

**COMMITTEE OF THE WHOLE (WS) – JANUARY 22, 2025**

**COMMUNICATIONS**

**Distributed January 17, 2025**

**Item No.**

C1. Fab, dated January 17, 2025. 1

**Distributed January 20, 2025**

C2. Cliff Nordal, dated January 18, 2025. 1

C3. Sabrina Ramkissoon, dated January 19, 2025. 1

C4. Presentation material titled “*Forward Vaughan – Vaughan Official Plan 2025*” 2

C5. Memorandum from the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery dated January 20, 2025. 2

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**Please note there may be further Communications.**

C 1

Communication

CW(WS) – January 22, 2025

Item No. 1

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [John Britto](#)  
**Subject:** FW: [External] Wards  
**Date:** Friday, January 17, 2025 11:56:08 AM

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-----Original Message-----

From: [REDACTED]  
Sent: Friday, January 17, 2025 11:50 AM  
To: Clerks@vaughan.ca  
Subject: [External] Wards

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hi,

I would be absolutely against adding additional wards. This is another waste of tax payer money. We need less council, not more.

Thanks.

Fab

Sent from my iPhone

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [John Britto](#)  
**Subject:** FW: [External] Ward boundaries and Council Size  
**Date:** Monday, January 20, 2025 8:33:39 AM

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**From:** Cliff Nordal [REDACTED]  
**Sent:** Saturday, January 18, 2025 2:45 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Ward boundaries and Council Size

**CAUTION!** This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Thank you for the opportunity to respond to the Ward boundary review consulting report.

Providing a single response is impacted by the lack of a decision from the province regarding our regional structure.

If Regional Councils are disbanded, then the number of ward councillors should be changed to 8 (preferred) or 9 (max), including the Mayor. A significant change to ward boundaries would be required. This would enable a more equitable distribution of population served but within existing budgets and office space availability. Vaughan Council should resist the notion of "finding a job" for displaced regional councillors. The focus should be on ward workload and effective representation for each councillor, as well as staffing committee, etc.. I would also hope that all existing support staff would be able to find jobs with new Councillors or within the City Corporation.

If Regional Councils are retained as is, and assuming that Regional Councillors have a reasonable workload compared to ward councillors, then the existing boundaries should be modified to retain the same number of Ward Councillors. I am however uncertain if this workload assumption is accurate as my experience is that residents contact Ward Councillors about issues more frequently than Regional Councillors. The Consultants should be asked if they have a view on such workload balance issues. I recognize that Wards 1 and 4 are above the average and this will only get more lopsided as population within Vaughan increases within those two wards in particular.

If the province actually intends to make a decision about Regional Councils in 2025, then Vaughan Council should consider waiting for that to occur before going ahead with

changes.

Respectfully submitted,  
Cliff Nordal



C 3

Communication

CW(WS) – January 22, 2025

Item No. 1

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [John Britto](#)  
**Subject:** FW: [External] Wards  
**Date:** Monday, January 20, 2025 8:34:45 AM

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**From:** Sabrina Ramkissoon [REDACTED]  
**Sent:** Sunday, January 19, 2025 4:58 PM  
**To:** Clerks@vaughan.ca  
**Subject:** [External] Wards

**CAUTION!** This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hi,

Totally against adding more wards and hiring additional counsellors. This is another waste of tax payers money and in these times it's hard for people to put food on the table never mind hiring more counsellors.

Sabrina

C 4

Communication

CW(WS) – January 22, 2025

Item No. 2

# Forward Vaughan

## Vaughan Official Plan 2025

Committee of the Whole Working  
Session

January 22, 2025

# Meeting Purpose

## What we hope to achieve today:

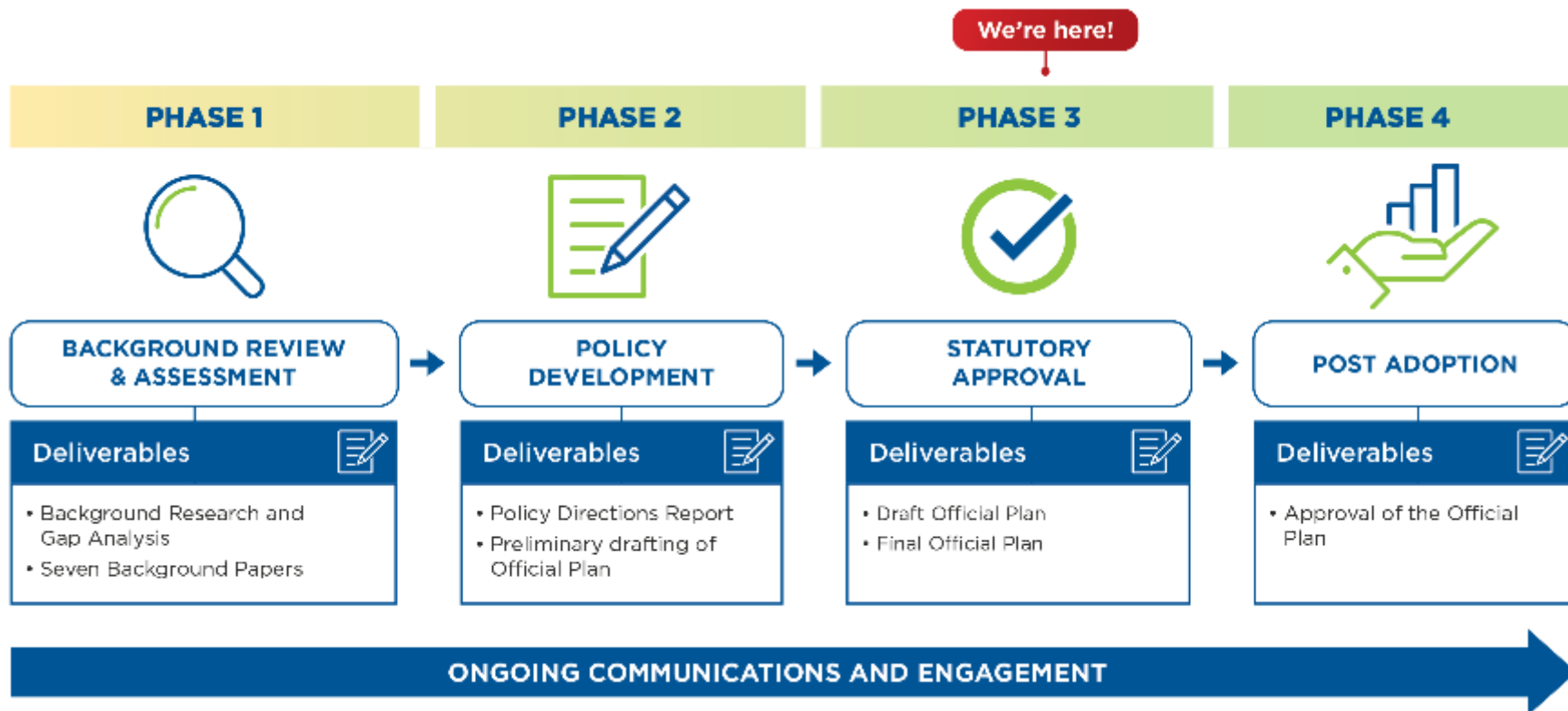
- Provide an overview of the Project and its current status
- Review key policy areas and updates in the Draft New Vaughan Official Plan 2025
- Obtain feedback from the Mayor and Members of Council on strategic priorities and policy areas



# Project Status Update



# Project Timeline



# Engagement Completed To-Date

- Pre-engagement and ongoing engagement with Indigenous Peoples
- Online engagement portal launch
  - **Main Project Site:** [Vaughan.ca/OPR](http://Vaughan.ca/OPR)
  - **Engagement Site:** [ForwardVaughan.ca](http://ForwardVaughan.ca)
- Virtual Statutory Special Committee of the Whole Public Meeting to commence the project and discuss possible OP updates
- Several Technical Advisory Committee Meetings
- 2 virtual Community Vision Workshops & an Online Survey
- 4 themed webinars: Climate Change Resilience and Adaptation, Affordable Housing, Placemaking, and Healthy Communities
- 3 virtual Public Open Houses
- 5 pop-ups held throughout Vaughan and at Vaughan's Concerts in the Park





# Engagement Completed To-Date

- A booth at Winterfest and 2 days of the Maple Lions Club Pancake Festival
- 5 in-person daytime community sessions held in each ward
- 5 in-person evening community sessions held in each ward
- 1 in-person statutory open-house
- 1 virtual Committee of the Whole public meeting
- 4 virtual Community Working Group Meetings
- 2 virtual BILD Meetings
- Phase 1 and Phase 2 Engagement Summary Reports
- Vaughan Official Plan drafts released publicly in September 2024, June 2024, and January 2025



# Official Plan Review Process

The Project commenced in 2020, but the work plan had to change course several times in response to **Provincial changes**.

