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CITY OF VAUGHAN OFFICIAL PLAN (2010), VOLUME 1

At the June 28, 2012 Regional Council meeting, Regional Councillor Di Biase declared an interest in the following items relating to land supply in the City of Vaughan:

- ***correspondence from Don Given, President, Malone Given Parsons Ltd dated June 12, 2012 (referred to in recommendation no. 5 of Clause 2 of Planning and Economic Development Committee Report No. 6);***
- ***correspondence from Jeffrey A. Abrams, City Clerk, City of Vaughan, dated June 27, 2012; and***
- ***Report 5 of the Commissioner of Transportation and Community Planning.***

He did this due to the fact that his children have a part interest in Block 27 in the area covered by the City of Vaughan Official Plan, given to them by their maternal grandfather. He did not participate in the consideration, discussion or vote on these items in either public or private session.

Regional Council, at its meeting on June 28, 2012, amended this Clause with the following:

Recommendation 4:

Deferral of council decision regarding the City of Vaughan's modification regarding the designation of lands located on lots 30 and 31 of Concession 2 (350 acres collectively known as the Rizmi lands) pending a further report to the Planning and Economic Development Committee on September 5, 2012;

Additions to recommendation 6 as follows:

- 6.1 c) ***York Region supports modification to Policy 10.1.1.2 of the Vaughan Official Plan (2010), Volume 1, that precludes initiation of New Community Secondary Plans within Regional Official Plan Amendment No. 2 (ROPA 2), until two (2) of the Secondary Plans identified in Schedule 14-A and the Natural Heritage Network Study are substantially complete; and***
- 6.1 d) ***The southeast corner of Jane and Rutherford Road comprising approximately 17 acres be designated from "Prestige Employment" in Vaughan Official Plan 2010 to "High Rise Mixed Use" in the Vaughan Official Plan 2010***

Regional Council also received the following communications:

Michael Melling, Davies Howe Partners LLP, on behalf of Solmar Inc., June 20, 2012, northeast corner of Jane Street and Rutherford Road;

Michael Melling, Davies Howe Partners LLP, on behalf of Tesmar Holdings Inc., June 20, 2012, northeast corner of Jane Street and Riverrock Gate;

Meaghan McDermid, Davies Howe Partners LLP, Lawyers, on behalf Tesmar Holdings Inc., June 27, 2012, requesting deputant status for Michael Melling;

Steven Zakem, Aird & Berlis, on behalf of Granite Real Estate Inc. (formerly MI Developments Inc.) regarding Tesmar Holdings Inc., June 27, 2012;

Steven Zakem, Aird & Berlis, on behalf of Granite Real Estate Inc. (formerly MI Developments Inc.) providing a follow-up communication regarding the 17 acres at the southeast corner of Jane Street and Rutherford Road, June 27, 2012;

A. Milliken Heisey, Papazian, Heisey, Myers, Barristers & Solicitors, on behalf of CN Rail, regarding the 17 acres at the southeast corner of Jane Street and Rutherford Road, June 27, 2012;

Hilary Stedwill, Corporate Counsel, Magna Cosma International, regarding the 17 acres at the southeast corner of Jane Street and Rutherford Road June 27, 2012;

Jeffrey A. Abrams, Clerk, City of Vaughan, June 27, 2012, forwarding an extract from the Minutes of Vaughan City Council on June 26, 2012;

Robert De Luca, member of the West Woodbridge Homeowners Association Inc., regarding 77 and 87 Woodstream Boulevard, June 27, 2012;

Angelo Perciballi, member of the West Woodbridge Homeowners Association Inc., regarding 77 and 87 Woodstream Boulevard, June 27, 2012;

Anna Sirianni, member of the West Woodbridge Homeowners Association Inc., regarding 77 and 87 Woodstream Boulevard, June 27, 2012;

Rina & Robert Sikora, members of West Woodbridge Homeowners Association Inc., regarding 77 and 87 Woodstream Boulevard, June 27, 2012; and

Domenic Talotta, member of the West Woodbridge Homeowners Association Inc., regarding 77 and 87 Woodstream Boulevard, June 28, 2012.

Regional Council also received the following deputations:

Michael Melling, Davies Howe Partners LLP; and

Michael Hackl, Solicitor, Canadian National Railway

(At the Planning and Economic Development Committee meeting of June 13, 2012, Regional Councillor Di Biase declared an interest in the correspondence from Don Given, President, Malone Given Parsons Ltd., relating to land supply in Vaughan as his children have a part interest in a parcel of land within Block 27 which was purchased by his maternal grandfather. Regional Councillor Di Biase did not participate in the consideration, discussion or vote on this correspondence or recommendation 5.)

