

C2
Communication
Official Plan Update Sub-Committee
July 12, 2023
Items # 2 & 3

Forward Vaughan Vaughan's Official Plan Review

Official Plan Update
Sub-Committee

Project Update/
Preliminary Mapping

July 12, 2023



Presentation Outline

- Introductions
- Project Update / Preliminary Mapping
- Questions



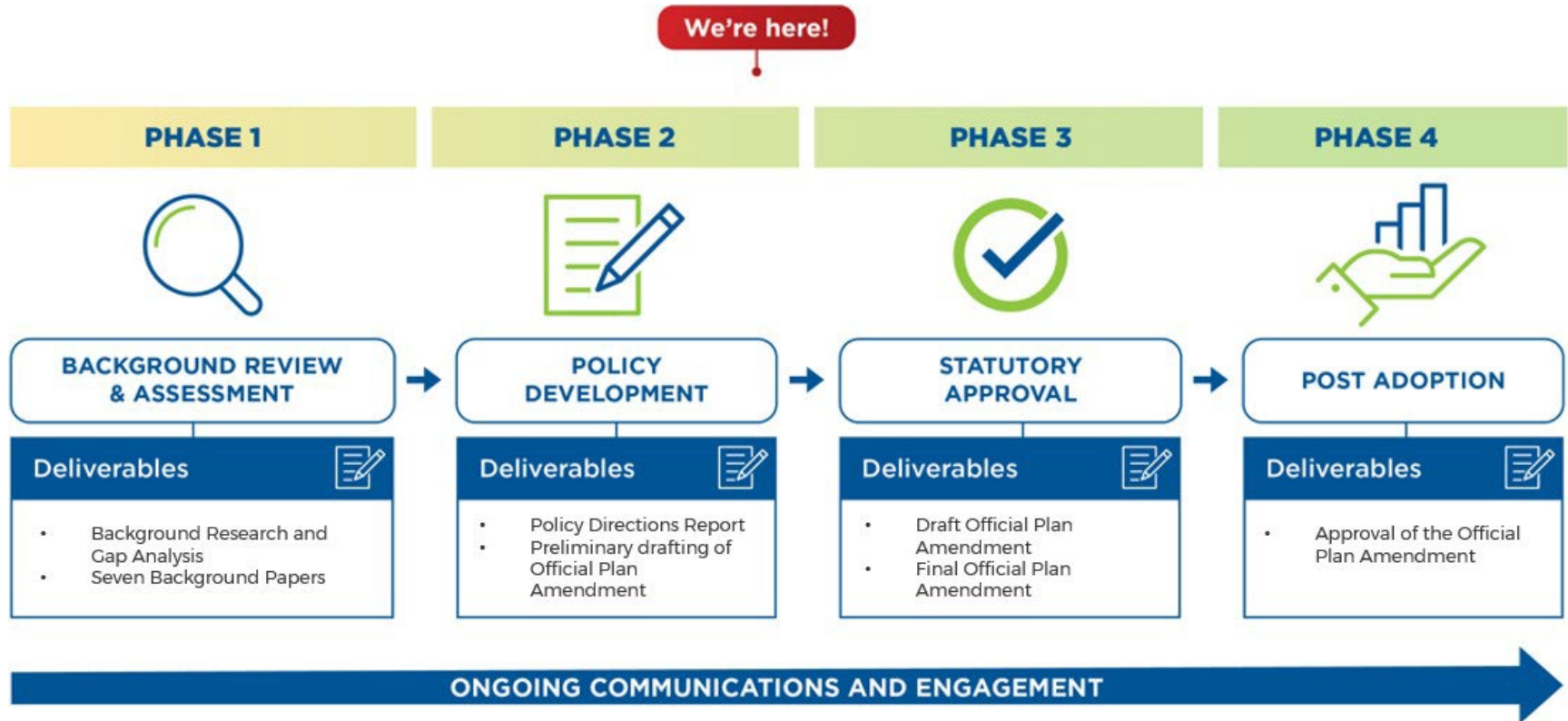
Introductions



Project Update / Preliminary Mapping



Project Timeline



Original OPA Schedule



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

- Public release of Draft Official Plan Amendment and Schedules for feedback
- Public Open Houses
- Community Working Group Meeting #4
- Final Official Plan Amendment

Updated Project Timeline



Draft Official Plan Amendment

Draft OPA

OPA review in accordance with the requirements of the *Planning Act*, conformity with Provincial and Regional legislation and updated to better meet the needs of current and future residents, businesses and those who visit Vaughan.

