

Revised

COMMUNICATION C26.

ITEM NO. 2

CW (PM)

October 3, 2023

Forward Vaughan Vaughan's Official Plan Review

Statutory Public Meeting
Draft Part A: Official Plan Amendment
- Conformity

October 3rd, 2023



Outline

- Project Context
- Overview of the Work Program
- Overview of Engagement Completed To-Date
- Draft Part A: Official Plan Amendment - Conformity
- Next Steps
- How to Get Involved



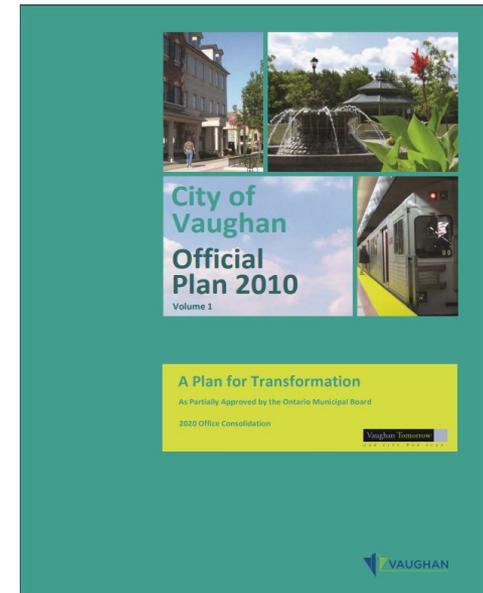
Project Context



Project Context

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
- An Official Plan consists of:
 - General Policies
 - Land Use Designations (land use specific policies)
 - Schedules (or maps of all lands in the municipality)



Project Context

WHY IS THE CITY REVIEWING ITS OFFICIAL PLAN?

- The *Planning Act* requires municipalities to update their official plans on an ongoing basis to ensure the plan implements any changes to Provincial and Regional policies and plans. Vaughan's current Official Plan was completed in 2010.
- Allows the City to update its Plan to reflect local changing needs and direction.
- Allows the City to plan for new growth in a way that is strategic, thoughtful, appropriate and aligned with the values of Council, residents and businesses.



Overview of the Work Program



Overview of the Work Program



- Background Research and Gaps Analysis
- Section 26 Meeting
- 7 Background Papers
- Policy Directions Report
- Phase 1 and Phase 2 Engagement Summary Report
- Draft Part A: Official Plan Amendment

Overview of the Work Program

Draft Official Plan Amendment (OPA)