(Regional Councillor Di Biase circulated a map of the Environmental Assessment for the proposed Highway 427 Extension. A copy of the map is on file in the Regional Clerk's Office.)

The Planning and Economic Development Committee recommends:

- 1. Receipt of the presentation from Heather Konefat, Director, Community Planning;**
- 2. Receipt of the following deputations:**
 - a) Jonathan Wigley, Solicitor, Toronto and Region Conservation Authority;**
 - b) Don Given, President, Malone Given Parsons Ltd., on behalf of the Block 41 landowners;**
 - c) Rosemarie Humphries, President, Humphries Planning Group Inc., on behalf of 77 Woodstream Inc.;**
 - d) Cam Milani, on behalf of 611428 Ontario Limited and Rizmi Holdings Limited;**

- e) **Nick Pinto, President, The West Woodbridge Homeowners Association Inc.;**
 - f) **Jean Roy, representing Canadian Petroleum Products Institute (CPPI);**
 - g) **Tony Carella, Councillor, City of Vaughan, Ward 2;**
- 3. Receipt of the following correspondence:**
- a) **Tony Withall, Associate, IBI Group, on behalf of Canadian Tire Real Estate Limited (Canadian Tire);**
 - b) **Jonathan Rodger, Senior Planner, Zelinka Priamo Ltd., on behalf of Riotrin Properties (Vaughan) Inc., dated June 13, 2012;**
 - c) **Jonathan Rodger, Senior Planner, Zelinka Priamo Ltd., on behalf of Loblaw Properties Limited, dated June 13, 2012;**
 - d) **T.W. Bermingham, Partner, Blake, Cassels & Graydon LLP, on behalf of United Parcel Service Canada Ltd. ("UPS"), dated June 13, 2012;**
 - e) **Christopher J. Williams, Partner, Aird and Berlis LLP, on behalf of 2058258 Ontario Limited ("Forest Green Homes"), dated June 13, 2012;**
 - f) **Ryan Guetter, Vice President, Weston Consulting Group Inc., on behalf of 1529749 Ontario Inc., dated June 13, 2012;**
 - g) **Rosemarie Humphries, Humphries Planning Group Inc., on behalf of 77 Woodstream Inc., dated June 13, 2012; and**
 - h) **Tony Carella, Councillor, City of Vaughan, Ward 2, dated June 13, 2012;**
- 4. Referral to staff of the correspondence from Jeffrey A. Abrams, City Clerk, City of Vaughan, dated June 12, 2012, (with an attached memorandum from John MacKenzie, Commissioner of Planning, City of Vaughan regarding the Rizmi lands), for a report to Council's meeting of June 28, 2012, following further discussion with staff of the City of Vaughan;**
- 5. Referral to staff of the correspondence from Don Given, President, Malone Given Parsons Ltd., dated June 12, 2012, on behalf of the Block 41 landowners, with the possibility of a supplementary report to Council**

on June 28, 2012, pending a regional staff presentation to Vaughan Committee of the Whole/Council on June 19, 2012, regarding land supply; and

- 6. Adoption of the recommendations contained in the following report dated May 28, 2012, from the Commissioner of Transportation and Community Planning, subject to amending recommendation 1 to read as follows:**

- 1. *The Ontario Municipal Board (the “Board”) be advised that Council supports the approval of the City of Vaughan Official Plan (2010), Volume 1 (the “Plan”), as modified and set out in Council Attachment 1 and Council Attachment 2, as revised as follows:***

- a) *Staff recommendation for deferral not be adopted as related to the lands located at 77 and 87 Woodstream Boulevard and designation of “Mid Rise Mixed-Use” as adopted by the City of Vaughan be supported by Council; and***
- b) *Council supports the approval of the Vaughan Official Plan, as modified, in relation to the lands described as “General Employment” on the valley lands located west of Rainbow Creek on Draft Plan 19T-90018, as adopted by the City of Vaughan.***

1. RECOMMENDATIONS

It is recommended that:

- 2. The Ontario Municipal Board (the “Board”) be advised that Council supports the approval of the City of Vaughan Official Plan (2010), Volume 1, (the “Plan”), as modified and set out in *Council Attachment 1*, and *Council Attachment 2*.**
- 3. Regional staff be authorized to appear before the Board in support of the Region’s position and the Regional Chair or designate be authorized to execute Minutes of Settlement, if appropriate.**
- 4. The Regional Clerk circulate a copy of this report to the Ontario Municipal Board and the Clerk of the City of Vaughan.**

2. PURPOSE

This report provides the basis and planning justification to support the Board's approval of the City of Vaughan Official Plan (2010), Volume 1, as modified. Volume 2 of the Plan deals with policies carried forward from the current in force Official Plan and five new secondary plans. Volume 2 will be dealt with in subsequent reports.

