

**SPECIAL COMMITTEE OF THE WHOLE (WS) – SEPTEMBER 13, 2023 (9:30 A.M.)**

**COMMUNICATIONS**

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**Distributed September 12, 2023**

**Item No.**

C1. Presentation material.

1

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Communication : C 1  
Special Committee of the Whole (Working Session)  
September 13, 2023  
Agenda Item # 1

# Forward Vaughan Vaughan's Official Plan Review

Special Committee of the  
Whole (Working Session)

September 13<sup>th</sup>, 2023



# Land Acknowledgement

We respectfully acknowledge that the City of Vaughan is situated in the Territory and Treaty 13 lands of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and the Haudenosaunee.

The City of Vaughan is currently home to many First Nations, Metis and Inuit people today. As representatives of the people of the City of Vaughan, we are grateful to have the opportunity to work and live in this territory.

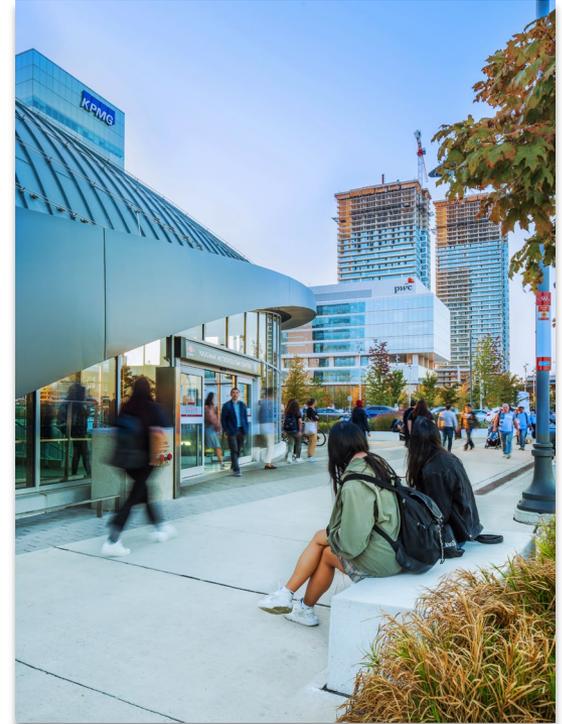
# Introductions



# Meeting Purpose

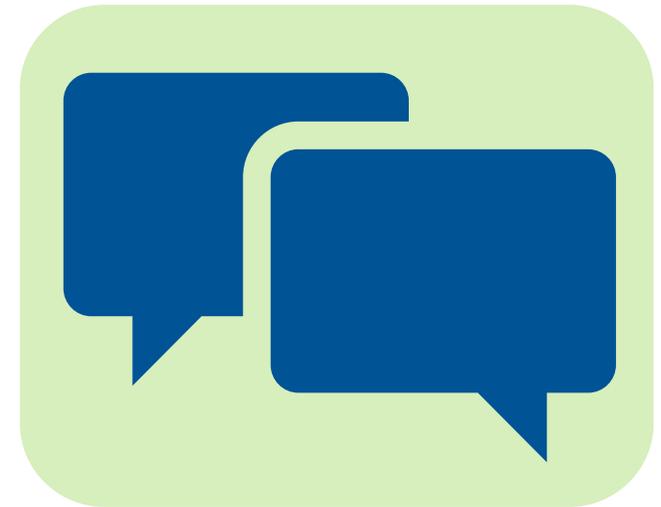
## What we hope to achieve today:

- Understand Council's priorities on key policy areas that are part of the Official Plan Review
- Demonstrate all work completed to date and next steps in the project
- Present changes to the Vaughan Official Plan 2010 **policies and schedules** as part of the conformity exercise (**Part A Official Plan Amendment**)
- Discuss **policy directions** forthcoming in **Part B OPA** and land use planning priorities in the City of Vaughan
- Collect your feedback related to the work completed to date and next steps for **Part B OPA**



# Agenda

- Introductions and Objective Setting
- Project Updates
- Official Plan Amendment Approach
- Part A Official Plan Amendment
- Questions of Clarification
- Part B Official Plan Amendment
- Discussion
- Next Steps

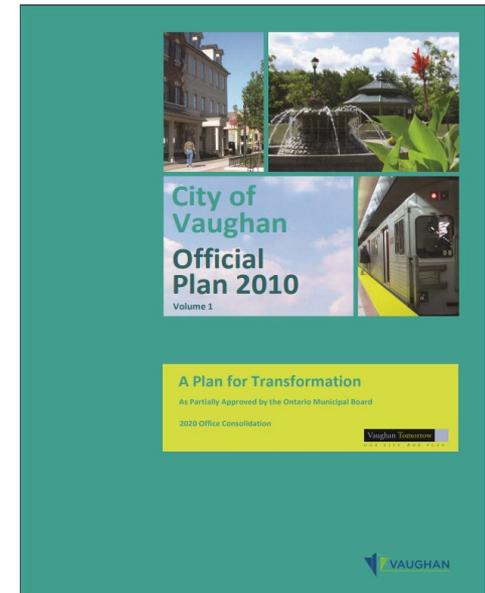


# Project Updates



# What is an Official Plan?

- The Official Plan is a land use policy document that guides the **physical, social, environmental and economic development** of the city. It also:
  - Guides growth and density consistent with Vaughan's vision
  - Establishes goals and objectives for the City
  - Outlines where to add or optimize infrastructure, protection for environmental and agricultural uses, and tools for increasing housing supply
- Vaughan's current Official Plan was completed in 2010. *Planning Act* requires that a City's Official Plan (OP) be reviewed on an ongoing basis
- The City is required to update the Vaughan Official Plan (VOP) 2010 to be in conformity with several provincial plans and policies



# Implementation Tools

Municipalities implement the Province's land use planning policy framework through processes and tools.

The *Planning Act* sets out the tools for planning and controlling development or redevelopment which can include:

- Zoning By-laws (which set the rules and regulations that control development as it occurs)
- Secondary Plans
- Community Planning Permit Systems
- Land Division
- Site Plan Control
- Community Improvement Plan
- Community benefits charges
- Conveyance of parkland or cash in lieu
- Alternative parkland dedication rate for cash-in-lieu dedications

The City's  
Comprehensive  
Zoning By-law 001-  
2021

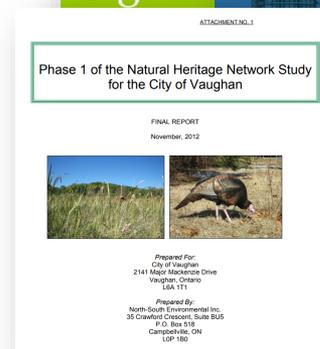


# Implementation Tools

Municipalities can also be responsible for completing long-range policy plans that can be used to inform or support the vision, goals, and policies of the Official Plan.