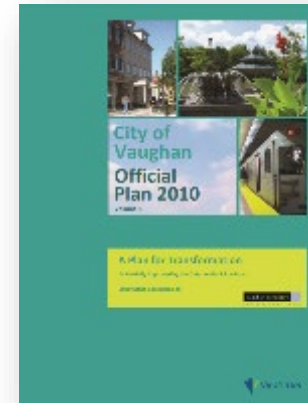
- **Original workplan:** update the Official Plan through a single Official Plan Amendment
- **Spring 2023:** The implementing Official Plan Amendment was split into Part A (conformity matters, to be adopted in Fall 2023), and Part B (non-conformity matters, to be adopted in Spring 2024).
- **Fall 2023:** In response to Bill 150 and revocation of the approval of York Region Official Plan 2022 (ROP), the adoption of Part A was put on hold.
- **Spring 2024:** With the re-approval of the ROP, the project was resumed as a Comprehensive OPA, with the first draft released in June 2024 for public review.
- **Fall/Winter 2024:** Given the comprehensive nature of the OPA, it was decided to prepare a new Official Plan.



# Draft Vaughan Official Plan 2025

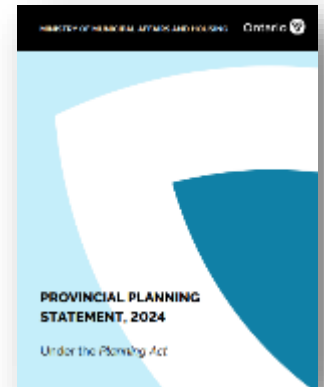
Work completed to-date is consolidated in the new draft **Vaughan Official Plan 2025** that:

- Responds to Provincial policy and legislative changes;
- Conforms with the YROP, 2022;
- Implements project background work; and
- Integrates feedback received through engagement



# Provincial Planning Statement, 2024

- The Provincial Planning Statement, 2024 replaces the 2020 version and A Place to Grow: Growth Plan for the Greater Golden Horseshoe
- Key changes impacting the City include the **removal** of:
  - Office uses as a permitted use in Employment Areas,
  - Municipal Comprehensive Review as a requirement for Employment Area conversions and Settlement Area Boundary Expansions; and
  - Urban Growth Centre, the 2006 Built Boundary, and Designated Greenfield Areas,



# Draft Vaughan Official Plan 2025



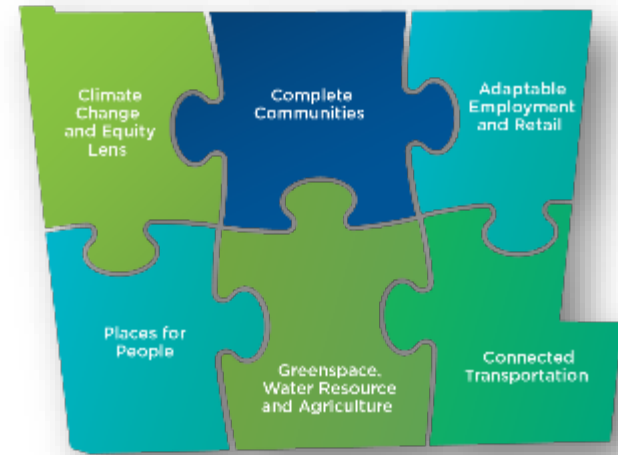
# Draft Vaughan Official Plan 2025

## Chapter 1

## Introduction

### What has changed?

- Addition of context to reflect the role and policies of the province and provincial plans, such as the the Provincial Planning Statement, 2024 (PPS 2024)
- Removal of references to York Region as the approval authority for the Official Plan



Bill 185 removed York Region's planning authorities on July 1, 2024

### What has changed?

- Update to Protected Major Transit Station Area policies, previously adopted by Council, to add more direction for built-form, public realm, open space and parkland, and the applicable density targets.
- New policies on Future Major Transit Station Areas and Rapid Transit Corridors to align with the PPS 2024



Since VOP 2010, the Provincial policy framework for intensification has changed significantly, with the major focus now on intensification around transit stations

### What has changed?

- Revised and new policies for Employment Areas to meet the new Provincial definition for Employment Area, and for Core Employment Areas and Supporting Employment Areas
- Updated policies for New Community Areas and New Employment Areas to simplify language and clarify how these areas will be planned for and re-designated through further Secondary Plan exercises



The PPS 2025 and the *Planning Act* prohibit commercial and institutional uses (including office) from Employment Areas

## Chapter 3

### City-wide Policies

#### 3.1 Climate Change and Sustainability



Continue to encourage the use of **green development standards**

#### What has changed?

- New dedicated section for climate change policies
- New policies to guide green infrastructure, delivering infrastructure that is sustainable, durable, and resilient to climate change
- Detailed policies to guide implementation of actions in Green Directions Vaughan and the City's Climate Change and Adaption and Resilience Framework
- New policies to support energy conservation in Vaughan, including implementing the City's Corporate Energy Management Plan

## Chapter 3

### City-wide Policies

#### 3.2 Housing Options

#### What has changed?

- Updated policies to implement the future outcomes of the City's Housing Strategy and conform to the PPS 2024
- Expansion of policies to advance affordable housing needs and targets in Vaughan and support housing for residents of different incomes, abilities, ages and stages of life
- Alignment with provincial requirement for municipalities to plan for a range of housing options and affordable housing needs
- New policies for Additional Residential Units and inclusionary zoning, as well as purpose-built rental targets



Consider a **broad spectrum of housing types and tenures**, including retirement facilities



The *Planning Act* now permits three **Additional Residential Units** as-of-right in urban areas that have municipal water and sewage servicing



## Chapter 3

### City-wide Policies

#### 3.3 Urban Design and Elements of a Great City



**Integrate accessible design** into complete communities to accommodate all

#### What has changed?

- Reorganization and streamlining urban design policies around public realm and built form to improve readability
- Enhanced universal design policies to support equity, inclusivity, diversity, and flexibility in buildings and the public realm
- Removal of angular plane requirement for low rise buildings to increase flexibility for builders
- Increased guidance for the design of high-rise buildings to align with the City-wide Urban Design Guidelines



Comments received through engagement noted that **innovation and flexibility** should be considered in **urban design**

## Chapter 3

### City-wide Policies

#### 3.4 Economy and Employment



Encourage the development of **flexible employment** uses that can adapt to the changing needs of modern workplaces

### What has changed?

- Revised policies related to the Provincial changes to permitted uses in Employment Areas and for employment-supportive uses
- Policies that encourage Major Office developments in Strategic Growth Areas, direct future office uses around Protected Major Transit Station Areas or along Intensification Corridors where multi-modal transportation and existing or planned frequent transit service will be available
- Increased guidance for retail uses, including Major Retail uses, to maintain retail amenities for residents as mixed-use and residential development increases

## Chapter 3

### City-wide Policies

#### 3.5 Parks and Open Space



Comments received through engagement encouraged the City **to increase the quantity and quality of parks, landscaping and naturalized greenspaces**

### What has changed?

- Updated policies to implement the parkland objectives and targets of the City's Greenspace Strategic Plan, the Vaughan Community Spaces Plan, and align with other City initiatives
- Updated Strata Park policies and interim Open Space policies
- New Parkland Dedication policies in alignment with the City's Parkland Dedication By-law

## Chapter 3

### City-wide Policies

#### 3.6 The Natural Environment and Vaughan's Natural Heritage Network

#### What has changed?

- Updated policies based on Provincial modifications to the role and responsibilities of Conservation Authorities
- Substantial streamlining of Greenbelt Plan and Oak Ridge's Moraine Plan policies to support a clear and organized policy section
- New systems approach for the City's Natural Heritage Network, aligning with the Province's goal of diverse and connected natural features in a natural heritage system
- Enhanced and updated policies for source water protection to support Vaughan's responsibilities under the Provincial *Clean Water Act* and best practices.