3. BACKGROUND

The province requires local municipalities to adopt Official Plans that conform to provincial legislation and policies, and to a Regional Official Plan

The Ministry of Municipal Affairs and Housing (MMAH), over the last several years, has prepared a number of new Provincial Plans and updated policies, including: the Provincial Policy Statement (2005), the Green Belt Plan (2005), the Growth Plan for the Greater Golden Horseshoe (2006), and the *Planning Act* (2007). A new Regional Official Plan was required to update existing Regional policies to better conform to new Provincial planning directions. The new Regional Official Plan (ROP) was adopted by Council on December 16, 2009, approved by Ministry of Municipal Affairs and Housing on September 7, 2010 and subsequently appealed to the Board.

Local municipal Official Plans are required to conform to provincial and Regional policies, and Vaughan has prepared a new Official Plan, in accordance with provincial and Regional direction. The Vaughan Official Plan was adopted on September 7, 2010, and was subsequently forwarded to the Region for its approval.

Prior to the Plan's adoption, an extensive public consultative process was carried out. The 'Vaughan Tomorrow' process started with a Speaker's Series to engage and educate the public on issues of city building. There were many workshops to gather citizen input on major policy directions, and numerous background studies conducted by a team of consultants were undertaken. Workshops on the Vision for Transformation paper were held with land industry professionals, the general public, and ratepayer associations. The Official Plan has proceeded through the required Open Houses and Statutory Public Meetings held in accordance with the requirements of the *Planning Act*.

The Regional Community Planning Branch circulated the adopted Official Plan to the province, First Nations, neighbouring local and regional municipalities and various agencies, as prescribed by the *Planning Act*. The complexity of issues, with a new municipal comprehensive Official Plan, involved extensive consultation. This thorough public consultation process is an important element of good planning.

The Vaughan Transportation Master Plan has now been adopted, in principle, as a key component of the new Official Plan process.

The Vaughan Transportation Master Plan was adopted by Vaughan Council, in principle, in October 2011. The Transportation Master Plan (TMP) is the City's transportation 'blueprint'. It will assist with addressing growth in a sustainable manner through to 2031. It has been prepared in response to the Provincial Growth Plan for the Greater Golden Horseshoe Area and is a key component of the City's Growth Management Strategy (Vaughan Tomorrow) and the new Official Plan.

Parts of the Vaughan Official Plan have been appealed to the Ontario Municipal Board for a lack of decision within 180 days and the Board is now the approval authority

The Region is the approval authority for local Official Plans, in the absence of any appeals to the Board being filed. The Vaughan Official Plan has been appealed to the Board for a lack of decision within the *Planning Act* prescribed timeframe of 180 days. Ten appeals have been received to date. The Board is now the approval authority of the Vaughan Official Plan, Volume 1, the Vaughan Metropolitan Centre Secondary Plan, the West Vaughan Employment Area Secondary Plan, and part of the Yonge Steeles Corridor Secondary Plan.

The general nature of the issues raised in the appeals pertain to land use designations, boundary issues with land use designations, and height and density limitations; however, the majority of the appeals did not identify their specific issues.

The *Planning Act* allows the appeal of Official Plans or Official Plan amendment applications, regardless of size and complexity, if a decision is not rendered within the 180 day timeframe. The time required to adequately review and address all the comments received after the September 2010 adoption of the Plan, and the time required by Vaughan staff and Vaughan Council to respond to provincial and Regional comments, resulted in a timeframe that could not accommodate an approval by York Region within 180 days.

Through this consultative process, Regional planning staff have worked collaboratively with Vaughan planning staff. There have been many meetings with private landowners, developers, public agencies, like the public and Catholic School Boards, the TRCA, and special interest groups, like representatives from drive-through businesses.

Since the adoption of the Vaughan Official Plan on September 7, 2010, Vaughan Council, in response to the Region's circulation and comments from various agencies, has on two occasions, also endorsed further modifications of their Plan: on September 27, 2011, and April 17, 2012.

The Plan is now being presented to Regional Council for purposes of recommending approval of the Vaughan Plan, Volume 1, to the Ontario Municipal Board.

Regional staff is discussing with the appellants the scoping of the whole plan appeals to specific geographic areas or specific policies. If all appeals can be scoped, the Region may retain its approval authority for the portions of the Plan not under appeal. If a decision were to be issued by the Region, appeals filed under Section 17(40) of the *Planning Act* (no decision within 180 days) can no longer be filed for portions of the Plan subject to the decision. Regional staff will update Committee on the status of the appeals to the Vaughan Official Plan through a further communication or memorandum.

