

OFFICIAL PLAN UPDATE SUB-COMMITTEE – MARCH 1, 2023

COMMUNICATIONS

Distributed March 1, 2023

Item

- C1. Presentation material, entitled “Vaughan Official Plan Review”, dated March 1, 2023.

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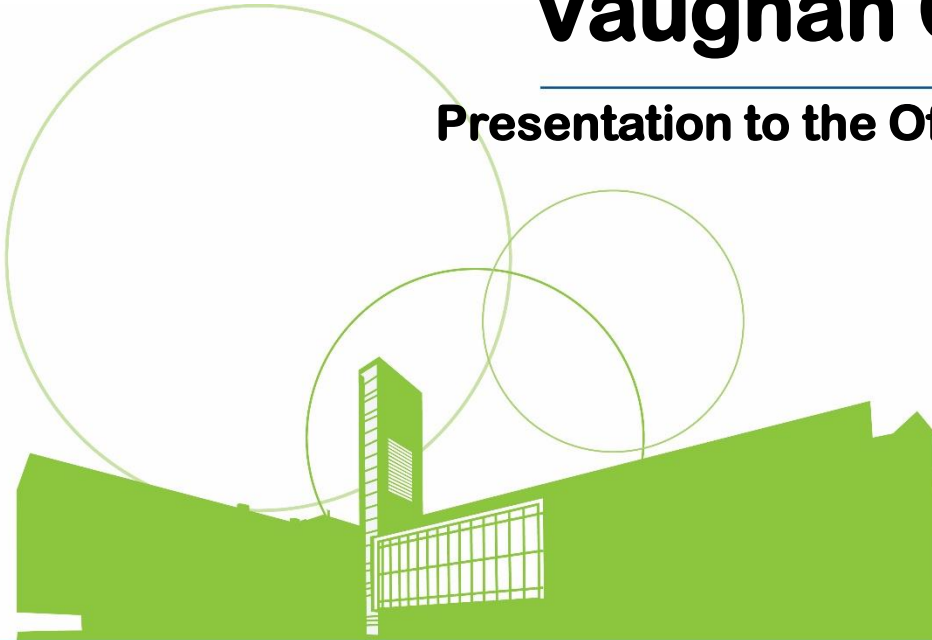
Please note there may be further Communications.

C1
Communication
Official Plan Update Sub-Committee
March 1, 2023
Item #1

Vaughan Official Plan Review

Presentation to the Official Plan Update Sub-Committee

March 1st, 2023



Outline

- Official Plan Update Sub-Committee
- York Region Municipal Comprehensive Review
- Vaughan Official Plan Review Update
 - Phase 1: Background
 - Phase 2: Policy Development
 - Challenges and Opportunities
 - Urban Structure
 - Next Steps



Official Plan Update Sub-Committee

Official Plan Update Sub-Committee Roles and Responsibilities

Sub-Committee:

To make recommendations to Council regarding the proposed policies developed through the City of Vaughan Statutory Official Plan Review; and as proposed in the draft Official Plan Amendment document

Policy Planning & Special Programs Staff:

To provide advisory and technical support

Official Plan Update Sub-Committee Opportunities for Engagement

- Official Plan Update Sub-Committee Meetings
- Staff to provide information, communication packages, and promotional materials for public events at key points





York Region Municipal Comprehensive Review

York Region Municipal Comprehensive Review

The Municipal Comprehensive Review (MCR) is a process required by the *Planning Act* to allow regional and single-tier municipalities to bring their official plans into conformity with Provincial plans and policies

The York Region MCR:

- Began in 2014 but was paused due to significant Provincial policy updates
- Resumed in 2019, halted again in 2020 and resumed again in Q3 2020



Vaughan's Involvement in the Municipal Comprehensive Review

- Section 27 of the *Planning Act* requires the Vaughan Official Plan conform to the updated York Region Official Plan
- Vaughan Official Plan Review (OPR) process has been aligned with the MCR
- Policy Planning staff worked closely with Regional staff throughout the MCR to further City interests and reduce the need for formal comments