Draft OPA Part 1: Conformity

Update to include:

- Requirements of the *Planning Act*
- To ensure consistency with the Provincial Policy Statement, 2020 (PPS)
- Conformity with Provincial and Regional legislation

Draft OPA Part 2: City Context and Initiatives

Update to include:

- Vision and Guiding Principles
- Parks and Open Space
- Climate Change
- Transportation, Active Transportation, and Infrastructure
- Urban Design, Public Realm, and Sustainable Development

Provincial and Regional Conformity

- Identify the Provincial and Regional policy and legislative drivers that will inform the development of policies in the City of Vaughan Official Plan update

Schedules

- Key mapping updates for the Official Plan Amendment

**VOP 2010 superseded over 700 amendments made to the 1961 Official Plan, brought the Plan into conformity with provincial and regional plans (as of 2010).*

Provincial Conformity

The Policy Directions Report reviewed and considered Provincial legislation, plans, and policies that the City must be consistent with and conform to:

- *The Planning Act*
- Provincial Policy Statement
- A Place to Grow: A Growth Plan for the Greater Golden Horseshoe
- Greenbelt Plan
- Oak Ridges Moraine Conservation Plan
- Credit Valley, Toronto and Region and Central Lake Ontario CTC Source Protection Plan
- 2041 Region Transportation Plan (Metrolinx)
- Parkway Belt West Plan (removal)
- Ongoing Provincial Policy Initiatives



Provincial Conformity

There have been several key amendments to the *Planning Act* since the adoption of VOP 2010 that will be addressed in the updated Official Plan:

- *Bill 7, Promoting Affordable Housing Act*
- *Bill 139, Building Better Communities*
- *Conserving Watersheds Act*
- *Bill 108, More Homes, More Choice Act*
- *Bill 197, COVID-19 Economic Recovery Act*
- *Bill 13, Supporting People and Businesses Act*
- *Bill 109, More Homes for Everyone Act*
- *Bill 23, More Homes Built Faster Act*

Other changes and their impacts are still being reviewed and understood by the City. It is also important to note that not all changes have come into effect immediately.

Provincial conformity includes but is not limited to the following key policy areas:

- **Protected Major Transit Station Areas:** Bill 139 amended the *Planning Act* to allow for protected Major Transit Station Areas (MTSAs) around higher-order transit stops (transit which operates either partially or wholly in a dedicated right-of-way).
- **Climate Change:** Bill 139 further defined the required contents of official plans, as it relates to policies that mitigate GHG and increase resiliency to a changing climate.

Provincial Conformity

Provincial conformity includes but is not limited to the following key policy areas:

- **Affordable Housing:** Bill 139 introduced clauses relating to the “adequate provision of affordable housing”, which supports affordable housing policies that align with both Regional targets and City housing initiatives.
- **Additional Residential Units:** Official plans are now required to authorize the use of two residential units in single-detached, semi-detached, or townhouse dwelling (e.g., a primary dwelling and a basement suite), as well as an additional residential unit in an ancillary building (e.g., a coach house or garden suite).
- **Inclusionary Zoning:** Bill 7 allowed municipalities to include policies in their official plans authorizing the inclusion of affordable units in buildings containing other residential units and providing for the maintenance of those units as affordable over a certain period of time. Bill 108 further amended the *Planning Act* to restrict the use of inclusionary zoning policies to Protected Major Transit Station Areas (or where a community planning permit system is established by the Province).

Provincial conformity includes but is not limited to the following key policy areas:

- **Community Benefits Charges:** Bill 108 substantially amended the *Planning Act* through the repeal and replacement of Section 37. The new Section 37 defines a broader process for capturing benefits from development, allowing for a by-law that imposes a Community Benefits Charge on certain types of development/ redevelopment.
- **Cultural Heritage (*Ontario Heritage Act*):** Opportunity for the VOP 2010 policies to be strengthened to ensure that cultural heritage resources are conserved and that Indigenous Peoples are engaged appropriately.

Provincial Policy Statement:

- Municipalities are required to ensure an adequate 25-year land supply and to maintain at least a 15-year (formerly 10-year) supply of residential lands and a 5-year supply of residential units.
- Increased emphasis on the changing climate and a requirement that planning authorities identify appropriate locations for transit-supportive development and ensure a supply of a range of housing options through intensification and redevelopment.
- Greater emphasis on increasing the supply of both affordable and market-based housing and a new requirement that planning authorities provide for a full range of housing options.

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

- Established new minimum density targets and population and employment forecasts to the year 2051 or later. This includes minimum density targets of residents and jobs combined per hectare for MTSAs:
 - 150 (GO Transit Rail Network)
 - 160 (light rail or bus rapid transit)
 - 200 (priority transit corridors and subway lines)
- Vaughan Metropolitan Centre Urban Growth Centre will be planned to achieve, by 2031 or earlier, a minimum density target of 200 residents and jobs combined per hectare.
- Incorporate the Natural Heritage System from the Growth Plan as an overlay in official plans, and apply the appropriate policies
- Identify and protect the water resource systems
- Agricultural System for the Growth Plan must be incorporated

Greenbelt Plan

- Introduce the Urban River Valleys designation
- Watershed plans required by the Greenbelt Plan must now consider key hydrologic features and key hydrologic areas, including significant groundwater recharge areas, highly vulnerable aquifers, and significant surface water contribution areas.
- Update to include the new conditions that require an environmental impact study.
- Incorporate new definitions and policies for the agri-food network and on-farm diversified uses, including agri-tourism uses.

Oak Ridges Moraine Conservation Plan

- Waste disposal sites and facilities are prohibited in Natural Core Areas, Natural Linkage Areas, key natural heritage features and key hydrologic features and related vegetation protection zones.
- On-farm diversified uses and agriculture-related uses in Prime Agricultural Areas are permitted uses in Natural Core and Natural Linkage Areas.