4. ANALYSIS AND OPTIONS

The Vaughan Official Plan, as modified, is a planning policy document to direct growth to 2031. The Plan will accommodate 167,300 new residents and 103,900 new jobs and it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Green Belt Plan, the Oak Ridges Moraine Conservation Plan and the Regional Official Plan (2010). It is innovative and progressive, and has proceeded through a thorough public consultative process, and represents good planning.

THE VAUGHAN OFFICIAL PLAN

The new City of Vaughan Official Plan, Volume 1, contains policies to continue Vaughan's transformation into a vibrant and sustainable city

The Vaughan Official Plan, Volume 1, is guided by eight key themes/goals:

- Strong and Diverse Communities
- A Robust and Prominent Countryside
- A Diverse Economy
- A Vibrant and Thriving Downtown
- Moving Around without a Car
- Design Excellence and Memorable Places
- A Green and Sustainable City
- Directing Growth to Appropriate Locations

These goals will ensure the City of Vaughan protects the stability of existing communities while directing well designed, context sensitive growth. The Plan also contains policies that will protect and enhance the natural areas. In addition to housing its residents, the Plan recognises the importance of advancing the economic wellbeing of the city. The downtown area of the City, the Vaughan Metropolitan Centre, will be the primary focus of civic activities, business, shopping, entertainment, and living. The Plan also encourages alternative modes of transportation and strives to reduce auto dependency. Another important goal is to ensure growth contributes to beautifying the

City through design excellence and creating memorable places. A central theme, that is present throughout the Plan, is Vaughan's greening strategy and sustainability efforts. As Vaughan matures toward the Plan's planning horizon of 2031, an important goal of appropriately scaled and located intensification efforts will be paramount.

Vaughan's Council and staff are to be commended on creating a forward thinking and innovative Plan that will ensure Vaughan's prosperity, as a great place to live.

The Vaughan Official Plan, Volume 2, which includes five Secondary Plans adopted by Vaughan Council, will be the subject of subsequent reports in the Fall and Winter of 2012

Vaughan's new Official Plan also consists of a second volume. Volume 2 contains site specific policies carried forward from the former Official Plan and also contains five new Secondary Plans:

- Vaughan Metropolitan Centre Secondary Plan
- Yonge Steeles Corridor Secondary Plan
- Woodbridge Centre Secondary Plan
- North Kleinburg-Nashville Secondary Plan
- West Vaughan Employment Area Secondary Plan

These secondary plans contain more detailed area specific policies that advance the principles of sustainable growth management. Generally, these secondary plans are context specific and will be dealt with by Council at a subsequent time.

The Vaughan Metropolitan Centre Secondary Plan applies to Vaughan's downtown area, envisioned to be the City's most intensive and diverse area of the municipality, and where the Spadina Subway extension from the City of Toronto will terminate.

The Yonge Steeles Corridor Secondary Plan applies to the Vaughan side of the two arterial roads. The area is planned to be a significant node, pending approval of the Yonge Subway extension.

The Woodbridge Centre Secondary Plan centres on Islington Avenue, mainly north of Highway 7. This secondary plan provides more detailed updated policies to ensure conformity with provincial, Regional, City, and TRCA policies, particularly policies dealing with appropriate intensification, urban design, transportation, sustainable development measures, and the natural environment. The updated Secondary Plan policies within the flood-prone areas known as Special Policy Areas will require approval by the Minister of Municipal Affairs and Housing, and the Minister of Natural Resources.

The North Kleinburg-Nashville Secondary Plan applies to three smaller areas within the planning area of the Kleinburg-Nashville community. The policies of this secondary plan

will ensure that these new areas will integrate into the existing community, while conforming to the newer policy directions from the province, the Region, and the City.

The West Vaughan Employment Area Secondary Plan applies to a large area generally located west of Highway 27 and south of Nashville Road. This secondary plan sets out economic development policies for the employment area.

Vaughan staff are currently reviewing comments received from the Region's circulation of the Vaughan Council adopted Secondary Plans and will be reporting back to their Council with proposed modifications. Upon completion of this local municipal process, Regional staff will then report to Committee and Council on Volume 2 including the five Secondary Plans, in the Fall and Winter of 2012.

CONFORMITY ANALYSIS

The Vaughan Official Plan, Volume 1, as modified, is consistent with the Provincial Policy Statement (2005)

The Vaughan Official Plan, Volume 1, is consistent with the Provincial Policy Statement (PPS) and is a progressive document with policies that reflect the intent and major policy directions of this Statement.

