

Special Committee of the Whole (Working Session) Report

DATE: Wednesday, September 13, 2023

WARD(S): ALL

TITLE: CITY OF VAUGHAN OFFICIAL PLAN REVIEW UPDATE
REPORT

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To provide an update on the Official Plan review, including a two-part approach to the Official Plan Amendment. The improvements to the Project work plan ensure completion of the conformity requirements (Official Plan Amendment Part A) by November 2023. The proposed Part B Official Plan Amendment approach provides additional time required for integration of desired amendments identified through consultation with stakeholders and members of the public. This report will be supplemented by a presentation that will be delivered at the Special Committee of the Whole Working Session on September 13, 2023.

Report Highlights

- The work program has been revised to meet the statutory approval deadline of November 2023 and allow for additional input from the Mayor and Members of Council, Stakeholders and the public based on changing legislation and opportunity for policy additions.
- The comprehensive update to the Vaughan Official Plan will be delivered through a Part A and a Part B.
- The Official Plan Amendment (OPA) Part A deals solely with matters of conformity to the Regional Official Plan and provincial modifications.
- The OPA Part B will contain all other updates that will be further discussed and refined with Members of Council, Stakeholders, and the Public.
- Part A will be delivered to the Committee of the Whole with recommendations for approval in November 2023.
- Part B will be delivered to the Committee of the Whole with recommendations for approval in Q1 2024.

Recommendation

1. THAT the City of Vaughan Official Plan Review Update Report be received for information.

Background

The current [Vaughan Official Plan 2010](#) contains a vision for the future that stresses responsible governance, sustainable planning, economic leadership, transparency, accountability and inclusivity. This vision has guided Vaughan's growth and development over the past decade.

The City of Vaughan has been working towards updating the City's Official Plan through the Official Plan Review process to better meet the needs of current and future residents, businesses and those who visit Vaughan. The review process is rooted in environmental sustainability, social responsibility and economic development to plan for complete communities and guide the city's growth for the next 30 years and beyond

The Vaughan Official Plan Review commenced in January 2020, consists of four phases, and is currently in Phase 2: Policy Development

The Vaughan Official Plan Review contract was awarded to WSP Canada in November 2019 and the Project was formally launched in January 2020. October 13, 2021 marked the statutory and public initiation of the Project.

The Project consists of four phases as follows:

Phase 1: Visioning and Background Review

Phase 2: Policy Development

Phase 3: Statutory Phase/Adoption

Phase 4: Post Adoption/Approval

Background research has been finalized and significant policy work has been completed

A number of background research deliverables were completed, including the Background Research and Gaps Analysis study. Seven background papers were released in September 2022:

1. Residential Growth, Intensification and Housing Needs Strategy
2. Commercial Land Use Review
3. Employment Land Use Review
4. Urban Design and Sustainable Development Review
5. Natural Heritage Network Review
6. Climate Change Adaption and Resilience Framework
7. Agriculture System Policy Review

The background papers provided the guidance for the development of the Policy Directions report, which was released in February 2023. This report in turn supported the comprehensive and substantial draft policy work that has been completed to date.

The Project has included comprehensive internal and external engagement.

Pre-engagement with indigenous communities commenced at the launch of the Project in January 2020 and has continued throughout the duration of the work program. The Communities engaged included:

1. Mississaugas of the Credit First Nation
2. Huron-Wendat Nation
3. Beausoleil First Nation
4. Chippewas of Georgina Island First Nation
5. Curve Lake First Nation
6. Hiawatha First Nation
7. Mississaugas of Scugog Island First Nation
8. Six Nations of the Grand River
9. Haudenosaunee Confederacy Chief Council
10. Métis Nation of Ontario

Staff met with indigenous communities to exchange information and receive valuable feedback and have continued to circulate major deliverables. Some areas of interest included integration of Indigenous knowledge, protection of the natural environment and archeology.

Members of the public and other stakeholders were also engaged at the onset of the project and through the phases of the workplan completed to date. The engagement opportunities have included a visioning survey, community working group meetings, numerous public meetings and webinars, and several pop-up events to share information and gather feedback.

The project team visited and held pop-up events at local public spaces like the Vaughan Metropolitan Centre Subway Station, retail stores and the City-led Concerts in the Park events, to continue to engage residents in the project.

The reoccurring themes in the public feedback gathered are affordable (or attainable) housing in a variety of types and tenures for people of all ages and abilities, protecting the natural environment, implementing sustainable building practices, advocating to York Region for improved public transit, building beautiful parks, appropriately planning for growth and increased density, and creating opportunities for reduced dependence on the automobile.

An OPR Technical Advisory Committee (TAC) was developed early in the process and has been comprised of representation from many City departments as well as York Region, Toronto and Region Conservation Authority and more. Several TAC meetings have been held to gather feedback and members have been circulated on major deliverables.