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

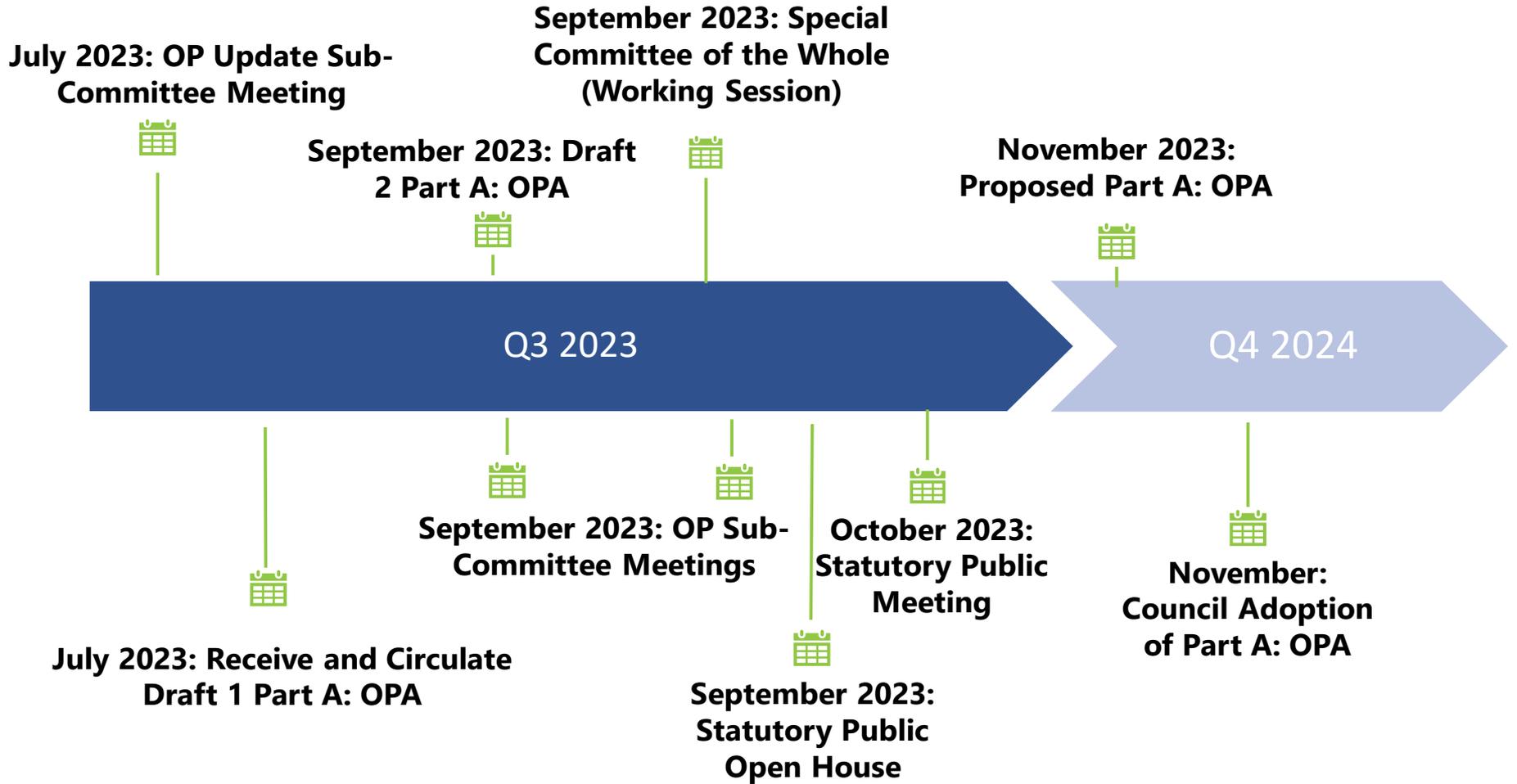
Draft Part A: OPA - Conformity

- Requirements of the *Planning Act*
- To ensure consistency with the Provincial Policy Statement, 2020 (PPS)
- Conformity with Provincial plans and policies 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 Part B: OPA - City Context and Initiatives

- Updates beyond the scope of conformity to consider feedback received to-date, background research and best practices
- Official Plan housekeeping, structure, urban design, and graphical updates

Overview of the Work Program



Overview of Engagement Completed To-Date





17 engagement events held virtually



16 engagement events held in-person

 City of Vaughan
June 26 · 🌐

Couldn't attend an Official Plan Review community session in-person? You can still get involved! Share your feedback with us online until Friday, June 30: <https://www.menti.com/alnyrptkwath/0>



FORWARD VAUGHAN 

Vaughan's Official Plan Review

Forward Vaughan
Vaughan's Official Plan Review

Let's move forward - together.

Forward Vaughan is a program that provides a platform for residents to share their views on the City's future through the Official Plan Review process. It is a program that is designed to help the City understand what residents want for the future of Vaughan.

Share your feedback with us online until Friday, June 30: <https://www.menti.com/alnyrptkwath/0>

See how you can contribute to moving your Vaughan forward through the Official Plan Review process.

2024-2026
It is important to have a plan that is appropriate and aligned to the City's long-term vision and business value must be reflected in the Official Plan.

Join us and contribute to moving your Vaughan forward through the Official Plan Review process.

Want to learn about Vaughan's Official Plan Review?

Speak to a City planner inside!

vaughan.ca/OPR



BY THE NUMBERS



142

people attended the public open houses and community working group meetings



27

people attended the Community Sessions



700

people participated in the Community Pop-up Events



5

Community Centre Pop-up Events



260

people participated in the Community Centre Pop-up Events



4,431

project website visits

Draft Part A: Official Plan Amendment - Conformity



Draft Part A: Official Plan Amendment - 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)



Draft Part A: Official Plan Amendment - 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.



Draft Part A: Official Plan Amendment - Conformity

WHAT IS NEW?

Chapter 1:

- Added the 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 York Region Official Plan 2022 (YROP 2022)
- Included New Community and New Employment Areas ('Whitebelt' lands)
- Added phasing policies to control development on new lands

Chapter 3:

- Added new policies to address climate change
- Integrated Indigenous Peoples knowledge into management of environment and Natural Heritage Network
- Updated policies and references to Provincial plans, establishing conformity with Provincial plans that have been updated since 2010

Draft Part A: Official Plan Amendment - Conformity

WHAT IS NEW?

Chapter 4:

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

Chapter 5:

- Policy updates to conform with employment policies contained in the Growth Plan and YROP 2022
- New policies for density targets (minimum density targets) for Regional Employment Areas
- Updates to Agri-Food Network and expansion of agriculture, agriculture-related, and on-farm diversified uses policies

Chapter 7:

- Integrated Regional policies around housing mix and tenure
- Introduced Additional Residential Units to replace Secondary Suites, and align with Bill 23
- Added high-level Inclusionary Zoning policies conforming to the recent changes in Provincial legislation and YROP 2022 policies

Draft Part A: Official Plan Amendment - Conformity

WHAT IS NEW?

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 Secondary Plans prior to development being permitted – aligns with Whitebelt lands

Chapter 10:

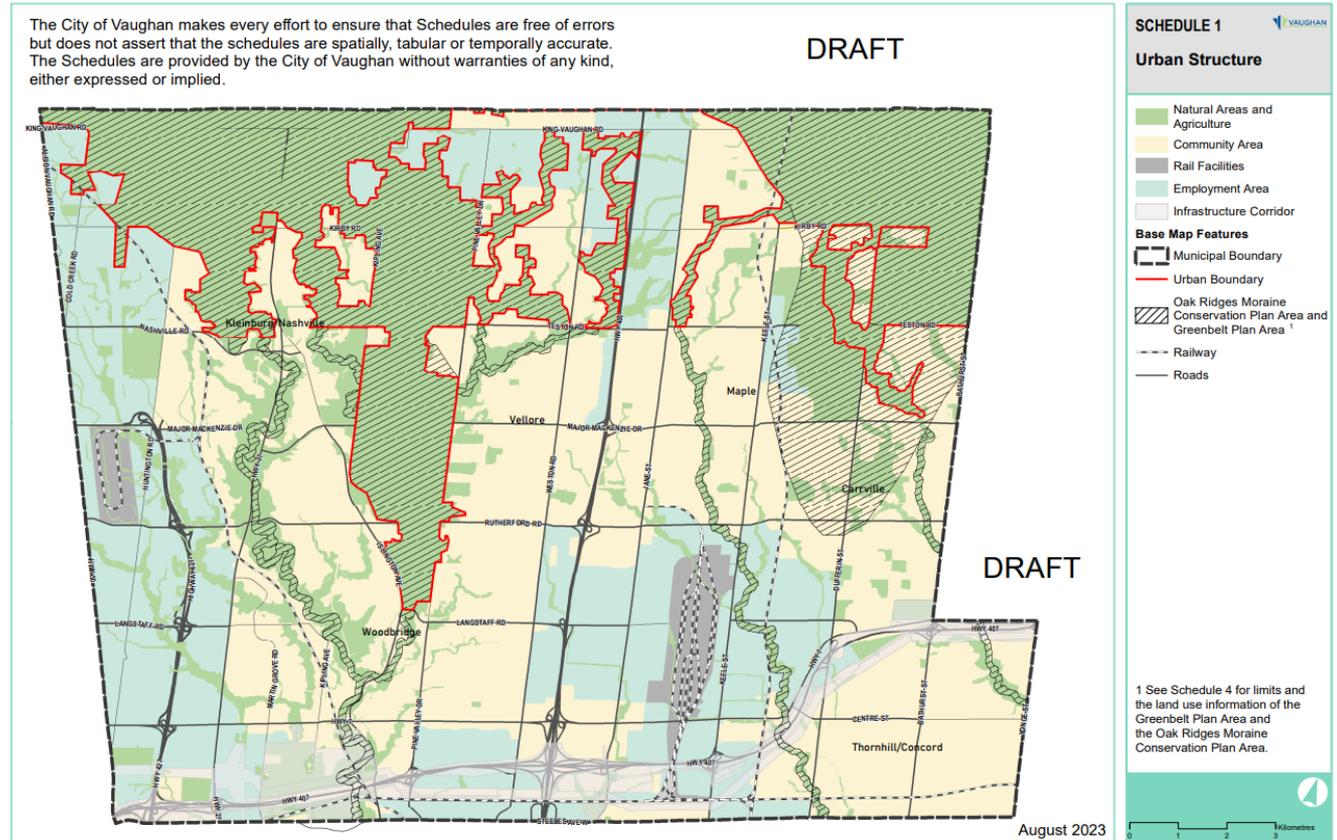
- Expanded engagement and public consultation policies, including new policies around engagement with Indigenous Peoples
- Incorporated policies for Inclusionary Zoning and Community Planning Permit Systems
- Updated density bonusing policies to align with changes to Community Benefits Charges

Draft Part A: Official Plan Amendment - Conformity

WHAT IS NEW?

Urban Structure

- Update of the Regional land use designations and identification of local employment areas
- Renaming “Natural Area and Countryside” to “Natural Area and Agriculture” to conform to Provincial plans
- Identification of the Urban Area expansion to conform to the updated York Region Official Plan
- **Note:** the intent is to align the Community Area with the Region's structure



Draft Part A: Official Plan Amendment - Conformity

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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MAP 1

Urban Structure with Approved Employment Conversion Lands

-  Natural Areas and Agriculture
 -  Community Area
 -  Rail Facilities
 -  Employment Area
 -  Employment Conversions
 -  Infrastructure Corridor
- Base Map Features**
-  Municipal Boundary
 -  Urban Boundary
 -  Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area ¹
 -  Railway
 -  Roads