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. The Statement provides for appropriate development while protecting resources of provincial interest, public health and safety and the quality of the natural environment. According to the *Planning Act*, decisions affecting planning matters "shall be consistent with" policy statements issued under the Act.

The Vaughan Official Plan, Volume 1, contains policies that address the Provincial Policy Statement's "building strong community" policies. The Plan directs growth to a well defined urban structure based on a connected network of centres and corridors, and intensification policies. The Plan sets out policies to protect employment lands, defines non-employment uses and what constitutes an employment land conversion, and contains policies that encourage a mix of housing types, and sets affordable housing targets.

The Vaughan Official Plan, Volume 1's, "Design Excellence and Memorable Places" policies have strong urban design guidelines to ensure public spaces, parks and open spaces are well designed, and contribute to strong, vibrant, walkable streets that are framed by human-scaled built forms and attractive people places.

"Municipal Services, Utilities and Infrastructure" policies of the Plan ensure that the provision of public infrastructure and service facilities are provided in a coordinated manner, including: water and wastewater services, stormwater management, solid waste management and utilities.

The Provincial Policy Statement also requires that the “wise use and management of resources” are considered. In this regard, the Vaughan Official Plan, Volume 1, is consistent with the Statement through the Plan’s “Environment” chapter. The Plan has extensive policies that protect the natural environment. It accomplishes this by creating and protecting a Greenway System, carries forward the provincially approved Oak Ridges Moraine policies from the current Official Plan and establishes environmental policies for all lands off the Moraine. The Plan also contains policies on “Natural Hazards” and “Air, Water and Soil Quality”, which address watershed planning, consideration of sensitive groundwater features and functions, natural hazards, and Special Policy Areas.

The Vaughan Official Plan, Volume 1, contains a balance of policies that are consistent with the Provincial Policy Statement (2005).

The Vaughan Official Plan, Volume 1, as modified, conforms to the Growth Plan for the Greater Golden Horseshoe

The Vaughan Official Plan, Volume 1, is responsive to Council’s desire to grow in a more compact, efficient and connected manner. The Plan is well-thought out, balanced and integrated, and conforms to the policy directions of the Growth Plan for the Greater Golden Horseshoe (Growth Plan).

The Growth Plan is the province’s vision for building stronger, prosperous communities by better managing growth to a planning horizon of 2031. The Growth Plan sets out population and employment forecasts for upper and single-tier municipalities. In turn, York Region has, through discussions with all the local municipalities, assigned the forecasts to its local municipalities.

The Vaughan Official Plan, Volume 1, has policies that manage growth by directing future development to its designated settlement area and by focusing appropriate intensification to a network of centres and corridors, connected by public transit. The Plan also deals with the Growth Plan designated “Urban Growth Centre” by planning for its future transition to a compact, mixed-use, rapid transit commuter hub. As permitted and encouraged by the Growth Plan, the Vaughan Official Plan has appropriate employment land conversion policies that restrict the conversion of designated employment lands to non-employment uses.

The Vaughan Official Plan, Volume 1, has policies that ensure infrastructure and community facilities, like roads, water and wastewater, schools and parks are integrated with the pace of development, in accordance with the Growth Plan. There are policies that place a priority for active transportation over single occupant vehicles, encourage the use of public transit and encourage transit oriented development. These “Active Transportation” and “Supporting Goods Movement” policies comply with the Growth Plan policies on “Infrastructure to Support Growth”.

In addition to growth related policies, the Growth Plan also contains “Protecting What Is Valuable” policies. In response to these Growth Plan policies, the Vaughan Official Plan’s “Environmental Management” policies ensure the natural environment is well protected.

The Vaughan Official Plan, Volume 1, is based on policies that reflect and conform to the Growth Plan.

The Vaughan Official Plan, Volume 1, as modified, conforms to the Oak Ridges Moraine Conservation Plan and Green Belt Plan

Vaughan’s Official Plan Amendment No. 604 was the City’s Oak Ridges Moraine conformity amendment, and was approved by the province on October 21, 2004. The policies of this Amendment were incorporated and carried forward into the new Official Plan. As such, the policies of the City’s new Official Plan, Volume 1, conform to the Oak Ridges Moraine Conservation Plan.

Portions of north-western Vaughan are located within the “Protected Countryside” designation of the Green Belt Plan. These areas consist of the stream corridors that flow from the Oak Ridges Moraine. Through the “Natural Areas”, “Rural” and “Agricultural” land use designations, the Vaughan Plan protects the Key Natural Heritage Features and Key Hydrological Features of the stream corridors, and conform to the Green Belt Plan.

