

**OFFICIAL PLAN UPDATE SUB-COMMITTEE – JULY 14, 2025**

**COMMUNICATIONS**

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**Distributed July 8, 2025**

**Item**

C1. Presentation material.

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

**C1**  
**Communication**  
**Official Plan Update Sub-Committee**  
**July 14, 2025**  
**Items # 1**

# Forward Vaughan

Vaughan Official Plan 2025

July 14, 2025 Official Plan Sub-Committee Meeting

# Agenda



1. Provide an overview of the Project and its current status
2. Review updates to the draft new Vaughan Official Plan 2025 (VOP 2025)
3. Next steps

# Project Status Update

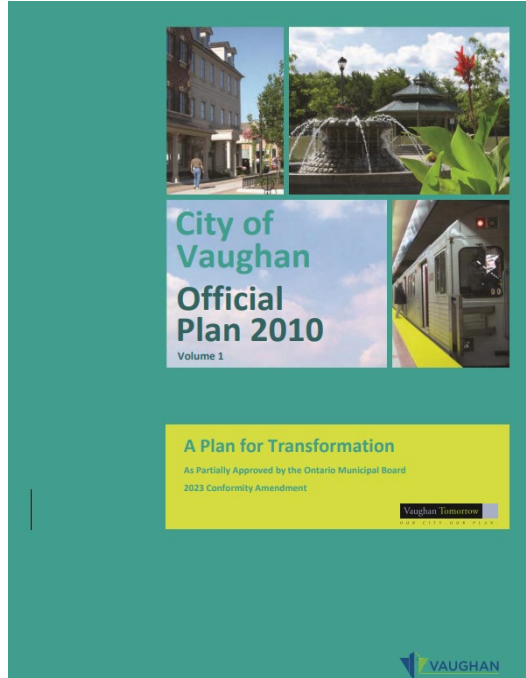
# Project Timeline

- ▶ Phase 1: Background Review and Assessment
  - Background Research and Gap Analysis
  - 7 Background Papers
  - Policy Directions Report
- ▶ Phase 2: Policy Development
  - Policy Directions Report
  - Preliminary drafting of new VOP 2025
- ▶ Phase 3: Statutory Approval
  - Draft new VOP 2025
  - Proposed new VOP 2025
- ▶ Phase 4: Post Adoption
  - Approval of new VOP 2025

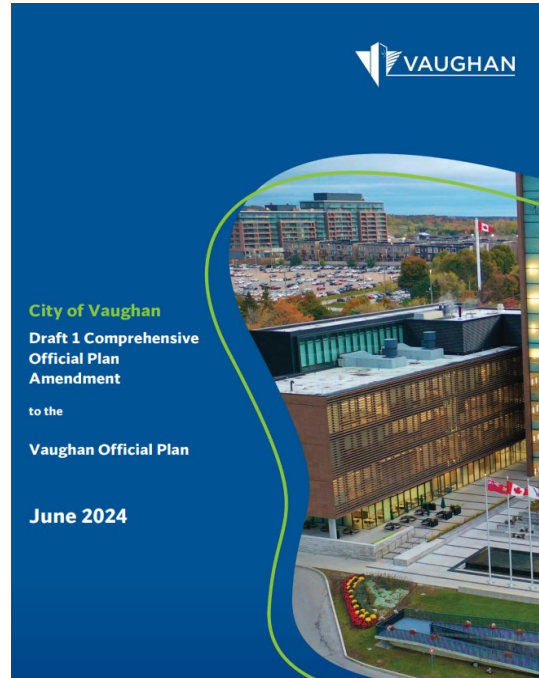


We're Here!