York Region Municipal Comprehensive Review

- These delays and Provincial policy changes had timing implications on the local municipalities in updating their official plans, including the City of Vaughan
- York Region Council adopted the updated York Region Official Plan (YROP) in June 2022
- The YROP was approved by the Province in November 2022 with modifications



Vaughan's Involvement in the Municipal Comprehensive Review

- Policy Planning staff brought reports detailing comments on MCR policy areas such as:
 - Major Transit Station Areas, March 2020 (also provided presentations to the Mayor and Members of Council)
 - Employment Land Conversion Requests, May 2020
 - York Region Proposed 2051 Forecast and Land Needs Assessment, June 2021
 - Draft York Region Official Plan, March 2022

A cyclist wearing a dark jersey, shorts, and a backpack is riding away on a gravel path that winds through a dense, green forest. The path is light-colored and contrasts with the surrounding foliage. The scene is captured from a rear perspective, showing the cyclist's back and the path ahead.

Vaughan Official Plan Review

Project Launch



- November 2019 - Contract awarded to WSP Canada
- January 2020 – Project launched
- Interviews with the Mayor and Members of Council and regular communication packages and updates provided
- October 13, 2021 Public Meeting



Overview of Project Phasing





Phase 1 - Background

Phase 1: Background Work

- Completion of multiple project management items
- Background Research and Gaps Analysis
- Seven Background Papers



Phase 1: Background Work



Residential Growth, Intensification and Housing Needs Strategy

Review of intensification opportunities and housing diversity and affordability levers and strategies



Employment Land Use Review

Review of employment area profiles, development trends and opportunities to accommodate growth within employment areas



Commercial Land Use Review

Review of retail commercial land use structure, distribution and long-term retail space requirements



Urban Design and Sustainable Development Review

Review of various urban design and sustainable development themes, such as land use compatibility and transitions and microclimate design

Phase 1: Background Work



Agriculture System Policy Review

Review of agricultural and rural area policies and identification of economic and ecological opportunities and drivers of change



Natural Heritage Network Review

Review of natural heritage policies and best practices to enhance protection and resilience of natural systems



Climate Change Adaptation and Resilience Framework

Review of best practices and completion of a risk assessment to develop climate change policies and opportunities

Phase 1: Engagement

Mayor and Members of Council

- Interviewed at Project start to gain valuable insights
 - Informed Project roadmap, engagement strategies, and policy work
- October 13, 2021 Section 26 update report to Special Committee of the Whole
- Staff circulated and provided updates on major milestones
- Will continue to work with Corporate and Strategic Communications to provide information and communication packages for public events

Phase 1: Engagement

Communication and Engagement Strategy

- Comprehensive approach and guidebook for stakeholder engagement that is educational, interactive, visual, tactile and meaningful
- Follows International Association for Public Participation method
- Informed by several pre-engagement interviews
- Identifies objectives, key messages, audiences and engagement methods

Phase 1: Engagement

Promotion of Engagement Opportunities

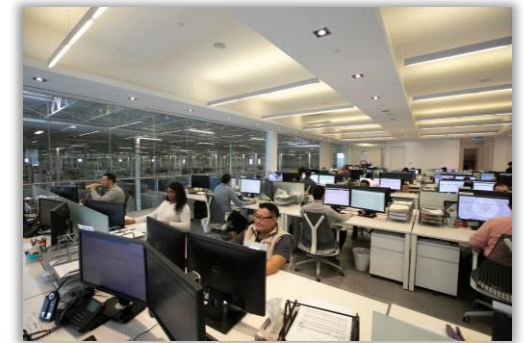
- Project Website vaughan.ca/OPR
- Online Engagement Portal forwardvaughan.ca
- Emails to project mailing list and ratepayer groups
- Public service announcements
- Paid digital and newspaper advertisements
- Councillor newsletters
- Social media posts



