

Committee of the Whole (Working Session) Report

DATE: Wednesday, January 22, 2025

WARD(S): ALL

TITLE: DRAFT NEW VAUGHAN OFFICIAL PLAN 2025 (WORKING SESSION) FILE NO.: PL-9550-16

FROM:

Haiping Xu, Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: FOR INFORMATION

Purpose

To provide a Project update on the Draft New Vaughan Official Plan 2025 (“VOP 2025”). A presentation on the Draft New VOP 2025 will be provided concurrently with this report at the Committee of the Whole (Working Session) on January 22, 2025.

Report Highlights

- The process to update the Vaughan Official Plan 2010 (“VOP 2010”) previously proceeded under Section 26 of the *Planning Act*.
- Due to recent Provincial policy and legislative changes, it is now more appropriate to proceed under Section 17 of the *Planning Act* with a new Vaughan Official Plan (VOP 2025).
- Council adoption of the Draft New VOP 2025 is targeted in April 2025; the updated Project timeline and key policies are summarized in this report.
- A statutory Public Meeting will be held on March 4, 2025 to receive feedback on the Draft New VOP 2025.

Recommendation

1. THAT the January 22, 2025, Committee of the Whole (Working Session) Report and presentation regarding the Draft New Vaughan Official Plan 2025 (File No. PL-9550-16) BE RECEIVED, and that any issues identified be addressed by the Policy Planning and Special Programs Department in a future comprehensive report to the Committee of the Whole.

Background

The current VOP 2010 contains a vision for the future that emphasizes responsible governance, sustainable planning, economic leadership, transparency, accountability and inclusivity. This vision has guided Vaughan's growth and development over the past decade and a half.

To address the needs of current and future residents, businesses, and visitors to Vaughan, City staff has been updating the VOP 2010. The update process has been rooted in environmental sustainability, social responsibility, and economic development, and it aims to plan for complete communities and guide the City's growth to the 2051 planning horizon.

A New Vaughan Official Plan (VOP 2025) is being prepared and presented rather than an update to the Vaughan Official Plan 2010

The Provincial Planning Statement, 2024 ("PPS 2024") came into effect on October 20, 2024. It replaces the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. Due to the recent Provincial policy and legislative changes, staff has determined that the City should proceed under Section 17 of the *Planning Act* with a new official plan (VOP 2025) rather than update the VOP 2010 through an Official Plan Amendment ("OPA") under Section 26 of the *Planning Act*, as was previously planned.

The Project team has worked carefully to review all public feedback received and comments provided by the Technical Advisory Committee ("TAC") to-date on Draft #1 of the Comprehensive OPA in preparation of the Draft New VOP 2025 to be presented at the January 22, 2025, Committee of the Whole (Working Session) meeting.

A statutory Public Meeting will be held on March 4, 2025, to receive feedback on the Draft New VOP 2025. The new VOP 2025 is targeted for Council adoption in April 2025. Non-statutory Public Open Houses will be held as described in the Project timeline in the Analysis and Options section of this report.

The new Weston 7 Secondary Plan will form part of Volume 2 of the new VOP 2025

The area of Weston Road and Highway 7 is identified on Schedule 14A – Areas Subject to Secondary Plans in the VOP 2010. Phase 2: Secondary Plan Development of the Weston 7 Secondary Plan study was initiated in May 2020. Four (4) drafts of the Weston 7 Secondary Plan have been released publicly, with the most recent draft

released in November 2024. The new Weston 7 Secondary Plan will form part of Volume 2 of the new VOP 2025.

The new Vaughan Metropolitan Centre (“VMC”) Secondary Plan will form part of Volume 2 of the new VOP 2025

The VMC Secondary Plan Area is identified on Schedule 14A – Areas Subject to Secondary Plans in the VOP 2010. The current VMC Secondary Plan was approved in 2010 and provided a policy framework that has guided development in the area to-date. However, a new VMC Secondary Plan is required to address the rapid growth that has occurred in the VMC area since the approval of the 2010 VMC Secondary Plan. The new VMC Secondary Plan will form part of Volume 2 of the new VOP 2025.

The Project commenced in January 2020 and consisted of four phases

The Project contract was awarded to WSP Canada in November 2019, and the Project was formally launched in January 2020. The October 13, 2021, Special Committee of the Whole meeting fulfilled the Section 26(3) requirements of the *Planning Act* and marked the statutory and public initiation of the Project.

