

**1. OFFICIAL PLAN REVIEW - VOLUME 2
LANDS SUBJECT TO EXISTING SECONDARY PLAN POLICIES
AND SITE AND AREA SPECIFIC POLICIES
FILE: 25.1.1(b)
WARDS 1 TO 5**

P.2010.27

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File 25.1.1(b) (City of Vaughan Official Plan – Volume 2) BE RECEIVED; and, that any issues raised at the public meeting and comments submitted in writing be addressed by the Policy Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe in addition to the draft Region of York Official Plan (December 2009) have established a vision and policy framework that provides for more efficient growth management. The new policy directions included within the City's draft Official Plan will apply to these Amendments including policies such as, but not limited to, sustainability, natural heritage protection, built form, and transportation demand measures.

Economic Impact

The draft Official Plan, which includes Volume 2, establishes the planning framework for development throughout Vaughan to 2031. The draft Official Plan will have a positive impact upon the City of Vaughan in terms of managing growth and fostering employment opportunities while fulfilling the City's obligations to conform to Provincial policies and meet Regionally imposed targets for residential and employment growth.

Communications Plan

The project status, analysis and results of the new Vaughan Official Plan review were communicated to the public through an extensive public engagement and consultation process. The Secondary Plans that result from the focus area reviews (e.g. Vaughan Metropolitan Centre, Yonge-Steeles Corridor, West Vaughan Employment Area, North Kleinburg-Nashville and Woodbridge Centre) and which will ultimately form part of Volume 2 of the Official Plan, have all been subject to extensive consultation processes that have included discussions with stakeholders. Reports for each secondary plan are being considered at the same June 14, 2010 Public Hearing and the consultation process for each plan is outlined in the respective Public Hearing report.

With respect to the existing site and area specific policies that also form part of Volume 2, a Notice of the Public Hearing was published in the May 19, 2010 edition of the Vaughan Citizen and posted on the City's website through the City Page and on the Policy Planning Public Hearing page. A notice was also mailed to all individuals requesting notification of the Public Hearing. It is noted that the site and area specific policies in Volume 2 are approved Official Plan Amendments that are being retained and consolidated into one Volume and have already been through the planning approval process.

Purpose

The purpose of this report is to introduce Volume 2 of the draft Official Plan, which represents a consolidation of existing secondary plans and site and area specific amendments. The Official Plan will be produced in two volumes. Volume 1 will include the City-wide policies. Volume 2 will include approved site and area specific policies and secondary plans which are being carried forward into the new Official Plan. These policies are being maintained in the new Official Plan because either they are recent amendments that include policies consistent with the draft Official Plan (e.g. Carville Centre Secondary Plan), deal with specific land use issues (e.g. Heritage Districts, Keele Valley Landfill) or maintain recent Ontario Municipal Board decisions (e.g. Kipling and Highway #7). Specifically, the existing land use documents proposed to be maintained in Volume 2 are as follows:

i) Secondary Plans

- Carville Centre Secondary Plan (OPA #651)
- Steeles West Secondary Plan (OPA #620)
- Highway 400 Employment Lands (OPA #637)
- Kipling Avenue Secondary Plan (OPA #695)

ii) Site and Area Specific Amendments and Policies

- Heritage Conservation Districts (Kleinburg-Nashville, Woodbridge, Maple and Thornhill)
- Keele Valley Landfill Area (OPA #332 as amended by OPA #535)
- Kleinburg Core (OPA #633 and #703)
- Adult Entertainment Uses (OPA #265, #394 and #565)
- Vaughan Mills Mall (OPA #505 and OPA #510)
- Northeast Quadrant of Vellore Centre (OPA #713)
- Block 61 West "Nashville Heights" (OPA #699)
- Yonge Street Corridor in Thornhill (OPA #669)
- Bathurst and Centre Street (OPA #671)
- Centre Street Corridor (OPA #672)
- Southwest Corner of Kipling Avenue and Highway #7 (OPA #701)

Ultimately, all future amendments to the Official Plan, including the secondary plans that result from the current focus area review studies (e.g. Kleinburg-Nashville, West Vaughan Employment Area, Vaughan Metropolitan Centre, Woodbridge Centre, and Yonge-Steeles Secondary Plans) will form part of Volume 2 to the Official Plan. All other existing Official Plan Amendments will be repealed.

Background - Analysis and Options

Location

The lands subject to the existing secondary plans and site specific area policies are shown on Attachment #1 (City of Vaughan Official Plan Volume 2: A Plan for Transformation – May 2010 Draft).