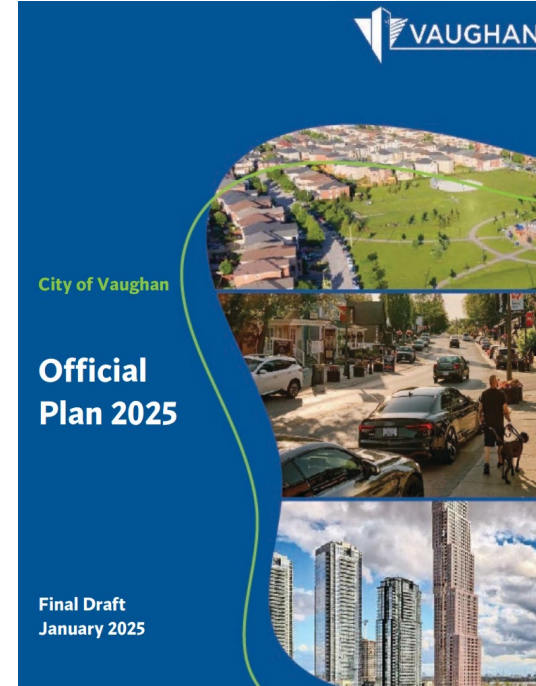
# Drafts Prepared To-Date



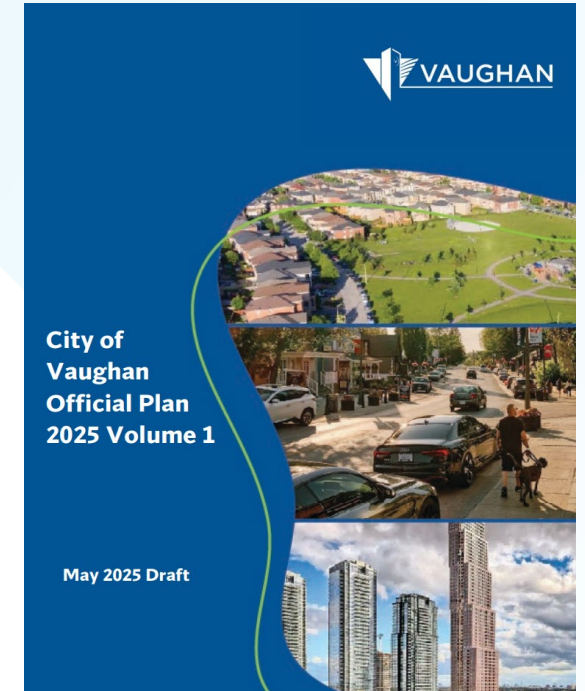
**Part A: Conformity  
Amendment**  
September 2023



**Comprehensive Official  
Plan Amendment**  
June 2024



**Draft New Vaughan  
Official Plan 2025**  
January 2025



**Draft New Vaughan  
Official Plan 2025**  
May 2025

*Preparation of the September 2025 Draft New Vaughan Official Plan is underway*

# June 4, 2025 Statutory Public Meeting

- ▶ Held for the draft new VOP 2025, inclusive of the draft new Vaughan Metropolitan Centre (VMC) and Weston 7 Secondary Plans
- ▶ The report included:
  - a summary of key updates to the draft new VOP 2025 and Weston 7 Secondary Plan
  - a description of key policies, built form and land use designations in the draft new VMC Secondary Plan
  - the draft new VOP 2025 (inclusive of the draft new VMC and Weston 7 Secondary Plans)
  - attachments with summaries of:
    - all Project engagement opportunities
    - the robust communications used to promote engagement
    - public comments with responses

# **Draft New Vaughan Official Plan 2025**

**(May 15, 2025)**



# Draft Vaughan Official Plan 2025

## Volume 1

### Chapter 1

#### Introduction

### Chapter 2

#### Shaping Vaughan

### Chapter 3

#### Land Use (Schedule 13)

### Chapter 4

#### General City-Wide Policies

### Chapter 5

#### Implementation and Monitoring

## Volume 2

- **Vaughan Metropolitan Centre Secondary Plan**
- **Weston 7 Secondary Plan**

*\*The other existing secondary plans in VOP 2010 are not being updated at this time and will remain in effect in accordance with the transition policies of the draft VOP 2025, until they are repealed and replaced through a future update to the VOP 2025.*