The four Project phases are:

- Phase 1: Visioning and Background Review (Completed in Q3 2022)
- Phase 2: Policy Development (Commenced Q4 2022)
- Phase 3: Statutory Phase/Adoption (Targeted for early Q2 2025)
- Phase 4: Post Adoption/Approval (Q2 2025 and beyond)

A Statutory Public Meeting for the Project was held on October 13, 2023

The October 13, 2023, Statutory Public Meeting provided an opportunity for the public and the Committee of the Whole to provide feedback on the Draft Part A Official Plan Amendment (conformity) released on September 6, 2023. The staff report at the Statutory Public Meeting included a comprehensive overview of the Project process and the ongoing consultation and engagement efforts. The report summarized the key proposed policy and schedule updates reflected in the Draft Part A Official Plan Amendment (“OPA”) to conform to Provincial legislative and policy changes and the York Region Official Plan 2022 (“YROP 2022”). A link to the staff report can be found in this report's Previous Reports/Authority section.

The Project work plan was revised to consolidate the Part A OPA (conformity) and the Part B OPA (matters beyond conformity) into a Comprehensive OPA

The purpose of separating the Project process into the delivery of the Part A OPA (conformity) and Part B OPA (matters beyond conformity) was to ensure the City would

meet the statutory conformity deadline of November 2023, one year after the approval of the updated YROP 2022. However, the draft Part A OPA did not proceed to the targeted November 7, 2023, Committee of the Whole (1) meeting due to a statement released by the Province on October 23, 2023, announcing new legislation (Bill 150, [*Planning Statute Law Amendment Act, 2023*](#)) to reverse official plan decisions for York Region among other Regional and single-tier municipalities. The draft Part A OPA was postponed due to uncertainty around what changes would be made to the YROP once Bill 150 was enacted.

On April 10, 2024, the Province proposed new legislation (Bill 185, [*Cutting Red Tape to Build More Homes Act, 2024*](#)), with the intent of streamlining planning approvals and increase housing and infrastructure development in Ontario. Bill 185 received Royal Assent on June 6, 2024, and included amendments to the *Planning Act*. Specifically, York Region became an upper-tier municipality without planning responsibilities as of July 1, 2024.

Given the legislative changes described above, separating the Project into two parts was no longer required or preferable. The changes to Provincial legislation caused the delay in the adoption of the conformity amendment (Part A), and pursuant to Subsection 70.13(2) of the *Planning Act*, the portions of YROP 2022 that apply to the City of Vaughan are now deemed to constitute an official plan of the City of Vaughan until revoked or amended. As such, the Project work plan was revised to consolidate the Part A and Part B work into a single Comprehensive OPA.

A staff report providing an update on the Project process, and the revised work plan was brought forward to the May 7, 2024, Committee of the Whole (1) meeting

This report provided an update on the Project status, and described Provincial legislative changes enacted through Bills 109, 23, 97, 136, 150, 162 and 185 that delayed the Project. The revised timeline targeted for the consolidated Comprehensive OPA was provided in the May 7, 2024, Committee of the Whole (1) staff report linked in the Previous Reports/Authority section of this report.

Draft #1 of the Comprehensive OPA was released for public review and comment in June 2024, and was circulated for review by the Technical Advisory Committee

This draft included updated and new policies for climate change resilience, green infrastructure, active transportation, and updated maps and schedules, among other changes.

Previous Reports/Authority

Previous reports related to the Official Plan Review can be found at the following links:

Vaughan Official Plan Review Update Report, Committee of the Whole (1) Report
[May 7, 2024, Committee of the Whole \(1\) Meeting \(Item 6, Report 1\)](#)

City of Vaughan Response to Provincial Modifications to York Region Official Plan,
2022, Council Report
[November 29, 2023, Special Council Meeting \(Item 4, Report 1\)](#)

Official Plan Review: Proposed Part A Official Plan Amendment – Statutory Public
Meeting, Public Meeting Report
[October 3, 2023, Committee of the Whole Public Meeting \(Item 4, Report 2\)](#)

City of Vaughan Official Plan Review Update Report, Special Committee of the Whole
(Working Session) Report
[September 13, 2023, Special Committee of the Whole \(Working Session\) \(Item 5, Report 1\)](#)

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 Report, Special Committee of
the Whole Report
[October 13, 2021, Special Committee of the Whole \(Item 6, Report 1\)](#)

