

For Information

DATE: March 12, 2010

REPORT TITLE: **INAUGURAL MEETING OF THE GTA WEST CORRIDOR MUNICIPAL TASK FORCE**

FROM: Dan Labrecque, Commissioner of Public Works

OBJECTIVE

To inform Regional Council of the inaugural meeting of the GTA West Corridor Municipal Task Force and to present information on protection of land for the Corridor and associated development issues.

REPORT HIGHLIGHTS

- The inaugural meeting of the GTA West Corridor Municipal Task Force was held on March 1, 2010.
- At the meeting, Task Force members discussed municipal issues and concerns related to the GTA West Corridor Environmental Assessment Study.
- The protection of land for a potential GTA West Corridor, and associated development issues, was identified by Task Force members as a concern. This has also been identified as a concern by area municipal and Regional staff and elected officials.
- The Province has been working with municipalities to address development issues and has asked to be notified of development applications in the GTA West Corridor Preliminary Study Area and in Areas of Interest.

DISCUSSION**1. Background**GTA West Corridor Environmental Assessment

The Ministry of Transportation (MTO) is undertaking an Environmental Assessment (EA) study to examine long-term transportation needs and consider alternative solutions to provide better linkages between Urban Growth Centres in the GTA West Corridor Preliminary Study Area (stretching from the City of Guelph to Vaughan Metropolitan Centre and including all of the City of Brampton and the lower third or so of the Town of Caledon). The EA study was launched in 2007.

MTO staff are currently assessing alternative transportation improvements, including the construction of a new transportation corridor. MTO plans to release a Transportation Development Strategy before the end of 2010. The Strategy will confirm whether a new transportation corridor is needed and, if so, what type of transportation facility it will be

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(highway, transitway, etc.). The Strategy will not define a specific route for a corridor. Release of the Strategy will mark the end of Stage 1 of the EA study.

Stage 2 of the EA study will, if the need for a new transportation corridor is confirmed at the end of Stage 1, look at alternative methods (route location/alignment) for a new corridor. This would be followed by a separate EA study to complete detailed design for the corridor.

GTA West Corridor Municipal Task Force

In April 2009 Regional Council directed that a GTA West Corridor Municipal Task Force be established with representation from the Regional Municipalities of Peel, Halton and York, Wellington County and MTO. The City of Guelph was later added to the list of participating agencies. MTO has chosen not to be a full Task Force member, but is providing project resources and support to the Task Force. (Please see Appendix I for a list of Task Force members.)

The mandate for the Task Force, subject to revision by Task Force members, is:

- To support and expedite the GTA West Corridor EA process;
- To facilitate the timely protection of the GTA West Corridor;
- To develop common positions on inter-municipal issues;
- To find interim solutions to municipal planning and development issues impacted by the GTA West Corridor EA; and
- To work with the Province on refining and shortening the EA process.

(Please see Appendix II for the Draft Terms of Reference for the Task Force.)

2. Inaugural Meeting of the GTA West Corridor Municipal Task Force

The inaugural meeting of the GTA West Corridor Municipal Task Force was held on March 1, 2010. Task Force members from all of the participating agencies were in attendance. MTO staff provided an update on the status of the GTA West Corridor EA study. This was followed by a roundtable discussion of municipal issues and concerns. Both MTO staff and Task Force members see the Task Force as an opportunity to work collaboratively on an important study.

Issues and concerns identified by Task Force members included:

- The need to coordinate with energy infrastructure groups (Hydro One, PowerStream, Ontario Power Authority, etc.);
- The need to consult with, and possibly coordinate with, rail service providers in the Preliminary Study Area;
- The timeline for definition of the route for a corridor (if the need for a new corridor is confirmed);
- The timeline for construction of a new transportation corridor (if the need for a new corridor is confirmed);
- A preference for construction through whitebelt areas rather than the Greenbelt, with the understanding that some construction will need to go through the Greenbelt;
- The need for a clearer and stronger statement from the Province regarding development in Areas of Interest;
- The importance of keeping the EA study on track and on schedule; and
- The need to link the GTA West Corridor to the Niagara area and border crossings to the United States.

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3. GTA West Corridor Protection and Development Issues

Members of the GTA West Corridor Municipal Task Force, as well as area municipal and Regional staff and elected officials, have identified protection of land for the Corridor, and associated development issues, as a concern. From the perspective of the EA study, it is important that development not preclude a potential Corridor or its links to 400-series highways. For municipalities, concerns include potential delays to development approvals.