# Volume 1

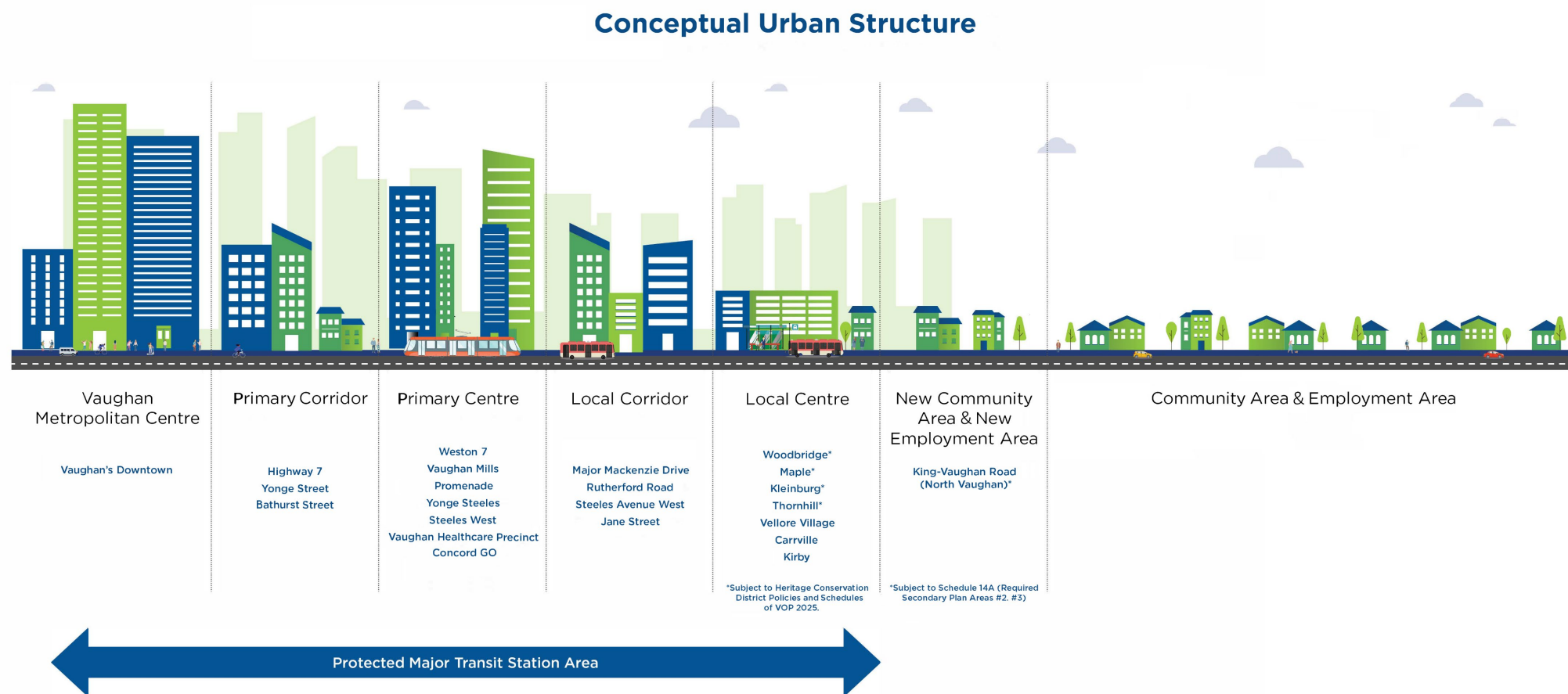
# Overall Changes

- ▶ The May 2025 draft new VOP 2025 includes revisions to:
  - strengthen the focus on delivering a mix of more housing and a strong economy
  - update implementation and transition policies to support a more efficient development review process
  - reduce policies to focus primarily on classical land use policies
  - restructure policies around the schedules to enhance practicality and create a more logical structure
  - update schedules for Provincial conformity/consistency, legislative requirements and provide site-specific corrections
  - include the new VMC and Weston 7 Secondary Plans as part of Volume 2

# Policy Revisions

- ▶ Policies were revised to ensure conformity and consistency with Provincial and legislative requirements under the *Planning Act*
- ▶ Relevant portions of the York Region Official Plan 2022 (YROP 2022) were incorporated, as deemed appropriate
- ▶ Policies were updated to address public, stakeholder, and building industry comments

