes	1.1.5 The governing body monitors the LTC home's workforce experiences in the workplace	We support this standard. We have advocated for the proposed regulations under the <i>Fixing Long-Term Care Act</i> , 2021 to provide standardised data collection across the sector that includes gathering staff experience.
Promoting Resident-Centred Care with a Compassionate, Team-Based Approach	2.3.5 The team uses an ethical framework to address issues related to conflicts that may arise between team members.	We support this standard. An ethical framework would need to be developed for the sector along with standardized education and training provided for management and staff.
	2.4.6 The team organizes access to translation and interpretation services that are easily accessible and appropriate to the needs of residents and designated support persons.	We support this standard. In multi-cultural settings such as our Homes, current resources (such as interpreting services) are not sufficient to support the frequency of communication needed by residents. Often caregivers,

National Standard Section	National Standard Criteria	York Region Comments
		family and friends fill this void which makes it difficult to ensure resident's voices are being heard.
Providing a Welcoming and Safe Home Environment	3.1.1 The organizational leaders create and maintain a universally accessible environment.	We support this standard. Alignment with the <i>Accessibility for Ontarians with Disabilities Act, 2005</i> would be needed. Funding would also be needed as there is no capital funding to support ensuring Homes provide a universally accessible environment beyond the minor capital funding program .
	3.2.3 The team demonstrates how assistive devices and technologies are used to promote the autonomy of, and engagement with and between, all residents	We support this standard. The Province has yet to implement the Ontario's Long-Term Care COVID-19 Commission recommendation 34 that advocates to provide residents with a right to technology. There is currently no provincial funding to support the use of technology for residents in our Homes.
Respecting Resident's Rights	4.1.4 The team uses the LTC home's ethical decision-making framework in accordance with applicable legal requirements to respect a resident's wish to live at risk while also maintaining the safety of those living with, caring for, or visiting the resident.	We support this standard. An ethical decision-making framework would need to be developed for the sector along with standardized education and training provided for management and staff. This framework would also need to be supported with standardized risk agreements. When it comes to communicable diseases and outbreaks, "risk" is beyond the individual. For Infection, prevention and Control (IPAC) measures and outbreaks, there are existing regulation, legislation, guidance, directives, standards and protocols that should be followed in consultation with public health units.
Enabling a Meaningful Quality of Life for Residents	5.1.9 The organizational leaders ensure residents have access to information and communication technology that meets the goals of care, needs, abilities, and preferences of residents.	We support this standard. The Province has yet to implement the Ontario's Long-Term Care COVID-19 Commission recommendation 34 that advocates to provide residents with a right to technology. There is no

National Standard Section	National Standard Criteria	York Region Comments
		funding to support the use of technology for residents in our Homes.
	5.2.1 The organizational leaders ensure standardized, evidence-informed survey instruments are, at a minimum, used annually to assess the overall quality of life, health, and wellbeing of residents.	We support this standard. We have advocated for the proposed regulations for the <i>Fixing Long-Term Care Act</i> , 2021 to provide standardized data collection across the sector.
Delivering High-Quality Care Based on the Life Experiences, Needs, and Preferences of Residents	6.1.1 The organizational leaders provide teams with standardized tools to conduct resident assessments.	We support this standard. Our Homes use an electronic health record system. We advocate for a standardized system that all Homes use that is developed to align with legislation and best practice guidance.
	6.2.1 The organizational leaders provide the team with a standardized tool to develop a resident's care plan.	
	6.1.7 The organizational leaders ensure assessment tools include the resident's sensory capacity status.	We support this standard. Sensory capacity status is not currently included in the standardized assessment tools our homes use.
Enabling the Delivery of High-Quality Care through Safe and Effective Organizational Practices	7.1.4 The team conforms to the requirements in HSO 4001:2018 – Infection Prevention and Control to plan, implement, and evaluate an effective infection prevention and control program.	We support infection, prevention and control standards for long-term care homes. There needs to be alignment between HSO 4001:2018 – Infection Prevention and Control and the second of the two national standards being developed by the Canadian Standards Association Group – CSA Z8004 Operations and infection prevention and control of long-term care homes.
Coordinating Care and Integrated Services	8.3 The team works in a systematic and coordinated way to plan and prepare for high quality care transitions Guidelines: A care transition occurs when a resident experiences a change in their health status or needs that	We support this standard. The Province has yet to implement the Ontario's Long-Term Care COVID-19 Commission recommendation 28 that advocates for Ontario Health to work with the Ministry of Long-Term Care as local/regional Ontario Health Teams are implemented to ensure a coordinated continuum of care

National Standard Section	National Standard Criteria	York Region Comments
	<p>requires them to move from one care provider or setting to another. Typically, care transitions are planned events that require planning before the transition and follow up afterwards. Planning and preparing for care transitions should include standardized processes, as well as collaboration with residents and care providers. Preparation should include processes for effective communication wherein there is a timely exchange of information with residents and care providers before, during, and after the transition, to eliminate or minimize misunderstanding. Effective communication between the team and the external care provider both before, during, and after the care transition allows for continuity of care, decreases the risk of adverse events, and avoids having residents repeat information to multiple providers or team members. Effective communication between the team and residents (including their designated support person(s) if appropriate) should consider health literacy principles and aim to include residents in the transition plan as well as prepare residents for the transition, be it physically or mentally.</p>	<p>that includes all long-term care homes. Having an integrated health care system would be highly beneficial.</p>
<p>Enabling a Healthy and Competent Workforce</p>	<p>9.1.9 The organizational leaders reward the LTC home's workforce for providing care and services outside their core responsibilities but within their scope of practice.</p>	<p>This standard, as written, would be difficult to support.</p> <p>The Homes workforce is comprised of unionized and non-unionized staff.</p> <p>From a Collective Agreement perspective, we have a process in place for classifications to be reviewed and</p>

National Standard Section	National Standard Criteria	York Region Comments
		<p>appropriately compensated and negotiated with the union based on the job descriptions. This would include all duties as described in the job descriptions, even the ones outside of the core responsibilities.</p> <p>If duties are outside the requirements of the job description /classification but still within the scope of practice, we have language in our Collective Agreement regarding assignment to a higher classification and we compensate based on the negotiated language.</p> <p>We have various benefits in place and offer programs to staff (such as peer support programs). These are not tied to the level of performance or core duties but offered to all staff.</p>
	<p>9.3.1 The organizational leaders ensure that the LTC home's workforce have the relevant qualifications, competencies, and skills to respond to the needs of individual residents and to protect their own health.</p>	<p>We support this standard. However, we recommend an amendment to the criteria as follows: The organizational leaders ensure that the LTC home's workforce have the relevant qualifications, competencies, and skills in preventive, responsive and palliative care approaches to respond to the needs of individual residents and to protect their own health. This amendment is recommended to better align with standard 7.1. The additional language in both 9.3.1 and 9.3.2 highlights the importance of continuum of care in delivery of high-quality care and having sufficient workforce to deliver such care, which includes preventive aspects.</p>
	<p>9.3.2 The organizational leaders ensure the provision of relevant ongoing continuing education for the LTC home's workforce to enable them to deliver high-quality care.</p>	<p>We support this standard. However, we recommend an amendment to the criteria as follows: The organizational leaders ensure the provision of relevant ongoing continuing education in preventive, responsive and palliative care approaches for the LTC home's workforce to enable them to deliver high-quality care. This amendment is recommended to better align with standard 7.1. The additional language in both 9.3.1 and 9.3.2 highlights the importance of continuum of care in delivery</p>

National Standard Section	National Standard Criteria	York Region Comments
		of high-quality care and having sufficient workforce to deliver such care, which includes preventive aspects.

Regional Council Decision - Transportation Services Capital Infrastructure Status Update

On April 28, 2022 Regional Council made the following decision:

1. The Regional Clerk circulate this report to the local municipalities.

The original staff report is attached for your information.

Please contact Salim Alibhai, Director, Capital Planning and Delivery at 1-877-464-9675 ext. 75229 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 | york.ca

The Regional Municipality of York

Committee of the Whole
Transportation Services
April 7, 2022

Report of the Commissioner of Transportation Services

Transportation Services Capital Infrastructure Status Update

1. Recommendation

The Regional Clerk circulate this report to the local municipalities.

2. Summary

This annual report provides Council with a summary of 2021 accomplishments and projects that will be delivered in 2022 under the Transportation Services Capital Program to service the Region's growing communities.

Key Points:

- Council is investing \$3.5 billion through the Transportation Services Capital Growth and Asset Management Programs over the next 10 years
- The Region's Transportation Master Plan guides the Region's Capital Growth and Asset Management Programs, with the goal of ensuring the transportation network and services remain useful and affordable
- In 2021, work was advanced on many roads and transit infrastructure projects to improve the Regional Transportation network with a Council investment of over \$283 million
- In 2022, \$420 million will be invested in roads and transit infrastructure programs for growth and asset management

3. Background

To better serve the Region's growing communities, Council is investing \$3.5 billion over the next 10 years through the Transportation Services Capital Growth and Asset Management Programs

Transportation Services is responsible for delivering 36% of the Region's 10-Year Capital Plan. The 2022 10-Year Roads and Transit Capital Program (Program), with a budget of \$3.5 billion, is comprised of a Growth Program, to increase the capacity of the Regional road and

transit network and an Asset Management Program, to maximize the Region's investment and keep the Region's assets in a state of good repair.

This investment aligns with the Transportation Master Plan and reflects Council's support of building road and transit system improvements and maintaining transportation assets to provide an efficient transportation network and enhance the traveller experience for daily commuters, including those who use York Region's transit services.

The Growth Program focuses on expanding the capacity of the Regional road and transit network to offer travellers a range of services and options

The Growth Program focuses on building system improvements to increase the capacity of the Regional road and transit network, including:

- Reconstructing and widening of roads and bridges
- Building new links in the Regional road network, including midblock crossings over provincial highways
- Upgrading intersections to improve traffic operations
- Installing active transportation facilities, such as sidewalks and cycling paths
- Building or expanding transit terminals and operations and maintenance facilities
- Expanding the transit bus fleet to meet ridership demands

The Growth Program also supports improvements to enhance the traveller experience, including:

- Streetscaping on key corridors, including items such as decorative sidewalk pavers and street furniture
- Installing green infrastructure, such as street tree and landscape plantings, irrigation systems and other supporting technologies
- Providing transit traveller amenities including shelters, electronic signs to provide real-time information, waste/recycling receptacles and bike racks
- Improving technology on buses to enhance traveller and pedestrian safety

The Asset Management Program focuses on the rehabilitation and replacement of the Region's existing transportation assets

Transportation Services manages more than \$6.2 billion in roads and transit infrastructure, including Regional roads, cycling lanes, bridges, traffic signal-controlled intersections, transit terminals, fleet vehicles and maintenance facilities.

The Asset Management Program focuses on the rehabilitation and replacement of existing transportation assets, including:

- Pavement preservation, repair and rehabilitation
- Bridge and culvert rehabilitation or replacement

- Roadside safety device improvements
- Intersection improvements, including reconstruction of traffic control signals and upgrades to meet Accessibility for Ontarians with Disabilities Act (AODA) requirements
- Transit terminal, station and bus stop repair and rehabilitation
- Transit fleet midlife overhaul and fleet replacement

The Region's investment in the Asset Management Program is increasing significantly, with a planned investment of \$1.57 billion over the next 10 years. This reflects the Region's priority to keep assets in a state of good repair and maximize its investment by extending the life of Regionally-managed assets and reducing life-cycle costs.

4. Analysis

In 2021, work was advanced on many infrastructure projects to improve the Regional Transportation network

In 2021, various roads and transit projects provided improved access to work, home, schools and other destinations across the Region, including road widenings, intersection improvements, active transportation facilities, which includes cycling lanes and transit services, through an investment of \$283 million, based on preliminary actuals (unaudited). Roads related projects accounted for \$240 million, and transit related projects accounted for \$43 million. A list of 2021 accomplishments is included as Attachment 1.

In 2022, construction is planned at over 90 locations across the Region

In 2022, Transportation Services will continue to build and maintain infrastructure to ensure the Regional transportation network is safe, reliable and responsive to traveller needs. While there has been a noticeable shift in traffic patterns with volumes becoming more uniform throughout the day, traffic volumes have generally returned to pre-pandemic levels, reinforcing the ongoing need to connect travellers to the larger transportation network of freeways and transit systems.

Construction on seven major capital infrastructure projects continues and work will begin on nine new projects, including:

- Road widenings, such as the widening of Yonge Street from Davis Drive to Green Lane and Rutherford Road from Jane Street through to Bathurst Street
- Major intersection improvements to add lanes or eliminate jogs, such as the improvements planned for Teston Road from Pine Valley Drive to Weston Road
- Rail bridge replacements on Highway 27 at the Canadian Pacific rail tracks and Keele Street at the CN rail tracks

- Transit facilities, including a new bus terminal opposite the Cortellucci Vaughan Hospital, and expansion of bus operations, maintenance and the storage facility at 55 Orlando Avenue

Construction is planned at more than 75 locations throughout the Region to keep road and transit assets in a state of good repair including:

- Rehabilitation or preservation of 243 lane kilometres of roads, such as Major Mackenzie Drive from Warden Avenue to McCowan Road in the City of Markham, and Bathurst Street from Henderson Drive to Mulock Drive in the Town of Aurora, Town of Newmarket and Township of King
- Rehabilitation or replacement of eight large structures, such as the Lloydtown-Aurora Road culvert replacement, east of Jane Street, in the Township of King and the Woodbine Avenue culvert rehabilitation, south of Denison Street, in the City of Markham
- Improvements at 44 intersections, such as new traffic signals at Vivian Road and Kennedy Road in the Town of Whitchurch-Stouffville and rebuild aging traffic signals at three locations on Major Mackenzie Drive East in the City of Richmond Hill
- The purchase of 87 buses, including two electric buses under the Fleet Retirement and Replacement Program

Under the Asset Management Program, \$191 million will be invested in roads and transit infrastructure and fleet. The locations of current road projects are shown on a map in Attachment 2. Projects to be undertaken in 2022 are listed in Attachment 3.

Due to decreased ridership and the uncertainties resulting from the COVID-19 pandemic, procurement of 51 buses planned for 2021 was deferred, re-assessed and included in the 2022 approved capital budget.

The purchase of two electric buses is in line with the Region's transit and corporate fleet electrification plans approved by Council in December 2020, to move toward full electrification of the transit fleet by 2051. This plan includes a phased approach to electrification with a mix of electric and diesel buses being purchased between 2021 and 2029 and transitioning to exclusive purchase of electric buses by 2030. The Region is currently pursuing funding opportunities in support of accelerating fleet electrification, including through the federal government's Zero Emission Bus Fund.

Pre-construction activities are underway to prepare projects for future years

On average, it takes eight to ten years to deliver a major capital infrastructure project. Before construction can commence, environmental assessment studies are undertaken, the project designed, permits and approvals/agreements from regulatory authorities obtained, property acquired, and utilities relocated. Staff are working on pre-construction activities for numerous projects in preparation for construction in future years. The pre-construction work being undertaken in 2022 on 22 growth projects is also listed in Attachment 3 and locations are shown on a map in Attachment 4.

The COVID-19 pandemic has impacted project delivery and Transit services

In 2021, several projects under construction were subject to resource constraints due to the COVID-19 pandemic, including external labour shortages, material shortages and shipping delays. These challenges have continued in early 2022. While there are ongoing delays to some projects, staff continue to work closely with contractors and external partners to minimize impacts.

Recognizing travel patterns and behaviour have changed in response to public health measures implemented due to the COVID-19 pandemic, staff are actively monitoring and assessing these trends to understand the impacts of the pandemic on delivering transportation services. The findings will be incorporated into the planning of the future transportation network and the Region's Transportation Master Plan.

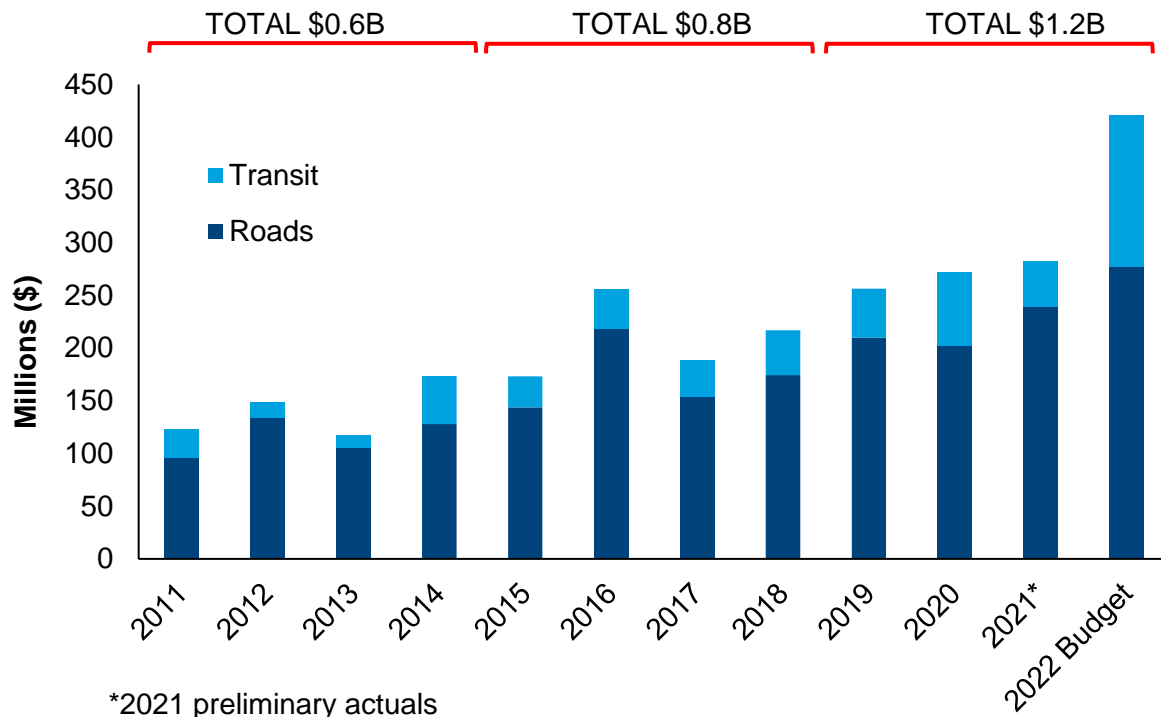
While the COVID-19 pandemic brought about major changes, some of which may have long-lasting impacts, transit remains a cornerstone of sustainable growth. Rehabilitation programs support continued delivery of safe and reliable transit service and amenities to travellers in the Region. Service levels will continue to be adjusted to meet demand and operate efficiently, including the ongoing assessment of transit fleet procurements included in the capital program.

5. Financial

Over the current term of Council, \$1.2 billion has been invested in transportation infrastructure and assets

Council has been focused on increasing investments in transportation infrastructure and assets to ensure the Regional road and transit networks are meeting the needs of the Region's growing communities. The investment made in the current Council term is approximately 50% higher than the 2015 to 2018 term, and approximately 100% higher than the 2011 to 2014 term. The capital investment in Roads and Transit over these terms is illustrated in Figure 1.

Figure 1
Roads and Transit Annual Capital Investment



In 2022, \$420 million will be invested in roads and transit programs

Council has approved a Regional investment of more than \$420 million in 2022 for transportation growth and asset management projects. Roads-related projects account for \$276.6 million of this investment, with the remaining \$143.9 million allocated to transit-related projects. The Growth Program is primarily funded from development charges, while the Asset Management Program primarily through the tax levy-funded, asset management reserve.

As the Region makes increased capital investments in the Growth Program, there will be a corresponding need to increase the operating budget to include regular routine maintenance for this infrastructure.

6. Local Impact

Staff continue to work closely with local municipal staff to ensure concerns are addressed and local municipal infrastructure requirements, such as watermains, sewers, streetlights, sidewalks, streetscaping and active transportation facilities are included in Regional projects where possible. This work is funded by the local municipalities and incorporated into Regional projects to coordinate infrastructure delivery, increase efficiency, provide local municipalities with cost and time savings and reduce overall impact to travellers.

Travellers in the Region's growing communities need safe, reliable and efficient services. This continues to be a priority for the Region and construction is being managed to

proactively minimize disruptions to travellers while building and maintaining the transportation network. The Region has comprehensive communication plans to keep residents, businesses, local municipalities and other stakeholders informed.

7. Conclusion

The Region continues to make significant investments in the expansion and maintenance of the Regional road and transit system, with several large projects underway that will be advanced or delivered during 2022.

The shift in travel patterns due to the COVID-19 pandemic is being monitored. Potential longer-term trends will be a key consideration as Transportation Services continues to enhance travel options and maximize road network capacity, while ensuring the Region's assets are properly maintained and financially sustainable.

For more information on this report, please contact Salim Alibhai, Director, Capital Planning and Delivery at 1-877-464-9675 ext. 75229. Accessible formats or communication supports are available upon request.



Recommended by:

Ann-Marie Carroll

Acting Commissioner of Transportation Services



Approved for Submission:

Bruce Macgregor

Chief Administrative Officer

March 18, 2022

Attachments (4)

13555100

Transportation Services Capital Infrastructure Status Update Summary of 2021 Accomplishments

Committee of the Whole
Transportation Services
April 7, 2022

GROWTH PROGRAM

Roads – Construction – 6 Projects Completed

Project Location	Municipality	Total Project Cost*
Bathurst Street Sidewalk, Gamble Road to Shaftsbury Avenue	City of Richmond Hill	\$0.9M
Central District Snow Management Facility	Town of Newmarket	\$10.2M
King Road at Weston Road Intersection Improvements	Township of King	\$8.8M
Leslie Street Widening, Elgin Mills Road to 19th Avenue	City of Richmond Hill	\$20.9M
Major Mackenzie Drive Widening, CP Rail to Islington Avenue	City of Vaughan	\$116.9M
Major Mackenzie Drive Widening, Islington Avenue to Pine Valley Drive	City of Vaughan	\$53.3M

*includes multi-year costs for projects which spanned more than one year

Roads – Environmental Assessments – 1 Study Completed

Project Location	Municipality
Langstaff Road, Weston Road to Highway 7	City of Vaughan

Transit – Construction – 2 Projects Completed

Project Name	Municipality	Total Project Cost*
Expansion and Renovation of North Operations, Maintenance and Storage Facility – 18110 Yonge St.	Town of Newmarket/ Town of East Gwillimbury	\$25.6M
Transit Shelter, Concrete Platform and Bus Stop Sign Expansion	Various	\$0.7M

*includes multi-year costs for projects which spanned more than one year

ASSET MANAGEMENT PROGRAM

Roads – Rehabilitation/Preservation – 25 Locations Completed

Project Location	Municipality	Total Project Cost
Crack Sealing	Various Locations	\$280K
Grind and Pave	Various Locations	\$1.8M
Road Rehabilitation – 175 lane kilometres		
14 th Avenue, Warden Avenue to McCowan Road	City of Markham	\$44.3M
14 th Avenue, Markham Road to Ninth Line	City of Markham	
16 th Avenue, Kennedy Road to Main Street	City of Markham	
18 th Sideroad, West of Bathurst Street	Township of King	
Bathurst Street, Bloomington Road to Henderson Drive*	Town of Aurora / Township of King	
Don Mills/Leslie Street, Steeles Avenue to Highway 407	City of Markham	
Elgin Mills Road, Yonge Street to Victoria Square	City of Richmond Hill / City of Markham	
Kennedy Road, Highway 7 to 16th Avenue	City of Markham	
King Road, Dufferin Street to Bathurst Street*	Township of King	
Leslie Street, at Leslie Valley Drive	Town of Newmarket	
Markham Road, at Denison Street	City of Markham	
Prospect Street, Mulock Drive to Gorham Street	Town of Newmarket	
Rutherford Road, Pine Valley Drive to Highway 400	City of Vaughan	
Wellington Street, Dufferin Street to Bathurst Street*	Township of King	
Weston Road, Steeles Avenue to Highway 407*	City of Vaughan	
Road Preservation – 82 lane kilometres		
16th Avenue, Main Street to Donald Cousens Parkway	City of Markham	\$4.7M
Aurora Road, Highway 404 to Kennedy Road	Town of Whitchurch- Stouffville	
Bathurst Street, Green Lane to Holland Landing Road	Township of King	
Keele Street, at 17 th Sideroad	Township of King	
Kennedy Road, Elgin Mills Road to Stouffville Road	City of Markham / Town of Whitchurch- Stouffville	

Project Location	Municipality	Total Project Cost
Ravenshoe Road, Park Road to Concession 5	Town of Georgina	
Woodbine Avenue, 19th Avenue to Stouffville Road	City of Markham / Town of Whitchurch- Stouffville	
Woodbine Avenue, Highway 7 to 16th Avenue	City of Markham	

*Outstanding work, including permanent pavement markings and/or site restoration to be completed in 2022

Roads – Structure Rehabilitation/Replacement – 7 Locations Completed

Project Location	Municipality	Total Project Cost
Bathurst Street Culvert, north of Wellington Street	Town of Aurora	\$8.6M
Glenwoods Avenue Culvert, east of The Queensway	Town of Georgina	
King Horne Bridge, King Road east of Highway 400	Township of King	
King Road Culvert, east of 8 th Concession	Township of King	
McCowan Road Culvert, north of Stouffville Road	Town of Whitchurch- Stouffville	
The Queensway Culvert, north of Glenwoods Avenue	Town of Georgina	
Wellington Street Retaining Wall, east of Bathurst Street	Town of Aurora	

Roads – Intersection Improvements and Modernization – 54 Locations Completed

Project Location	Municipality	Total Project Cost
14th Avenue and Reesor Road	City of Markham	\$4.6M
14th Avenue, west of 11th Concession	City of Markham	
16th Avenue, east of Little Rouge Creek bridge	City of Markham	
Bloomington Road and Worthington/Steeplechase Avenue	City of Richmond Hill	
Davis Drive and Dufferin Street	Township of King	
Glenwoods Avenue and Our Lady of the Lake School	Town of Georgina	
High Street and Middle Street	Town of Georgina	

Project Location	Municipality	Total Project Cost
Highway 7 and Millway Avenue	City of Vaughan	
Keele Street and 17th Sideroad	Township of King	
Major Mackenzie Drive, west of Reesor Road	City of Markham	
McCowan Road and 19th Avenue	City of Markham	
Mulock Drive and College Manor/Fernbank Road	Town of Newmarket	
The Queensway South & Richmond Park Drive	Town of Georgina	
Yonge Street and Holland Landing Community Centre	Town of East Gwillimbury	
Yonge Street and Jefferson Sideroad	City of Richmond Hill	
York Durham Line and Concession Road 8	City of Markham	
Illumination at Various Locations	Various Locations	
Major Mackenzie Drive, at Vaughan City Hall	City of Vaughan	\$2.3M
Traffic Signal Modernization in conjunction with Road Rehabilitation Projects		
14th Avenue at Crown Steel Drive / Gough Road	City of Markham	Included in Cost of Road Rehabilitation
14th Avenue at Birchmount Road		
14th Avenue at McDowell Gate		
14th Avenue at Beckenridge Drive / Brimley Road		
14th Avenue at Chatelaine Drive / Havelock Gate		
14th Avenue at Roxbury Street / Boxwood Crescent		
16th Avenue at William Berczy Boulevard / Longwater Chase	City of Markham	
16th Avenue at The Bridle Walk / Shorthill Drive		
16th Avenue at Stonebridge Drive / Saratoga Road		
16th Avenue at Roy Rainey Avenue / Cairns Drive		
16th Avenue at Mingay Avenue / Stone Mason Drive		
Bathurst Street at Bloomington Road	Town of Aurora/Township of King/City of Richmond Hill	
Bathurst Street at Henderson Drive	Town of Aurora/Township of King	

Project Location	Municipality	Total Project Cost
Bayview Avenue at Mulock Drive	Town of Newmarket	
Don Mills Road at Simonston Boulevard North	City of Markham	
Elgin Mills Road at Blue Grass Boulevard	City of Richmond Hill/City of Markham	
Elgin Mills Road at Edward Avenue		
Elgin Mills Road at Rose Branch Drive/ Neal Drive		
Elgin Mills Road at Bayview Avenue		
Elgin Mills Road at Shirley Drive		
Elgin Mills Road at Redstone Road		
Elgin Mills Road at John Birchall Road		
Elgin Mills Road at Woodbine Avenue		
Elgin Mills Road at Duke of York Street/ Prince Regent Street		
Kennedy Road at Austin Drive		
Kennedy Road at Carlton Road		
Kennedy Road at The Bridle Trail		
Kennedy Road at Birchview Lane		
King Road at Bathurst Street	Township of King/City of Richmond Hill	
Rutherford Road at Via Campanile/ Babak Boulevard	City of Vaughan	
Rutherford Road at St Clare Boulevard/ Velmar Drive		
Rutherford Road at Fossil Hill Road		
Rutherford Road at Weston Road		
Rutherford Road at Vellore Woods Boulevard		
Wellington Street West at Dufferin Street	Township of King	
Weston Road at Aviva Park Drive/ Century Place	City of Vaughan	

Transit – Ongoing Rehabilitation and Preventative Maintenance

Project Name	Total Project Cost*
Transit Terminal Rehabilitation and Bus Shelter, Concrete Platform, and Bus Stop Sign Replacement	\$1.1M
Bus Operations, Maintenance and Storage Facility Rehabilitation – Various locations	\$1.6M
Transit Conventional Bus Major Structural Refurbishment & Mechanical Overhaul – Asset Life Extension (34 conventional diesel buses)	\$7.0M
Transit Fleet Retirement and Replacement – Purchase of 6 conventional electric buses	\$7.8M

*includes multi-year costs for projects which spanned more than one year

13599157

2022 Growth and Asset Management Construction Map

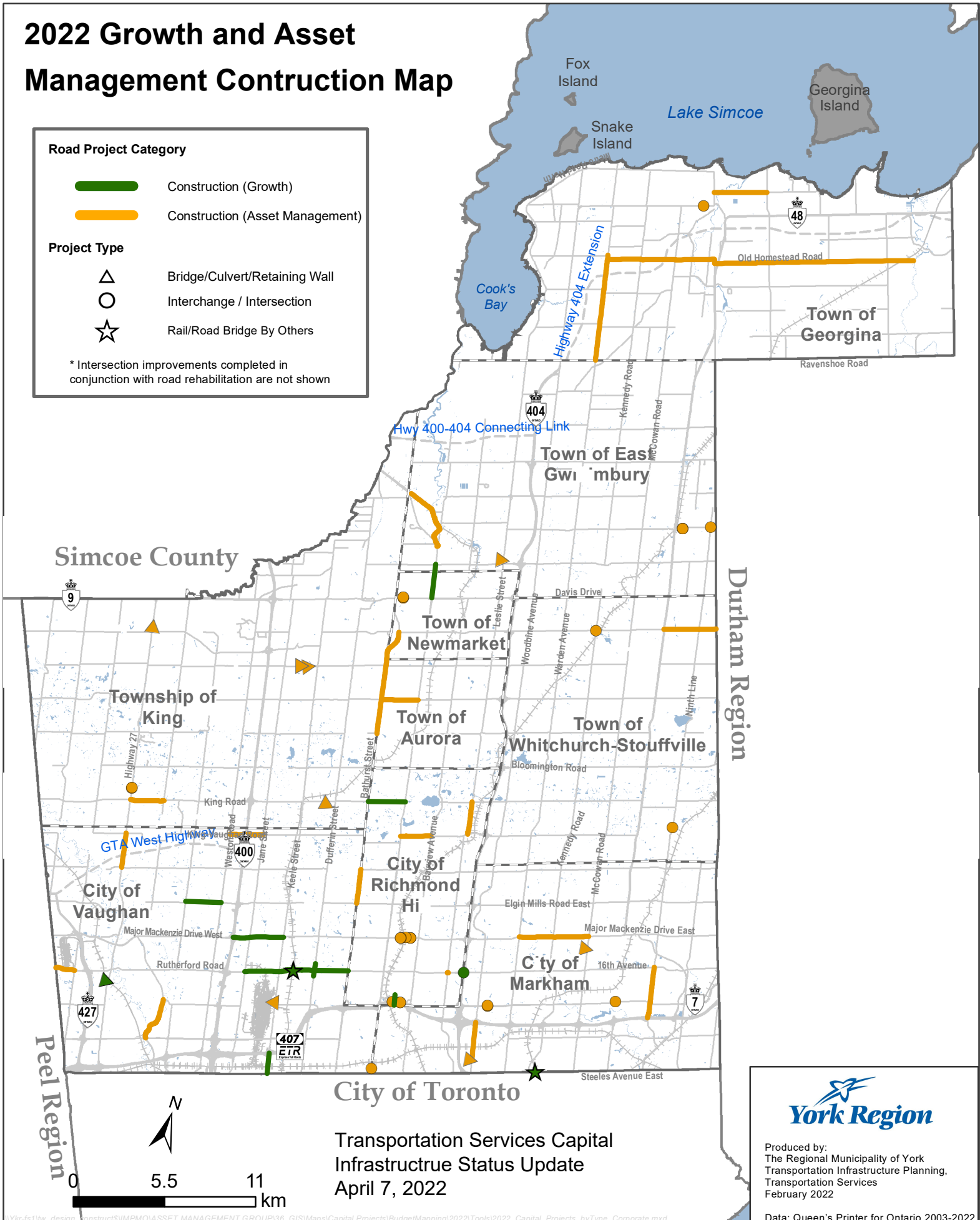
Road Project Category

- █ Construction (Growth)
- █ Construction (Asset Management)

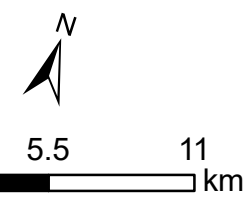
Project Type

- △ Bridge/Culvert/Retaining Wall
- Interchange / Intersection
- ☆ Rail/Road Bridge By Others

* Intersection improvements completed in conjunction with road rehabilitation are not shown



Durham Region



City of Toronto

Transportation Services Capital Infrastructure Status Update
April 7, 2022

Produced by:
The Regional Municipality of York
Transportation Infrastructure Planning,
Transportation Services
February 2022

Transportation Services Capital Infrastructure Status Update Summary of Current Projects

Committee of the Whole
Transportation Services
April 7, 2022

GROWTH PROGRAM – CONSTRUCTION

Roads – Construction – 12 Projects

Project Location	Municipality	Total Project Cost*	Construction Completion
Continuing Construction – 6 Contracts			
16 th Avenue, Highway 404 Interchange (Delivered by MTO) **Total cost/completion of 16 th Avenue, Leslie Street to Woodbine Avenue project	City of Markham/City of Richmond Hill	\$52.4M**	2025**
CP Rail Bridge Replacement on Highway 27	City of Vaughan	\$31.6M	2022
Keele Street Widening, Steeles Avenue to Highway 407	City of Vaughan	\$42.4M	2024
Major Mackenzie Drive Widening, Highway 400 to Jane Street	City of Vaughan	\$39.2M	2023
Rutherford Road Widening, Highway 400 to Westburne Drive	City of Vaughan	\$66.6M	2024
Rutherford Road Grade Separation, Westburne Drive to Peter Rupert (Delivered by Metrolinx)***Region's budgeted portion	City of Vaughan	\$17.3M***	2022
New Construction – 6 Contracts			
Cedar/Red Cedar Avenue Extension, Langstaff Road to High Tech Road	City of Markham/City of Richmond Hill	\$8.2M	2024
King Road Reconstruction, Bathurst Street to Yonge Street	City of Richmond Hill	\$19.9M	2024
Major Mackenzie Drive Operational Improvements, Jane Street to Keele Street	City of Vaughan	\$12.5M	2023
Rutherford Road Widening, Peter Rupert Avenue to Bathurst Street and Dufferin Street Widening, Apple Blossom Drive to Marc Santi Boulevard	City of Vaughan	\$56.6M	2025

Project Location	Municipality	Total Project Cost*	Construction Completion
Teston Road Widening, Pine Valley Drive to Weston Road	City of Vaughan	\$46.9M	2025
Yonge Street Widening, Davis Drive to Green Lane	Town of Newmarket/ Town of East Gwillimbury	\$58.7M	2025

*includes multi-year costs for projects which spanned more than one year

Transit – Construction – 4 Projects

Project Name	Municipality	Total Project Cost*	Construction Completion
Continuing Construction – 1 Project			
Major Mackenzie Drive West Terminal, opposite Cortellucci Vaughan Hospital	City of Vaughan	\$16.7M	2022
New Construction – 3 Projects			
55 Orlando Avenue – Bus Operations, Maintenance and Storage Facility Expansion	City of Richmond Hill	\$66.8M	2023
Electric Bus Infrastructure	Various Locations	\$4.3M	2022
Transit Shelter, Concrete Platform and Bus Stop Sign Expansion	Various Locations	\$1.2M	2022