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



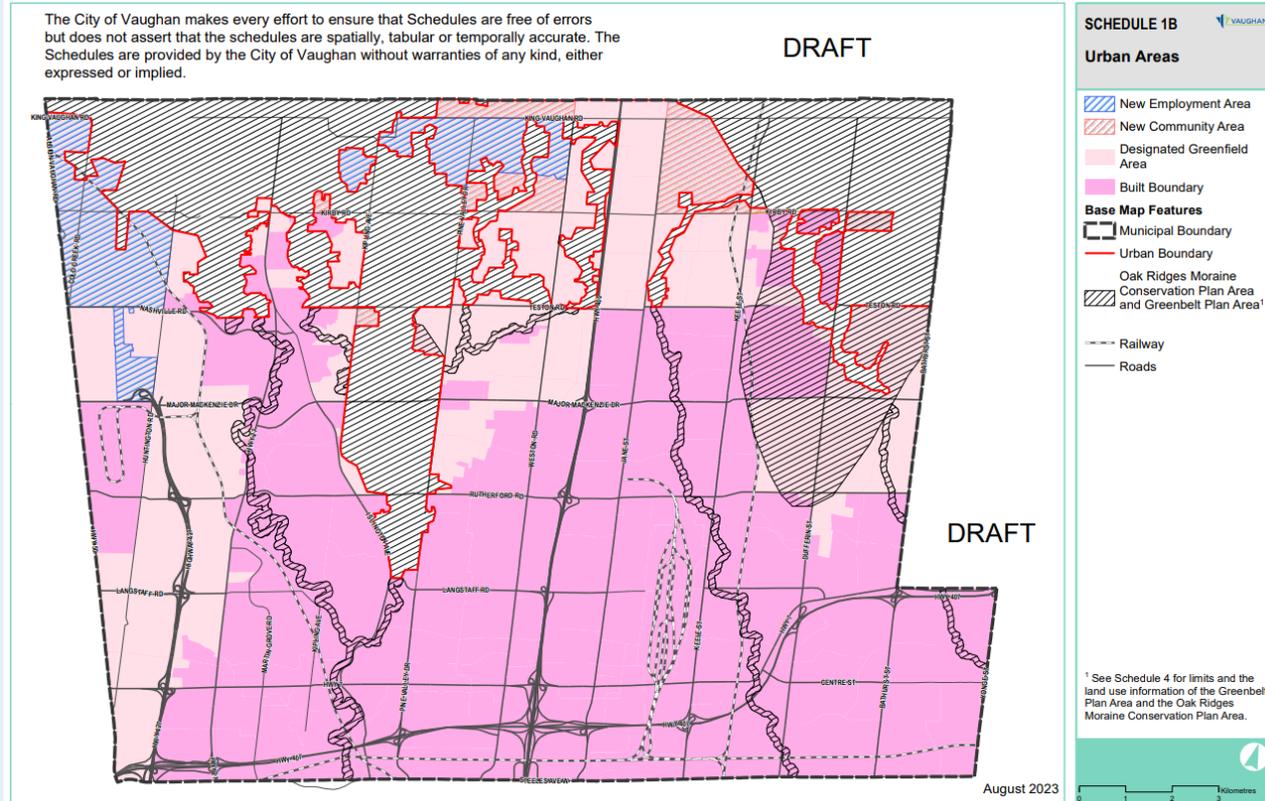
October 2023

Draft Part A: Official Plan Amendment - Conformity

WHAT IS NEW?

Urban Areas

- Identifies New Community Areas and New Employment Areas per the updated York Region Official Plan
- Required to maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment

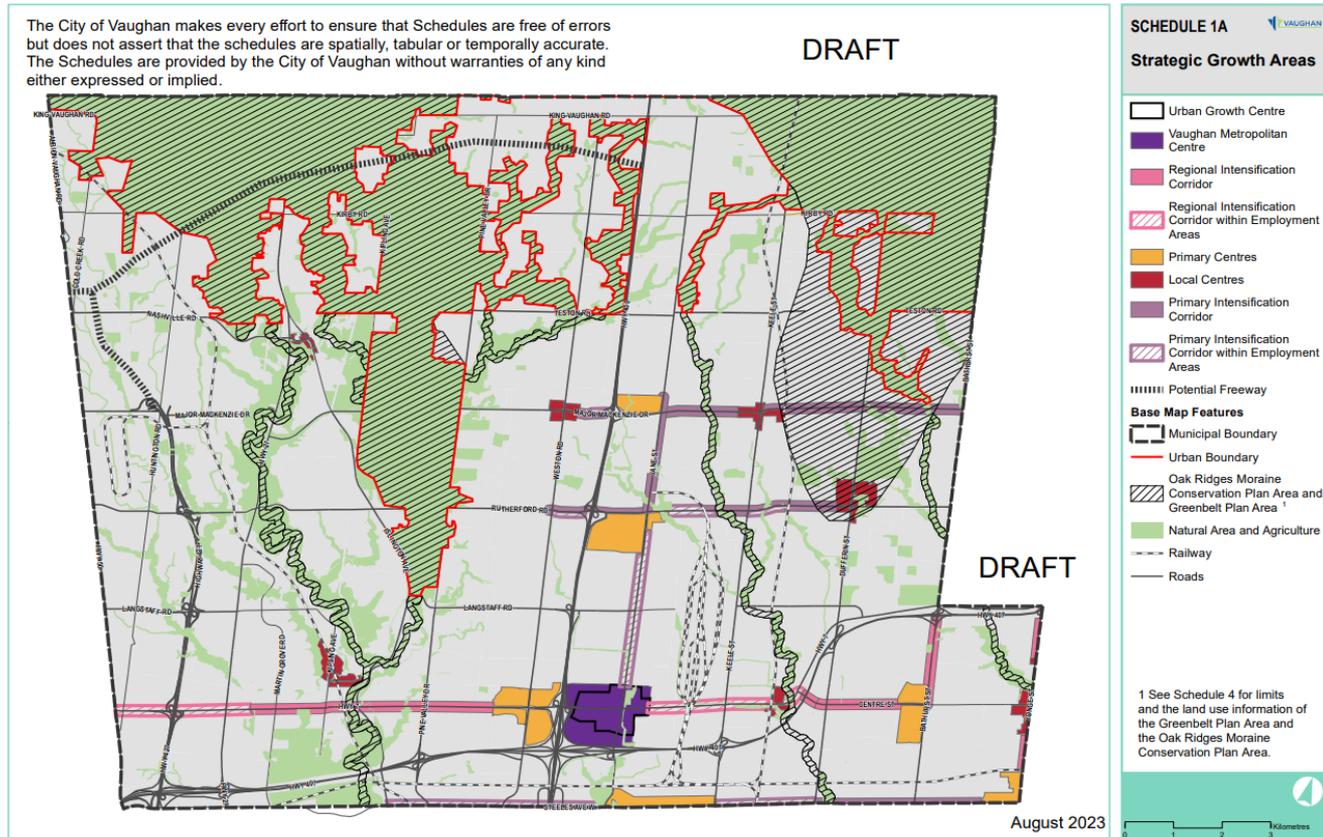


Draft Part A: Official Plan Amendment - Conformity

WHAT IS NEW?