Analysis and Options

The VOP 2025 will proceed under Section 17 of the Planning Act as a new official plan

The Draft #1 Comprehensive OPA to the VOP 2010 included new policies, substantial updates to current VOP 2010 policies and schedule changes that were required to bring the VOP 2010 into conformity with updated Provincial policies and the YROP 2022, as well as address the significant growth and changing local context since the approval of the VOP 2010. The significant legislative and Provincial policy changes have made it appropriate for the Project to instead proceed as a new VOP 2025. The Draft New VOP 2025 incorporates what was the Draft #1 Comprehensive OPA as a starting point, and then further refines the draft policies and schedules to address internal and external feedback and to ensure consistency with the PPS 2024, among other Provincial legislative and policy changes.

At the time the Project was formally initiated, York Region was the approval authority for amendments to the VOP 2010. As previously stated in this report, Bill 185 received Royal Assent on June 6, 2024, and amended the *Planning Act* to identify York Region as an upper-tier municipality without planning responsibilities as of July 1, 2024. As

such, the Minister of Municipal Affairs and Housing (the “Minister”) is now the approval authority for the new official plan pursuant to Subsection 17(1) of the *Planning Act*.

Given the substantial new policies and schedules required, staff determined the Project should proceed under Section 17 of the *Planning Act* as a new official plan (VOP 2025), rather than as an update to VOP 2010 through an OPA under Section 26 of the *Planning Act*, as was previously planned.

VOP 2010 and By-law 235-2010, by which VOP 2010 was adopted, will be repealed under Section 21 of the Planning Act concurrent with the adoption of VOP 2025

Volume 1 of VOP 2010 will be repealed, save and except the parts of Volume 1 required for the purpose of interpreting and implementing parts of Volume 2 of VOP 2010 and for transition. Volume 2 of VOP 2010 will remain in force for lands shown on Schedule 14A – Areas Subject to Secondary Plans, Schedule 14B – Areas Subject to Area Specific Plans and Schedule 14C – Areas Subject to Site Specific Plans, in Volume 1 of VOP 2010, save and except for the “Weston Road and Highway 7” and “Vaughan Metropolitan Centre” areas shown on Schedule 14A. Appropriate transition provisions in VOP 2025 are required to ensure development applications that have been deemed complete will reviewed and considered against VOP 2010.

A Statutory Public Meeting will be held to present the Draft New VOP 2025 on March 4, 2025

Subsection 17(15) of the *Planning Act* sets out the requirements for consultation with the appropriate approval authority and prescribed public bodies and requires at least one (1) Public Meeting before adopting a new official plan. A statutory Public Meeting was held on October 13, 2023, through the prior process as an update to VOP 2010. However, due to the significant changes to the Project work plan and approach (i.e., proceeding with a new official plan), a new Statutory Public Meeting is required to present the Draft New VOP 2025 and provide an opportunity for feedback from the public and the Committee of the Whole. Non-statutory Public Open Houses will also be held as described in the Project timeline below. Feedback received by the public and the Committee of the Whole at the March 4, 2025, Statutory Public Meeting will be considered and addressed in a comprehensive staff report at a future Committee of the Whole meeting.

The Draft New VOP 2025 is targeted for Council adoption in April 2025

The Project timeline will proceed as follows:

December 2024

- On December 20, 2024, the current proposed draft of the new VOP 2025 was delivered to City staff for review.

January 2025

- The current proposed draft of the new VOP 2025 was posted publicly on the City's website and the Project's engagement platform (www.forwardvaughan.ca) for public review in mid-January 2025.
- The January 22, 2025, Committee of the Whole (Working Session) meeting is being held to provide a detailed presentation and to comprehensively review the Draft New VOP 2025 with the Committee of the Whole and receive any feedback to be addressed in a comprehensive staff report to a future Committee of the Whole meeting.
- Non-statutory Public Open Houses will be held on January 27, 2025, from 8:30 a.m. to 4 p.m. and 6 p.m. to 9 p.m. to provide an opportunity to the public to speak with City staff and the Project's consulting team, WSP Canada, about the Draft New VOP 2025. The Non-statutory Public Open Houses will be drop-in format with no formal presentation and will consist of informative panels regarding the draft VOP 2025.

February 2025

- In accordance with the requirements of Subsection 17(19) of the *Planning Act*, Notice of the March 4, 2025, Committee of the Whole (Public Meeting) will be provided as a City-wide Notice in the Toronto Star on February 7, 2025. Additionally, the Notice will be posted to the City of Vaughan website, www.vaughan.ca.