Studies can include:

- Master Plans (such as Transportation, Servicing, Recreation)
- Housing Studies or Strategies
- Neighbourhood/Downtown Action Plans
- Natural Heritage Studies
- Commercial Studies
- Parking Standards Review
- Environmental Management Guides
- Land Use Reviews



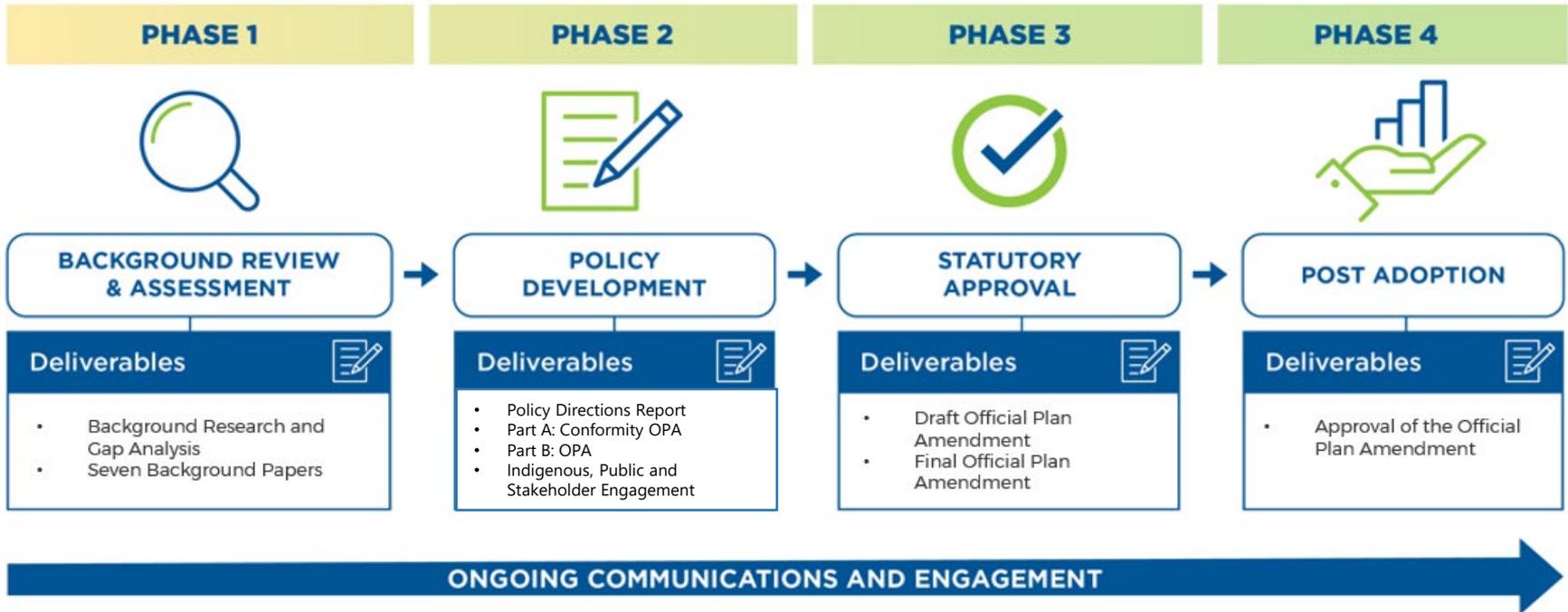
# Purpose of the Official Plan Review

- Vaughan's communities are constantly growing and changing. Vaughan is one of the fastest growing cities in Canada with a population of 340,700 people and 240,100 jobs in 2021.
- Vaughan's forecasted growth will account for almost one-third of the region's growth over the next three decades.
- It is important the City plans for new growth in a way that is strategic, thoughtful, appropriate and aligned with what our residents and businesses value most.



# Project Timeline

We're here!

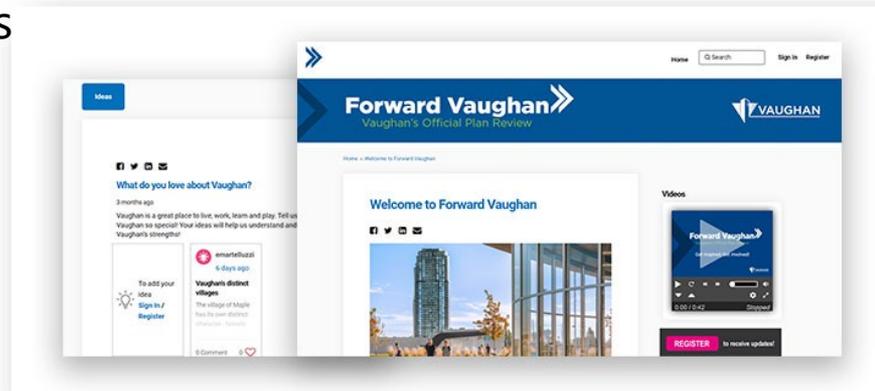


# Updated Project Timeline



# Work Completed to Date

- Pre-engagement and ongoing engagement with Indigenous Peoples
- Background Research and Gaps Analysis
- Online engagement portal launch
  - **Main Project Site:** [Vaughan.ca/OPR](http://Vaughan.ca/OPR)
  - **Engagement Site:** [ForwardVaughan.ca](http://ForwardVaughan.ca)
- Section 26 Public Meeting
  - Statutory meeting required by the *Planning Act*, held on October 13<sup>th</sup>, 2021, to commence the project and discuss possible OP updates
- Technical Advisory Committee Meetings
- Community Vision Workshops & Online Survey
- 7 Background Papers



# Work Completed to Date

- Phase 1 Engagement Summary Report
- Policy Directions Report
- Public Open Houses
- Community Working Group Meetings
- BILD Meeting
- VOPR Webinar Series
- Pop-Up Engagement Events, including five Concerts in the Park and attendance at Winterfest
- Community engagement sessions (one held in each Ward)

17 engagement events held virtually



15 engagement events held in-person



# Official Plan Amendment Approach



# Draft Official Plan Amendment (OPA)

## Draft OPA

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

## Draft OPA Part A: Conformity

- Requirements of the *Planning Act*
- To ensure consistency with the Provincial Policy Statement, 2020 (PPS)
- Conformity with Provincial Plans and York Region Official Plan, 2022
- The intention of the two part OPA process is to aim to meet the November 2023 statutory adoption deadline

## Draft OPA Part B: City Context and Initiatives

- Non-conformity subjects, including:
  - Vision and Guiding Principles
  - Open Space Network
  - Transportation, Active Transportation, and Infrastructure
  - Urban Design, Public Realm, and Sustainable Development
- Official Plan housekeeping, structure and graphical updates

# Work Outside the OPR Project

## Pre-consultation (OPA 93)

Adopted by Council in June 2023 to amend VOP 2010 Section 10.1.3 (Pre-Application Consultation and Complete Application Submission Requirements) in response to Bill 109 (*More Homes for Everyone Act, 2022*)

## Protected Major Transit Station Areas (OPA 101)

City staff is preparing an Official Plan Amendment separate from the Part A OPA to delineate Protected Major Transit Station Areas in Vaughan and add new policies to VOP 2010 governing their development.

