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COMMUNICATION
COUNCIL – June 22, 2021
CW - Report No. 32, Item 10

From: IRENE FORD

Sent: Monday, June 7, 2021 11:53 AM

To: Clerks@vaughan.ca

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Subject: [External] REQUEST FOR COMMENT: YORK REGION PROPOSED 2051 FORECAST AND LAND NEEDS ASSESSMENT

Vaughan Council, [REDACTED]

Please find attached a copy of my deputation given May 12 on the Proposed 2051 Forecast and Land Needs Assessment. I want to commend and thank staff for putting this report forward and identifying the following issues with MZO's, specifically that these approvals have destabilized planning areas:

- *"It should be noted that six Minister Zoning Orders have been approved in Vaughan since 2018. It will be critical that MZO's are considered and planned in the context of the wider area of which they are part."*

- *"Past experience indicates growth will exceed what is planned Vaughan's experience with growth over the last ten years shows that forecasted growth has the potential to be exceeded, and the City must be prepared to plan for this density. The VMC for example, is estimated to be 194% more residents and 254% more jobs than what was originally envisioned in the secondary plan."*
- *"There is a risk that the City becomes underserved on several levels The amount of potential growth that is directed at Vaughan creates a risk that many parts of the City will become underserved for parks, schools, and infrastructure. Vaughan is expected to accommodate the second highest share of population growth in York Region (29%), with a 2051 population of 568,700. This total is based on an intensification rate of 56%."*
- *"There is a risk that employment areas will be under pressure for more employment land conversions Significant changes to land use permissions have recently been made through MZO's and employment land conversions, most frequently on the edge of employment areas. Landowners in adjacent employment lands will see a significant increase in land value as an incentive to pursue the conversion of their own employment lands to community lands in the next Municipal Comprehensive Review."*
- *"Lands within the city have been affected by MZOs and employment land conversions, and planned Whitebelt expansions. Ensuring the successful development of these areas into complete communities should be guided by principles identified in the City's overall growth management strategy and translated into effective policy through the Official Plan Review (OPR) and other Master Plan processes."*

I continue to have grave concerns about the extend of the urban boundary expansion proposed. Already development applications are arriving that are on or near the proposed areas. Development applications have also already started to arrive that are destroying the Greenbelt even though the current government says they remain committed to protecting and growing the Greenbelt. The last review of the Greenbelt Plan was weakened to allow parkland this results in the conversion of prime agricultural land and a reduction in the protection of natural heritage and core natural features. The Greenbelt will disappear and shrink if this is allowed.

The Official Plan 2051 is not a document that should be pushed through in this manner during a pandemic and a climate emergency. These are documents that governments are obligated to take the proper time, to follow due process and consult with the public properly. This document will and is integral to the future of our communities.

I urge Council to pass a motion today recognizing the importance of this document, the importance of proper public consultation and to send a letter to the province and York Region expressing concerns and that more time must be allotted. I also Council to express extreme concern about the 30 year planning horizon which is forcing such expansive urban boundary expansions. It is unnecessary, once the urban boundary is expanded it never goes back and it is only a matter of time before the land is paved over.

What is happening now and being forced upon municipalities goes against all planning research for best practices, actions that must be taken now to mitigate and avoid the very worst impacts of Climate Change. These are wicked problems with no easy solutions and elected officials must make decisions

that reflect the reality of what society faces today and in the very near future.

Please also find attached my request to speak.

Thank you,
Irene Ford