March 2025

- A statutory Committee of the Whole (Public Meeting) will be held on March 4, 2025, to present the Draft New VOP 2025 and to receive feedback from the public and the Committee of the Whole. Any feedback received at the Public Meeting will be considered and addressed through a comprehensive staff report to a future Committee of the Whole meeting.
- The Project consulting team, WSP Canada, will deliver the latest draft of the new VOP 2025 to the City for review in March 2025.

April 2025

- The Draft New VOP 2025 is targeted for Council adoption in April 2025.

- Provided Council adopts the new VOP 2025, submission of the Council-adopted VOP 2025 to the Minister will be made following the April 23, 2025, Council meeting.

The Minister is the approval authority for the VOP 2025

Subsection 17(1) of the *Planning Act* provides that the Minister is the approval authority for the new VOP 2025. City staff has consulted with the Minister on the preparation of the new VOP 2025 in accordance with Subsection 17(15) of the *Planning Act* and circulated the current proposed draft of the new VOP 2025 to the Minister.

The Draft New VOP 2025 provides policies that carefully consider internal and external feedback, as well as Provincial legislative and policy changes

Below is a high-level summary of the key changes in the Draft New VOP 2025 as compared with the prior Draft #1 Comprehensive OPA:

- Consistency with Provincial legislative changes, including Bills 109, 23, 97, 136, 150, 162 and 185;
- Incorporation of relevant portions of the YROP 2022;
- Consistency with the new PPS 2024, including policies relating to the following:
 - Designated Growth Areas;
 - Settlement Area and watershed planning policies in accordance with PPS 2024 policies for Large and Fast-growing Municipalities, including the City of Vaughan;
 - Frequent Transit Corridor policies;
 - Definitions for consistency with the PPS 2024 (i.e. “Area of Employment”, “Affordable Housing”, “Attainable Housing”, etc.);
 - Employment Land Conversion process;
 - Employment land use designations;
 - Planning for student housing as required; and
 - Watershed planning to coordinate with appropriate Conservation Authorities and municipalities that share the watershed.;
- Schedule updates to achieve consistency with PPS 2024 language and schedules, as applicable, and to incorporate the relevant portions of YROP 2022;
- Updates to policies resulting from comments received from the public, external agencies and TAC, as deemed appropriate; and
- Transition provisions to ensure ongoing efficient processing of planning and development applications.

This report is supplemented by a detailed presentation on the Draft New VOP 2025 that will be delivered by WSP Canada at the January 22, 2025, Committee of the Whole (Working Session) meeting.

Financial Impact

A capital Project budget was established at the onset of the Project and has been monitored throughout the Project. The costs associated with the additional work and revised timeline will be paid to the Project consultant WSP Canada. There is sufficient budget remaining in the capital Project to fund the work required to complete the Project.

Operational Impact

All major deliverables were circulated to, and address feedback received from, the TAC. The new VOP 2025 is an overarching strategic document, and as such, the process and policy work impacts the development of other plans and projects currently being undertaken by other City departments. Efforts have been and continue to be made to align the new VOP 2025 work with other City initiatives wherever possible, and vice versa.

Broader Regional Impacts/Considerations

Bill 185 received Royal Assent on June 6, 2024, and amended the *Planning Act* to identify York Region as an upper-tier municipality without planning responsibilities as of July 1, 2024. In accordance with Subsection 17(1) of the *Planning Act*, the Minister is the approval authority for the new VOP 2025. The Council-adopted VOP 2025 will be forwarded to the Minister for approval.

Conclusion

This report provides an update on the Draft New VOP 2025 and the Project. The Draft New VOP 2025 implements changes resulting from comments from the public and the Technical Advisory Committee on the June 2024, Draft #1 Comprehensive Official Plan Amendment, and incorporates recent Provincial policy and legislative changes.

This report will be supplemented by a presentation of the Draft New VOP 2025 that will be delivered at the Committee of the Whole (Working Session) meeting on January 22, 2025. Comments received from the public, stakeholders, commenting agencies and the Committee of the Whole at the January 22, 2025, Committee of the Whole (Working Session) meeting, or subsequently submitted through writing, will be addressed by staff in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Fausto Filipetto, Senior Manager of Policy Planning and Sustainability, at extension 8699.

Attachments

None.

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