Adoption is expected in late September 2023.

# Part A Official Plan Amendment



## What is new?

### Chapter 1:

- Included Land Acknowledgement
- Updated references to regional and provincial plan policies

### Chapter 2:

- Updated population and employment forecasts
- Added new Employment Area policies to conform with Growth Plan and Region
- Included New Community and New Employment Areas ('whitebelt' lands)
- Added phasing policies to control development on new lands

### Chapter 3:

- Added new policies focused on climate change
- Integrated Indigenous knowledge into management of environment and Natural Heritage Network

## What is new?

### Chapter 3 continued:

- Updated policies and references to Provincial plans conforming to all provincial plans that have been updated since 2010 (e.g., A Place to Grow: Growth plan for the Greater Golden Horseshoe, 2020)
- Adopted simplified approach of referencing the Provincial plans rather than copy/pasting policies from the plans in the Vaughan Official Plan

### Chapter 4:

- Added cycling and active transportation policies
- Incorporated complete streets and Transportation Demand Management policies

### Chapter 5

- Addressed the conformity of policies for Employment with the Growth Plan and Regional OP
- New policies for density targets for Regional Employment Areas
- Agri-Food Network and Agricultural Uses policies

# Part A OPA - Conformity

## What is new?

### Chapter 7

- Integrated of Regional policies around housing mix and tenure
- Introduced ARUs to replace Secondary Suites, and align with Bill 23
- Added high-level Inclusionary Zoning policies conforming to the recent changes in Provincial and Regional Legislation

### Chapter 8

- Encouraged green infrastructure and energy efficiency to reflect overall Provincial direction on Climate Change

### Chapter 9:

- Included two new designations: “New Community Area” and “New Employment Area” that require a Secondary Plan

### Chapter 10:

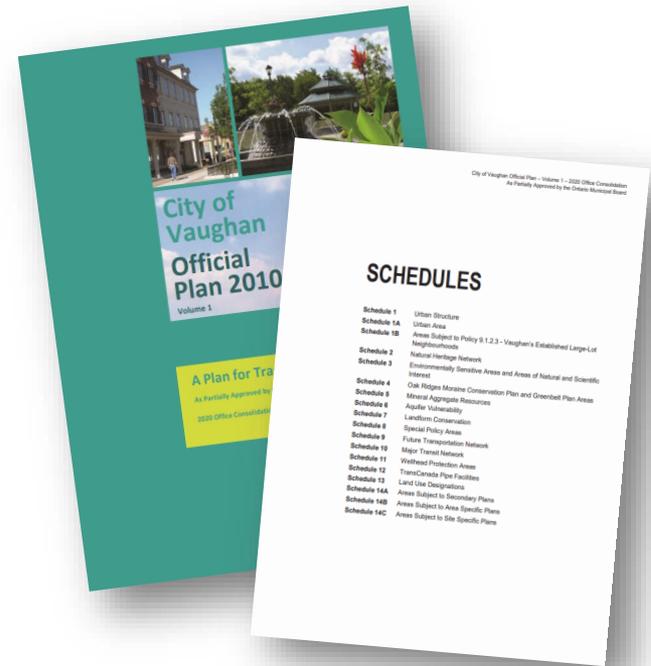
- Expanded engagement and public consultation policies, including new policies around Indigenous engagement
- Incorporated policies for Inclusionary Zoning and Community Planning Permit Systems
- Updated Section 37 policies with Community Benefits Charges policies

# Regional Conformity - Schedules

Updates to the City of Vaughan's 2010 schedules will be completed to conform to the Provincial and Regional legislation as part of **Part A OPA**.

The schedules updated as part of **Part A OPA** include the following:

- Schedule 1: Urban Structure
- Schedule 1A: Strategic Growth Areas
- Schedule 1B: Urban Areas
- Schedule 2: Natural Heritage Network
- Schedule 3: Environmentally Sensitive Areas and Areas of Natural and Scientific Interest
- Schedule 4: Provincial Plans Areas and Designations
- Schedule 5: Mineral Aggregate Resources
- Schedule 11: Recharge Management Area (WHPA-Q)
- Schedule 14A: Areas Subject to Secondary Plans
- Appendix 1: Employment Area Zones and Densities



## What is new?

- Update of the Regional land use designations and identification of local employment areas
- Renaming “Natural Area and Countryside” to “Natural Area and Agriculture” as per changes to the Greenbelt Plan
- Identification of the Urban Area expansion as per the updated York Region Official Plan