The Vaughan Official Plan, Volume 1, as modified, conforms to the new York Region Official Plan (2010), as approved by the province

The Vaughan Official Plan, Volume 1, is a policy document that incorporates the spirit and intent of provincial and Regional major policy directions, in a context that reflects Vaughan’s vision for its future. The Plan protects the natural heritage system, plans for a compact urban structure of centres and corridors, provides sustainable growth management through complete communities, places a renewed emphasis on economic growth, and the timely provision of infrastructure to meet projected growth. The Vaughan Official Plan, Volume 1, as modified, conforms to the York Region Official Plan, and represents good planning.

The Sustainable Natural Environment policies of the Regional Official Plan are further defined throughout the Vaughan Official Plan, Volume 1, and focused in Chapter 3 – Environmental Management. These policies are comprehensive and consider the natural and built environment. This is achieved by combining a natural heritage system approach with sustainable design techniques. The Plan establishes natural areas to protect the natural heritage systems, enhances water resource management, and prescribes sustainable design techniques to promote energy and water efficiency.

The Vaughan Official Plan, Volume 1, has comprehensive employment land protection policies and also encourages a wide range of employment uses to locate in the planned

urban structure of centres and corridors. There are also policies that create a business friendly environment in order to retain and attract business and economic development.

Similar policies to the Region's "Building Cities" and "Complete Communities" policies can be found throughout the Vaughan Official Plan, Volume 1, and are applied and developed in a manner that will be responsive to Vaughan's vision.

The Region's policies on "Servicing Our Population" address matters pertaining to transportation options, water and wastewater servicing, waste management, energy and utilities, are all reflected in the Vaughan Official Plan. The Plan, for example, integrates land use with active transportation and public transit usage, while reducing auto dependency. Through Chapter 8 – Municipal Services, Utilities and Infrastructure, the Plan addresses the balance of the Region's servicing policies.

The Vaughan Official Plan, as modified, conforms to the Regional Official Plan (2010).

The Vaughan Official Plan, Volume 1, proceeded through an extensive public consultation process, and provides a strong foundation for its Secondary Plans, and represents good planning

The York Region Official Plan, approved by the province on September 7, 2010, has been appealed to the Ontario Municipal Board. As such, it is not yet in full force and effect. In accordance with the *Planning Act*, the Vaughan Official Plan is required to conform to York Region's Official Plan. The Vaughan Official Plan has also been appealed, in part, to the Ontario Municipal Board.

York Region staff has worked closely with Vaughan staff in the preparation and development of the Vaughan Official Plan. This includes participating in the Technical Advisory Committee, reviewing draft versions of the Official Plan, and attending numerous meetings. The preparation of the Vaughan Official Plan and the Regional Official Plan proceeded in parallel, and both were prepared to conform to provincial plans and policies.

The Vaughan Official Plan, Volume 1, as modified, conforms to provincial and Regional policies, and residual site specific issues that have arisen in the process, are considered local in nature

Regional staff received over 150 written submissions. In reviewing the site specific submissions from development interests, Regional staff considered: whether the policy issue conforms to provincial and Regional policies, conflicts with Regional interests, has proceeded through the local process with Council rendering a decision, and does not identify a technical error.

If these criteria are met, then the issue is a local matter, and local staff and Council are best positioned to determine how to proceed. Regional staff sent these types of submissions to Vaughan Planning staff for their review. Regional and local staff has

consulted on the site specific matters that have arisen. Most of the other issues raised include specific requests for more height, density, and land use designation changes. These submissions were then individually addressed by Vaughan Planning staff and formed part of reports adopted by Vaughan's Committee of the Whole and Council. However, Regional staff have issues with two specific Vaughan recommended modifications. These modifications will be addressed in detail later on in this report.

Regional planning staff supports the height, density and land use permissions set out in the Vaughan Official Plan. The Plan is a balanced approach to accommodating growth while protecting the environment and it has gone through an extensive public consultation process. A hierarchy of intensification has been established at a level and intensity that is sensitive to existing neighbourhoods and planned to be within the Region's assigned population and employment targets. The City of Vaughan has proceeded through a fair and open process to plan, distribute and focus growth within a planned urban structure that conforms to and complements the Region's planned urban structure. This urban structure, on balance, responds to the needs of the overall community.