Community Engagement feedback noted the opportunity for **active recreation in the Natural Heritage Network**

## Chapter 3

### City-wide Policies

#### 3.7 Cultural Heritage

#### What has changed?

- Policy alignment with the changes to the *Ontario Heritage Act*
- Refinement of policies regarding archeological resources, incorporating policies to support relationship building with Indigenous Peoples
- Increased guidance on the use of Cultural Heritage Impact Assessments to align with policies set out in the *Planning Act*, Ontario Regulations and the PPS 2024 that refer to the identification/conservation of heritage resources



Engagement feedback encouraged the City to explore opportunities to increase **public art** and **cultural sites** in Vaughan, as well as **community spaces for all**

## Chapter 3

### City-wide Policies

#### 3.8 Protecting the Agricultural System and Food Production

#### What has changed?

- New agricultural system approach that considers the agricultural land base and the agri-food network to align with the PPS 2024
- Identification of all agricultural lands as Prime Agriculture to align with the Province's preferred approach
- Expansion of policy language to support on-farm diversified uses and agricultural related uses, including policy language and definitions for agri-tourism
- New policies for urban agriculture to align with Provincial policy

## Chapter 3

### City-wide Policies

#### 3.9 Transportation and Mobility



Engagement feedback noted that the City should support more walkable communities

### What has changed?

- New policies implementing the Vaughan Transportation Plan and Pedestrian and Bicycle Master Plan to support safe and connected active transportation and transit networks
- New policies implementing the City's MoveSmart framework to optimize and upgrade City infrastructure
- Focused policies on active transportation and the transit network that aim to achieve complete streets
- New policies that prioritize the development of localized networks within existing communities and intensification areas

## Chapter 3

### City-wide Policies

#### 3.10 Vaughan's Infrastructure

#### What has changed?

- Reorganization of municipal services, utilities and infrastructure policies to improve readability
- Alignment with Provincial policy updates related to private communal servicing and stormwater management practices to help ensure development occurs in an orderly manner
- Expansion of policies that support an integrated approach to planning for growth and municipal infrastructure



Coordinate development with the provision of services



Engagement feedback highlighted the opportunity that infrastructure has for the City to increase **resiliency** to impacts from natural disasters and extreme climate events



## Chapter 3

### City-wide Policies

#### 3.11 Community Services and Facilities

#### What has changed?

- New policies encouraging locating community centres and facilities in community hubs, encouraging the development of complete communities and to align with Provincial policies
- Expansion of policies related to human and social services, to integrate community services, facilities and amenities into neighbourhoods, and to support the delivery of emergency management services



Public feedback emphasized the desire to make existing communities more complete with access to amenities, services, parks and open space, and retail options within walking or cycling distance

### What has changed?

- New policies to support true mixed-use communities in both the Mid-Rise and High-Rise Mixed-Use designations by requiring at least two distinct uses for developments
- Change in ground-floor retail requirements for Mixed-Use designations to provide more flexibility for site-specific and area-specific retail needs



The overall objective of achieving compact, complete communities can be supported by increased guidance and direction for mixed-use development.

### What has changed?

- Deleted the Community Commercial Mixed-Use designation and redesignated lands to Mid-Rise Mixed-Use to allow for greater diversity of land uses
- New permissions for live-work units, home occupations, additional residential units, and fourplexes (subject to zoning implementation)
- New permissions for stacked/back-to-back townhouses to transition Low-Density areas with Medium-Density and High-Density areas



These changes reflect the need to diversify uses and provide for a variety of building forms in both mixed-use and residential areas.

### What has changed?

- Guidance for employment supportive uses in Prestige Employment designations to increase amenities available to employers and employees
- Lands in New Community Areas and New Employment Areas retain their existing land use designation from Vaughan Official Plan 2010 until a Secondary Plan(s) for those areas are completed



These changes implement new policy guidance in Chapters 2 and 3 for Employment Areas and New Community/Employment Areas.

### What has changed?

- New policies for engagement with Indigenous Peoples
- Expanded engagement and public consultation policies to reflect City protocols and conform to Provincial direction
- Updated pre-application consultation policies, previously adopted by Council in 2023 and amended to reflect Bill 185
- New policies enabling future Inclusionary Zoning and Community Planning Permit Systems to promote an appropriate range and mix of housing
- Updated policies to guide Community Benefit Charges, aligning with Bill 108, defining a broader process for capturing benefits from development



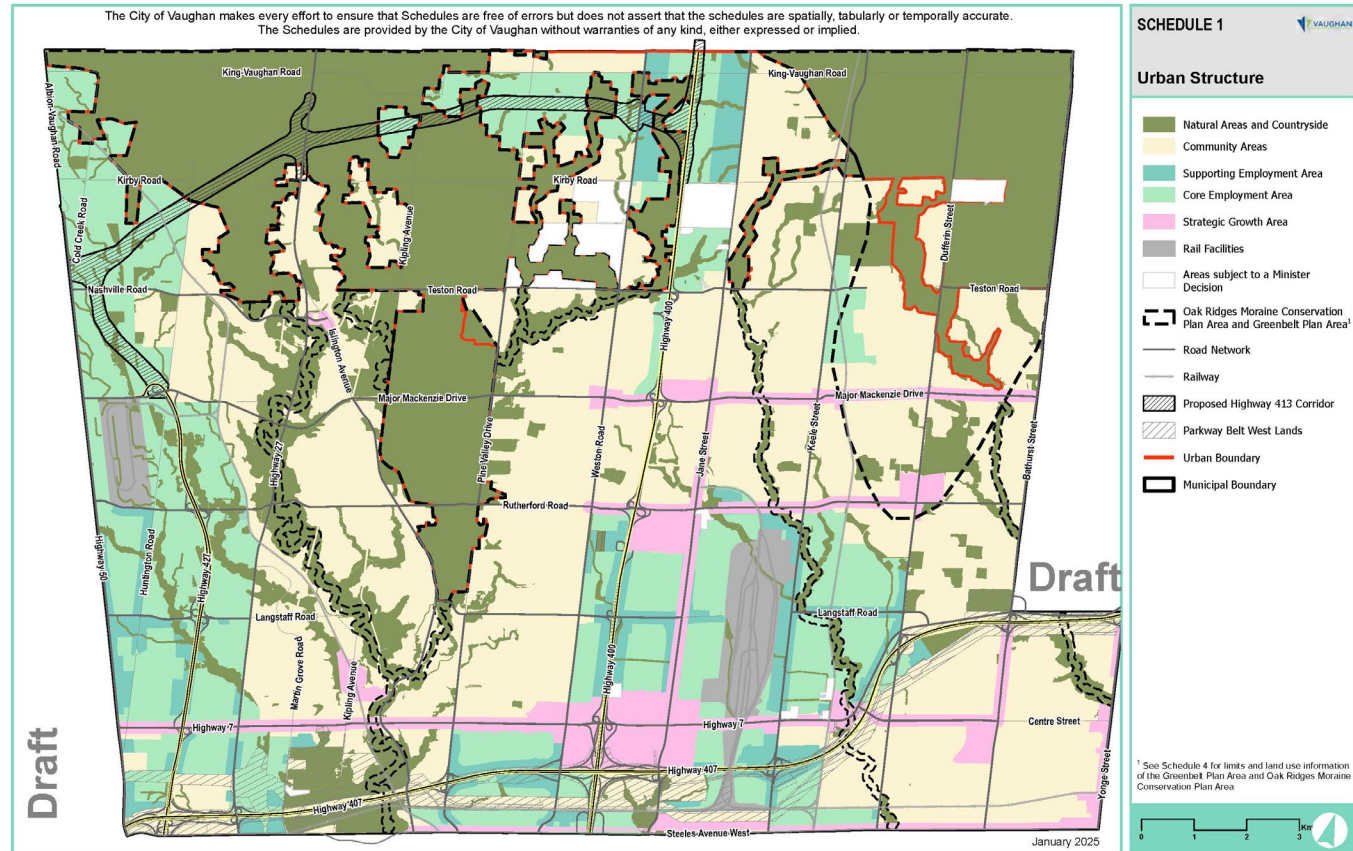
The **inclusion of Indigenous Peoples' history and interests** has been integrated into the Draft Official Plan