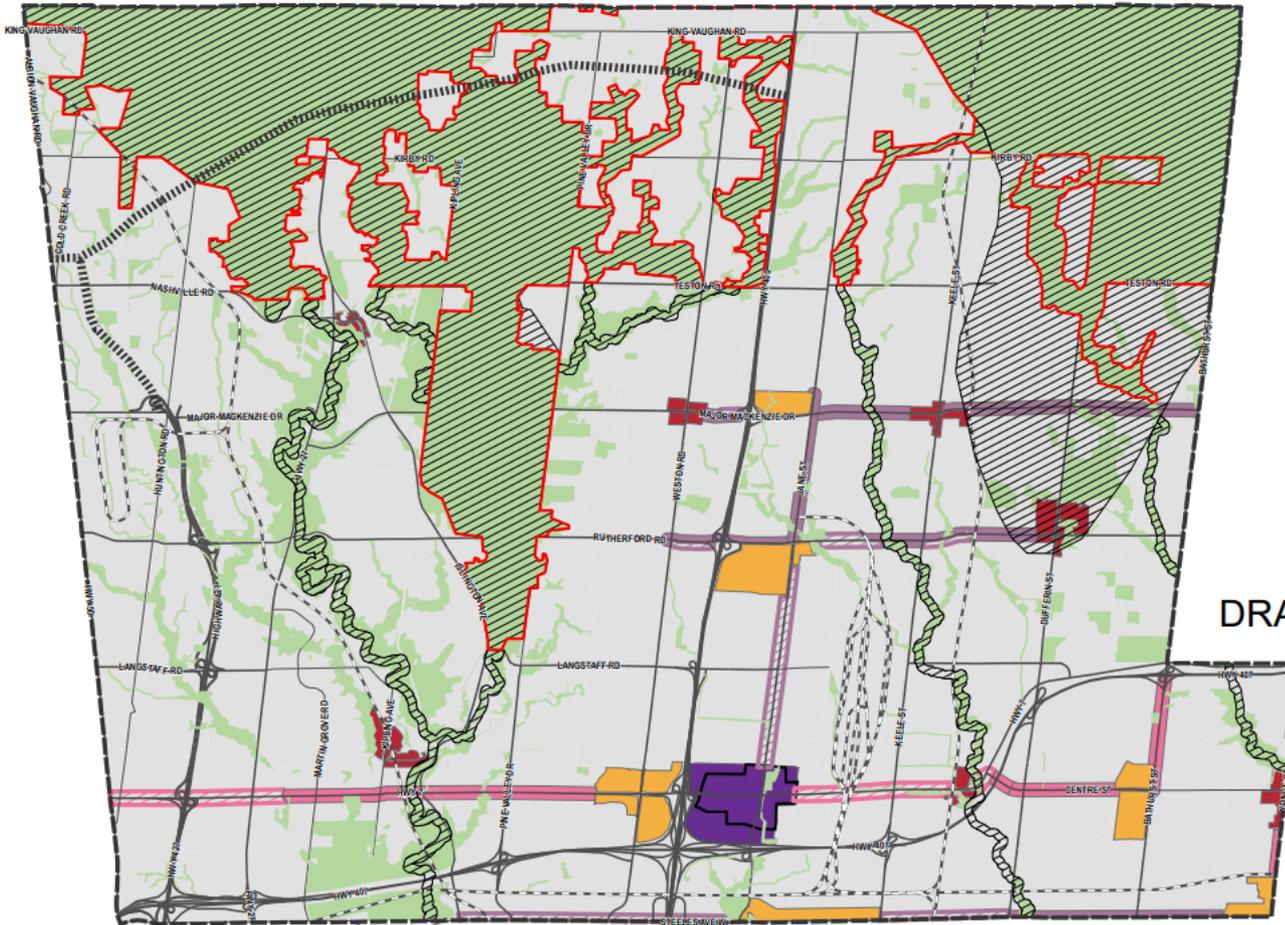
## What is new?

- Identification of Strategic Growth Areas within Vaughan's Urban Area as per the updated York Region Official Plan
- Identification of future and existing major transportation corridors

# Strategic Growth Areas

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

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SCHEDULE 1A



## Strategic Growth Areas

-  Urban Growth Centre
-  Vaughan Metropolitan Centre
-  Regional Intensification Corridor
-  Regional Intensification Corridor within Employment Areas
-  Primary Centres
-  Local Centres
-  Primary Intensification Corridor
-  Primary Intensification Corridor within Employment Areas
-  Potential Freeway
- Base Map Features**
-  Municipal Boundary
-  Urban Boundary
-  Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area <sup>1</sup>
-  Natural Area and Agriculture
-  Railway
-  Roads

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



0 1 2 3 Kilometres

## What is new?

- York Region is required to maintain an adequate supply of housing by providing a minimum 15-year supply of lands designated for housing through intensification, redevelopment, and in designated greenfield areas
- Vaughan shall meet or exceed designated greenfield minimum density targets provided by the updated York Region Official Plan
- This map shows Designated Greenfield Area and Built Boundary within the city
- Identifies New Community Areas and New Employment Areas as per the updated York Region Official Plan

# Urban Areas

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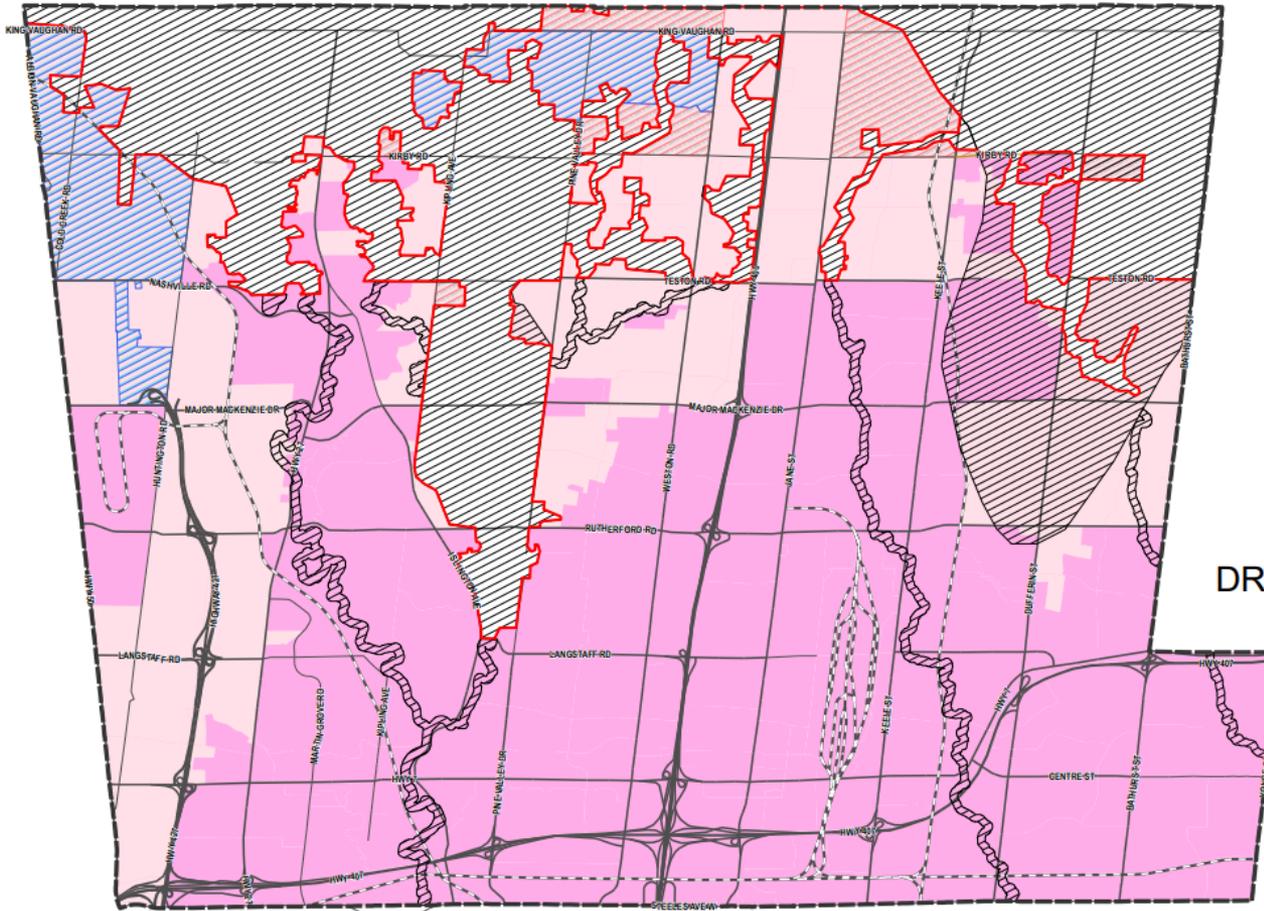
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SCHEDULE 1B



