

**OFFICIAL PLAN UPDATE SUB-COMMITTEE – MARCH 22, 2023**

**COMMUNICATIONS**

**Distributed March 22, 2023**

		<b><u>Item</u></b>
C1.	Presentation material, entitled “Vaughan Official Plan Review - Official Plan Review Timing Update and Critical Path Forward”, dated March 22, 2023.	1
C2.	Presentation material, entitled “Vaughan Official Plan Review - Policy Development”, dated March 22, 2023.	2

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

**C1  
Communication  
Official Plan Update Sub-Committee  
March 22, 2023  
Item # 1**

# **Vaughan Official Plan Review**

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**Official Plan Update Sub-Committee Meeting 2**

**March 22<sup>nd</sup>, 2023**



# Outline

## Item 1: Official Plan Review Timing Update and Critical Path Forward

- Timing, Phasing and Engagement

## Item 2: Policy Development

- Provincial/Statutory Framework
- Policy Development

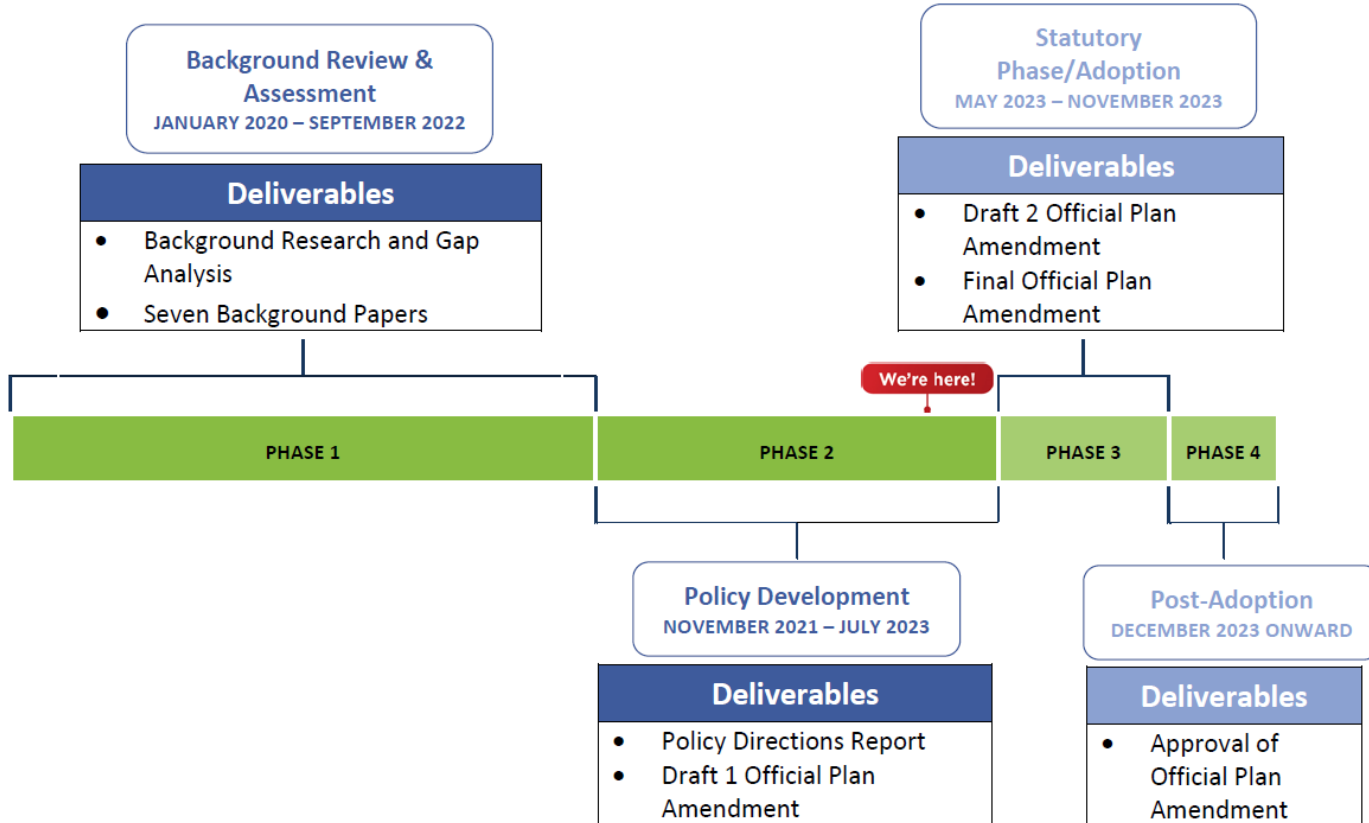






# Item 1: Official Plan Review Timing Update and Critical Path Forward

# Timing and Phasing



# Stakeholder Engagement

- Pre-engagement with Indigenous Communities in December 2020
- Interviews with the Mayor and Members of Council at the start of the project to gain valuable insights
- Multiple Technical Advisory Committee Meetings, including Staff and External Stakeholders