# Draft Vaughan Official Plan 2025

## Schedule 1: Urban Structure

### What has changed?

- Addition of Strategic Growth Areas
- Renaming of certain Strategic Growth Areas to align with the Provincial policy
- Delineation of core and supporting employment areas
- Expansion of the urban boundary
- Updated Greenbelt Plan Area (Urban River Valleys)
- Addition of Minister Zoning Orders



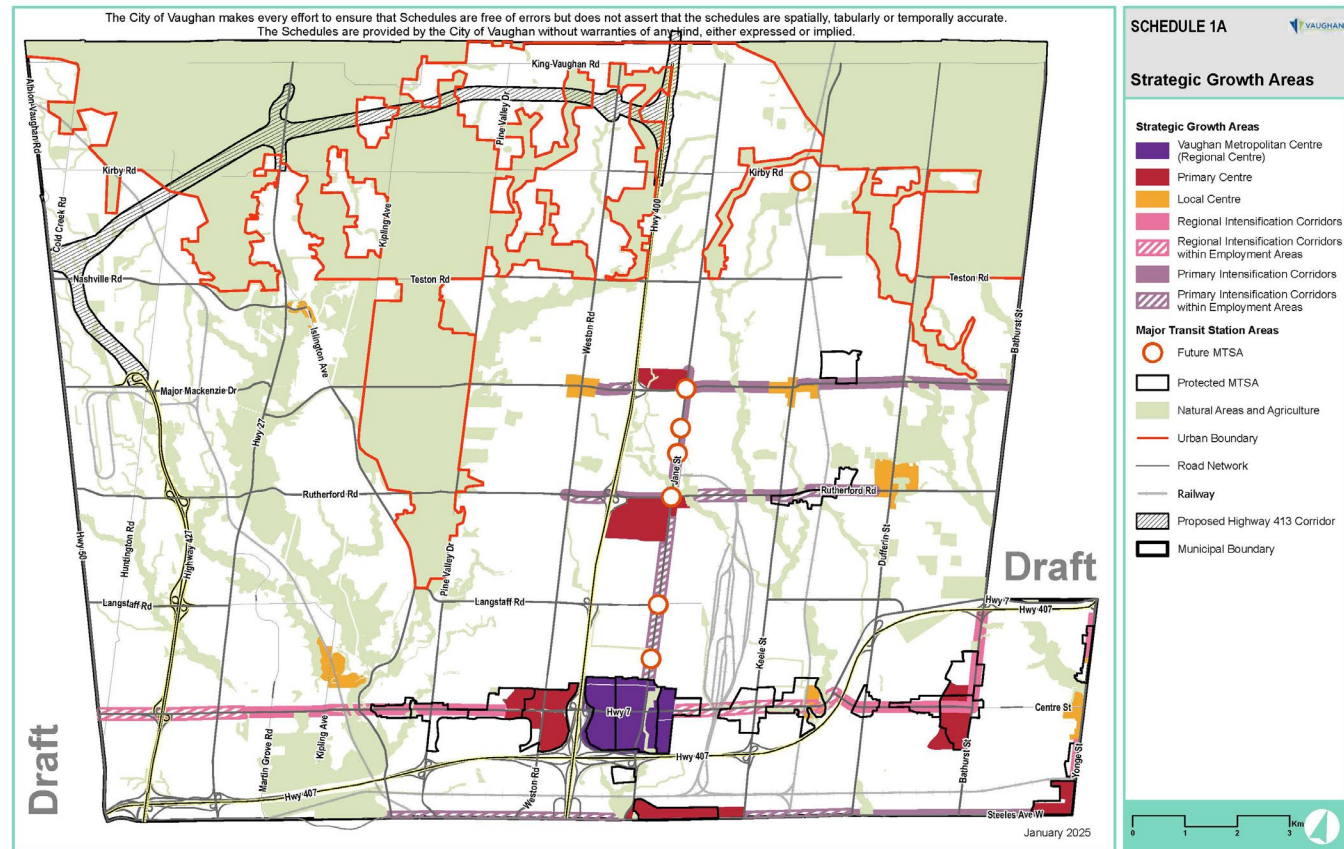


# Draft Vaughan Official Plan 2025

## Schedule 1A: Strategic Growth Areas

### What has changed?

- New schedule
- Delineation Protected Major Transit Station Areas boundaries
- Identification of Future Major Transit Station Areas

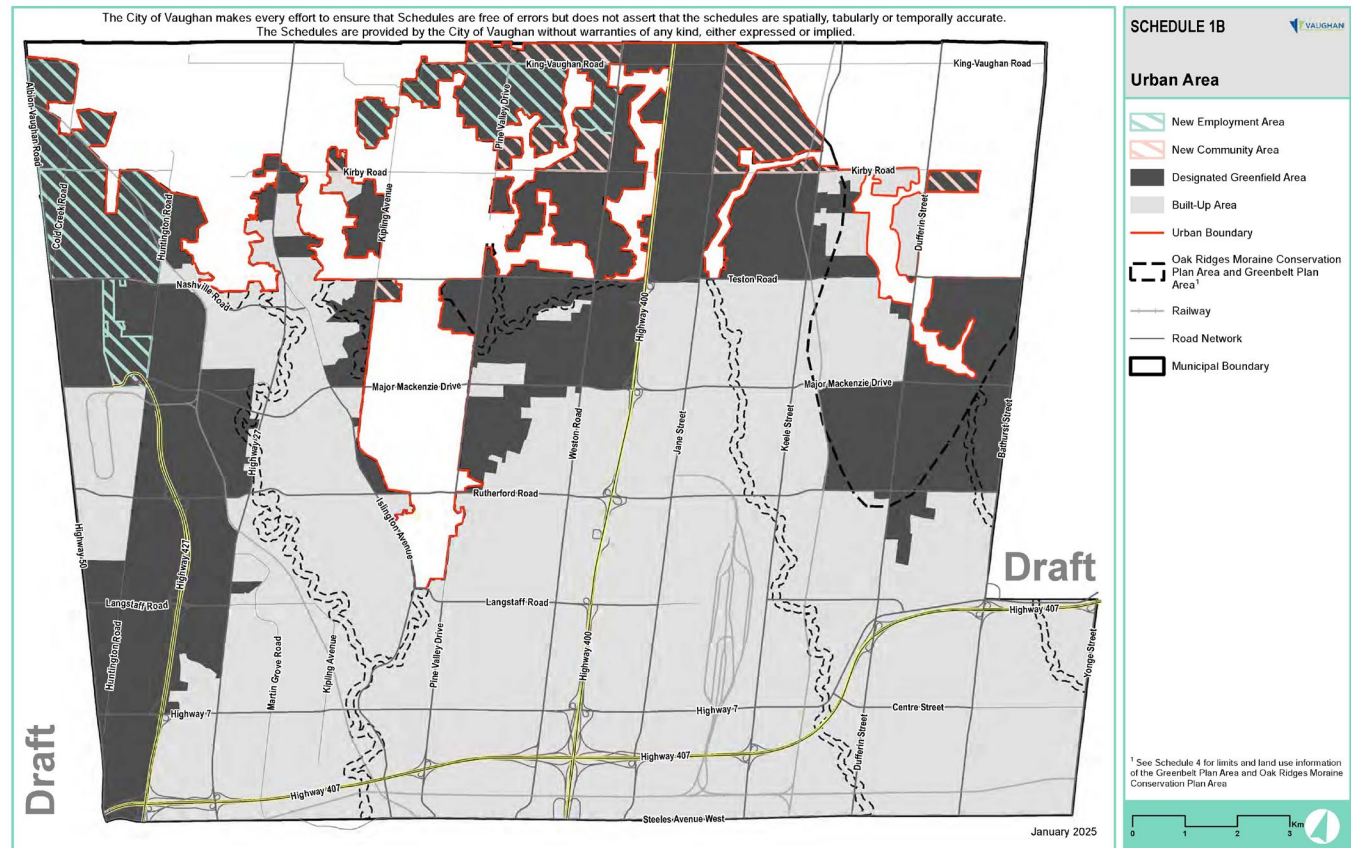


# Draft Vaughan Official Plan 2025

## Schedule 1B: Urban Areas

### What has changed?

- Removal of 2006 Growth Plan Built Boundary, and delineation of Built-Up Area and Designated Greenfield Area
- Identification of New Employment Areas and New Community Areas added to the City's Urban Area