*includes multi-year costs for projects which spanned more than one year

ASSET MANAGEMENT PROGRAM – CONSTRUCTION

Roads – Rehabilitation/Preservation – 23 Locations

Project Location	Municipality	Total Project Cost
Crack Sealing	Various Locations	\$600K
Grind and Pave	Various Locations	\$2.5M
Road Rehabilitation – 145 lane kilometres		
16 th Avenue and Leslie Street (Intersection Only)	City of Richmond Hill	\$42.8M
Bathurst Street, Elgin Mills Road to 19th Avenue	City of Richmond Hill / City of Vaughan	
Bathurst Street, Henderson Drive to Mulock Drive	Town of Aurora/Town of Newmarket/Township of King	
Highway 27, Kirby Road to King-Vaughan Road	City of Vaughan	
Highway 27, Rutherford Road to Major Mackenzie Drive	City of Vaughan	
Holland Landing Road, Yonge Street to Bathurst Street	Town of East Gwillimbury	
Islington Avenue, Highway 7 to Langstaff Road	City of Vaughan	
King Vaughan Road, Weston Road to Jane Street	City of Vaughan	
Major Mackenzie Drive, Warden Avenue to McCowan Road	City of Markham	
Ninth Line, Highway 407 to 16 th Avenue	City of Markham	
Woodbine Avenue, Denison Street to Highway 407	City of Markham	
Yonge Street, Highway 11 to Holland Landing Road	Town of East Gwillimbury	
Road Preservation – 98 lane kilometres		
Black River Road, Dalton Road to Park Road	Town of Georgina	\$6.0M
King Road, Highway 27 to 8 th Concession	Township of King	
Leslie Street, Stouffville Road to Bethesda Side Road	City of Richmond Hill	
Old Homestead Road, Warden Avenue to Station Road	Town of Georgina	
Rutherford Road, Highway 50 to Huntington Road	City of Vaughan	
Stouffville Road, Yonge Street to Bayview Avenue	City of Richmond Hill	

Project Location	Municipality	Total Project Cost
Vivian Road, Highway 48 to York-Durham Line	Town of Whitchurch-Stouffville	
Warden Avenue, Ravenshoe Road to Old Homestead Road	Town of Georgina	
Wellington Street, Bathurst Street to Yonge Street	Town of Aurora	

Roads – Structure Rehabilitation – 8 Locations

Project Location	Municipality	Total Project Cost
Highway 27 Culvert Rehabilitation, North of Lloydtown-Aurora Road	Township of King	\$10.4M
Keele Street Culvert Replacement, North of Langstaff Road	City of Vaughan	
King Road Culvert Rehabilitation, East of Keele Street	Township of King	
Leslie Street Culvert Replacement, North of Green Lane	Town of East Gwillimbury	
Lloydtown-Aurora Road Culvert Replacements, East of Jane Street	Township of King	
McCowan Road Culvert Rehabilitation, North of 16th Avenue	City of Markham	
Woodbine Avenue Culvert Rehabilitation, South of Denison Street	City of Markham	
Yonge Street Culvert, north of Eagle Street (continued from 2021)	Town of Newmarket	

Roads – Intersection Improvements – 44 Locations

Project Location	Municipality	Total Project Cost
Baseline Road, 640 metres west of Dalton Road	Town of Georgina	\$4.9M
Baseline Road, from Dalton Road to west of school	Town of Georgina	
Davis Drive and McGregor Farm Trail	Town of Newmarket	
Highway 7 and Bowes Road	City of Vaughan	

Project Location	Municipality	Total Project Cost
Highway 7 and east of Montgomery Court	City of Markham	
Highway 7 and Main Street	City of Markham	
Highway 7 and Red Maple Road	City of Richmond Hill	
Highway 7 and Silver Linden Drive	City of Richmond Hill	
Highway 27 and Sheardown Drive	Township of King	
Major Mackenzie Drive E. and Sussex Avenue	City of Richmond Hill	
Major Mackenzie Drive E. and Newkirk Road / Essex Avenue	City of Richmond Hill	
Major Mackenzie Drive E. and Cedar Avenue	City of Richmond Hill	
Mount Albert Road and Ninth Line	Town of East Gwillimbury	
Mount Albert Road and Don Rose Blvd	Town of East Gwillimbury	
Ninth Line and Elm Road	Town of Whitchurch-Stouffville	
Vivian Road and Kennedy Road	Town of Whitchurch-Stouffville	
Yonge Street and Crestwood Road	City of Vaughan	
Illumination at Various Locations	Various Locations	
Traffic Signal Modernization in conjunction with Road Rehabilitation Projects		
Bathurst Street and Kennedy Street	Township of King / Town of Aurora / Town of Newmarket	Included in Cost of Road Rehabilitation
Bathurst Street and Wellington Street		
Bathurst Street and St. John's Sideroad		
Bathurst Street and Mulock Drive		
Bathurst Street and Woodland Acres Crescent / Shaftsbury Avenue	City of Richmond Hill/City of Vaughan	
Islington Avenue and Woodbridge Avenue	City of Vaughan	
Islington Avenue and Thistlewood Avenue		
Islington Avenue and Davidson Drive / Willis Road		
Islington Avenue and Hayhoe Lane		
Major Mackenzie Drive and Angus Glen Arena	City of Markham	
Major Mackenzie Drive and Angus Glen Boulevard		

Project Location	Municipality	Total Project Cost
Major Mackenzie Drive and Kennedy Road	City of Markham	Included in Cost of Road Rehabilitation
Major Mackenzie Drive and William Berczy Boulevard		
Major Mackenzie Drive and Ridgecrest Road		
Major Mackenzie Drive and McCowan Road		
Ninth Line and Delmark Boulevard / Kenilworth Gate	City of Markham	
Ninth Line and Highway 7		
Ninth Line and Rose Way		
Ninth Line and Church Street		
Ninth Line and Cornell Park Avenue		
Ninth Line and 16 th Avenue	City of Markham	
Woodbine Avenue and Denison Street		
Woodbine Avenue and Riviera Drive		
Woodbine Avenue and 14 th Avenue		
Woodbine Avenue and Shields Court		
Woodbine and Burncrest Road / Miller Avenue		

*includes multi-year costs for projects which spanned more than one year

Transit – Ongoing Rehabilitation and Replacement

Project Name	Total Project Cost*
Transit Terminal Rehabilitation and Bus Shelter, Concrete Platform, and Bus Stop Sign Replacement	\$2.1M
Bus Operations, Maintenance and Storage Facility Rehabilitation – Various locations	\$3.0M
Transit Conventional Bus Major Structural Refurbishment & Mechanical Overhaul – Asset Life Extension (34 conventional diesel buses)	\$5.0M
Transit Fleet Retirement and Replacement – Purchase of 85 diesel buses and 2 electric buses	\$84.5M

*includes multi-year costs for projects which spanned more than one year

GROWTH PROGRAM – PRE-CONSTRUCTION

Roads – Environmental Assessments – 4 Studies

Project Location	Municipality
Continuing Environmental Assessments – 4 Studies	
Elgin Mills Road, from Yonge Street to Bayview Avenue (Railway Grade Separation)	City of Richmond Hill
Kennedy Road, Major Mackenzie Drive to Elgin Mills Road	City of Markham
Warden Avenue, Major Mackenzie Drive to Elgin Mills Road	City of Markham
Teston Road, Highway 400 to Bathurst Street (Individual Environmental Assessment)	City of Vaughan

Roads – Detailed Design – 17 Projects

Project Location	Municipality
Continuing Detailed Design – 17 Projects	
16 th Avenue, Leslie Street to Woodbine Avenue	City of Richmond Hill/City of Markham
16 th Avenue, Woodbine Avenue to Warden Avenue	City of Markham
16 th Avenue, Warden Avenue to Kennedy Road	City of Markham
19 th Avenue, Bayview Avenue to Leslie Street	City of Richmond Hill
Bathurst Street, Highway 7 to Major Mackenzie Drive	City of Vaughan/City of Richmond Hill
Bayview Avenue, Highway 7 to 16 th Avenue	City of Richmond Hill
Dufferin Street, Major Mackenzie Drive to Teston Road	City of Vaughan
Elgin Mills Road, Bathurst Street to Yonge Street	City of Richmond Hill
Kennedy Road, 14 th Avenue to Highway 7	City of Markham
Langstaff Road, Keele Street to Dufferin Street	City of Vaughan

Project Location	Municipality
McCowan Road, 14th Avenue to Highway 7	City of Markham
Mid-Block Crossing, Highway 404 north of 16th Avenue	City of Richmond Hill/ City of Markham
Ninth Line, Steeles Avenue to Box Grove By-Pass	City of Markham
Stouffville Road, Bayview Avenue to Highway 404	City of Richmond Hill
Weston Road, Highway 407 to north of Highway 7	City of Vaughan
Weston Road, North and South of Rutherford Road	City of Vaughan
Yonge Street/Highway 11, Green Lane to Bradford Boundary	Town of East Gwillimbury / Township of King

Transit – Design – 1 Project

Project Location	Municipality
8300 Keele St. - Bus Operations, Maintenance and Storage Facility Expansion	City of Vaughan

13600939

2022 Growth Program Pre-Construction Map

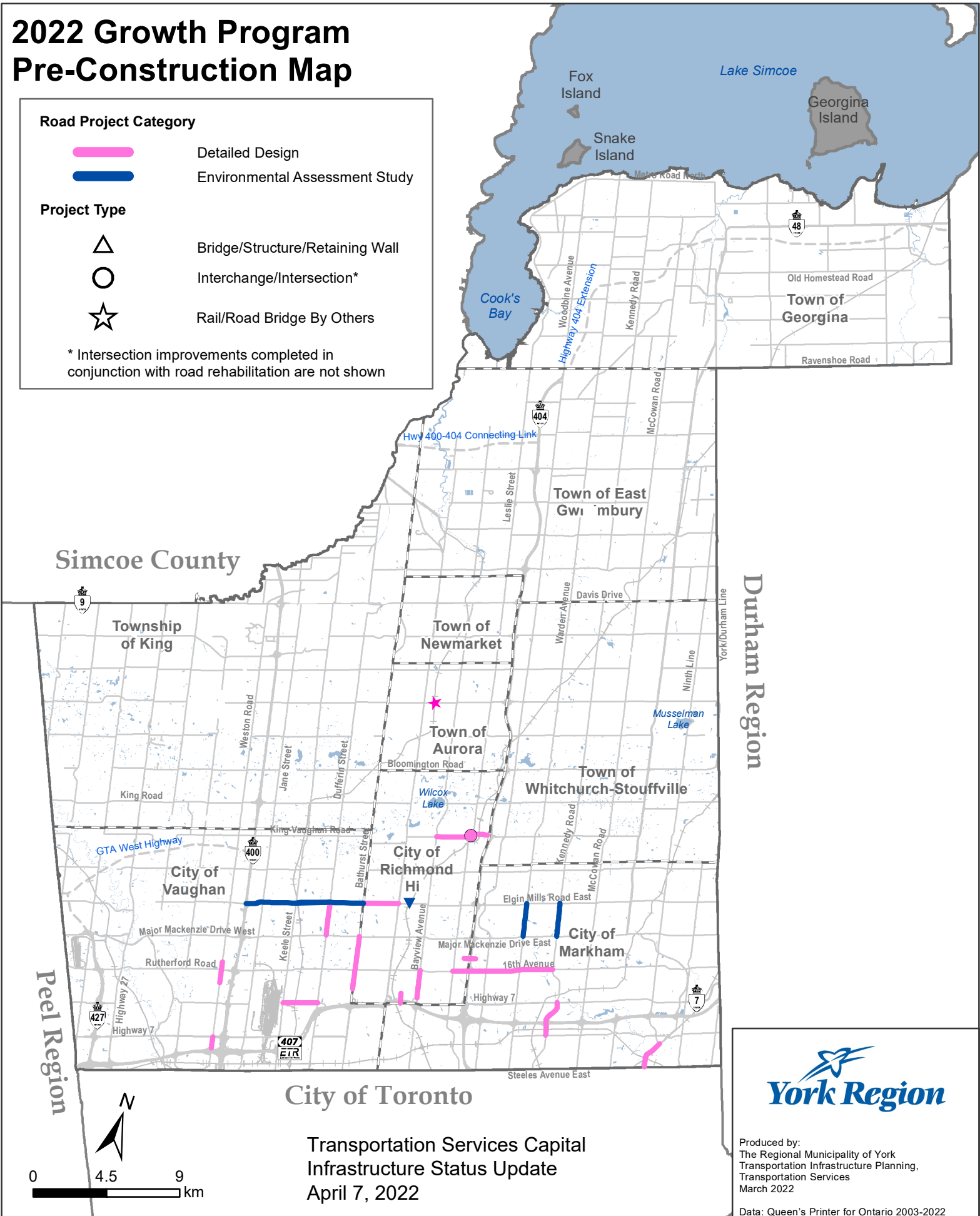
Road Project Category

- █ Detailed Design
- █ Environmental Assessment Study

Project Type

- △ Bridge/Structure/Retaining Wall
- Interchange/Intersection*
- ☆ Rail/Road Bridge By Others

* Intersection improvements completed in conjunction with road rehabilitation are not shown



Durham Region

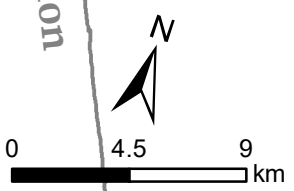


Produced by:
The Regional Municipality of York
Transportation Infrastructure Planning,
Transportation Services
March 2022

Data: Queen's Printer for Ontario 2003-2022

City of Toronto

Transportation Services Capital
Infrastructure Status Update
April 7, 2022



Regional Council Decision - ventureLAB 2021 Results

On April 28, 2022 Regional Council made the following decision:

1. The Regional Clerk circulate this report to the Ministry of Economic Development, Job Creation and Trade, ventureLAB and the local municipalities.

The original staff report is attached for your information.

Please contact Jonathan Wheatle, Director 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

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71300 | christopher.raynor@york.ca | york.ca

The Regional Municipality of York

Committee of the Whole
Planning and Economic Development
April 7, 2022

Report of the Commissioner of Corporate Services and Chief Planner

ventureLAB 2021 Results

1. Recommendation

The Regional Clerk circulate this report to the Ministry of Economic Development, Job Creation and Trade, ventureLAB and the local municipalities.

2. Summary

This report provides Council with an update on ventureLAB's 2021 activities and results.

Key Points:

- ventureLAB, York Region's provincially recognized Regional Innovation Centre continued to support economic development and job growth through its services to the entrepreneurial tech community in 2021
- ventureLAB successfully secured an additional [\\$4.73 million in funding from the Federal Economic Development Agency for Southern Ontario](#) (FedDev Ontario) to expand the [Hardware Catalyst Initiative](#) making the total nearly \$10 million
- Council approved \$1.5 million over five years to further expand ventureLAB's HCI and attract foreign hardware and semiconductor related companies to York Region

3. Background

ventureLAB is the Region's provincially recognized Regional Innovation Centre

Founded in 2011, ventureLAB is the Region's provincially recognized Regional Innovation Centre. The service area covered by ventureLAB includes all 9 municipalities in the Region, Simcoe County and Muskoka District. Due to its proximity to Toronto and a "no wrong door" practice ventureLAB also services clients based in the City of Toronto.

ventureLAB is a not-for-profit organization that is part of a collaborative provincial innovation and entrepreneurship network called the [Ontario Network of Entrepreneurs \(ONE\)](#). The network comprises 17 Regional Innovation Centres and 47 Small Business Enterprise

Centres, including four Small Business Enterprise Centres located in Markham, Richmond Hill, Vaughan, and Newmarket that serves the northern six municipalities.

As part of ONE, ventureLAB is mandated to advise and develop talented entrepreneurs to build world-class growth companies in Ontario. ventureLAB develops and delivers programs and services that target technology-based entrepreneurs starting and growing global enterprises. York Region is a founding member of ventureLAB, provides annual funding for program delivery and holds a seat on the Board of Directors.

Nearly \$12 million in Federal funding has led to the launch and expansion of two signature programs since 2020

ventureLAB's program offerings cater to tech entrepreneurs at different stages of development with varying needs. ventureLAB has leveraged funding from the Federal government to launch and expand two signature programs: The Hardware Catalyst Initiative and Tech Undivided.

The Hardware Catalyst Initiative is regarded as Canada's only hardware and silicon focused lab and incubator. The program received \$5 million in 2020 and an additional \$4.73 million in 2021 through the Federal Economic Development Agency for Southern Ontario (FedDev Ontario). The Hardware Catalyst Initiative enables small and medium-sized tech enterprises to accelerate commercialization while growing their businesses.

Tech Undivided helps to bridge gender and diversity gaps by better supporting women founders and leaders who are underrepresented within the tech sector. This initiative has received \$2 million in support through FedDev Ontario as part of the Women Entrepreneurship Strategy.

4. Analysis

ventureLAB continued to add value to the Region's economy in 2021

York Region has provided nearly \$1.6 million in core and program funding to ventureLAB since 2011. During this time, ventureLAB has helped 3,100 businesses create over 4,700 jobs across all service areas. This includes assisting 1,100 businesses and creating over 2,000 jobs in York Region, along with supporting these companies in raising more than \$80 million in private and public investment. In 2021, ventureLAB's programs have had tremendous results and serve in the long-term to drive innovation capacity.

2021 Highlights of the ventureLAB programming include:

- **Digital Main Street:** ventureLAB continued to support the Digital Main Street initiative in 2021 as the delivery agent in the Region, working closely with local Chambers of Commerce/Boards of Trade and the Small Business Enterprise Centres to execute innovation challenges to address business needs during the COVID-19 pandemic. The winning solutions (EAIGLE Inc., Wrmth, and inField Solutions) were implemented across 42 main street businesses, including 19 from York Region, and supported the maintenance of 153 full-time jobs.

- **[Capital Investment Program](#)**: This program works with scale-ready companies to establish a long-term capital strategy by providing them with guidance and expertise through the entire fundraising process. From refining investment pitches to connecting founders with strategically aligned investors, the Capital Investment Program enables long-term success and business sustainability. The program expanded nationally to assist 64 companies in 2021. The participants successfully raised a record \$118 million in public and private funds, with 13 York Region-based participants accounting for \$10.18 million in total funds raised.
- **HardTech Conference**: Launched in June 2021 as the new annual signature tech event, replacing the Made in York Region event, the HardTech Conference is the first ever hardware focused tech conference for innovators, leaders and hardware enthusiasts. The sold-out conference was held over two days and had over 330 attendees from seven countries, eight sessions, 23 partners, 25 speakers and judges, and \$100,000 in cash and in-kind prizes for the HardTech Pitch Competition (including \$10,000 from the [Entrepreneurship and Innovation Fund](#)).
- **Hardware Catalyst Initiative**: Onboarded 16 companies in two cohorts and engaged 18 new partners. Leveraging Hardware Catalyst Initiative success, ventureLAB led the founding of [Canada's Semiconductor Council](#) in May 2021. This group has declared an intent to lead the development of a national semiconductor strategy and action plan.
- **Tech Undivided**: ventureLAB onboarded 12 businesses in two cohorts and engaged eight new partners. These companies collectively generated \$1.67 million in revenue, raised \$3.88 million in capital, and created 40 jobs.

ventureLAB continued to support businesses from across York Region and results reflect ongoing recovery efforts from COVID-19 impacts

ventureLAB regularly conducts outreach and engagement activities with businesses across York Region. In 2021, 49 York Region based companies took advantage of ventureLAB programs. A summary of registered clients from 2019 to 2021 is shown in Table 1.

Table 1
New Registered Clients in York Region from 2019 to 2021

Year	2019	2020	2021
TOTAL	60	37	49

The overall number of new registered clients increased in 2021 compared to 2020, reflecting a partial recovery from the impacts of the COVID-19 pandemic. ventureLAB continues to assist the community and businesses to successfully navigate through the changing business landscape.

ventureLAB dispersed funding and supported 12 organizations through the Entrepreneurship and Innovation Fund in 2021

The Entrepreneurship and Innovation Fund is administered by ventureLAB on behalf of York Region. The fund was first launched in the fall of 2019 with an annual commitment of \$100,000. It continues to drive innovation and entrepreneurship throughout the Region by supporting high potential initiatives from early-stage start-ups, accelerators, incubators and community partners. Since its launch, a total of \$300,000 has been awarded to recipients through the program's three funding streams: Community Partners, Small Business & Entrepreneurs and a Pitch Competition (part of the HardTech Conference). In 2021, more than 70 applications were received and 12 organizations moved forward to receive funding. Based on these funding recipients, an anticipated 123 jobs were created or maintained. A full list of funding recipients for 2021 is found in Attachment 1.

Council approved \$1.5 million to support the expansion of the Hardware Catalyst Initiative and establishment of a soft-landing program for foreign-based hardware companies

Since its launch in 2020, ventureLAB accepted 24 companies into the Hardware Catalyst Initiative from over 90 applications (including several from outside of Canada), which led to the creation of 79 new jobs, the commercialization of 25 new products and 12 new patents. In [November 2021](#), Council authorized up to \$1.5 million from the Innovation Investment Fund to support the expansion of the Hardware Catalyst Initiative and to enable the attraction of foreign hardware and semiconductor companies to the Region. This five-year funding commitment will commence in 2022 and is expected to onboard 34 new domestic and foreign businesses, enabling the creation of 145 new jobs in the Region.

5. Financial

Annual \$250,000 funding for ventureLAB is included in the Region's approved annual budget to deliver core services and for the Entrepreneurship and Innovation Fund. New in 2022 is a contribution of \$341,470 from the Innovation Investment Fund to support the expansion of the Hardware Catalyst Initiative and the creation of a "soft landing" program to enable foreign-based hardware companies to establish operations in the Region. This is the first of five annual payments for this purpose.

6. Local Impact

ventureLAB serves as an innovation and commercialization hub for technology companies in York Region across all nine local municipalities. ventureLAB delivers services and activities to businesses to promote economic success and growth of enterprises looking to commercialize products and services. These services complement the work of local economic development teams and support overall network development which includes the four Small Business Enterprise Centres as well as innovation hubs and business accelerators across the Region.

7. Conclusion

Regional Innovation Centres across the Province, like ventureLAB, continue to support development and delivery of programs and services that target technology-based entrepreneurs seeking to start or grow a business. ventureLAB is a key delivery partner with the Region and plays a critical role with innovation initiatives that will help drive Regional economic growth and job creation. By taking a leadership role in supporting Canada's semiconductor hardware capacity, ventureLAB intends to positively impact a broad range of industries in York Region, across Ontario and throughout Canada.

For more information on this report, please contact Jonathan Wheatle, Director 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

March 24, 2022
Attachments (1)
13663637

ATTACHMENT 1**2021 Entrepreneurship & Innovation Funding Recipients****Stream 1: Community Partners**

Business Name	Project Description	Support Received	Business Location
ELLA Accelerator (York University)	ELLA Express, a one-week bootcamp program designed to provide women entrepreneurs who have product and service-based business with a solid foundation for growth	\$10,000	Markham
TechConnex	Peer Group Program, which creates an inclusive, collaborative community for sharing, learning, growing and networking	\$10,000	Markham

Stream 2: Small Business & Entrepreneurs

Business Name	Project Description	Support Received	Business Location
AutoMetrics	Industrial automation start-up introducing Inspection 4.0, a machine learning- powered system for quality inspection of welding operations in industries such as automotive suppliers and shipbuilding	\$10,000	Vancouver*
DeepSight	3 in 1 software, enabling manufacturing companies to: <ul style="list-style-type: none"> • Create 3D work instructions through a no-code web-based authoring tool • View 3D work instructions on smart glasses and mobile 	\$10,000	Montreal*

Business Name	Project Description	Support Received	Business Location
	devices through its cross-platform application		
	<ul style="list-style-type: none"> • Manage training progression and track process efficiency through a web-based analytics dashboard. 		
Mech Solutions	<ul style="list-style-type: none"> • Creating their AIFocusBot software, an innovative product currently in the beta testing stage that will be launched to the market in early 2022 • Uses AI and applied deep learning to train solutions to avoid errors and improve accuracy 	\$10,000	Vaughan
Mely AI Technologies	Helping enterprises in Supply Chain and Logistics to accelerate their digital transformation journey using a proprietary Smart Document Extraction engine	\$10,000	Montreal*
OVA AI	OVA's StellarX enables companies to create immersive and augmented reality content with drag-and-drop 3D objects	\$10,000	Montreal*
Portable Intelligence	Supply chain solutions for manufacturers and distributors via a Smart Warehouse project using AI	\$10,000	Markham
Qoherent	Create data-driven solutions using modern machine learning techniques for passive sensing of the radio frequency spectrum to identify and analyse signals such LTE, 5G NR, RADAR, and more	\$10,000	Markham

Stream 3: Pitch Competition

Business Name	Project Description	Support Received	Business Location
RockMass	Axis Mapper is a LiDAR-based mobile data collection solution that uses point cloud data to determine and digitally record structural orientation measurements in real time	\$20,000 + \$20,000 worth of combined services from Inertia & Microart	Toronto*
TITANS Haptics	Haptics company developing next-generation wideband HD motors called LMRs	\$15,000 + Siemens Xcelerator Software Package (valued at \$30,000 USD)	Mississauga*
CyberWorks Robotics	Developed a vehicle agnostic autonomous navigation technology platform for third party commercial equipment	\$10,000	Markham

*Must be committed to co-locate to York Region or ventureLAB's innovation hub for at least six months upon accepting the prize



The Corporation of the
Municipality of Mississippi Mills

Council Meeting

Resolution Number 124-22

Title: Info Item H.5.f - City of Waterloo Resolution re: Ontario Must Build it Right the First Time

Date: Tuesday, April 19, 2022

Moved by Councillor Maydan

Seconded by Councillor Ferguson

THAT Council support the City of Waterloo's resolution,

WHEREAS the Province of Ontario adopted greenhouse gas reduction targets of 30% by 2030, and emissions from buildings represented 22% of the province's 2017 emissions,

WHEREAS the draft National Model Building Code proposes energy performance tiers for new buildings and a pathway to requiring net zero ready construction in new buildings, allowing the building industry, skilled trades, and suppliers to adapt on a predictable and reasonable timeline while encouraging innovation;

WHEREAS the Ministry of Municipal Affairs and Housing is consulting on changes for the next edition of the Ontario Building Code (ERO #: 019-4974) that generally aligns with the draft National Model Building Code except it does not propose adopting energy performance tiers, it does not propose timelines for increasing minimum energy performance standards step-by-step to the highest energy performance tier, and, according to Efficiency Canada and The Atmospheric Fund, it proposes adopting minimum energy performance standards that do not materially improve on the requirements in the current Ontario Building code;

WHEREAS buildings with better energy performance provide owners and occupants with lower energy bills, improved building comfort, and resilience from power disruptions that are expected to be more common in a changing climate, tackling both inequality and energy poverty;

WHEREAS municipalities are already leading the way in adopting or developing energy performance tiers as part of Green Development Standards, including Toronto and Whitby with adopted standards and Ottawa, Pickering, and others with standards in development;

WHEREAS while expensive retrofits of the current building stock to achieve future net zero requirements could be aligned with end-of-life replacement cycles to be more cost-efficient, new buildings that are not constructed to be net zero ready will require substantial retrofits before end-of-life replacement cycles at significantly more cost, making it more cost-efficient to build it right the first time.

THEREFORE BE IT RESOLVED THAT Council request the Province of Ontario to include energy performance tiers and timelines for increasing minimum energy performance standards step-by-step to the highest energy performance tier in the next edition of the Ontario Building Code, consistent with the intent of the draft National Model Building Code and the necessity of bold and immediate provincial

action on climate change;

THAT Council request the Province of Ontario to adopt a more ambitious energy performance tier of the draft National Model Building Code as the minimum requirement for the next edition of the Ontario Building Code than those currently proposed;

THAT Council request the Province of Ontario provide authority to municipalities to adopt a specific higher energy performance tier than the Ontario Building Code, which would provide more consistency for developers and homebuilders than the emerging patchwork of municipal Green Development Standards;

THAT Council request the Province of Ontario to facilitate capacity, education and training in the implementation of the National Model Building Code for municipal planning and building inspection staff, developers, and homebuilders to help build capacity; and

THAT this resolution be provided to the Minister of Municipal Affairs and Housing, to area MPPs, and to all Ontario Municipalities.

CARRIED

I, Casey Munro, Deputy Clerk for the Corporation of the Municipality of Mississippi Mills, do hereby certify that the above is a true copy of a resolution enacted by Council.



Casey Munro, Deputy Clerk

March 23, 2022

Hon. Steve Clark
Minister of Municipal Affairs and Housing
College Park, 17th Floor
777 Bay St.
Toronto, ON M7A 2J3

RE: Resolution from the City of Waterloo passed March 21st, 2022 re: Ontario Must Build it Right the First Time

Dear Minister Clark,

Please be advised that the Council of the Corporation of the City of Waterloo at its Council meeting held on Monday, March 21st, 2022 resolved as follows:

WHEREAS the Province of Ontario adopted greenhouse gas reduction targets of 30% by 2030, and emissions from buildings represented 22% of the province's 2017 emissions,

WHEREAS all Waterloo Region municipalities, including the City of Waterloo, adopted greenhouse gas reduction targets of 80% below 2012 levels by 2050 and endorsed in principle a 50% reduction by 2030 interim target that requires the support of bold and immediate provincial and federal actions,

WHEREAS greenhouse gas emissions from buildings represent 45% of all emissions in Waterloo Region, and an important strategy in the TransformWR community climate action strategy, adopted by all Councils in Waterloo Region, targets new buildings to be net-zero carbon or able to transition to net-zero carbon using region-wide building standards and building capacity and expertise of building operators, property managers, and in the design and construction sector,

WHEREAS the City of Waterloo recently adopted a net-zero carbon policy for new local government buildings and endorsed a corporate greenhouse gas and energy roadmap to achieve a 50% emissions reduction by 2030 for existing local government buildings and net-zero emissions by 2050 (provided the provincial electricity grid is also net-zero emissions),

WHEREAS the draft National Model Building Code proposes energy performance tiers for new buildings and a pathway to requiring net zero ready construction in new buildings, allowing the building industry, skilled trades, and suppliers to adapt on a predictable and reasonable timeline while encouraging innovation;

WHEREAS the Ministry of Municipal Affairs and Housing is consulting on changes for the next edition of the Ontario Building Code (ERO #: 019-4974) that generally aligns with the draft National Model Building Code except it does not propose adopting energy performance tiers, it does not propose timelines for increasing minimum energy performance standards step-by-step to the highest energy performance tier, and, according to Efficiency Canada and The Atmospheric Fund, it proposes adopting minimum energy performance standards that do not materially improve on the requirements in the current Ontario Building code;

WHEREAS buildings with better energy performance provide owners and occupants with lower energy bills, improved building comfort, and resilience from power disruptions that are expected to be more common in a changing climate, tackling both inequality and energy poverty;

WHEREAS municipalities are already leading the way in adopting or developing energy performance tiers as part of Green Development Standards, including Toronto and Whitby with adopted standards and Ottawa, Pickering, and others with standards in development;

WHEREAS the City of Waterloo is finalizing Green Development Standards for its west side employment lands and actively pursuing Green Development Standards in partnership with the Region of Waterloo, the Cities of Kitchener and Cambridge, and all local electricity and gas utilities through WR Community Energy;

WHEREAS while expensive retrofits of the current building stock to achieve future net zero requirements could be aligned with end-of-life replacement cycles to be more cost-efficient, new buildings that are not constructed to be net zero ready will require substantial retrofits before end-of-life replacement cycles at significantly more cost, making it more cost-efficient to build it right the first time.

THEREFORE BE IT RESOLVED THAT Council request the Province of Ontario to include energy performance tiers and timelines for increasing minimum energy performance standards step-by-step to the highest energy performance tier in the next edition of the Ontario Building Code, consistent with the intent of the draft National Model Building Code and the necessity of bold and immediate provincial action on climate change;

THAT Council request the Province of Ontario to adopt a more ambitious energy performance tier of the draft National Model Building Code as the minimum requirement for the next edition of the Ontario Building Code than those currently proposed;

THAT Council request the Province of Ontario provide authority to municipalities to adopt a specific higher energy performance tier than the Ontario Building Code, which would provide more consistency for developers and homebuilders than the emerging patchwork of municipal Green Development Standards;

THAT Council request the Province of Ontario to facilitate capacity, education and training in the implementation of the National Model Building Code for municipal planning and building inspection staff, developers, and homebuilders to help build capacity; and

THAT this resolution be provided to the Minister of Municipal Affairs and Housing, to area MPPs, and to all Ontario Municipalities.

Please accept this letter for information purposes only.

If you have any questions or require additional information, please contact me.

Sincerely,

A handwritten signature in cursive script that reads 'Julie Scott'.

Julie Scott
City Clerk, City of Waterloo

CC (by email):

Catherine Fife, M.P.P (Waterloo)
Laura Mae Lindo, M.P.P (Kitchener Centre)
Belinda C. Karahalios, M.P.P (Cambridge)
Amy Fee, M.P.P (Kitchener-South Hespeler)
Mike Harris, M.P.P (Kitchener-Conestoga)

MULTI-MUNICIPAL WIND TURBINE WORKING GROUP

TOM ALLWOOD, COUNCILLOR, GREY HIGHLANDS, CHAIR

STEVE ADAMS, COUNCILLOR, BROCKTON, VICE-CHAIR

1925 BRUCE ROAD 10, BOX 70, CHESLEY, ON NOG 1L0

[519-363-3039](tel:519-363-3039) FAX: [519-363-2203](tel:519-363-2203)deputyclerk@arran-elderslie.ca

April 22, 2022

Dear Mayor and Members of Council,

The mandate of the Multi Municipal Working Group (MMWTWG) is to share, discuss and advocate best practices and other means to address mutual concerns regarding proposals to locate and install industrial/commercial wind generation facilities to all the relevant Government Ministries and Agencies.

At the April 14, 2022 meeting of the Multi-Municipal Wind Turbine Working Group passed the following resolution:

Agenda Number: 7.2.4**Resolution No. MMWTWG-2022-17****Title: Setback Recommendation****Date: Thursday, April 14, 2022****Moved by: Bill Palmer - Citizen - Municipality of Arran-Elderslie****Seconded by: Bob Purcell - Mayor - Municipality of Dutton Dunwich**

To address concerns related to noise and the public safety of citizens, the Multi Municipal Wind Turbine Working Group recommends that the following setbacks from wind turbines should be adopted in each municipality:

1. 2000 metres from any wind turbine and any noise receptor, including homes, schools, places of worship, and locations where citizens go for relaxation, such as parks and community centres.
2. 1200 metres from any wind turbine and the lot line of any non-participating citizen, or a place where a citizen can access, such as public roadways, or waterways.

Further, that the Recording Secretary is empowered to prepare a letter to all municipalities in Ontario and the responsible Ministries, (Ministry of the Environment Conservation and Parks, and Ministry of Municipal Affairs) to be signed by the chair of the MMWTWG for immediate release.

CARRIED

Through changes made to the Planning Act in 2019, the province returned powers to municipalities to ensure that they have the final say on energy projects in their community. Proponents of new projects need to confirm that their project is permitted by the municipalities' zoning bylaws. Now that there are reports that sites are being sought for new wind turbines, it is timely that municipalities review the provisions in their zoning bylaws and update them as appropriate.

Key elements in zoning bylaws are setbacks between activities. While experience with the existing wind turbine projects in Ontario and changes in other jurisdictions indicate that the current provincial setbacks are inadequate to protect health of nearby residents. Municipalities are free to establish their own setbacks used in local bylaws. It is in this context that the MMWTWG is providing these recommendations to your municipality.

Attached is a summary of information related to setbacks. It includes a review of different setbacks based on a review by the Polish Public Institute of Health as well as information on setbacks used in other jurisdictions. The 2000 m setback from noise receptors is designed to provide protection from audible noise as well as low frequency noise and infrasound which travels greater distances that could occur from multiple turbines permitted by the current setback of 550 metres. Similarly, although 1200 metres may be a larger distance than we have observed significant pieces of blades travel from the towers, it provides a buffer to give protection from fire, or shadow flicker, that can cause problems further than blade pieces fall.

The Multi-Municipal Wind Turbine Working Group invites the participation of all municipalities across Ontario. To obtain details regarding the group's mandates, Terms of Reference and how to become a Member, please reach out to our Recording Secretary, Julie Hamilton at deputyclerk@arran-elderslie.ca. Size in numbers provides a louder voice to be heard!

Warmest Regards,
On behalf of the Chair, Tom Allwood



Julie Hamilton, Recording Secretary
Deputy Clerk
Municipality of Arran-Elderslie,
1925 Bruce Road 10, PO Box 70
Chesley, ON N0G 1L0
519-363-3039 ext. 105
deputyclerk@arran-elderslie.ca

c. Honourable David Piccini, Minister of Environment, Conservation and Parks, minister.mecp@ontario.ca, Honourable Steve Clark, Minister of Municipal Affairs and Housing, minister.mah@ontario.ca

Encl.