Strategic Growth Areas

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

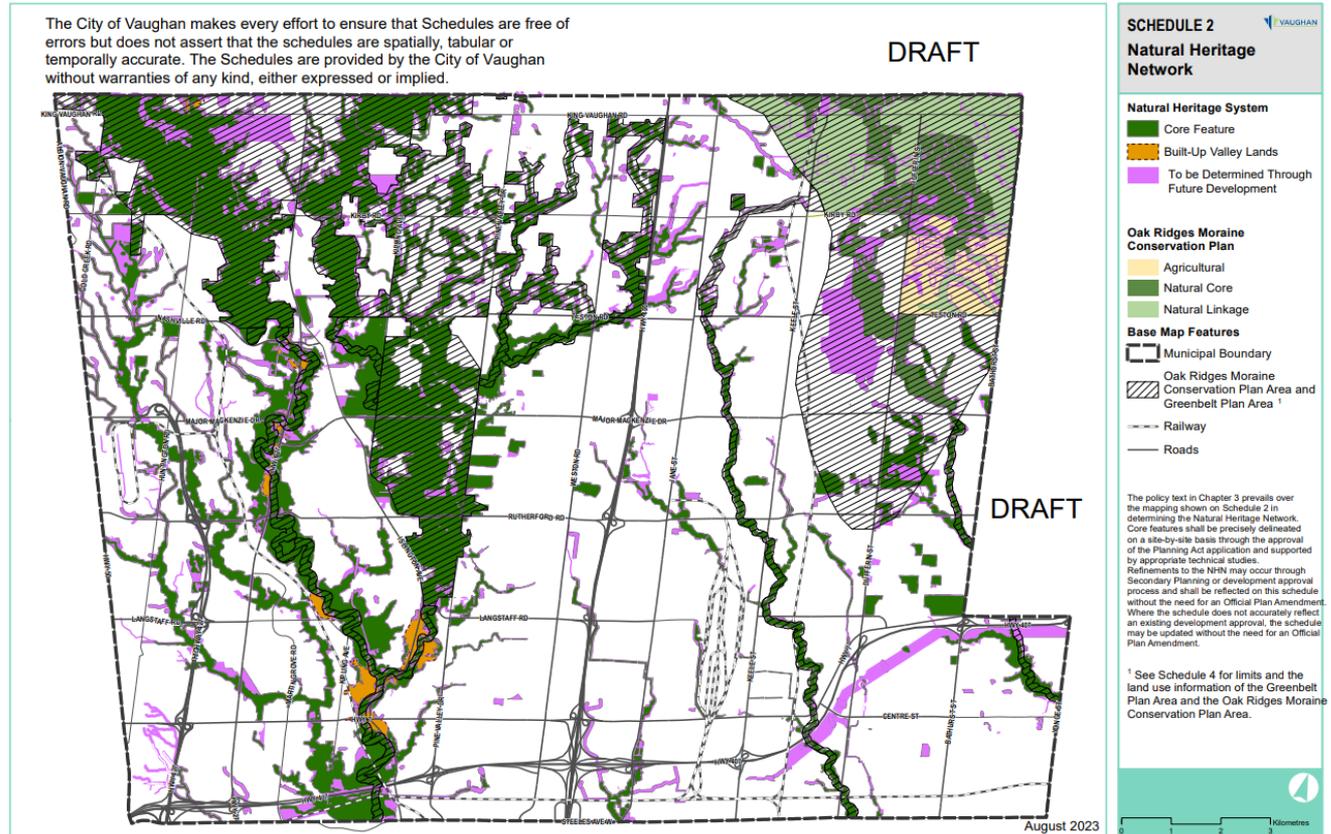


Draft Part A: Official Plan Amendment - Conformity

WHAT IS NEW?