MODIFICATIONS TO THE ADOPTED VAUGHAN OFFICIAL PLAN

Staff is recommending modifications to the Vaughan Official Plan arising from the provincial modifications to the Regional Plan (2010), and from Vaughan Council and local Planning staff, which add further clarity to specific policies

Council Attachment 1 contains the proposed modifications to the Vaughan Official Plan (2010). The modifications are shown in the annotated "tracked change" version of the Plan. These modifications include those originating from Vaughan Council, the various commenting agencies, the public, local, Regional and provincial staff. Vaughan planning staff have been implementing their adopted Official Plan and have requested a number of modifications to improve clarity. The modifications do not alter the intent of the policy direction and are consider technical and minor in nature. Some of the major themes of the modifications that relate to Regional interests are as follows:

- i. The environmental chapter of the Plan has been updated and modified to reflect comments from the Region, TRCA and the province. The Plan's environmental policies now provide more clarity and are in-line with provincial and Regional environmental policies.
- ii. The City's urban structure was clarified by differentiating between Regional intensification corridors from local intensifications corridors. Local policies were also added to address Key Development Areas along Regional Corridors.
- iii. The Commercial Mixed Use designation has been clarified and strengthened by differentiating the designation between employment areas and community areas. The

general premise behind the modification was to recognise that commercial mixed uses have different planned functions in employment areas versus commercial uses associated with predominately residential community areas. Vaughan wanted to differentiate the built form, scale, and intensity of retail, commercial, and office uses between the two distinct areas.

Regional staff is recommending two further modifications required to bring the Plan into conformity with provincial legislation and policies

There are two modifications, arising from Regional circulation, of significant provincial and Regional interest which need to be addressed in order for the Vaughan Official Plan to comply with provincial legislation and Regional policies. These modifications are contained in *Council Attachment 2*.

A modification is required to defer the land use designation of “Mid-Rise Mixed-Use” on lands municipally known as 77 and 87 Woodstream Boulevard

The first modification deals with the conversion of employment lands to non-employment uses for a specific property. The Region’s review of the adopted Official Plan identified a number of employment land conversions that were supported by Vaughan, but were not part of the original review conducted by Vaughan’s consultant: Hemson Consulting Limited. To comply with provincial and Regional employment land conversion policies, Hemson was requested to undertake an additional analysis.

The report findings, by Hemson Consulting, for one of the subject lands, municipally known as 77 and 87 Woodstream Boulevard, did not support the conversion of these employment lands for mixed use residential purposes. The subject lands are designated “Employment Area General” and are located in a viable employment area. The rationale to permit the proposed three four-storey and two ten-storey apartment buildings, with a total of 379 residential units and 17,200 square feet of ground floor commercial space, does not satisfy the policy criteria set out in the Growth Plan to permit the conversion of the employment lands with residential uses.

The protection of employment lands is important across the Region. There has been significant pressure for employment land conversions in the local Official Plan reviews and Regional staff needs to maintain a consistent opinion and approach on such conversion matters, to ensure they meet Growth Plan policies and to protect viable employment areas.

There are land use compatibility issues including outstanding policy issues related to the Growth Plan for the Greater Golden Horseshoe, and the Provincial Policy Statement. Additional time will permit Vaughan staff, Regional staff, and the applicant to explore these issues further. Regional staff is recommending the land use designation for lands municipality known as 77 and 87 Woodstream Boulevard be deferred.

A modification is required to defer the land use designation of “General Employment” on a valley landform feature located adjacent to the proposed Highway 427 extension

The second modification was identified and requested by the TRCA, and involves a property located in Part of Lot 9, Concession 9, in the City of Vaughan (lands west of the Rainbow Creek, in Draft Plan of Subdivision 19T-90018, adjacent to the future Highway 427 extension). The subject lands are under the purview of the TRCA, as there is a valley feature that is within TRCA’s Regulated Limits of the Humber River. The landowner has been unsuccessful in obtaining a fill permit from TRCA, in order to make the entire property suitable for development. In this context, the TRCA’s Executive Committee, the Mining and Lands Commission, and the Court of Appeals have denied a fill permit. Vaughan Council, on September 27, 2011, passed a resolution to change the land use designation of the valley landform feature, from “Natural Area” to “General Employment”.

The landowner takes the position that the recently approved Environmental Assessment for the Highway 427 Corridor Extension, with the associated environmental impact studies, justifies the change in land use designations. Given the extensive history between the landowner and the TRCA for this property, the pending Highway 427 detailed design process, and further site specific environmental reports that may justify the change in land use designations, Regional staff are recommending a deferral for the subject lands. A potential change in land use designation would require appropriate technical studies for the land use change to be reviewed to the satisfaction of the City of Vaughan and the TRCA.

