

**CITY OF VAUGHAN
SPECIAL COMMITTEE OF THE WHOLE
AGENDA**

This is an Electronic Meeting. The Council Chamber will not be open to the public.

Public comments can be submitted by email to clerks@vaughan.ca.

To make a verbal presentation, please send a completed Request to Speak Form to clerks@vaughan.ca or call Access Vaughan at 905-832-2281 by 12:00 noon on the last business day before the meeting.

Wednesday, October 13, 2021

7:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

Pages

- 1. CONFIRMATION OF AGENDA**
- 2. DISCLOSURE OF INTEREST**
- 3. COMMUNICATIONS**
- 4. CEREMONIAL PRESENTATIONS**
- 5. PRESENTATIONS**
- 6. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION
INCLUDING MEMBERS RESOLUTION(S)**

1. STATUTORY INITIATION OF THE VAUGHAN OFFICIAL PLAN REVIEW 2051, SECTION 26 (3) OF THE PLANNING ACT; AND UPDATE ON THE VAUGHAN OFFICIAL PLAN REVIEW INCLUDING TIMELINE, WORKPLAN AND COMMUNICATION AND ENGAGEMENT STRATEGY

Report of the Deputy City Manager, Planning and Growth Management with respect to the above.

7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION
8. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION
9. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS
10. ADJOURNMENT

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AND VIDEO BROADCAST

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Special Committee of the Whole Report

DATE: Wednesday, October 13, 2021

WARD(S): ALL

TITLE: STATUTORY INITIATION OF THE VAUGHAN OFFICIAL PLAN REVIEW 2051, SECTION 26 (3) OF THE PLANNING ACT; AND UPDATE ON THE VAUGHAN OFFICIAL PLAN REVIEW INCLUDING TIMELINE, WORKPLAN AND COMMUNICATION AND ENGAGEMENT STRATEGY

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

1. To fulfill the requirements of Section 26 (3) of the *Planning Act* for a statutory public meeting as part of the undertaking of the Vaughan Official Plan Review to conform with all pertinent Provincial plans and policies and the York Region Official Plan;
2. To update Council and the public on the Vaughan Official Plan Review including the workplan and Communication and Engagement Strategy; and
3. To seek Council endorsement of the Vaughan Official Plan Review timeline.

Report Highlights

- York Region has initiated their Municipal Comprehensive Review for the purposes of updating the York Region Official Plan consistent with Provincial requirements.
- The City is required to update the Vaughan Official Plan, 2010 to maintain conformity with the York Region Official Plan.
- Section 26 (3) of the *Planning Act* requires a Special Meeting of Council to be held to inform the public of upcoming revisions and policy changes before revising an official plan.
- The Vaughan Official Plan Review is underway with the completion of the Project workplan and timeline and several key background review and communication and engagement milestones.
- The Mayor and Members of Council will continue to receive frequent updates on the Vaughan Official Plan Review as work is undertaken.
- The Vaughan Official Plan Review was formally launched in January 2020 with a workplan consisting of four Phases, and is targeted for completion in June 2023.
- The Communication and Engagement Strategy provides a comprehensive approach for engagement throughout the Vaughan Official Plan Review Process.

Recommendations

1. That an update on the Vaughan Official Plan Review, including the workplan and Communication and Engagement Strategy, as contained in this report, be received;
2. That the presentation by WSP Canada, with respect to the Vaughan Official Plan Review, be received; and
3. That the Vaughan Official Plan Review timeline, as outlined in this report, be endorsed.

Background

The Planning Act requires the City to amend its Official Plan to conform to York Region's Official Plan

The York Region Official Plan is currently being brought into conformity with the recently amended Provincial plans and policies (e.g. "Provincial Policy Statement, 2020", "A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020") through its Municipal Comprehensive Review. The Municipal Comprehensive Review is a process required by the *Planning Act* to allow Regional municipalities, like York Region, to bring their official plans into conformity. York Region has advanced sufficiently to identify

potential amendments to the York Region Official Plan (ROP), which allows the City to further advance the updating of the Vaughan Official Plan (VOP), 2010.