Since April 2008, MTO and Ministry of Municipal Affairs and Housing (MMAH) staff have been working with municipalities to address development issues in the GTA West Corridor EA Preliminary Study Area. This has included the identification of Areas of Interest within the broader Preliminary Study Area, the creation of a collaborative approach to address development issues and Provincial requests for notification of development applications.

Areas of Interest

Four Areas of Interest have been identified in Peel:

1. Mayfield Road to Major Mackenzie Drive / Highway 50 to Clarkway Drive in the City of Brampton;
2. Coleraine Drive to Centreville Creek Road / Mayfield Road to Healey Road in the Town of Caledon;
3. Old School Road to Mayfield Road / Hurontario Street to Chinguacousy Road (excluding the City of Brampton section) in the Town of Caledon; and
4. Mayfield Road to between Bovaird Drive and Queen Street / Mississauga Road to Winston Churchill Boulevard in the City of Brampton.

(Please see Appendix III for a list of the factors used to identify Areas of Interest and Appendix IV for a map showing the Preliminary Study Area and Areas of Interest.)

Collaborative Provincial/Municipal Approach to Address Development Issues

In June 2009, MTO released a draft, Overview of Corridor Protection and Development Issues, report. This report includes a proposed collaborative provincial/municipal approach to address development issues in the GTA West Corridor. The elements of this approach are:

- o The Province and municipalities will work in collaboration to identify and refine strategic, critical locations – Areas of Interest;
- o The Province will request early notification of development applications in the Preliminary Study Area;
- o The Province and municipalities will work in collaboration in the review of applications to determine a strategy for applying various land use control tools on a case-by-case basis; and
- o The Province may request deferral of applications as determined on a case-by-case basis until the EA has progressed to the point of establishing options and opportunities.

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Provincial Requests for Notification of Development Applications

On April 22, 2009, MMAH and MTO sent a letter to municipalities requesting notification of development applications in the GTA West Corridor Preliminary Study Area. Two categories of notification were asked for:

1. Within the Preliminary Study Area – notice of all applications for upper, lower and single tier Official Plan Amendments, Secondary Plans/Block and Plans of Subdivision or Plans of Vacant Land Condominium outside of a current Urban Boundary designated in the approved Official Plan.
2. Within the Areas of Interest – notice of all applications for Regional and Local Official Plan Amendments, Secondary Plans/Block Plans, Plan of Subdivision or Plan of Vacant Land Condominium and Zoning By-law Amendments.

A February 12, 2010 letter from MMAH and MTO reiterated the request for notification from the April 2009 letter and further requested:

- o That the Ministries be consulted at the earliest stages of municipal Secondary Plans/Community Plan studies in the GTA West Corridor Preliminary Study Area. The letter also noted that it is important that staff and consultants are aware of the transportation planning study for GTA West because the EA could have a significant impact on long-term land use in the area.
- o That the Ministries be notified of all public meetings and/or workshops related to the studies and related Official Plan Amendments, Secondary Plans/Block Plans, Plans of Subdivision or Plans of Vacant Land Condominium and Zoning By-law Amendments.

(Please see Appendix V for copies of these letters.)

It should be noted that the Province has not frozen development in the Preliminary Study Area or Areas of Interest, nor have they asked municipalities to do so.

MTO's draft, Overview of Corridor Protection and Development Issues, report (June 2009) notes that upon release of recommendations regarding transportation improvements it may be possible to significantly reduce or eliminate some of the lands identified as Areas of Interest. As noted earlier, release of the Transportation Development Strategy is due before the end of 2010.

Regional Official Plan Amendment 24

Regional Official Plan Amendment (ROPA) 24 identifies a conceptual Strategic Infrastructure Study Area (SISA) within the GTA West Corridor Preliminary Study Area. The objective is to plan and provide for potential long term strategic infrastructure needs (including transportation facilities, utilities and electricity transmission infrastructure) in the SISA. The conceptual SISA will be further defined and refined based on the outcomes of the GTA West Corridor EA study. ROPA 24 also calls for the identification and implementation of tools, policies and other measures to protect lands within the SISA from land uses that would predetermine or preclude the potential outcomes of the EA study.