Natural Heritage Network

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



Draft Part A: Official Plan Amendment - Conformity

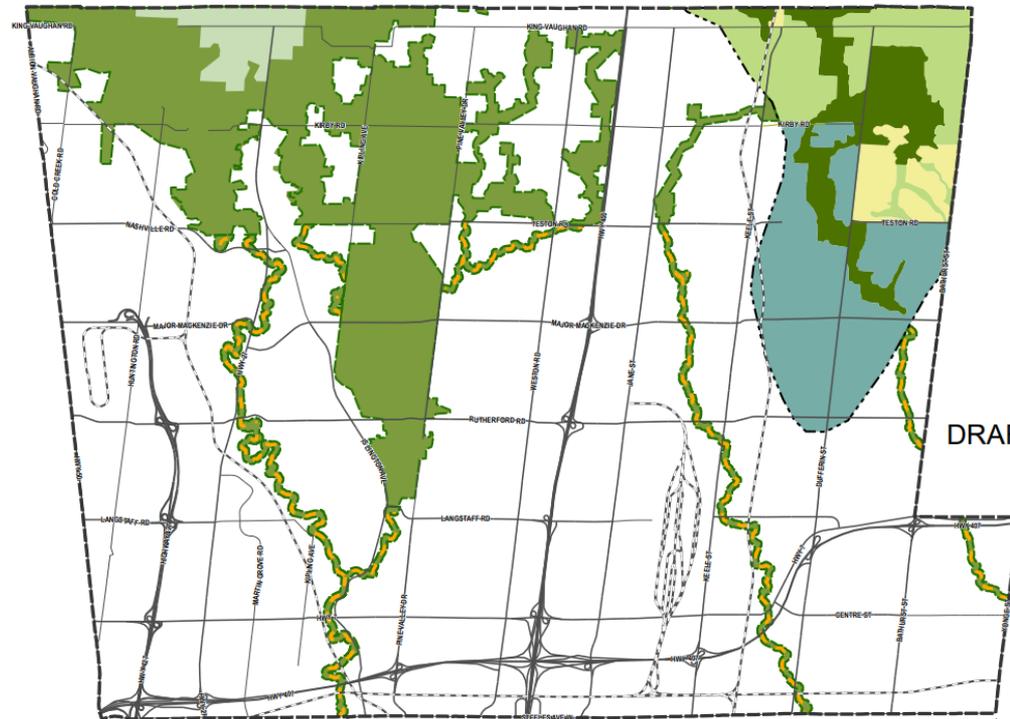
WHAT IS NEW?

Provincial Plan Areas and Designations

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

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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

August 2023

0 1 2 3 Kilometres

Draft Part A: Official Plan Amendment - Conformity

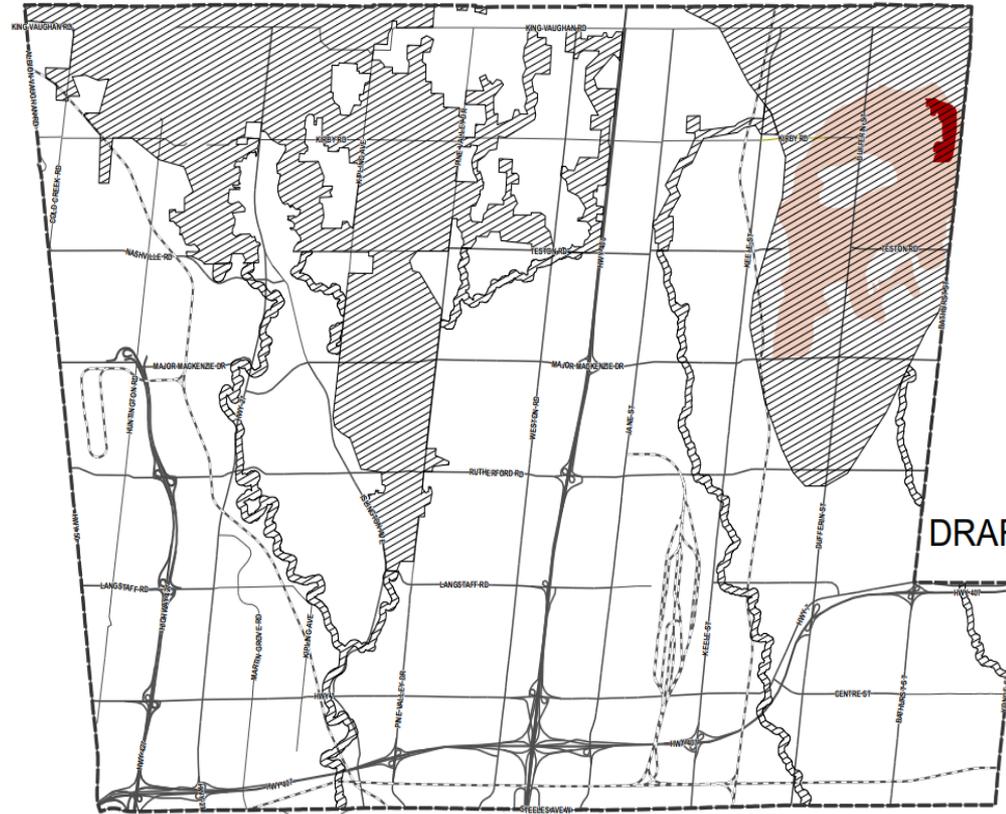
WHAT IS NEW?