Pursuant to the *Planning Act*, R.S.O. 1990 C.P.13, the official plans of local municipalities shall be amended to conform with the upper tier plan within one year of the upper tier plan coming into effect. The Region is intending on adopting its updated ROP in mid-2022. The VOP is a key component of the City's overall growth management strategy and must conform to both the Provincial plans and policies and the ROP.

Section 26 (3) of the *Planning Act* requires that before revising an official plan, a Special Meeting of Council will be required to inform the public of the upcoming revisions to the official plan.

Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 provides new policy directives for municipalities updating their official plans

On February 28, 2020, the Ministry of Municipal Affairs and Housing released an updated Provincial Policy Statement (PPS) after reviewing comments received between July 22 and October 21, 2019 from municipalities and stakeholders across the Province. The new PPS came into effect on May 1, 2020 and all decisions on or after that date under the *Planning Act*, or that affect a planning matter, are required to be consistent with the PPS, 2020. Decisions made prior to that date are required to be consistent with the PPS, 2014. The PPS, 2020 provides new policy directives municipalities must follow when updating their official plans.

The updated Provincial Policy Statement increases flexibility for settlement area expansions and includes new housing options

The new PPS allows greater flexibility for settlement area expansions outside of a Municipal Comprehensive Review (MCR). The PPS, 2020 permits adjustments of settlement area boundaries outside of an MCR if there will be no net increase in land within the settlement boundary. The adjustment would also need to support the municipality in meeting its intensification targets while protecting prime agricultural land and making sure all added lands are properly serviced.

The Province has revised the definition of residential intensification to include new housing options within previously developed urban areas to support a broad range of housing types that is more suited for local needs. This new definition allows for a range of housing styles to be built such as multiplexes, lane way housing, and tiny homes, while also creating greater flexibility for additions.

The new Provincial Policy Statement contains updated employment lands and indigenous engagement policies; and places emphasis on climate change resiliency

The PPS 2020 seeks to protect employment uses by requiring the adequate separation of employment lands from sensitive land uses and/or mitigation measures to maintain the viability of employment areas. Planning authorities are required to prohibit residential or other sensitive land uses within planned employment areas. Additional changes clarify the requirement for consultation with Indigenous Communities and emphasizes climate change resiliency when updating official plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan, 2020 provides a new 2051 planning horizon and updated growth forecasts

Amendment 1 to the Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2019, was proposed on June 16, 2020 as part of the Province's "More Homes, More Choice: Ontario's Housing Supply Action Plan" and came into effect August 28, 2020.

The Growth Plan, 2019 provided population and employment forecasts for each of the twenty-one upper and single-tier municipalities in the Greater Golden Horseshoe to the year 2041. Through Amendment 1, the Province has replaced Schedule 3 in the Growth Plan, 2019 with a new growth outlook, which projects a population of 15 million people and 7 million jobs by 2051. The Growth Plan, 2020 extended the planning horizon from 2041 to 2051 and established minimum growth targets. The Schedule 3 forecasts must be applied by upper and single-tier municipalities through the MCR process.

The Ministry of Municipal Affairs and Housing will review the forecasts with municipalities at least every 5 years. In conjunction with the Province, a single or regional municipality may also propose higher growth forecasts than provided for in the Growth Plan, if implemented through an MCR.

The updated Growth Plan policies provide new directives for employment land conversions

The Growth Plan, 2020 now permits the conversion of employment areas in provincially significant employment zones to non-employment uses, before an MCR, if the lands are within a Major Transit Station Area and certain criteria are met.

York Region Municipal Comprehensive Review

Policy Planning staff has been actively involved in the York Region Municipal Comprehensive Review since initiation in January 2019

York Region began its MCR process to update the York Region Official Plan in January 2019. The stated objectives are to update the ROP to conform with Provincial policy and plans, align with best practices with consideration of the York Region context, streamline the document, and maintain functional content. To-date, York Region has released many reports and the Draft Updated ROP policies and mapping, and has engaged the public, stakeholders, indigenous communities and local municipalities throughout the process. Vaughan Policy Planning staff has been heavily involved throughout the MCR process since initiation through regular working group sessions. Vaughan Policy Planning staff has brought reports to Council detailing comments on the MCR work; such as employment area conversion requests, MTSA's and the draft land budget and forecast.