Vaughan’s new Official Plan will require further modification at such time as the Source Water Protection Plans are approved under the *Clean Water Act*

The *Clean Water Act, 2006*, (CWA) aims to protect drinking water at the source as part of an overall commitment to human health and the environment. One of the objectives of the *Clean Water Act* is the creation of several Source Water Protection Plans across the Province. York Region has recently received a second draft of the Source Water Protection Plan for the Credit Valley, Toronto & Region and Central Lake Ontario (CTC) area.

The Credit Valley, Toronto & Region and Central Lake Ontario Source Water Protection Plan is currently being reviewed by York Region and its local municipal partners, and comments have recently been forwarded to the Credit Valley, Toronto & Region and Central Lake Ontario Source Water Protection Committee. The Plan is required to be submitted to the Ministry of the Environment in August of 2012 and to come into effect by January 1, 2013. The final Credit Valley, Toronto & Region and Central Lake Ontario Plan will contain several source water protection policies that will be required to become

part of the York Region Official Plan and the Vaughan Official Plan. An amendment to the York Region Official Plan and the Vaughan Official Plan will be required at that time, and staff will work together on this project.

Link to Key Council-approved Plans

The Vaughan Official Plan further strengthens and complements the Region's Official Plan. The Vaughan Plan: provides for quality communities for a diverse population, enhances the environment, heritage, culture, promotes a vibrant economy, responds to the needs of residents, increases housing choices, manages and balances growth, ensures timely provision of infrastructure and facilitates engaged and responsive communities.

Even though the Vaughan Official Plan was adopted prior to the approval of the Region's Vision 2051 document, the Plan incorporates the goals of Vision 2051. The Plan enables "a place where everyone can thrive", encourages "liveable cities and complete communities", protects "a resilient natural environment and agricultural system", accommodates "appropriate housing for all ages and stages", promotes "an innovative economy", maintains "interconnected systems for mobility", and provides policies of "living sustainably".

5. FINANCIAL IMPLICATIONS

The Vaughan Official Plan implements the policies of the York Region Official Plan (2010). The Plan uses the Region's assigned projected population and employment growth numbers to 2031. As such, the required Regional infrastructure costs have been identified in the Region's Transportation Master Plan and the Water and Wastewater Master Plan. Fiscal Impact Analyses will be required at the Secondary Plan stage, in conformity to Regional policy requirements.

On September 23, 2010, Council adopted Clause 4 of Report No. 7 of the Finance and Administration Committee, permitting the Regional Solicitor and Commissioner of Planning and Development Services to engage external legal and external planning services for matters associated with Regional Official Plan and/or Regional Official Plan Amendment appeals through transfer funds from the Tax Stabilization Reserve. As several appeals against the Regional Official Plan directly affect properties within the City of Vaughan, the potential financial implications of defending the Regional position, including external legal and external planning services, have been authorized through this previous Council resolution. Regional staff will participate in the Board hearing to protect Regional interests.

6. LOCAL MUNICIPAL IMPACT

The Vaughan Official Plan (2010) was adopted by Vaughan Council on September 7, 2010 and endorsed modifications on September 27, 2011 and April 17, 2012. The approval of the Plan is consistent with the City's position and the proposed Regional modifications have been reviewed and are generally supported by Vaughan staff.

7. CONCLUSION

The Vaughan Official Plan, through an extensive public consultation process and a municipal comprehensive review, is a substantive and advanced public policy document that incorporates the spirit and intent of provincial and Regional major policy directions and provides a well integrated, and articulated, vision for the City of Vaughan.

The Vaughan Official Plan (2010), as modified, represents a policy document that is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Oak Ridges Moraine Conservation Plan and the Green Belt Plan. The Vaughan Official Plan conforms to the York Region Official Plan, has progressed through a full and comprehensive public consultation process, and represents good planning.

For more information on this report, please contact Heather Konefat, Director, Community Planning Branch, at (905) 830-4444, Ext. 1502, or Augustine Ko, Senior Planner, at Ext. 1524.

The Senior Management Group has reviewed this report.

(Attachment 1 was circulated with the June 13, 2012 Planning and Economic Development Committee agenda. Attachment 1 has been circulated to Members of Council with this agenda. Attachment 2 referred to in this clause is attached to this report.)

Modifications to the Adopted Vaughan Official Plan (2010), Volume 1

- 1) Remove the Schedule 13 land use designation, “Mid-Rise Mixed-Use”, from lands municipally known as 77 & 87 Woodstream, and indicate that a land use designation should not be approved at this time.
- 2) Remove the Schedule 13 land use designation, “General Employment”, from the valley landform area, located in Part of Lot 9, Concession 9 (lands west of the Rainbow Creek in draft plan of subdivision 19T-90018), and indicate that a land use designation should not be approved at this time.