Official Plan

Each secondary plan and the site or area specific policies that will form part of Volume 2 of the new Official Plan will be consolidated into the Official Plan with no change to its purpose and effect, but subject to such changes that will not affect the substance of the document, including the following:

- i) deletion of obsolete provisions;
- ii) changes or corrections to format, wording, reference errors; or,
- iii) alteration in the number and arrangement of any provisions.

However, policies from the new Official Plan (Volume 1) will apply to the Amendments that form Volume 2, as discussed later in this report. The draft Official Plan (Volume 1) includes a policy (Section 10.1.4.6) that would enable these administrative changes to be undertaken.

Zoning

The zoning provisions of By-law 1-88 will remain in effect until they are updated or replaced by zoning consistent with the new Official Plan including Volume 2. Following approval of the Official Plan, it is anticipated that work will begin on the preparation of a new zoning by-law to bring the City's zoning provisions into conformity with the draft Official Plan and that a budget and work schedule will be prepared for consideration by Council in the 2012 budget.

Applicability of draft Official Plan (Volume 1) Policies to Existing Secondary Plans and Site and Area Specific Amendments (Volume 2)

i) Policies

The draft Official Plan (Volume 1) contains current policy planning initiatives (e.g. sustainability and natural heritage policies) that conform to recent Provincial and Regional land use policy directions and are intended to apply to all lands within the City of Vaughan. The existing secondary plans and site and area specific amendments that form Volume 2 of the Official Plan are intended to be read and applied together with Volume 1 except where there is a conflict, in which case the policies in the Volume 2 documents will prevail. Therefore, if both Volumes 1 and 2 include a policy relating to the same issue and they conflict, the Volume 2 policy will prevail. However, if there is a policy in Volume 1 relating to an issue that is not included in Volume 2, then the policy in Volume 1 will apply to the lands subject to Volume 2.

For example, if a property is located adjacent to a valley, the new Official Plan (Volume 1) includes a policy requiring a minimum 10 metre buffer area adjacent to the top-of-bank of a valley. However, if a secondary plan or an area specific policy in Volume 2 permits a buffer area of 5 metres abutting a valley, then there would be a conflict in this policy and the Volume 2 policy would prevail and a 5 metre buffer area would be permitted. However, if the applicable Volume 2 Amendment is silent on this issue and does not include a policy respecting the minimum buffer requirement, then the 10 metre setback will be required for a development that abuts the valley.

A policy (Section 10.2.1.5) is included in Volume 1 of the new draft Official Plan to reflect the implementation of Volumes 1 and 2. The wording of this section may be modified in the final version of Volume 1 to ensure clear interpretation of this implementation issues as it relates to Volumes 1 and 2.

ii) Mapping

Currently, there are inconsistencies between the Land Use Schedules in the draft Official Plan (Volume 1) and Volume 2. Upon review of the comments received from Council and the public, the Policy Planning Department will revise the Land Use, and other schedules as necessary, prior to final adoption of either Volume by Council to eliminate any conflicts and ensure consistency between each Volume.

iii) Nomenclature

The documents that form Volume 2 (the secondary plans and site specific and area policies) as currently written do not utilize a nomenclature consistent with the draft Official Plan (Volume 1) as it relates to matters such as land use designations or road classifications. The Policy Planning Department will review each document in Volume 2 to ensure a consistency in terminology as may be required. In certain instances, where a Volume 2 document is written as a free-standing Amendment, it may be possible to retain the document in its current form since it does not rely on any current Official Plan documents that are being replaced by Volume 1 of the Official Plan.

Relationship to Vaughan Vision 2020/Strategic Plan

The new Official Plan (Volumes 1 and 2) pertains to the section of Vaughan Vision 2020 dealing with "Plan and Manage Growth and Economic Vitality", including the following specific components:

"Complete and implement the Growth Management Strategy ("Vaughan Tomorrow")"

"Conduct the 5-year comprehensive review of the Official Plan as part of the Growth Management Strategy 2031"

"Review the Vaughan Corporate Centre Vision"

Regional Implications

The new Official Plan has been prepared in consultation with the Region of York pursuant to the policy requirements and provisions of the Regional Official Plan (December 2009) which is adopted and waiting for final approval by the Province. The new Official Plan conforms to the policies of the Regional Official Plan. The Region of York must approve the new Vaughan Official Plan.

Next Steps

Comments on this evening's Public Hearing are requested no later than July 5, 2010. The Policy Planning Department will be submitting a report to a Committee of the Whole meeting in response to comments received at the June 14, 2010, Public Hearing, or in writing.

It is anticipated that the August 31, 2010 Committee of the Whole report will include a recommendation for adoption of the new Official Plan, including the City-wide policies, site-specific policies and secondary plans. With the direction of Committee of the Whole, the scheduled September 7, 2010 Council meeting is anticipated to be the date when Council will consider adoption of the draft Official Plan.