In 2019, Policy Planning staff reported to Council on proposed Growth Plan changes, and commented on the Regional employment area conversion and background paper work

In 2019, York Region released reports on Provincial policy changes impacting the MCR process, such as Amendment 1 to the Growth Plan and Proposed changes to the Provincial Policy Statement. Vaughan Policy Planning staff reviewed Regional comments and took two reports to Council with City comments on March 19, 2019 and April 2, 2019 on Amendment 1 to the Growth Plan. York Region also authored reports on their proposed employment area conversion criteria and employment area conversion process.

2019 also saw the completion of the Regional background reports on topics including intensification, agriculture, employment, growth and infrastructure alignment, and consultation. This work is being addressed as part of the Vaughan Official Plan Review through the seven background papers that are approaching completion.

In 2020, a public meeting was held on the Proposed MTSA's within Vaughan, and Policy Planning staff brought reports to Council regarding MTSA's and employment land conversion requests

York Region released reports on its MTSA work in 2020. Vaughan Policy Planning staff worked closely with Regional staff to inform the proposed MTSA boundaries and population and employment targets, and to hold a joint drop-in public open house on March 4, 2020. Council endorsed Vaughan Planning staff's MTSA comments through the March 9, 2020 report.

Regional staff released 2020 reports on planning for employment, employment area mapping, and the employment land conversions. Vaughan Policy Planning staff brought recommendations on employment land conversion requests submitted by landowners to Council in the May 20, 2020 report. York Region also completed reports on climate change, natural systems planning, planning for density, updated land needs assessment methodology, MCR policy directions, and another Amendment 1 to the Growth Plan report among others.

In 2021, Policy Planning staff reported to Council on the Regional Proposed 2051 Forecast and Land Needs Assessment and MTSAs

York Region released its proposed 2051 Forecast and Land Needs Assessment report on March 18, 2021 and provided a May 12, 2021 presentation to Vaughan Council outlining this content. Vaughan Policy Planning staff brought a report to Vaughan Council on June 8, 2021 providing comments on the Region's proposed 2051 Forecast and Land Needs Assessment. On April 7, 2021, Vaughan Policy Planning staff released a report on York Region's request to consider new MTSAs along Jane Street and Expand the Rutherford GO MTSA station. York Region also released reports on topics including housing challenges and opportunities, and their updated policy directions. Vaughan Policy Planning staff has provided input into preliminary policy and mapping changes to the ROP.

York Region plans to bring forward a report on the alternate 2051 Forecast and Land Needs Assessment scenarios

On March 18, 2021, York Region released their Proposed 2051 Forecast and Land Needs Assessment report. The Growth Plan sets out a framework for long-term management of growth, including population and employment forecasts that upper-tier and single tier municipalities must plan to accommodate by 2051. The land needs assessment methodology developed by the Province provides regional municipalities, including York Region, with direction for determining the quantity of land needed to accommodate growth to the planning horizon of 2051. York Region is directed by the Growth Plan to plan for the highest share of growth in the GTHA achieving a population of 2,020,000 and 990,000 jobs by 2051.

The Region's Proposed 2051 Forecast and Land Needs Assessment report identified that 3400 hectares, or 80% of the Region's Whitebelt land is needed to achieve the growth targets set out by the Growth Plan. Vaughan has 1210 hectares of available Whitebelt lands. All remaining Whitebelt lands in Vaughan will be needed to achieve the proposed urban expansion by 2051. Of the 1210-hectare urban expansion that is proposed for Vaughan, 500 hectares would be allocated to community lands, and 710 hectares would be allocated to employment lands, as identified in Attachment 1: "Preliminary Recommended Locations for Urban Expansion for Vaughan, Proposed 2051 Forecast and Land Needs Assessment Report, York Region, March 18, 2021".