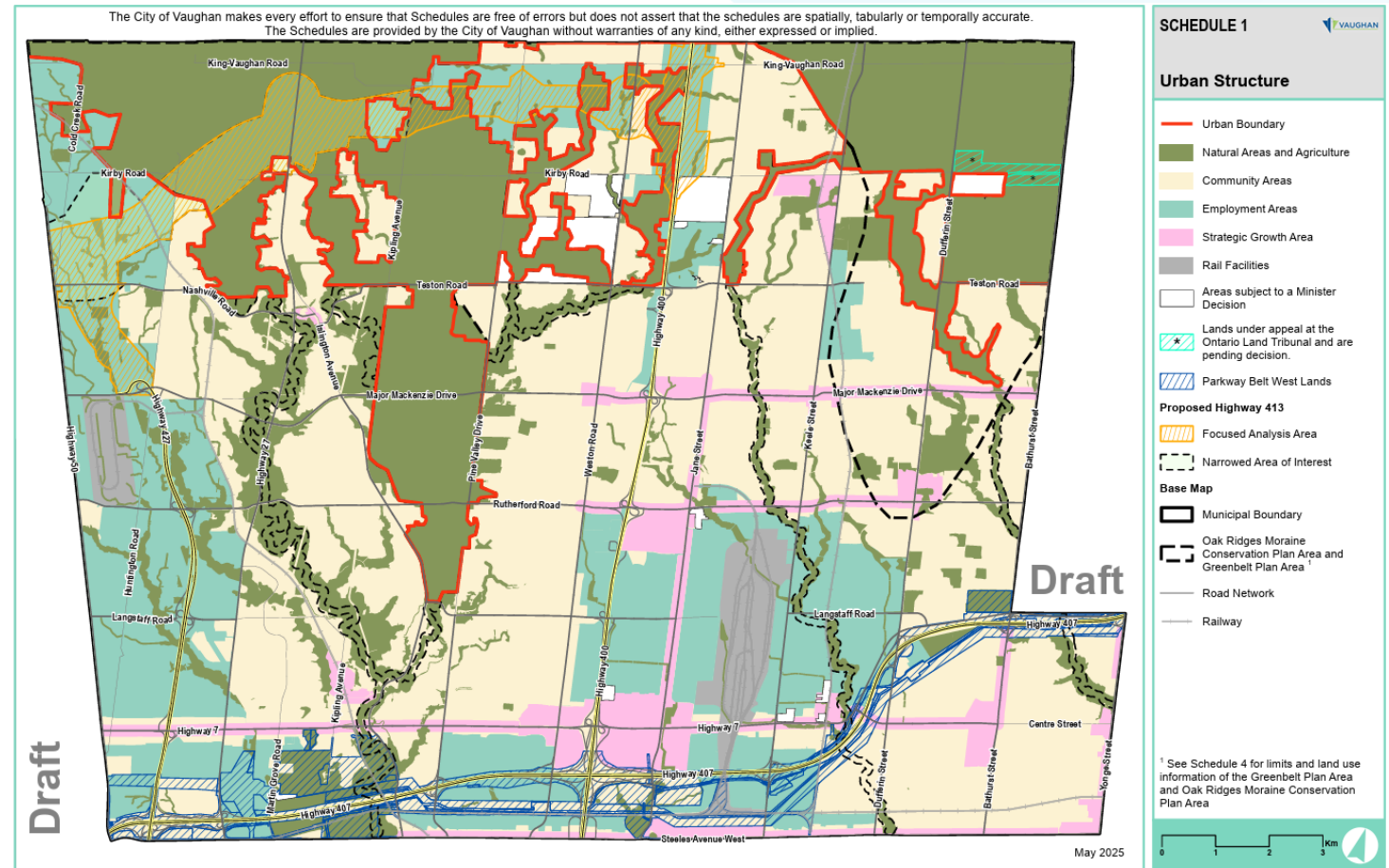
# Conceptual Urban Structure



# Draft Vaughan Official Plan 2025

## Schedule 1: Urban Structure

- ▶ Addition of Strategic Growth Areas (SGAs)
- ▶ Expansion of the Urban Boundary to incorporate Whitebelt lands
- ▶ Updated Greenbelt Plan Area (Urban River Valleys)
- ▶ Addition of Minister Zoning Orders