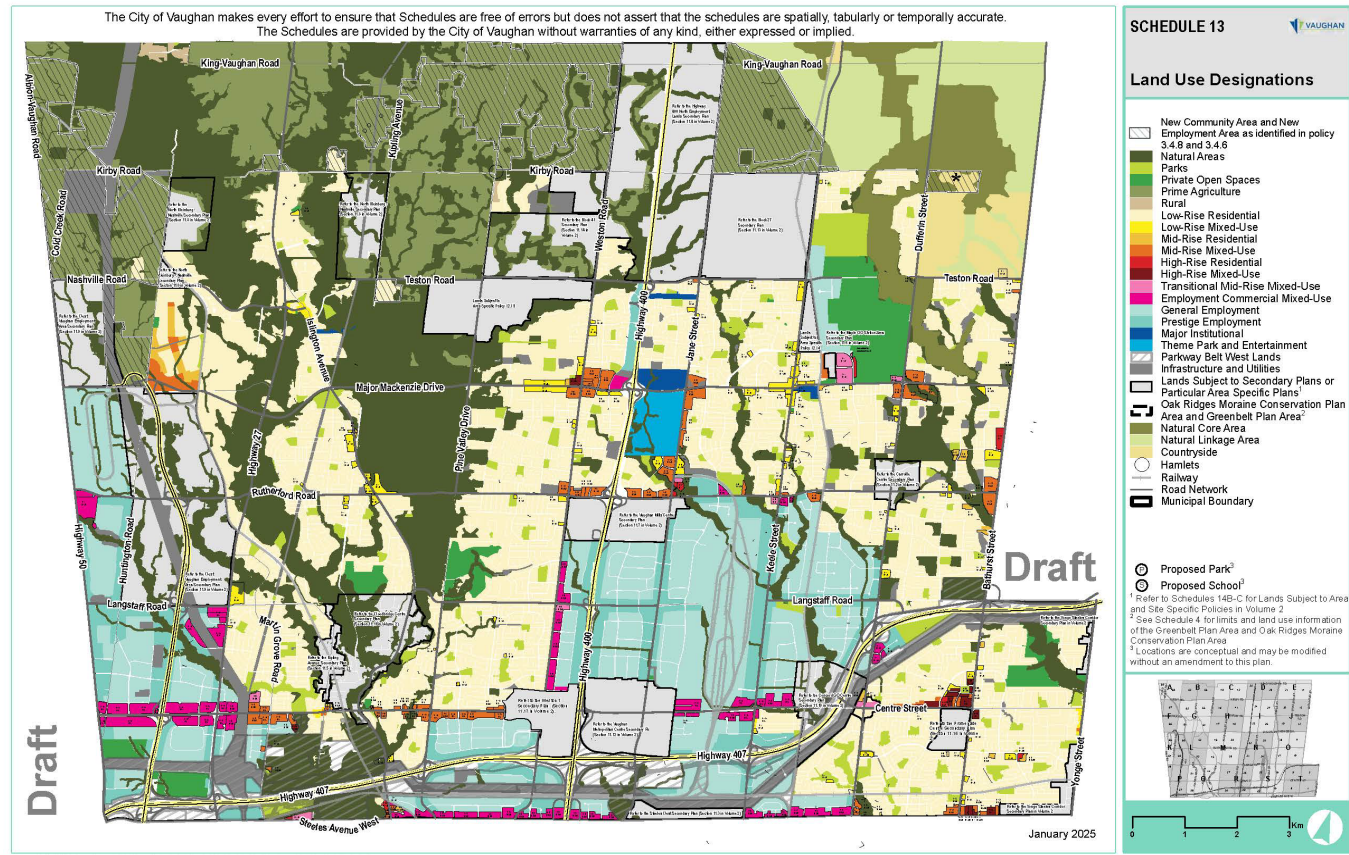


# Draft Vaughan Official Plan 2025

## Schedule 13: Land Use Designations

### What has changed?

- No major redesignations or changes to height and density requirements from Vaughan Official Plan 2010
- Inclusion of a Transitional Mixed-use Overlay
- New Community and New Employment Area Overlay
- Addition of approved Secondary Plans (e.g. Block 27)

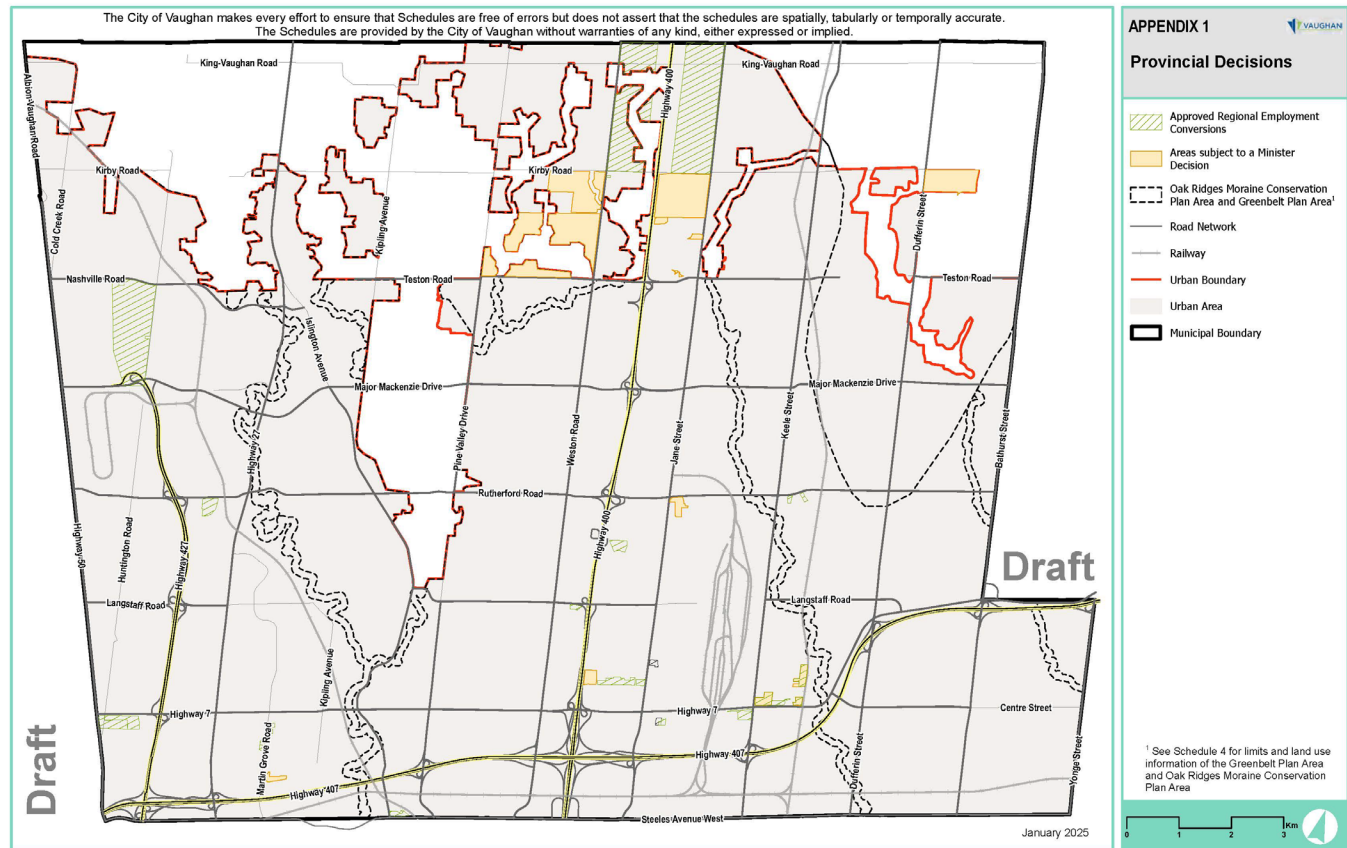


# Draft Vaughan Official Plan 2025

## Appendix 1: Provincial Decisions

### What has changed?

- New Appendix to reflect Minister Zoning Orders and amendments to Provincial Plans and their designations
- Non-statutory and does not require an Official Plan Amendment to update