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Next Steps

The next meeting of the GTA West Corridor Municipal Task Force is tentatively scheduled for June 2010, with the expectation that substantial new information from the EA study will be available by then.



for Dan Labrecque
Commissioner of Public Works

Approved for Submission:



D. Szwarc, Chief Administrative Officer

For further information regarding this report, please contact Tom AppaRao at extension 4100 or via email at tom.apparao@peelregion.ca

Authored By: Brian Lakeman

c. Legislative Services

P-10-10

APPENDIX I
March 12, 2010
INAUGURAL MEETING OF THE GTA WEST CORRIDOR MUNICIPAL TASK FORCE

GTA West Corridor Municipal Task Force - Membership

As of March 1, 2010

Task Force Members

Municipality	Task Force Members
Regional Municipality of Halton	Gary Carr (Regional Chair) Rick Bonnette (Mayor, Town of Halton Hills) Alternate: Clark Somerville (Regional Councillor, Town of Halton Hills) Colin Best (Regional Councillor, Town of Milton)
Regional Municipality of Peel	Emil Kolb (Regional Chair) Alternate: Marolyn Morrison (Mayor, Town of Caledon) John Sprovieri (Regional Councillor, City of Brampton) Alternate: Susan Fennell (Mayor, City of Brampton) Richard Whitehead (Regional Councillor, Town of Caledon) Alternate: Allan Thompson (Regional Councillor, Town of Caledon)
Regional Municipality of York	Bill Fisch (Regional Chair) Linda Jackson (Mayor, City of Vaughan) Joyce Frustaglio (Regional Councillor, City of Vaughan)
City of Guelph	Karen Farbridge (Mayor, City of Guelph) Staff member (to be determined)
County of Wellington	Joanne Ross-Zuj (Warden, Wellington County) Chris White (Mayor, Guelph-Eramosa Township) Rod Finnie (Mayor, Town of Erin)

GTA West Corridor Project - Ministry of Transportation Contacts

Note: MTO staff are not members of the Task Force. They will provide project resources and support on an as needed basis.

Pat Boeckner (Director, Transportation Planning Branch)
 Joe Perrotta (Manager, Provincial Planning)
 Jin Wang (Project Coordinator - Provincial and Environmental Planning Office)

APPENDIX II
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Draft Terms of Reference: GTA West Corridor Municipal Task Force

Name:

The Task Force shall be commonly referred to as the "GTA West Corridor Municipal Task Force".

Mandate:

The GTA West Corridor Municipal Task Force mandate is as follows:

- To support and expedite the GTA West Corridor Environmental Assessment (EA) process;
- To facilitate the timely protection of the GTA West Corridor;
- To develop common positions on inter-municipal issues;
- To find interim solutions to municipal planning and development issues impacted by the GTA West Corridor EA; and
- To work with the province on refining and shortening the EA process.

Membership:

(i) Elected Officials (Voting Members)

Membership of elected officials of the Task Force shall include two representatives from each of the Regions of Peel, York and Halton, Wellington County and the City of Guelph, to be appointed by the respective Regional/County/City Councils.

The Regional Chairs, County Warden and City Mayor shall be ex-officio members of the Task Force.

In accordance with the Region of Peel Procedural By-law, members of the Task Force may designate an alternate elected official to attend meetings on their behalf. Alternate members will be afforded all Task Force privileges.

(ii) Participating Agency Officials

Staffing resources to the Task Force shall include a representative from the Ontario Ministry of Transportation

Term of Appointment of Elected Officials:

The term of appointment for elected members shall not extend beyond that of the term of Regional Council or until the Task Force has been determined by Regional Council to have fulfilled its mandate, whichever should occur first.

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Election of Chair and Vice Chair:

The Task Force will elect, from among its members, a Chair and Vice-Chair. The election of the Chair and Vice-Chair, by means of a majority vote, will be held at a future meeting of the Task Force.

Quorum:

To be determined by the Task Force.

Meeting Frequency:

The Task Force will meet quarterly or as required at the call of the Task Force Chair or Vice-Chair.

Staff Resources:

A Technical Working Group, consisting of senior staff from the Ontario Ministry of Transportation and the municipalities represented on the Task Force, shall be formed to support the Task Force. Each municipality will be requested to appoint one senior staff member to serve on the Technical Working Group and to serve as the primary technical contact. It is expected that other staff may attend the Technical Working Group and Task Force meetings, as required.