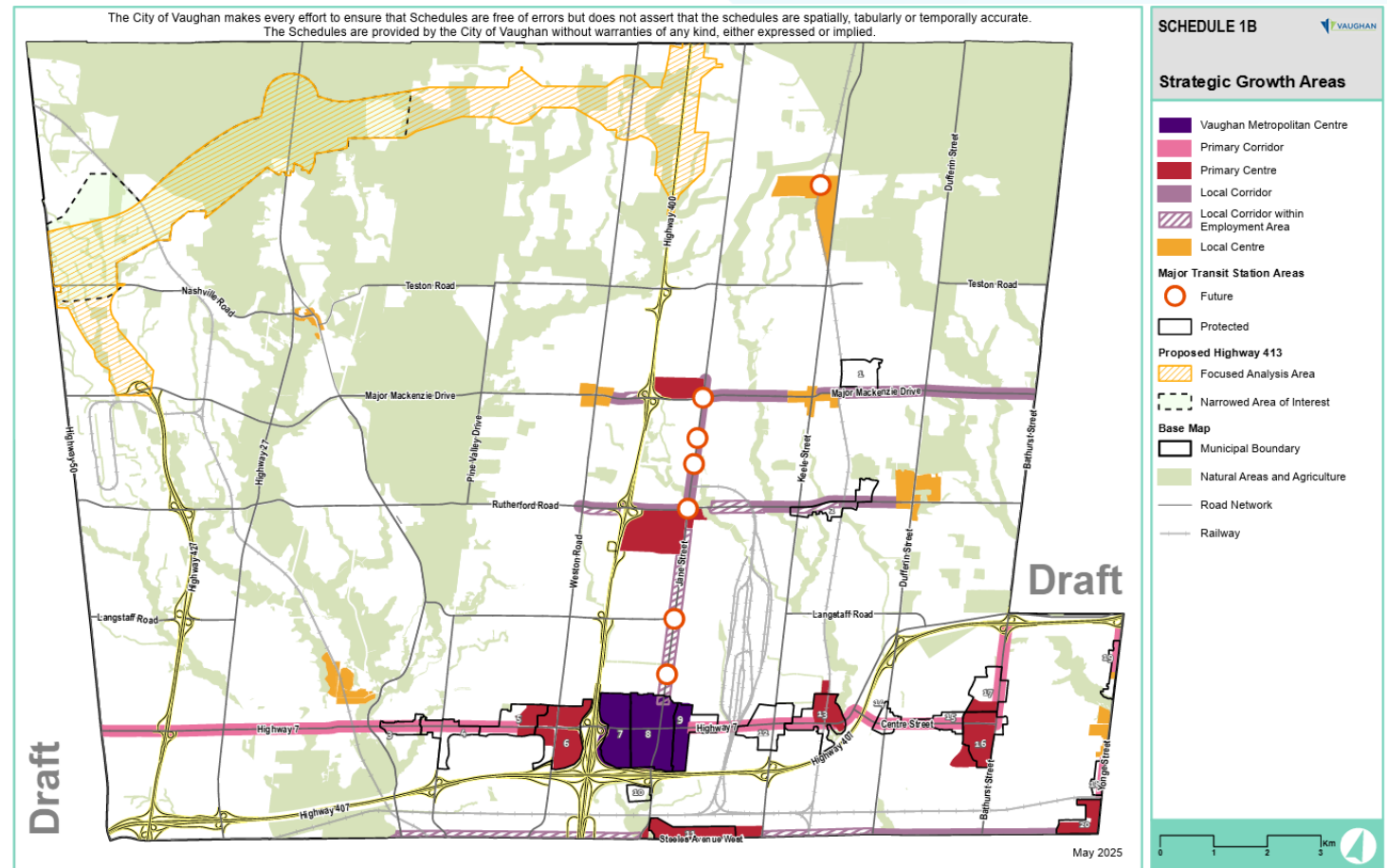




# Draft Vaughan Official Plan 2025

## Schedule 1B: Strategic Growth Areas

- ▶ New schedule
- ▶ Renaming of certain SGAs to align with the Provincial policy
- ▶ Delineation of Protected Major Transit Station Areas boundaries and identification of Future Major Transit Station Areas
- ▶ Concord GO Centre is now a "Primary Centre" instead of a "Local Centre"
- ▶ Kirby Centre is now a "Local Centre" instead of the "New Community Areas" and "Natural Areas and Countryside" designations to better reflect the intended scale of development



# Feedback Received

**The scope and length of the draft new VOP 2025 would benefit from reduction to streamline development application review**

## The Response

- ▶ Reduced policies to focus primarily on classical land use policies
- ▶ Eliminated policies better suited for guidelines and master plans
- ▶ Restructured policies around the schedules to enhance practicality and create a more logical structure



# Feedback Received

**Concern around the identification of approved employment land conversions on draft schedule mapping**

## The Response

- ▶ Approved employment land conversions are reflected in the draft VOP 2025 and identified as “Community Area” on Schedule 1
- ▶ An Official Plan Amendment is required to determine an appropriate land use designation

# Feedback Received

## Numerous site-specific requests were received to:

- ▶ Amend land use designations, heights and/or densities on Schedule 13
