

Policy Theme	OPA 18.4 Proposed Policy Direction & Referenced Section No.	Applicable Provincial and Regional Policies			
		Provincial Policy Statement 2020 (PPS)	Growth Plan: A Place to Grow	ORMCP	Regional Official Plan (2010)
Complete Communities	<ul style="list-style-type: none"> Sections: 2.2.4, 2.2.5 	<ul style="list-style-type: none"> Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long-term (Policy 1.1.1(a)) 	<ul style="list-style-type: none"> Directing growth to settlement areas, and focusing this growth within delineated built up areas, strategic growth areas, and locations with existing or planned transit, with a priority on higher order transit where it exists or is planned (Policy 2.2.1.(2)(b)); 	<ul style="list-style-type: none"> Promoting strong communities, a strong economy and a healthy environment (Part 2 (18)(2)(c)); 	<ul style="list-style-type: none"> Requiring high-quality urban design and pedestrian-friendly communities that provide safety, comfort and mobility so that residents can walk to meet their daily needs (Policy 3.1.3);
Complete Communities	<ul style="list-style-type: none"> Sections: 2.2.1, 2.2.2 	<ul style="list-style-type: none"> Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns and optimization of transit investments (Policy 1.1.1.(e)); 	<ul style="list-style-type: none"> Applying the policies of the Plan will support the achievement of complete communities that feature a diverse mix of land uses and convenient access to local stores, services and public service facilities, improve social equity and overall quality of life for people of all ages, abilities and incomes, and provide a diverse range of and mix of housing options, including additional residential units and affordable housing to accommodate people at all stages of life to meet the needs of all household sizes and incomes (Policy 2.2.1.(2)(4)); 	<ul style="list-style-type: none"> Promoting the location of two or more compatible public services in one building or place that is conveniently situated so as to be accessible to local residents by walking, cycling and where available public transit (Part 2 (18)(2)(c.1)) 	<ul style="list-style-type: none"> Supporting and encouraging the delivery of human services in a manner that respects the diverse needs of residents and workers (Policy 3.3.10);
Complete Communities	<ul style="list-style-type: none"> Sections: 2.2.1, 2.2.2, 2.2.3, 2.2.5 	<ul style="list-style-type: none"> Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs (Policy 1.1.1(g)); 	<ul style="list-style-type: none"> Directing that the retail sector is to be supported by promoting compact built form and intensification of retail and service uses, and encouraging the integration of those uses with other land uses to support the achievement of complete communities (Policy 2.2.5(15)); 	<ul style="list-style-type: none"> Requiring applications for development or site alteration to identify planning, design and construction practices that ensure that no buildings or other site alterations impede any hydrological functions or the movement of plants and animals among key natural heritage features, key hydrologic features, and adjacent land within Natural Core Areas and Natural Linkage Areas (Part 3 (20)); 	<ul style="list-style-type: none"> Designing communities in a manner that facilitates inclusivity and accessibility for residents, workers and visitors (Policy 3.3.11);
Complete Communities	<ul style="list-style-type: none"> Sections: 2.2.4 	<ul style="list-style-type: none"> Ensuring that land use patterns within settlement areas are based on densities and a mix of land uses which use land and resources efficiently, support active transportation and are transit supportive where transit is planned, exists or may be developed (Policy 1.1.3.2(a)(e)(g)); 	<ul style="list-style-type: none"> Supporting the achievement of complete communities by considering a range and mix of housing options and densities of the existing housing stock, and planning to diversify the overall housing stock across a municipality (Policy 2.2.6(2)(c)(d)); 		<ul style="list-style-type: none"> Encouraging local municipalities to consider urban design standards in core historic areas that reflect the areas' heritage, character, and streetscape (Policy 3.4.8);