**APPENDIX III
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Identification of Areas of Interest

The identification of Areas of Interest within the GTA West Corridor Preliminary Study Area was based on a number of factors, as identified in MTO's draft "Overview of Corridor Protection and Development Issues" report (June 2009):

1. Lands are within a potential linear corridor inside the Preliminary Study Area linking Urban Growth Centres and/or linking with other inter-regional transportation corridors;
2. Lands are adjacent to a potential passenger rail corridor and considered potential station sites by GO Transit on the basis of offset to other potential or existing station locations;
3. Lands are of suitable offset to other freeway infrastructure such as interchanges, that would accommodate freeway-to-freeway interchanges, given limited distances permitted between such facilities;
4. Lands are within areas of development active development activity, either inside or outside of designated urban areas as defined by the upper tier municipality or the lower tier municipality;
5. Lands are in the vicinity of a narrow "gap" that is anticipated to offer opportunity for a potential new transportation corridor with little impact to adjacent existing or approved future community or designated natural feature;
6. Lands that are outside of designated Greenbelt, Oak Ridges Moraine, Niagara Escarpment, Provincially Significant Wetlands lands that are already protected from development.

APPENDIX IV
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INAUGURAL MEETING OF THE GTA WEST CORRIDOR MUNICIPAL TASK FORCE

GTA West Corridor Preliminary Study Area and Areas of Interest



**Ministry of
Municipal Affairs
and Housing**

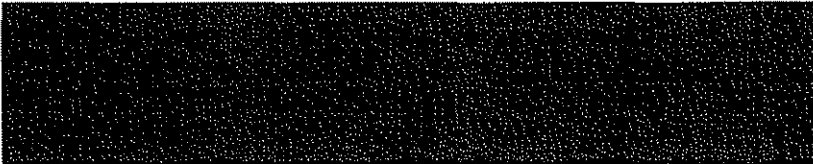
Municipal Services Office
Central Ontario
777 Bay Street, 2nd Floor
Toronto ON M5G 2E5
Phone: 416-585-6226
Fax: 416-585-6882
Toll-Free: 1-800-668-0230

**Ministère des
Affaires municipales
et du Logement**

Bureau des services aux municipalités
Centre de l'Ontario
777, rue Bay, 2^e étage
Toronto ON M5G 2E5
Téléphone: 416-585-6226
Télécopieur: 416-585-6882
Sans frais: 1-800-668-0230



April 22, 2009



Dear [Redacted]:

**Re: Request for Notices of Development Applications in the
GTA West Transportation Corridor EA Study Area**

Under the policies of the Provincial Policy Statement, planning authorities have a shared responsibility to protect and plan for transit and transportation infrastructure to meet the future needs of our residents and businesses. It is very important that the Province and municipalities work cooperatively to identify and expedite the planning for major inter-regional transportation corridors, while minimizing the uncertainty and disruption for all stakeholders.

To this end, we are writing today to first, thank you and your municipality's staff for your cooperation on this responsibility in the past, and more importantly, to ask that – going forward – the Ministry of Municipal Affairs and Housing be provided with notices of development applications within the GTA West Transportation Corridor Study Area.

The GTA West Transportation Corridor is identified in the Growth Plan for the Greater Golden Horseshoe as a future transportation corridor to provide better linkages between Urban Growth Centres. The Ministry of Transportation (MTO) has initiated a planning and environmental assessment (EA) study and identified a Preliminary Study Area to examine problems, opportunities and alternative solutions for improved transportation linkages in the area. The Terms of Reference for the EA study was approved by the Minister of the Environment in March 2008.

A copy of the Preliminary Study Area is attached to this letter as Schedule No. 1.

The EA Study Team is in the process of collecting background information related to current land use, Official Plan designations and development proposals throughout the Preliminary Study Area. Study Team members have been working with municipal staff to gather this information, and we appreciate their assistance and cooperation in this regard.

Pursuant to Ontario Regulations 543/06, 544/06 and 545/06, we are hereby requesting Notice of Planning Act applications in two categories as described below:

- 1) Within the Preliminary Study Area as shown on Schedule 1 – notice of all applications for upper, lower, and single tier Official Plan Amendments, Secondary Plans/Block and Plans of Subdivision or Plans of Vacant Land Condominium **outside of a current Urban Boundary** designated in the approved Official Plan.
- 2) Within the specific areas identified on Schedule No. 2 attached to this letter – notice of **all applications** for Regional and Local Official Plan Amendments, Secondary Plans/Block Plans, Plan of Subdivision or Plan of Vacant Land Condominium and Zoning By-law Amendments

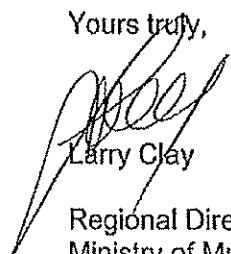
Receiving such notices will assist the Ministries to provide your municipality with comments related to the GTA West study, and will assist the province with its objectives of planning and protecting for a future transportation corridor through this area.