- ▶ Revise boundaries of the Urban Structure, Secondary Plan Areas, and PMTSAs to include/exclude specific properties
- ▶ Revise policies to add site-specific exceptions/exemptions from policies
- ▶ Correct schedule errors for site-specific lands

## The Response

- ▶ Corrections have been made to draft schedules where necessary
- ▶ Site-specific requests should be evaluated on a case-by-case basis through the appropriate development application review process

# Ongoing Review and Updates

- ▶ Staff is working to review and address comments and feedback received on the May draft new VOP 2025 and at the Statutory Public Meeting
- ▶ Most general policy concerns received throughout the duration of the Project have been addressed or being reviewed
- ▶ Generally, comments received to-date are site-specific requests that are most appropriately addressed through the formal development application submission process

# Ongoing Review and Updates

## General

- ▶ Further refinement and reductions to the draft policies to focus primarily on classical land use policies
- ▶ Review of transition policies to provide clearer policy direction and support efficiency in the development review process
- ▶ Ongoing schedule updates to address feedback received, where appropriate, and inconsistencies

# Ongoing Review and Updates

## Urban Design Policies

- ▶ Updates to urban design policies to reduce their prescriptiveness in response to feedback received
- ▶ Policy updates to address redundancy with the Comprehensive Zoning By-law 001-2021 and City-Wide Urban Design Guidelines