On September 16, 2021, York Region held a Special Council Meeting to present and discuss alternative scenarios to the Proposed 2051 Forecast and Land Needs Assessment report that was released on March 18, 2021. Minor modifications to the proposed urban expansion numbers from the March 18, 2021 report for local municipalities were considered, however, the alternative scenarios being considered are not anticipated to significantly affect Vaughan. A decision with respect to providing direction on the alternative growth scenarios presented was not made at the September 16, 2021, Special Council Meeting and was referred to a Special Council Meeting scheduled for October 21, 2021. York Region's Draft Official Plan is anticipated to be

released in November 2021, subject to York Region Council's direction on the forecast presented at the September 16, 2021 Special Council Meeting.

York Region intends to seek Council adoption of the updated Draft Regional Official Plan in 2022

York Region will undertake extensive consultation after Regional Council is presented with the draft ROP in Q4 2021 that will continue into 2022 leading to adoption of the draft ROP, which is projected for mid-2022. York Region will then submit the adopted ROP to the Province of Ontario for approval.

Schedule 3 to the Growth Plan now requires York Region to plan to accommodate 2,020,000 people and 990,000 jobs by the year 2051

Amendment 1 updated the Growth Plan Schedule 3 population and employment forecasts for York Region from 1,790,000 and 900,000 respectively by 2041, to 2,020,000 and 990,000 respectively by 2051. York Region must still meet the minimum intensification target of 50 people and jobs per hectare in designated greenfield areas. This population and employment growth is being addressed through the York Region MCR. It is the responsibility of the Region to allocate population and employment projections to the local municipalities and define the urban expansion areas necessary to accommodate the growth. This was reported to Regional Council in March of 2021.

Vaughan must plan to accommodate 227,100 more people and 111,800 more jobs by the year 2051

The City of Vaughan is one of the fastest growing cities in Canada with a population of 341,600 people and 240,200 jobs in 2021. As per the draft Regional forecasts Vaughan is expected to grow by 227,100 people and 111,800 jobs by the year 2051, bringing the total population to 568,700 people and 352,000 jobs. This will be achieved through a minimum intensification target of 56%, and a designated greenfield area minimum density target of 70 people and jobs per hectare. This will account for almost one third of the Region's growth to 2051. The City must address this growth through the Official Plan Review (OPR) in a way that is strategic, responsible and balances the needs of citizens, businesses, visitors, landowners and other stakeholders.

For more information on the York Region Municipal Comprehensive Review, please visit <https://york.ca/wps/portal/yorkhome/yorkregion/yr/municipalcomprehensivereview>

Previous Reports/Authority

[Contract Award for the City of Vaughan Official Plan Review, November 12, 2019](#)

Analysis and Options

This meeting and report will contribute to the Vaughan Official Plan Review in a number of ways

The following objectives are highlighted:

1. To provide an introduction to the OPR process and help shape its future direction;
2. Present the timeline of the OPR process leading to the adoption of the resulting Official Plan by Council;
3. Introduce the consultation process that will shape public engagement over the life of the project;
4. Provide an overview of high-level planning objectives that the City will need to implement, based on Provincial Policy, reflecting the preliminary results of the York Region Municipal Comprehensive Review;
5. Identify a set of principles to guide the preparation of the Official Plan Review for public consideration; and
6. Obtaining comment from the public on any of these matters or on any such issues pertaining to the long-term vision for the City, to ~~2015~~ 2051, and any related planning matter.

Any resulting input will be considered to help shape the OPR as it moves through the process. In addition to any comment provided at this meeting, written comments may be submitted at any time by email to oprmanager@vaughan.ca.

Vaughan Official Plan Review

The Vaughan Official Plan Review contract was awarded to WSP Canada in November 2019 and the Project was formally launched in January 2020

On November 12, 2019, the contract for the Vaughan Official Plan Review (OPR) was awarded to WSP Canada, and the project was formally launched on January 21, 2020 with the intensive four-day consultant orientation. During orientation, Policy Planning staff worked to finalize the project workplan and timeline to ensure a comprehensive and expedited expedited form of information exchange. Policy Planning staff also worked with the Consultant to create open dialogue and identify any potential obstacles in communication or the work program from the onset. Topics around communication, data sharing, reporting and invoicing were also clarified.

