

COMMITTEE OF THE WHOLE (2) – DECEMBER 7, 2021

STAFF COMMUNICATIONS

Distributed November 26, 2021

Subject

SC1. Memorandum from the Acting Deputy City Manager, Infrastructure Development, dated November 26, 2021. Infrastructure Master Plans Update – Fall 2021

Distributed December 3, 2021

Subject

SC2 Memorandum from the Acting Deputy City Manager, Infrastructure Development, dated December 3, 2021. Parkland Dedication Guideline Study Update

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Please note there may be further Communications.

DATE: November 26, 2021

TO: Mayor and Members of Council

FROM: Vince Musacchio, Acting Deputy City Manager, Infrastructure Development

RE: **STAFF COMMUNICATION
December 7, 2021 Committee of the Whole (2)
Infrastructure Master Plans Update – Fall 2021**

Staff Communication SC1**Committee of the Whole (2)****December 7, 2021**

1. Purpose

The purpose of this Staff Communication is to provide Mayor and Members of Council with updated information for the on-going infrastructure master plans which are being completed in support of the City's Growth Management Strategy.

Report Highlights

- Infrastructure Planning and Corporate Asset Management initiated two city-wide Infrastructure Master Plans in late 2019 in support of the City's Growth Management Strategy: the Vaughan Transportation Plan and the Integrated Urban Water Plan.
- The two Infrastructure Master Plans continue to progress, with a number of key milestones and public engagement cycles completed since April 2021.
- The Plans are expected to be completed in 2022, in accordance with the original project schedules and in coordination with York Region's master plan updates.

2. Analysis

Staff have continued to work on the Infrastructure Master Plans since the previous update to Council provided in April 2021

In A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the provincial government mandates that "...municipalities undertake an integrated approach to land use planning, infrastructure investments, and environmental protection to achieve the outcomes of the (Growth) Plan." The Vaughan Transportation Plan and the Integrated Urban Water Plan and were initiated in late 2019 to continue Vaughan's integrated planning approach for growth that began with Vaughan Tomorrow, Vaughan's 2031 Growth Management Strategy.

The Vaughan Transportation Plan (VTP) is the guiding document for transportation infrastructure, policy, and programs across the entire City, with a vision to provide high-quality, attractive, competitive, and sustainable choices for every trip made by residents

and businesses of Vaughan. The VTP is a comprehensive study integrating transportation with land-use planning in support of the City's Growth Management Strategy and updates to Provincial, Regional, and other City master plans.

Recent milestones achieved in the VTP include:

- Identification and prioritization of future transportation infrastructure, which has been grouped into future transportation networks. The draft network alternatives are under review by technical stakeholders and the public for their feedback
- Completion of two of seven research "whitepapers" which provide current context and recommendations for best practices in transportation data collection and management, and climate change adaptation. The whitepapers topics are:
 - Transportation Data (complete)
 - Goods Movement
 - Private Streets
 - Climate Change and Resiliency (complete)
 - Future Mobility
 - Maximizing Value for Infrastructure
 - Aerial Mobility
- On-going public and stakeholder consultation:
 - Internal stakeholder consultation to create a new street classification regime in the City, augmenting the current road classifications
 - Consultation with the Older Adult Task Force
 - Public open house, with key project materials on the draft transportation network alternatives available for review and comment until December 9th.
 - Virtual live meeting, was held on November 23rd, offered interested parties a forum to ask questions on the draft transportation network alternatives and the overall VTP project

The Integrated Urban Water Plan (IUWP) is a comprehensive study integrating water, wastewater, and stormwater management infrastructure planning with land-use planning and environmental protection in accordance with the City's Growth Management Strategy and Provincial, Regional, and other City master plans. The IUWP has been progressing through phases 1 and 2 of the Municipal Class Environmental Assessment (MCEA) process, with the following primary objectives having already been completed:

- Review of background information, servicing principles and policies
- Completion of the Natural Heritage Characterization Report which identifies key natural heritage features, habitats, and species
- Confirmation of design criteria and level of service requirements for the City's water, wastewater, and stormwater systems
- Review and updates to the City's water and wastewater hydraulic models to account for infrastructure changes since the completion of the 2014 Master Plans
- Public engagement and communication activities including Public Information Centre 1 (PIC1), communication with indigenous communities, and several Technical Advisory Committee (TAC) meetings
- Forecasts of future population, for several planning horizons, in coordination with the City's Policy Planning department

The following deliverables are in draft form for review, or are currently in progress:

- City-wide Low Impact Development (LID) Standards and Design Criteria Manual
- LID White Paper: The Need and Legislative Framework for Low Impact Development on Public and Private Land
- Stormwater Retention Guideline for Vaughan Metropolitan Centre (VMC) - Southeast Quadrant
- LID Business Case from a life-cycle perspective
- Functional Servicing Strategy Reports (FSSRs) for Secondary Plan Areas, Regional Intensification Corridors and Major Transit Station Areas (MTSAs)
- Preferred solutions and policies to address the City's infrastructure needs for planning horizon years. These solutions considered climate change adaptation and mitigation, and climate resilience strategies to protect the City's residents, businesses, infrastructure, and services

Work on the Infrastructure Master Plans will continue into 2022 with additional updates being brought to Council on a semi-annual basis

The VTP will continue to refine infrastructure recommendations and will prepare a detailed implementation and costing plan in Q1 2022. In addition, completion of the remaining research whitepapers, finalization of the new street classifications, and development of policies and programs in support of the overall goals of the VTP will take place in the first half of next year. The VTP is targeted for completion by the end of 2022.

Subsequent engagement and communications activities include the hosting of Public Information Centre 2, in Q1 2022. The Vaughan Transportation Master Plan and the Integrated Urban Water Master Plan final study reports and a summary of the corresponding conclusions and recommendations will be presented to City Council in 2022.

Notwithstanding the final recommendations of the studies, draft recommendations, with their associated justification, may be presented to City Council to advance priority actions as appropriate. This approach enables an improved response time to identified issues.

3. Background

Infrastructure Master Plans align with the 2018-2022 Service Excellence Strategic Plan

The Vaughan Transportation Plan will directly inform the Transportation and Mobility Strategic priority, simultaneously advancing the themes of this priority: Improving the local road network, supporting regional transportation initiatives, and advancing active transportation.

The Integrated Urban Water Plan aligns with the long-term strategy to provide safe, reliable, and sustainable services in support of the City's Growth Management Strategy. Other strategic plan priorities include City Building, Active, Safe and Diverse Communities, Economic Prosperity, Investment + Social Capital, Environmental Stewardship, and Operational Performance.

New infrastructure and the City's Asset Management Strategy

As reported to Council in June 2018 and March 2019, the City has been preparing an Asset Management Strategy to ensure compliance with O. Reg 588/17: Asset Management Planning for Municipal Infrastructure. The City's Asset Management Strategy informs infrastructure planning, guides operational and maintenance needs, and identifies end of life replacement costs for use in the City's long term financial planning.

Infrastructure Master Plans and the City's Development Charges By-law Update

The City is required to review the Development Charge by-law every 5 years, and the next update is scheduled for enactment by City Council in 2022. Infrastructure Master Plans are used to develop Development Charges Background Studies, which are used to define Development Charge rates.

Planning studies are supported by Infrastructure Master Plans

City Staff are undertaking planning studies in the following intensification areas, in support of either the Vaughan Official Plan, 2010 or the Official Plan Review:

- Concord GO Centre
- Promenade Centre
- Vaughan Metropolitan Centre
- Weston Road and Highway 7

In addition, the following areas are actively being reviewed or are before the Ontario Land Tribunal (OLT):

- Major Mackenzie and Weston Road
- Yonge Steeles Corridor

Infrastructure Master Plans provide a city-wide view of the City's infrastructure systems and provide the context necessary to recommend infrastructure upgrades within these areas. This work ensures that infrastructure plans are coordinated and that infrastructure efficiently accommodate planned growth.

Previous Reports/Communications

A staff communication memorandum for information purposes was presented to the [Mayor and Members of Council on April 13, 2021](#)

More information on the Vaughan Transportation Plan and the Integrated Urban Water Plan can be found on the project's webpage. See hyperlinks below:

Vaughan Transportation Plan: vaughan.ca/TransportationPlan

Integrated Urban Water Plan: vaughan.ca/UrbanWaterPlan

Broader Regional Impacts/Considerations

York Region has initiated updates to their Transportation, and Water and Wastewater Master Plans. City of Vaughan and York Region staff continue to coordinate their efforts to ensure that the York Region master plans are coordinated with the City's Infrastructure Master Plans. Staff provided comments and met with York Region staff to discuss both York Region master plans in Q4 of 2021. The Region is working towards Regional Council endorsement of their master plans by Q2 of 2022. Vaughan's Infrastructure Master Plans are anticipated to be completed shortly after the completion of York Region's efforts.