# Ongoing Review and Updates

## Lands Subject to Future Non-Residential Site-Specific Policy

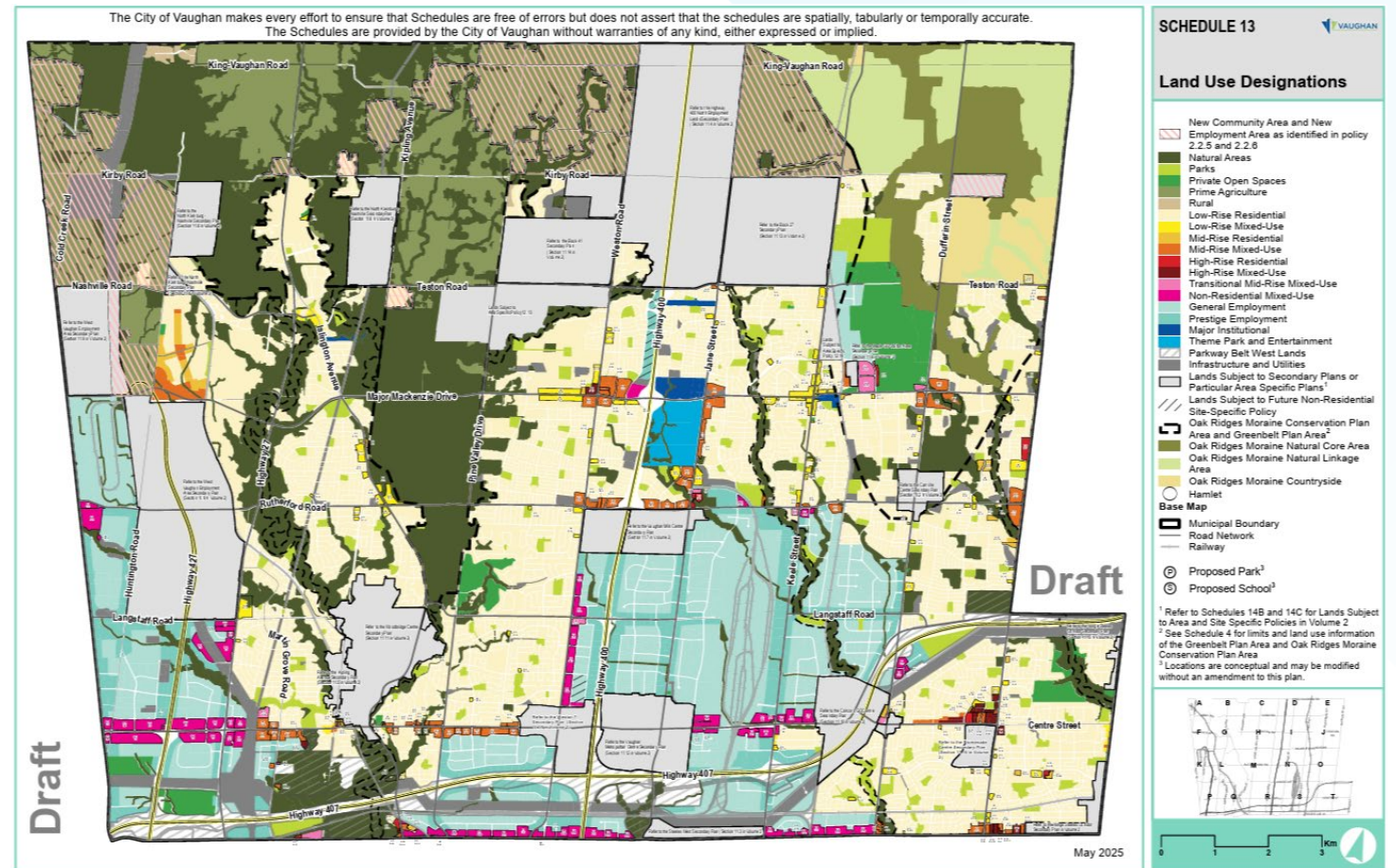
- ▶ Added an overlay to the draft Schedule 13 identifying “Lands Subject to Future Non-Residential Site-Specific Policy” (i.e. Cityview)
- ▶ Lands are currently within the “Employment Area” and are required to be consistent with the Provincial Planning Statement 2024 (PPS 2024) definition
- ▶ Intent is to allow lands to continue to exist and develop with current permissions while providing added flexibility to allow for commercial uses through a site-specific policy



# Under Review

## May Draft VOP 2025 Schedule 13: Land Use Designations

- ▶ 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)



# Under Review

## Chapter 3 Land Use (Schedule 13) Policies

- ▶ Schedule 13 and Chapter 3 policies provide prescribed maximum height and density requirements
- ▶ An Official Plan Amendment is required to exceed any prescribed maximum height and/or density
- ▶ Chapter 3 policies are under review to consider adding flexibility to the policy language to allow for minor adjustments to height and density requirements without an amendment to the Plan



# Under Review

## PPS 2024 Affordable Housing Targets

- ▶ PPS 2024 requires municipalities to implement a minimum affordable housing target but does not specify the exact number
- ▶ PPS 2024 defines “affordable” as:
  - in the case of ownership housing, the least expensive of:
    - housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
    - housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;
  - in the case of rental housing, the least expensive of:
    - a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
    - a unit for which the rent is at or below the average market rent of a unit in the municipality.