Regional Conformity

In July 2022, Regional Council adopted the updated York Region Official Plan (YROP), receiving Provincial approval in November 2022.

The City of Vaughan's updated Official Plan will conform to the updated YROP (including terminology and definitions) and the results of the Region's land needs assessment work.



Regional Conformity

Regional conformity includes but is not limited to the following areas:

- VOP 2010 planned for growth to the 2031 horizon, while the updated Official Plan will plan to the 2051 horizon. The updated Official Plan will incorporate updated population, housing, and employment forecasts which have been determined through York Region's MCR process.
- Urban boundary expansion, as the York Region Official Plan delineated the expansion to include the majority of the "Whitebelt".

Year	Population – VOP 2010	Population – Updated forecast, YROP 2022	Employment – VOP 2010	Employment – Updated forecast, YROP 2022
2006	249,300	-	162,200	-
2016	329,100	315,700	226,000	222,200
2021	360,400	340,700	248,900	240,100
2026	388,800	-	257,600	-
2031	416,600	407,300	266,100	278,600
2041	-	487,500	-	314,500
2051	-	571,400	-	354,000

Regional Conformity

SCHEDULE 1A Urban Area

- Urban Boundary (VOP 2010)
- - - Growth Plan 2006 Built Boundary
- Urban Area
- Non-Urban Area
- Greenbelt Plan Area¹
- Oak Ridges Moraine Conservation Plan Area¹
- * See Minister's Decision on ORMCP Designation
- Municipal Boundary

**Expanded
Urban
Boundary
(2022 YROP)**

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



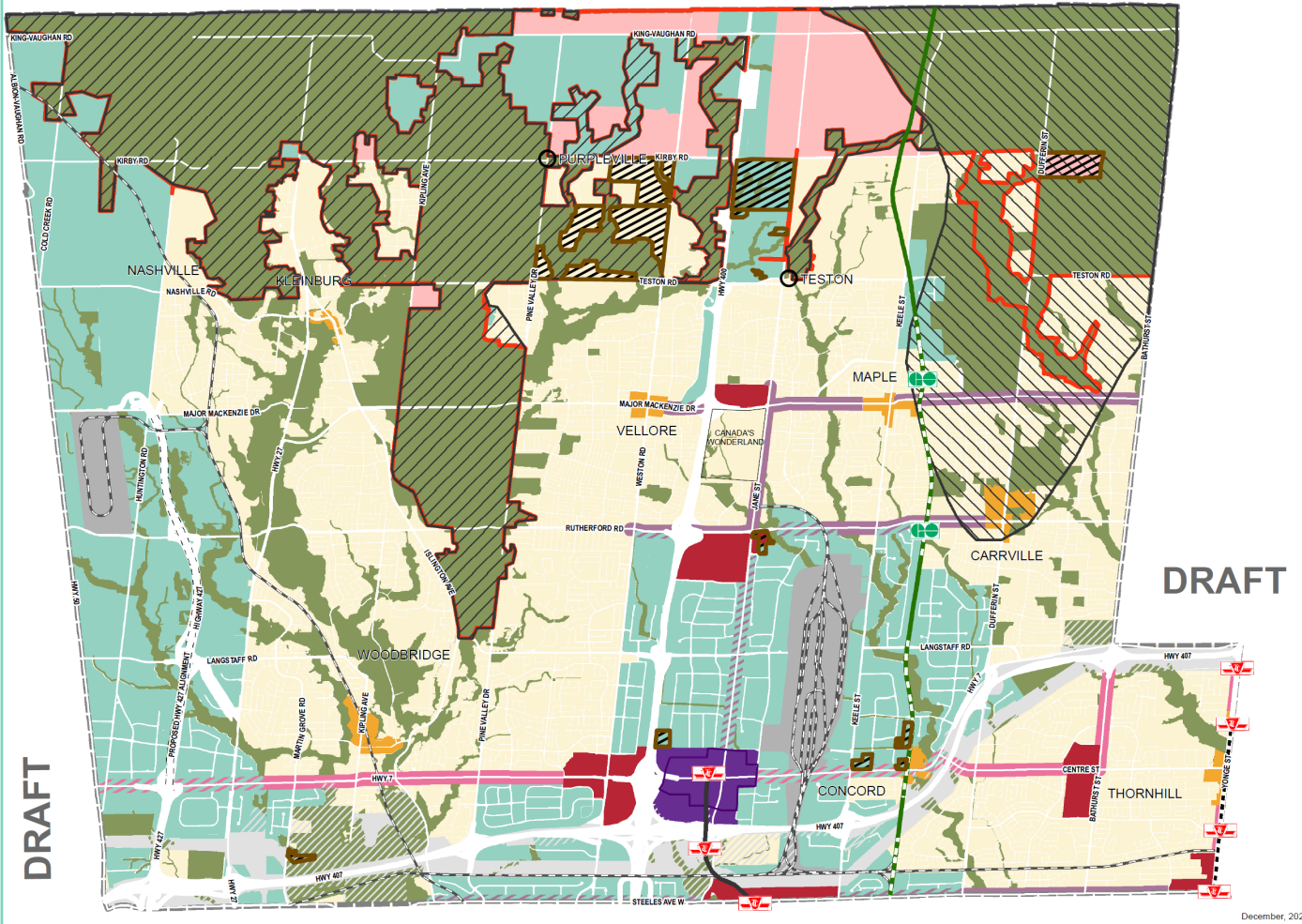
Regional Conformity

Regional conformity includes but is not limited to the following policy areas:

- Regional structure, land use designations and policies.
- Protected Major Transit Station Areas (PMTSAs) and Major Transit Station Areas (MTSAs) within the Region's hierarchy of strategic growth areas.
- General policies regarding:
 - Complete communities
 - Employment
 - Rural Areas
 - Water and wastewater servicing
 - Wellhead Protection Area
 - Stormwater management
- Consultation and engagement with Indigenous communities

Draft Updated Official Plan Schedules

The City of Vaughan makes every effort to ensure that Schedules are free of errors but does not assert that the schedules are spatially, tabularly or temporally accurate. The Schedules are provided by the City of Vaughan without warranties of any kind, either expressed or implied.



SCHEDULE 1



Urban Structure

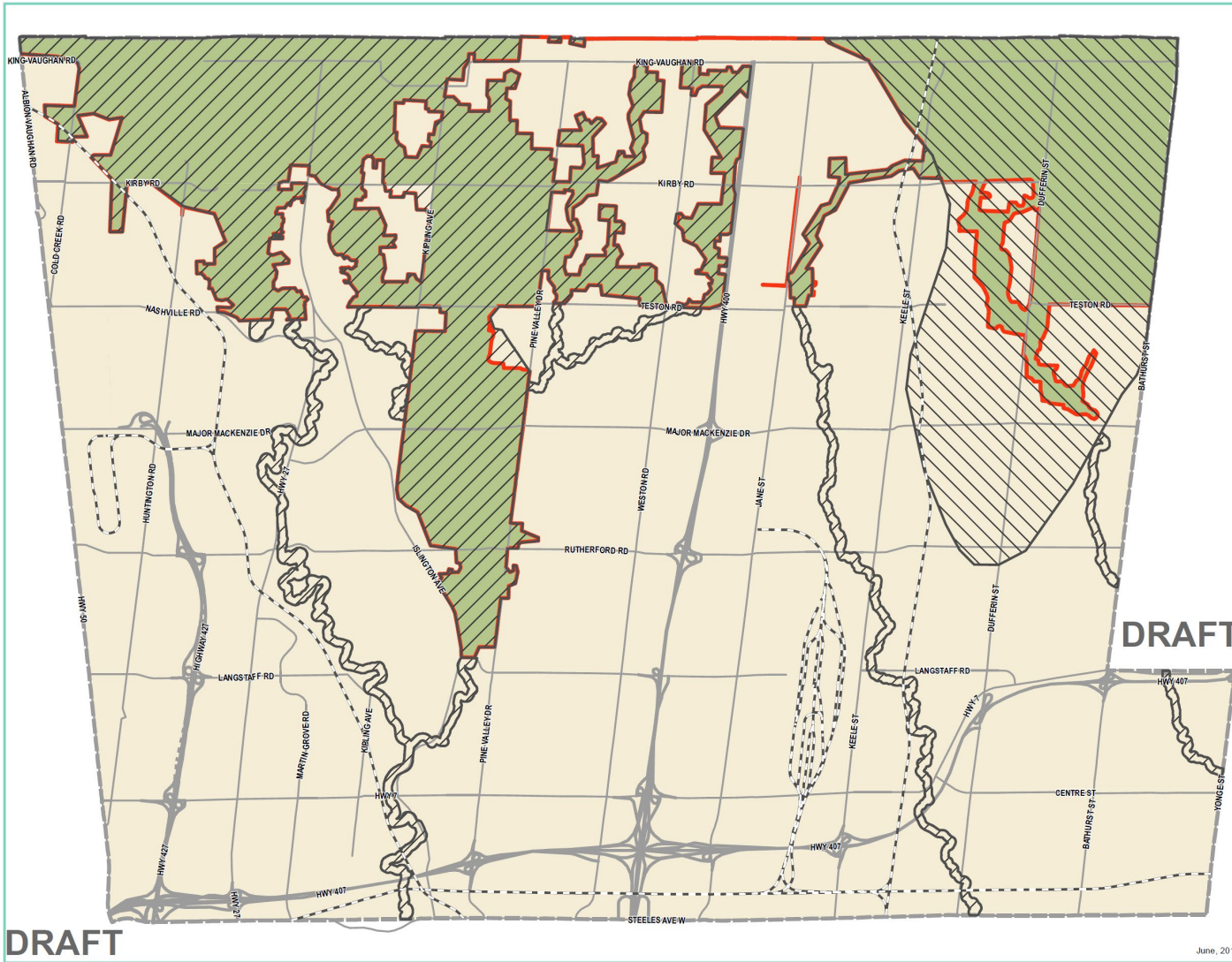
- Urban Boundary
 - Urban Growth Centre Boundary
- #### Stable Areas
- Natural Areas and Countryside
 - Community Areas
 - New Community Areas
 - Employment Areas
 - Rail Facilities
- #### Intensification Areas
- Vaughan Metropolitan Centre (Regional Centre)
 - Primary Centres
 - Local Centres
 - Regional Intensification Corridors
 - Regional Intensification Corridors within Employment Areas
 - Primary Intensification Corridors
 - Primary Intensification Corridors within Employment Areas
 - Infrastructure Corridor
 - Railway
 - Subway Extension
 - Proposed Subway Extension
 - GO Transit Network
 - Greenbelt Plan Area¹
 - Oak Ridges Moraine Conservation Plan Area¹
 - Hamlet
 - Minister's Decision
 - Municipal Boundary