Conclusion

The new Vaughan Official Plan will consist of two Volumes including Volume 1 which will include the City-wide policies and Volume 2 that will include the site-specific policies, the secondary plans to be presented at the June 14, 2010 public hearing, and several other secondary plans completed and approved recently which are being carried forward into the new Official Plan. These policies are being maintained in the new Official Plan because either they are recent amendments that include policies consistent with the draft Official Plan, deal with specific land use issues, or maintain recent Ontario Municipal Board decisions. The comments from the public and Council expressed at this Public Hearing or in writing will be addressed in a comprehensive report to a Committee of the Whole meeting.

Attachments

1. City of Vaughan Official Plan Volume 2: A Plan for Transformation – May 2010 Draft

Report prepared by:

Diana Birchall, Director of Policy Planning, ext. 8411

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

DIANA BIRCHALL
Director of Policy Planning

/LM



City of Vaughan Official Plan

Volume 2



A Plan for Transformation

May 2010
DRAFT

Vaughan Tomorrow

OUR CITY. OUR PLAN.

Table of Contents

11	Secondary Plan Policies	2-1
	11.1 Secondary Plan Policies	2-3
	11.1.1 Areas Subject to Secondary Plans	2-3
	11.1.2 Carville Centre Secondary Plan	2-4
	11.1.3 Steeles West Secondary Plan	2-5
	11.1.4 Highway 400 Employment Lands	2-6
	11.1.4 Kipling Avenue	2-7
12	Site & Area Specific Policies	2-9
	12.1 Lands Subject to Site & Area Specific Policies	2-11
	12.1.1 Areas Subject to Site and Area Specific Policies	2-11
	12.2 Site & Area Specific Policies	2-13
	12.2.1 Heritage Conservation Districts	2-13
	12.2.2 Keele Valley Landfill Area	2-14
	12.2.3 Kleinburg Core	2-15
	12.2.4 Adult Entertainment Uses	2-16
	12.2.5 Vaughan Mills Mall	2-17
	12.2.6 Northeast Quadrant of Vellore Centre	2-18
	12.2.7 Block 61 West "Nashville Heights"	2-19
	12.2.8 Yonge Street Corridor in Thornhill	2-20
	12.2.9 Bathurst and Centre Street	2-21
	12.2.10 Centre Street Corridor	2-22
	12.2.11 Southwest corner of Kipling Avenue and Highway 7	2-23

Schedules

Schedule 14 Areas Subject to Volume 2 Policies

11

SECONDARY PLAN POLICIES

11.1 Secondary Plan Policies

11.1.1 Areas Subject to Secondary Plans

It is the policy of Council that:

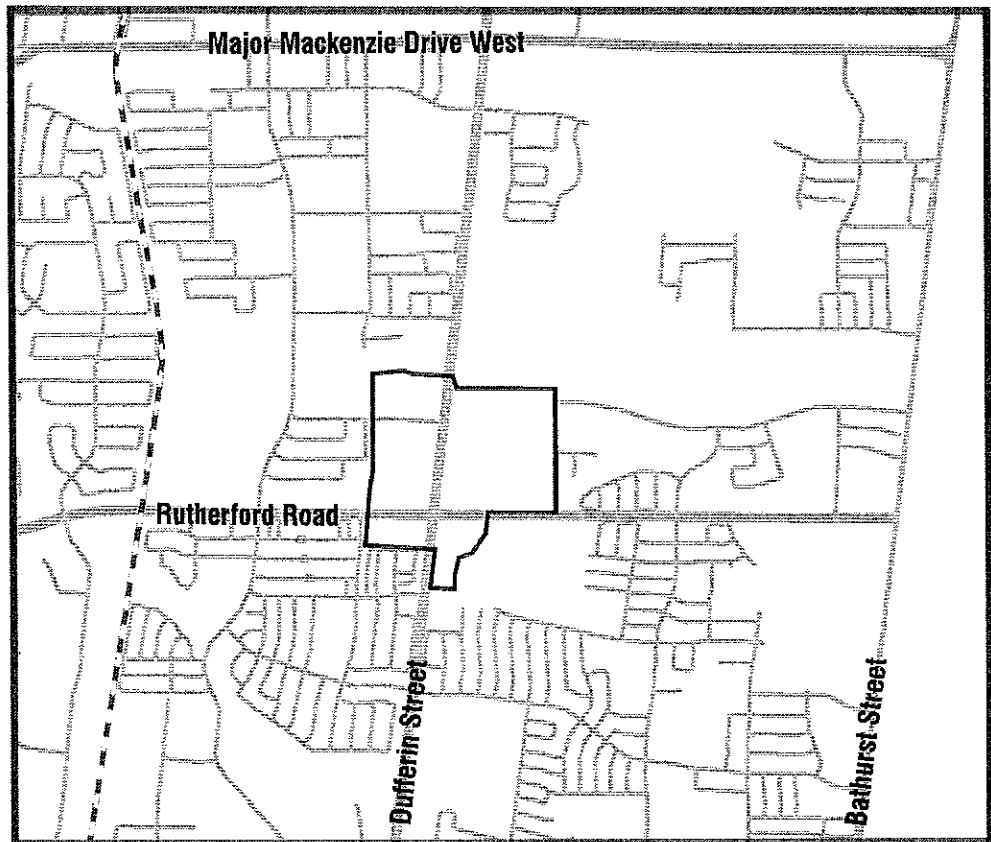
- 11.1.1.1. The lands subject to the Carrville Centre Secondary Plan are identified on Schedule 14 and subject to policies set out in Section 11.1.2 of this Plan.
- 11.1.1.2. The lands subject to the Steeles West Secondary Plan are identified on Schedule 14 and subject to policies set out in Section 11.1.3 of this Plan.
- 11.1.1.3. The lands subject to the Highway 400 North Employment Lands Secondary Plan are identified on Schedule 14 and subject to policies set out in Section 11.1.4 of this Plan.
- 11.1.1.4. The lands subject to the Kipling Avenue Secondary Plan are identified on Schedule 14 and subject to policies set out in Section 11.1.5 of this Plan.