The Mayor and Members of Council will continue to receive frequent updates as project work is undertaken

The Vaughan Official Plan Review Project Manager will continue to update the Mayor and Members of Council frequently as project work is undertaken. Corporate and Strategic Communications staff will continue to provide the Mayor and Members of Council with communications content to use throughout their own eNewsletter and social media channels as the City continues to promote OPR engagement opportunities and updates.

The Planning Act requires a Special Meeting of Council before any policy changes are considered

Section 26 of the *Planning Act* addresses the requirements for official plans that are being updated for the purpose of achieving conformity with Provincial policies and plans. Section 26 requires that before revising an official plan the Council must consult with the approval authority and prescribed public bodies and hold a public meeting to discuss the required revisions. This meeting must be open to the public and notice of the meeting must be published at least once a week in each of two separate weeks, and the last publication shall take place at least 30 days before the date of the meeting. Notice of this meeting has been given through notices published in the Vaughan Citizen and Thornhill Liberal on September 2, 2021 and September 9, 2021.

This meeting will fulfill the requirements of the *Planning Act* and provide for Council to accept written submissions and give any person who attends the public meeting an opportunity to speak.

The Official Plan Review is well underway and is targeted for completion in June 2023

The OPR consists of four Phases as follows:

Phase 1: Visioning and Background Review (Q1 2020 to Q4 2021)

Phase 2: Policy Development (Q1 2022 to Q1 2023)

Phase 3: Statutory Phase/Adoption (Q1 2023 to Q2 2023)

Phase 4: Post Adoption/Approval (Q2 2023 Onward)

The workplan and timeline has been coordinated with York Region's MCR process to maximize information exchange and ensure that the City's updated VOP can be adopted in accordance with Provincial timing requirements.

Major project management and background items have been delivered and the seven Background Papers are approaching completion

Phase 1 saw the completion of project management items such as finalization of the Project Timeline, Guiding Principles, Project Governance Plan, and Background Research and Gaps Analysis.

The seven Background Papers are key policy development documents which will ultimately form the basis for the updated VOP. They address topics critical to the development of policies that will reflect and implement the outcomes identified in the Five Guiding Principles cited above.

The seven Background Papers are as follows. The Background Papers are approaching completion.

1. Residential Growth, Intensification and Housing Needs Strategy
2. Commercial Land Use Review
3. Employment Land Use Review
4. Urban Design and Sustainable Development Review
5. Natural Heritage Network Review

6. Climate Change Adaption and Resilience Framework
7. Agriculture System Policy Review

Topic-based City Technical Advisory Team workshops were also held to gather staff input and enrich the Draft Background papers.

Vaughan Official Plan Review Principles

Five principles guide the Vaughan Official Plan Review process

An Official Plan, as required by the Ontario *Planning Act*, establishes the policy framework that guides the long-term development of the Province's municipalities. Prepared by each of the Regional and Local municipalities, the official plan identifies the goals, objectives and land use policies that will shape the future form and function of the City by establishing its defining urban structure, the distribution of land uses, the allocation of population and densities, the urban design requirements, the protection of environmental features and agricultural areas and cultural heritage preservation. It will implement the vision for the city's long-term evolution to the year 2051.

The following five principles will help guide the City of Vaughan's Official Plan Review process by establishing and implementing a vision for the future that will meet the evolving needs of the current and future citizens, workers and visitors.

1. **Reinforce the City's image through the development of a signature urban structure plan**

Continue to advance Vaughan as the place to be by building on the City's growing multi-modal transportation network through the development of milestone city-building initiatives such as the Vaughan Metropolitan Centre (VMC) and the City's evolving Urban Corridors and Centres. The City's attractiveness will continue to be enhanced by extensive programs and services, employment opportunities, parks and open space areas, and many other attributes that contribute to a high quality of life for citizens. The Official Plan Review will build off this momentum and reinforce the City as one of the top areas to live, work and play through thoughtful urban design, high-quality architecture, inviting public spaces and ample greenspace.

2. **Create strong communities for Vaughan's residents and businesses**

Develop complete communities, offering future residents a mix of housing types and amenities, all while accommodating current citizens' day-to-day needs and through all stages of life. A complete community is one that meets people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing and community infrastructure, including creating parks and open spaces, recreational opportunities, education, retail and personal services available within walking distance and supported by local transit. The updated

Official Plan will guide the development of these areas.