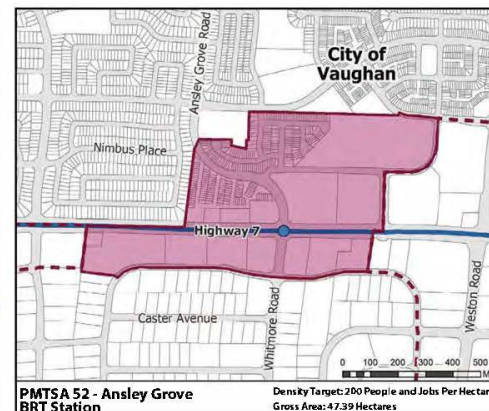
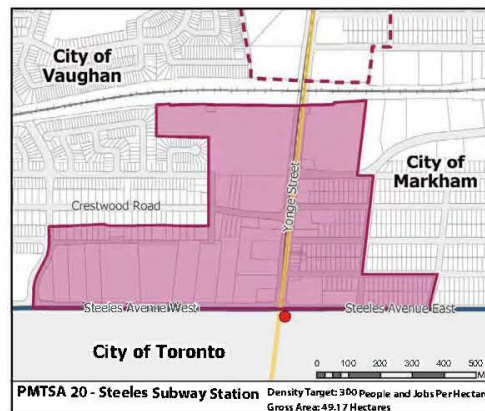
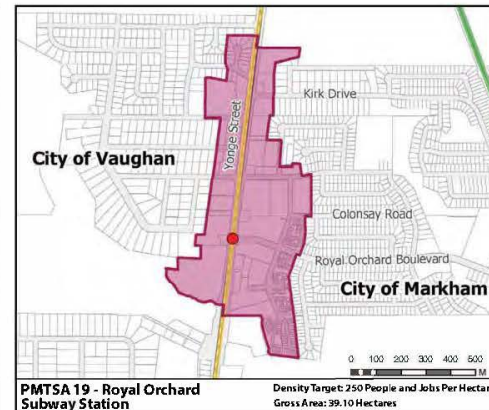
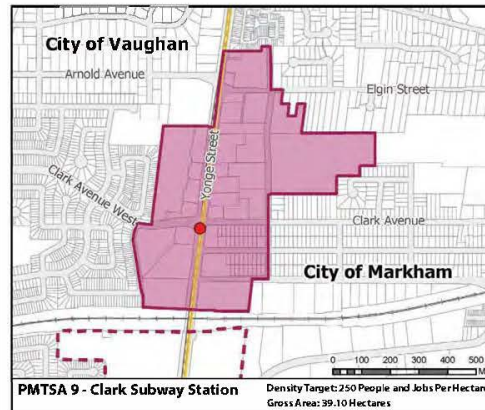


# Draft Vaughan Official Plan 2025

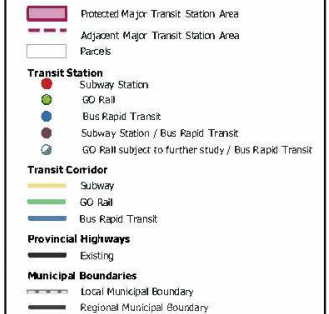
## Appendix 2: Protected Major Transit Station Areas

### What has changed?

- Detailed boundary delineations and density targets, as established in Table 2.2 of Policy 2.2.2.7, for each Protected Major Transit Station Area



### City of Vaughan Protected Major Transit Station Areas





# Questions



# Next Steps

- **January 17, 2025:** Current Draft New Vaughan Official Plan, 2025
- **January 27, 2025 (daytime and evening):** Public Open Houses
- **Early March 2025:** Next Draft of the New Vaughan Official Plan, 2025
- **April 1, 2025:** Statutory Public Meeting
- **May 6, 2025:** Committee of the Whole to seek adoption of the New Vaughan Official Plan (including the VMC and Weston 7 Secondary Plans)