11.1.2 Carrville Centre Secondary Plan

OPA 651 passed May 23, 2006 to be inserted into Volume 2 of the Official Plan as a consolidation, with no change to its purpose and effect, but subject to such changes that will not affect the substance of the document, including the following:

- a. deletion of obsolete provisions;
- b. changes or corrections to format, wording, or reference errors; or
- c. alteration in the number and arrangement of any provisions.

Note: the policies of Volume 1 apply except where there is a conflict, in which case the policies of OPA 651 will apply.

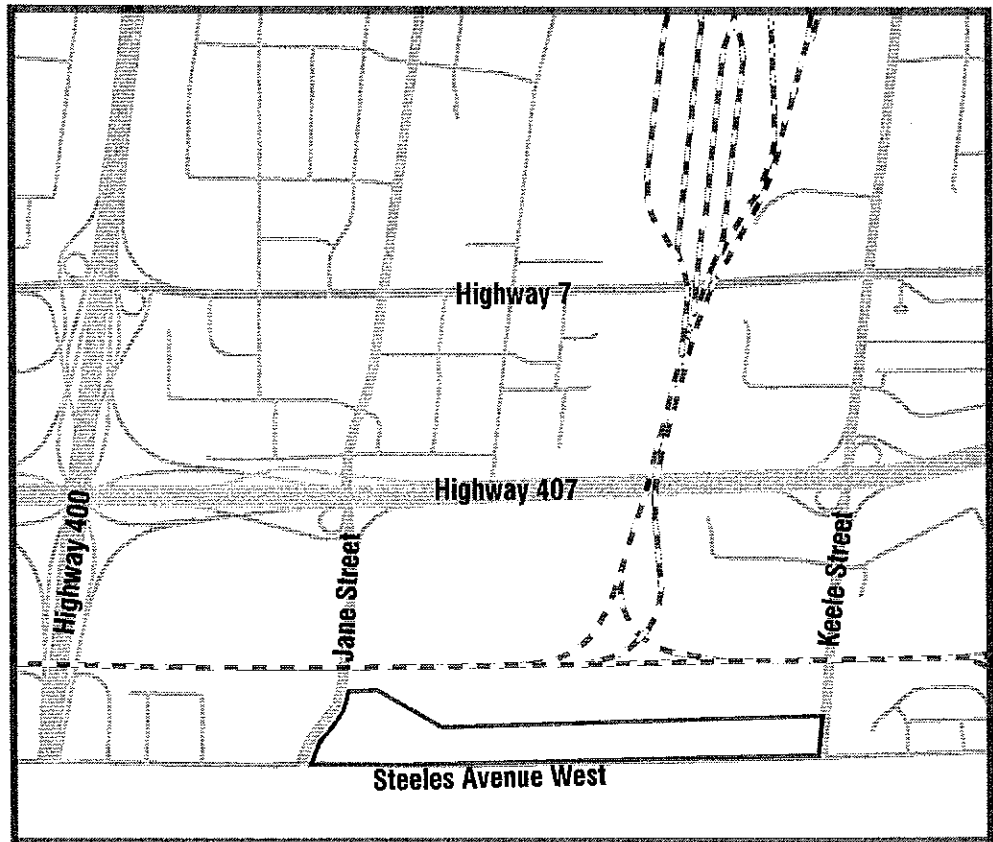


11.1.3 Steeles West Secondary Plan

OPA 620 passed June 26, 2006 to be inserted into Volume 2 of the Official Plan as a consolidation, with no change to its purpose and effect, but subject to such changes that will not affect the substance of the document, including the following:

- a. deletion of obsolete provisions;
- b. changes or corrections to format, wording, or reference errors; or
- c. alteration in the number and arrangement of any provisions.