Urban Areas

- New Employment Area
- New Community Area
- Designated Greenfield Area
- Built Boundary
- Base Map Features**
- Municipal Boundary
- Urban Boundary
- Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area<sup>1</sup>
- Railway
- Roads



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



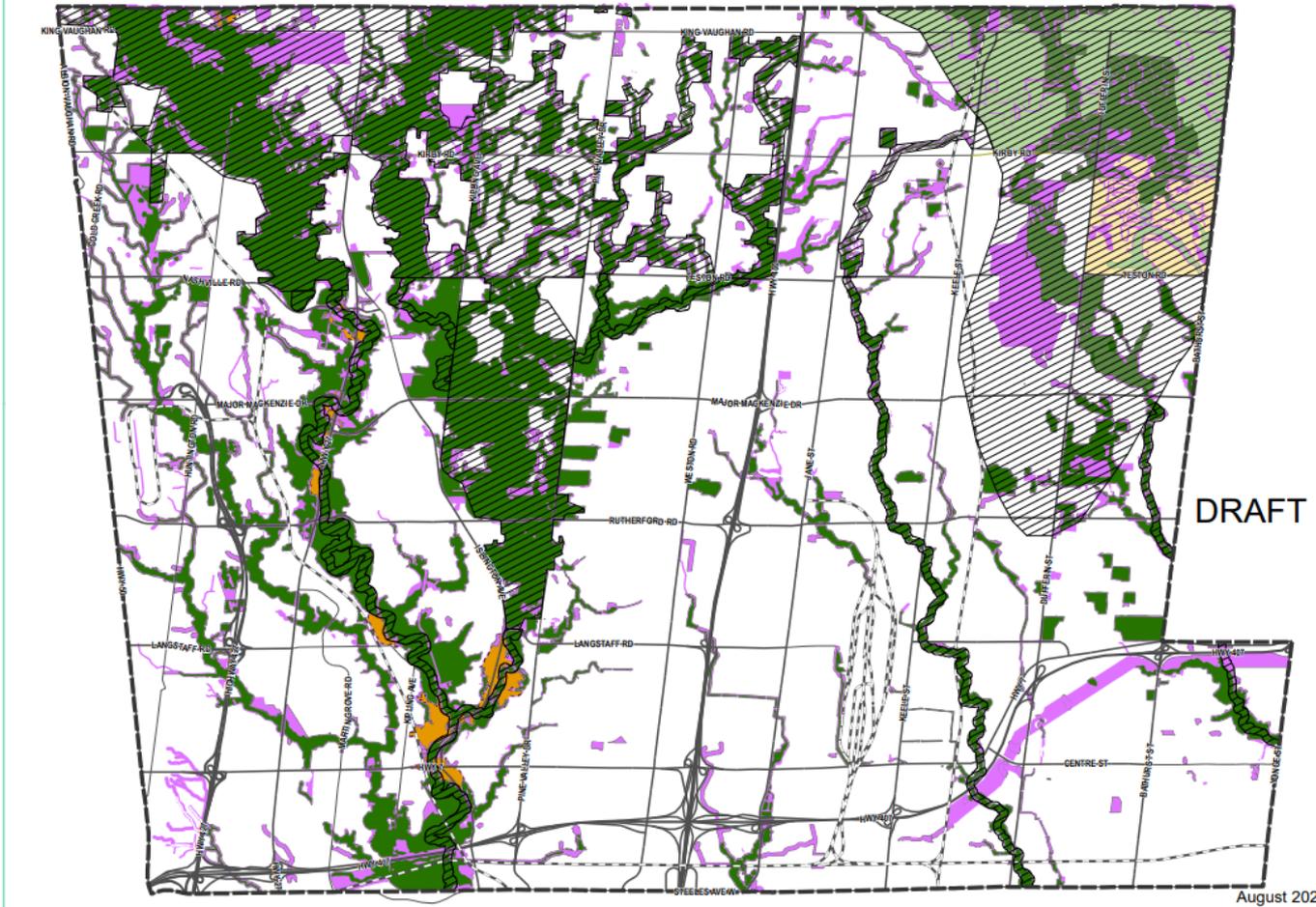
## What is new?

- Identification of lands adjacent to the Natural Heritage Network that may or may not be added to the Natural Heritage Network as determined through future development

# Natural Heritage Network

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**SCHEDULE 2** 

**Natural Heritage Network**

**Natural Heritage System**

-  Core Feature
-  Built-Up Valley Lands
-  To be Determined Through Future Development

**Oak Ridges Moraine Conservation Plan**

-  Agricultural
-  Natural Core
-  Natural Linkage

**Base Map Features**

-  Municipal Boundary
-  Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area <sup>1</sup>
-  Railway
-  Roads

The policy text in Chapter 3 prevails over the mapping shown on Schedule 2 in determining the Natural Heritage Network. Core features shall be precisely delineated on a site-by-site basis through the approval of the Planning Act application and supported by appropriate technical studies. Refinements to the NHN may occur through Secondary Planning or development approval process and shall be reflected on this schedule without the need for an Official Plan Amendment. Where the schedule does not accurately reflect an existing development approval, the schedule may be updated without the need for an Official Plan Amendment.