- Engagement Meeting with BILD on Policy Directions Report held on March 21, 2023







# Public Engagement

## Staff attended 5 Concerts in the Park

- June 8, 2022 - Transit Square, Vaughan Metropolitan Centre
- June 22, 2022 - Dufferin Clark Community Centre, Thornhill
- July 6, 2022 - Sonoma Heights Community Park, Woodbridge
- July 20, 2022 - Chancellor District Park, Woodbridge
- July 26, 2022 - Outdoor Amphitheatre North Thornhill Community Centre, Thornhill



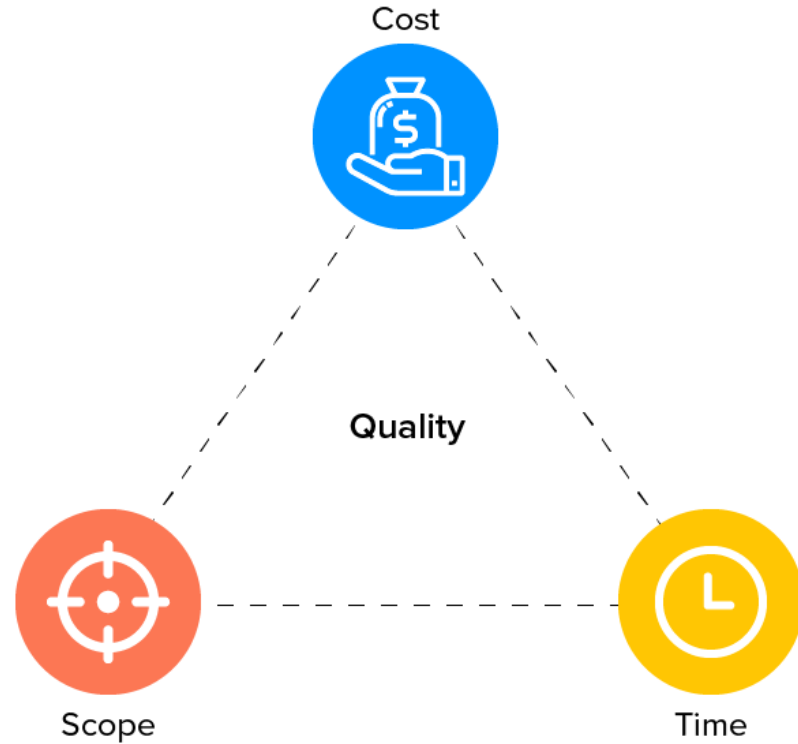


# Public Engagement

- 3 Pop-Up Engagement Events (June to September 2022)
  - Vaughan Metropolitan Centre Subway Station
  - Vaughan Mills Shopping Centre
  - Longo's Rutherford Grocery Store
- Webinar Series – 4 topic-based webinars were held between Apr. 20, 2022 and May 12, 2022



# Timing and Phasing



# Timing and Phasing

- **Council Adoption Target Date: December 2023**

- Phase 2 Key Target Dates:

OPA Package 2	April 2023
OPA Package 3	March 2023
OPA Package 4	March 2023
OPA Package 6	April 2023
TAC Meeting	May 2023
CWG Meeting	May 2023
Phase 2 Engagement Summary	July 2023

- Phase 3 Key Target Dates:

Draft 2 OPA	July 2023
Final Draft OPA (All Packages)	October 2023
Statutory Public Open Houses	November 2023
Statutory Public Meeting	November 2023
Council Adoption	December 2023