Phase 1: Engagement

Technical Advisory Committee

- Contacted all departments in 2020 to determine desired level of engagement
- Includes staff from many City departments, York Region, Toronto and Region Conservation Authority, and other stakeholders such as utilities
- Circulated on deliverables for review and comment
- Several TAC workshops held to provide information and receive feedback



Phase 1: Engagement

Indigenous Communities



- Partners not stakeholders
- Pre-engaged very early and throughout Phase
 - Included working sessions, presentations, and circulation of deliverables
- Mississaugas of the Credit First Nation are Treaty 13 rights holders
 - Provided City with policy recommendation document
- Other Indigenous Communities are interest holders

Phase 1: Engagement

Virtual Public Engagement Events



Visioning

- December, 2021: 2 virtual visioning workshops
- February to March, 2022: Visioning Survey

Background Papers

- April to May, 2022: 4 virtual topic-based webinars from experts:
 1. Climate Change Resilience and Adaptation
 2. Affordable Housing
 3. Placemaking
 4. Healthy Communities
- September 15th, 2022: Release of 7 Background Papers for public review

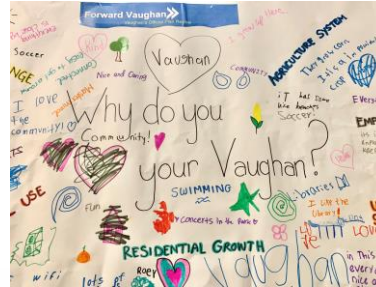


Phase 1: Engagement

In Person Public Engagement Events

- June to July, 2022: 5 Concert in the Park Events
- June to September 2022: 3 community pop-ups around city

Tables included information, activities and swag



Phase 1: Engagement

Community Working Group

- Advisory, not a decision-making body
- Application process to select 25 diverse members of the public
- Representation from community, special interest, and religious groups
- 2 of 3 virtual meetings held to receive information and provide input





Phase 1: What We Heard

Phase 1 – What We Heard

Land Use and Complete Communities

- Diverse and affordable housing for all ages and abilities
- Less single-detached, more medium density mixed-use developments
- Active transportation and walkable communities
- Attractive streetscapes
- On-street, accessible retail within walking distance
- Adaptive re-use of underutilized retail and office spaces
- Attracting more employment uses in knowledge-based sectors



Phase 1 – What We Heard

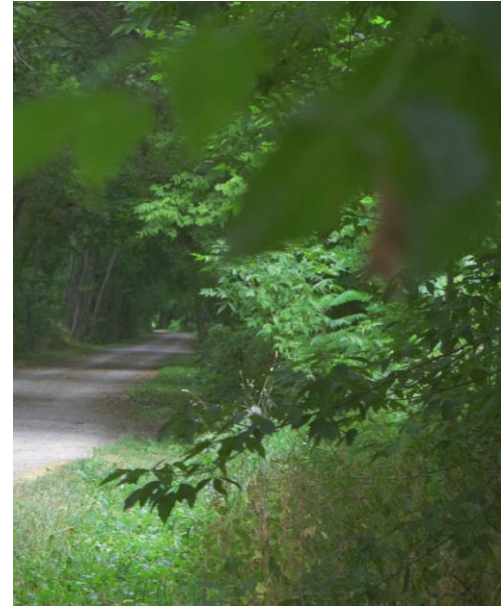
Countryside and Natural Areas

Threats to Vaughan's natural areas:

- Rapid growth and expansion
- Fragmentation from development and road networks (ex. Highway 413)
- Loss of prime agricultural lands to development

Vaughan should prioritize:

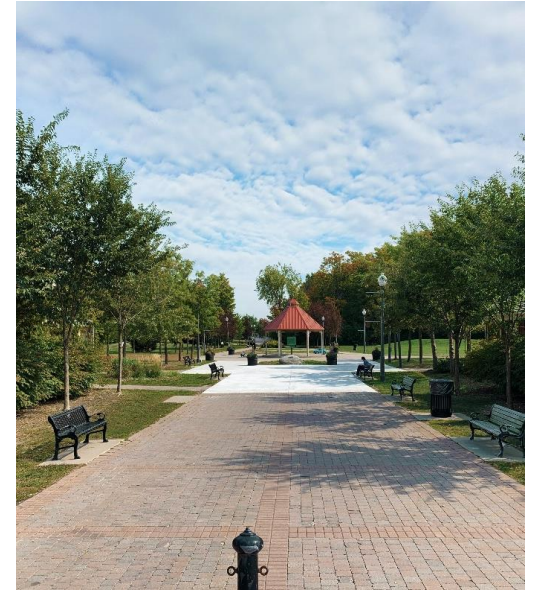
- Protection, enhancing, and growing the Natural Heritage Network and Agricultural Areas through:
 - Strong policies and by-laws
 - Research and implementation of best practice



Phase 1 – What We Heard

Urban Design and Placemaking

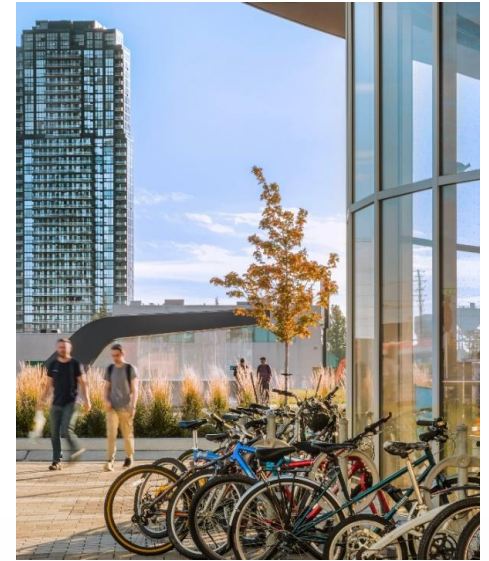
- Enhanced active transportation infrastructure
- More trails
- Transit-supportive development
- Enhanced traffic management
- Attractive streetscaping, including trees and buffers
- Services/amenities for all ages and abilities
- Enhancement and maintenance of parks



Phase 1 – What We Heard

Climate Change and Sustainability

- Encourage and incentivize active transportation
- Stronger policies sustainable development and emissions reduction
- Stronger partnership with TRCA
- Better utilization of public open spaces
- More incentives for individual actions

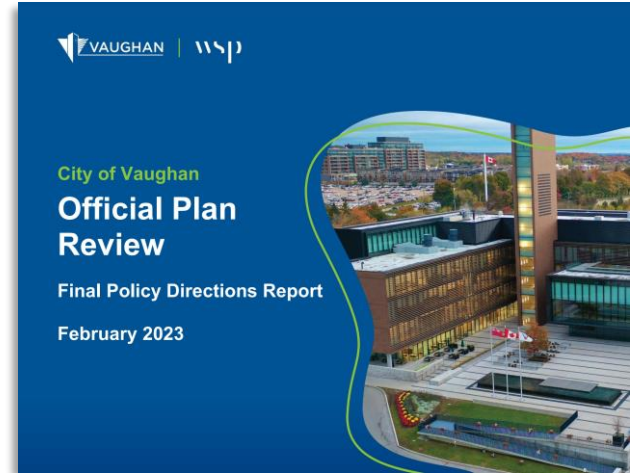




Phase 2: Policy Development

Phase 2: Policy Directions Report

- Finalized and released publicly
- Provides specific policy directions to inform policy development
- Incorporated feedback from topic-specific engagement
- Meeting will be held to engage with BILD – York Chapter, any feedback received may help inform future policy updates



Phase 2: Engagement (On-going)