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





## What is new?

- Delineation of the updated Provincial Plan areas and designations for the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan

# Provincial Plan Areas and Designations

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## SCHEDULE 4



### Provincial Plan Areas and Designations

-  Provincial Natural Heritage System
- Greenbelt**
-  Greenbelt Plan Boundary
-  Urban River Valleys Designation
-  Greenbelt Protected Countryside
- Oak Ridges Moraine**
-  Oak Ridges Moraine Conservation Plan Boundary
-  Oak Ridges Moraine Settlement Area
-  Oak Ridges Moraine Natural Core Designation
-  Oak Ridges Moraine Natural Linkage Designation
-  Oak Ridges Moraine Countryside Area Designation

### Base Map Features

-  Municipal Boundary
-  Railway
-  Roads



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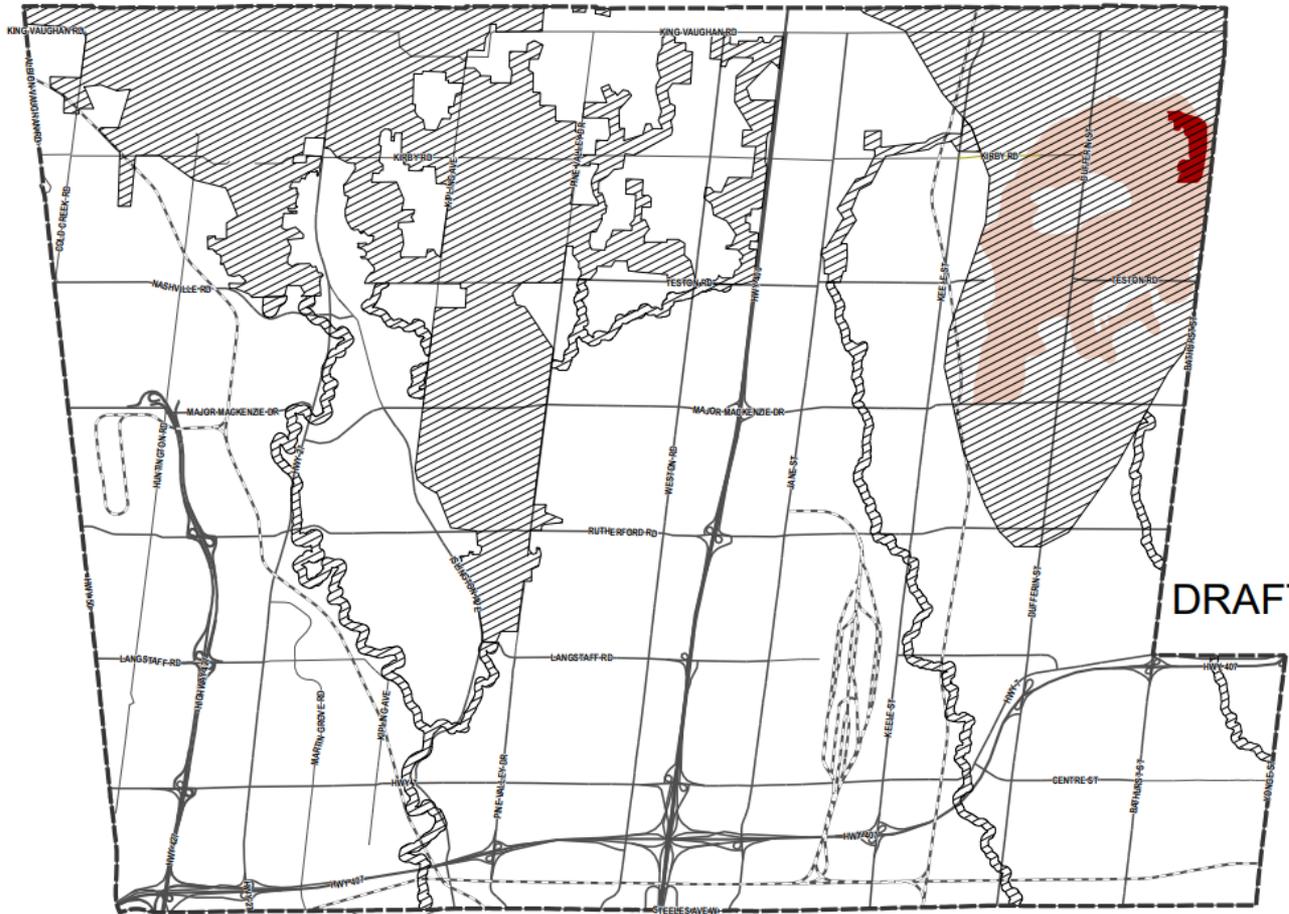
## What is new?

- Updated Aggregated Resources Area
- Removal of the Former Aggregate Resource Area as per the *Aggregate Resource Act*

# Mineral Aggregate Resources

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## SCHEDULE 5



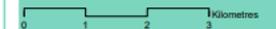
### Mineral Aggregate Resources

-  Secondary Sand and Gravel Resource Area<sup>1</sup>
-  Aggregate Resource Area
- Base Map Features**
-  Municipal Boundary
-  Urban Boundary
-  Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area<sup>2</sup>
-  Railway
-  Roads

<sup>1</sup> Source: The Ministry of Northern Development and Mines

<sup>2</sup> 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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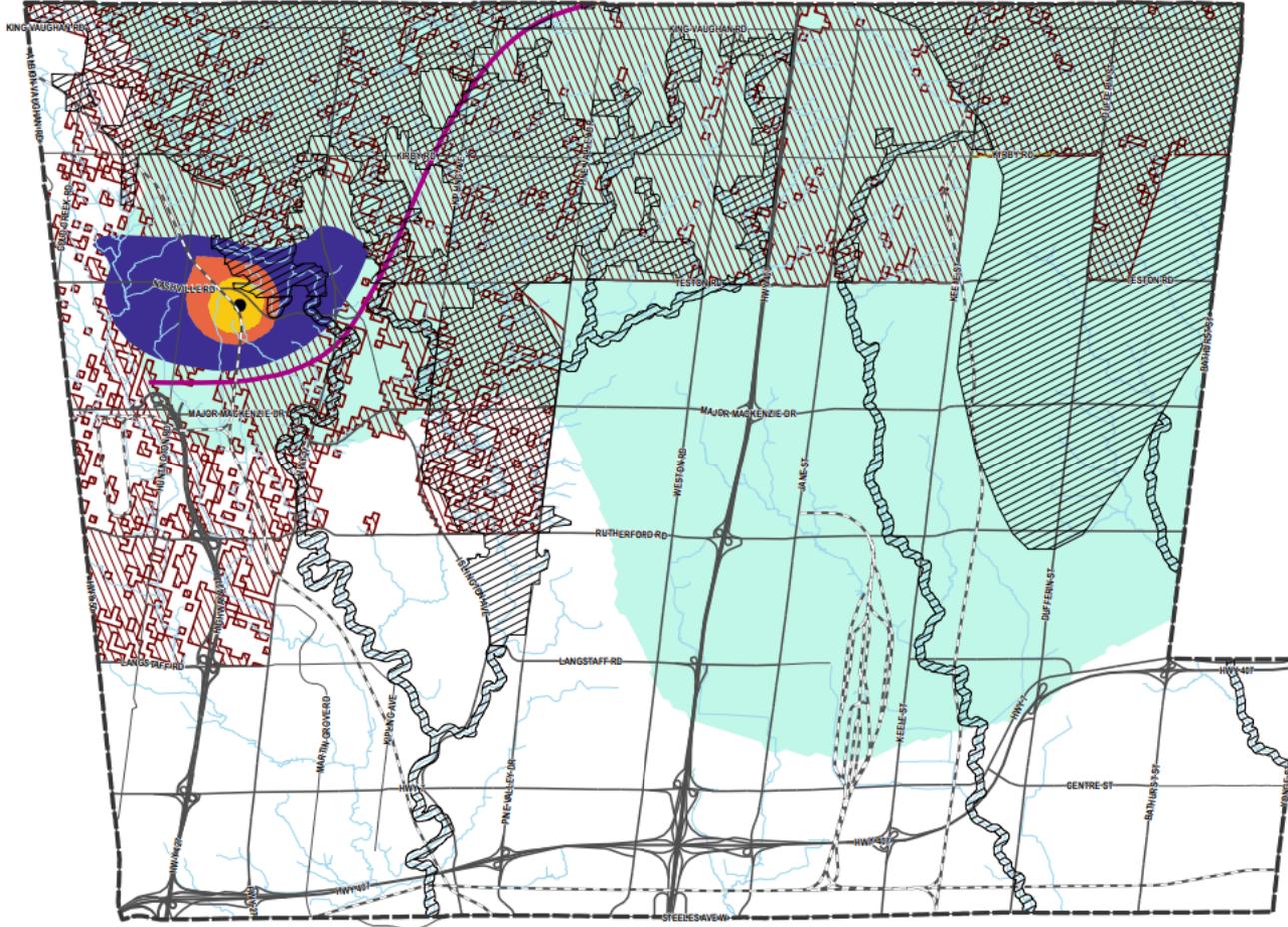