# Official Plan Update Sub-Committee Roles and Responsibilities

## Project Team

- Push forward with work in keeping **as close as possible to the statutory timeline**
- Provide updates on project work, clearly identify statutory and provincial requirements, and outline areas with flexibility for input
- Listen to and gather valuable feedback on flexible components of the policy work
- Provide technical support and resources
- Staff to provide information, communication packages, and promotional materials for public events at key points



# Official Plan Update Sub-Committee Roles and Responsibilities

## Sub-Committee

- Provide input and put together findings informed by staff advice
- 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 (OPA) document

# Next Steps – Official Plan Review

## Phase 1: Visioning and Background Papers (Complete)

## Phase 2: Policy Development (Q2 2023)

- 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 (Q4 2023)

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

## Phase 4: Post Adoption (Q4 2023 Onwards)



# Next Steps – Official Plan Update Sub-Committee

- Interviews with Mayor and Council
- Staff to present the following at the next Official Plan

## Sub-Committee Meeting:

- Public Engagement Breakdown and Engagement Summary
- Project and Policy Update
- Overview of OPA Package 1





Questions?



**C2**  
**Communication**  
**Official Plan Update Sub-Committee**  
**March 22, 2023**  
**Item # 2**

# **Vaughan Official Plan Review**

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**Official Plan Update Sub-Committee Meeting 2**

**March 22<sup>nd</sup>, 2023**



# Outline

## Item 1: Official Plan Review Timing Update and Critical Path Forward

- Timing, Phasing and Engagement

## Item 2: Policy Development

- Provincial/Statutory Framework
- Policy Development







## Item 2: Policy Development



A cyclist wearing a dark jersey, shorts, and a helmet is riding away on a gravel path through a lush green forest. The path is surrounded by dense foliage and trees, creating a serene and natural setting. The cyclist is positioned on the left side of the frame, moving towards the center. The background is filled with tall trees and vibrant green leaves, suggesting a summer or early autumn setting. The overall atmosphere is peaceful and active.

## Provincial/Statutory Framework



# Provincial/Statutory Framework

- York Region Official Plan (YROP) and the Vaughan Official Plan (VOP) must be amended every 5 to 10 years to be in conformity with and not conflict with Provincial Policy and legislation
  - Provincial Policy Statement, the Growth Plan, the Greenbelt Plan, and the Oak Ridges Moraine Conservation Plan
  - Housing pledge as requested by the Province to build 42,000 units in 10 years (by 2032)
  - Policy areas to be addressed include updating the urban structure to reflect updated residential and employment growth in areas such as Major Transit Station Areas
- Updated VOP can be more restrictive, but not less restrictive than Provincial and Regional policy
- Updated VOP must conform to the updated York Region Official Plan that was approved by the Province in November 2022 with modifications

# Provincial/Statutory Framework

- Updated VOP to be adopted by Vaughan Council November 2023, 1 year after approval of the updated YROP
- Many delays at the Provincial and Regional level have stressed the OPR timeline
- **Must keep as closely as possible to this deadline; if the required amendments are not made within 1 year, the approval authority is empowered to make the amendments for Vaughan**

# Provincial/Statutory Framework

## Major Transit Station Areas

- 21 Protected MTSA's in Vaughan were approved by the Province upon adoption of the updated YROP
- MTSA's will accommodate significant portion of projected growth
- Updated VOP must:
  - Reflect approved minimum number of residents and jobs per hectare
  - Identify the authorized land uses of buildings or structures
  - Identify the authorized minimum densities
- No appeal to the Ontario Land Tribunal of the following for Protected MTSA's:
  - Permitted uses or the minimum or maximum densities
  - Minimum or maximum heights