For more information, please contact: Selma Hubjer, Acting Director, Infrastructure Planning and Corporate Asset Management x8674

Prepared by:

Christopher Tam, Transportation Project Manager, x8702

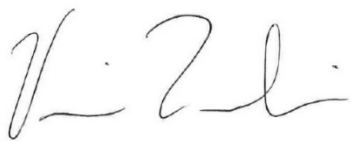
Diego Velasquez, Project Manager, Water/Wastewater Infrastructure, x8071

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Approved by

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Vince Musacchio, Acting Deputy City Manager,
Infrastructure Development

DATE: December 3, 2021

TO: Mayor and Members of Council

FROM: Vince Musacchio, Acting Deputy City Manager, Infrastructure Development

**RE: STAFF COMMUNICATION
December 7, 2021 Committee of the Whole (2)
Parkland Dedication Guideline Study Update**

Staff Communication SC2

Committee of the Whole (2)

December 7, 2021

1. Purpose

To provide an update to Mayor and Members of Council on the status of the Parkland Dedication Guideline Study.

2. Analysis

In May 2020, the City commissioned The Planning Partnership to undertake the review, research and analysis of the City's existing parkland conveyance By-Laws and present a series of ideas and concepts for consideration which will assist in the implementation of a revised approach towards the City's parkland dedication process and practices.

The Parkland Dedication Guideline Study will assist the City in achieving its goal with respect to the development of the public parkland system and meeting existing parkland needs and future population growth. It will build upon the existing cash-in-lieu policies and by-laws including the use of community benefits associated with cash-in-lieu funding, dedication protocols, standards and best practices, conveyance requirements, valuation, credits, exemptions, and other matters of interpretation identified under Bills 108, 138 and 197. The guideline document will inform the upcoming Community Benefit Charges Strategy and By-law and will have policy implications with respect to the City's upcoming Official Plan review.

Provincial legislative changes necessitate a review and update of current Parkland Dedication Processes and Practices by September 2022

There have been several changes made to the *Planning Act*, which was initiated with Bill 108, the *More Homes, More Choice Act, 2019*, which received Royal Assent on June 6, 2019. Notwithstanding the enactment of this legislation in 2019, changes to the parkland and the new community benefits charge regime were not proclaimed to come into effect until September 18, 2020. The original amendments proposed through Bill 108 were substantially amended through Bill 138, the *Plan to Build Ontario Together Act, 2019* and Bill 197, the *COVID-19 Economic Recovery Act, 2020*. The Province has given municipalities until September 18, 2022 to implement the legislative and administrative

changes necessary to transition to the new framework including a new Parkland Dedication By-Law.

Section 37 of the Planning Act will be replaced with a new Community Benefits Charge (CBC) which can be used to fund capital costs of public services associated with new growth including parkland

In addition to proclaiming the changes to the *Planning Act* and the *Development Charges Act* regarding parkland and the new community benefits charge regime, the Province has also made a new Regulation under the *Planning Act*, Ontario Regulation (“O. Reg.”) 509/20, which sets out the prescribed information with respect to the new community benefits charge (“CBC”) authority under Section 37 of the Planning Act, and the amended parkland dedication provisions under Section 42 of the Planning Act.

The new framework is in large part intended to provide more certainty and predictability regarding the costs of development. Specifically, the quantity of a Section 37 benefit will not be subject to negotiation once a CBC By-law is passed; rather it will be subject to a maximum cap amount, which shall not exceed four percent (4%) of the value of the lands in question as of the valuation date being the day before the date the first (or only) building permit is issued. Funds from the collection of CBCs may be used to fund capital costs associated with new growth, including parkland, if those costs are not already recovered from development charges and parkland provisions. The relationship between CBCs, Parkland Dedication and DCs will be complex and as such, the Parkland Dedication Guideline Study and future by-law will need to be aligned with the DC and CBC studies to ensure that overlap and duplication does not occur.

The Final Report for the Parkland Dedication Guideline Study is nearing completion and will be presented in Q1 2022

Major components and tasks associated with the Study completed to date include:

- A Current State Analysis which involved an extensive background review of real estate, finance and parks planning data along with a benchmark study;
- Development of a Research and Principle Framework, which included the identification of best practices and analysis of data;
- Development and implementation of an extensive internal and external stakeholder consultation strategy which included an online public survey, consultations with the development community, City departments and the Mayor and Members of Council.

Finalization of the associated financial models is currently being completed to ensure alignment with the new DC and CBC Study underway by Financial Planning and Development Finance. A financial model will explore the use of Cash-in-Lieu for the parkland acquisition, park redevelopment and park enhancements in areas of intensification. The study will be presented to the internal Growth Management Committee on December 9, 2021. A presentation of the Parkland Dedication Guideline Study and key findings and consideration of the Final Report is planned for Q1 2022.

For more information, contact Martin Tavares, Manager, Parks and Open Space Planning, Extension 8882

Approved by

A handwritten signature in black ink, appearing to read "V. Musacchio". The signature is fluid and cursive, with a large initial "V" and a stylized "M".

Vince Musacchio
Acting Deputy City Manager, Infrastructure Development