3. Place environmental sustainability at the core of city-building

Together with Green Directions Vaughan, the updated Official Plan will support the preservation and restoration of the City's natural environment and help reduce any environmental impacts of new development. Measures will also be taken to mitigate the potential causes and effects of climate change and build resiliency into all aspects of development. In addition, the City will continue to advocate for environmental sustainability and foster a sustainable, green city that current and future generations can enjoy.

4. Support a healthy economy

The Official Plan Review will build on the City's successful employment sector to continue attracting and retaining a wide range of talent, businesses and industries. This will be done by supporting connectivity (digital, multi-modal transportation), providing access to a trained labour pool, creating attractive and well-served employment areas with both commercial and residential options in mixed-use areas and ensuring the compatibility of nearby land uses. These factors will be addressed in the Official Plan Review with a goal of further strengthening Vaughan's resilient local economy.

5. Seek meaningful public input to strengthen the Vaughan Official Plan

The City of Vaughan values the voice of the public and is dedicated to having constructive dialogue with the community that is open, transparent, accessible and inclusive. The City is committed to involving citizens, businesses and stakeholders in conversations about municipal decisions that interest and impact them. Public consultation is a vital part of this review and the community will have an opportunity to have their say and help shape Vaughan. Two-way conversations with a wide range of participants will result in a strong Official Plan that reflects the needs of Vaughan citizens and businesses. This will include seeking input from residents, businesses, ratepayers, non-governmental organizations, City departments, the province of Ontario and York Region, agencies and utilities. Contributions from these groups through various public engagement opportunities will result in transparent and open dialogue that will result in one shared community vision that encompasses the vision and needs of those who live, work, play and retire in the city of Vaughan.

Communication and Engagement Strategy

The Communication and Engagement Strategy provides a comprehensive approach for engagement throughout the Project

The Communication and Engagement Strategy provides a comprehensive approach for engagement throughout the OPR process. The Strategy identifies the objectives, key messages, audiences and content that will be used to inform and engage stakeholders

in a manner that is educational, interactive, visual, tactile and meaningful. Due to the COVID-19 Pandemic, all events will be held virtually until such time as it is deemed safe to resume in-person meetings.

Communication items completed in Phase 1 included the identification of key stakeholders, the Councillor and Stakeholder interviews, and the Communication and Engagement Strategy.

City Technical Advisory Committee, Technical Advisory Committee Plenary, and Subgroup meetings were held to inform the Background Papers and were based on the following subgroups: Land Use, Natural Heritage System and Agriculture, Urban Design and Sustainability, and Climate Change and Resilience Framework. The Project websites vaughan.ca/opr and forwardvaughan.ca/opr went live as part of the public launch and include online engagement tools to solicit stakeholder feedback to inform the development of the updated VOP.

Communications support will continue to be provided to the Mayor and Members of Council

As the City continues to promote community engagement opportunities, events and updates related to the OPR, Corporate and Strategic Communications staff will continue to provide the Mayor and Members of Council with communications materials to use throughout their own eNewsletter and social media channels. The communication materials may include, but are not limited to, eNewsletter content, graphics and social media posts. This support is in addition to a comprehensive communications strategy developed by Corporate and Strategic Communications staff.

Indigenous Communities engagement is being led by Policy Planning staff

Policy Planning staff is leading engagement with Vaughan's Indigenous Communities and has initiated pre-engagement early in the OPR process in August 2020. Several meetings have been held to-date to build relationships and gather valuable feedback to inform updates to the VOP. Corporate Services staff, with input from Policy Planning staff, updated its Indigenous Land Acknowledgement that was endorsed by Council in June 2021.

Next Steps

Phase 1 background work and feedback received through engagement will inform the Phase 2 Draft Updated Official Plan

Phase 1: Visioning and Background Review (Q1 2020 to Q4 2021) is nearing completion. Next steps include the finalization of the seven Background Papers, the development of the OPR vision informed by engagement efforts, and the Phase 1 Engagement Summary Report.