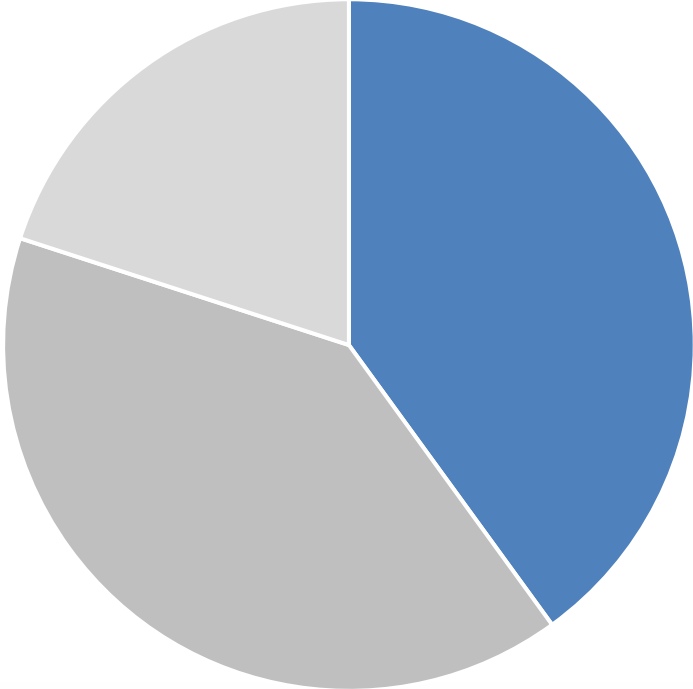
# Policy Development

# How much of the policy work is a conformity exercise?

■ Conformity

■ Other - Completed or Committed

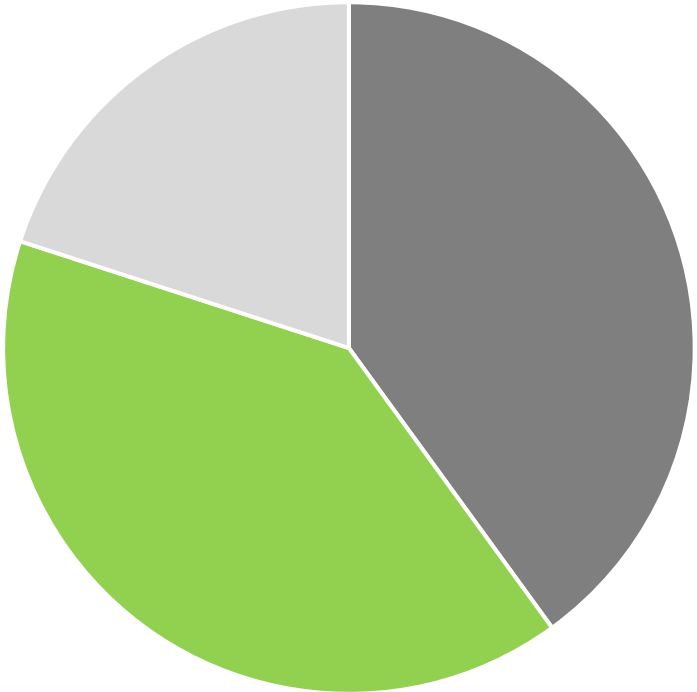
■ Areas of Flexibility



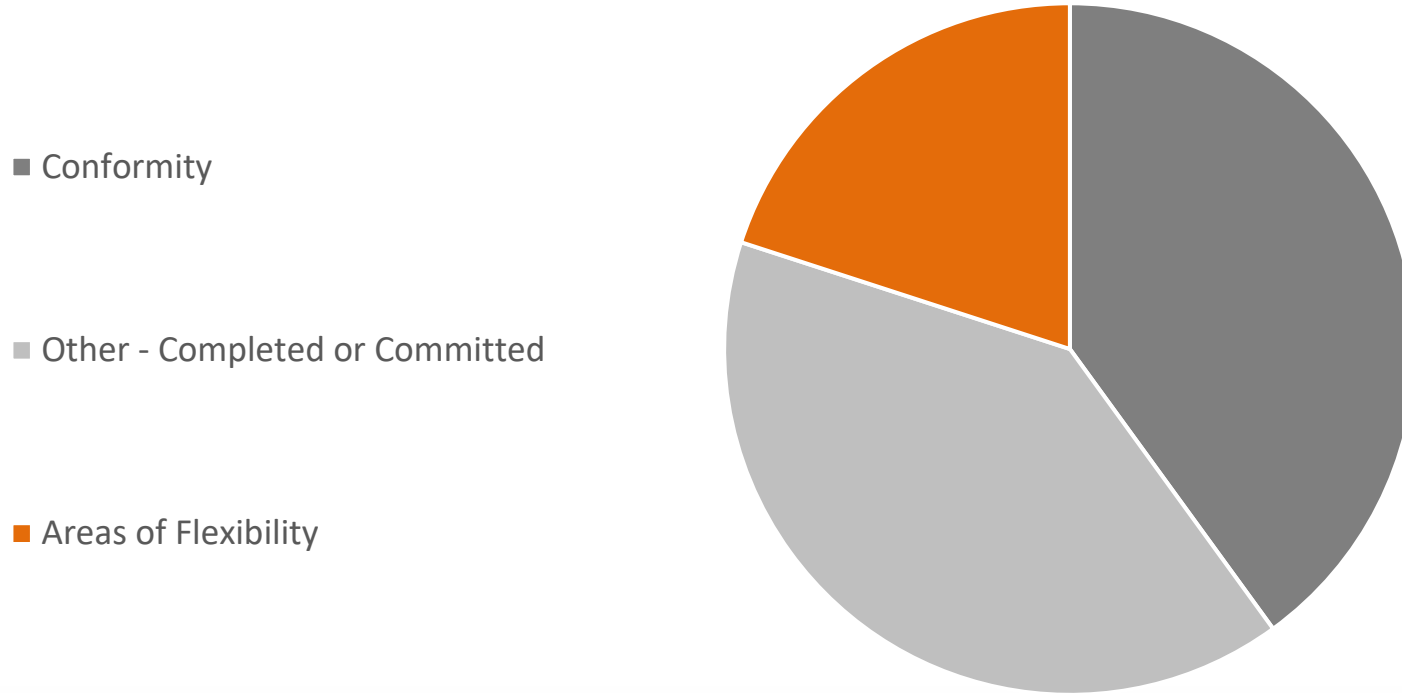


# How much of the other policy work is completed or committed?

- Conformity
- Other - Completed or Committed
- Areas of Flexibility



# How much of the policy work is flexible to change?

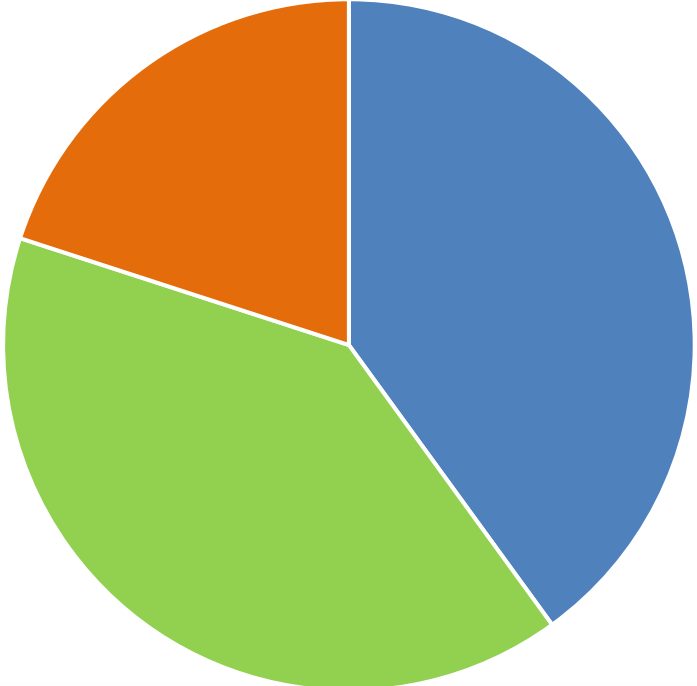


# Overall Work Breakdown

■ Conformity

■ Other - Completed or Committed

■ Areas of Flexibility



# Policy Development Framework

- Legislative requirement to conform to Provincial policies and targets, and Regional Policies (conformity exercise)
- Specific policy directions, made publicly available in February 2023 through the Policy Directions Report

**NOTE: Conformity with Provincial legislation and following through with policy directions in the Policy Directions Report is critical with respect to the Official Plan's defensibility at Ontario Land Tribunal**

- Updated and new draft policies (development of which is well-underway) address conformity, and refinements to Official Plan policies (ex. Vaughan's already strong urban structure)