Note: the policies of Volume 1 apply except where there is a conflict, in which case the policies of OPA 620 will apply.

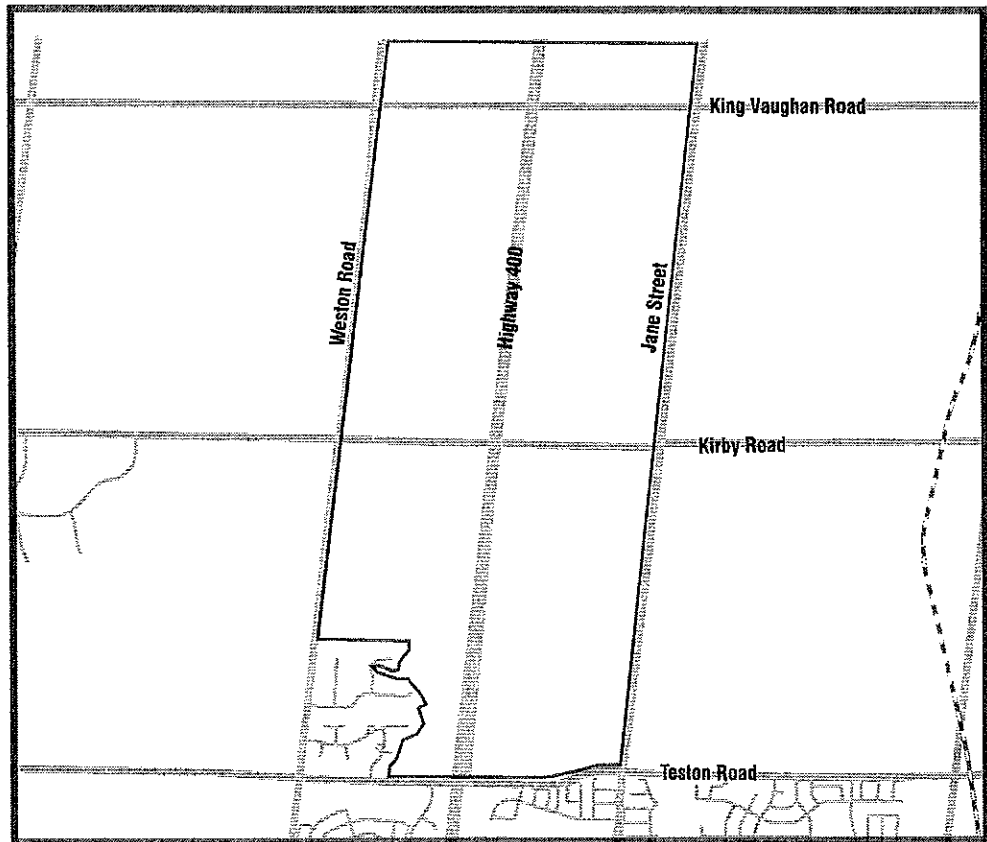


11.1.4 Highway 400 North Employment Lands

OPA 637 passed June 26, 2006 to be inserted into Volume 2 of the Official Plan as a consolidation, with no change to its purpose and effect, but subject to such changes that will not affect the substance of the document, including the following:

- a. deletion of obsolete provisions;
- b. changes or corrections to format, wording, or reference errors; or
- c. alteration in the number and arrangement of any provisions.

Note: the policies of Volume 1 apply except where there is a conflict, in which case the policies of OPA 637 will apply.