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



December, 2021

Draft Updated Official Plan Schedules



SCHEDULE 1A

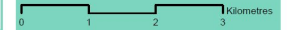


Urban Area

- Urban Boundary
- Urban Area
- Non-Urban Area
- Greenbelt Plan Area¹
- Oak Ridges Moraine Conservation Plan Area¹
- City of Vaughan Boundary

Note:
Growth plan 2020 built-up boundary will be added to this schedule.

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

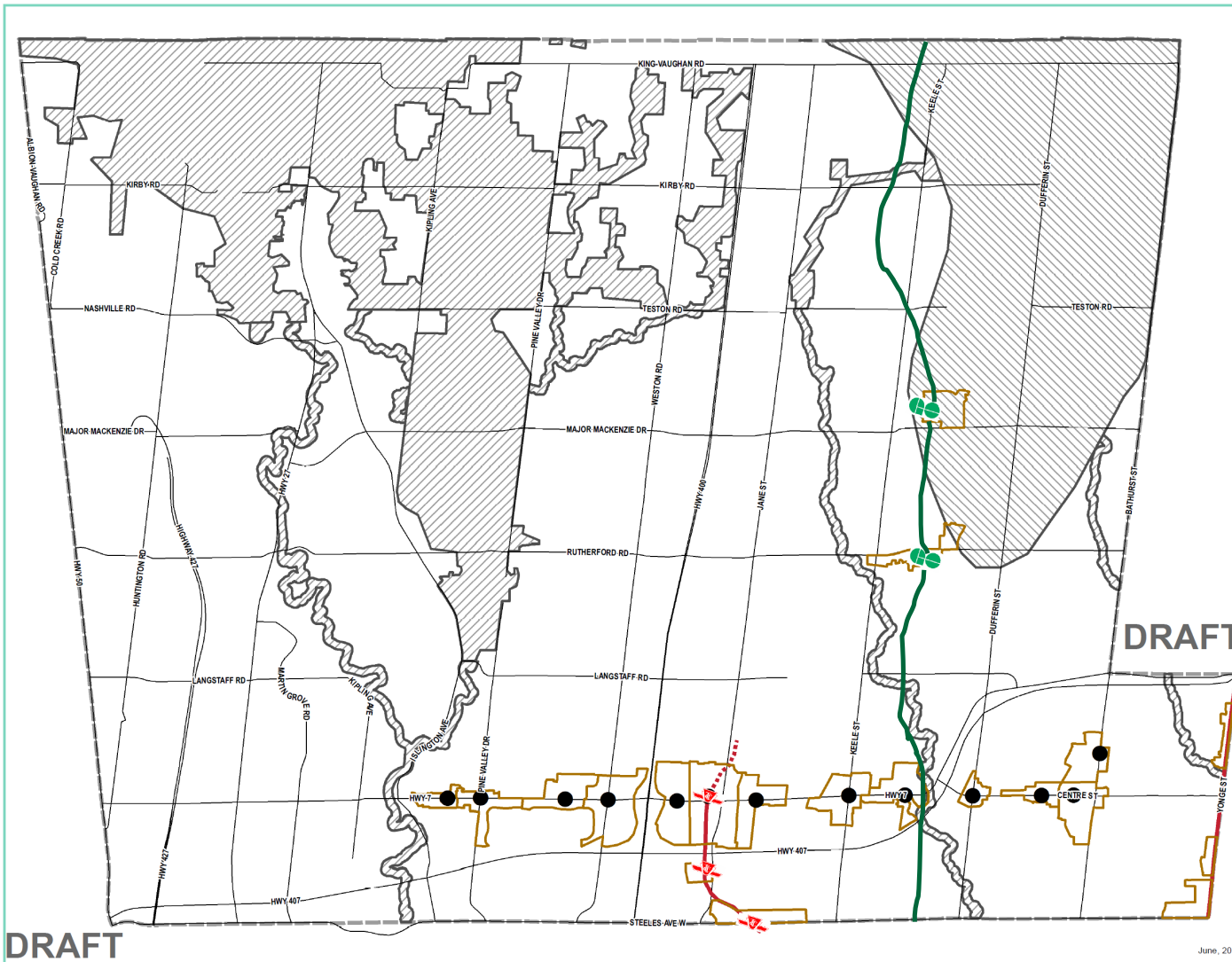


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June, 2018

Draft Updated Official Plan Schedules



SCHEDULE 1C



Protected Major Transit Station Area

- Subway Extension
- Conceptual Subway Extension

City of Vaughan Boundary

Major Transit Station Area Boundary

Major Transit Station Area Stops

- BRT
- GO
- SUBWAY

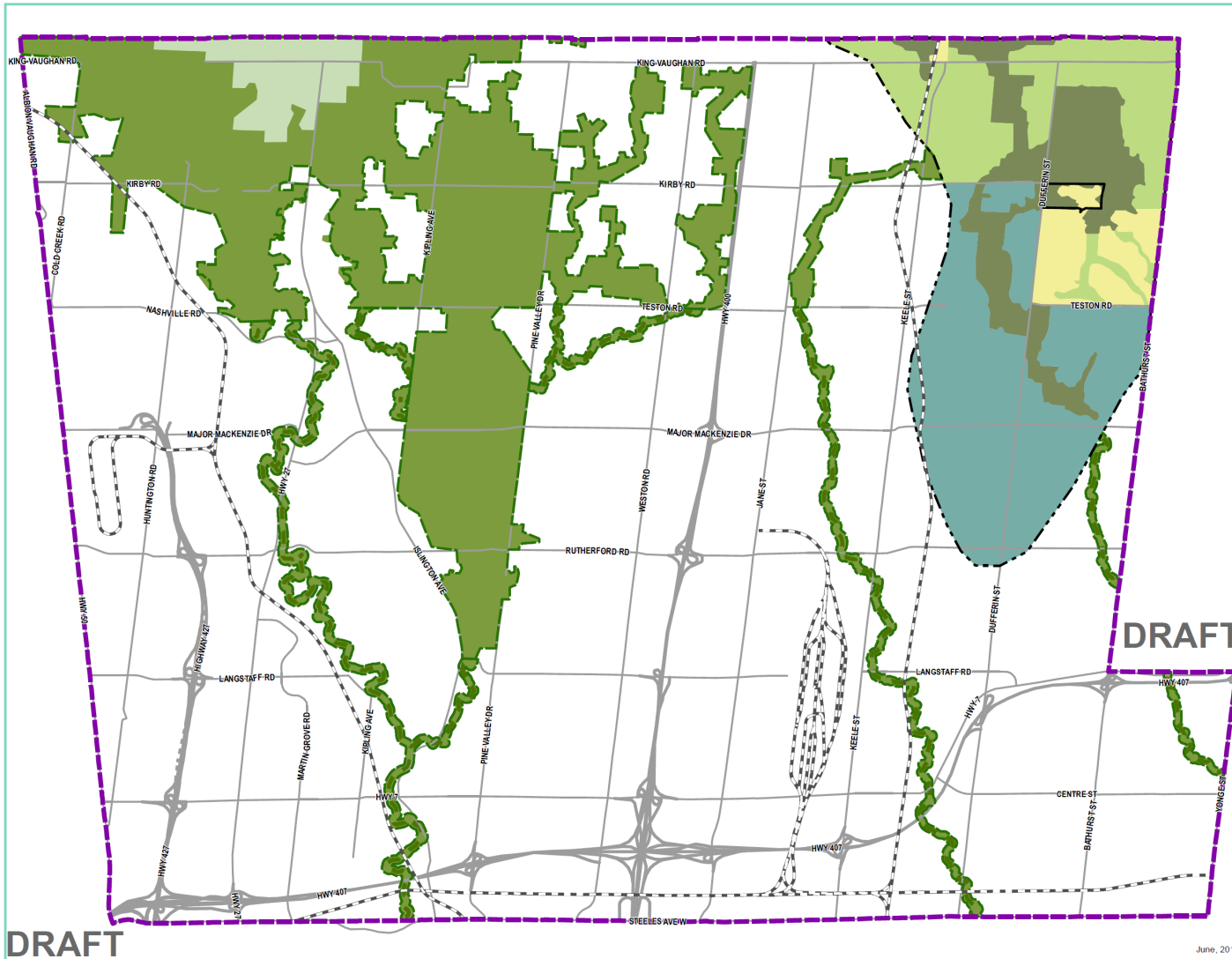
¹Bathurst and Dufferin Street N/S Rapid Transit Corridor. Refer to York Region Official Plan

² See Schedule 4 for limits and land use information of the Greenbelt Plan Area and Oak Ridges Moraine Conservation Plan Area

Local transit service will be provided to ensure service within a 5-minute walking distance (400-500 meters) for Vaughan residents



Draft Updated Official Plan Schedules



SCHEDULE 4



Provincial Plans Areas and Designations

- Oak Ridges Moraine**
 - Oak Ridges Moraine Conservation Plan Area
- Greenbelt**
 - Greenbelt Plan Area
 - Greenbelt Plan External Linkages
 - Greenbelt Natural Heritage System
 - Greenbelt Countryside
- See Minister's Decision on ORMCP Designation
- Oak Ridges Moraine Settlement Area
- Oak Ridges Moraine Natural Core Area
- Oak Ridges Moraine Natural Linkage Area
- Oak Ridges Moraine Countryside
- CTC Source Protection Plan
- City of Vaughan Boundary