# Thank you!

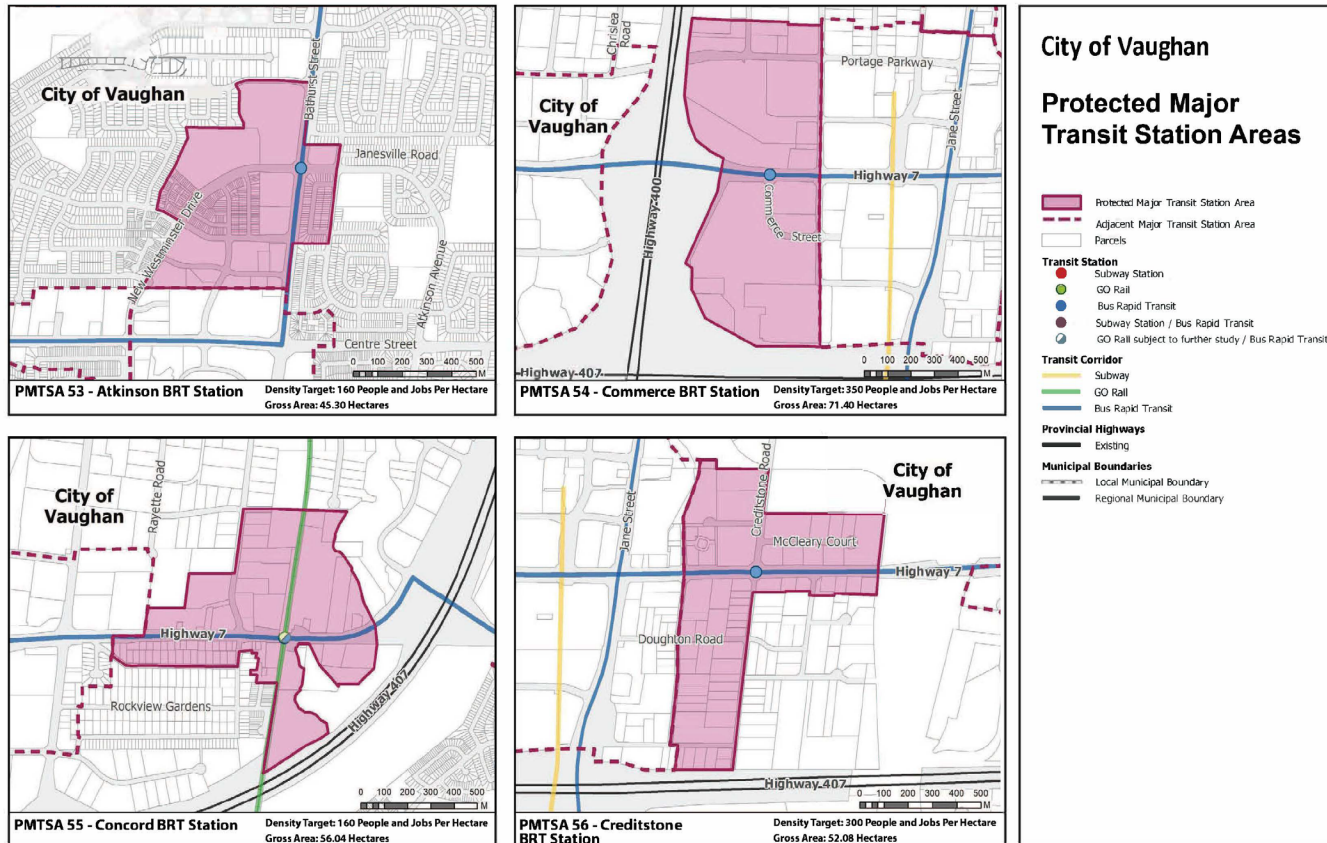


# Additional Supportive Slides



# Draft Vaughan Official Plan 2025

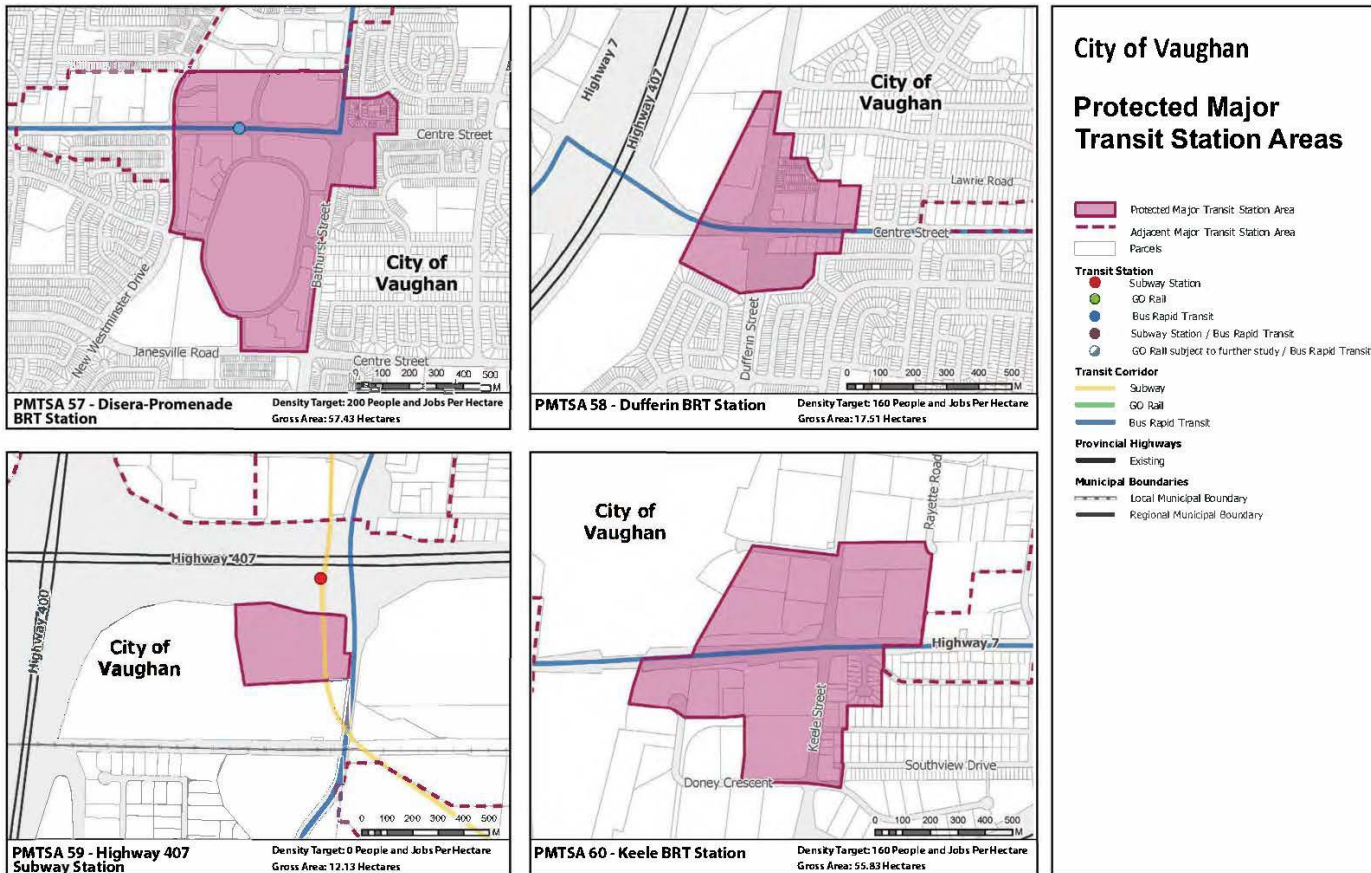
## Appendix 2: Protected Major Transit Station Areas