Setback Information

Current Ontario Rules – Regulation 359/09

Receptors	550 metres	Audible noise only based on 40 dBA
Property Lines	Blade length plus 10 metres	Typically 60 metres

Polish Public Health Institute Review

Audible Noise	.5 to .7 km	No adjustments for pulsing/tonal quality
Total Noise	1.0 to 3 km	Includes low frequency noise & pulsing/tonal adjustments
Shadow Flicker	1.2 to 2.1 km	Depends on height of turbine
Ice Throw	.5 to .8 km	Fragments of ice thrown from blades
Turbine Failure	.5 to 1.4 km	Potential distance for blade fragments

Examples of Setbacks

Jurisdiction	Set-back	Comments
Dutton-Dunwich, ON	2,000 M	To receptors
Mason County, Kentucky	1,600 M	To property line
Caratunk County, Maine	2,414 M	To property line
Wyoming	1,110 M	5.5 X height to property line
Bavaria, Germany	2,073 M	10 X hub height plus blade length
Sachsen, Germany	1,380 M	10 X hub height
Northern Ireland	1,386 M	10 X rotor diameter
Poland	2,073 M	10 X hub height plus blade length

March 17, 2022

File: C00

The Honourable Doug Ford, MPP
Premier of Ontario
Premier's Office, 1 Queen's Park
Legislative Building, Room 281
Toronto ON M7A 1A1
premier@ontario.ca

Dear Premier Ford:

Re: REQUEST TO THE PROVINCE OF ONTARIO FOR A PLAN OF ACTION TO ADDRESS JOINT AND SEVERAL LIABILITY

On behalf of the Council of The Corporation of the City of Barrie, I wish to advise that on March 7, 2022, City Council adopted the following resolution regarding a Plan of Action to Address Joint and Several Liability:

22-G-064 REQUEST TO THE PROVINCE OF ONTARIO FOR A PLAN OF ACTION TO ADDRESS JOINT AND SEVERAL LIABILITY

WHEREAS the cost of municipal insurance in the Province of Ontario has continued to increase with especially large increases going into 2022; and

WHEREAS Joint and Several Liability continues to ask property taxpayers to carry the lion's share of a damage award when a municipality is found at minimum fault; and

WHEREAS these increases are unsustainable and unfair and eat at critical municipal services; and

WHEREAS the Association of Municipalities of Ontario outlined seven recommendations to address insurance issues including:

1. That the Provincial Government adopt a model of full proportionate liability to replace joint and several liability.
2. Implement enhancements to the existing limitations period including the continued applicability of the existing 10-day rule on slip and fall cases given recent judicial interpretations and whether a 1-year limitation period may be beneficial.
3. Implement a cap for economic loss awards.
4. Increase the catastrophic impairment default benefit limit to \$2 million and increase the third-party liability coverage to \$2 million in government regulated automobile insurance plans.

5. Assess and implement additional measures which would support lower premiums or alternatives to the provision of insurance services by other entities such as non-profit insurance reciprocals.
6. Compel the insurance industry to supply all necessary financial evidence including premiums, claims and deductible limit changes which support its own and municipal arguments as to the fiscal impact of joint and several liability.
7. Establish a provincial and municipal working group to consider the above and put forward recommendations to the Attorney General.

NOW THEREFORE BE IT RESOLVED that the Council for the Corporation of the City of Barrie call on the Province of Ontario to immediately review these recommendations despite COVID-19 delays, as insurance premiums will soon be out of reach for many communities and

BE IT FURTHER RESOLVED that this motion be provided to the Honourable Doug Ford, Premier of Ontario, the Honourable Peter Bethlenfalvy, Minister of Finance, the Honourable Doug Downey, Attorney General of Ontario and MPP for Barrie-Springwater, the Honourable Andrea Khanjin, MPP for Barrie-Innisfil, and all Ontario municipalities.

If you have any questions, please do not hesitate to contact the undersigned, wendy.cooke@barrie.ca or (705) 739.4220, Ext. 4560.

Yours truly,

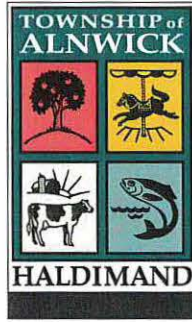


Wendy Cooke
City Clerk/Director of Legislative and Court Services

WC/bt

Cc:

- The Honourable Peter Bethlenfalvy, Minister of Finance
- The Honourable Doug Downey, Attorney General and MPP for Barrie-Springwater
- The Honourable Andrea Khanjin, MPP for Barrie-Innisfil
- All Ontario municipalities



April 25, 2022

The Honourable Doug Ford, MPP
Premier of Ontario
Premier's Office, 1 Queen's Park
Legislative Building, Room 281
Toronto, ON M7A 1A1
premier@ontario.ca

Dear Premier Ford:

Re: Support of Resolution – Request to the Province of Ontario for a Plan of Action to Address Joint and Several Liability

At the Township of Alnwick/Haldimand's Regular Council Meeting held on April 7, 2022, Council received the resolution sent by the City of Barrie on March 17, 2022 regarding a plan of action to address joint and several liability. Council of the Township of Alnwick/Haldimand supported and passed the following resolution:

R-114-2022

Moved by Councillor Greg Booth, seconded by Deputy Mayor Sherry Gibson;

"Be it resolved that the correspondence from the City of Barrie dated March 17, 2022, RE: Request to the Province for a Plan of Action to Address Joint and Several Liability, be received; and

Further that Council supports the resolution from the City of Barrie, RE: Request to the Province for a Plan of Action to Address Joint and Several Liability; and

Further that this motion be provided to all Ontario municipalities.

CARRIED

A copy of the above noted resolution from the City of Barrie is attached for your reference.

Sincerely yours,


Yolanda Melburn, Deputy Clerk
Township of Alnwick/Haldimand
905-349-2822 ext. 32
ymelburn@ahwtp.ca

cc: All Ontario Municipalities; and The Honourable David Piccini, MPP



374028 6TH LINE • AMARANTH ON • L9W 0M6

April 26, 2022

The Corporation of the Township of Mulmur
758070 2nd Line E
Mulmur, ON
L9V 0G8

SENT BY EMAIL: rknechtel@mulmur.ca

Attention: Tracey Atkinson, CAO/Clerk/Planner

Dear Ms Atkinson:

Re: "More Homes For Everyone Act"

At its regular meeting of Council held on April 20, 2022, the Township of Amarnath Council passed the following resolution:

Resolution

Moved by: S. Niedzwiecki – Seconded by: G. Little

BE IT RESOLVED THAT:

Council accept memo to council 2022-011 as information and endorses the Township of Mulmur's resolution on concerns with the More Homes for Everyone Act.

CARRIED.

Please do not hesitate to contact the office if you require any further information in this matter.

Yours truly,

Nicole Martin, Dipl. M.A.
CAO/Clerk – Acting Treasurer

York Region Transit Service Changes - May 1, 2022**York Region Transit (YRT) service changes will take effect on Sunday, May 1, 2022.**

Schedule and route changes will be made to adjust to changing customer demand. Highlights of the changes include:

- Various schedule adjustments to meet changing customer demand
- Route 33A – Wellington Saturday service will be replaced with Mobility On-Request (MOR) Aurora and Oak Ridges
- Mobility On-Request Richmond Hill Local will be revised to provide service to/from select locations
- Route 470 – Westmount Collegiate School Special via Thornhill Woods will be adjusted to shorten the walking distance to Stephen Lewis Secondary School. Some stops will no longer be serviced as a result
- Route 760 – Vaughan Mills/Wonderland will be adjusted to match hours of operation for Canada's Wonderland and Vaughan Mills Mall

Some YRT services continue to operate on reduced or suspended schedules due to the impacts of COVID-19; this will continue until further notice. More information is available at: yrt.ca/ServiceChanges.

Travellers will be informed of the service changes through notices posted at bus stops (see attached), announcements on buses, at terminals and vivastations, municipal newspaper advertisements, media advisory, the YRT Contact Centre, on yrt.ca and social media.

If you have any questions about these changes, please contact:

- Director (A), York Region Transit, Kyle Catney, at 1-877-464-9675 ext. 75637 or Kyle.Catney@york.ca
- Program Manager, York Region Transit, Bhakti Rathod, at 1-877-464-9675 ext. 75630 or Bhakti.Rathod@york.ca

For general inquiries, please contact the YRT Contact Centre at 1-866-668-3978 or via email at transitinfo@york.ca.

Sincerely,

Kelvin So | Communications Coordinator,
Strategic Initiatives & Programs, Transportation Operations, Public Works

The Regional Municipality of York | 50 High Tech Rd 5th Floor| Richmond Hill, ON L4B 4N7
1-877-464-9675 ext. 75848 | Kelvin.So@york.ca | yrt.ca | york.ca | [Chat with me in Teams](#)

Service update



EFFECTIVE MAY 1, 2022

Post Until: May 20

The following YRT services are being revised beginning Sunday, May 1, 2022:

Revised routes and schedules

Viva	blue
Viva	purple
Viva	purple A
Viva	orange
9	9th Line
33/33A	Wellington
56	Gorham-Eagle
57	Mulock
81	Inspiration
88	Bathurst
98	Yonge
105	Dufferin
107/107B	Keele
470	Westmount Collegiate School Special via Thornhill Woods
760	Vaughan Mills / Wonderland

Mobility On Request

Mobility On-Request (MOR)	Aurora and Oak Ridges
MOR	Richmond Hill Local

Victoria Day

Sunday / holiday service for all YRT and TTC routes operating in York Region

For more information, visit yrt.ca/ServiceChanges or call the YRT Contact Centre.



April 27, 2022

Ministry of Municipal Affairs and Housing
Office of the Minister
777 Bay Street, 17th Floor
Toronto, ON
M7A 2J3

Overview of Bill 109, More Homes for Everyone Act, 2022 – PLAN-23-22

Resolution No.2022-121

Moved by Councillor Clark

Seconded by Councillor Van Egmond

BE IT RESOLVED THAT Council receive Report PLAN-2022-23 for information; and

THAT Council direct staff to prepare a resolution letter to be endorsed by Council, signed by the mayor, and sent to David Piccini, MPP and the Ministry of Municipal Affairs and Housing prior to April 29, 2022.

CARRIED.

Re: Bill 109: More Homes for Everyone Act

Dear Minister Clark,

This letter is in response to the request for feedback concerning Bill 109 in addition to the April 20, 2022 Information Session and Technical Overview for Bill 109 presented by the Ministry of Municipal Affairs and Housing.

It is acknowledged that housing affordability and availability is becoming a serious issue in the province of Ontario, however it is the concern of many that the proposed changes will not achieve the goals being set for expediting the housing project process.

Whereas the Township of Cramahe supports housing supply initiatives, especially initiatives that balanced and sustainable growth which is a key objective of its Strategic Plan, the Township of Cramahe and the Northumberland County Official Plans . Although all Municipalities are wanting to expediate housing project processes, it is difficult to see how the proposed changes are executing this goal responsibly.

Whereas municipalities, including the Township of Cramahe, are facing unprecedented development pressures, complex development files, and ongoing resource challenges on the heels of a global pandemic.

Corporation of the Township of Cramahe

P.O. Box 357, Colborne, Ontario K0K 1S0 • T (905)355-2821 • F (905)355-3430

Whereas the Province of Ontario through the Homes for Everyone Act, 2022 proposes to:

- enact legislation to refund application fees should certain planning approvals not be issued within prescribed timeframes;
- regulate the supporting materials necessary for a complete site plan application; and,
- to provide limitations on the types of subdivision conditions that can be imposed on development applications.

Now therefore be it resolved that while Council for the Township of Cramahe generally supports many of the revisions to provincial legislation to support increased housing supply, the Township of Cramahe respectfully objects to:

1. Refunding development application fees that would result in lost revenue for staff time spent on files, and which delays may not be attributed to a lack of staff resources on the file, but rather the result of increasingly complex matters that impact timeframes and are largely outside the control of municipal planning departments, including the quality and timeliness of application material by the applicant and/or their consulting team.
2. Prescribing the requirements for a complete site plan application. At the pre-consultation stage together with staff and agencies a detailed list of requirements for the complete site application is provided. Municipal and agency staff together with the applicant work well to scope the types of studies and level of detail through approved Terms of Reference, as required. This practice should be left to Municipalities, with appeal rights provided to the applicant under the *Planning Act*, should a dispute arise.
3. Limiting the types of conditions of approval for Draft Plans of Subdivision may impact staff and Councils' ability to appropriately respond to the unique and complex nature of development applications and to best protect the interests of the Municipality. The applicant has the right to appeal under the *Planning Act* should a dispute arise.

And further that that this resolution be circulated to David Piccini, MPP and through the Provincial commenting window for the More Homes for Everyone Act, 2022.

If you have any questions, please feel free to contact the undersigned.

Sincerely,



Mandy Martin
 Mayor
 Township of Cramahe
 (905) 376-7241
 mmartin@cramahe.ca

cc. Members of Council
 David Piccini, MPP
 Municipal Clerk

York Region Notice of Decision - OPA 32 - Shining Hill Newmarket - Town File D09NP2012/ OPA 32

Please find attached correspondence and York Region's Notice of Decision for OPA 32 – Shining Hill Newmarket.

The last day for appeal is **Tuesday, May 17, 2022.**

Should you have any questions regarding this email, please do not hesitate to contact me.

Sara

Sara Brockman, MCIP, RPP | Senior Planner, Community Planning and Development Services,
Planning and Economic Development Branch, Corporate Services Department

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

O: 1-877-464-9675 ext. 75750 | Sara.brockman@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence





Via email only

April 27, 2022

Ms. Lisa Lyons
Director of Legislative Service & Town Clerk
Town of Newmarket
395 Mulock Drive, P.O. Box 328 Station
Newmarket, ON L3Y 4X7

Dear Ms. Lyons:

**Re: York Region Notice of Decision
Amendment No. 32 to the Official Plan of the Town of Newmarket
16250, 16256 and 16450 Yonge Street
(Shining Hill Estates Collection Inc.)
Town File No.: OPA 32/ D09NP2012
Regional File No.: LOPA.20.N.0050**

Attached is York Region's Notice of Decision with respect to the above-noted Official Plan Amendment.

Thank you,

A handwritten signature in blue ink, appearing to read "Sara Brockman".

Sara Brockman, MCIP, RPP
Senior Planner

/sb

Attachments (1): 1. Notice of Decision

Copy: Mr. J. Unger, Town of Newmarket – e-mail only
Ms. M. White, Town of Newmarket - e-mail only
Mr. L. Lo, Applicant – email only
Mr. D. Ruggle, LSRCA – e-mail only

YORK-#13815534



Regional File No.: LOPA.20.N.0050 (OPA 32)
 Applicant: Shining Hill Estates Collection
 Inc.

Date of this notice: **April 27, 2022**
 Last date of appeal: **May 17, 2022**

Notice of Decision

to Approve an Amendment to the Official Plan of the Town of Newmarket

The Regional Municipality of York is the approval authority for this Official Plan Amendment. This notice of decision is given in accordance with Section 17(35) of the *Planning Act*, R.S.O. 1990, c. P.13. The decision of The Regional Municipality of York is to **APPROVE, save and except for the lands subject to the deferral by the Town of Newmarket**, Amendment No. 32 to the Official Plan of the Town of Newmarket.

Lands Subject to the Amendment:

Municipality: Town of Newmarket

Municipal Address: 16250, 16256 and 16450 Yonge Street

Location: Located east of Bathurst Street, generally south of Coventry Hill Trail, north of St John's Sideroad and west of Yonge Street
 (See Key Map)

Purpose and effect of the Amendment:

Official Plan Amendment No. 32 (OPA 32) site-specifically amends OPA 28 to Town of Newmarket Official Plan 1996, also known as the Oak Ridges Moraine Conformity Official Plan Amendment (OPA 28), and the policies and schedules of the Town of Newmarket Official Plan 2006, to establish permissions for urban land uses on the subject lands and to set the policy framework for future development of a new community through a future Secondary Plan.

OPA 32 amends the texts and Schedules of OPA 28 to Town of Newmarket Official Plan 1996 and the Town of Newmarket Official Plan 2006 by:

Amendment to OPA 28

1. Redesignates portions of the subject lands shown on Schedule 1 from "Environmental Protection - Oak Ridges Moraine" to "Urban Area – Oak Ridges Moraine Exception 1"; and,
2. Adds Section 6.7.6.11 to OPA 28 that includes policies outlining:
 - a. The requirement to complete a Secondary Plan prior to any development or lot creation being permitted.
 - b. Guiding Principles for the Secondary Plan:
 - i. Housing Affordability by providing for a mix of unit types, sizes, ownership models and tenures;
 - ii. Addressing Climate Change through environmentally progressive housing and sustainable design; and,
 - iii. Community Focused Design to reduce car dependency.
 - c. Requirements for the preparation of the Secondary Plan including the protection and enhancement of the natural environment, building a compact complete and diverse

community, promoting efficient development patterns and standards, place-making and urban design, providing complete streets with active mobility options, focusing on sustainability, waste reduction, and energy and water efficiency, ensure public engagement, identifying phasing and sequencing.

Amendment to 2006 Official Plan

3. Redesignates portions of the subject lands shown on Schedule A from “Residential” to “Urban”; and,
4. Adds Section 4.5 to the 2006 Official Plan that includes policies similar to those outlined in Item #2 above.

OPA 32 provides for an opportunity to develop portions of the subject lands as a complete community that meets the daily needs of residents of all ages providing an accessible mix of housing, stores, parks, public and active transportation options, and public service facilities. Development of the subject lands minimizes land consumption and servicing costs by making efficient use of vacant land in an area where servicing can be provided with minimal extensions to existing infrastructure. Portions of the lands not identified for urban uses, such as the woodlands, wetlands and other environmental features, along their buffers, will be left in the protected designation and will ultimately be transferred to public ownership.

Proposed modifications to the Amendment:

None

Deferral to this Amendment by Town of Newmarket:

The Town of Newmarket deferred decision on portions of the subject lands currently within the Rural Area in the York Region Official Plan, 2010 (See Key Map), until completion of the York Region Municipal Comprehensive Review. A further Official Plan Amendment will be brought forth for the lands subject to the deferral for consideration once York Region’s Official Plan is in force and effect, and the land use has changed from Rural to Urban. This decision recognizes and maintains this deferral by the Town of Newmarket.

The subject lands located outside of the deferral area are located within the Settlement Area of the Oak Ridges Moraine Conservation Plan and the Urban Area as per the York Region Official Plan, 2010.

Effect of Written Submissions on Decision:

No written submissions addressed to York Region were received.

Other applications affecting the subject lands:

None

For additional information:

A copy of the proposed Official Plan Amendment and the decision are available for inspection electronically upon request. To make a request, obtain a copy, for assistance or for any inquiries, please contact Sara Brockman, Senior Planner, at 1-877-464-9675, extension 75750 or sara.brockman@york.ca or York Region Community Planning and Development Services at 1-877-464-9675, extension 71550 or developmentservices@york.ca.

Who may appeal:

If applicable, only individuals, corporations or public bodies may appeal a decision of the approval authority to the Ontario Land Tribunal (“Tribunal”). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

When and how you may appeal:

The last day for filing an appeal is no later than 4:30 pm on **May 17, 2022** and it must be received in writing. A notice of appeal may not be sent by email. A notice of appeal must:

1. Be filed with the approval authority, addressed to:
 Ms. Karen Whitney, MCIP, RPP
 Director, Community Planning and Development Services
 Corporate Services Department
 York Region Administrative Centre
 17250 Yonge Street
 Newmarket, Ontario L3Y 6Z1
2. Be accompanied by the completed Tribunal appeal form, setting out the reasons for the appeal and the specific part of the proposed Official Plan or Official Plan Amendment to which the appeal applies; and,
3. Be accompanied by the fee required by the Tribunal and a fee of \$580.00 payable to The Regional Municipality of York for preparing the record to be submitted to the Tribunal.

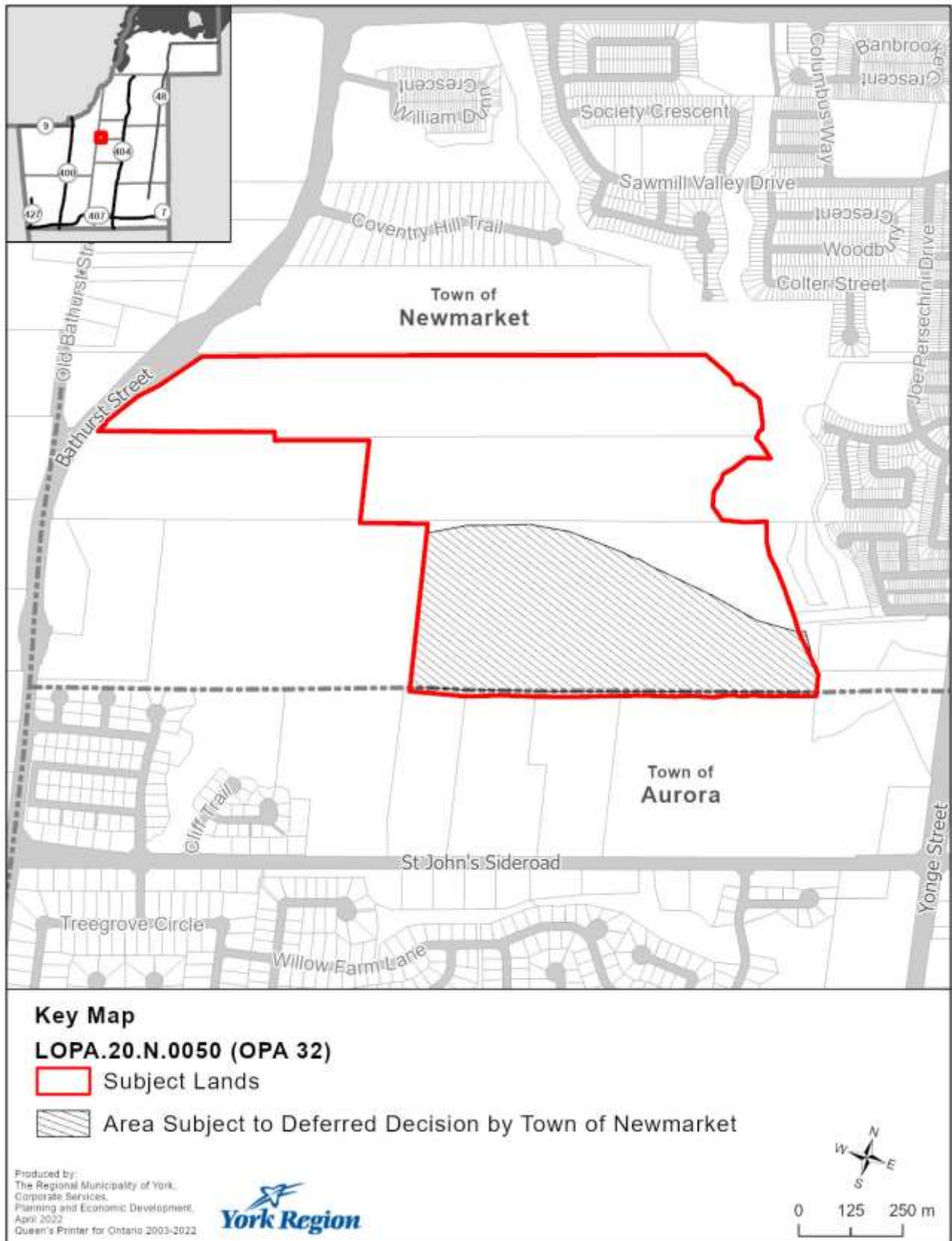


Dated: **April 27, 2022**

Karen Whitney, MCIP, RPP
 Director, Community Planning and Development Services

YORK-#13815492

KEY MAP



Regional Council Decision - Economic Development Action Plan 2020-2023 Update

On April 28, 2022 Regional Council made the following decision:

1. The Regional Clerk forward this report to the Ministry of Economic Development Job Creation and Trade, ventureLAB and the local municipalities for information

The original staff report is attached for your information.

Please contact Jonathan Wheatle, Director of 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

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71300 | christopher.raynor@york.ca | york.ca

The Regional Municipality of York

Committee of the Whole
Planning and Economic Development
April 7, 2022

Report of the Commissioner of Corporate Services and Chief Planner

Economic Development Action Plan 2020-2023 Update

1. Recommendation

The Regional Clerk forward this report to the Ministry of Economic Development Job Creation and Trade, ventureLAB and the local municipalities for information.

2. Summary

This report provides an update on implementation of the Economic Development Action Plan 2020-2023 to date. It also highlights outcomes from some programs targeted at providing COVID-19 relief and gives a program outlook for the remainder of 2022.

Key Points:

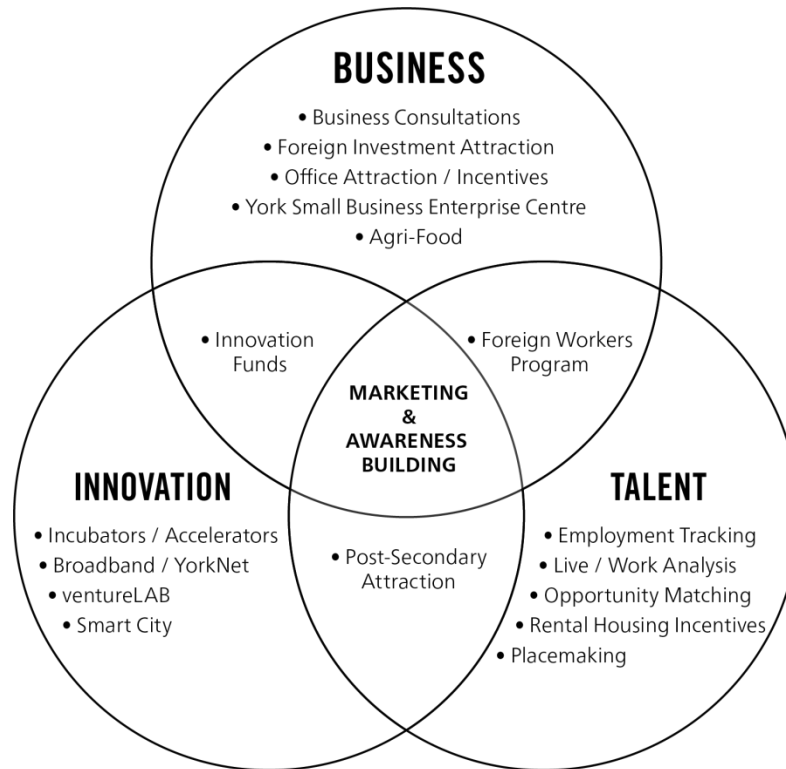
- The Economic Development Action Plan 2020-2023 is progressing well with activities initiated in all 20 actions areas
- Core services focused on business advisory, enabling innovation and talent support are having an impact
- The economy is rebounding and unemployment is nearing pre-pandemic levels; however there are still challenges with labour shortage in some sectors

3. Background

York Region's Economic Development Action Plan 2020-2023 focuses on Business, Innovation and Talent

The [York Region Economic Development Action Plan \(EDAP\) 2020-2023](#) was approved by Council in 2019 and focuses on Business advisory services, Innovation and Talent support, depicted in Figure 1.

Figure 1
Economic Development Action Plan 2020-2023 Areas of Convergence



The document contains 20 action items which set the stage for growing the Region's economy. It provides a backdrop for supporting businesses and was the basis for collaboration as the pandemic hit.

The COVID-19 pandemic dominated the economic development landscape over the last two years

The pandemic has dominated the attention of economic development practitioners globally, nationally and locally since 2020. This focus was necessary as quick decisive responses were needed to ensure that adequate measures were implemented to help businesses and residents alike.

Federal and Provincial governments provided the lion's share of financial support for the business community. At the local and regional levels, the response was also swift, with a variety of initiatives primarily targeting sectors most impacted. This support was provided by a range of stakeholders collaborating through the Business Recovery Support Partnership approved by Council in [April 2020](#) to gather input and provide insight and advice.

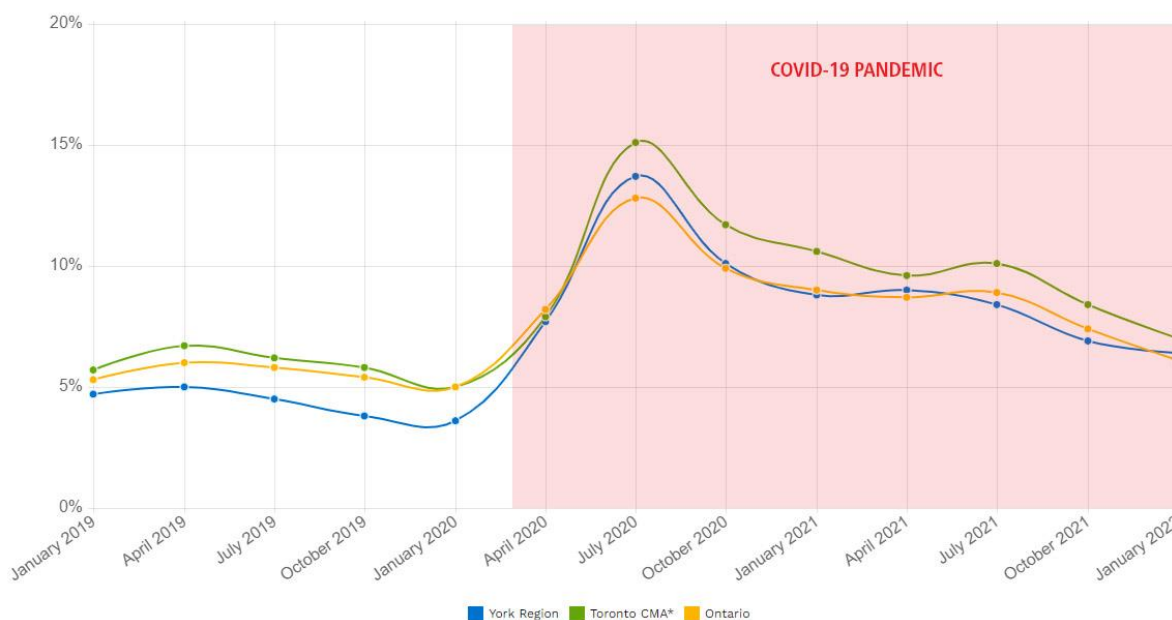
Although significant effort was targeted at providing support to businesses during the pandemic, core business advisory services and other programming continued to be delivered. The York Small Business Enterprise Centre continued to deliver the Starter Company Plus program and reintroduced the Summer Company program in the Region's

northern six municipalities. Advisory and talent support was also provided to the more established businesses in collaboration with partners across the Region.

Economic indicators demonstrate the economy and businesses continue to rebound despite challenges

At the outset of 2021, unemployment in York Region was 8.8%, on par with the Provincial average. The unemployment rate trended downward throughout the year ending at 6.0%, approaching the pre-pandemic level of 5.5% in March of 2020, as shown in Figure 2.

Figure 2
Unemployment Rates (%) 2019 to 2021



Source: Statistics Canada, Labour Force Characteristics, 3-month moving average, unadjusted for seasonality; *CMA – Census Metropolitan Area

There were however reports of labour shortages in certain industries. This was due to a complex set of variables ranging from wage concerns to pandemic subsidies, being laid off and rehired multiple times and pandemic burnout. This was most noticeable in low paying jobs in certain industries, primarily accommodations and food services. According to the Statistics Canada December 2021 [Labour Force Survey](#), between December 2019 and December 2021, employment in sales and services occupations fell by 6%, a larger decline than for any other major occupational group. Jobs in sales and service fell by 1.8 percentage points to 22.1% while jobs in natural and applied sciences and related occupations grew by 1.1 percentage points to 9.2% and by 0.9 percentage points to 17.1% in business, finance and administration. Reports also pointed to employees moving to higher paying jobs in other industries.

Nationally, Statistics Canada [Survey on Business Conditions](#) in Q4 2021 indicated that businesses expect to face challenges related to the workforce. Statistics Canada reported that recruiting skilled employees was expected to be an obstacle for over 35% of businesses.

The largest concern was in businesses in accommodations and food services followed by manufacturing. In addition, shortage of labour force was expected to be an issue for over 32% of businesses. York Region businesses were not immune. Of the 139 York Region business respondents to the survey, 22.8% indicated a shortage of labour and 25.5% cited recruiting skilled employees as a concern in the three-month outlook.

That said, almost 69% of York Region respondents indicated no plans to sell or close the business in the next twelve months while the remaining 31% were unsure. It is encouraging to note that over 60% of respondents reported a somewhat optimistic outlook over the next 12 months.

4. Analysis

The Economic Development Action Plan 2020-2023 is well underway

There are 20 action items in the Economic Development Action Plan, seven related to business advisory support, six in innovation support and seven for talent support. While these are identified as separate items, they are not necessarily mutually exclusive and in fact, activities in one will often have an impact on the other two pillars. Throughout 2021, work centred on not just responding to the pandemic but also on recovery and resilience, using the framework of the Economic Development Action Plan as a guide.

At the start of 2022 all the actions in the Economic Development Action Plan have been initiated. Twelve of the 13 "ongoing" items have been started or are incorporated into core operations while five of the seven actions with targeted end dates have been completed. This is summarized in Attachment 1.

Highlights include best in class service delivery of marketing, research, advisory support and innovation. Marketing and communication services leveraged the award-winning York Link platform to consolidate information and share key messages. This approach facilitated communication with a broad audience while allowing for targeted consumption of messages. This was a significant opportunity for increased marketing during development of the Economic Development Action Plan. York Link became a central feature in pandemic related communication, hosting timely information for businesses.

From January 2020 to December 2021, business engagement through yorklink.ca generated approximately 107,000 visits and over 176,000 total page views, an increase of over 65% in traffic compared to the previous two years. The York Link dedicated social media channels experienced similar growth and by the end of 2021 and had over 26,000 followers and over 1.1 million content views (impressions) annually.

More details of outcomes of the Economic Development Action Plan are provided in the sections below. The Year in Review document included as Attachment 2 provides a broader picture of outcomes from the Action Plan and the business community.

The Business Recovery Support Partnership continues to assist businesses impacted by the COVID-19 pandemic

In response to the pandemic, Council approved the Business Recovery Support Partnership in [April 2020](#). Updates on the work done by the Business Recovery Support Partnership were reported in a Council memo on [January 2021](#) and Economic Development Update report in [June 2021](#). The Business Recovery Support Partnership continued to be a major vehicle for collaboration on COVID-19 related business support in 2021. Recent outcomes include:

- [Accelerate Business Recover Hub](#) led by the Aurora Chamber in collaboration with all the Chambers of Commerce and Boards of Trade in the Region as well as York University. Funding provided leveraged over \$460,000 from the Provincial government that will benefit up to 350 entrepreneurs and businesses.
- Completion of the \$500,000 COVID-19 small business funding program where nearly 100 small businesses benefited through either Community Improvement Plan programs or the four Small Business Enterprise Centres.

Business advisory services were initially focused on the pandemic in 2020 and expanded back to broader support in 2021

Business retention, expansion and attraction advisory services targeted established companies in knowledge-based industry and leveraged regional economies of scale. These services include economic/business research and a network of external partners to augment and extend the reach of local-municipal corporate call programs. Advisory support to small businesses and entrepreneurship services in York Region's northern six municipalities are delivered through the York Small Business Enterprise Centre. All business advisory services were migrated to online delivery once the pandemic was declared.

In 2020 and through early 2021, direct-to-business advisory services focused primarily on supports related to business continuity and recovery in the face of pandemic-related restrictions. As the economy began to reopen, programs were increasingly focused on growth needs of the local business community, as well as new businesses looking to locate in York Region. Over 1,500 business advisory consultations were delivered to both small and established businesses between January 2020 and December 2021. This includes 59 Starter Company Plus participants and nine students in the Summer Company program. These activities help contribute to the facilitation of over 3,000 jobs in the Region as well as the continued retention of existing jobs. Staff also supported business advisory initiatives undertaken by local municipalities and engaged Toronto Global in its mandate to attract Foreign Direct Investment to the Greater Toronto Area and York Region.

Collaboration on post pandemic support led to release of a white paper with business and government recommendations on supply chain resilience

The increased focus on post pandemic resilience led to the development of a white paper titled [Building Supply Chain Resilience](#) in collaboration with Supply Chain Canada and the Supply Chain Alliance. The study was conducted through a series of interviews with 30

manufacturers in the automotive, food & beverage, life sciences, building materials and electronics/electrical sectors across the Region.

The purpose of the study was three-fold:

1. Identify and assess the impact of COVID-19 on York Region manufacturers
2. Outline preliminary high-level recommendations and best practices for manufacturers to address both current and future supply chain resilience issues in the event of continued COVID-19 economic uncertainty or similar major market disruption in the future.
3. Outline high-level recommendations and best practices for municipal and upper-tier government economic development stakeholders to facilitate local manufacturing supply chain resilience in the event of continued COVID-19 economic uncertainty or similar major market disruption in the future.

It provided nine recommendations for businesses and eight recommendations for all levels of government to deal with unexpected events and risk in supply chains now and in the future.

The City of Vaughan organized a [cyber security workshop](#) for manufacturers based on one of the recommendations. The report was downloaded hundreds of times and used by Toronto Global to support the launch of the Supply Chain Onshoring Resilience and Expansion program.

An auto-tech study provided meaningful outcomes and insights that are now being leveraged to assist companies and promote Regional strengths

Another project with a post pandemic lens initiated in 2021 was an auto-tech cluster study to investigate York Region strengths in the auto-tech sector. The study revealed that the Region is home to one of the largest and most comprehensive auto-tech clusters in North America and is the largest in Canada. A particular strength is automotive innovation, with Canada's largest automotive innovation hub - General Motors Canadian Technical Centre, and other auto-tech research and development/technical centres such as Magna International and Multimatic. Significant recent investments in the auto-tech space include Tesla in Richmond Hill further expanding into Markham with the first branded Tesla Canada manufacturing facility in Canada, and Multimatic selected to produce the next generation Ford Bronco.

The Region is well positioned in areas like connected and autonomous vehicles with a large sub-sector of leading software companies, and electronics design capability. Being the second largest Information and Communications Technology hub in Canada supports the shift from a traditional automotive sector to the auto-tech of today and tomorrow.

York Region is also home to Canada's largest independent automotive parts and electronics manufacturing cluster, as well as the Global Headquarters of three of the five largest Canadian automotive parts companies. The report highlighted a

comprehensive and well-balanced auto-tech cluster made up of more than 250 establishments, and a capacity for growth given the talent that is present.