Policy Directions

Ongoing engagement with TAC

Community Members

- November 2022: 3 virtual public open houses (same content)
- February 5, 2023: In-person attendance at Winterfest
 - Table included information, activities, and swag
- February, 2023: Release of Policy Directions Report for public review

Building and Development Industry

- March 21, 2023: BILD - York Chapter Workshop Scheduled



Phase 2: What We Heard

What We Heard - Public Open Houses

- Transit-supportive development and complete communities
- Secondary Suites and multi-generational housing
- More affordable and larger housing units of different tenures
- Mixed-use buildings to make better use of space
- Microclimate/4-season design to support active transportation
- Protecting, enhancing and growing the natural environment
- Accessible urban design for all ages and abilities



Phase 2: Official Plan Amendment Packages

Updated Chapter 1 - Introduction

- Provided preliminary comments on draft 1
- Circulated draft 2 to TAC

Updated Chapter 2 - Residential, Employment and Commercial

- Further conversations with subconsultant are to be had on updated growth numbers that were delayed by the Province

Updated Chapter 3 - Natural Heritage, Parks and Open Space

- Draft 1 expected in the coming weeks

Official Plan Amendment Packages

Updated Chapter 4 - Climate Change, Sustainability, Urban Design and Cultural Heritage

- Draft 1 expected in the coming weeks

Updated Vaughan Official Plan Mapping

- Recently received updated YROP schedule GIS data
- Preparing York Region and City of Vaughan GIS data to send to WSP in the coming weeks



Challenges and Opportunities

The Official Plan Review faces several challenges...

- Provincial Changes and Threat of Ongoing Changes
- Climate Change
- Intensification and Stable Neighbourhoods
- Affordable Housing
- Missing Middle
- Complete Communities
- Employment Land Protection
- Compatibility/Highway 7
- Yonge and Steeles
- Proposed Highway 413
- Caledon GO Line
- Urban Structure
- Natural Heritage and Sustainability
- Agricultural Lands
- Ect...



The Official Plan Review also has many opportunities...

- Large potential to accommodate growth in centres and corridors
- Lands already designated medium density residential
 - Can help with housing form variety, “Missing Middle”, and affordable housing
- Some of the most significant employment lands in the Province
 - Can strengthen employment sector and complete communities
- Grow and enhance Vaughan’s already excellent “Greenlands System”
- Etc.