Mineral Aggregate Resources

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

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SCHEDULE 5

Mineral Aggregate Resources

- Secondary Sand and Gravel Resource Area¹
- Aggregate Resource Area
- Base Map Features**
 - Municipal Boundary
 - Urban Boundary
 - Oak Ridges Moraine Conservation Plan Area and Greenbelt Plan Area²
 - Railway
 - Roads

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

0 1 2 3 Kilometres

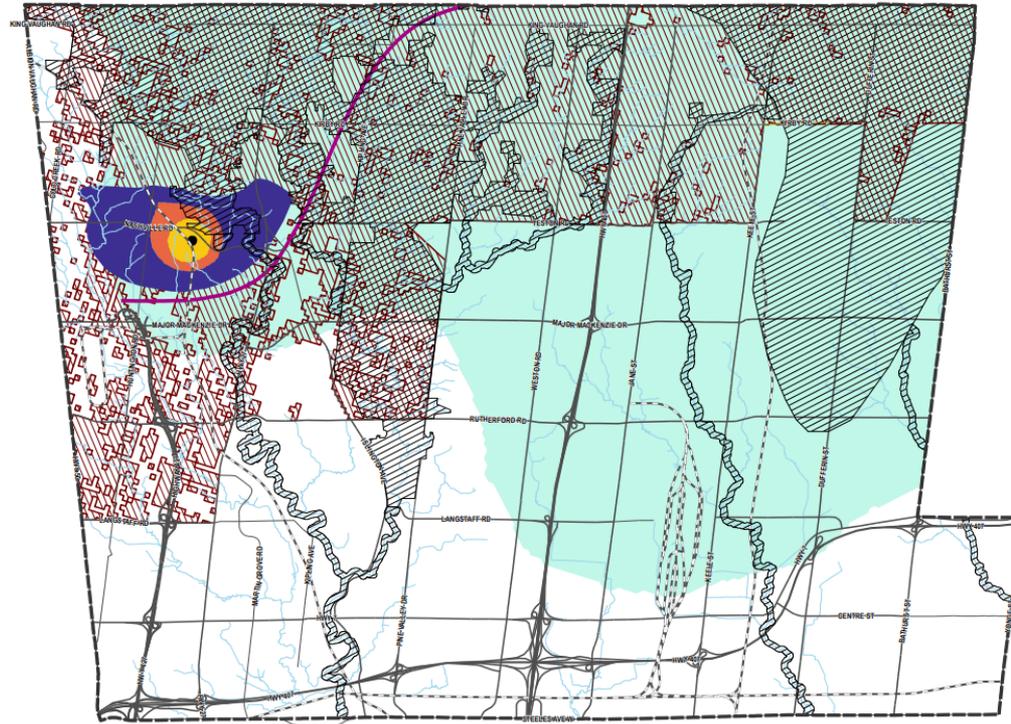
Draft Part A: Official Plan Amendment - Conformity

WHAT IS NEW?

Recharge Management Area (WHPA-Q)

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

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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 ¹
- Railway
- Roads

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

August 2023

0 1 2 3 Kilometres

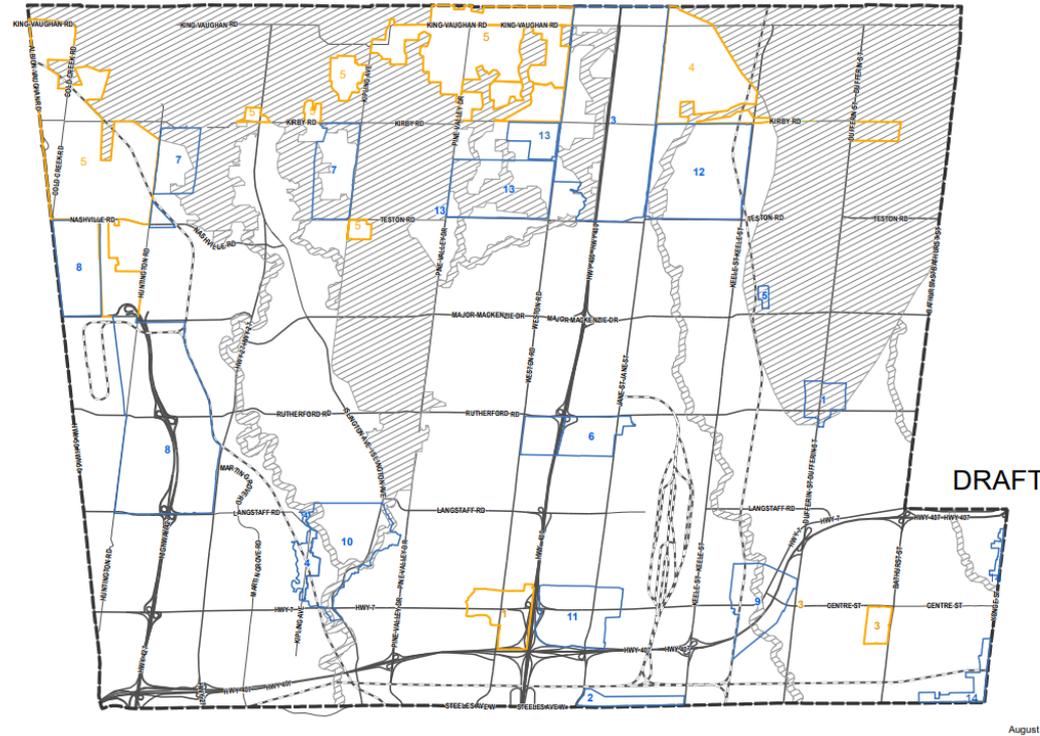
Draft Part A: Official Plan Amendment - Conformity

WHAT IS NEW?