The first Regional promotional initiative was launched in March targeting US companies for foreign direct investment via [Site Selection's](#) printed and digital magazine. Site Selection is a leading publication for professional site selectors. Highlights and key results from the study were shared with local-municipal economic development offices and other stakeholders to collaborate, promote, and continue growing the booming auto-tech sector.

Innovation related initiatives help local and national businesses

Innovation is a fundamental source of economic growth and York Region ranks amongst the largest innovation hubs in Canada. The Action Plan identifies the Region as an enabler of initiatives that support innovation across all sectors. Entrepreneurs in York Region benefit from public innovation agencies including York University's YSpace, Seneca HELIX and ventureLAB as well as several private entities. Through a presence on the Board at ventureLAB and Advisory Boards at Seneca HELIX and the Food and Beverage Accelerator the Region was able to impact program development and delivery.

ventureLAB, as the Region's primary innovation partner from 2011 to 2020, supported over 4,000 jobs in the community as reported in [April 2021](#). In 2020 the Region engaged ventureLAB to manage the \$100,000 annual Entrepreneurship and Innovation Fund. Since this fund was launched, 18 businesses and 4 community organizations have directly benefitted from this program. In [November 2021](#), Council approved \$1.5 million over 5 years from the Innovation Investment Fund to expand the Hardware Catalyst Initiative (HCI) delivered by ventureLAB. The HCI is regarded as Canada's first incubator focused on semiconductor companies and was mobilized with nearly \$10 million from the Federal government. This expansion will target foreign investment and support 145 jobs. Details of the collaboration with ventureLAB are provided in the ventureLAB 2021 Results Report on this agenda.

Collaboration on innovation activities with academic institutions has been through York University's YSpace and Seneca HELIX. Through the [York Region Food and Beverage Accelerator](#), delivered in partnership with YSpace, 20 businesses were able to expand distribution networks to nearly 450 new stores and increased sales by \$900,000 in two years. The partnership with Seneca HELIX supported its fifth-annual Summer Institute which focuses on addressing real-world issues faced by health care providers. Other partners included Southlake Regional Health Centre, ventureLAB, Humber College, George Brown College and Kingbridge Centre. The program hosted 60 participants since 2020.

Talent attraction, development and retention activities are yielding positive results

Competition for talent has been a priority for business leaders in the knowledge-based economy. From small and medium-sized enterprises to multinational corporations this competition has been even more visible during the pandemic.

Multiple initiatives were implemented over the last two years targeting businesses and job seekers alike. Notable initiatives include:

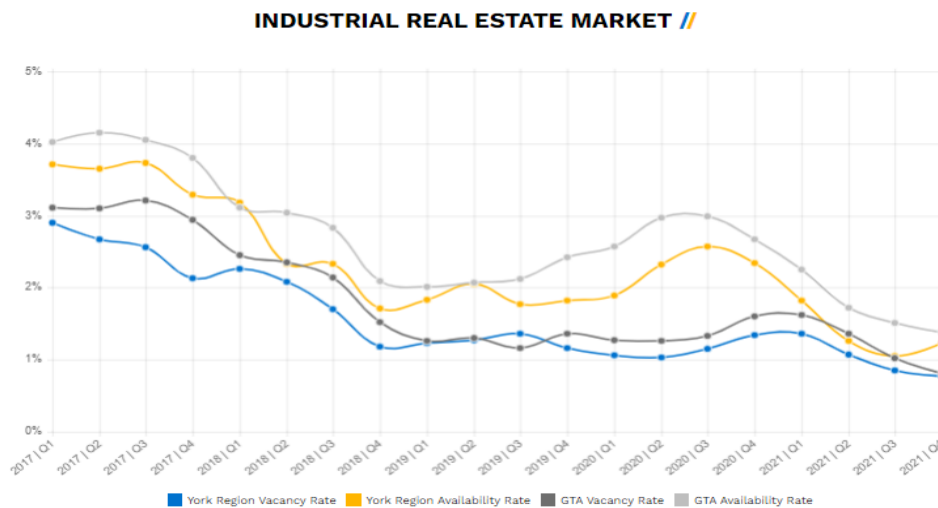
- A virtual Masterclass session at the 2021 Collision from Home conference leveraging the award-winning York Link platform. This was the second most attended Masterclass at the conference with over 140 attendees.
- Assisting several businesses secure highly skilled international talent for key positions as a designated referral partner for Federal Government's Global Skills Strategy programs. Referrals to this program supported the creation of hundreds of new jobs in York Region since 2018.
- With the leadership of the Workforce Planning Board of York Region, integrating the ['Work in York' job board](#) and [Talent Map Tool](#) into York Link. This provides employers and job seekers with information on jobs available in York Region.
- Supporting several employer roundtable sessions delivered by York University. More than 40 business from across the Region participated.

Increased development activity and lower industrial vacancy and availability rates indicate promising economic activity within the Region

In 2021, the Region received 2,050 new development applications and pre-consultations, a 24% increase compared to 2020. These applications included a total of 14,045 proposed residential units. As of December 2021, the Region's [housing supply](#) had an estimated 29,000 draft approved units awaiting construction. The Region will continue to experience strong growth as these applications proceed to registration and construction. The 2021 Annual Development Activity Summary Report on this agenda provides details and comparisons with previous years.

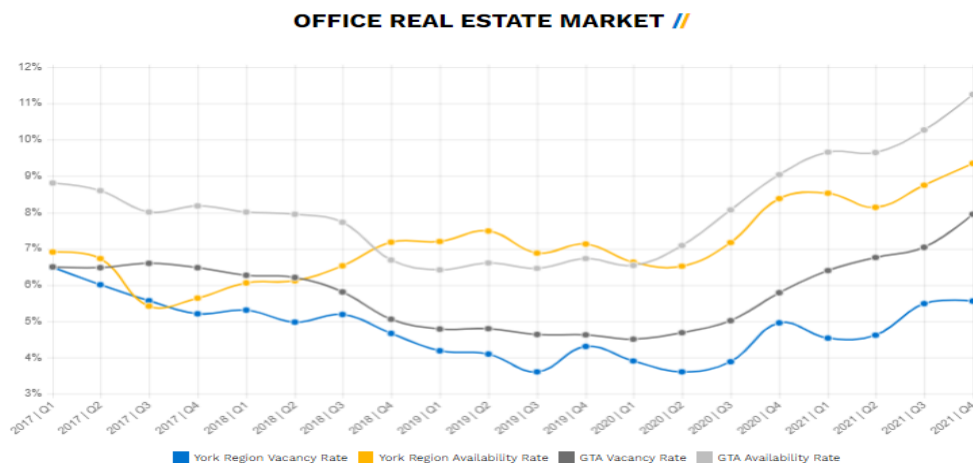
A York Region analysis revealed that vacancy rates and availability rates in the industrial real estate market, already at 10-year lows, trended even lower in 2021 ending at 0.77% and 1.2%. In the office real estate market however, vacancy and availability rates increased from 3.6% and 6.5% in Q2 2020 to 5.5% and 9.3% respectively in Q4 2021. This is likely partially attributable to businesses revisiting space needs after being thrust into remote work scenarios. In both the industrial and office markets, vacancy and availability rates in York Region fared well compared to the GTA average of 0.8% and 1.4% (industrial) and 7.8% and 11.3% (office). Figures 4 and 5 show vacancy and availability rates from 2017 – 2021 in industrial and office marks respectively.

Figure 4
Vacancy and Availability Rates in Industrial Market (%) 2017-2021



Source: CoStar

Figure 5
Vacancy and Availability Rates in Office Market (%) 2017-2021



Source: CoStar

Innovation, business and job growth continue to be fundamental to the Region's economic recovery and success

York Region is the third largest business centre in Ontario and a top destination for business, talent, and investment. The Region is home to:

- Canada's second largest cluster of information and communications technology companies
- Canada's largest automotive parts and electronics manufacturing cluster

- Ontario's second highest number of financial and professional services firms
- Two of the GTAs three 'employment megazones' that have the highest concentration of jobs outside Toronto's downtown core

With 54,000 businesses providing over 600,000 jobs, business and job growth are fundamental to economic vitality and quality of life. Attracting and retaining a variety of high-quality jobs across a broad range of sectors promotes economic resilience and helps ensure residents in York Region have the opportunity to work and thrive where they live. Council's efforts through the Housing Affordability Taskforce to help improve affordable housing options continues to be important.

Partnerships will continue to be instrumental in delivering the remaining action items in the 2020-2023 Economic Development Action Plan. Joint initiatives in 2022 will include COVID-19 business recovery support, marketing campaigns at Collision 2022, promotional activities around talent attraction and an expanded foreign direct investment marketing framework. There will also be more sector development promotion including autotech, agri-food and hardware through the HCI.

5. Financial

Costs associated with program delivery are included in the approved 2022 Planning and Economic Development Branch budget, except the Innovation Investment Fund which was approved by Council and established as a corporate reserve account. The Planning and Economic Development budget and Innovation Investment Fund will be used to leverage funding from other levels of government and other public and private partners to maximize results and economic impact.

6. Local Impact

Local municipalities are key delivery partners of the Region's Economic Strategy program. The goals and actions developed in the Economic Development Action Plan 2020-2023 are designed to complement local strategies and initiatives. The Region and local economic development offices meet regularly throughout the year and work together on program development and delivery. These meetings also facilitate alignment on messaging as well as joint client servicing when appropriate.

7. Conclusion

York Region is an attractive place for residents and businesses to locate and invest. The Region, in partnership with local municipalities and other economic delivery partners, has made an impact on this success through business supportive programs. The 2020-2023 Economic Development Action Plan is in the third year of execution and is well under way with a significant number of initiatives completed. The attached 2021 Year in Review

document highlights economic activity and the impact of York Region programs on business and job growth in the community.

For more information on this report, please contact Jonathan Wheatle, Director of 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

March 24, 2022
Attachments (2)
13658123

Supporting Business

Action Item #	Description	Lead Responsibility /Partners	Performance Indicators and/or Expected Outcomes	Timing	Status
1.	Continue to deliver direct-to business consultation services to companies across the Region to support business growth and sector/cluster development in the following areas: <ul style="list-style-type: none"> High growth knowledge-based companies Small business start-up and growth services in the Northern Six communities of the Region through the Small Business Enterprise Centre 	Economic Strategy/local municipalities/Provincial government & other SBEC's in the Region	Minimum number of annual business engagements (800)	Ongoing	Implemented – over 1,500 in 2 years. There was a slight dip in core consultations due to the pandemic however there was increased support through the BRSP
2.	Undertake an enhanced York Link marketing campaign to promote high value business growth and place making, particularly in the Region's Centres and Corridors and priority employment lands	Economic Strategy	Minimum % increase in York Link social media followers across channels	Ongoing	Implemented <ul style="list-style-type: none"> 56% increase in website visits 10% increase in social media followers
3.	Undertake targeted marketing of office development opportunities in Centres and Corridors with a focus on financial incentives	Economic Strategy/Finance	Number of developers engaged; new/expanded office buildings as outcome	Through 2022	To be revisited - started in 2020 but suspended due to COVID-19. To be revisited in 2022-23
4.	Undertake a broader, marketing focused foreign direct investment program , enhancing collaborative efforts of Toronto Region municipalities with York Region digital marketing and targeted selective awareness building activities, domestic and internationally (eg. Web Summit/Collision)	Economic Strategy/local municipalities & Toronto Global	Increase in York Link social media followers; York Region presence at Collision; foreign investments as outcome	Ongoing; Collision through 2021	Implemented – there was a virtual presence at Collision 2021
5.	Examine opportunities for broadening York Region's economic base through new cluster analysis and development (e.g. environmental/green technology, health technology, automation, hardware and artificial intelligence)	Economic Strategy/Planning & Environmental Services	Completion of review; recommended approach as outcome	One cluster per year	Implemented - support for Hardware and auto sector underway
6.	Delivery of the actions in the Agriculture and Agri-Food Strategy and support the administration of the Agriculture and Agri-Food Advisory Committee (AAAC) of Council	Economic Strategy/AAAC	As outlined in the Agriculture and Agri-Food Strategy	Ongoing	Implemented - Agri-food Strategy over 90% completed. Reported annually.
7.	Work with other industry service providers and stakeholders to examine the role of the Region in the delivery of tourism services through a tourism marketing review	Economic Strategy/Tourism stakeholders	Completion of review; recommended approach as outcome	In 2022	Underway

Supporting Innovation

Action Item #	Description	Lead Responsibility/Partners	Performance Indicators and/or Expected Outcomes	Timing	Status
1.	Administer and promote the Innovation Investment Fund to attract and support major transformational investments and drive innovation in the community	Economic Strategy	Funds leveraged by the Entrepreneurship and Innovation fund	Ongoing	Implemented – <ul style="list-style-type: none"> • \$500,000 to provide COVID-19 support to small businesses. • Council approved \$1.5M for the HCI expansion at ventureLAB for hardware and semiconductor companies and FDI
2.	Administer, in conjunction with ventureLAB, the Entrepreneurship and Innovation Fund to develop the Regional innovation network by supporting companies, initiatives, incubators and accelerators	Economic Strategy/ventureLAB	Distribution of \$100,000 to targeted projects and businesses	Annual	Implemented – reported annually
3.	Establish a Regional Smart City Working Group to guide and evaluate Intelligent Community efforts, including engaging with local partners and private sector entities, and seek senior government funding program opportunities	Economic Strategy/Regional Departments	Number of partnership and funding opportunities identified	Ongoing	Implemented – however the mandate of this group is being revisited since the federal government has not launched another Smart Cities Challenge
4.	Support business development opportunities with YorkNet , the Region-owned dark fibre service provider, to build economic and innovation capacity in all parts of the Region	Economic Strategy/YorkNet	Number of opportunities identified	Ongoing	Implemented - underway. Successful ICON and UBF applications will see YorkNet receive \$63MM over the next three years
5.	Support businesses and innovation network partners with the delivery of an annual signature technology event/summit within the Greater Toronto Area	Economic Strategy/local municipalities & innovation stakeholders	Delivery/presence at major event; number of stakeholders and businesses engaged as outcome	Annual	Implemented – the event has been incorporated into ventureLAB's signature event
6.	Support the delivery of an innovation portal with network partners to tell the story of innovation in the Region and drive community engagement	ventureLAB/Economic Strategy & innovation stakeholders	Innovation portal is launched; number of stakeholders contributing as outcome	Launch 2020	Implemented - the portal has been integrated into yorklink.ca

Supporting Talent

Action Item #	Description	Lead Responsibility /Partners	Performance Indicators and/or Expected Outcomes	Timing	Status
1.	Undertake post-secondary/business connection activities to strengthen the connections between institutions and the business community to address talent development, acquisition and retention	York University & Seneca College /Economic Strategy	Support post-secondary partners with development of business community engagement strategies (and vice-versa)	Ongoing	Implemented – in-person activities with business and talent interactions were suspended due to COVID-19. However, multiple virtual Employer Roundtables were delivered by York University with the support of York Region and other stakeholders
2.	Explore new post-secondary investment opportunities to expand the Region’s capacity to generate talent and skills that meet business growth needs	Economic Strategy	Number of new opportunities identified	Ongoing	Implemented – activities have been focused on supporting increased presence of existing institutions
3.	Undertake talent attraction placemaking marketing to facilitate growth in the local technology sector by showcasing the Region as a location that attracts and retains top professionals through social media campaigns leveraging York Link and local and global industry event activations	Economic Strategy	Increased engagement of talent on York Link digital and social media channels	Ongoing	Implemented- <ul style="list-style-type: none"> • Campaigns included in the presence at the Collision conference as well as targeted social media activities • Work In York job board and Talent Map Tool on yorklink.ca in collaboration with the WPB
4.	Support a tech-job board with industry partners on the innovation portal to help technology companies identify and secure talent	Economic Strategy/ventureLAB/innovati on stakeholders	Number of jobs posted	Ongoing	Implemented- Work In York has been incorporated into Yorklink.ca in collaboration with the Workforce Planning Board of York Region
5.	Act as a Designated Referral Partner for the Federal Global Skills Program to assist companies with accessing highly skilled international talent in occupations for which there are demonstrable shortages	Economic Strategy/Federal government	Number of referrals made	Ongoing	Implemented- hundreds of jobs supported
6.	Examine live-work in the Region in the context of talent retention and business access to appropriate labour	Economic Strategy/Long Range Planning	Completion of review	By 2021	Implemented- NOTE: this was completed by the Workforce Planning Board of York Region and is being leveraged
7.	Undertake targeted marketing of financial incentives for purpose built rental affordable housing to support talent retention and attraction	Economic Strategy/Long Range Planning/Finance	Number of Developers engaged; new/expanded rental accommodation secured as outcome	Ongoing	To be revisited- started in 2020 but suspended due to COVID-19. To be revisited in 2022-23

YORK REGION ECONOMIC DEVELOPMENT // 2021

YEAR IN REVIEW



NEW STUDY FACILITATES MANUFACTURING SUPPLY CHAIN RESILIENCE IN YORK REGION

| 14

LGC RELOCATES TO REGION BRINGING 400 LOCAL JOBS TO NEW FACILITY OPENING IN 2024

| 25

LEADING TECH FIRMS ADD EXPERTISE TO THE HARDWARE CATALYST INITIATIVE

| 30

PLANS MOVE AHEAD FOR YONGE SUBWAY LINE EXTENSION INTO REGION

| 18

ELECTRIC VEHICLE GIANT TESLA OPENS NEW FACILITY FOCUSED ON BATTERY PRODUCTION TECH

| 25

AMAZON CANADA CREATES 400 LOCAL JOBS WITH NEW DELIVERY STATION

| 32



WHAT'S INSIDE...

REGIONAL ECONOMIC DEVELOPMENT HIGHLIGHTS	05
BUSINESS COMMUNITY AND ECOSYSTEM HIGHLIGHTS	23
YORK REGION SMALL BUSINESS HIGHLIGHTS	37
YORK REGION BUSINESS AND ECONOMIC INDICATORS	43
YORK REGION ECONOMIC STRATEGY TEAM	51

DIRECTOR'S NOTE ● ● ● ●

On behalf of York Region Economic Strategy, I am pleased to present the 2021 Economic Development Year in Review. This is an overview of economic development activities undertaken this past year, highlights of business news from across the Region, and important economic indicators showing the strength and resilience of our business community in response to the COVID-19 pandemic.

As 2021 continued to be a challenging year with the COVID-19 pandemic, the rollout of vaccines brought a sense of optimism. As well, federal, provincial, and municipal government funding and other support programs provided hope to businesses and residents across the country.

York Region's economic engine is made up of a diverse mix of small, medium, and large businesses and they also responded, demonstrating resiliency and creativity. In fact, while they all felt the impact, many entered new markets with solutions targeted towards supporting the global pandemic response.

At the local level, in response to the pandemic, our economic development community comprising local municipal economic development staff and other stakeholders continued to pull together to identify and implement ways to help businesses. This resulted in several impactful initiatives over the last two years focused not just on pandemic response but also long-term recovery, many of which are highlighted in this Year in Review.

Finally, thank you to the Economic Strategy team for their tremendous efforts dedicated to delivering best-in-class service to the business community.

As we look back on 2021, we continue to celebrate all the entrepreneurs and businesses across York Region and look forward to a year of growth in 2022. I invite you to visit yorklink.ca for more information on support services available to businesses across York Region, business news, events, and more.

*Jonathan Wheatle
Director, Economic Strategy
The Regional Municipality of York*

YORK REGION

WHERE TALENT AND OPPORTUNITY INTERSECT

Please note: Original and stock photos in this publication come from a variety of sources and were taken both prior to, or during, the COVID-19 pandemic. The public should continue following COVID-19 health and safety guidelines.

Photo Credit: Level Studio



YORK REGION ECONOMIC DEVELOPMENT HIGHLIGHTS

YORK REGION'S ECONOMIC STRATEGY DIVISION CONTINUES TO FACILITATE GROWTH IN BUSINESS, INNOVATION, AND TALENT

The Regional Municipality of York |

Over the last 10 years York Region economic development programs and services facilitated the creation of over 7,300 new and expansion jobs, as well as the retention of tens of thousands of local jobs as companies continuously assess and evaluate their business location options.

In addition, over 4,600 new jobs were facilitated via key entrepreneurship and innovation partner agencies directly funded or supported by the Region, such as ventureLAB and York University's YSpace.

York Region's Economic Strategy team remained engaged with the business

community throughout the pandemic, delivering a range of services, programs and initiatives in collaboration with local municipalities and other economic development partners. These include direct-to-business advisory, economic development marketing, economic and business research, industry cluster development and innovation network support.

The York Region Economic Development 2021 Year in Review highlights business community success stories, economic development initiatives facilitated by the Region over the past year, and important business and key economic market indicators.



York Region continued to support region-wide business recovery initiatives such as the "Accelerate Business Recovery Virtual Hub" led by the Aurora Chamber of Commerce, in collaboration, with York University.



Meena Hassanali

Agriculture and Agri-Food Business Specialist
Planning & Economic Development, York Region

DELIVERY OF REGIONAL BUSINESS ADVISORY SERVICES CONTINUES THROUGHOUT THE PANDEMIC

The Regional Municipality of York |

Regional-level business retention and expansion advisory services targeting established companies across York Region focus primarily on growth industry sectors in the knowledge-based economy. These services leverage regional economies of scale, the award-winning 'York Link' marketing platform, economic/business research, and a network of external partners to augment and extend the reach of local-municipal corporate call programs being undertaken.

Regional staff also provide small business and entrepreneurship services in York Region's northern six municipalities through the York Small Business Enterprise Centre (YSBEC).

Since the COVID-19 state of emergency was declared across Ontario in March 2020, York Region transformed all its business advisory services to online delivery where possible.

In 2020 and through early 2021, direct-to-business advisory services focused primarily on supports related to business continuity and recovery in the face of pandemic-related restrictions in highly-impacted industries.

As the economy continues to re-open, business advisory services and programs are increasingly refocused on the growth needs of the local business community, as well as, businesses looking to locate in York Region.

BUSINESS ADVISORY SERVICES

- Industry sector data and advisory
- Partnered business investment and expansion support
- Strategic B2B/B2G connections
- Talent attraction support
- Small business & entrepreneurship support services
- Community relations and awareness building marketing
- Advisory on Provincial and Federal government programs

FOR MORE: [YORKLINK.CA/SERVICES](https://yorklink.ca/services)



FOSTERING INNOVATION IN YORK REGION REMAINS A KEY AREA OF FOCUS

The Regional Municipality of York |

Innovation is a fundamental driver of economic growth and prosperity, regardless of the economic climate. York Region has earned its place amongst the largest innovation hubs in Canada, and it continues to play an active role as an enabler of initiatives that support innovation across all sectors.

The York Region Economic Action Plan 2020 to 2023 includes several actions designed to support innovation in York Region and this Year in Review captures many of them, including, but not limited to, the following:

- Collaboration with YSpace – York University's entrepreneurship hub – to deliver the York Region Food and Beverage Accelerator, which is focused on supporting high-growth consumer packaged goods ventures in scaling up their operations and acquiring new distribution channels.
- Continuing partnership with ventureLAB – York Region's Research and Innovation Centre – to support the delivery and promotion of core incubation and acceleration services,

the Hard Tech Conference and the Hardware Catalyst Initiative, which has received nearly \$10 million in federal funding support

- Leveraging the York Region Entrepreneurship and Innovation Fund, administered by ventureLAB, to support development of the Region's innovation network by supporting promising early-stage start-ups, accelerators, incubators, and community partners
- Supporting the expansion of the Hardware Catalyst Initiative and the development of a soft-landing program for foreign-based hardware tech companies looking to invest in the Region by leveraging \$1.5 million in funding from the York Region Innovation Investment Fund
- Supporting YorkNet – the builder and operator of York Region's open-access dark fibre network – with its successful funding applications to the Improving Connectivity for Ontario program and the Universal Broadband Fund to enable a significant expansion of the network by 2025

REGIONAL SUPPORT FOR TALENT ATTRACTION AND DEVELOPMENT IN THE BUSINESS COMMUNITY REMAINS A KEY PRIORITY AREA

The Regional Municipality of York |

The attraction and retention of high-quality talent has become the top priority for business leaders in the knowledge-based economy. Fostering an environment that draws such talent is a key priority for York Region Council.

Through multiple departments, the Region cultivates a dynamic and inclusive ecosystem for the local workforce and talent development.

York Region's 2020-2023 Economic Development Action Plan includes several talent-focused action areas. This publication covers some of the related activities that were undertaken or progressed in 2021 by the regional Economic Strategy office including, but not limited to:

- Placemaking marketing focused on tech talent attraction via a Masterclass activation at Collision From Home tech conference, as well as, through York Link's social media

- Delivery of talent-focused business advisory services including referral of qualified companies to the Federal Government's Global Skills Strategy programs to assist them with accessing highly-skilled international talent in occupations for which there are demonstrable shortages.
- Collaboration with the Workforce Planning Board of York Region to expand access to the 'Work in York' job board and talent information tools, benefiting employers and job seekers across the region
- Entrepreneurship development through the York Small Business Enterprise Centre (YSBEC) in partnership with local SBECs in southern York Region and business incubators/accelerators such as ventureLAB, YSpace, Seneca Helix, and the Treefrog Accelerator



THE YORK REGION BUSINESS RECOVERY SUPPORT PARTNERSHIP FACILITATED COVID-19 BUSINESS CONTINUITY AND RESILIENCE

The Regional Municipality of York |

The COVID-19 pandemic has a profound impact on the global, national, provincial, and regional economies. More than ever, this highlighted the need for partnerships in delivery of the Region's Economic Development Action Plan.

In mid-2020, the Regional Municipality of York's Economic Strategy division launched the York Region Business Recovery Support Partnership (BRSP) focused on COVID-19 pandemic related support for the business community.

Members include York Region's Economic Strategy division, nine local municipal economic development offices, nine local Chambers of Commerce/Boards of Trade, York Region Business Coalition, Workforce Planning Board of York Region, ventureLAB, Seneca College and York University. The BRSP consists of four subgroups of focus including agri-food, business advisory, supply chain, and tourism arts and culture.

Together the partners collaborated on localized activities and initiatives that are complementary to pandemic business supports provided by upper-tier levels of government and a variety of industry associations.

Targeted initiatives were important in 2020 and were again undertaken in 2021, aimed at facilitating business continuity and recovery in the sectors most impacted by the COVID-19 pandemic, and the Region's small business community in particular.



Notable initiatives and outcomes of the BRSP in 2020-21 include, but are not limited to, the following:

- Manufacturing supply chain resilience study in partnership with Supply Chain Canada, a national industry association, and a number of York Region municipalities
- Supporting the development and launch of the Accelerate Business Recovery Virtual Hub; a chamber of commerce led self-serve business advisory resource for small businesses in York Region

- Targeted \$500,000 regional COVID-19 Small Business Recovery Program
- Virtual business recovery webinar series in collaboration with Chambers of Commerce and Boards of Trade in the Region
- Centralized online COVID-19 business support resources portal on York Link
- Northern York Region Professional Services Access Program providing specialized advisory with experts in such areas as legal, human resources, marketing, and accounting
- #ReadyWhenYR and #ShopLocal regional marketing campaigns to support re-opening and recovery of main street, hospitality and tourism businesses across York Region
- Partnered business recovery accelerator webinar series for the food and beverage processing industry
- Targeted economic impact research and insight including, but not limited to, COVID-19 Economic Impact Analysis study in collaboration with The Conference Board of Canada, business impact surveys, monthly labour force indicators, commercial/industrial real estate market data tracking, and others
- Distribution and communications of Public Health COVID-19 regulations, health and safety information for employers and business establishments in York Region
- Temporary foreign worker campaign to raise awareness of, and support for, workers in the local Agri-Food sector impacted by COVID-19 mitigation measures
- Mobile COVID-19 testing at farm locations throughout York Region, as well as, health and safety training for farm operations



FOR DAILY UPDATES FOLLOW YORK LINK

YORKLIN



We're Open Again

COVID-19 BUSINESS RECOVERY SUPPORT PARTNERSHIP HIGHLIGHTS



ACCELERATE BUSINESS RECOVERY HUB Newmarket Today | [York Region](#)

The Aurora Chamber of Commerce, in collaboration with York University, launched in October the “Accelerate Business Recovery Virtual Hub” to help York Region businesses adapt to a rapidly changing landscape and prepare for the new normal.

The program – sponsored by Aurora-based Desjardins Insurance in partnership with York Region, the Town of Aurora, and the Government of Ontario – provides local businesses free consultation with experts in a variety of fields, along with virtual instruction from York’s Schulich School of Business.

“The new economic climate requires businesses to rethink their business models from operations, to marketing, to finance. It is imperative that we created this Hub as a self-guided resource so that business owners can work around their hours of operation while learning how to improve their management skills,” said Sandra Ferri, president and CEO of the Aurora Chamber of Commerce.

“The Hub supports the development and growth of businesses by providing personalized training, development and mentorship for entrepreneurs and business owners,” said Christine Elliott, MPP for Newmarket-Aurora and Deputy Premier of Ontario, “up to 350 people will receive training using a series of webinars, recorded sessions and consultation sessions. They will also benefit from an online resource centre for one-on-one mentorship.”



COVID-19 REGIONAL SMALL BUSINESS FUNDING PROGRAM

The Regional Municipality of York |

In 2020, Regional Council approved \$500,000 in support of small businesses, leveraging the Innovation and Investment Fund, to be distributed to eligible local businesses through an application process administered by the four Small Business Enterprise Centres that serve York Region and through some local municipal Community Improvement Programs (CIPs).

The program was complementary to major financial support programs launched by the Federal and Provincial governments to assist businesses during the pandemic.

Close to 100 businesses were supported through the four Small Business Enterprise Centres and the King and Stouffville CIPs.

#READYWHENYR GOLD MARCOM AWARD The Regional Municipality of York |

The York Region Economic Strategy team was honoured to receive a 2021 Gold MarCom Award for the #ReadyWhenYR marketing campaign. This business support initiative was a collaboration with the York Region Arts Council and helped drive new interest in local tourism in the Region. If you’re planning to explore the region visit: [experieneyorkregion.com](#)

YORK REGION MARKETING SPOTLIGHT



YORK REGION AT COLLISION FROM HOME 2021 VIRTUAL TECHNOLOGY CONFERENCE

The Regional Municipality of York |

Marketing and promotion of the local technology sector remains a regional economic development priority considering that York Region is home to Canada’s second largest cluster of Information and Communications Technology (ICT) companies.

In April 2021 York Region participated in the global ‘Collision From Home’ virtual technology conference through a Masterclass activation.

The conference activation featured a 30-minute promotional video of subject matter experts highlighting the business attraction advantages of the Greater Toronto Area and York Region, in particular, the local start-up support ecosystem in York Region, and corporate considerations for setting up a local business.

Over 140 participants watched throughout the Region’s masterclass; making it one of the most attended economic development themed masterclasses at the Conference.

Attendees came from such companies and organizations as IBM, Royal Bank, TD Bank, Interac Corp, Nestle USA, Invest Canada, Ontario Ministry of Economic Development, Enterprise Ireland, Netherlands Consulate, US Commercial Service, The British High Commission, Frankfurt Economic Development, and the Japan External Trade Organization, to name a few.

To date, the Masterclass has generated over 1,000 views on the York Link YouTube channel. Close to 200,000 additional views of segment clips, promoted on various social media channels, are building further awareness of the tech sector and talent advantages offered by York Region and its local municipalities.

York Region Economic Strategy and local partners will have a booth at the 2022 Collision Conference; currently scheduled for June 20th - 23rd in Toronto subject to public health guidelines.

REGIONAL ECONOMIC DEVELOPMENT MARKETING INITIATIVES THROUGH ‘YORK LINK’ SUPPORTS LOCAL BUSINESS RECOVERY AND GROWTH The Regional Municipality of York |

York Region’s 2020-2023 Economic Development Action Plan calls for expanding the York Link marketing platform to communicate with the business community and promote York Region as a leading destination for business, innovation, and talent.

While York Link was originally focused on the promotion of York Region as a destination of choice for knowledge-based employers in and around the region’s urban centres and transit corridors, in January 2021 the platform was re-aligned to become the primary communications vehicle for York Region’s Economic Strategy division across program areas and strategic industry sectors.

The award-winning York Link marketing platform has become a recognized brand within the business and economic development community across the GTA and beyond with over 26,000 followers across our social media, 1.5 million content views annually, and over 15,000 e-newsletter subscribers.

York Link’s digital channels were extensively leveraged during the peak phases of the COVID-19 pandemic to keep the local business community up to date with support programs, resources and health and safety guidelines, complementing the regional government’s official COVID-19 public health information portal.

Prior to 2021, the Region’s economic strategy team managed multiple websites providing business resources and related information to the community, including York Link, the York Small Business Enterprise Centre, and the York Region Innovation Portal.

To better serve the business community these websites were consolidated in early 2021 into [yorklink.ca](#). Businesses of all sizes, other business-focused organizations, and even job seekers can now conveniently access all kinds of business resources from a single source.



YORK REGION PARTNERS WITH MUNICIPALITIES AND SUPPLY CHAIN CANADA TO ASSESS IMPACT OF COVID-19 ON THE MANUFACTURING SUPPLY CHAIN

The Regional Municipality of York |

The Regional Municipality of York has joined with the City of Markham, City of Richmond Hill and the City of Vaughan to partner with Supply Chain Canada to study the resilience of the manufacturing sector supply chain in York Region due to the impacts from the COVID-19 pandemic.

“We know many businesses, including those in the manufacturing sector, have been impacted by the ongoing COVID-19 pandemic,” said York Region Chairman and CEO Wayne Emmerson. “Supply chain resilience is fundamental to economic recovery at local, provincial and national levels. Assessing our manufacturers’ state of readiness will help us better understand business recovery.”

There are over 2,500 manufacturing businesses operating within York Region’s nine cities and towns, making it the third largest manufacturing cluster in Ontario and fifth largest in Canada.

The Building Supply Chain Resilience report provides key recommendations for manufacturers to safeguard their businesses in times of uncertainty, plus steps levels of government may implement to support this industry.

“Supply Chain Canada is proud to have brought together the expertise and collaborative spirit to deliver such an important report with York Region and its member municipalities,” said Christian Buhagiar, President and CEO of Supply Chain Canada. “This report is a model for other jurisdictions across Canada and has meaningful insights for supply chain leaders and policy makers who want to foster economic recovery and future prosperity.”

This report will assist in business recovery from the current challenges brought upon by the pandemic and serve as a guide for manufacturers and governments,” said City of Markham Mayor Frank Scarpitti. “It will help towards understanding, assessing and managing manufacturing supply chain risks and business continuity in the face of future external economic shocks.”

“The long-term impact of the COVID-19 pandemic on our manufacturing sector may not be known for many years,” said City of Richmond Hill [former] Acting Mayor Joe DiPaola. “It is crucial to provide guidance and support to manufacturers, with their continued input, as they focus efforts on a lasting recovery. This report is an important first step of the process.”

“The economic and trade challenges resulting from the global COVID-19 pandemic have impacted manufacturers in communities across Canada. Risks and uncertainties have emerged relating to supply chains in key manufacturing sub-sectors,” said City of Vaughan Mayor Maurizio Bevilacqua. “As a region, we remain committed to working with job creators, industry leaders and stakeholders to usher in a resilient, resourceful and competitive future for the manufacturing sector.”

Thirty York Region-based manufacturers from five manufacturing sub-sectors were consulted to form the basis of the analysis and recommendations of the report, including electronics and electrical, agriculture and food processing, building materials, automotive components, and life sciences.

READ THE FULL REPORT:
YORKLINK.CA/SUPPLYCHAIN



STUDY LEADS TO ACTION ON THE GROUND

The study served as one of the cornerstones for the GTA-wide Supply Chain Onshoring Resilience & Expansion (SCORE) Program launched in late 2021 by Toronto Global – GTA’s investment attraction municipal partnership with the Provincial and Federal governments.



YORK REGION'S AUTOMOTIVE AND AUTOTECH SECTOR PROMOTED AS CANADA'S INDUSTRY LEADER

The Regional Municipality of York |

York Region's automotive sector has quietly been a leader in the industry for many years with some of North America's largest auto parts manufacturers such as Magna, Martinrea and Multimatic headquartered in the Region, alongside the Canadian head offices of OEMs including Honda, Hyundai, Volvo, and BMW.

Recently, the ecosystem has been making waves in the news with major announcements such as Tesla's recent expansion into Markham

with a new manufacturing facility. This facility builds on the company's local battery tech capabilities, which started with an acquisition of Richmond Hill headquartered company Hibar Systems.

High-end niche automotive assembly company, Multimatic, has also landed a new contract to build the all-new extreme 2023 Ford Bronco DR after its successful run of manufacturing the Ford GT supercar.



Photo Credit: Ford Motor Company | Ford GT is built in York Region by Multimatic

Multimatic also specializes in developing new technology and parts innovation, primarily focused on the auto racing circuits both on-road and off-road.

It has been a few years but General Motors also joined the Region's autotech ecosystem when they opened Canada's largest automotive innovation hub in Markham, scaling up to over 700 software and hardware engineers.

These are just a few of the highlights coming out of York Region. With over 250 automotive and mobility tech related companies in the Region there are surely even more exciting announcements to come.