Urban Structure

Urban Structure

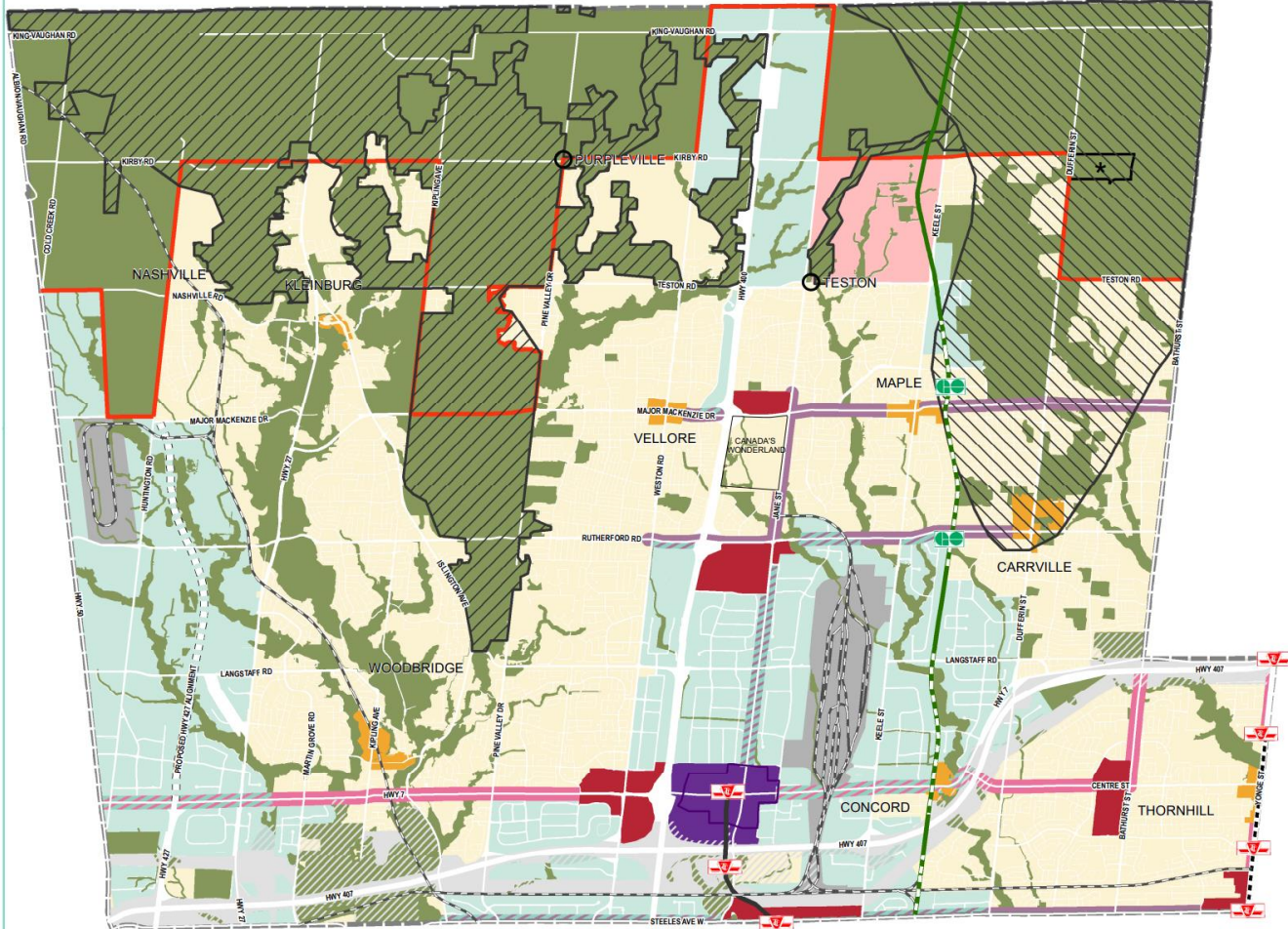
Urban Structure

- Urban Boundary
- Urban Growth Centre Boundary

- Stable Areas**
- Natural Areas and Countryside
- Community Areas
- New Community Areas
- Employment Areas
- Rail Facilities

- Intensification Areas**
- Vaughan Metropolitan Centre (Regional Centre)
- Primary Centres
- Local Centres
- Regional Intensification Corridors
- Regional Intensification Corridors within Employment Areas
- Primary Intensification Corridors
- Primary Intensification Corridors within Employment Areas
- Parkway Belt West Lands
- Railway
- Subway Extension
- Proposed Subway Extension
- GO Transit Network
- Greenbelt Plan Area¹
- Oak Ridges Moraine Conservation Plan Area¹
- Hamlet
- See Minister's Decision on ORMCP Designation
- Municipal Boundary

¹ See Schedule 4 for limits and land use information of the Greenbelt Plan and Oak Ridges Moraine Conservation Plan Area.



Next Steps

Phase 1: Visioning and Background Papers (Q1 2023)

- Complete

Phase 2: Policy Development (Q4 2022 to Q2 2023)

- BILD – York Chapter Meeting
- Last Community Working Group Meeting
- Update Report to Vaughan Committee of the Whole
- Official Plan Amendment Drafts 1 and 2
- Ongoing engagement including OP Sub-Committee Meetings
- Phase 2 Engagement Summary Report

Phase 3: Statutory Phase (Q2 2023 to Q4 2023)

- Statutory Public Open House and Public Meeting
- **Council Adoption**

Phase 4: Post Adoption (Q4 2023 Onwards)





Questions?