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Complete Communities	<ul style="list-style-type: none"> Sections: 2.2.1, 2.2.2, 2.2.3, 2.2.5 	<ul style="list-style-type: none"> Promoting opportunities for economic development and community investment readiness (Policy 1.7.1(a)); 	<ul style="list-style-type: none"> Directing new public service facilities such as hospitals and schools to be located in settlement areas, with preference given to sites that are easily accessible by active transportation and transit, where this service is available (Policy 3.2.8(6)); 		<ul style="list-style-type: none"> Providing a balance of residential and employment uses through the Region to improve the possibilities for working and living in close proximity (Policy 5.2.5)
Complete Communities	<ul style="list-style-type: none"> Sections: 2.2.4 	<ul style="list-style-type: none"> Optimizing the long-term availability and use of land, resources, infrastructure and public service facilities; (Policy 1.7.1(c)); 	<ul style="list-style-type: none"> Requiring that cultural heritage resources be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas (4.2.7(1)) 		<ul style="list-style-type: none"> Designing communities to ensure accessibility to people of all ages, cultures and abilities (Policy 5.2.7);
Complete Communities	<ul style="list-style-type: none"> Sections: 2.2.4 	<ul style="list-style-type: none"> Encouraging a sense of place by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes (Policy 1.7.1(e)) 			<ul style="list-style-type: none"> Employing the highest standard of urban design, which provides pedestrian scale, safety, comfort, accessibility, and connectivity and which complements the character of existing areas and fosters each community’s unique sense of place, and ensures compatibility with and transition to surrounding land uses (Policy 5.2.8(a)(b))(e);
Complete Communities	<ul style="list-style-type: none"> Sections: 2.2.5 				<ul style="list-style-type: none"> Encouraging retail, commercial and office structures to be carefully designed in a compact form and be pedestrian-oriented, transit-supportive and multi-storey, where appropriate (5.2.9).
Housing and Residential Intensification	<ul style="list-style-type: none"> Sections: 2.2.4 	<ul style="list-style-type: none"> Accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons) (Policy 1.1.1(b)); 	<ul style="list-style-type: none"> Encouraging intensification generally throughout delineated built-up areas (Policy 2.2.2(3)(c)); 	<ul style="list-style-type: none"> Promoting the efficient use of land with transit-supportive densities, through intensification and redevelopment within existing urban areas (Part 2 (18)(1)(b)); 	<ul style="list-style-type: none"> Requiring local municipal official plans and zoning by-laws to permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community, with the mix and range of housing to be consistent with Regional forecasts (Policy 3.5.4); and
Housing and Residential Intensification	<ul style="list-style-type: none"> Sections: 2.2.4 	<ul style="list-style-type: none"> Identifying appropriate locations and promoting opportunities for transit supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where it can be accommodated taking into account existing building 	<ul style="list-style-type: none"> Identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents, and to implement this and other housing objectives set out in the Plan through official plan policies, 		<ul style="list-style-type: none"> Encouraging building design that will facilitate subsequent conversion to provide additional housing units, such as secondary suites and encouraging the construction of new rental units with a full mix and range of units sizes, including family-sized and smaller units (Policy 3.5.18, 3.5.19).

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		stock or areas and the availability of suitable existing or planned infrastructure and public service facilities (Policy 1.1.3.3.);	designations and zoning by-laws (Policy 2.2.6(1)(a)(i), 2.2.6(1)(e));		
Housing and Residential Intensification	• Sections: 2.2.4	• Providing an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area (Policy 1.4.1);	• Leveraging infrastructure investment to direct growth and development in accordance with the policies of the Growth Plan, including the achievement of the minimum intensification and density targets of the Plan (Policy 3.2.1(2)(a));		• Requiring new development applications to demonstrate how the proposed development is transit-oriented, and utilizing the York Region Transit-Oriented Development Guidelines to provide guidance (Policy 7.1.7);
Housing and Residential Intensification	• Sections: 2.2.4	• Providing for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents and establishing targets for the provision of housing which is affordable to low and moderate income households (Policy 1.4.3(a));			• Achieving higher transit usage by supporting improvements in service, convenient access and good urban design, including minimizing walking distance to planned or existing transit stops by among other matters, directing medium-density and high density urban development to rapid transit corridors (Policy 7.2.25).
Housing and Residential Intensification	• Sections: 2.2.4	• Permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents as well as permitting all types of residential intensification including additional residential units			
Economic Development and Competitiveness	• Sections: 2.2.1, 2.2.2, 2.2.3, 2.2.5	• Promoting economic development and competitiveness by providing for an appropriate range and mix of employment, institutional and broader mix of uses to meet long term needs (Policy 1.3.1(a));	• Economic development and competitiveness in the GGH will be promoted by... integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment (Policy 2.2.5(1)(d))	• The purpose of Settlement Areas is to focus and contain urban growth by encouraging the development of communities that provide their residents with convenient access to an appropriate mix of employment, transportation options and local services and a full range of housing and public	• Creating vibrant and healthy communities that attract and retain youth, a highly skilled labour force, and quality employers (Policy 4.1.3);
Economic Development and Competitiveness	• Sections: 2.2.1, 2.2.2, 2.2.3, 2.2.5	• Encouraging compact, mixed use development that incorporates compatible employment uses to			• Working with municipalities to promote work-at-home through the adoption of enabling zoning provisions that allow for live-work units where appropriate (Policy 4.1.11);

Appendix 4 to SRPI.22.076

OPA 18.4 Neighbourhoods – Provincial and Regional Conformity Analysis Table (based on Staff Report SRPI.22.055)

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Economic Development and Competitiveness	<ul style="list-style-type: none"> Sections: 2.2.5 	support live-able and resilient communities (Policy 1.3.1(d));		service facilities; (Part 2, 18(1)(0.a))	<ul style="list-style-type: none"> Requiring that retail be designed to be walkable, transit-supportive, and integrated into communities and pedestrian and cycling networks, with high-quality urban design (Policy 4.4.1);
Economic Development and Competitiveness	<ul style="list-style-type: none"> Sections: 2.2.5 				<ul style="list-style-type: none"> Working with municipalities to improve urban design in new retail developments and to identify opportunities for the intensification and revitalization of existing retail (Policy 4.4.2).