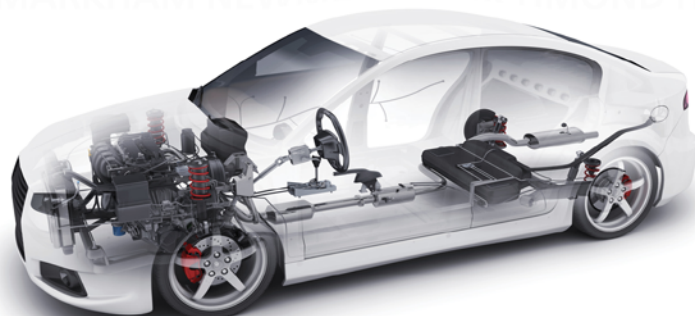
We encourage you to explore our autotech sector map below of some of the companies that are driving the future of AutoTech innovation in York Region.

TORONTO AREA'S YORK REGION // LEADING CANADA'S AUTOTECH INDUSTRY

CANADIAN / GLOBAL HEAD OFFICES

ELECTRONICS / HARDWARE

PARTS & COMPONENTS



YORK REGION

ONE ECOSYSTEM DRIVING THE FUTURE OF AUTOTECH



INDUSTRY 4.0

SOFTWARE (EMBEDDED / APPLICATION)

NICHE VEHICLE ASSEMBLY

INNOVATION PARTNERS

* This illustration depicts only a representative sample of automotive and mobility tech related companies in York Region

THE ONTARIO GOVERNMENT AND METROLINX ANNOUNCE ADVANCED PLANS FOR YONGE NORTH SUBWAY EXTENSION INTO YORK REGION

Ontario Government & Metrolinx | York Region

The Ontario Government, in partnership with the Government of Canada, shared updated plans for the Yonge North Subway Extension, one of the province’s four priority subway projects that will bring better rapid transit to the Greater Toronto Area.

The Yonge North Subway Extension will transform the commute in York Region, North York and beyond by extending the TTC’s Line 1 service north from Finch Station in Toronto to Vaughan, Markham and Richmond Hill, connecting four cities.

When it goes into service after the Ontario Line is complete, the extension is expected to see 94,100 daily boardings, and make it faster and easier for more people to travel between York Region and downtown Toronto while cutting down on traffic congestion and pollution.

Metrolinx and Infrastructure Ontario are teaming up with municipal and regional partners to move the Yonge North Subway Extension forward quickly, in the best way possible.

Not only will extending Line 1 service to Richmond Hill make it easier to travel between York Region and downtown Toronto, it will create convenient connections with local transit services and allow more subway riders to complete their journeys without having to transfer.

The proposed extension will connect to the Richmond Hill GO train and Highway 407 GO bus service, as well as local bus routes at every station.

Transit hubs are proposed at Steeles Avenue and within the Highway 7/Highway 407 corridor (Bridge Station).

A station at High Tech Road would serve future communities envisioned within the Richmond Hill Centre area. Clark Station will offer riders seamless connections to the planned extension of the Viva Orange bus rapid transit line, which serves communities along Highway 7.

“The Yonge North Subway Extension is a long-awaited project that will bring faster transit to more people across York Region and Toronto. It is a vital piece of the transit network that we are building across the region and will connect communities and people for decades to come”, said Phil Verster, President and CEO of Metrolinx.

“Our government hasn’t stopped working to deliver a world-class transit system the people of Toronto and York Region deserve,” said Caroline Mulroney, Minister of Transportation. “The Yonge North Subway Extension will strengthen connectivity across the region, reduce travel times and greenhouse gas emissions, and provide more people with access to rapid transit.”

“Public transit is at the heart of a clean, inclusive recovery. As a part of the largest investment in public transit in the GTA’s history, the Government of Canada is investing up to \$2.24 billion in the Yonge North Subway extension, helping to kickstart our economy and create thousands of jobs,” said Catherine McKenna, (former) Federal Minister of Infrastructure and Communities.

Note: Proposed route accurate as of December 2021. All alignments, locations, names, and quantity of stations are subject to change.



● “The Regional Municipality of York is one of the fastest growing municipalities in Ontario, with the population anticipated to grow to over 2 million people by 2051.

Expanding the number of stations on the Yonge North Subway Extension will help accommodate the future growth of our communities while also increasing options for those who travel throughout our communities.

As the top transit priority of York Regional Council, we thank our partners at all levels of government and Metrolinx for their sustained commitment to providing this vital link in the Greater Toronto and Hamilton Area transit network.

Moving forward with a fourth station at Clark Avenue will better serve all travellers across our Region.”

*Wayne Emmerson
York Region Chairman & CEO*



Subway construction photo is from York-Spadina Subway Extension to Vaughan

YORK REGION AGRICULTURE & AGRI-FOOD UPDATE



YORK REGION'S AGRICULTURE AND AGRI-FOOD SECTOR STRATEGY WELL UNDERWAY

The Regional Municipality of York |

In 2021, York Region continued to deliver on the Agriculture and Agri-Food Sector Strategy. First endorsed by Regional Council in 2017, the strategy contains more than 45 action items aimed at supporting and growing the sector.

There are nearly 1,000 sector-related businesses and 57,000 jobs in the Region with an economic impact of over \$6 billion, according to the 2016 Census of Agriculture from Statistics Canada.

The implementation of the strategy is on track with 90% of actions either underway, planned or completed.

Key highlights include:

- Partnered with York University to secure \$106,000 in funding for the first Regional Food & Beverage Accelerator Program
- Continued to support York Farm Fresh to raise awareness of local agricultural products and develop the Farm Fresh Guide Map and a new mobile application with a total reach (est.) of more than 361,000 online
- Launched a local food awareness campaign to raise the profile for agriculture and agri-food in the Region, including a dedicated agri-food webpage, a spotlight series to showcase local farmers and businesses, a video tour of the Region's agriculture and agri-food sector, and more

YORK FARM FRESH LAUNCHES NEW APP

The Regional Municipality of York |

The York Farm Fresh association launched a new app – on Android and iOS – to help you find local food right from the palm of your hand. The app lists 36 farms and eight farmers' markets to explore and is available in eight languages. The development of the mobile app was made possible through York Region's Entrepreneurship and Innovation Fund.



YORK REGION FOOD & BEVERAGE ACCELERATOR PROGRAM SUPPORTS FOOD ENTREPRENEURSHIP

The Regional Municipality of York |

In 2021, York University's YSpace launched the second year of the York Region Food and Beverage Accelerator, in partnership with the Regional Municipality of York.

This program is a five-month accelerator focused on supporting high-growth consumer packaged goods ventures in scaling up their operations and acquiring new distribution channels.

One of the success stories include Remix Snacks, founded by two local Markham residents that launched into 50+ retail locations and saw a 200% month over month revenue growth during the program.

"We owe our success of launching into the local programs at Metro, Sobeys, and Loblaws, growing our e-commerce, and expanding our production to the amazing network we were connected with over the last few months [being a part of the York Region Food & Beverage Accelerator.]"

*Jamie Lee & Isabelle Lam
Founders of Remix Snacks*

The York Region Food & Beverage Accelerator has run two successful cohorts to support 20 ventures. Collectively, the 20 ventures generated over \$912,000 in revenue, gained an additional 456 retail locations, and created 15 new job opportunities during the program.

The program has also been featured by major media outlets such as BNN Bloomberg, the Toronto Star, and a few participants have even gone on to land deals on CBC's Dragons' Den.

[YSPACE.YORKU.CA/FOOD-ACCELERATOR](https://yspace.yorku.ca/food-accelerator)



YORK REGION HOSTS SUCCESSFUL VIRTUAL 2021 AGRI-FOOD FORUM

The Regional Municipality of York |

The 2021 Municipal Agriculture Economic Development and Planning Forum is an annual event that brings together stakeholders from across Ontario to learn, network and celebrate our diverse agriculture and agri-food sector.

The theme for this year's event was Innovation and Resiliency in the Agri-Food Sector, focused on showcasing agri-tech, entrepreneurship, and innovative ways of doing business and building a resilient sector in light of the pandemic.

Over the two-day event more than 200 attendees joined in to listen and learn from an engaging lineup of over 60 speakers, such as world-renowned Futurist Nikolas Badminton, local agri-food businesses and industry leaders.

It also provided an opportunity to showcase York Region's diverse agriculture and agri-food sector by highlighting local businesses and key sector statistics, including:

- \$2.7 Billion in annual GDP
- 57,000 Agri-food jobs
- 270+ Food and beverage manufacturers and processing companies; 4th largest in Canada
- 700+ Farm-based businesses
- #1 Gross farm revenue per acre in the GTA
- 140,000 Acres of farmland

[YORKLINK.CA/AGRIFOOD](https://yorklink.ca/agrifood)



YORK REGION WELCOMES HISTORIC FEDERAL AND PROVINCIAL INVESTMENT IN BROADBAND INFRASTRUCTURE

The Regional Municipality of York |

On August 6, 2021, the Government of Canada and the Ontario Government announced the allocation of \$230 million to be invested in broadband infrastructure projects in Central Ontario that will serve communities in Central Ontario and bring reliable, high-speed internet to homes and businesses across the region, which will benefit nearly 53,000 households.

Up to \$63,390,358 of these funds will be allocated to York Region, which will allow the expansion of its dark fibre network by more than 500 kilometres and target over 5,000 underserved homes and commercial or industrial properties by the year 2025. This expansion will focus on several rural communities across York Region and will be overseen by YorkNet; the Region-owned corporation that plans, builds, operates, manages and maintains the Region's high-speed, open-access, dark-fibre network.

The onset of the COVID-19 pandemic has shined a bright light on the vital importance that broadband connectivity plays in all aspects of our economy and our daily lives. These include accessing health care services, the education of children, and shopping for groceries and other goods and services. For many, access to high-speed internet is what has allowed them to remain gainfully employed throughout this crisis and this will continue to be the case once it is in the past. Unfortunately there are many communities that have been especially challenged during this time due to a lack of sufficient broadband services.

With the support and commitment of Regional Council and the YorkNet Board of Directors, led by Chair and Mayor of Georgina, Margaret Quirk, and Vice-Chair and Mayor of King Township, Steve Pellegrini, York Region is working to improve access to high speed broadband in our communities. Through the expansion of its dark fibre network, York Region is enabling improved high-speed connectivity for institutions, businesses and residents across the region.

Ongoing support from the federal and provincial governments and through partnerships with Internet Service Providers, York Region is taking important steps toward closing the digital divide for our communities and to ensuring more equitable broadband access for all.



BUSINESS COMMUNITY & ECOSYSTEM HIGHLIGHTS



BUSINESS PARK IN GEORGINA WILL BRING 200 ACRES OF INDUSTRIAL DEVELOPMENT AND CREATE 2,000 JOB OPPORTUNITIES

Town of Georgina | [Georgina](#)

Panattoni Development Company has acquired 200 acres of zoned industrial land in Keswick, which can be readied for immediate development. The site is located three kilometres from Highway 404 in an area that has seen considerable growth.

With another 2,500 residential units in the approval process and a future Multi-use Recreation Complex, this development further supports Georgina's commitment for well-balanced economic growth.

With Highway 404 now extended to Georgina, further major transportation infrastructure extensions planned, and the installation of dark fibre in progress, Georgina's business park lands are a desirable opportunity for investors looking to move just north of the Greater Toronto Area's urban core. The site is one of the largest available development opportunities within an ideal distance of Toronto, zoned to permit a wide range of industrial uses, as well as professional offices.

CANADA'S FIRST SMART HOSPITAL LEVERAGES DIGITAL DEVICES TO ENHANCE EMERGENCY PREPAREDNESS

Hospital News | [Vaughan](#)

Cortellucci Vaughan Hospital, Canada's first smart hospital and the first net new hospital in Ontario in more than 30 years, has taken emergency preparedness to the next level.

In February 2021, Cortellucci Vaughan Hospital implemented a digital platform for clinical communication and workflow, to become the first Canadian hospital to fully integrate its overhead communication system with smartphones using a mobile application.

"The digital platform prioritizes incoming communications using real time alerts that are secure, providing the situational awareness needed to make timely and informed decisions," said Felix Zhang, Chief Technology Officer at Mackenzie Health.

"The platform enables the right person to receive the right information at the right time, and to know which information is important, like when a cardiac arrest code is activated, it not only alerts staff of a medical emergency, but the hands-free capabilities let staff provide hands-on patient care improving patient outcomes."



YORK UNIVERSITY MARKHAM CAMPUS MARKS ANOTHER MILESTONE EN ROUTE TO 2023 OPENING

Yorkregion.com | [Markham](#)

The official unveiling of University Boulevard in Markham Centre is yet another milestone en route to the opening of York University's Markham campus.

University Boulevard will welcome students to the heart of York University's Markham campus, slated for opening in the fall of 2023.

Together with YSpace, the Markham Small Business Centre, the city's Economic Development initiatives and technology companies already based in Markham, the new campus will help foster innovation and entrepreneurship in Markham and the region.

The campus is also expected to attract more skilled, diverse talent to study, work and settle in Markham, further growing the city's reputation as a leading technology and innovation hub.

KINGLORY ANNOUNCES MARKHAM AS ITS CORPORATE HEADQUARTERS

GlobeNewswire | [Markham](#)

On July 12th, 2021, distinguished guests attended a ceremony to celebrate Kinglory selecting Markham to be its corporate headquarters. With a team of over 200 tech experts from Canada, the United States, and elsewhere Kinglory is a public, open-source platform that is dedicated to maintaining and developing a blockchain community. Kinglory brings a major technological overhaul to the existing blockchains in the data, network, consensus, incentive, and application layers.

TESLA LAUNCHES A MANUFACTURING FACILITY IN MARKHAM FOR ELECTRIC VEHICLE BATTERY PRODUCTION EQUIPMENT

Reuters | [Markham](#)

Tesla Inc. opened a factory to produce battery manufacturing equipment in the city of Markham. In 2019, the U.S. electric carmaker acquired Richmond Hill-based Hibar, which manufactures pumps used in fast-speed battery assembly that Tesla is introducing for its new 4680 cells.

Last year, Tesla senior vice president Andrew Baglino said that its "vertical integration" with Hibar and others would allow them to build batteries faster and scale up production of its 4680 battery cells.

"I'm delighted to share that Tesla Canada is joining our already robust automotive and technology ecosystem by locating a manufacturing facility in the City of Markham," said mayor Frank Scarpitti. "The facility will produce state-of-the-art manufacturing equipment to be used at the Gigafactories located around the world in the production of batteries. City official Bryan Frois told Reuters the Markham facility opened [last] summer, marking an expansion of another site in neighboring Richmond Hill.



LIFE SCIENCES COMPANY LGC RELOCATING TO VAUGHAN, BRINGING 400 'HIGHLY-SKILLED' JOBS

Yorkregion.com | [Vaughan](#)

LGC is expected to open its 200,000 sq.ft. facility in 2024. Vaughan Mayor Maurizio Bevilacqua said LGC is going to bring about 400 highly skilled jobs into the city that could possibility create a "new cluster and a brand-new area" in Vaughan, catering to innovation-based approaches to growing the economy.

"We are excited to make Vaughan our new home in Canada and are grateful for the partnership and support that we have received from Mayor Maurizio Bevilacqua, the ZZEN Group and our other local partners in helping to turn our vision for a new facility into reality," said Euan O'Sullivan, LGC President and CEO.

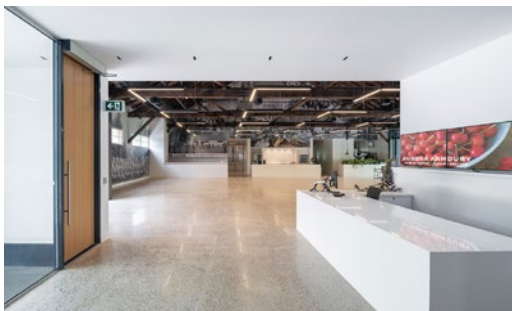


MAGNA INTERNATIONAL AND MAPLE ADVANCED ROBOTICS TOGETHER RECEIVE FUNDING BOOST FROM NGEN CANADA

Manufacturing Automation | [York Region](#)

The Autonomous Adaptable Robot System (AARS) developed by Aurora headquartered Magna and Richmond Hill-based Maple Advanced Robotic received funding from Next Generation Manufacturing Canada (NGen), the industry-led organization behind Canada's Advanced Manufacturing Supercluster.

The AARS project is for manufacturers who require flexible solutions but may not have the scale of work or resources needed to justify larger investments in automation systems. The solution will allow operators to easily modify a robots path and workspace.



AURORA ARMOURY CANADIAN FOOD AND WINE INSTITUTE WINS A LIV HOSPITALITY DESIGN AWARD

Town of Aurora | [Aurora](#)

The Aurora Armoury won a global design award for its Canadian Food and Wine Institute (CFWI). The award, handed out by LIV Hospitality Design Awards, recognized the Armoury's CFWI as the winner in Architectural Design Event Space. The annual awards celebrate quality architectural ventures and interior design diversity.

The event space has been designed to be flexible in all aspects of its use, from the most complex events, to small simple intimate gatherings. The design of the space showcases pays tribute to the historical events and features of this magnificent site. The layout has brought the richness of the surrounding area, natural light, mature trees, and the grandeur of Aurora's Town Park.

The Aurora Armoury was originally established as a military drill shed, built in 1874. Declared surplus by the provincial government in 2012, the Armoury was purchased by the Town of Aurora, and through a collaboration with Niagara College, converted into an outpost location for the CFWI – a space for post-secondary culinary instruction, and a venue for general interest courses and community events.

CANADA'S DIGITAL TECHNOLOGY SUPERCLUSTER HAS ANNOUNCED A \$20 MILLION PROJECT TO DEVELOP A NEW DIGITAL WELLNESS PLATFORM FEATURING TECH FROM WYSDOM AI

BetaKit | [Richmond Hill](#)

The new digital wellness platform is being developed in partnership with Lululemon, Richmond Hill headquartered Wysdom.AI, Microsoft, Mitacs, and Queen's University. The platform will be based on Wysdom AI's conversational AI-optimization technology.

The project aims to use AI and machine learning technology to digitize users' "complete state of wellbeing" and develop digital virtual agents to help them.

HOW DRONE AND DATA COMPANY SKYX FOUND A HOME AND ROOM TO GROW IN CANADA'S AIRSPACE

Invest Ontario | [Vaughan](#)

SkyX provides solutions for autonomous, long-range Remotely Piloted Aircraft Systems to collect bird's-eye view aerial data for companies in sectors like oil and gas. Using drones to continuously monitor remote assets like pipelines is more efficient and provides data that can't be gathered by traditional methods.

With its head office in Vaughan, SkyX has taken advantage of the thriving technology scene in the area. "I believe Toronto is one of the greatest tech hubs. It's evolving much faster than... San Francisco right now," says Didi Horn, SkyX CEO. "They take serious care of startups here, and that's very nice to see."

For such a tech-heavy startup, the kind of support the province provides—such as an Ontario investment tax credit for scientific research and experimental development—can be key to any new company's research and development phase. For SkyX, R&D was critical for the first three and a half years.



29 YORK REGION-BASED COMPANIES MAKE CANADA'S TOP GROWING COMPANIES LIST FROM THE GLOBE & MAIL

The Globe & Mail | [York Region](#)

Overall, there are a total of 448 businesses ranked with a total of 29 companies based in York Region on Canada's Top Growing Companies list from The Globe & Mail.

The program ranks participating private and public Canadian businesses on three-year revenue growth. Regardless of where they're located, what they make or whether they've been operating for five years or two decades, all these companies have one thing in common: Each managed to grow in unprecedented times this year.

The 29 companies in York Region came from Aurora, Newmarket, Markham, Richmond Hill, and Vaughan and operate across a variety of industry sectors from technology to agri-food.



KONTROL BIOCLOUD PROVIDED REAL-TIME VIRAL DETECTION TECHNOLOGY FOR CANADIAN OLYMPIC COMMITTEE AT TOKYO GAMES (HELD IN 2021 DUE TO PANDEMIC)

Cision | [Vaughan](#)

Kontrol Technologies provided BioCloud units to the Canadian Olympic Committee for real-time viral detection to help safeguard the health and safety of Team Canada during the Tokyo 2020 Olympic Games; held in 2021.

These safe space technology units were used at the Olympic Games within Team Canada's residential areas including the Athletes' Village.

"Protecting the health and safety of Team Canada, which has always been a top priority, needs innovative solutions in our current global context," said Dr. Mike Wilkinson, Team Canada's Chief Medical Officer. "The addition of Kontrol BioCloud really complements the stringent protocols put in place by the COC, International Olympic Committee and Tokyo 2020 Organizing Committee to protect the health and safety of our team."

RICHMOND HILL-BASED STAGEZERO LIFE SCIENCES DEVELOPED SCREENING TEST AIMS TO DETECT EARLY-STAGE CANCER USING BLOOD SAMPLES

CTV News | [Richmond Hill](#)

StageZero Life Sciences is a Richmond Hill-based health care company that has developed a way to simultaneously screen for a wide variety of cancers using a single blood sample. Some of the cancers that StageZero can detect include breast, cervical, endometrial, prostate, liver, stomach, bladder and colorectal.

"We're adding a whole series of additional ones. And as we continue to build out, we'll continue to add to them," StageZero Chairman and CEO James Howard-Tripp.

WANT MORE YORK REGION BUSINESS COMMUNITY NEWS?

Visit yorklink.ca/news where you can see all the aggregated news and highlights.

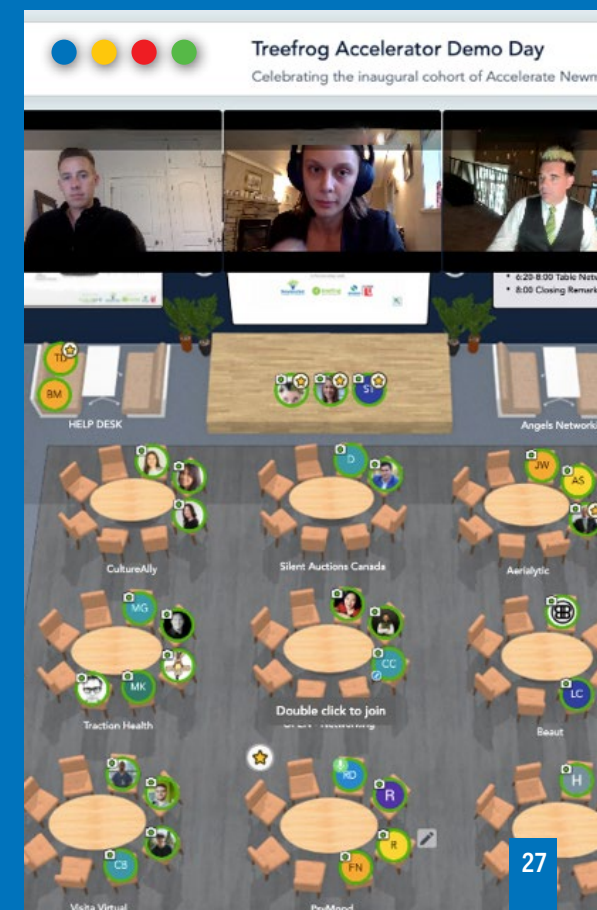
NEW ACCELERATOR IN NEWMARKET BRINGS INCREASED OPPORTUNITY FOR STARTUPS AND ENTREPRENEURS

York Link | [Newmarket](#)

The first cohort of the Treefrog Accelerator set out on a path to complete a new 5-week business program, setting the stage for startups and founders to continuously learn and develop new skills, connect with local startup ecosystem leaders and investors, and improve their businesses. This culminated with a virtual open house on July 8, where the participants showcased their businesses to investors, stakeholders, partners and many others who tuned in to watch.

The very first Treefrog Accelerator cohort had an impressive 17 businesses and 25 participants. They took part in roughly 32 hours of course content over five weeks, with 10 mentors and 27 speakers sharing their expertise and lessons learned.

The Treefrog Accelerator program is part of a new initiative called Accelerate Newmarket – a collaborative business-focused program between the Newmarket Chamber of Commerce, Schulich School of Business at York University and Treefrog. The participating organizations designed this program to support Ontario-based entrepreneurs and startups, while enhancing the local economy.





SENECA AND KINGSBRIDGE CENTRE TEAM UP AND PLACE KING AT THE FOREFRONT OF ENVIRONMENTAL INNOVATION

Globe Newswire | King

Seneca and Kingsbridge Centre are creating an innovation hub that will deliver a real-world setting and programs to help entrepreneurs build and scale businesses in the agriculture, food production and processing, energy and environmental sectors.

Through shared resources in business development and applied research, Seneca and Kingsbridge Centre will help companies grow and solve challenges related to technology, infrastructure and sustainability. The collaboration is the latest addition to the thriving innovation ecosystem in York Region and will harness the unique assets located in King Township.

Seneca's contributions to the initiative include applied research infrastructure, faculty expertise and access for aspiring entrepreneurs to HELIX, Seneca's business incubator and accelerator. HELIX has built a strong reputation in York Region helping young business owners with mentorship, infrastructure, access to investors and professional development opportunities.

Seneca and Kingsbridge Centre will also engage with community members directly to identify and address employment gaps for those adversely impacted by the COVID-19 pandemic.

AI COMPANY EAIGLE LAUNCHED A NEW PROOF OF VACCINATION PLATFORM TO PROVIDE ORGANIZATIONS WITH ENHANCED HEALTH AND SAFETY PROTECTION

Cision | Markham

Artificial Intelligence (AI) company EAIGLE, has launched a new proof of vaccination platform to provide its existing five (5) million monthly users with an additional layer of health and safety protection.

The Digital Vaccine Pass is a proof of vaccination platform that enables governments and organizations to verify vaccination status at scale.

"We recognize the growing need to protect workplaces and public spaces via a flexible and automated solution that is reliable, easy to implement, and scalable," said Amir Hoss, EAIGLE CEO. "This is why we have designed a platform that's in line with current market expectations but can easily evolve to meet the needs of a dynamic landscape," Hoss added.

GEORGINA WELCOMES SCOTT-WOODS TRANSPORT AS COMPANY EXPANDS

Town of Georgina | Georgina

Scott-Woods Transport is a heavy haul trucking company that employs more than 100 people. The company has outgrown its existing location and sees this relocation to Georgina as an opportunity for expansion and growth.

The company transports shipments throughout North America and is known as one of Canada's most technologically advanced in specialized trucking fleets. Easy access to the major transportation networks across the GTA and the planned east-west transportation corridor were the main selling points in choosing to move to Georgina. The company also noted that aside from the Town's infrastructure, many of its employees live in northern York Region.

Plans for the new location include building a 25,000 square foot office and mechanical garage with parking areas for employees and a truck fleet.



BIG BOOM WILL SEE EAST GWILLIMBURY POPULATION NEARLY TRIPLE OVER 30 YEARS

Newmarket Today | East Gwillimbury

York Region is expected to get the highest portion of population growth in the GTA over the next 30 years. According to the 2020 Growth and Development report, York Region is expected to add another 800,000 residents by 2051. By that year, the population of East Gwillimbury — currently about 31,100 — is anticipated to be almost as large as its neighbour Newmarket, between 90,000 and 110,000 residents. Part of the reason for East Gwillimbury's explosion of growth is because it is one of the areas identified in York Region where land is being designated for future urban growth.

The report identified a total of 245 hectares in East Gwillimbury, just north of Newmarket, for future urbanization as the population continues to grow over the next 30 years.

DRONE DELIVERY CANADA OPENED A NEW COMMERCIALIZATION CENTRE TO AUGMENT ITS MAIN FACILITY AND TEST RANGE

Cision | Vaughan

The new commercialization centre is on approximately 100 acres west of the Company's main office in Vaughan and will be operational in November 2021. The Condor is currently the Company's largest drone with an expected range of 200 kilometres and a payload capacity of 180 kilograms.

"With the ongoing successful testing of our Condor delivery drone and as we work towards its commercialization, this location will facilitate engineering testing, pre-customer delivery verification, customer demonstrations, customer & employee training, and maintenance of Condor drones, as well as for future drone platform enhancements and modifications for an anticipated diverse range of future applications, potentially to include inspection and data collection services. The new Commercialization Center will bring lasting commercial benefits across the whole organization," said Michael Zahra, President & CEO of DDC.



FIRST CANADIAN UN LEADERSHIP TRAINING CENTRE OPENING AT YORK UNIVERSITY

York University | Markham

As a leader in the effort to build a more socially, economically, and environmentally sustainable world, York University and the United Nations Institute for Training and Research are proud to announce the establishment of Canada's first Centre International de Formation des Acteurs Locaux (CIFAL) at York's new Markham campus.

CIFAL York will be uniquely positioned to help achieve the UN's sustainable development goals around emergency and disaster management, diversity and inclusion, economic development, health, and entrepreneurship.

Rhonda L. Lenton, President & Vice-Chancellor of York University stated, "The world is facing complex global problems — from the climate crisis to inequality to rapid technological change to the pandemic — that call for collaboration across sectors and across countries to solve.

The creation of this CIFAL Centre, in partnership with UNITAR, will enable us to bring leaders from governments, not-for-profits, and industry together with researchers and educators to share experiences and expertise, and to train new generations of global leaders. We are proud to host CIFAL York as part of our commitment to building a healthier and more just, sustainable, and prosperous world."

Wayne Emmerson, York Region Chairman and CEO added, "York Regional Council and The Regional Municipality of York are proud of the strong partnerships shared with York University and the United Nations Institute for Training and Research which have led to a more welcoming and inclusive community for all who call York Region home.

In welcoming a CIFAL Centre to York University, we are expanding collaborative opportunities between all levels of government, international organizations, the business community, and the public sector to continue building strong, caring, safe communities where everyone can develop to their full potential."



VENTURELAB ANNOUNCES NEW INDUSTRY LEADING PARTICIPANTS, BROADENING CANADA'S HARDWARE CATALYST INITIATIVE
ventureLAB | York Region

ventureLAB announced new participants in its Hardware Catalyst Initiative (HCI), Canada's only lab and incubator for hardware and semiconductor companies.

The announcement comes on the heels of an additional \$4.7 million investment made by the Federal Economic Development Agency of Southern Ontario (FedDev Ontario), bringing the total government investment to \$9.7 million.

The new participants signal the growing importance of Canada's hardware and semiconductor industry, as demand for chips and sensors continues to surge, causing global shortages and production disruptions.

The new participants – Siemens Canada, Dell Canada, Dassault Systems, and NeuronicWorks – join a global network of experts and industry leaders, including:

- AMD
- Silicon Catalyst
- Arm
- Nuvia
- Synopsys
- TSMC
- Keysight
- And others

Hardware Catalyst Initiative partners have committed over \$15 million in resources, equipment, expertise, and mentorship for the participating companies.

According to The Honourable Mary Ng, Minister of International Trade, Export Promotion, Small Business and Economic Development and MP for Markham-Thornhill, "These new partnerships are great news for ventureLAB and for Canadian businesses. The global demand for microchips has provided an opportunity for Canada's hardware and semiconductor industry to grow and expand."

"Entrepreneurship is in our DNA at Dell Canada, so supporting emerging innovations and startups in Canada is a natural fit for us," said Pam Pelletier, Canada Sales Leader and Country Manager, Dell Canada.

[VENTURELAB.CA/HCI](https://venturelab.ca/hci)

VENTURELAB RECEIVES OVER \$6 MILLION IN FUNDING TO SUPPORT CANADA'S FIRST HARDWARE LAB AND INCUBATOR

Cision / York Link | York Region

In 2021, ventureLAB received multiple funding investments. The Federal Economic Development Agency for Southern Ontario (FedDev Ontario) announced a contribution of \$4.73M to expand Canada's first hardware and semiconductor-focused lab, ventureLAB's Hardware Catalyst Initiative and the Regional Municipality of York authorized an additional \$1.5 million in funding over five years from the Region's Innovation and Investment Fund.

Funded in part by the Government of Canada, through FedDev Ontario, this competitive program helps southern Ontario-based tech SMEs accelerate their time to market in a sector that normally incurs lengthy entry and scale times, enabling Canadian hardware and semiconductor companies to grow and scale locally, and compete globally.

With an initial investment of \$5 million from the Government of Canada, the Hardware Catalyst has gained rapid momentum as Canada's Hardware Hub with a growing global network of private sector industry partners.

ENTREPRENEURSHIP AND INNOVATION FUND CONTINUES TO SUPPORT BUSINESSES ACROSS THE REGION

The Regional Municipality of York | York Region

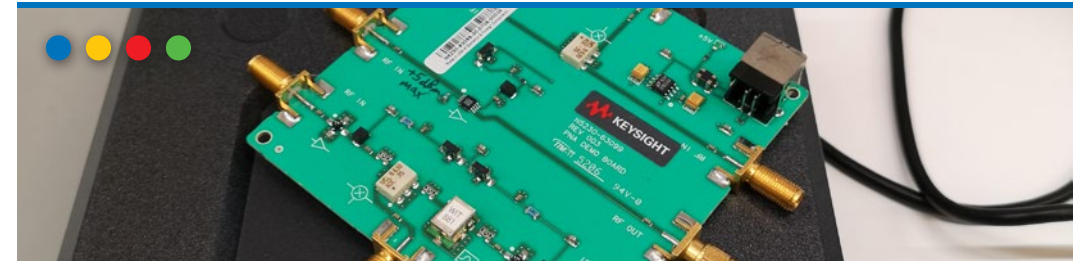
The Entrepreneurship and Innovation Fund supports development of the innovation network in York Region by supporting promising early stage start-ups, accelerators, incubators, and community partners.

ventureLAB and York Region are pleased to announce the recipients of the 2021 Entrepreneurship and Innovation Fund. The funds were presented to nine companies and organisations in York Region. Funded with the generous support of the Regional Municipality of York, the fund allows local organisations to increase innovation and elevate sustainability in York Region while expanding inclusion, diversity, and accessibility. The fund is divided into two streams, one for [non-profit community partners](#) and the other for [small businesses and entrepreneurs](#).

2021 Recipients:

- ELLA Accelerator
- TechConnex
- AutoMetrics
- DeepSight
- Mech Solutions
- Mely AI Technologies
- OVA.ai
- Portable Intelligence
- Qoherent

[VENTURELAB.CA/INNOVATIONFUND](https://venturelab.ca/innovationfund)



HARDTECH CONFERENCE BRINGS TOGETHER INDUSTRY LEADERS AND PROFESSIONALS TO DISCUSS GLOBAL SEMICONDUCTOR CHALLENGES

The Regional Municipality of York | York Region

In 2021, ventureLAB launched HardTech, Canada's premiere hardware and semiconductor event for innovators, leaders and hardware enthusiasts. Over two days, the sold out conference brought together industry leaders, tech founders, expert panelists, audiences from coast-to-coast, media, and government.

From insights on the future of hardware to a dynamic pitch competition, HardTech challenged the way we envision Canada's role in tech innovation. Panel discussions centered around the global semiconductor industry and the role it plays in building transformative technologies like smart energy, autonomous vehicles, and innovative healthcare solutions.

Hardware and semiconductors are essential to building sustainable and revolutionizing solutions to global challenges with the potential to create greener solutions, modernize traditional sectors, and develop trailblazing products.

As part of the conference, ventureLAB partnered with the Regional Municipality of York and other HCI partners to provide startups developing hardware and semiconductor focused products the opportunity to showcase their innovative solutions.

After a rigorous national application process, eight finalists developing product-level and chip innovations in electronic hardware battled it out in front of a live audience and top-notch public and private sector judges for \$100K in cash and in-kind prizes.

HARDTECH PITCH WINNERS:

- ROCKMASS
- TITANS HAPTICS
- CYBERWORKS ROBOTICS

HARDTECH CONFERENCE AT A GLANCE



333

HARDTECH ATTENDEES

7

COUNTRIES REPRESENTED

\$100,000

CASH & IN-KIND PRIZES

25

SPEAKERS & JUDGES

NEW AMAZON DELIVERY STATION IN RICHMOND HILL WILL OPEN IN 2023 AND CREATE 400 NEW JOBS
The Liberal | Richmond Hill

Amazon Canada has chosen Richmond Hill as the home of its newest delivery station.

The 224,000 sq.ft. facility is being constructed on 10.85 hectares of land adjacent to Highway 404 in the Headford Business Park just north of 16th Avenue. It will serve as the “last mile” of Amazon’s order fulfilment process, providing service to customers throughout central York Region.

Targeted to open in early 2023, the new facility is expected to bring 400 new jobs to the city, including over 200 full-time positions, which offer comprehensive benefits starting on day one.

The online retailer is also committed to fully transitioning its fleet at the Richmond Hill facility to electric vehicles by 2030, supporting the Richmond Hill council’s strategic priority to balance growth and green.

Amazon Canada joins other multinational companies in Richmond Hill, including BMW, Staples, Olympus, Compugen, Tesla Hibar, and others.



CEPHEID LAUNCH DIRECT COMMERCIAL OPERATIONS IN MARKHAM
Cision | Markham

Cepheid Canada’s operations in Markham will include direct service, order management, and technical support.

Cepheid is the global company behind GeneXpert® Systems and Xpert® tests that deliver fast, accurate, and reliable real-time PCR test results. These systems are already in use across Canada in many community hospitals, clinics, and at the Public Health Agency of Canada’s National Microbiology Lab. With the launch of direct commercial operations in Canada, Cepheid plans to strengthen its partnership with Canadian healthcare leaders.