Areas Subject to Secondary Plans

- Identification of New Employment Areas and New Community Areas requiring secondary plans – aligns with Whitebelt lands
- Updated status of secondary plans including the approval Yonge and Steeles Secondary Plan

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SCHEDULE 14A

Areas Subject to Secondary Plans

Site #, Name, and Chapter

1	Carville 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 ¹
- Railway
- Roads

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

August 2023

0 1 2 3 Kilometers

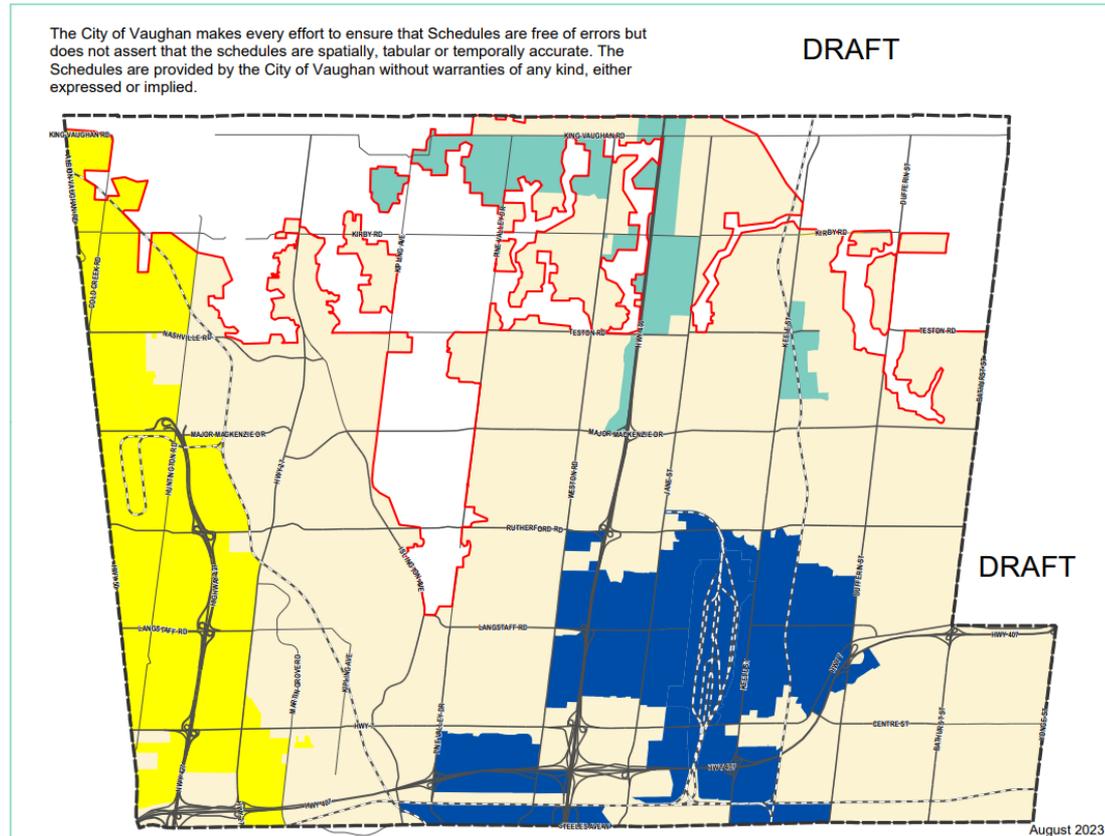
Draft Part A: Official Plan Amendment - Conformity

WHAT IS NEW?

Regional Employment Areas and Densities

- The updated York Region Official Plan has identified Regional Employment Zones of which three are located within Vaughan
- Each area is given a minimum density target that implements the Region's targets

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Next Steps



Next Steps

Draft Part A: OPA -Conformity

- Receive feedback on Part A: OPA by **October 17, 2023**
- Consider feedback and prepare Proposed Part A: OPA
- Consideration by Committee of the Whole on November 7, 2023
- Council Adoption on November 14, 2023



Part B: OPA

- Development of Draft and Proposed OPA
 - Completion targeted for late Q1 2024
- Engagement
 - Indigenous Peoples Engagement
 - Final Community Working Group Meeting
 - Public and Stakeholder Engagement

How to Get Involved



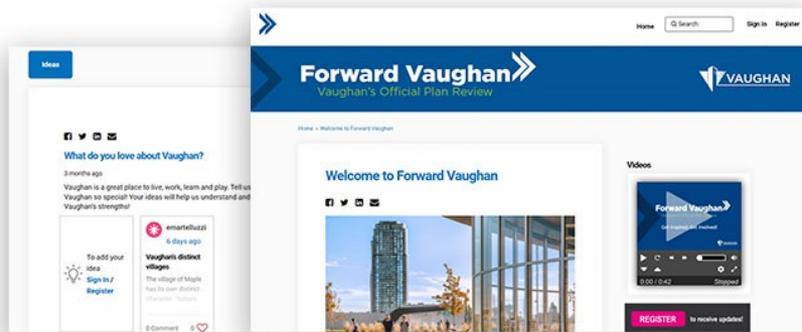
How to Get Involved



Have a question or comment? Please e-mail comments or questions to oprmanager@vaughan.ca



Visit forwardvaughan.ca/OPR and click **“Register”** to receive project updates



Thank you!