## What is new?

- Protecting source water recharge areas as per the *Clean Water Act*, 2006
- Delineation of Significant Recharge Area, Wellhead Recharge Area, and Downgradient Line

# Recharge Management Area (WHPA-Q)

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## SCHEDULE 11 Recharge Management Area (WHPA-Q)

- 100m Zone/ WHPA-A
  - 0 to 2 Year Zone/ WHPA-B
  - 2 to 5 Year Zone/ WHPA-C
  - 5 to 25 Year Zone/ WHPA-D
  - Significant Groundwater Recharge Area
  - Wellhead Protection Area
  - WHPAQ Downgradient Line
  - Watercourse
- Base Map Features**
- Municipal Boundary
  - Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area <sup>1</sup>
  - Railway
  - Roads

<sup>1</sup> 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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# Areas Subject to Secondary Plans

## What is new?

- Identification of New Employment Areas and New Community Areas requiring secondary plans
- Updated status of secondary plans includes the approval Yonge and Steeles Secondary Plan

# Areas Subject to Secondary Plans

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## SCHEDULE 14A



### Areas Subject to Secondary Plans

#### Site #, Name, and Chapter

- 1, Carrville Centre, 11.2
- 2, Steeles West, 11.3
- 3, Highway 400 North Employment Lands, 11.4
- 4, Kipling Avenue, 11.5
- 5, Maple GO Station Area, 11.6
- 6, Vaughan Mills Centre, 11.7
- 7, North Kleinburg - Nashville, 11.8
- 8, West Vaughan Employment Area, 11.9
- 9, Concord GO Centre, 11.10
- 10, Woodbridge Centre, 11.11
- 11, Vaughan Metropolitan Centre, 11.12
- 12, Block 27, 11.13
- 13, Block 41, 11.14
- 14, Yonge Steeles Corridor 11.5

#### Required Secondary Plan Areas

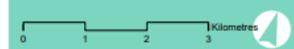
- 1, Weston Rd. & Highway 7
- 2, Dufferin St. & Centre St.
- 3, Promenade Mall
- 4, New Community Areas
- 5, New Employment Areas

#### Base Map Features

- Municipal Boundary
- Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area<sup>1</sup>
- Railway
- Roads

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

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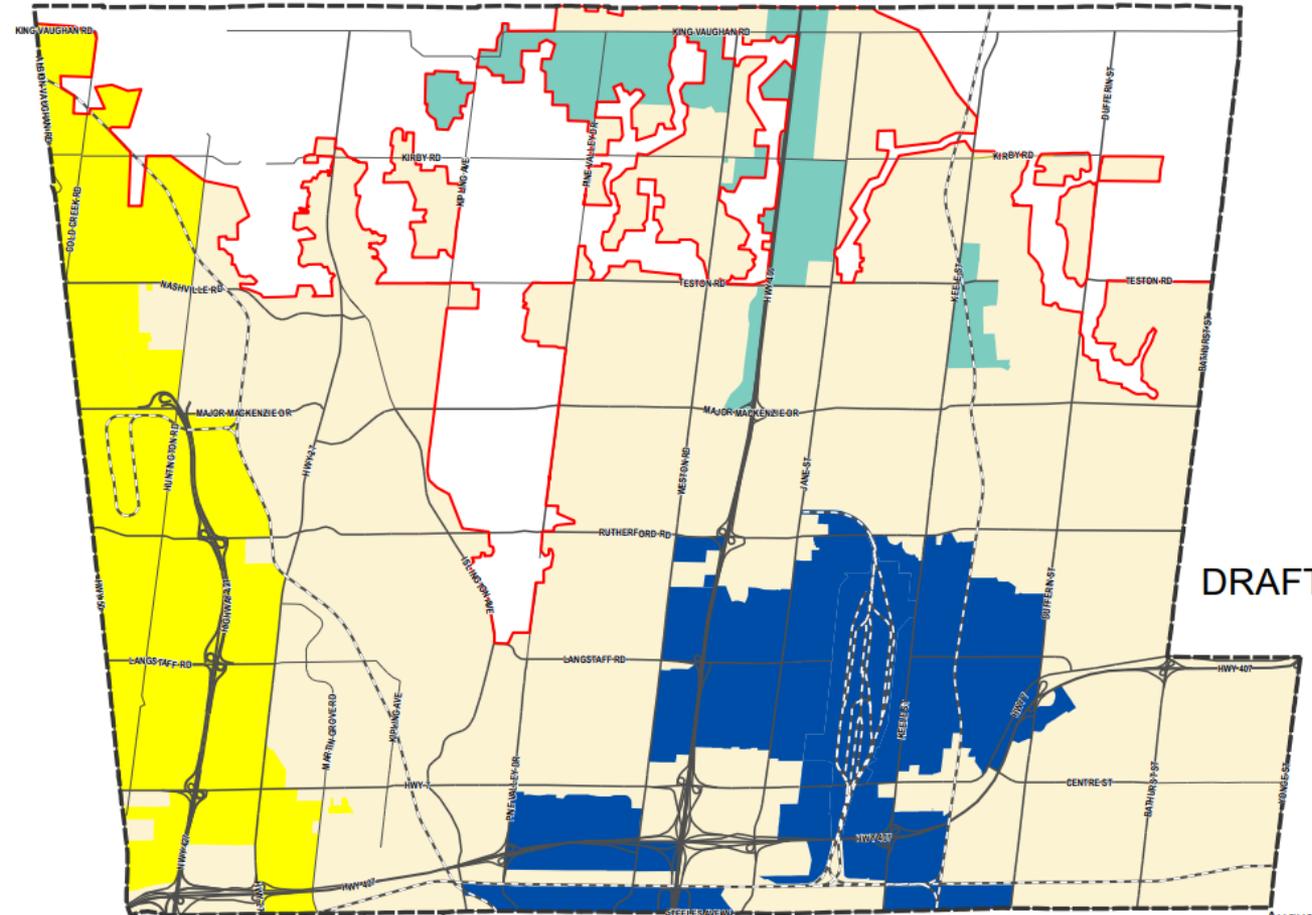
## What is new?