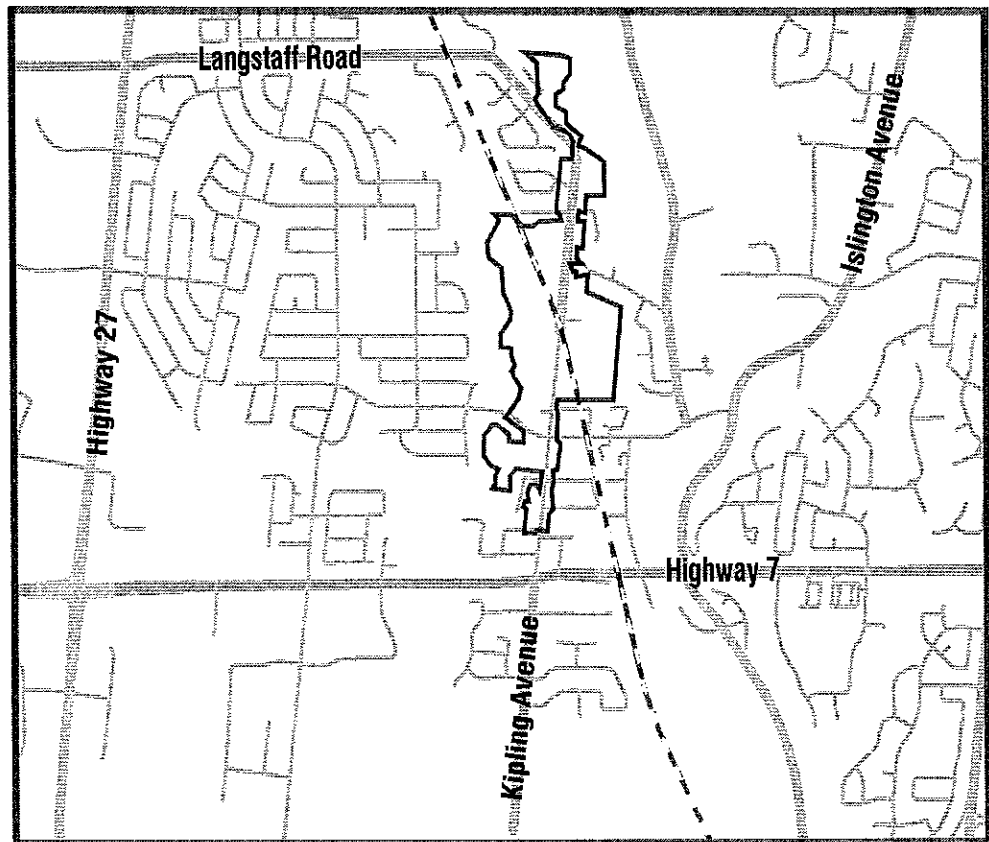


11.1.5 Kipling Avenue

OPA 695 passed June 30, 2009 to be inserted into Volume 2 of the Official Plan as a consolidation, with no change to its purpose and effect, but subject to such changes that will not affect the substance of the document, including the following:

- a. deletion of obsolete provisions;
- b. changes or corrections to format, wording, or reference errors; or
- c. alteration in the number and arrangement of any provisions.

Note: the policies of Volume 1 apply except where there is a conflict, in which case the policies of OPA 695 will apply.



12

SITE & AREA SPECIFIC POLICIES

12.1 Lands Subject to Site & Area Specific Policies

12.1.1 Areas subject to Site and Area Specific Policies

It is the policy of Council that:

- 12.1.1.1. The Heritage Conservation Districts identified on Schedule 14 are subject to policies set out in Section 12.2.1 of this Plan.
- 12.1.1.2. The lands known as the Keele Valley Landfill Area are identified on Schedule 14 and are subject to policies set out in Section 12.2.2 of this Plan.
- 12.1.1.3. The lands known as the Kleinburg Core are identified on Schedule 14 and are subject to policies set out in Section 12.2.3 of this Plan.
- 12.1.1.4. Adult Entertainment uses are permitted on certain lands identified on Schedule 14, subject to the policies set out in Section 12.2.4 of this Plan.
- 12.1.1.5. The lands known as Vaughan Mills Mall identified on Schedule 14 are subject to policies set out in Section 12.2.5 of this Plan.
- 12.1.1.6. The lands known as the Northeast Quadrant of Vellore Centre are identified on Schedule 14 and are subject to policies set out in Section 12.2.6 of this Plan.
- 12.1.1.7. The lands known as Nashville Heights are identified on Schedule 14 and are subject to policies set out in Section 12.2.7 of this Plan.
- 12.1.1.8. The lands known as Yonge Street Corridor in Thornhill are identified on Schedule 14 and are subject to policies set out in Section 12.2.8 of this Plan.
- 12.1.1.9. The lands known as Bathurst and Centre Street are identified on Schedule 14 and are subject to policies set out in Section 12.2.9 of this Plan.
- 12.1.1.10. The lands known as the Centre Street Corridor are identified on Schedule 14 and are subject to policies set out in Section 12.2.10 of this Plan.

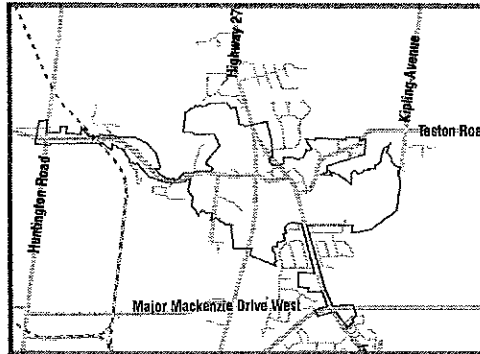
- 12.1.1.11 The lands at the southwest corner of Kipling Avenue and Highway 7 are identified on Schedule 14 and are subject to policies set out in Section 12.2.11 of this Plan.