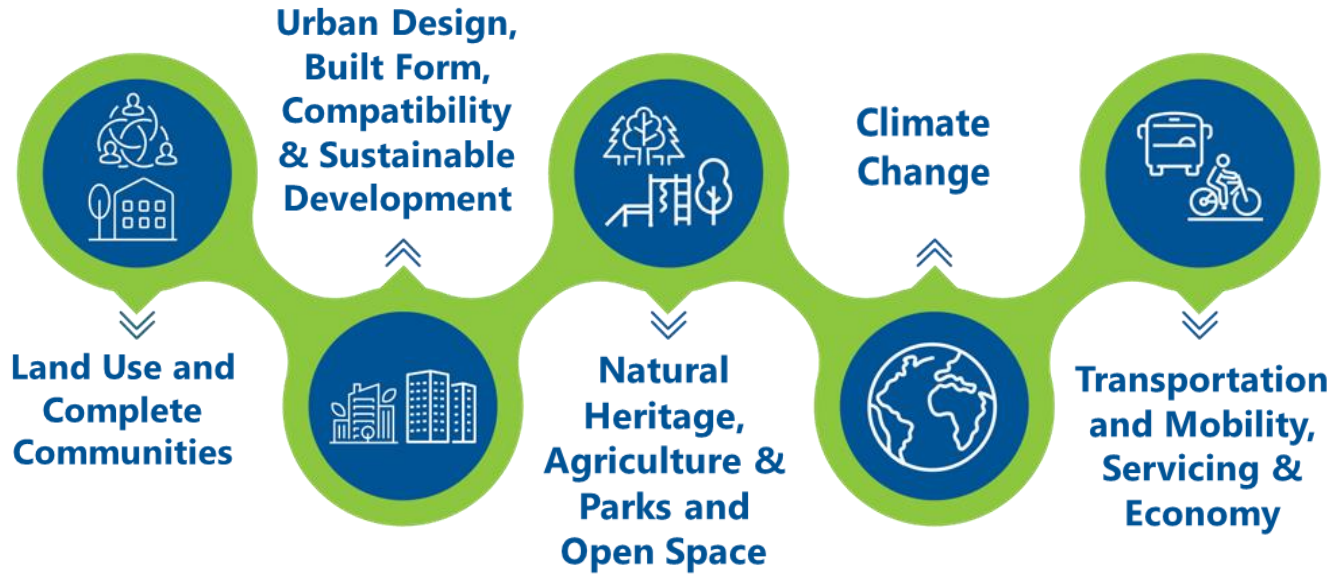
# Key Policy Deliverables

- **Background Research and Gaps Analysis Report** laid the framework for policy development
- **7 background papers**, informed by technical expertise, analyses, best practice research and public engagement, included key policy recommendations:
  - [Agricultural System Review](#)
  - [Residential Growth, Intensification and Housing Needs Strategy](#)
  - [Employment Land Use Review](#)
  - [Climate Change Adaptation and Resilience Framework](#)
  - [Commercial Land Use Review](#)
  - [Natural Heritage Network Review](#)
  - [Urban Design, Built Form, Compatibility and Sustainable Development](#)

# Key Policy Deliverables Continued

- [The Policy Directions Report](#), released publicly in February 2023, the cumulation of significant background work and consultation completed to-date.
  - Presents specific key policy directions organized by theme, a summary of existing policies, a conformity analysis of Vaughan Official Plan 2010 policies with Provincial and Regional policies
- **New and updated draft policies/Draft Official Plan Amendment**, the development of which is well-underway and began concurrently with the finalization of the Background Papers and earlier drafts of the Policy Directions Report

# Key Topic Areas in Policy Directions



# Land Use and Complete Communities

City-wide residential growth and complete communities:

- Prioritize and invest in Intensification Areas where growth and development occur
- Develop office and mixed-uses in these Intensification Areas
- Support higher density in the built-up areas and encourage transit-oriented development



# Land Use and Complete Communities

- Expand housing options
  - Additional residential units in new housing developments, accessible housing for all people, ages and abilities
- Build on incentives currently offered by York Region to increase the supply of purpose-built rental housing
- Develop inclusionary zoning policies requiring affordable housing units



# Land Use and Complete Communities

## City-wide Employment Land:

- Clearly define an adequate mix of supportive uses on employment lands
- Direct employment growth to Major Transit Station Areas (MTSAs)
- Support infill and redevelopment in mature Employment Areas outside of MTSAs
- Offer employment uses that enhance and support knowledge-sector including entrepreneurs (e.g. co-working spaces)



# Land Use and Complete Communities

City-wide Commercial and Retail land use:

- Policies that support mixed-uses (e.g. ground-floor retail with residential uses above)
- Develop incentives to make retail commercial development more economically feasible



# Land Use and Complete Communities

- A new land use designation that supports commercial/retail opportunities
- Support a greater mix and size of food retailers within neighbourhoods and communities
- Integrate commercial spaces located near transit (e.g. MTSA's)
- Policies for non-traditional store fronts
  - Ex. automated convenience stores, pharmacy and delivery lockers



# Urban Design, Built Form, Compatibility and Sustainable Development

- Design sustainable and complete streets
- Policies for Privately-Owned Publicly Accessible Space (POPS) but prioritize public parks
- Align Low Impact Development policy in the OP with City's Low Impact Development Guidelines currently being developed





# Urban Design, Built Form, Compatibility and Sustainable Development

- Increase equity, inclusivity, diversity, and flexibility in the public realm
- Enhance the pedestrian experience during all seasons
- Improve pedestrian linkages



# Natural Heritage, Agriculture and Parks and Open Space

## Natural Heritage:

- Improve the land use definitions and application of land uses in the Natural Heritage Network
- Increase protection for and enhance Natural Heritage Features and the Natural Heritage Network



# Natural Heritage, Agriculture and Parks and Open Space

## Agriculture:

- Protect prime agricultural areas, including specialty crop areas, for long-term use
- Encourage agri-tourism
- Improve the definition of urban agriculture and clarify where it is permitted
- Support the provision of safe and healthy housing for temporary foreign workers in agricultural industry



# Natural Heritage, Agriculture and Parks and Open Space

## Parks and Open Space:

- Introduce a hierarchy for defining and identifying parkland in existing urban areas, community areas and Strategic Growth Areas
- Ensure new parks are equitably distributed across Vaughan
- Prioritize parkland dedication with a focus on increasing parkland in intensification areas



# Natural Heritage, Agriculture and Parks and Open Space

## Parks and Open Space:

- Work closely with TRCA to enhance, improve and conserve parks and conservation areas
- Use City's Active Together Master Plan to enhance the policies and implementation of City designed parks





# Climate Change

- Policies that reflect the City's Climate Action Plan, Municipal Energy Plan and goals in Green Directions Vaughan
- Encourage development to achieve net-zero emissions design standards
- Aim to meet Vaughan's Council-Endorsed GHG Reduction target and protect against climate risks



# Transportation and Mobility, Servicing and Economy

## Transportation and Mobility:

- Integrate the Vaughan Transportation Plan and Transportation Demand Management Guideline and Toolkit into the OP
- Policies for “15-minute neighbourhood”
- Achieve the objectives of transit supportive development within Major Transit Station Areas



# Transportation and Mobility, Servicing and Economy

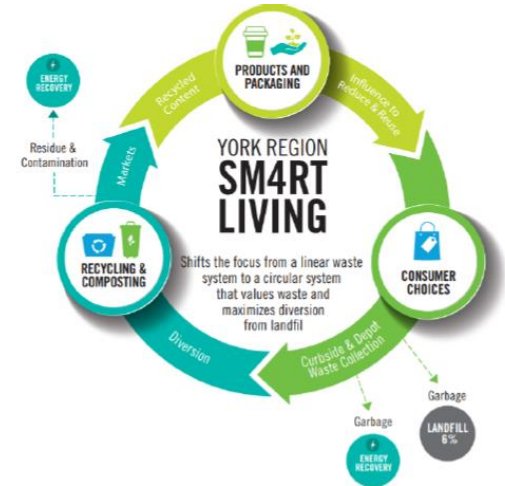
- Ensure that goods movement corridors and rail facilities are supported and managed effectively
- Support the continued transition to electrified transportation networks and innovative technologies to enhance mobility options



# Transportation and Mobility, Servicing and Economy

## Servicing:

- Align growth with the timing and delivery of infrastructure
- Promote continued conservation and efficient use of water and wastewater services
- Better reflect a circular approach to waste management



# Transportation and Mobility, Servicing and Economy

## Economy:

- Protect existing Employment Areas
- Policies that support the City's creative, tourism and cultural industries
- Policies for enhancing the broadband network in existing and future developments
- Support clean technologies and innovation in the green energy sector







Questions?

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