Staff have also engaged with the Building Industry and Land Development Association (BILD) – York Chapter to deliver project updates and gather feedback on the Policy Directions Report. Staff will continue to engage BILD for Part A and Part B OPA Amendments.

Staff interviewed the Mayor and Members of Council at the onset of the Project and, have circulated major deliverables at key milestones. An Official Plan Update Sub-Committee was established and appointed by Council on December 13, 2022. The Official Plan Update Sub-Committee has the mandate 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.

The project team has worked with Corporate and Strategic Communities throughout the project to provide updates and promotional materials on all the OPR public engagement events.

A project website was launched at the beginning of the project and used throughout the phases to present updated information and collect feedback. For additional information please visit the project website at www.forwardvaughan.ca.

Previous Reports/Authority

[OFFICIAL PLAN AMENDMENT MAJOR TRANSIT STATION AREAS](#)

[STATUTORY INITIATION OF THE VAUGHAN OFFICIAL PLAN REVIEW 2051, SECTION 26 \(3\) OF THE PLANNING ACT; AND UPDATE ON THE VAUGHAN OFFICIAL PLAN REVIEW INCLUDING TIMELINE, WORKPLAN AND COMMUNICATION AND ENGAGEMENT STRATEGY](#)

Analysis and Options

Staff have updated the project work plan to meet the Statutory Official Plan conformity deadline and accommodate further engagement with the Mayor and Members of Council, Stakeholders and public to address Provincial policy and legislative changes.

The updated Official Plan must conform with new Provincial policies and plans, including the Provincial Policy Statement, [Greenbelt Plan](#), Oak Ridges Moraine Conservation Plan, Growth Plan for the Greater Golden Horseshoe and 2051 growth targets for people and jobs. It must also conform with the [York Region Official Plan](#) which was approved by the Province on November 4, 2022.

The original workplan, which had consisted of one Official Plan Amendment (OPA), has since been split into a Part A OPA and Part B OPA. This will allow for additional input from the Mayor and Members of Council, Stakeholders and the public based on changing legislation and opportunity for policy additions. Work for both OPAs is being undertaken concurrently.

Part A OPA (Conformity) – Completion in October 2023

Part A OPA is scoped to deal solely with matters of Provincial and Regional conformity. This OPA allows the City to meet the statutory conformity deadline of November 2023, one year after approval of the updated York Region Official Plan.

Key Dates for Part A OPA (Conformity):

- **September 6, 2023 – Official Plan Update Sub-Committee:** Draft Part A OPA (Conformity) will be released and the project team will deliver project updates and presentations on both OPAs. The focus of the meeting will be areas that can be influenced/updated in the Part B OPA, and staff will receive feedback on these areas from the Sub-Committee and members of the public.
- **September 13, 2023 – Special Committee of the Whole Working Session:** The project team will deliver project updates and presentations on both OPAs. The focus of the meeting will be areas that can be influenced/updated in the Part B OPA, and staff will receive feedback on these areas from Council and members of the public.
- **September 26, 2023 – Statutory Public Open House**
- **October 3, 2023 – Statutory Public Meeting**
- **November 7, 2023 – Committee of the Whole (2) – Official Plan Review: Official Plan Amendment Part A**

Part B OPA – Completion in Q1 2024

Part B OPA will contain all of the desired updates beyond the conformity exercise presented in Part A. This will include recommendations from the background work, best practice research, as well as engagement with stakeholders and the public.

Financial Impact

A capital project to deliver the proposed workplan was established at the onset of the project. The budget has been monitored throughout the project. The additional work and revised timeline required for the development of a Part B Official Plan Amendment will be paid to the project consultant WSP Canada. There is budget remaining in the Capital project to accommodate the outstanding work.

Operational Impact

All major deliverables were circulated to the OPR Technical Advisory Committee (TAC), with representation from many City departments. Vaughan staff and external agencies were consulted through York Region's Municipal Comprehensive Review process as well as throughout the phases of the OPR update.

All deliverables to date have been drafted with input from multiple internal departments and external agencies who participate as part of the Technical Advisory Committee.

Broader Regional Impacts/Considerations

As the approval authority and members of the OPR TAC, York Region staff has reviewed and provided feedback on all major deliverables to-date, including the seven background papers and drafts of the Official Plan Amendment and associated mapping.

Conclusion

This report provides a brief Project update and overview of the phases completed to date on the Official Plan Review. The report describes improvements to the Project work plan to ensure completion of the conformity requirements by November 2023.

The proposed Part B Official Plan Amendment approach provides additional time required for integration of desired amendments identified through consultation with stakeholders and members of the public.

For more information, please contact: please contact Fausto Filipetto, Senior Manager of Policy & Sustainability, ext. 8699.

Attachments

N/A

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