12.2 Site & Area Specific Policies

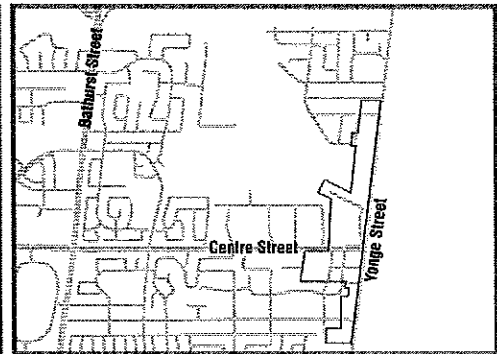
12.2.1 Heritage Conservation Districts

It is the policy of Council that:

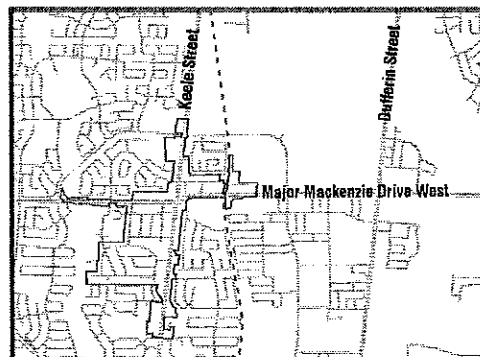
- 12.2.1.1. Land use planning decisions within the areas identified on Schedule 14 as Heritage Conservation Districts shall conform to the requirements of the applicable Heritage Conservation District Plan noted below and identified on Map 12.2.1.1:
- Kleinburg-Nashville Heritage Conservation District Plan, By-Law 268–2003
 - Thornhill Heritage Conservation District Plan, By-Law 323–2007
 - Village of Maple Heritage Conservation District Plan, By-Law 366-2004
 - Woodbridge Heritage Conservation District Plan, By-Law 101-2009



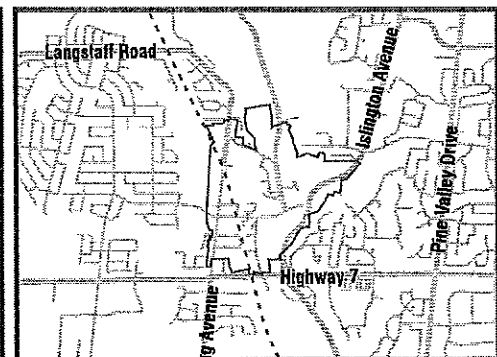
Kleinburg Heritage Conservation District Plan Area



Thornhill Heritage Conservation District Plan Area



Maple Heritage Conservation District Plan Area



Woodbridge Heritage Conservation District Plan Area

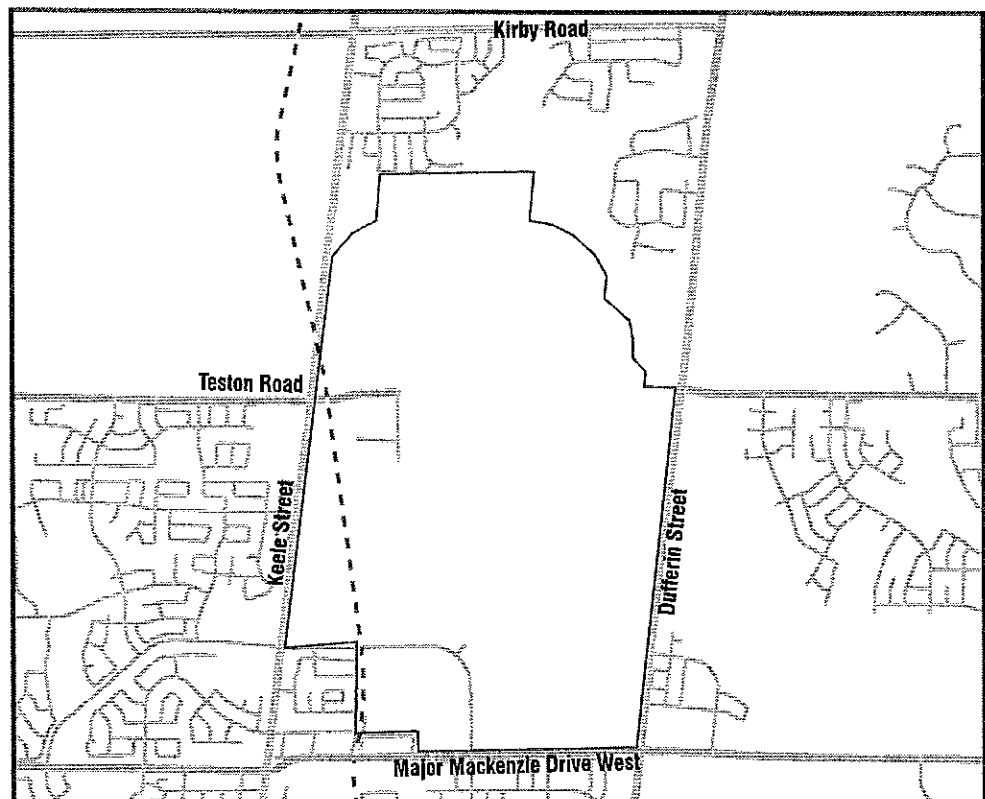
▲ Map 12.2.1.1: Areas Subject to Heritage Conservation District Plans