“We are excited to announce the opening of our offices in Markham, Ontario, to support current and new customers across Canada,” said Irfaan Remtulla, Cepheid Vice President of Canada Commercial Operations. “We are proud to deliver innovative solutions to help Canadian communities, from small medical clinics to high-volume reference laboratories and hospitals, to access the speed and accuracy of molecular diagnostics.”



MULTIMATIC SELECTED AS THE PRODUCTION PARTNER FOR THE NEW 2023 FORD BRONCO DR RACE SUV PRICED AT \$300K
The Car Guide | Markham

Ford has unveiled the all-new Bronco DR (as in Desert Racer), an extreme SUV designed solely for off-road use and endurance competitions.

Ford has secured Multimatic as its production partner. The Markham, Ontario company already manufactures the Ford GT supercar, which is bowing out after the 2022 model year, and will next focus on this wild Bronco creation.

A prototype will make its race debut in 2022 and is targeting entry in Mexico’s SCORE Baja 1000, wearing Ford Performance red, white, black and blue livery honouring the Baja 1000 victory.

The first 50 units of 2023 Bronco DR will be available for sale late next year with a starting price of a little more than \$300,000.



80 NEW GREEN ENERGY JOBS AT GE HITACHI IN MARKHAM POWER CLIMATE ACTION, FUTURE WORKFORCE
Yorkregion.com | Markham

Eighty new green energy jobs in Markham will not only provide well-paying professional jobs, but also play a major role in solutions to climate change and develop the workforce of the future.

GE Hitachi announced the expansion tied to the development of the company’s BWRX-300 small modular reactors (SMRs) while it cut the ribbon on its SMR facility in Markham.

“GE has operated in Canada for nearly 130 years and is uniquely positioned to scale a workforce to support Canada’s clean energy vision,” said Markham resident and GE Canada president & CEO Heather Chalmers.

“SMRs are an important solution piece of the climate change challenge; a challenge whose urgency increases daily to ensure we meet our carbon reduction goals while also generating the necessary clean energy required to power our communities.”

It created the 80 skilled positions to support the deployment of new, carbon-free nuclear power technology, with the goal of having the first grid scale SMR at Darlington by 2028.

MAGNA FOUNDER HAS PLANS TO BUILD A NEW HEADQUARTERS IN STOUFFVILLE FOR SARIT, A 3-WHEELED ELECTRIC VEHICLE
Yorkregion.com | Whitchurch-Stouffville

Frank Stronach, founder of Magna International, plans to develop a new light industrial assembly facility and global headquarters just east of Highway 404 on Aurora Road in Whitchurch-Stouffville.

The new SARIT (Safe Affordable Reliable Innovative Transport) facility is intended as an assembly plant and display centre with most production occurring elsewhere in York Region and other locations in Canada.

The SARIT vehicle can travel 100 kilometres on a single charge. It is very compact, measuring three feet wide, six feet long and five feet high.



EXPONENTIAL GROWTH HELPS LMN TO DOUBLE ITS COMPANY EMPLOYMENT SIZE
Cision | Markham

LMN, a B2B landscape business software company, is recruiting additional team members across all departments including human resources, sales, marketing, customer service, and training. The addition of these new hires will nearly double the size of LMN’s current team. This expansion is a result of the tech company’s exponential growth in 2021.

LMN, recognized as one of the fastest-growing companies in Canadian Business 2020 Growth List, has kept pace with the evolving needs of business owners in the landscape industry across the U.S. and Canada. This includes expanding its online LMN Academy program, software updates, as well as the launch of Landscape Disruptors.



GENERAL ASSEMBLY PIZZA’S NEW MASTER FACILITY IN VAUGHAN PRODUCING UP TO 100,000 FROZEN PIZZAS PER MONTH, MORE THAN DOUBLING OUTPUT
Business Wire | Vaughan

General Assembly Holdings Limited, a Toronto pizza restaurant turned omnichannel consumer packaged goods brand, announced the opening of its “expanded kitchen” – a 42,060 square-foot master production facility in Vaughan, Ontario. The company secured the new production facility in July and commenced production on September 9. The facility has increased the Company’s monthly output of frozen units to 100,000, with greater output expected to come.



QEA TECH WINS THIRD PLACE AT THE SHENZHEN INNOVATION & ENTREPRENEURSHIP COMPETITION-2021
QEA Tech | [Markham](#)

Markham-based climate-tech & energy audit startup won a prize of USD \$64,500 at the 5th Sci Innovation Competition and its global session Shenzhen Innovation & Entrepreneurship Competition. QEA Tech was placed 3rd amongst 189 enterprises from Canada, the US, Australia, Japan, Israel, the UK, Germany, Spain, Netherland, and China.

QEA won a Canadian divisional third place prize – \$4,500, a second place prize in the digital economy sector – \$15,000, and a third place prize in the Grand Finale – \$45,000. The Canadian Delegation won a total of 20 prizes adding up to C\$450,000.



18 YORK REGION-BASED COMPANIES MAKE THE 2022 GTA'S TOP 100 EMPLOYERS LIST
Canadastop100.com | [York Region](#)

This year marks the 16th annual edition for the Greater Toronto's Top Employers competition, which has become the benchmark in the GTA for workplace best-practices.

Like the metropolitan area it represents, the competition has become exceptionally strong and competitive — so much so that, for Toronto-area employers, the minimum scores to secure a place on the GTA list routinely rank among the highest in the nation.

The 2022 winners were announced via The Globe and Mail in December; 18 York Region-based companies, with either head office or major presence locally, made it on the list.

TWO YORK REGION FOOD COMPANIES SECURED DEALS ON CBC DRAGONS' DEN
York Link | [York Region](#)

Over the last year food startups across York Region have been busy securing deals and creating delicious products, of course. Some companies prefer to work in the background, while others like to go all-in and make a splash on national television.

Appearing recently on CBC's Dragons' Den, startups, It's Souper and Dear Snackers, made their pitch to the five Dragons and both secured deals for their companies at \$180,000 and \$100,000, respectively.

TERAGO PARTNERS WITH MCMASTER UNIVERSITY TO DEPLOY THE FIRST INSTITUTION-BASED PRIVATE 5G MILLIMETER WAVE NETWORK
Cision | [Markham](#)

TeraGo has partnered with McMaster University to jointly build and deploy the first university-based 5G millimeter wave private network for research. The two entities plan to develop the most cutting-edge technologies for advanced manufacturing and Industry 4.0 in Canada.

A 5G millimeter wave private network delivers higher speeds and lower latency and is a prerequisite to advanced manufacturing and logistics. With these capabilities, users can access the benefits of machine learning, augmented reality, remote automation, edge computing, and more, to improve current products and processes.



ZOGLU'S INCREDIBLE FOOD AND CLASSIC TOUCH FOODS PARTNER TO LAUNCH NEW PLANT-BASED PRODUCT LINE
Cision | [Markham & Vaughan](#)

Zoglo's Incredible Food announced that it partnered with Classic Touch Foods to introduce 100% plant-based and vegan offerings that will be made available to both retail and food service sectors. Leveraging different strengths of each company, the partnership will entail the creation of a co-branded product line including ready-to-heat and eat offerings.



New and improved Highway 427
Save time on your commute

ONTARIO OPENS HIGHWAY 427 EXPANSION TO MAJOR MACKENZIE DRIVE IN VAUGHAN
Ontario Government | [York Region](#)

The Ontario Government opened a 10-kilometre expansion of Highway 427 from Finch Avenue to Major Mackenzie Drive to help improve traffic flow, reduce congestion and move people and goods safely.

A 6.6-kilometre extension of the highway includes eight new lanes from Highway 7 to Rutherford Road and six new lanes to Major Mackenzie Drive. Three new interchanges at Langstaff Road, Rutherford Road and Major Mackenzie Drive have also been constructed to connect roadways without interruption. A four-kilometre segment has also been widened to eight lanes from Finch Avenue to Highway 7 along with an upgraded full interchange at Highway 7.

The expansion of Highway 427, which serves as a heavily-used commuter route to the City of Vaughan and neighbouring communities, is expected to save commuters up to 25 minutes of total travel time for a two-way trip during peak periods.



GENERAL MOTORS CANADIAN TECHNICAL CENTRE MARKHAM FACILITY AT CENTRE OF PROVINCE'S \$56.4M PLAN TO DRIVE DEALS FOR HYBRID, ELECTRIC VEHICLES
Toronto Star | [Markham](#)

GM Canada's Canadian Technical Centre in Markham was the site of a recent announcement regarding the province's latest commitment to putting Ontario at the forefront of global demand for cleaner, safer, more sustainable transportation solutions.

Delivered in partnership with the Ontario Centre for Innovation, the government's \$56.4-million investment in the Ontario Vehicle Innovation Network was announced by Minister of Economic Development, Job Creation and Trade, Vic Fedeli on December 2nd, 2021 to a limited number of guests.

The investment is part of Driving Prosperity: The Future of Ontario's Automotive Sector, the government's plan to drive deals and secure production mandates for hybrid and electric vehicles, create a domestic battery ecosystem, and strengthen Ontario's position as a North American automotive and EV innovation hub.

Minister of Transportation Caroline Mulroney said the flagship program will go a long way toward supporting the area's talented workforce, electric vehicle R&D, and reducing greenhouse gas emissions.

SENECA HELIX HOSTS 5TH ANNUAL SUMMER INSTITUTE INITIATIVE

The Regional Municipality of York | [York Region](#)

In 2021, York Region continued its ongoing partnership with Seneca HELIX – the college's innovation and entrepreneurship incubator – by supporting the fifth-annual Summer Institute initiative. Other partners included Southlake Regional Health Centre, ventureLAB, Humber College, George Brown College, and Kingbridge Centre. This event focuses on addressing real-world issues faced by health care providers and since 2017 this initiative has engaged 166 participants from across York Region and beyond, including 34 participants in 2021.



YORK REGION SMALL BUSINESS HIGHLIGHTS



YORK SMALL BUSINESS ENTERPRISE CENTRE (YSBEC)



STARTER COMPANY PLUS HELPS NEW ENTREPRENEURS GET STARTED

YSBEC | [York Region](#)

Starter Company Plus is an entrepreneurship program, funded by the Ontario Government's Ministry of Economic Development, Job Creation and Trade, geared to help adults over 18 to start or grow their business. The program provides a variety of services, including mentoring, training, workshops, and a provincial grant up to \$5,000.

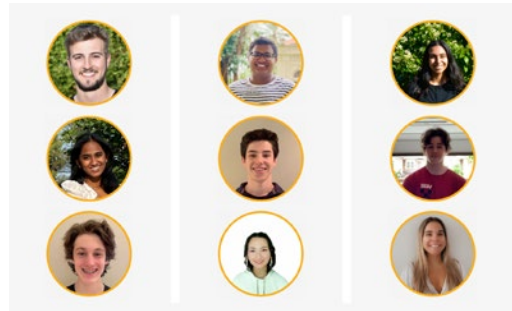


STARTER COMPANY PLUS - SMALL BUSINESS RECOVERY SUPPORT PROGRAM HELPED BUSINESSES ADAPT TO CHALLENGES OF THE COVID-19 PANDEMIC

YSBEC | [York Region](#)

The Starter Company Plus – Small Business Recovery Support Program (SCP-BRSP) provided free training and mentoring opportunities to help local businesses adapt to the challenges posed by the COVID-19 pandemic. It was funded entirely by the York Region Innovation Investment Fund as part of the COVID-19 pandemic business recovery effort and delivered by the four SBECs across York Region.

The SCP-BRSP also offered grants of up to \$5,000 to help businesses adopt new tools, increase their online presence and implement new strategies. This year, 47 small businesses leveraged the program.



NINE STUDENT ENTREPRENEURS PARTICIPATE VIRTUALLY IN THE 2021 SUMMER COMPANY PROGRAM

YSBEC | [York Region](#)

From drone photography to car detailing services, the 2021 Summer Company program featured a diverse mix of young entrepreneurs; participating in a fully-virtual format.

The York Small Business Enterprise Centre administers its Summer Company program in partnership with the Ontario Government. The program is designed to foster and develop the entrepreneurial spirit in students between the ages of 15 to 29, and who are registered to return to school full-time the following fall.

Along with a start-up grant of up to \$3,000, the program provides young entrepreneurs mentoring from community business leaders and hands-on training such as writing a business plan, building a marketing strategy, and managing a budget. The nine students accepted into the program made a total combined revenue of over \$16,800 and each of them completed the program successfully.

SPOTLIGHT: GOBLETS AND GOBLINS

YSBEC | [Newmarket](#)

Goblets and Goblins is a board game cafe based in Newmarket, offering customers a warm atmosphere to enjoy food, drink and play a variety of board games. Eddie Rayle, Co-Owner of the cafe wanted to see what his options were for support as a first-time business owner and found the YSBEC through a google search.

YSBEC's Small Business Consultant, "helped me out with my business plan and guided me through all of the licenses I needed, and what next steps to take," said Mr. Rayle, "I found it very helpful and I think it's something you can keep on doing. I would recommend it to anyone."



SPOTLIGHT: MONA HAIR SALON

YSBEC | [Aurora](#)

Mona Sohrabibalsini started her business with a dream – she had over 20 years of experience and wanted to finally venture out on her own. Based in Aurora, Mona Hair Salon specializes in hair services such as cutting, styling, colouring and even threading.

Mona knew she could use some help during the COVID-19 pandemic, so she called the York Small Business Enterprise Centre for support. "COVID-19 was a very tough time for all businesses, including me," said Mona. "I reached out to the YSBEC to improve my online presence, and they really helped me out."

She met with an YSBEC Small Business Consultant for a free consultation and began the Starter Company Plus program as it provides training, mentoring and the opportunity to receive a grant of up to \$5,000.

With the grant, she was able to improve her online presence. Mona also participated in many seminars and workshops to help her gain knowledge in new areas, including social media, e-commerce and market research.

Mona is using her new skills to grow her business and is currently hiring new staff for the salon to handle an influx of clients.

"I strongly recommend the York Small Business Enterprise Centre if you want to start or grow your business," said Mona. "I'd like to thank them for helping me manage the challenges of COVID-19 and improving my business."

SPOTLIGHT: WHOLE FAMILY HEALTH FOOD

YSBEC | [Georgina](#)

Whole Family Health Food is a community-focused health food store in Georgina, Ontario, offering vitamins minerals, herbs, specialty, grocery, natural body care, and even a section for pets.

Business Owner, Kristen Schiener, came in with a business plan looking for a bit of support, "it was very specific for what I needed to learn and where we wanted to grow. The mentors they selected for me were top notch."

NORTHERN YORK REGION PROFESSIONAL SERVICES ACCESS PROGRAM PROVIDED FREE PROFESSIONAL ADVICE TO 100 SMALL BUSINESSES

YSBEC | York Region

With the unprecedented economic impacts of COVID-19, having access to professional services is critical for the success of any business. However, not all business owners can easily afford these costs.

The Northern York Region Professional Services Access Program (PSAP) provided eligible businesses with access to free professional advice, on topics including:

- Legal
- Finance
- Marketing
- Human Resources
- And more...

In 2021, this program, which is unique to YSBEC clients, helped more than 100 business access critical support from a variety of professionals, such as lawyers, accountants, and financial analysts.

Details including a full list of service options is available here: yorklink.ca/psap



“The program was incredibly helpful for helping me think outside the box, gain clarity in where I’m heading and gave me a tangible jumping off point to take my business to the next level.

Thank you for your help.”

Owner, Front Porch Refillery

NEED HELP WITH YOUR SMALL BUSINESS? YORKLINK.CA/SMALLBUSINESS

**'OUR FIRST YEAR WAS A WHIRLWIND':
THE MAKER'S MARK, SELLING ARTISAN
CRAFTS IN NEWMARKET, MARKS THEIR
FIRST ANNIVERSARY**
Yorkregion.com | Newmarket

Erin Gooderham and Meghan Larkin bonded on the artisan market circuit. Gooderham creates original drawings, paintings and prints under the company pea + GRUFF, while Larkin makes keepsake stuffed animals under the company Sew Shenanigans.

"We connected immediately over our shared passion for supporting the handmade community and over our desire to find a better way of selling handcrafted goods," they said in an email.

In the middle of the pandemic, they launched The Maker's Mark. On November 28, the Newmarket business marked its first anniversary.

The business provides a retail location where artisans can sell high-quality, handmade goods year-round without incurring the costs and risks normally associated with owning a storefront, Gooderham and Larkin said.

It also offers a venue where makers can teach, learn and collaborate.



**LOCAL DIRECTORS' MOVIES SCREENING AT
REEL ASIAN INTERNATIONAL FILM FESTIVAL**
Toronto Star | [Newmarket](#)

Newmarket-raised director Albert Shin was invited to the Reel Asian International Film Festival with his moving short film, "Together."

Ganesh Thava's "The Orchid and the Tree" was included in this year's Shorts programming. Thava is a Tamil Canadian writer and director, of the second generation of immigrants from Sri Lanka, who grew up in Markham.

"It is nice that the festival is featuring BIPOC films. I'm really appreciative that they are providing the space," Thava said, adding he felt very grateful, nervous and vulnerable, "because every aspect of the film was crafted and decided by me, which means what people are seeing is truly me — that's scary."



**MARKHAM RESIDENT REALIZES DREAM OF
OWNING RESTAURANT, SMASH**
Yorkregion.com | [Markham](#)

Jason Goodis is owner of Markham's Smash Kitchen and Bar, Next Door Restaurant and a charcuterie and bottle shop called CharBox.

Born and raised in Unionville, he entered the restaurant industry at age 14 when his father brought him to Lick's Homeburgers and Ice Cream at McCowan Road and Hwy. 7 to get a job. He fell in love with the restaurant industry and later attended the University of Guelph to study hospitality.

CharBox, opened during the pandemic, focuses on locally crafted cheeses and cured meats. As for Next Door Restaurant, its specialty is Canadian seasonal cuisine.



**YORK REGION'S FIRST SUPERMOON
JAPANESE CHEESECAKE STORE OPENS**
Yorkregion.com | [Newmarket](#)

With lineups out the door, Wasim Jarrah considers his new business, Supermoon Japanese Cheesecake, to be a success.

The real estate agent and business owner celebrated the grand opening of his new venture on Saturday, Dec. 11. The store, located at 695 Stonehaven Ave., offers fluffy Japanese-style cheesecakes.

"We brought it into the market to fill a gap. People wanted something different," Jarrah said, adding that the dessert isn't very heavy but has a sweet taste to it.



**LONGTIME FAMILY MEDICAL EQUIPMENT
BUSINESS CHOOSES NEWMARKET FOR
SECOND LOCATION**

Newmarkettoday.ca | [Newmarket](#)

A new medical equipment supplier, Homestead, has officially opened its doors in Newmarket.

The business, which supplies oxygen, mobility equipment like walkers and grab bars, and medical devices like CPAP machines, celebrated the grand opening of its location at 17305 Leslie Street on October 7, 2021.

One of the owners, Geoff Patton, said he never imagined himself in this position. As a former professional hockey player, he didn't expect to return to his hometown of Lindsay, Ontario or run a family business.

Now his focus is to further grow his family's business and after considering a few markets, they chose Newmarket.



**EAST GWILLIMBURY WOMAN SEARCHED
FOR HIGH-QUALITY TOYS, NOW SHE SELLS
THEM IN HER OWN STORE**

Yorkregion.com | [East Gwillimbury](#)

When Sherry Paymani was growing up in Iran, her father made musical instruments and would fashion beautiful toys for her out of wood, such as cubes and figures.

So, when she had her daughter, Rae, on Nov. 30, 2018, she wanted her to have access to quality toys too and set out to search for the best toys. But Sherry found quality toys difficult to find. She had wanted to find wooden toys, like the kind she grew up with and Montessori-inspired resources, too.

"It was mind-blowing these weren't available," said Paymani, who lives in East Gwillimbury. In the end, she decided to open her own store called Little Rae Goods, an all-natural children's toy boutique.

**MOM AND SON DUO BAKE DELICIOUS
LOCAL MACEDONIAN FOOD AT THIS
NEWMARKET SPOT**

CBC | [Newmarket](#)

Nicholas Georgievski is the young owner behind the tiny shop, Macedonian Secrets. He just turned 30 in August. He was born in Richmond Hill, and identifies as Macedonian.

His parents, Maggie and Louie, are from Strumica, a southern city close to the Bulgarian border. They came to Canada over 30 years ago when they were young, and Maggie's first job was running a coffee truck.

Nicholas worked at one of the oldest pizza places in town, but soon realized that he wanted to do something a bit more traditional.

He wanted something more Macedonian, something that's harder to find. He wanted to do something inspired by his mom, who was known for making her own flat breads and savoury pastries. So they found a former pizza shop, with the oven intact, and they started experimenting.

You can find Macedonian Secrets at 16700 Bayview Avenue in Newmarket.

YORK REGION BUSINESS & ECONOMIC INDICATORS

1.2 MILLION
RESIDENTS

600,000
LOCAL JOBS

1,200
NEW BUSINESSES
ANNUAL AVERAGE (2011 - 2021)

3RD LARGEST
BUSINESS HUB IN
ONTARIO
54,000 EMPLOYER ESTABLISHMENTS

2ND LARGEST
ICT SECTOR IN CANADA
WITH 4,500+ COMPANIES
AND HIGHEST DENSITY OVERALL

16 FORTUNE 100
COMPANIES
HAVE CORPORATE / DIVISIONAL OPERATIONS
IN YORK REGION

20%
OF GREATER TORONTO'S STEM AND BUSINESS
GRADUATES LIVE IN YORK REGION

2ND LARGEST
FINANCIAL AND PROFESSIONAL
SERVICES SECTOR IN
ONTARIO WITH 6,500 FIRMS

6^{OF GREATER TORONTO AREA'S}
TOP 10 ICT
CORPORATE R&D SPENDERS

3RD HIGHEST
POPULATION WITH
POST-SECONDARY EDUCATION
AMONGST CANADA'S LARGEST MUNICIPALITIES
(70%)

10,000+
NEW HOMES & CONDOS SOLD
IN YORK REGION | 2021

\$5.1 BILLION
CONSTRUCTION VALUE (2021)

656,000
LOCAL LABOUR FORCE
[est. 2021]

3RD LARGEST
MANUFACTURING INDUSTRY
SECTOR IN ONTARIO
WITH OVER 2,600 FIRMS

\$4.6B
10-YEAR NEW PUBLIC INFRASTRUCTURE
INVESTMENT (2020 - 2029)

YORK REGION REAL GDP
\$64.7
BILLION [est. 2021]

3RD LARGEST
POPULATION IN ONTARIO
FOR RESIDENTS BORN OUTSIDE OF CANADA
(47%)

18^{PUBLIC} COLLEGES AND
UNIVERSITIES
WITHIN COMMUTING DISTANCE

2,700
COMPANIES EXPORTING GOODS
[est. 2021]

#1 CANADA'S LARGEST
AUTO PARTS & MANUFACTURING CLUSTER

YORK REGION IS AN

ECONOMIC POWERHOUSE

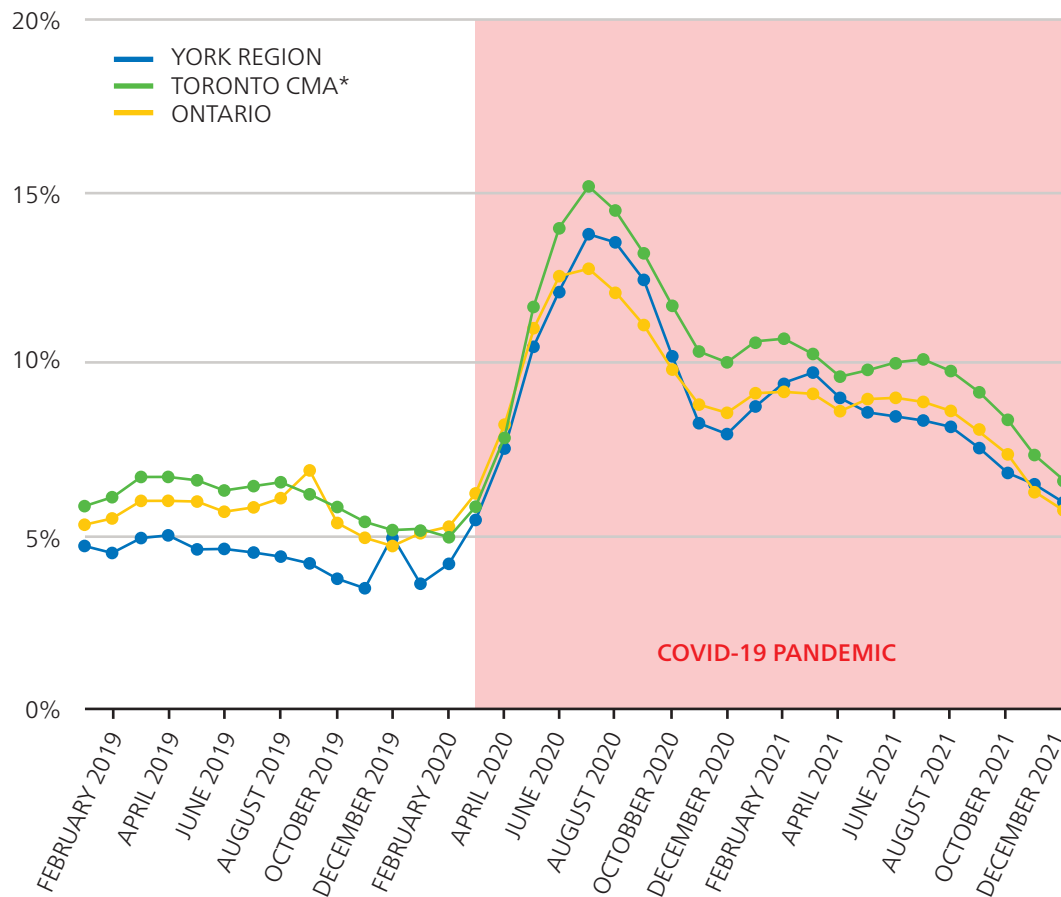
EMPLOYERS IN YORK REGION BY INDUSTRY SECTOR

BUSINESS COUNT		BUSINESS COUNT	
54 Professional, Scientific and Technical Services	9,628	53 Real Estate and Rental and Leasing	2,694
23 Construction	6,309	31 - 33 Manufacturing	2,502
44 - 45 Retail Trade	4,927	56 Administrative and Support, Waste Management and Remediation Services	2,350
62 Healthcare and Social Assistance	4,660	52 Finance and Insurance	2,062
81 Other Services (Except Public Administration)	3,650	48 - 49 Transportation and Warehousing	2,012
41 Wholesale Trade	3,356	61 Educational Services	794
72 Accommodation and Food Services	2,838	51 Information and Cultural Industries	651
Other*	5,504	TOTAL: 53,937	

*Agriculture, Forestry, Fishing and Hunting; Mining, Quarrying, and Oil and Gas Extraction; Utilities; Management of Companies and Enterprises; Arts, Entertainment and Recreation; Public Administration; Unclassified

Source: York Region, Planning & Economic Development analysis by NAICS; Statistics Canada; CBC by Location | 12/2021

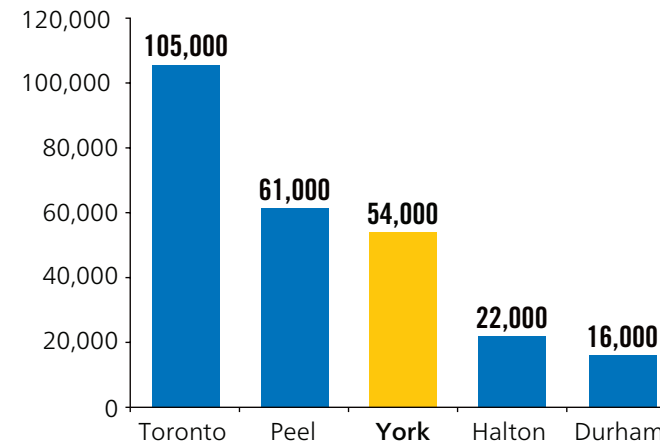
UNEMPLOYMENT RATE



Source: Statistics Canada, Labour Force Characteristics, 3-month moving average, unadjusted for seasonality | 2021
*Census Metropolitan Area

FOR MORE INFORMATION: YORKLINK.CA/ECONOMIC-INDICATORS

TOTAL EMPLOYER BUSINESSES BY GTA REGION



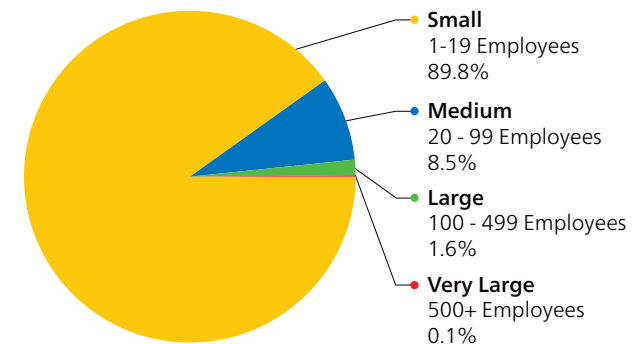
Source: Statistics Canada, CBC | 12/2021
Rounded to the nearest thousand

CANADA'S TOP TECHNOLOGY HUBS

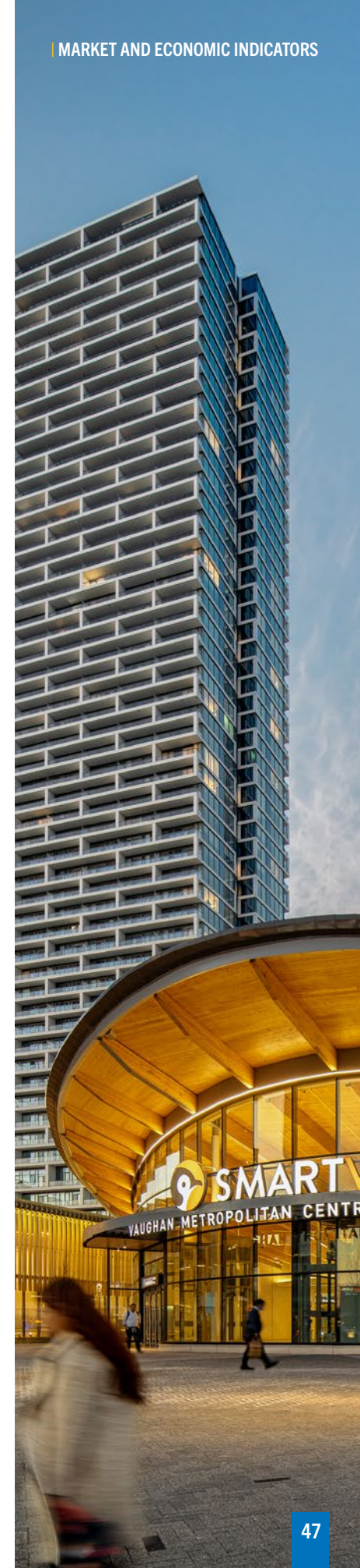
MUNICIPALITY	# of ICT EMPLOYERS
City of Toronto	7,179
YORK REGION	4,580
Peel Region	4,416
Montreal	4,329
Greater Vancouver	4,238
Ottawa	3,224
Calgary	2,932
Halton Region	1,777
Edmonton	1,491
Durham Region	967
Waterloo	780

Source: Statistics Canada, CBC | 06/2021
York Region, Planning & Economic Development analysis by NAICS

YORK REGION BUSINESS EMPLOYMENT SIZE



Source: York Region, Planning & Economic Development analysis of 2-Level NAICS; Statistics Canada, CBC by Location | 12/2021 | (Numbers may not add up due to rounding)



BY 2051,
YORK REGION
IS PROJECTED
TO GROW TO
2.03 MILLION
RESIDENTS
AND 991,000
LOCAL JOBS

Source: York Region, Planning & Economic Development | 2021

2021 TOTAL CONSTRUCTION VALUE

REGION	TOTAL VALUE	CHANGE FROM 2020
City of Toronto	\$11,757,596,000	2.0%
Greater Vancouver RD	\$10,296,313,000	1.4%
City of Calgary	\$5,894,018,000	63.2%
YORK REGION	\$5,192,673,000	97.6%
City of Montreal	\$4,962,240,000	11.2%
Peel Region	\$4,210,608,000	32.9%
City of Ottawa	\$3,701,704,000	-12.7%
City of Edmonton	\$3,016,846,000	-5.8%
Durham Region	\$2,780,477,000	11.0%
Halton Region	\$2,386,736,000	-4.7%

Source: Local Municipal Building Permit Reports, 2021; Statistics Canada Building Permit Reports and Table 32.2 (unpublished) | 2021

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

GREATER TORONTO AREA NEW HOME SALES | 2021

REGION	TOTAL	SINGLE FAMILY HOMES*	CONDOMINIUM APARTMENTS
Toronto	16,071	356	15,715
YORK REGION	10,878	5,080	5,798
Peel Region	7,597	2,452	5,145
Durham Region	6,868	4,327	2,541
Halton Region	5,237	1,517	3,720
GTA COMBINED	46,651	13,732	32,919

*Single family homes, including detached, linked, and semi-detached houses and townhouses (excluding stacked townhouses).

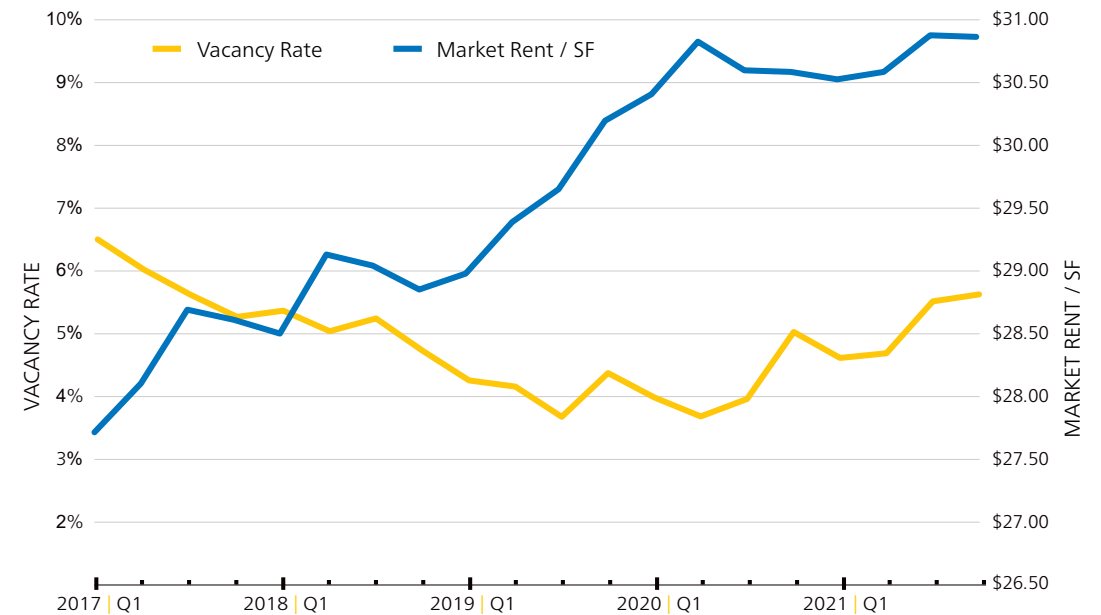
Source: Altus Group | 2021

OCCUPIED HOUSEHOLDS BY TYPE IN YORK REGION

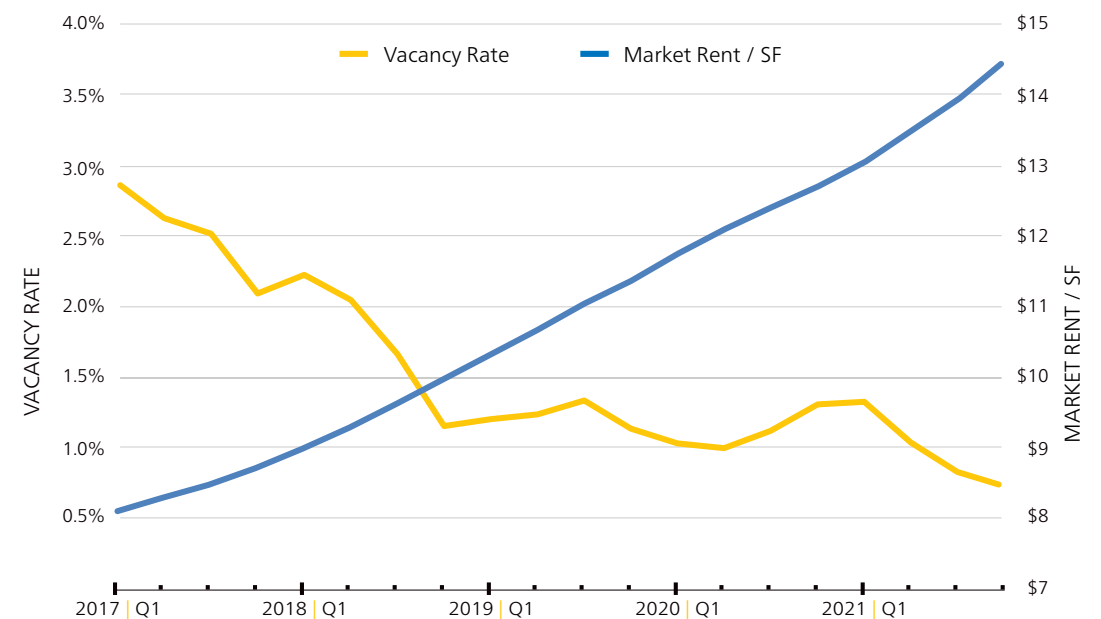
TYPE	ESTIMATED HOUSEHOLDS
Single	240,807
Semi-Detached	23,053
Row / Townhouse	52,481
Duplex	15,160
Apartment	62,982
ESTIMATED TOTAL	394,483

Source: York Region, Planning & Economic Development | 2021

YORK REGION OFFICE VACANCY RATE (%) AND MARKET RENT



YORK REGION INDUSTRIAL VACANCY RATE (%) AND MARKET RENT



YORK REGION COMMERCIAL / INDUSTRIAL VACANCY RATE AND MARKET RENT

OFFICE SPACE

Market Rent per SF, Annual Average: **\$30.74**
 Market Rent per SF, 5-year Average: **\$29.63**
 Vacancy Rate, Annual Average: **5.04%**
 Vacancy Rate, 5-Year Average: **4.80%**

INDUSTRIAL SPACE

Market Rent per SF, Annual Average: **\$13.74**
 Market Rent per SF, 5-year Average: **\$10.96**
 Vacancy Rate, Annual Average: **1.01%**
 Vacancy Rate, 5-Year Average: **1.56%**

Source (all data on this page): CoStar | 2021

IS YOUR BUSINESS CONSIDERING EXPANSION OR RELOCATION?