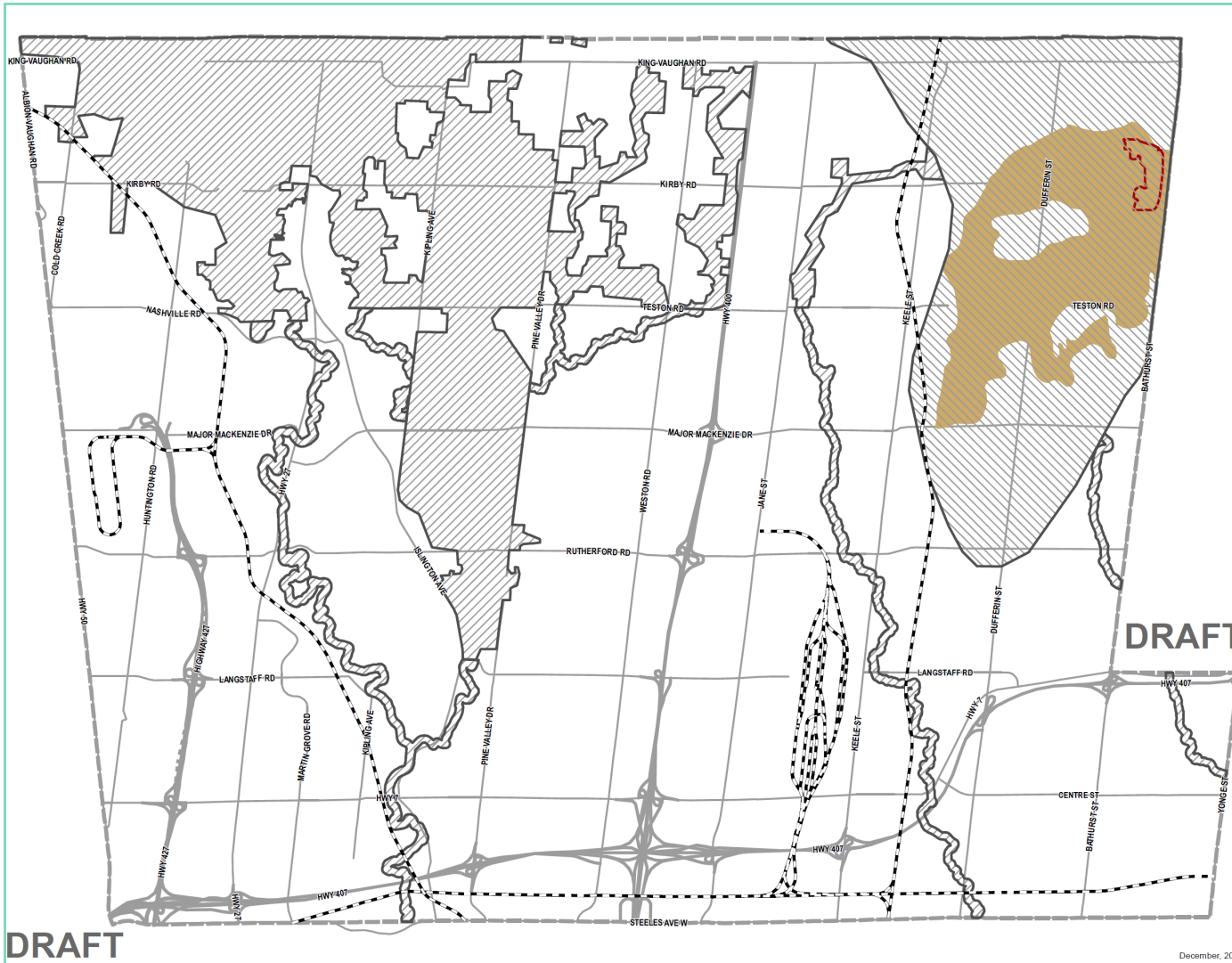


0 1 2 3 Kilometres

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June, 2018

Draft Updated Official Plan Schedules



SCHEDULE 5

Mineral Aggregate Resources

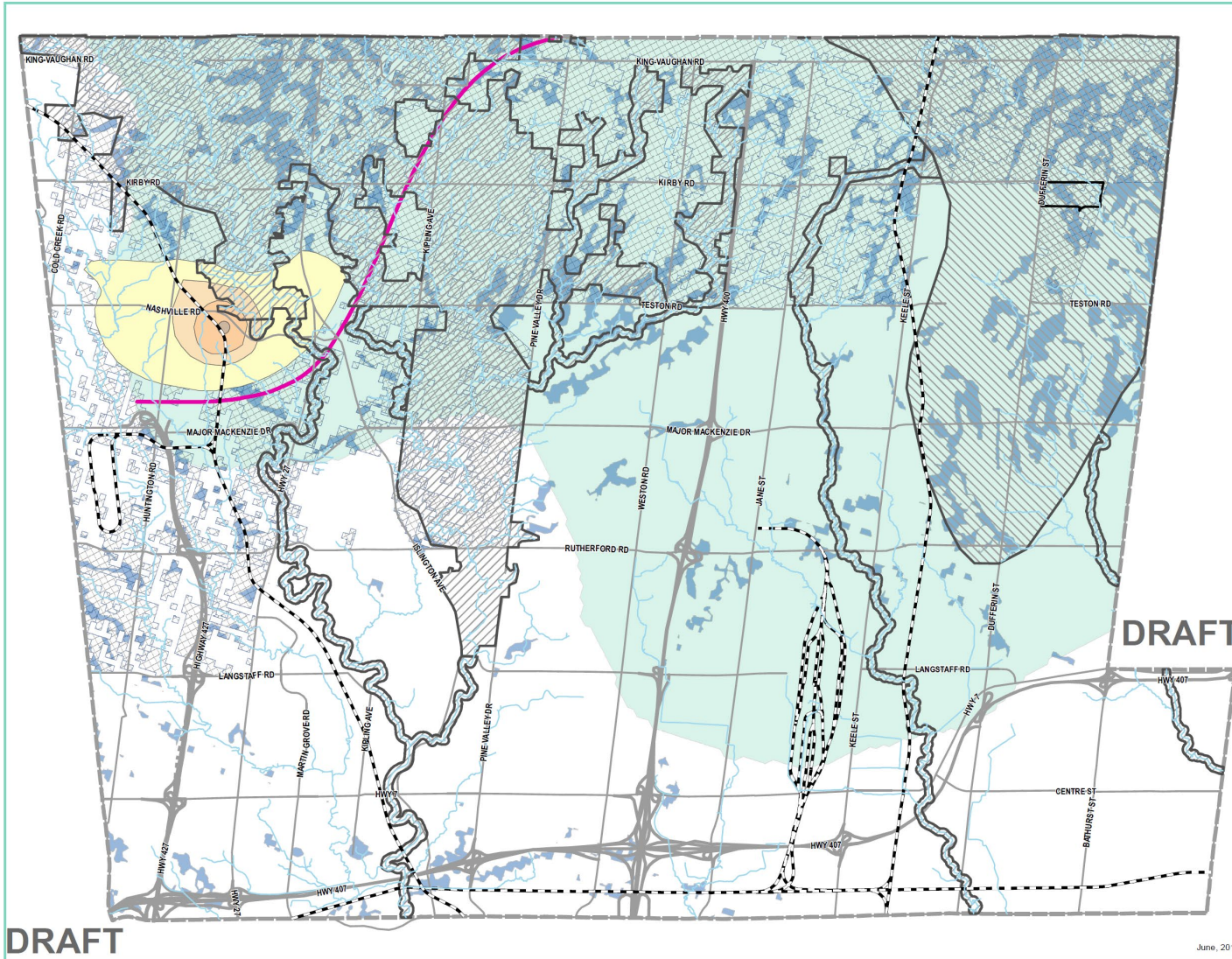
- Secondary Mineral Aggregate Resource Area
- Aggregate Resource Area
- Greenbelt Plan Area¹
- Oak Ridges Moraine Conservation Plan Area²
- City of Vaughan Boundary


¹Source: The Ministry of Northern Development and Mines














² See Schedule 4 for limits and land use information of the Greenbelt Plan Area and Oak Ridges Moraine Conservation Plan Area



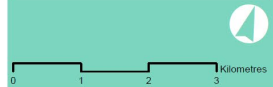
Draft Updated Official Plan Schedules



SCHEDULE 11 
Wellhead Protection Areas

-  Active Wellhead 100m Radius
-  0 - 2 Year Zone
-  2 - 5 Year Zone
-  5 - 25 Year Zone
-  Watercourse
-  Greenbelt Plan Area¹
-  Oak Ridges Moraine Conservation Plan Area¹
-  See Minister's Decision on ORMCP Designation
-  Significant Surface Water Contribution Area
-  Significant Groundwater Recharge Area
-  Wellhead Protection Area
-  Downgradient Line
-  City of Vaughan Boundary

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



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June, 2018

Policy updates underway that will be finalized with the City for OPA Part 2:

- Vision and Guiding Principles
- Updated Parks and Open Spaces
- Climate Change Mitigation and Adaption measures
- Transportation, Active Transportation and Infrastructure
- Urban Design, Public Realm and Sustainable Development
- Building Types and Development Criteria
- Urban Agriculture and Food Production
- Community Services and Facilities
- Structure Outside of Conformity related to Employment Areas/
At Grade-Retail/Mixed-Use and Housing

Questions?



Forward Vaughan Vaughan's Official Plan Review

Official Plan Update
Sub-Committee

Next Steps

July 12, 2023



Finalize Conformity Exercise Approach

- Approach to be submitted to the City to confirm methodology to undertake OPA Part 1 and OPA Part 2.

Phase 3: Statutory Approval (Q3 2023 to Q1 2024)

- Development of Draft and Final Official Plan Amendment (OPA) for Council Adoption.
 - OPA Part 1 October 2023
 - OPA Part 2 Q1 2024
- Engagement
 - Community Working Group Meeting
 - Public Open Houses
 - Statutory Public Open Houses and Public Meetings

Questions?





Thank You!