Phase 2: Policy Development (Q1 2022 to Q1 2023) will transform the background work, information, and feedback gathered into draft policy updates to the VOP and will include the Draft and Final Official Plan Issues and Directions Report and Draft 1 and

Draft 2 of the Official Plan Amendment. Ongoing engagement will occur throughout the Phase, including the TAC and SAC meetings and Public Open House(s). The Phase will culminate with the Phase 2 Engagement Summary Report.

The Draft Updated Official Plan will be finalized and adopted in Phase 3 and approved in Phase 4, with Project Completion in June 2023

Phase 3: Statutory Phase/Adoption (Q1 2023 to Q2 2023) will include the Statutory Public Open House(s), the Final Official Plan Amendment, Council Adoption, and the Phase 3 Summary Report.

Phase 4: Post Adoption/Approval (Q2 2023 Onward) will include OPA submission to York Region for approval, the Phase 4 Summary Report, and Project Completion.

Post Approval will involve Ontario Land Tribunal Matters including any negotiations and hearings. Since Project initiation, the Project Team has stressed the importance of strategically developing and strengthening policies to minimize the number of appeals at the Ontario Land Tribunal and ensure defensibility.

Presentation by the Project Consultant WSP

WSP will deliver a presentation to Council and the Public at the October 13, 2021 Special Committee of the Whole Public Meeting to provide information on the Official Plan Review timeline, workplan, Communication and Engagement strategy, and next steps. The presentation will identify how the community will be engaged throughout the life of the OPR process, and how they can provide feedback that will help shape the updated VOP.

Financial Impact

No financial impacts

Broader Regional Impacts/Considerations

The Vaughan OPR process and deliverables have been strategically coordinated with the York Region MCR. Vaughan Policy Planning staff has been engaged and provided feedback throughout the MCR to inform the updated ROP. Through pre-engagement efforts with Vaughan's Indigenous Communities early in the process, Vaughan has become a leader in Indigenous Communities engagement in the Region. Staff also sits on the Technical Advisory Committee for the City of Richmond Hill's official plan review to share information and lessons learned.

Conclusion

A Special Meeting of Council is required as per Section 26 of the *Planning Act* to inform the public of upcoming revisions and policy changes before updating the Vaughan Official Plan. This requirement will be fulfilled through the October 13, 2021 Special

Committee of the Whole. City of Vaughan Policy Planning staff are seeking Council endorsement of the Vaughan Official Plan Review timeline as outlined in this report.

This meeting will serve to inform the public of forthcoming actions on the Vaughan Official Plan Review. It will provide an initial opportunity for public comment and set out the timeline for the completion of the Vaughan OPR leading to Council's adoption of the updated Official Plan. The input received at this meeting will help inform the updated Official Plan.

Vaughan Policy Planning staff have been closely involved in the York Region MCR and has taken several reports on MCR matters to Council to-date. The Vaughan OPR is well underway with the completion of many major deliverables in the Visioning and Background Review Phase, including the project workplan, Background Research and Gaps Analysis and the Consultation and Engagement Strategy. The seven Background papers that will inform the updated VOP policies are approaching completion. The OPR Project Manager will continue to provide frequent updates to the Mayor and Members of Council as project work is completed. Staff will continue advancing the Official Plan Review with WSP through the timeline toward the June 2023 completion date.

For more information, please contact: Fausto Filipetto, Senior Manager of Policy Planning and Sustainability, extension 8699.

Attachment

1. Map of Preliminary Recommended Locations for Urban Expansion for Vaughan, Proposed 2051 Forecast and Land Needs Assessment Report, York Region, March 18, 2021.

Prepared by

Christina Bruce, Director, Policy Planning and Special Programs, extension 8231.
Fausto Filipetto, Senior Manager, Policy Planning and Sustainability, extension 8699.
Ash Faulkner, Planner, Policy Planning and Special Programs, extension 8733.
Alex Di Scipio, Planner, Policy Planning and Special Programs, extension 8259.

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager

Attachment 1: Preliminary Recommended Locations for Urban Expansion for Vaughan, Proposed 2051 Forecast and Land Needs Assessment Report, York Region, March 18, 2021