Notices together with copies of the amendments/applications should be sent to:

Mr. Larry Clay
Regional Director,
Ministry of Municipal Affairs and Housing
Municipal Services Office – Central Region
777 Bay Street, 2nd Floor
Toronto, Ontario
M5G 2E5

Thank you for your cooperation and assistance in this matter.

Yours truly,



Larry Clay


Regional Director
Ministry of Municipal Affairs and Housing



Patricia Boeckner

Director of Transportation Planning
Ministry of Transportation

Cc:


Victor Doyle, MMAH
David Sit, MMAH
Tija Dirks, MEI
Heather Doyle, MTO
Joe Perrotta, MTO
Shelley Tapp, MTO
Jin Wang, MTO

Attachments:

Schedule 1 – Map of GTA West Corridor Preliminary Study Area by regional municipalities
Schedule 2 – Map(s) of "Areas of Interest" in the GTA West Corridor Preliminary Study Area



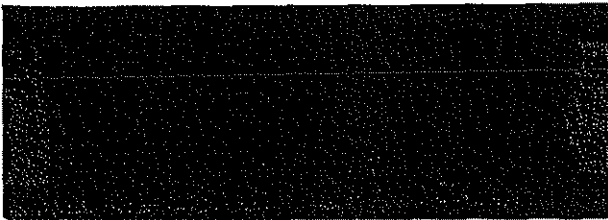
**Ministry of
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Télécopieur: 416-585-6882
Sans frais: 1-800-668-0230

February 12, 2010



**Re: Request for Notices of Development Application in the GTA West
Transportation Corridor EA Study Area**

We are writing today to follow up with our request for notices of development applications within the GTA West Transportation Corridor Study Area.

The initial letter, dated April 22, 2009, set out the request for Notice of all Planning Act applications in two categories as described below:

- 1) Within the Preliminary Study Area (Schedule was attached to the initial letter) - notice of all applications for upper, lower, and single tier Official Plan Amendments, Secondary Plans/Block and Plans of Subdivision or Plans of Vacant Land Condominium **outside of a current Urban Boundary** designated in the approved Official Plan.
- 2) Within the specific areas identified (schedules were attached to the initial letter) - notice of **all applications** for Regional and Local Official Plan Amendments, Secondary Plans/Block Plans, Plan of Subdivision or Plan of Vacant Land Condominium and Zoning By-law Amendments

We are aware that municipalities are in the process of conducting secondary plans /community plan studies in preparation for potential amendments to their official plans. As these studies are being prepared, it is important that staff and consultants are aware of the transportation planning study for GTA West because the Environmental Assessment could have a significant impact on long-term land use in the area. The ministries would like to be consulted at the earliest stages of these studies in the GTA West Corridor Preliminary Study Area.

In addition, we request that the ministries be notified of all public meetings and/or workshops related to these studies and related Official Plan amendments, secondary plans/block plans, plans of subdivision or plans of vacant land condominium and zoning by-law amendments.

In particular, we request that the ministries be notified of all Official Plan amendments, secondary plans/block plans, plans of subdivision or plans of vacant land condominium and zoning by-law amendments within the within the following study areas:

- Mayfield West Secondary Plan Area
- Bolton Employment Land Settlement Boundary Expansion Area

Receiving such notices will assist the Ministries to provide your municipality with comments related to the GTA West study, and will assist the province with its objectives of planning and protecting for future transportation infrastructure through this area.

Notices together with copies of amendments/applications should be sent to:

Mr. Larry Clay
Regional Director,
Ministry of Municipal Affairs and Housing
Municipal Services Office – Central Region
777 Bay Street, 2nd Floor
Toronto, Ontario M5G 2E5

Thank you for your cooperation and assistance in this matter.

Yours truly,



Larry Clay
Regional Director,
Ministry of Municipal Affairs and
Housing



Patricia Boeckner
Director, Transportation Planning
Branch
Ministry of Transportation

Cc:

Regional Planning Commissioner
Mr. Craig Campbell
Ms. Karen Landry
David Sit, MMAH
Tija Dirks, MEI
Shelly Tapp, MTO
Heather Doyle, MTO
Joe Perrotta, MTO
Jin Wang, MTO