In partnership with York Region's nine local cities and towns, York Region's Economic Strategy team provides advisory and support services to companies looking to establish operations in York Region – part of the Greater Toronto Area – as well as supporting established York Region businesses seeking to expand.

We provide a range of complimentary services to help retain, grow, and attract businesses and talent in York Region, including:

- Industry sector data and advisory
- Location selection assistance
- Entrepreneurship and small business support programs
- Strategic B2B/B2G introductions
- Marketing and promotion support
- Access to government incentives
- Soft landing
- Talent acquisition support

We're here to help. To speak with a member of the team, email: edo@york.ca

YORK REGION ECONOMIC STRATEGY TEAM

DIRECTOR OF ECONOMIC STRATEGY

Jonathan Wheatle
Director, Economic Strategy
jonathan.wheatle@york.ca

Diane Chase
Administrative Assistant
diane.chase@york.ca

INVESTMENT & MARKETING

Robert Unterman
Manager, Investment & Marketing
robert.unterman@york.ca

Nadia Sacco
Marketing Assistant
nadia.sacco@york.ca

Gordon Scheel
Senior Business Development Advisor
gordon.scheel@york.ca

Nathan Allen
Web & Social Media Communications Specialist
nathan.allen@york.ca

Katie Maginn
Senior Business Development Advisor
katie.maginn@york.ca

Sally Chau
Economic Business Analyst
sally.chau@york.ca

STRATEGIC ECONOMIC INITIATIVES

Charles Banfield
Manager, Strategic Economic Initiatives
charles.banfield@york.ca

YORK SMALL BUSINESS ENTERPRISE CENTRE

Daniela Mazzaferro
Small Business Consultant
daniela.mazzaferro@york.ca

Jenifer Benakis
Policy & Project Development Specialist
jenifer.benakis@york.ca

Vivian Ho-Tam
Small Business Consultant
vivian.ho-tam@york.ca

Rotha Seng
Policy & Project Development Specialist
rotha.seng@york.ca

Pauline Nagelmakers
Small Business Assistant
pauline.nagelmakers@york.ca

Meena Hassanali
Rural & Agri-Food Business Development Specialist
meena.hassanali@york.ca

2021 STUDENT PLACEMENTS

Lusa Harris
Marketing Communications Assistant
Investment & Marketing

Tony Corkovic
Communications Advisor
tony.corkovic@york.ca

Eleonora Gagliardi
Agriculture & Agri-Food Project Assistant
Strategic Economic Initiatives

Elya Djaffar
Agriculture & Agri-Food Project Assistant
Strategic Economic Initiatives

WHERE TALENT AND OPPORTUNITY INTERSECT



YORKLINK.CA
Twitter Facebook Instagram YouTube



Regional Council Decision - Ontario More Homes for Everyone Plan: Comments on Bill 109

On April 28, 2022 Regional Council made the following decision:

1. Council submit this report, Attachment 1 and the associated April 7 memo to Committee of the Whole (Attachment 2) to the Province in response to Environmental Registry of Ontario posting 019-5283: Consultations on the More Homes for Everyone Plan, associated Environmental Registry of Ontario and Regulatory Registry postings, and related initiatives.
2. The Province be requested to initiate additional actions to address demand factors contributing to increasing housing prices.
3. The Regional Clerk circulate this report to the local municipalities, local Members of Provincial Parliament, Ministry of Municipal Affairs and Housing, Building Industry and Land Development Association – York Chapter, Municipal Finance Officers' Association and the Association of Municipalities of Ontario.

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, 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 | york.ca

The Regional Municipality of York

Regional Council
April 28, 2022

Report of the Commissioner of Corporate Services and Chief Planner

Ontario More Homes for Everyone Plan: Comments on Bill 109

1. Recommendations

1. Council submit this report, Attachment 1 and the associated April 7 memo to Committee of the Whole (Attachment 2) to the Province in response to Environmental Registry of Ontario posting 019-5283: Consultations on the More Homes for Everyone Plan, associated Environmental Registry of Ontario and Regulatory Registry postings, and related initiatives.
2. The Province be requested to initiate additional actions to address demand factors contributing to increasing housing prices.
3. The Regional Clerk circulate this report to the local municipalities, local Members of Provincial Parliament, Ministry of Municipal Affairs and Housing, Building Industry and Land Development Association – York Chapter, Municipal Finance Officers’ Association and the Association of Municipalities of Ontario.

2. Summary

This report provides comments on Bill 109, More Homes for Everyone Act, 2022 (Bill 109).

Key Points:

- Bill 109 was tabled on March 30, 2022
- Bill 109 continues the narrative developed for Bill 108, More Homes, More Choice Act, 2019 that housing supply and municipal process are the main issues hindering access to housing
- The Region submitted comments for some elements of Bill 109 through an [April 7th memo](#) to meet commenting deadlines
- While the commenting period for the remaining elements of the Bill closes on April 29, 2022, Royal Assent occurred on April 14, 2022, so this report is submitted as the Region’s response (post proclamation)
- Regional data shows York Region has a robust housing supply, yet affordability challenges persist impacting growth potential

- The Region's upcoming Affordable Private Market Housing Implementation Plan will identify action, advocacy and partnership approaches to address housing challenges in the private market

3. Background

On March 30, 2022 the Province tabled Bill 109 to support the Ontario More Homes for Everyone Plan and it received Royal Assent on April 14, 2022

In December 2021, the Province established the [Ontario Housing Affordability Task Force](#) to provide recommendations to the Minister of Municipal Affairs and Housing on potential actions to make housing more affordable for Ontario families. In February 2022, the Task Force released a report with [55 recommendations](#) focused on addressing housing supply. Council received a [report](#) and [memo](#) outlining the Region's comments on the recommendations. There was concern with Provincial Housing Affordability Task Force recommendations focusing primarily on process and municipalities as constraints to housing supply. The Province has stated the Task Force report is their long-term housing roadmap.

On March 30, 2022, the Province tabled [Bill 109](#) which proceeded to Standing Committee on April 4. Notwithstanding the Bill and associated regulatory framework were posted on the Environmental Registry for [consultation](#) on an Act by Act basis, the Bill received Royal Assent on April 14. Bill 109 is viewed as a first key step to the More Homes for Everyone Plan, and future legislation is anticipated to address additional recommendations made by the Task Force. The government is committed to prioritizing implementation of the Ontario Housing Affordability Task Force's recommendations over the next four years, with a housing supply action plan every year, starting in 2022-23.

Bill 109, builds on previous Provincial housing legislation introduced through Bill 108, More Homes, More Choice Act, 2019

Approximately a year after the current Provincial government was elected, [Bill 108, More Home, More Choice Act, 2019](#) was tabled to support [More Homes, More Choice: Ontario's Housing Supply Action Plan](#). Bill 108 moved quickly through the legislature and received Royal Assent 35 days after it was tabled, resulting in little to no time for consultation on such substantial legislation. Bill 109 received Royal Assent 18 days after it was tabled, and 15 days before the closing of the commenting period. Both Bills focus strongly on supply-based solutions and municipal process to address housing challenges.

On [June 13](#), 2019 Council received a report outlining Bill 108 implications for the Development Charges Act and the Planning Act. The Region was supportive of positive elements of Bill 108 such as removing the requirement for low-risk projects to undertake environmental assessments, appointing more Local Planning Appeal Tribunal adjudicators to deal with appeals, and the removal of the 10 per cent discount for determining development charges for eligible services. There were several areas of concern with Bill 108, including:

- Repeal of significant amendments made to reform the land use planning and appeals system, including the reintroduction of de novo hearings

- Ability to obtain meaningful public input due to reduced review timelines and municipal authority
- Limiting the application of inclusionary zoning policies to Major Transit Station Areas (“MTSAs”) and areas where a development permit system are in place
- Whether development permit system expedite approvals given the amount of detailed up-front work required by municipalities
- Impact of updates to parkland dedication requirements and their impact on complete community initiatives and fiscal sustainability
- Potential for financial risks and infrastructure delays due to changes to the Development Charges Act, 1997

At that time, the Region suggested approaches to achieve cost certainty for stakeholders while protecting municipal fiscal sustainability and for respecting local decision making by restricting the basis of appeals to conformity matters and prohibiting de novo hearings. Suggested approaches included ensuring fair sharing of risks by providing municipalities with ability to collect full or partial payment of development charges at site plan or zoning amendment application, targeting the delayed and phased payment of development charges to purpose-built rental and non-profit housing development, and addressing funding mechanisms for the growth-related portion of Yonge Subway Extension through regulations.

Provincial actions are yet to be taken to address the redundant and heavily manipulated environmental assessment approval process for critical services required to meet Growth Plan expectations

Additionally, through comments on Bill 108 the Region suggested alternative approaches to streamlining the land use planning process such as consolidating Environmental Assessment Act and Planning Act approvals. York Region continues to await approval of a servicing solution for upper York Region which is needed to meet Growth Plan forecasts and unlock development opportunities.

The lack of consultation on Bill 109 is unfortunate

Bill 109 received Royal Assent more than two weeks prior to the closing of the comment period. As such, there is no expectation comments received by the Province through this report and from other commenting agencies will influence the Bill. Bypassing meaningful consultation and disregarding input is counter-productive and unlikely to achieve the best solution. It is well understood that no one agency can address the housing challenges faced by residents and workers alone. All orders of government and community partners must work towards solutions together to coordinate efforts, identify and target those in greatest need and capitalize on synergies. Due to proclamation of Bill 109, this report will focus on the implications of the Bill.

Comments on some components of Bill 109 were submitted to the Province April 7, 2022

A memo received by Committee of the Whole on [April 7, 2022](#) (Attachment 2) summarized commenting opportunities under Bill 109 and provided comments on three of the Bill 109 related postings with a deadline of early April. The memo was submitted to the Province through the Regulatory Registry commenting channel. This report constitutes the Region's remaining response to Bill 109.

4. Analysis

Three themes guide the More Homes for Everyone Plan and Bill 109

The More Homes for Everyone provincial [webpage](#) outlines three main theme areas of the More Homes for Everyone Plan which will be implemented through Bill 109 and other related initiatives. The three theme areas are outlined in Table 1.

Table 1
More Homes for Everyone Theme Areas

Theme Area	Key Focus
1: Less red tape, more homes	Private market focused: <ul style="list-style-type: none"> • Supporting timely municipal decision making • Proposed community infrastructure and housing accelerator tool • Building code updates • Improved data collection • Investing in and empowering the Ontario Land Tribunal
2: Making it easier to build community housing	Community housing market focused: <ul style="list-style-type: none"> • Making better use of provincially owned lands • Strengthening community and supportive housing • Advocacy to the federal government
3: Protecting homebuyers, homeowners and renters	Resident focused: <ul style="list-style-type: none"> • Increased consumer protection on new build

Comments on Theme Areas 1 and 2 are provided through this report and Attachments 1 and 2. Mechanisms to protect homebuyers, homeowners and renters (Theme Area 3) are outside of regional scope and there are no implications to regional operations or business through the recommended legislative updates. Nonetheless, the Region is generally supportive of these approaches (summarized in Attachment 2), that support consumer protection within the housing market, including steps to protect purchasers from condominium cancellations.

The “less red tape, more homes” theme simplifies challenges related to affordability in the private market; demand factors also need to be addressed

As is outlined in Attachment 1, there are elements of Bill 109 that are supported as they provide enhanced local flexibility (i.e. extending site plan review timeframes to 60 days, Ministerial ability to stop the clock on official plan reviews) and transparency (i.e. complete application requirements for site plans, public reporting on development applications and approvals). However, there are several other elements to Bill 109 that continue the narrative developed for Bill 108 that housing supply and municipal process are the main issues hindering access to housing, a narrative that is contrary to regional housing research and the results of monitoring.

York Region’s annual affordable housing measuring and monitoring exercise monitors affordability of new homes based on Provincial definitions. The recent [2020](#) analysis showed that less than 10% of new homes are affordable to the lowest earning 60% of households, with preliminary 2021 data indicating a further drop to less than 5%. A [January 2021](#) report on housing challenges and opportunities highlighted lack of affordable housing options as a factor contributing to slower growth in the Region over the last decade. At that time, the average resale price for a home was more than double the Provincial affordable threshold, and this differential has increased since then. Any price moderation that could reasonably be anticipated purely through additions to supply and updates to municipal process, if passed on to the end buyer, would not bridge the gap between market price and what new home buyers can afford.

In [February 2022](#) the Housing Affordability Task Force received an update on housing supply identifying almost 50,000 units registered, draft approved or Ministers Zoning Orders, representing an approximate 6-year supply, well within the Provincial requirement for a 3 to 7 year supply. This work did not include the unit supply captured in the Richmond Hill Centre and Langstaff Gateway Enhanced Ministers Zoning Orders (eMZO’s) issued on April 14, 2022. Additional work to ensure approved supply is built in a timely manner is required.

The Provincial Housing Supply Progress [website](#) identifies that in 2020 Ontario had over 81,000 housing starts, the highest level in a decade, and over 11,000 rental starts, the highest level since 1992. These trends continued in 2021 when Ontario had over 100,000 housing starts, the highest level since 1987, and more than 13,000 rental starts, the highest level in 30 years. Based on these statistics, one would expect to see a moderation of prices if affordability is primarily due to supply limitations. Addressing demand factors will be key to making a difference in housing affordability.

Actions are supported that make it easier to build community housing by improving access to provincial financing for not-for-profit providers

Various levels of government, as well as private lenders, make capital funding available to non-profit providers to build and repair affordable housing. The Province is seeking feedback to understand if existing sources of capital adequately address non-profit housing providers' needs, and identify opportunities to better support access to financing.

Non-profit housing providers are critical stakeholders in York Region's housing system. As a Service Manager, the Region understands the diverse needs of housing providers, and the challenges impacting the housing and homelessness system. Policy and program changes are welcomed that would make access to lending easier or less costly for providers as demand for affordable housing options continues to outpace supply. Navigating the existing system of available programs is complex, challenging and time-consuming for providers, as many do not have dedicated resources or the necessary expertise to develop and manage complex applications to various financing programs. In addition, many housing providers have legislative constraints preventing borrowing or do not have significant equity that can be leveraged to secure financing. As a result, they would require government subsidies for a new project to be sustainable.

To help address these challenges, Attachment 1 outlines recommendations to help reduce risk and upfront development costs for non-profit providers and streamline application processes to various capital programs. All three levels of government must work together, as the financial viability of new non-profit developments is strengthened when programs can be stacked and combined. A streamlined, one-door approach would improve access to Provincial and Federal financing programs. In addition to increased capital funding, it is recommended the Province provide guarantees for non-profit providers' amortization payments, to remove the common requirement by lenders for the provider to retire mortgage debt. This can reduce providers' equity requirements, support greater access to capital and allow more affordable units to be built within financially feasible projects. When implementing new financing programs, it is critical that senior levels of government consider the Service Manager role. This includes alignment with new regulations under the *Housing Services Act, 2011* related to service agreements to incent existing providers to remain in the system and new providers to enter the system.

Existing and proposed Provincial tools may create a disconnect between growth and servicing

Similar to MZOs the Community Infrastructure and Housing Accelerator (CIHA) allows the minister to approve developments through an expedited process at the request of a municipality. If overused, this could result in development occurring in an unplanned manner, resulting in unpredictable growth patterns. Comprehensive planning processes are in place to direct growth to areas with existing or planned infrastructure. The use of the CIHA and MZOs should occur with appropriate consultation and consideration of servicing requirements. Not doing so could place strain on regional water and wastewater servicing allocations and the transportation network. While local municipalities can allocate their service capacity where it makes sense, major deviations could result in restrictions on planned and approved growth elsewhere within the Region if priority is placed on MZOs and

CIHAs. It is recommended that a CIHA/MZO be considered on the basis of full municipal servicing. Where there is also a request for additional allocation or servicing, there should be a requirement for a Regional review and support for the MZO/CIHA.

To properly address housing challenges, demand factors must be considered

As outlined above, some actions within Bill 109 are supported. Other actions are punitive to municipalities and counter to bringing housing online faster and more affordably. There is a clear tie between access to housing and the ability of a jurisdiction to grow and thrive. There is an affordability crisis in York Region, across the GTHA and increasingly throughout the Province.

Actions that focus solely on increasing supply miss addressing demand factors, including the impact of speculation within the market, personal investment, and commodification of housing. Substantive provincial approaches are needed to increase community housing, purpose built rental and affordable ownership opportunities for different sized households throughout the income spectrum, coupled with policy to re-establish the primary purpose of housing as shelter for residents. On April 13, 2022, the Bank of Canada hiked its benchmark interest rate by half a percentage point to one per cent, the first back-to-back rate hike since 2017, and the biggest single hike since 2000. Higher interest rates are anticipated to have a moderating effect on house prices as the cost of borrowing money increases, working to curb domestic speculation within the housing market. Raising interest rates will also impact the purchasing power of new homebuyers as higher rates will raise the bar for the stress test that calculates how much they can borrow, thus increasing the already pressing need for more affordable options, including new purpose-built rental housing.

The upcoming Affordable Private Market Housing Implementation Plan will focus on action, advocacy and partnership approaches to address housing need

The Region is undertaking several approaches to increase the mix and range of housing and overall affordability in the private market, including through development charge deferrals and servicing allocation for purpose built rental housing, approaches through the DC bylaw update, endorsing a feasibility study for a vacant homes tax, and regular monitoring of housing supply and affordability.

In [March 2021](#), Council was advised of the upcoming Affordable Private Market Housing Implementation Plan (AHIP) which will identify actions, advocacy, and partnership approaches to address private market housing gaps in the short, medium, and long term. Approaches to address the affordability and mix and range of housing gaps will be identified. Some approaches will not be suitable to be addressed at the Regional level and/or funded from the property tax base. As such, some approaches will be identified as advocacy opportunities, and approaches that could be taken by the Province to help address housing gaps. The Region encourages the Province to take a similar comprehensive, data driven approach to addressing housing need.

5. Financial

Several of the components of Bill 109 could have a fiscal impact on the Region as outlined in Table 2.

Table 2
Fiscal Implications of Approaches Identified in Bill 109

Proposed Changes	Fiscal Implications
Site plan, zoning and official plan rebates	Possible – Dependent on regional, local or proponent timeframe lapses
Ability to defer Official Plans to the OLT	Possible – If ROP or any LOPs are deferred to the OLT, there will be a need to plan for and attend hearings
Introduction of pay on demand surety bonds	Possible – Administrative and technological updates may be required
CIHA Tool	Likely – Unpredictable growth patterns

The planning review process incorporates technical requirements, feedback from Council and residents in working towards revised plans for better outcomes. In some cases, applicants submit revised development proposals without fully addressing previous comments and technical requirements. In many cases delays to the planning review process is not caused by a municipality. Potentially up to 100% of application fees could be required to be refunded at no fault of the municipality. This approach is concerning and counter to the principle that growth pays for growth.

Staff will continue to monitor implementation of Bill 109 and report back on any fiscal impacts that have budgetary ramifications.

6. Local Impact

Local municipalities are key partners in ensuring the ongoing supply of housing is maintained and in addressing housing gaps. A number of elements in Bill 109 impact local municipalities directly. Continued collaboration with local municipalities will be key to monitor, report on, and mitigate potential impacts of Bill 109 and implementation of the associated regulatory changes.

7. Conclusion

On March 30, 2022, the Province tabled Bill 109 which proceeded to Standing Committee on April 4 and received Royal Assent on April 14, 2022. Similar to Bill 108, the More Homes, More Choice Act, 2019, Bill 109 has a strong focus on housing supply and municipal process impacting housing challenges, and the process to approve the Bill involved little or no municipal consultation. This report and attachments form the Region's response to Bill 109, noting the Bill being finalized prior to the commenting period closing.

For more information on this report, please contact Paul Bottomley 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

April 20, 2022
Attachments (1)
13818251

York Region Response to Bill 109: More Homes for Everyone Act, 2022

The comments in the table below are in addition to comments in a memo provided to Committee of the Whole and submitted to the Province on [April 7](#), 2022.

#	Updates implemented through Bill 109	York Region Response
A: ERO 019-5284 Proposed Planning Act Changes		
A1	Require municipalities to partially refund application fees to applicants who do not receive a decision on their site plan or zoning by-law amendment applications within prescribed timeframe ¹	Not supported: <ul style="list-style-type: none"> • Development application fees are intended to cover the cost of staff to review and make recommendations on those development applications. Refunds of development fees for taking the appropriate time to adequately review and consider applications means a shortfall in revenue for the needed staff to review the applications which would ultimately lead to longer review times and more appeals which is counterproductive to speeding up approvals • Some decisions can be made within the timeframes, but large, complex applications may require longer review times • The ability for non-decision appeals by the applicants already incents timely reviews as OLT hearings are time consuming and costly • Municipal development tracking systems are not set up to track refunds – municipalities will have to dedicate staff resources and time to upgrade systems accordingly • Municipalities should not be held accountable for delays that they are not responsible for – for example, delays due to another tier of government or the proponent • Measures focus the onus on municipalities to expedite approvals but not accountability for applicants to provide complete applications and timely response to municipal comments

¹ For site plans: 50% of the fee refunded if the plans and drawings are not approved within 60 days from the date the municipality received the complete application and fee; 75% of the fee if the plans and drawings are not approved within 90 days from the date the municipality received the complete application and fee; and, 100% of the fee if the plans and drawings are not approved within 120 days from the date the municipality received the complete application and fee. For zoning bylaw amendments: 50% fee refund if a decision is not reached within 90 days (or 120 days with a concurrent official plan amendment application); 75% fee refund if a decision is not reached within 150 days (or 180 days with a concurrent official plan amendment application); and, 100% fee refund if a decision is not reached within 210 days (or 240 days with a concurrent official plan amendment application).

#	Updates implemented through Bill 109	York Region Response
		<ul style="list-style-type: none"> • Complex applications often need additional engagement with the community to resolve issues and improve the outcome of development – this extra effort is often supported by applicants • It appears that this applies to both residential and non-residential applications. It is unclear how rebates on non-residential applications would assist with improving housing supply or affordability. •
A2	<p>New Community Infrastructure and Housing Accelerator (CIHA) tool for municipal requests to expedite zoning outside of the Greenbelt area. This tool would largely resemble the municipal request for a Minister Zoning Order (MZO) and could be applied to market and affordable housing projects, and other municipal priorities such as long-term care or infrastructure initiatives. A CIHA would require public consultation undertaken by the requesting municipality, and a council vote to make a formal request to the Minister of Municipal Affairs and Housing.</p>	<p>Conditionally supported:</p> <ul style="list-style-type: none"> • The CIHA tool could be beneficial if used for affordable housing and community infrastructure projects in existing serviced areas. Over use of the tool could be contrary to the principles of comprehensive planning and maintaining financial sustainability • Without adequate consultations, there could be a disconnect between the authority granted with the CIHA tool and servicing the development that the CIHA tool wishes to accelerate. • Use of the CIHA tool should not create ‘winners’ and ‘losers’ amongst its local municipalities, where one local municipality’s requests for accelerated growth results in limiting water and wastewater servicing capacity allocation to another municipality. There should be a three-part criteria to determine whether a resolution from an upper-tier Council should be required: <ol style="list-style-type: none"> 1. The local municipality has sufficient existing servicing allocations to service the development, AND 2. It will not require a significant or unplanned extension of water/wastewater servicing, AND 3. Extension of servicing will not result in risks to drinking water quality • While the tool would require public consultation, it removes appeal rights and common planning processes set out in the Planning Act. It should only be used in limited circumstances where there is demonstrated servicing capacity and public interest is achieved, such as fast tracking legitimate affordable housing
A3	<p>Require decisions on site plan applications to be delegated to staff for applications made on or after July 1, 2022</p>	<p>Outside of regional scope:</p> <ul style="list-style-type: none"> • Site plan review is a local municipal led process and as such, response to this is deferred to the local municipalities

#	Updates implemented through Bill 109	York Region Response
		<ul style="list-style-type: none"> Delegation of site plan approval to professional staff can streamline the process and does not preclude Councils from adopting design standards and guideline parameters to guide staff approval
A4	Extend site plan application review from 30 to 60 days	Supported: <ul style="list-style-type: none"> The increase of time before an appeal can be made from 30 days to 60 days is welcomed and will help when there are more complex applications
A5	Establish regulation-making authority to prescribe complete application requirements for site plan applications.	Supported: <ul style="list-style-type: none"> This introduces complete application requirements for site plan applications similar to those already in place for zoning amendment applications and official plan amendment applications – this consistency is appropriate
A6	Establish regulation-making authority to prescribe what cannot be required as a condition of subdivision approval	Conditionally supported: <ul style="list-style-type: none"> It is unclear how this will be different from what is already set out in subsection 51(25) of the Planning Act and whether it would limit a municipality's ability to impose standard conditions under subsection 51(25) Support can be gauged once clarification is provided
A7	Establish a one-time discretionary authority to reinstate draft plans of subdivision that have lapsed within the past five years, subject to consumer protection provisions	Conditionally supported: <ul style="list-style-type: none"> Ideally plans of subdivision should move quickly so that timely construction can occur. Provision of added flexibility solely at the discretion of the municipalities can be helpful if an extension was missed and the municipality determines the approval remains appropriate. Use of the tool should be restricted to specific situations and should not be used as a general mechanism to extend the time between approvals and sale of units, increasing profit margins. In the event that policies and standards have been updated, municipalities should have the ability to update conditions
A8	Implement a tiered alternative parkland dedication rate for municipal parkland dedicated by Transit Oriented Community developments: <ul style="list-style-type: none"> For sites less than or equal to five hectares, parkland would be dedicated up to 10% of the land or its value; and, 	Not supported: <ul style="list-style-type: none"> While this recognizes that 5% parkland is not adequate for high density development areas and alternative parkland rates are appropriate, the percentage is best determined by local municipalities through broader parks and recreation master planning

#	Updates implemented through Bill 109	York Region Response
	<ul style="list-style-type: none"> For sites greater than five hectares, parkland would be dedicated up to 15% of the land or its value. 	
A9	<p>Ministerial authority provided to the Minister of Infrastructure to identify encumbered land (e.g., land with underground transit tunnels or other infrastructure) at TOC development sites that would be conveyed to a municipality as parkland. Encumbered parkland would count towards any municipal parkland dedication requirements.</p>	<p>Not supported:</p> <ul style="list-style-type: none"> Taking of encumbered parkland should be completely at the discretion of the local municipality as there can be substantial long-term costs and operational challenges.
A10	<p>Provide the Minister of Municipal Affairs and Housing with regulation-making authority to authorize landowners and applicants to stipulate the type of surety bonds and other prescribed instruments to be used to secure obligations in connection with land use planning approvals.</p>	<p>Conditionally supported:</p> <ul style="list-style-type: none"> Minister clarification that intention is for <u>pay on demand surety bonds</u> and letters of credit, as per Housing Affordability Task Force recommendation #25, and that use of pay on demand surety bonds and other prescribed instruments are optional. The types of securities to ensure developer obligations are met should continue to be at the discretion of the municipality with the goal of the obligation being met and fairly imposed. Support can be gauged once clarification is provided
A11	<p>Establish regulation-making authority to require public reporting on development applications / approvals.</p>	<p>Supported:</p> <ul style="list-style-type: none"> Regular reporting of building permits would assist with service capacity monitoring The Region currently reports on development activity twice a year outlining development activities and approvals.
A12	<p>Require municipalities with a community benefits charge (CBC) by-law to undertake and complete a review, including consulting publicly, on their by-law at least once every five years after the by-law is passed, and every five years thereafter.</p>	<p>Outside of Regional Scope:</p> <ul style="list-style-type: none"> Community benefits charges can only be used by local municipalities or single tier municipalities and not York Region. The change does align with the requirement for development charges under the Development Charges Act, however, comments on this are deferred to the local municipalities

#	Updates implemented through Bill 109	York Region Response
A13	Ministerial authority to “Stop the clock” if more time is needed to decide on all official plan matters that are subject to Minister’s approval (with transition for matters that are currently before the Minister)	Supported: <ul style="list-style-type: none"> The ability to avoid non-decision appeals is welcome, especially when considering large complex Official Plan amendments through Section 22 Municipalities also require ability to stop the clock on application approval timelines due to lack of timely response to municipal comments by applicants
A14	Ministerial authority to Refer all or part(s) of an official plan matter to the Ontario Land Tribunal for a recommendation	Not supported: <ul style="list-style-type: none"> This potentially transfers provincial planning review from MMAH to the OLT and could require municipalities to prepare for and attend lengthy and costly hearings in this regard. The expense and time requirements of hearing in terms of Counsel and expert witnesses could divert municipal resources away from review and approvals of other applications and potentially further increase backlog at the OLT. This could also mean that Official Plans that would not normally be subject to appeal could still require an OLT hearing prior to approval. This could delay approval of Regional and Local Official Plans, further delaying bringing Plans into conformity with the Growth Plan and setting the stage to accommodate growth and deliver housing.
A15	Ministerial authority to Forward all of an official plan matter to the Ontario Land Tribunal to make a decision	
B: ERO 019-5285 Community Infrastructure and Housing Accelerator – Proposed Guideline		
B1	The proposed amendments, if passed, would establish a new Community Infrastructure and Housing Accelerator tool and would require the Minister of Municipal Affairs and Housing to publish guidelines for the use of the Community Infrastructure and Housing Accelerator tool before it could be used. The Proposed Guideline is available for review and comment, and would only apply to lower and single tier municipalities.	Not supported: <ul style="list-style-type: none"> See response A2.
C: 22-MMAH006 Proposed Additional Planning Act Changes		
C1	The changes proposed through this Regulatory Registry posting are the same as the changes proposed through the Environmental Registry ERO-019-5284 outlined in Section A of this table. Please reference the comments in ERO-019-5284.	

#	Updates implemented through Bill 109	York Region Response
D: 22-MMAH007 Proposed Development Charges Act Changes		
D1	Treasurers' statements are to be made available to the public on a municipality's website, or in the municipality's office if no such website is available, and in any manner as may be prescribed in the future	Supported: <ul style="list-style-type: none"> In addition to current practice, whereby such statements are available on the Region's Council agenda, these statements will now be available on the Region's DC webpage.
E: 22-MGCS010 Proposed New Home Construction Licensing Act, 2017 Changes		
E1	The ministry is proposing amendments to the Licensing Act to help address the issue of inappropriate or unethical behaviour by vendors and to enhance the Home Construction Regulatory Authority's (HCRA) enforcement powers, among other things.	Outside of Regional scope: <ul style="list-style-type: none"> No implications on Regional operations or business Generally supportive of approaches that support consumer protection within the housing market, including steps to protect purchasers from condominium cancellations
F: 22-MGCS011 Proposed Ontario New Home Warranties Plan Act Changes		
F1	The ministry is proposing amendments to the New Homes Warranties Act to provide Tarion regulatory authority to extend the duration of statutory warranties for items in a new home that are not completed when the warranties for the home begin (i.e. when a home is completed for the homeowner's possession).	Outside of Regional scope: <ul style="list-style-type: none"> No implications on Regional operations or business
G: ERO 019-5286 Opportunities to increase missing middle housing and gentle density, including supports for multi-generational housing		
The government is seeking input on how to diversify housing choices in existing neighbourhoods. This consultation is focused on finding ways to support gentle density and increase Ontario's missing middle housing, including encouraging multigenerational housing solutions, through the following questions:		
G1	Question 1: What are the biggest barriers and delays to diversifying the	<ul style="list-style-type: none"> NIMBYism is an ongoing issue when working to diversity housing stock. It is important to allow municipalities to implement context appropriate infill to encourage missing middle housing and respond to resident concerns.

#	Updates implemented through Bill 109	York Region Response
	types of housing built in existing neighbourhoods?	<p>Provincial guidelines on infill development could be beneficial, but not prescribed approaches such as permitting 4 units on every lot, regardless of context and design.</p> <ul style="list-style-type: none"> • Notably, in York Region there is a mismatch between missing middle built form, and what mid-range income households can afford. There needs to be a focus on what size of households residents require (larger, family sized units) at affordable price points. • Education campaigns on the need for affordable housing options and good design would be helpful.
G2	Question 2: What further changes to the planning and development process would you suggest to make it easier to support gentle density and build missing middle housing and multigenerational housing, in Ontario?	<ul style="list-style-type: none"> • Zoning updates to allow for a diversified supply of housing in stable residential areas should be encouraged, coupled with strong urban design guidelines and public input opportunities • Opportunities to streamline the development process, pre-zone properties, and zone for tenure should be explored • Opportunities to require affordable housing as a condition of development approval, outside of an Inclusionary Zoning framework should be explored as well as the ability for conditional zoning, with an immediate focus on areas receiving substantial height and density bonuses.
G3	Question 3: Are you aware of innovative approaches to land use planning and community building from other jurisdictions that would help increase the supply of missing middle and multigenerational housing?	<ul style="list-style-type: none"> • Ottawa missing middle/R4 zoning is a good approach to diversifying stable residential areas
G4	Question 4: Are there any other changes that would help support opportunities for missing middle and multigenerational housing?	<ul style="list-style-type: none"> • The Federal Budget proposes a Multigenerational Home Renovation Tax Credit which in 2022 would provide \$7,500 in support for constructing a secondary suite for a senior or an adult with a disability, and in 2023 would allow families to claim 15 per cent of up to \$50,000 in eligible renovation and construction costs incurred to construct a secondary suite. The Province could take a similar approach.
H: 22-MMAH010 Seeking Feedback on Access to Provincial Financing for Not-for-Profit Housing Providers		

#	Updates implemented through Bill 109	York Region Response
Ontario is interested in whether federal, provincial and private lender sources of capital adequately address not-for-profit housing providers' needs, as well as whether there are opportunities to better support not-for-profit providers in accessing financing. The Province is seeking input on tools to increase the supply of not-for-profit housing through the following questions:		
H1	Question 1: Could easier or less costly access to lending increase the supply of not-for-profit housing?	<ul style="list-style-type: none"> • Changes that make access to less costly financing for not-for-profit housing providers are welcome and strongly recommended, as not-for-profit providers are critical stakeholders in local housing and homelessness systems and demand for affordable housing options continues to outpace supply
H2	Question 2: What are the key barriers and gaps that prevent not-for-profit housing providers in accessing the capital financing needed to build and repair more housing (for example, through commercial and government loans or through capital financing and funding provided by federal and provincial programs)?	<ul style="list-style-type: none"> • Application processes are complex and navigating the existing system of available financing programs is challenging and time-consuming for not-for-profit providers. Many providers do not have dedicated resources or the necessary expertise to develop and manage applications to various financing programs. • Existing rules under the <i>Housing Services Act, 2011</i> prevent Part VII providers from borrowing while their mortgage is in effect. Most not-for-profit providers do not have significant equity that can be leveraged to secure financing. In most cases, debt financing would require government subsidies to be sustainable
H3	Question 3: Do the issues around access to financing differ for not-for-profit development of affordable rental housing compared to home ownership or other types of development? Are they different for private sources of financing (e.g., commercial lending) compared to government sources?	<ul style="list-style-type: none"> • Ownership developments can be easier to finance than rental. There is less financial risk as ownership developments are less capitally intensive and have faster returns on investment than rental • These realities make it difficult for not-for-profit providers to secure private sources of financing for rental developments
H4	Question 4: What role could government play in addressing those barriers? Is there an opportunity for various levels of government to work together to address barriers?	<ul style="list-style-type: none"> • All levels of government can provide capital loans and/or grants to help reduce upfront development costs and reduce financial risk for not-for-profit providers • The Federal government can introduce CRA-level tax incentives to make development less costly and more sustainable. The Province can provide provincial guarantees to housing providers for amortization payments, and provide Service Managers permanent and predictable capital funding transfers to allocate in alignment with local 10-year housing and

#	Updates implemented through Bill 109	York Region Response
		<p>homelessness plan priorities. Municipalities can introduce or expand incentives for rental developments such as development charge waiver, reduction or deferrals, reducing or waiving planning fees or parkland dedication when affordability provisions are met</p> <ul style="list-style-type: none"> • A streamlined, one-door approach is needed to access all Provincial and Federal financing programs
H5	Question 5: How could the government prioritize its financial assistance to not-for-profit housing providers?	<ul style="list-style-type: none"> • Any prioritization for not-for-profit providers, such as a dedicated funding stream, must consider alignment with other existing financing programs, allow for stacking of programs and include consultation with the Service Manager
H6	<p>Question 6. For not-for-profit developers: does your not-for-profit organization have long-term financing need for capital expenditure? If yes, then:</p> <ol style="list-style-type: none"> Does your organization have surplus cash flows to service loan repayment? Does your organization have a third-party entity, such as a municipal government, that can provide a financial guarantee? 	<ul style="list-style-type: none"> • If providers' capital requirement is reduced through a grant or forgivable loan, revenues from units rented at market rates can help support operational needs for units with deeper subsidies • Municipalities may prefer to contribute an upfront capital investment tied to affordability provisions rather than a financial guarantee due to the number of housing providers and size and scale of their local housing and homelessness systems
H7	Question 7: Do you have other suggestions for ways to improve non-profits housing providers' ability to build and repair more housing?	<ul style="list-style-type: none"> • Financing programs must align with new regulations under the <i>Housing Services Act, 2011</i> related to service agreements and access systems to retain existing providers and incent new providers to enter the system. Available rent subsidies should be allocated through Service Managers' subsidized housing wait lists • The Province may consider leveraging the existing mortgage backed security pool as a vehicle to provide low-cost financing for new development
I: ERO 019-5287 Seeking Feedback on Housing Needs in Rural and Northern Municipalities		
This consultation seeks feedback on approaches to support the government's commitment to provide more housing options and increase overall housing supply in rural and northern municipalities.		