- The updated York Region Official Plan has identified Regional Employment Mega Zones of which three are located within Vaughan
- Each area is given a minimum density target as stated within the policies of the proposed Vaughan Official Plan policies
- Vaughan shall meet or exceed minimum density targets provided by the updated York Region Official Plan

# Regional Employment Areas and Densities

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## APPENDIX 1 Regional Employment Areas and Densities

- Urban Area
- Highway 400 North
- Highway 400 and 407
- West Vaughan

- Base Map Features**
- Municipal Boundary
  - Urban Boundary
  - Railway
  - Roads

Regional Employment Areas	Density Target (Developable Area Jobs/Ha)
Highway 400 North	55
Highway 400 and 407	70
West Vaughan	30

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# Questions?



# Part B Official Plan Amendment



# What We Heard

Improve the **resiliency** of infrastructure after a natural disaster or extreme **climate event**.

**Indigenous Peoples** and **engagement with Indigenous Peoples** to be integrated throughout the Official Plan.

Support a community where **all residents feel valued, safe, accepted, and included**, reflecting the City's growing and diverse population.

Pursue **attainable housing** for residents of different incomes, abilities, ages and stages of life.

Balance **growth** with impacts on the **environment**.

**Protect and enhance** natural areas.

Encourage **intensification** in existing neighbourhoods with **access to transit**.

Agri-tourism and **diversified on-farm uses** should be encouraged.

**Improve streetscapes** in neighbourhoods across Vaughan.

**Integrate accessible design** into complete communities to accommodate all.

Create **complete communities** that are walkable, feature cycling routes and access to shopping and employment.



# Vision and Guiding Principles

Feedback in combination with best practice research, have been used to formulate a series of **Guiding Principles**, that, make up the **Vision for Vaughan's Official Plan**.



# OPA Part B – Policy Recommendations

## Land Use and Complete Communities

- Support higher density in the built-up areas, and encourage transit-oriented development with more options for active transportation
- Expand housing options by providing additional residential units in new housing developments, accessible housing for all people, ages and abilities
- Assist in the creation of affordable housing
- Update policies related to the maintenance of an Inventory of Cultural Heritage Resources
- New and updated Archaeological Resources policies



## Urban Design, Built Form, Compatibility & Sustainable Development

- Offer a policy framework that examines Privately-Owned Public Spaces (POPS) in Vaughan to improve connectivity
- Design sustainable and complete streets (e.g., Low impact development, cycle track enhancement, public art, access to transit, safety)
- Increase equity, inclusivity, diversity, and flexibility in the public realm by incorporating the principles of universal design
- Consider policies that enhance the pedestrian experience during all seasons (i.e., microclimate conditions like shading during hot days and enclosures during winter)



# OPA Part B – Policy Recommendations

## Economy and Employment

- Accommodate a diverse range of employment uses by providing opportunities for the knowledge-based sector, flexible work spaces, and removing the size restriction on stand-alone office uses
- Offer employment uses that enhance and support knowledge-sector including entrepreneurs (e.g., co-working spaces)
- Activate the street by encouraging future development that focuses on mixed-uses (e.g. ground-floor retail with residential uses above)
- Consider 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 into new and existing development that is located near transit (e.g., PMTSA's)



## Natural Heritage, Agriculture, Parks and Open Space:

- Improve the land use definitions and application of land uses in the Natural Heritage Network
- Increase protection for existing wetlands and woodlands
- Stronger agriculture policies to protect prime agricultural areas
- Protect primary agricultural uses update policies that encourage agri-tourism
- Improve the definition of urban agriculture and clarify where it is permitted
- Include new policies supporting the provision of safe and healthy housing for temporary foreign workers in agricultural industry, and committing to collaboration with the federal and provincial governments
- Ensure new parks are equitably distributed across Vaughan and conveniently located to meet a range of needs



## Climate Change

- Further strengthen Climate Change policies by updating the OP with policies that reflect the draft updated Municipal Energy Plan and goals in Green Directions Vaughan
- Strengthen energy related policies by encouraging that new and existing development achieve net-zero carbon emissions in design
- Identify and connect land use planning decisions to the positive impacts associated with reducing GHG emissions and mitigating against climate risks



## Transportation & Mobility and Infrastructure:

- Further integrate the Vaughan Transportation Plan, the Pedestrian and Bicycle Master Plan and Transportation Demand Management Guideline and Toolkit
- Ensure that goods movement corridors and rail facilities are still supported and managed effectively
- Support the continued transition to electrified transportation networks and encourage the City to explore innovative technologies to enhance mobility options
- Align the timing and delivery of infrastructure with the phasing of development by updating and monitoring future land use areas targeted for growth



## Transportation & Mobility and Infrastructure:

- Promote continued conservation and efficient use of water and wastewater services
- Protect existing Employment Areas while enhancing opportunities for future innovation in these areas
- Encourage programs and policies that support the City's creative, tourism and cultural industries
- Support clean technologies and innovation in the green energy sector and supportive industries in order to encourage more skilled trades development

# Next Steps

## OPA Part A:

- Statutory Open House: September 26, 2023
- Statutory Public Meeting: October 3, 2023
- Consideration for Council Adoption: November 7, 2023



## OPA Part B:

- Development of Draft and Final Official Plan Amendment (OPA).
  - OPA targeted adoption late Q1 2024
- Engagement
  - Community Working Group Meeting
  - Public and Stakeholder Engagement

# Questions?



Thank You