# Under Review

## Draft VOP 2025 Affordable Housing Targets

- ▶ Proposes affordable housing targets of:
  - a minimum of 35% of new residential units in the VMC and Protected Major Transit Station Areas
  - a minimum of 25% of new residential units in Vaughan outside of the VMC and Protected Major Transit Station Areas
- ▶ Carries over the proposed affordable housing targets from the VOP 2010 and YROP 2022

# Under Review

## Background on the Affordable Housing Targets

- ▶ YROP 2010 introduced the 35% affordable housing target for the VMC and key development areas and 25% for all other new developments
- ▶ YROP 2010 provided targets over and above what was required by the in-effect PPS 2005 at the time
- ▶ VOP 2010 was required to conform to the targets identified in the YROP 2022
- ▶ YROP 2022 carried the same targets forward (the new VOP initially was undertaken to conform to the YROP 2022)

# Under Review

## York Region's Responsibility for Affordable Housing

- ▶ York Region is a designated service manager under the *Housing Services Act*
- ▶ They have separate reporting requirements under the *Housing Services Act* to respond to the Province regarding affordable housing
- ▶ York Region runs an analysis on how much affordable housing is provided Region-wide in accordance with the established targets

# Under Review

## Opportunity to Revise Affordable Housing Target in the Draft New VOP 2025

- ▶ City can lower affordable housing targets, if desired, in accordance with the PPS 2024
- ▶ Draft New VOP 2025 maintains the same targets as the VOP 2010 as:
  - the targets align with York Region's yearly reporting/analysis and therefore assist with monitoring
  - the Vaughan Housing Strategy, that will identify detailed policy tools, processes and incentives to help reach the City's affordable housing targets and goals, is still underway

# Volume 2

# Draft New VMC Secondary Plan

- ▶ Will replace the existing version of the VMC Secondary Plan
- ▶ Outlines the new framework for Vaughan's downtown that envisions:
  - a substantial population living in high-density towers with a mix of uses and activities for work, living, recreation, and culture
  - a walkable community that is accessible by various modes of transportation, and offers rich, high-quality public spaces for civic gatherings and events
- ▶ Aligns with Provincial policy updates and the draft new VOP 2025
- ▶ Removes prescribed maximums for heights and densities
- ▶ Is being further updated based on feedback received from the public, landowners and the technical advisory committee

# Weston 7 Secondary Plan

- ▶ Establishes the appropriate land use designations and policy framework for the lands surrounding the intersection at Weston Road and Highway 7 to guide the transformation of this area into a complete, vibrant, and active community
- ▶ An extensive public and stakeholder consultation process informed the Weston 7 Secondary Plan, most recently including:
  - 6 non-statutory public open houses
  - 2 public information sessions held in October 2024 and January 2025
- ▶ The current draft (Draft #5) has refined the policies based on feedback received from the public and stakeholders, and further updates are underway



# Moving Ahead

## Recently Completed

- ✓ May 9, 2025: Building Industry and Land Development Association (BILD) - York Chapter Meeting #1
- ✓ May 15, 2025: Public Release of the May draft new VOP 2025, inclusive of the draft new VMC and Weston 7 Secondary Plans
- ✓ June 4, 2025: Statutory Public Meeting
- ✓ June 23, 2025: BILD - York Chapter Meeting #2
- ✓ July 4, 2025: public comments received as per deadline
- ✓ July 14, 2025: Today's Official Plan Sub-Committee Meeting

# Moving Ahead

## Next Steps

- ▶ July to August 2025
  - Review comments received and address as appropriate
  - Complete final updates to the draft new VOP 2025
  - August 7, 2025: Official Plan Sub-Committee Meeting #2
    - To provide an overview of the final draft new VOP 2025
- ▶ September 2025
  - Committee of the Whole (2) to seek adoption of the proposed new VOP 2025 (including the VMC and Weston 7 Secondary Plans)



# Thank you!

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[vaughan.ca/officialplan](http://vaughan.ca/officialplan)