#	Updates implemented through Bill 109	York Region Response
<p>The government recognizes that these examples are not a one size fits all approach. However, initial examples of opportunities to support rural and northern municipalities' housing needs could include affordable and appropriate worker housing (e.g., on- and off-farm housing for domestic and international farm workers, seasonal, hospitality, and recreation workers), lot creation in rural areas, lot creation in agricultural areas (e.g., additional support for family-owned farms), additional residential units, affordable rental housing, including on-site housing for seasonal hospitality and recreational workers, more options for vulnerable populations (e.g., seniors housing), additional flexibility or supports to facilitate municipal infrastructure or servicing expansion for hamlets and villages.</p>		
I1	<p>Question 1: What are the key barriers impacting your municipality in meeting its housing needs that may be unique to northern and rural communities?</p>	<ul style="list-style-type: none"> • Housing growth in rural areas should be limited to minor infilling and rounding out. In the GTHA, growth should be directed to settlement areas where full municipal servicing exists, rather than building new servicing infrastructure to service a small number of residents. • “Intensification” should not be applied to rural areas; it should be applied to existing settlement areas with available servicing capacity. It is critical that provincial planning approaches work in concert with long-term municipal infrastructure plans. • NIMBY issues remain a concern to directing growth and intensification to areas that are already serviced, there is a need for enforceable policies that cannot get appealed
I2	<p>Question 2: What kind of flexibility is needed to address housing needs in your municipality?</p>	<ul style="list-style-type: none"> • It is important to recognize that new lot creation policies for rural and agricultural areas are not appropriate for all municipalities, particularly those near large urban areas that include a mix and range of housing options • Innovative approaches to housing affordability such as rent to own, life lease and modular housing should be encouraged
I3	<p>Question 3: What potential tools or policies could the government consider to address housing needs in your municipality while balancing other provincial priorities?</p>	<ul style="list-style-type: none"> • Amending the Growth Plan for the Greater Golden Horseshoe to require growth to be directed to areas that are already serviced or have municipal servicing planned. • The Provincial approach of adding supply to the market requires full municipal servicing to be effective as this is the only solution that can service rapidly increasing supply. • There are limited rural areas within the GTAH and their rural nature should be preserved by targeting growth to settlement areas. • The province could support their housing goals by providing timely and predictable provincial approvals of environmental assessments for municipal infrastructure.

#	Updates implemented through Bill 109	York Region Response
		<ul style="list-style-type: none"> York Region has experienced repeated delays in receiving approvals of a decade or more, which severely constrains the Region's ability to provide the infrastructure required to support provincial growth targets.
I4	Question 4: Do you have other suggestions for ways to improve housing supply and needs in rural and northern municipalities?	<ul style="list-style-type: none"> Municipalities need strong non-appealable policies to permit more intensified forms of housing in existing settlement areas Update of Ontario Building Code to allow alternative forms of housing to make it more attractive and feasible for builders/homeowners to construct
J: Other Initiatives Tied to the Ontario More Homes for Everyone Plan		
J1	Funding to support improvements to planning and approvals processes has been provided through: <ul style="list-style-type: none"> Municipal Modernization Program (\$68M) Streamline Development Approval Fund (\$45M) Audit and Accountability Fund (\$23M) 	Supported: York Region has received support through these funding streams as follows and supports continuous improvement of planning and approvals processes: <ul style="list-style-type: none"> Audit and Accountability Fund (\$150,000) – provided recommendations for a digital and data centric approach to development review process Streamline Development Approval Fund (\$500,000) – funding will be used to establish a data standard for development applications, investigate the customer experience, increase transparency through dashboards, design and implement system improvements (YorkTrax) and pilot data exchange with a local municipality
J2	Proposed changes to the Building Code: <ul style="list-style-type: none"> Allow 12-storey mass timber buildings Streamline modular multi-unit residential building approvals Facilitate more infill and low-rise multi-unit housing by exploring opportunities to allow for single means of egress in 4-6 storey residential buildings, while continuing to protect public health and safety Explore safe ways to allow residents and commercial tenants 	Conditionally supported: <ul style="list-style-type: none"> The region is supportive of innovative and intrinsically affordable design and construction approaches. The safety of the occupants and community must be prioritized.

#	Updates implemented through Bill 109	York Region Response
	of the lower floors of super-tall buildings under construction to move into their units earlier, so they can find a home and open the doors of their business sooner.	
J3	<p>Improved Data Quality and Collection:</p> <ul style="list-style-type: none"> • Report to municipalities on the results of Ministry of Finance’s annual population projections • Work with municipalities and industry on development of a development approvals data standard • Connect transit ridership forecasts to population growth 	<p>Supported:</p> <ul style="list-style-type: none"> • Data standards support future data sharing • Ensures a consistent customer experience • Need to recognize that not all municipalities have a digital tracking system/portal • Transit ridership forecasts should also consider job growth
J4	Investing over \$19 million to help the Ontario Land Tribunal and the Landlord and Tenant Board speed up decisions and reduce the backlog of cases.	<p>Conditionally supported:</p> <ul style="list-style-type: none"> • Efforts to address backlogged cases are supported, however, broader issues with the OLT need to be resolved • On February 24, 2022, Regional Council resolved that the Province be requested to immediately engage municipalities to determine an alternative land use planning appeals process in order to dissolve the OLT and eliminate one of the most significant sources of red tape delaying the development of more attainable housing in Ontario
J5	<p>Establish Housing Related Working Groups:</p> <ul style="list-style-type: none"> • Housing Supply Working Group will engage with municipal and federal governments, partner ministries, industries and associations to monitor progress and support improvements to annual housing supply action plans 	<p>Conditionally supported:</p> <ul style="list-style-type: none"> • Collaborative partnership approaches and information sharing is supported by the Region. There are a number of Housing tables that have already been convened. Opportunities to leverage these existing tables should be explored (Regional Planning Commissioners of Ontario Affordable Housing Group, GTHA Housing Table, etc.) • Council has approved assessing the viability of a Vacant Homes Tax (VHT) in York Region. All VHT approaches will need to consider the proposal in the Federal Budget to table legislation for Canada’s first national vacant housing tax on non-Canadian non-resident owners

#	Updates implemented through Bill 109	York Region Response
	<ul style="list-style-type: none"> Municipal Housing Working Group to facilitate sharing of information and best practices regarding Vacant Homes Taxes 	
J6	Making surplus and underutilized government owned properties available for housing	Supported: <ul style="list-style-type: none"> The Province announced it will be providing over four acres of surplus provincial land at the corner of Dufferin and Centre Streets in Vaughan for non-profit housing development This is an exciting opportunity, and the Region is awaiting further information from the Province, including any details about the development and how this opportunity may work with the Region's role as Service Manager
J7	Increase the Non-Resident Speculation Tax from 15% to 20% and applying it Province-wide	Supported: <ul style="list-style-type: none"> This is the only demand focused approach to addressing the housing crisis through the initial phase of the More Homes for Everyone Plan Potential for limited impact due to Federal Budget proposed restrictions that would prohibit foreign commercial enterprises and people who are not Canadian citizens or permanent residents from acquiring nonrecreational, residential property in Canada for a period of two years. The Region has requested that a share of the NRST be shared with municipalities to support housing initiatives such as opportunities to increase missing middle housing and gentle density

13816474



Town of Arnprior Support for Humanitarian Efforts in Ukraine

To Whom it may concern,

Council of the Corporation of the Town of Arnprior passed the following resolution regarding supporting Ukraine in these difficult times. Council at their meeting, requested staff provide this resolution to all municipalities in the province of Ontario for their information.

Whereas the Council of the Corporation of the Town of Arnprior supports our Federal, Provincial and local municipalities in condemning the aggression and violent acts that Russia is taking upon Ukraine; and

Whereas on March 2, 2022 Mayor Stack issued a press release voicing the Town's support of "the Ukrainian people, who are fighting bravely against the invading Russian forces" and asked that everyone in Arnprior keep "these brave souls in our hearts and minds, and hope for a swift end to this conflict," and

Whereas the clock at the D.A. Gillies (Museum) will stay lit in blue and yellow until the attacks cease.

Therefore Be It Resolved That:

1. That Council support the humanitarian efforts in Ukraine with a \$1000.00 donation to the Canadian Red Cross Ukraine Humanitarian Crisis Appeal.
2. That the Mayor send a letter to the Ukrainian Embassy in Ottawa in support and solidarity of those in Ukraine, their friends and families across the globe and those of Ukrainian heritage within our community.

The Town of Arnprior has sent a donation to the Canadian Red Cross Ukraine Humanitarian Crisis Appeal, and the Mayor has issued a letter to the Ukrainian Embassy in Ottawa, as noted.

Sincerely,

Kaila Zamojski
Deputy Clerk
Town of Arnprior
613-623-4231 Ext. 1818



May 3, 2022

Association of Municipalities of Ontario (AMO)
200 University Ave., Suite 801
Toronto, ON M5H 3C6

Sent via email: resolutions@amo.on.ca

RE: AMO – Firefighter Certification.

RESOLUTION #C-2022-04-23

MOVED BY: Mick Wicklum
SECONDED BY: Fred Dobbie

“THAT, the Council of Tay Valley Township supports the Association of Municipalities of Ontario’s letter to the Solicitor General of Ontario outlining their concerns with the draft regulations regarding firefighter certification;

AND THAT, this resolution be forwarded to Association of Municipalities of Ontario, the Premier of Ontario, the Solicitor General, the Association of Fire Chiefs and all municipalities in Ontario.”

ADOPTED

If you require any further information, please do not hesitate to contact the undersigned at (613) 267-5353 ext. 130 or clerk@tayvalleytwp.ca.

Sincerely,

Amanda Mabo, Acting CAO/Clerk

cc: Hon. Doug Ford, Premier of Ontario
Hon. Sylvia Jones, Solicitor General
All Municipalities of Ontario
Ontario Association of Fire Chiefs



Where Ships Climb The Mountain...

Office of the City Clerk

Matthew Trennum
905-227-6613 ext. 226
matthew.trennum@thorold.ca

City of Thorold

3540 Schmon Parkway P.O. Box. 1044
Thorold, ON L2V 4A7

May 4, 2022

Sent *ELECTRONICALLY*

Re: City of Thorold Resolution – Russian Sanctions

At its meeting held on May 3rd, 2022, Thorold City Council adopted the following resolution respecting Russian Sanctions:

WHEREAS the country of Ukraine has experienced a premeditated and unprovoked invasion by Russia;

WHEREAS silence is complicity;

WHEREAS Canada imports hundreds of millions of dollars' worth of goods from Russia each year; and

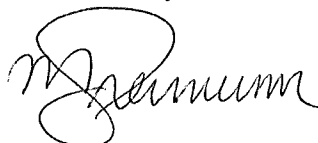
WHEREAS negative financial impacts upon a country can be used as a means to deter further conflict.

NOW THEREFORE BE IT RESOLVED:

1. That the Correspondence from the Town of Gravenhurst regarding sanctions on Russia be received for information;
2. That the City of Thorold unequivocally denounces Russia's unjustifiable war against Ukraine;
3. That the City of Thorold supports the sanctions which the Federal government of Canada has thus far imposed on Russia;
4. That effective immediately and until a time when the sovereignty of Ukraine is once again unchallenged, the City of Thorold will:
 1. Not purchase any products (i.e. plywood, fertilizer, steel, furniture or machinery) which can be easily traced to have originated from Russia; and
 2. Insist that any future contracts for services for the City of Thorold abide by these same limitations within our municipality;

5. That upon confirmation that the Belarusian military is engaged within Ukraine that the City of Thorold apply these limitations upon goods from that country as well; and
6. That this decision of Thorold City Council be forwarded to all other municipalities within Ontario requesting they enact similar measures so that as a united front we can make a noticeable difference.

Yours truly,

A handwritten signature in black ink, appearing to read "Matthew Trennum". The signature is written in a cursive, flowing style with a large initial "M".

Matthew Trennum
City Clerk

cc: Manoj Dilwaria, CAO
All Ontario Municipalities



Sent via Email

April 19, 2022

RE: TOWN OF GRAVENHURST RESOLUTION – RUSSIAN SANCTIONS

At the Town of Gravenhurst Committee of the Whole meeting held on April 12, 2022 the following resolution was passed:

WHEREAS the country of Ukraine has experienced a premeditated and unprovoked invasion by Russia;

AND WHEREAS silence is complicity;

AND WHEREAS Canada imports hundreds of millions of dollars' worth of goods from Russia each year;

AND WHEREAS negative financial impacts upon a country can be used as a means to deter further conflict;

BE IT THEREFORE RESOLVED THAT the Correspondence from the Town of Georgina regarding sanctions on Russia be received for information;

AND THAT The Town of Gravenhurst unequivocally denounces Russia's unjustifiable war against Ukraine;

AND THAT the Town of Gravenhurst supports the sanctions which the Federal government of Canada has thus far imposed on Russia;

AND THAT effective immediately and until a time when the sovereignty of Ukraine is once again unchallenged, the Town of Gravenhurst will:

- 1) Not purchase any products (ie plywood, fertilizer, steel, furniture or machinery) which can be easily traced to have originated from Russia; and
- 2) Insist that any future contracts for services for the Town of Gravenhurst abide by these same limitations within our municipality;

AND THAT upon confirmation that the Belarusian military is engaged within Ukraine that the Town of Gravenhurst apply these limitations upon goods from that country as well;

AND THAT this decision of Gravenhurst Council be forwarded to all other municipalities within Ontario requesting they enact similar measures so that as a united front we can make a noticeable difference.

Sincerely,

A handwritten signature in black ink, consisting of the letters 'J.G.' in a cursive, slightly stylized font.

Jacob Galvao
Administrative Clerk II – Legislative Services
Town of Gravenhurst

May 5, 2022

Hon. Caroline Mulroney
Minister of Transportation
minister.mto@ontario.ca

Dear Minister Mulroney,

Subject: **Highway 413**

I am writing to advise that Regional Council approved the following resolution at its meeting held on April 14, 2022:

Resolution Number 2022-243

Whereas it is recognized some relief of traffic congestion on Highway 401, especially for thousands of truckers, is required;

And whereas, some public support for Highway 413 is based on a real concern over continued congestion on Highway 401 and a lack of viable alternatives to the proposed Highway 413;

And whereas, the Highway 407 Electronic Toll Route (407 ETR) was created to provide a truck by-pass across the Greater Toronto Area (GTA) and in doing so, relieve congestion on Highway 401;

And whereas, current high tolls act as a disincentive to the transfer of traffic to the parallel and underused 407 ETR from Highway 401 as well as from surrounding local and regional roads;

And whereas, alternatives to the construction of Highway 413 were recommended by the Expert Panel appointed by the previous government, the work of that panel contributing to the cancellation of the proposed highway;

And whereas, one suggestion by the Expert Panel included the reduction or elimination of tolls for truck traffic on designated lanes of the 407 ETR;

And whereas, the current provincial government has been demonstrating there is Budget room for creative solutions to the traffic congestion:

- *Licence renewal stickers and fees for 7.5 million vehicles have been eliminated as of March 13, 2022 at a loss of \$1.1 billion a*

Nando Iannicca
Regional Chair & CEO

10 Peel Centre Dr.
Suite A, 5th Floor
Brampton, ON L6T 4B9
905-791-7800 ext. 4310

year. Refunds from March 2020 are also coming, with some conditions, at another \$1.1 billion. Future renewals will be free with no stickers to show renewals have been completed or alert police to check for unpaid traffic fines, more billions lost.

- *A \$1 billion penalty to the 407 ETR operators was forgiven by the province for failure to reduce tolls during COVID, to meet Highway 401 traffic reduction targets by attracting drivers. It is expected the same penalty will be forgiven in 2021.*
- *Tolls are being eliminated as of April 1, 2022 “to help Ontarians financially after hardships of the pandemic” on Durham Highways 412 (Whitby) and 418 (Clarington) at \$20 million a year.*

And whereas, Highway 413 will take seven to nine years to construct and require 3,057,200 tonnes of local aggregate necessitating 152,810 truck trips;

Therefore be it resolved, that the Council of the Region of Peel continue its opposition to Highway 413;

And further, that the Council of the Region of Peel strongly supports initiatives that promote increased diversion of traffic from Highway 401 to the under-utilized 407 ETR;

And further, that the Council of the Region of Peel request the Province of Ontario work with 407 International Inc. to devise strategies to increase 407 ETR usage and that the Province enforce penalties (as referred to in Section B above), provided to encourage efforts at congestion relief on Highway 401 and all surrounding roads;

And further, that the Council of the Region of Peel request the Province of Ontario provide immediate congestion relief on Highway 401 by investing sufficient yearly subsidies to support zero, or greatly reduced tolls, for exclusive truck lanes on the 407 ETR, one east and one west;

And further, that the capital cost for the proposed Highway 413, should it be cancelled, be re-designated to the expansion of long term, environmentally sustainable rapid transit throughout the Greater Toronto Area (GTA);

And further, that a copy of this resolution be forwarded to every Council in the GTA, all Ontario MPPs and the Peel Goods Movement Task Force.



On behalf of Regional Council, I request that you give consideration to the above resolution. I look forward to your reply.

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

Copy: Kealy Dedman, Commissioner of Public Works
Terry Ricketts, Director of Transportation

Also sent to:

City of Brampton
City of Burlington
City of Markham
City of Mississauga
City of Oshawa
City of Pickering
City of Richmond Hill
City of Toronto
City of Vaughan
Municipality of Clarington
Regional Municipality of Durham
Regional Municipality of Halton
Regional Municipality of Peel
Regional Municipality of York
Town of Ajax
Town of Aurora
Town of Caledon
Town of East Gwillimbury
Town of Georgina
Town of Halton Hills
Town of Milton
Town of Newmarket
Town of Oakville
Town of Whitby
Town of Whitchurch - Stouffville
Township of Brock
Township of King
Township of Scugog
Township of Uxbridge
All Ontario MPPs
Peel Goods Movement Task Force

Bluebelt + Grand River: A Treaty Restoration Project

My name is Benjamin Doolittle UE, Secretary-General for the Mohawk Nation of the Grand River Country ("Mohawk University"), I am a fraternal member of the Sha'tekari:wate; one of nine sub-clans of the Mohawk Confederacy. I am writing to introduce myself and our project, BlueBelt + Grand River, The Haldimand Tract Land Trust Conservancy. (www.bluebelt.org)

Promised to the Mohawk descendants of the old villages of Canojaharie, Tikondarago, and Aughugo and their posterity to enjoy forever. The Haldimand Tract is 950,000 acres or 3,844 square kilometers. The Grand River watershed is the largest inland river system in Oniatari:io ("beautiful lake"). It has a total area of 6,800 square kilometers. This acquired territory extends to the mouth of the Lake Erie shoreline establishing riparian rights.

BlueBelt + Grand River, The Haldimand Tract Land Trust Conservancy is commissioned by The Mohawk Charitable Foundation for Grand River and learning organization ("Mohawk University"). The first charitable foundation to be formed under the jurisdiction of the Mohawk Nation of Grand River Country. The Trust is managed by Mohawk University for the benefit of the U.E.L. (Loyalist) Mohawk Descendants.

The Mohawk Charitable Foundation for Grand River and learning organization ("Mohawk University") exists to provide services to its members; and to enter into mutually beneficial relationships with other charitable foundations, non-member persons, states, and other parties.

The Charitable Foundation is a non-incorporated, pre-Columbian longbody existing within the metes and bounds of A'nowara'ko:wa (Great Turtle Island), for greater certainty but not limited to the Grand River Country ("Haldimand Province"). The first charitable foundation was formed under the jurisdiction of the Mohawk Nation of Grand River Country.

The Mohawk University provides services to all members and non-members under its jurisdiction until another Mohawk Nation foundation becomes ratified, at such point any Mohawk Nation members beyond the Grand River would come under the jurisdiction of their own respective Mohawk Nation foundation.

The directors of the Mohawk University welcome any interest and look forward to a further expansion of the Mohawk Nation.

Please find (3) attached documents:

1. Mission and Vision Statement - Bluebelt
2. Conservation and Stewardship - Bluebelt
3. Haldimand Tract - Bluebelt

--

Sincerely,
Secretary-General Benjamin Doolittle U.E.
Office of Secretary-General for the
Mohawk Nation of Grand River Country
Mohawk Domain [Without Canada]



The Office of Secretary-General for the
Mohawk Nation of Grand River Country
(["MOHAWK UNIVERSITY"](#))



BlueBelt + Grand River Conservation and Stewardship, A Haldimand Treaty Restoration Project

Promised to the Mohawk descendants of the old Villages of Canojaharie, Tikondarago, and Aughugo and their posterity to enjoy forever. The Haldimand Tract is 950,000 acres or 3,844 square kilometers. The Grand River watershed is the largest inland river system in Oniatari:io ("beautiful lake"). It has a total area of 6,800 square kilometers. This acquired territory extends to the mouth of the Lake Erie shoreline establishing riparian rights.

Land conservancies, also known as land trusts, are community-based, nonprofit organizations dedicated to the permanent protection and stewardship of natural and working lands for the beneficiaries and public good.

Land conservancies are positioned to act swiftly and professionally to help landowners and communities protect the endangered places important to us all—open spaces that define our sense of place, connect us to the natural world, and provide real services such as water quality protection, wildlife habitat, outdoor recreation, and agri-sources of food and timber.

How does a Land Conservancy Work? Land conservancies are better suited than any other organization to safeguard Grand River's natural beauty and the conservation values of our most important lands. To do this, land conservancies use the following suite of tools to protect and steward land forever:

- **Nature Preserves or Sanctuaries** – Haldimand Tract Lands are acquired through reversion, repossession, and expropriation, donation or purchase to be used as a nature preserve or sanctuary. Often, these lands are open to the general public to visit and enjoy.
- **Conservation Easements** – A voluntary legal tool that allows the land to remain in private ownership but permanently limits development to protect the conservation values of the property.
- **Government Assists** – Conservancies often help local communities or the Mohawk University acquire public parkland and open space. Assistance can range from grant writing support to leading fundraising campaigns.
- **Stewardship** – For the lands that are owned and managed by conservancies or for the conservation easements they hold, stewardship is the term used for ongoing management and monitoring to protect the conservation values of those properties.
- **Education** – Whether providing education to landowners about conservation options or engaging community members in the stewardship of natural areas, conservancies educate people about the values of participating within our own natural environment.

How do you inherently participate within your own environments? "Karén:na" The Mohawk name of the force, principle, or magic power which is ... to be inherited in everybody and being in nature and in every personified attribute, property, or activity, belonging to each of these and conceived to be the active cause or force, or dynamic energy, involved in every operation or phenomenon of nature, in any manner affecting or controlling the welfare of man.

BlueBelt + Grand River, The Haldimand Tract Land Trust Conservancy is commissioned by The Mohawk Charitable Foundation for Grand River and learning organization ("Mohawk University"). The first charitable foundation to be formed under the jurisdiction of the Mohawk Nation of Grand River Country. The Trust is managed by Mohawk University for the benefit of the U.E.L. Mohawk Descendants. info@bluebelt.org www.bluebelt.org



Mission and Vision Statement

The Haldimand Tract Land Trust Conservancy (“**BlueBelt + Grand River**”) gets its name and geographic boundaries from the days of early Mohawk settlement in acquired territories along the Grand River and granting of the Haldimand Tract to Tyendanaga (Colonel Joseph Brant UEL) of the Mohawk Nation for the benefit of the Loyalist Mohawk descendants forever in perpetuity.

Mission

The mission of Haldimand Tract Land Trust Conservancy is to protect, care for, and connect people to the extraordinary lands that make this area special.

The Haldimand Tract Land Trust Conservancy protects the scenic, natural, agricultural, and open landscapes of Grand River for the benefit of the community and future generations by:

- Developing long-term land protection strategies;
- Promoting private and public funding for land conservation;
- Acquiring land and conservation easements;
- Practicing stewardship, including the restoration of conservation properties; and
- Promoting a sense of place and a land ethic through activities, education, and outreach.

Vision

We see a future where the wild and working forests, the rivers and wetlands, the globally unique biotic habitats, and the Grand River’s rich farming and indigenous heritage—those things that define the extraordinary place we call Grand River Country—are preserved *forever*, are lovingly cared for by supportive communities and are cherished by all as an extraordinary gift that generations before has made to future generations.

We will support our vision through a variety of strategies including:

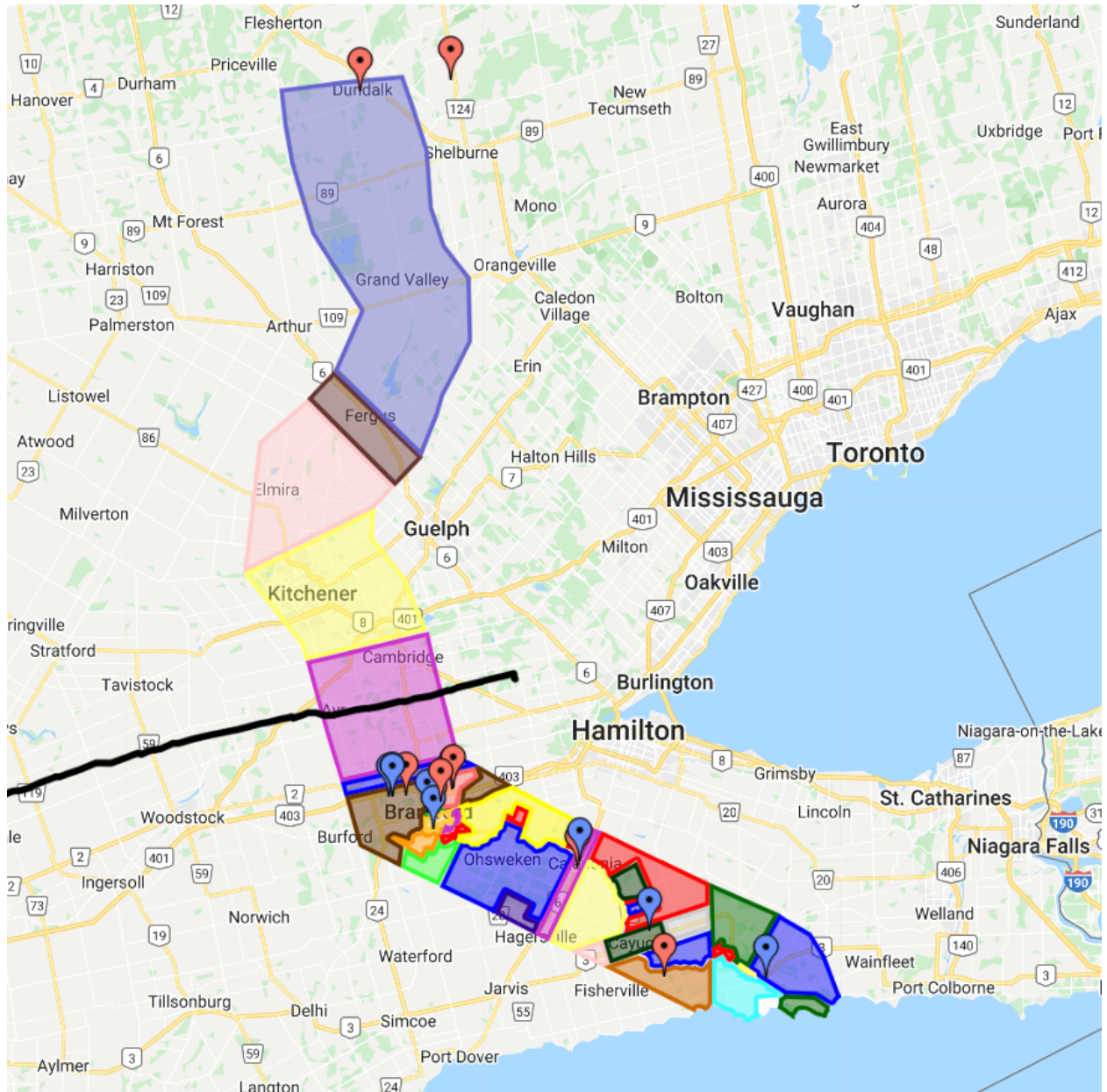
- Work with landowners, resource agencies, and other conservation organizations, to preserve the prime agricultural lands, open spaces, and wetland habitats of the Grand River watershed.
- Perform conservation activities that will result in improved health of the vital watersheds and water resources of Grand River Country and positively impact our natural places through rehabilitation.
- Collaborate with landowners, resource agencies, and other conservation organizations to protect the entire ecosystem contained within the Haldimand Province, situated between the Lakes Ontario, Erie, and Huron.
- Implement a process for refreshing and re-evaluating our Vision so that it continually reflects the values of our community and honors the perpetual nature of the organization.

BlueBelt + Grand River, The Haldimand Tract Land Trust Conservancy is commissioned by The Mohawk Charitable Foundation for Grand River and learning organization (“Mohawk University”). The first charitable foundation to be formed under the jurisdiction of the Mohawk Nation of Grand River Country. The Trust is managed by Mohawk University for the benefit of the U.E.L. Mohawk Descendants. info@bluebelt.org www.bluebelt.org

- Conduct conservation activities that will lead to greater opportunities for people to directly experience the spectacular and diverse landscapes of Grand River Country.
- Create and maintain easement monitoring programs, land management practices, and landowner partnerships that will be considered among the best in the world.
- Develop and sustain a robust financial reserve that ensures that we can continue to provide excellent stewardship of our lands in perpetuity and will be able to move quickly to acquire key parcels when opportunities arise.
- Become a recognized conservation leader, and model for other land trusts seeking to protect critical habitat, managed forests, agricultural, open spaces, and wetlands.



Haldimand Tract



This map seeks to outline the territory of the Haldimand Tract (“Province”) as set out in the acquisition of territory by the Haldimand Proclamation of 1784 and the recent struggles to fight off the alien occupying

BlueBelt + Grand River, The Haldimand Tract Land Trust Conservancy is commissioned by The Mohawk Charitable Foundation for Grand River and learning organization (“Mohawk University”). The first charitable foundation to be formed under the jurisdiction of the Mohawk Nation of Grand River Country. The Trust is managed by Mohawk University for the benefit of the U.E.L. Mohawk Descendants. info@bluebelt.org www.bluebelt.org

forces government, known collaborators, and land developers planning to profit on stolen lands. The interactive map divides the Haldimand Province into smaller tracts based on the history of land theft orchestrated by alien residents and occupying foreign governments.

The expression 'acquisition of territory' is usually employed as meaning the establishment of sovereignty over a given piece of land. Well-known UN Security Council resolutions refer to 'acquisition of territory' in this manner, notably Resolution 242 (1967). The expression, however, requires some precision. First, strictly speaking, 'territory' as a term of art comprises not only emerged land, but also airspace, the territorial sea, and internal waters.

BlueBelt + Grand River, The Haldimand Tract Land Trust Conservancy is a direct response to the encroachments of the Haldimand tract, intensified by preservation projects of the greenbelt that directly promotes rampant development within the Haldimand tract. The greenbelt rests alongside the Haldimand tract straddling boundaries.

The Haldimand Tract Land Trust Conservancy services the Haldimand Province under a claim of right to peaceable possession of the Haldimand Tract under operation of a formal treaty known as the Haldimand Proclamation, a sacrosanct agreement. BlueBelt + Grand River is empowered by Mohawk University.



Jaclyn Grossi
Acting Deputy Clerk
Town of Newmarket
395 Mulock Drive
P.O. Box 328 Station Main
Newmarket, ON L3Y 4X7
Email: jgrossi@newmarket.ca
Tel: 905-953-5300 ext. 2207
Fax: 905-953-5100

April 28, 2022

Sent to: yorkregion@theperiodpurse.com

Dear Leigh Marshall:

RE: Proclamation Request - May 1 – 31, 2022 Menstrual Health Day

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 May as Menstrual Health Day. Your proclamation request will be communicated on the Town's Twitter account, and on the Town's website on the Proclamation and Lighting Request page.

In addition, the community flag pole located at Peace Park on Cane Parkway will fly your flag on May 26 – 31, 2022 to recognize Menstrual Health Day. Please note that the flag must be dropped off at the Town of Newmarket Operations Centre at 1275 Maple Hill Court by 4:00 PM on May 24, ATTN: Nick Evans. Alternatively, you can leave it in the drop off box at the front of the building after 4:00 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 "JGrossi".

Jaclyn Grossi

Acting Deputy Clerk

/kh



The Period Purse's *York Region* Spring Blitz runs throughout *May 2022*

WHAT: The *York Region* Chapter is hosting their *Spring/Fall* Blitz, collecting period products for marginalized communities in our community, from May 1-31 2022

[The Period Purse](#) is a registered charity dealing with period poverty and reducing the stigma of periods. Since 2017, TPP has donated over 3 million period products in 21 Canadian cities.

Our *Spring/Fall* Blitz unites locals, neighbours and businesses, encouraging them to donate period products and underwear. Our local volunteers pack up the products along with a motivational note and donate it to local shelter(s).

WHY: The Period Purse's vision is for all menstruators to experience healthy periods with dignity.

- One-third of women under the age of 25 experienced “period poverty” meaning they either struggle to afford menstrual products or can't access them at all (Plan Canada, 2018).
- 91% of shelters do not have sufficient funds to meet the menstrual needs of their clients and communities (TPP survey, 2020).
- 70% of menstruators have missed work, school or social activities because of their period (Plan Canada, 2018).



Jaclyn Grossi
Acting Deputy Clerk
Town of Newmarket
395 Mulock Drive
P.O. Box 328 Station Main
Newmarket, ON L3Y 4X7
Email: jgrossi@newmarket.ca
Tel: 905-953-5300 ext. 2207
Fax: 905-953-5100

May 5, 2022

Sent to: info@nevergiveupday.com

Dear Alain Horowitz:

RE: Proclamation Request – August 18, 2022 – Never Give Up Day

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 18, 2022 as Never Give Up Day. Your proclamation request will be communicated on the Town's Twitter account, and on the Town's website on the Proclamation and Lighting Request page.

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 "JGrossi".

Jaclyn Grossi

Acting Deputy Clerk

/kh



May 6, 2022

Sent to: info@nevergiveupday.com

Dear Alain Horowitz:

RE: Proclamation Request – August 18, 2022 – Never Give Up Day

On behalf of the Town of Newmarket Council I am pleased to recognize August 18, 2022 as Never Give Up Day.

Thank you for submitting your request and for your contributions to the community.

Yours sincerely,

A handwritten signature in black ink that reads "John Taylor". The signature is written in a cursive, slightly slanted style.

John Taylor
Mayor

PROCLAMATION SUBMISSION

Alain Horowitz / Director-Global

#NeverGiveUpDay

4243c Dundas St. W - Suite #123

Etobicoke, ON M8X 1Y3

www.nevergiveupday.com
info@nevergiveupday.com



NEVER GIVE UP DAY - AUGUST 18, 2022

This August 18, the Cities of Brampton, Regina, Saanich, Welland and Halifax proudly join community members celebrating Never Give Up Day and have proclaimed (or confirmed to proclaim) August 18, 2022, as Never Give Up Day.

Never Give Up Day is a global celebration day focused on cultivating a mindset of determination. A Mayoral Proclamation signals the city's role in recognizing the importance of never giving up and invites its citizens to make this day a springboard for awareness-raising actions. Never Give Up Day provides a common platform for health/social care providing associations, nonprofits and charities in their efforts to establish a call to action and fundraising activities.

Many philanthropic causes have dedicated awareness months or days to hold their call to action or fundraising, but few can engage so much attention, touching so many hearts and connecting so many people to the same degree as Never Give Up Day. The day not only applauds people for reaching their goals, but also supports those who are still trying to achieve their goals.

What our communities do each year is nothing short of amazing. This unique celebration day is dedicated to showcasing the impactful resilience and determination in our community. It would be truly an honor if your City helps establish Never Give Up Day as an official day and allows your residents to get involved in a worthy cause that comes on time.

'Never Give Up Day serves every community in Canada'

If interested, I am able to provide you with a Mayoral Proclamation Template.

Looking forward to hearing from you,
 Best Regards
 Alain