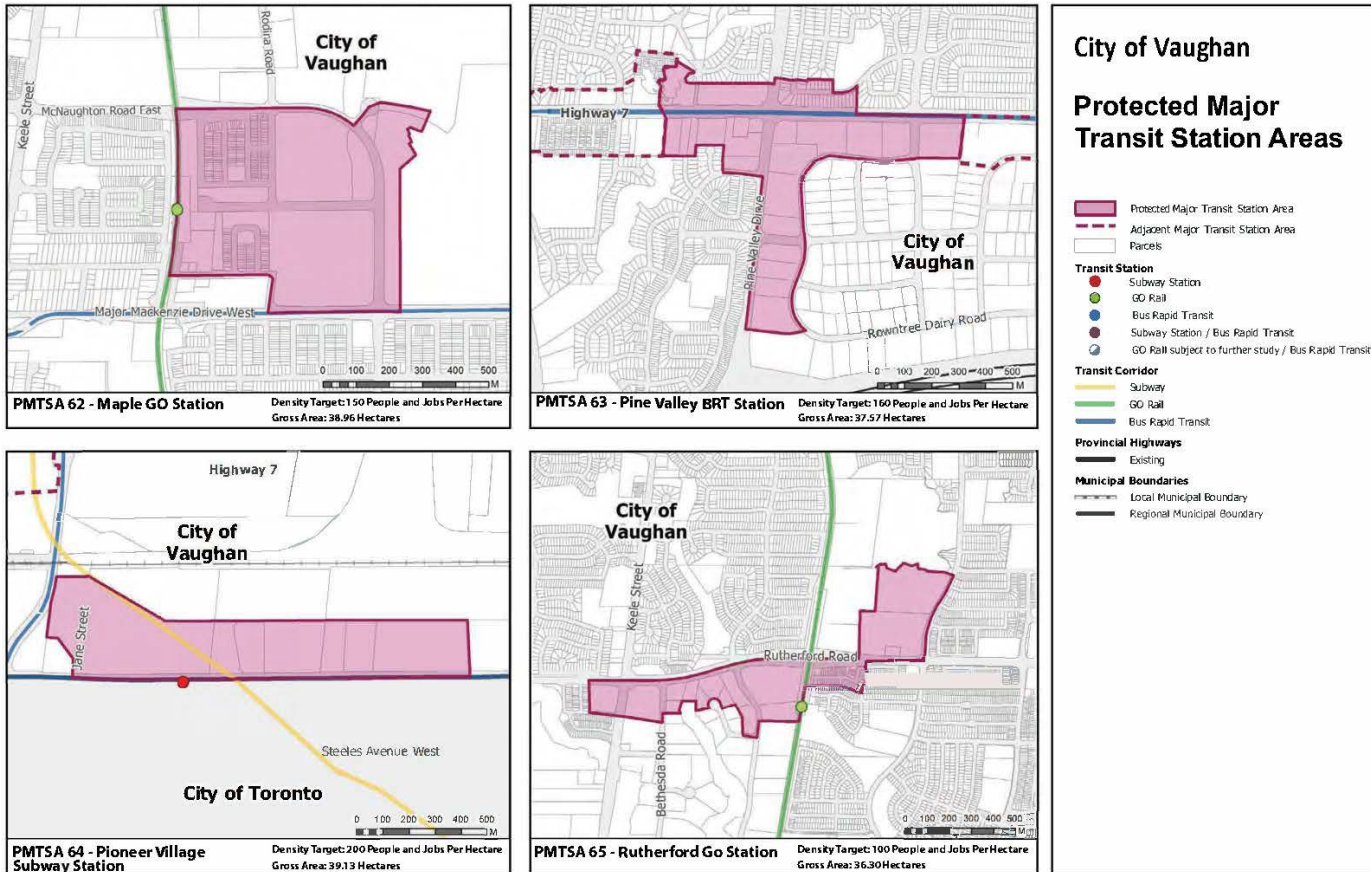
# Draft Vaughan Official Plan 2025

## Appendix 2: Protected Major Transit Station Areas



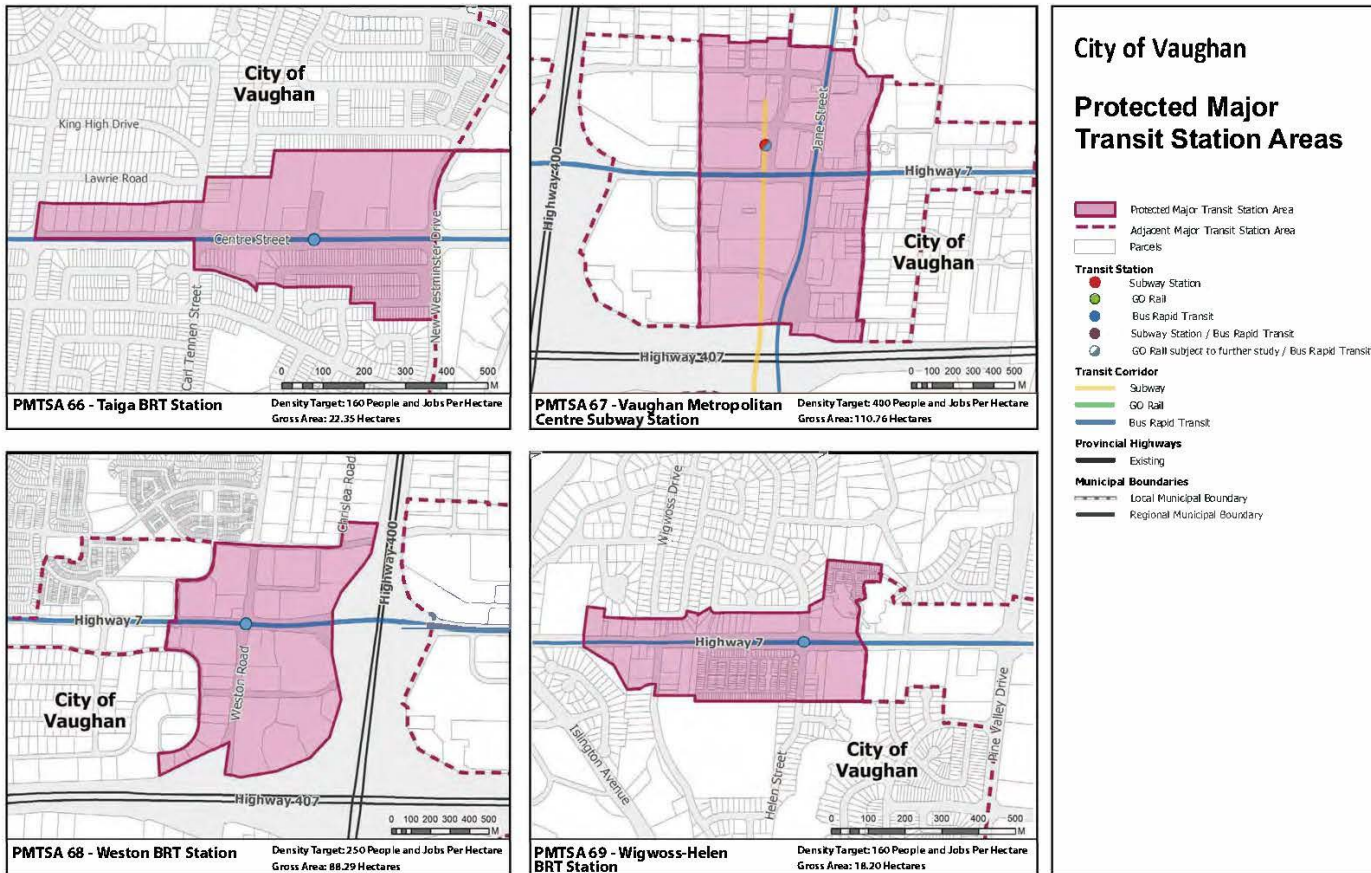
# Draft Vaughan Official Plan 2025

## Appendix 2: Protected Major Transit Station Areas



# Draft Vaughan Official Plan 2025

## Appendix 2: Protected Major Transit Station Areas





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Communication

CW(WS) – January 22, 2025

Item No. 2

**DATE:** January 20, 2025

**TO:** Mayor and Members of Council

**FROM:** Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

**RE:** **COMMUNICATION – Committee of the Whole (Working Session), January 22, 2025**

**Item #2**  
**DRAFT NEW VAUGHAN OFFICIAL PLAN 2025 (WORKING SESSION) FILE NO.: PL-9550-16**

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### **Recommendation**

1. That the updated timeline information for the Draft New Vaughan Official Plan 2025 (“VOP 2025”) BE RECEIVED.

### **Background**

The subject staff report provides a project update on the Draft New VOP 2025, including the project timeline.

Updates to the staff report are detailed below in red.

### **“Report Highlights” Section**

- Page 1, Bullet #3:  
“Council adoption of the Draft New VOP 2025 is targeted in ~~April~~ **May** 2025; the updated Project timeline and key policies are summarized in this report.”
- Page 1, Bullet #4:  
“A statutory Public Meeting will be held on ~~March 4~~ **April 1**, 2025 to receive feedback on the Draft New VOP 2025.”

### **“Background” Section**

- Page 2, Paragraph 5:  
“A statutory Public Meeting will be held on ~~March 4~~ **April 1**, 2025, to receive feedback on the Draft New VOP 2025. The new VOP 2025 is targeted for Council adoption in ~~April~~ **May** 2025. Non-statutory Public Open Houses will be held as described in the Project timeline in the Analysis and Options section of this report.”

### **“Analysis and Options” Section**



- Page 6, Subheading 2 and Paragraph 4:  
**“A Statutory Public Meeting will be held to present the Draft New VOP 2025 on ~~March-4~~ April 1, 2025**  
 Subsection 17(15) of the *Planning Act* sets out the requirements for consultation with the appropriate approval authority and prescribed public bodies and requires at least one (1) Public Meeting before adopting a new official plan. A statutory Public Meeting was held on October 13, 2023, through the prior process as an update to VOP 2010. However, due to the significant changes to the Project work plan and approach (i.e., proceeding with a new official plan), a new Statutory Public Meeting is required to present the Draft New VOP 2025 and provide an opportunity for feedback from the public and the Committee of the Whole. Non-statutory Public Open Houses will also be held as described in the Project timeline below. Feedback received by the public and the Committee of the Whole at the ~~March-4~~ April 1, 2025, Statutory Public Meeting will be considered and addressed in a comprehensive staff report at a future Committee of the Whole meeting.”
- Page 6, Subheading 3:  
**“The Draft New VOP 2025 is targeted for Council adoption in ~~April~~ May 2025”**
- Page 7, Subheadings and Paragraphs 3 to 5:  
**“February 2025**
  - ~~In accordance with the requirements of Subsection 17(19) of the *Planning Act*, Notice of the March 4, 2025, Committee of the Whole (Public Meeting) will be provided as a City-wide Notice in the Toronto Star on February 7, 2025. Additionally, the Notice will be posted to the City of Vaughan website, [www.vaughan.ca](http://www.vaughan.ca).~~

### **March 2025**

- ~~In accordance with the requirements of Subsection 17(19) of the *Planning Act*, Notice of the April 1, 2025, Committee of the Whole (Public Meeting) will be provided as a City-wide Notice in the Toronto Star on March 7, 2025. Additionally, the Notice will be posted to the City of Vaughan website, [www.vaughan.ca](http://www.vaughan.ca).~~
- ~~A statutory Committee of the Whole (Public Meeting) will be held on March 4, 2025, to present the Draft New VOP 2025 and to receive feedback from the public and the Committee of the Whole. Any feedback received at the Public Meeting will be considered and addressed through a comprehensive staff report to a future Committee of the Whole meeting.~~
- The Project consulting team, WSP Canada, will deliver the latest draft of the new VOP 2025 to the City for review in March 2025.

### **April 2025**

- ~~The Draft New VOP 2025 is targeted for Council adoption in April 2025.~~
- A statutory Committee of the Whole (Public Meeting) will be held on April 1, 2025, to present the Draft New VOP 2025 and to receive feedback from the public and the Committee of the Whole. Any feedback received at the Public Meeting will be considered and addressed through a comprehensive staff report to a future Committee of the Whole meeting.

## **May 2025**

- The Draft New VOP 2025 is targeted for Council adoption in May 2025.”
- Page 8, Paragraph 1/Bullet #1:  
“Provided Council adopts the new VOP 2025, submission of the Council-adopted VOP 2025 to the Minister will be made following the ~~April 23~~ May 27, 2025, Council meeting.”
- Page 9, Paragraph 1:  
“This report is supplemented by a detailed presentation on the Draft New VOP 2025 that will be delivered by ~~WSP-Canada~~ staff at the January 22, 2025, Committee of the Whole (Working Session) meeting.”

For more information, contact Ash Faulkner, Senior Planner, ext. 8733.

## **Approved by**



Interim Deputy City Manager,  
Planning, Growth Management and Housing Delivery