12.2.2 Keele Valley Landfill Area

OPA 332 passed January 29, 1996, as amended by OPA 535 passed July 10, 2000, as it applies to the area shown below, are inserted into Volume 2 of the Official Plan as a consolidation, with no change to its purpose and effect, but subject to such changes that will not affect the substance of the document, including the following:

- a. deletion of obsolete provisions;
- b. changes or corrections to format, wording, or reference errors; or,
- c. alteration in the number and arrangement of any provisions.

Note: the policies of Volume 1 apply except where there is a conflict, in which case the site specific policies named above will apply.



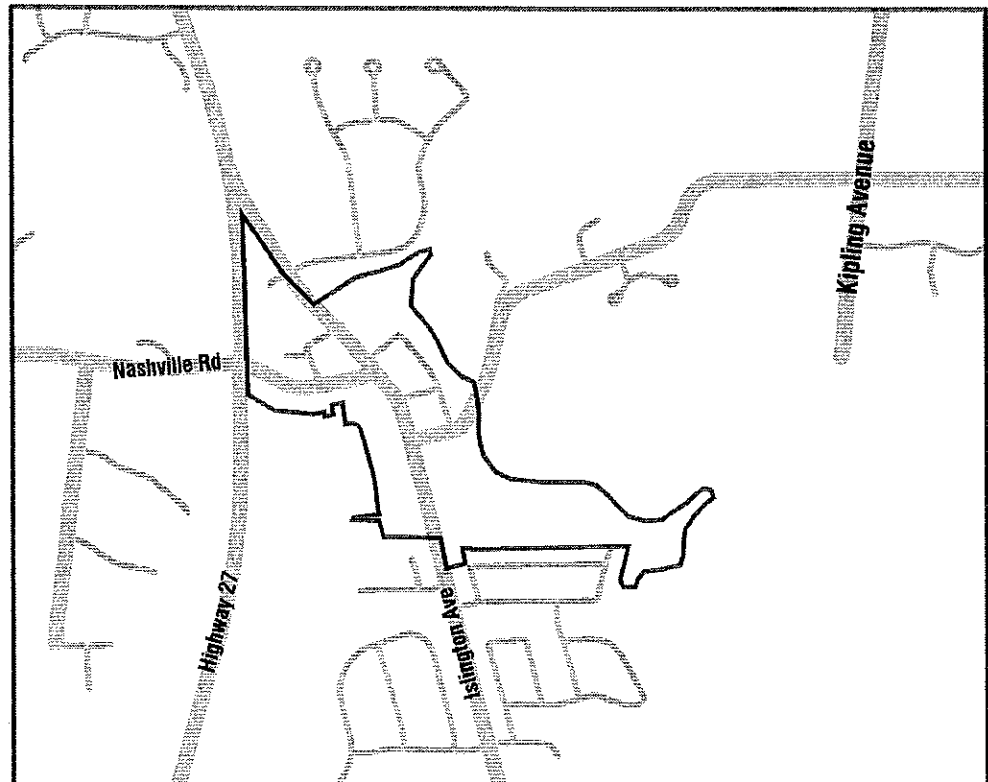
▲ Map 12.2.2.1: Keele Valley Landfill Area

12.2.3 Kleinburg Core

OPA 601 passed September 25, 2000 as it pertains to the Kleinburg Core area shown below and as amended by OPA 633 passed May 23, 2006, and OPA 703 passed October 5, 2009 are inserted into Volume 2 of the Official Plan as a consolidation, with no change to its purpose and effect, but subject to such changes that will not affect the substance of the document, including the following:

- a. deletion of obsolete provisions;
- b. changes or corrections to format, wording, or reference errors; or
- c. alteration in the number and arrangement of any provisions.

Note: the policies of Volume 1 apply except where there is a conflict, in which case the site specific policies named above will apply.



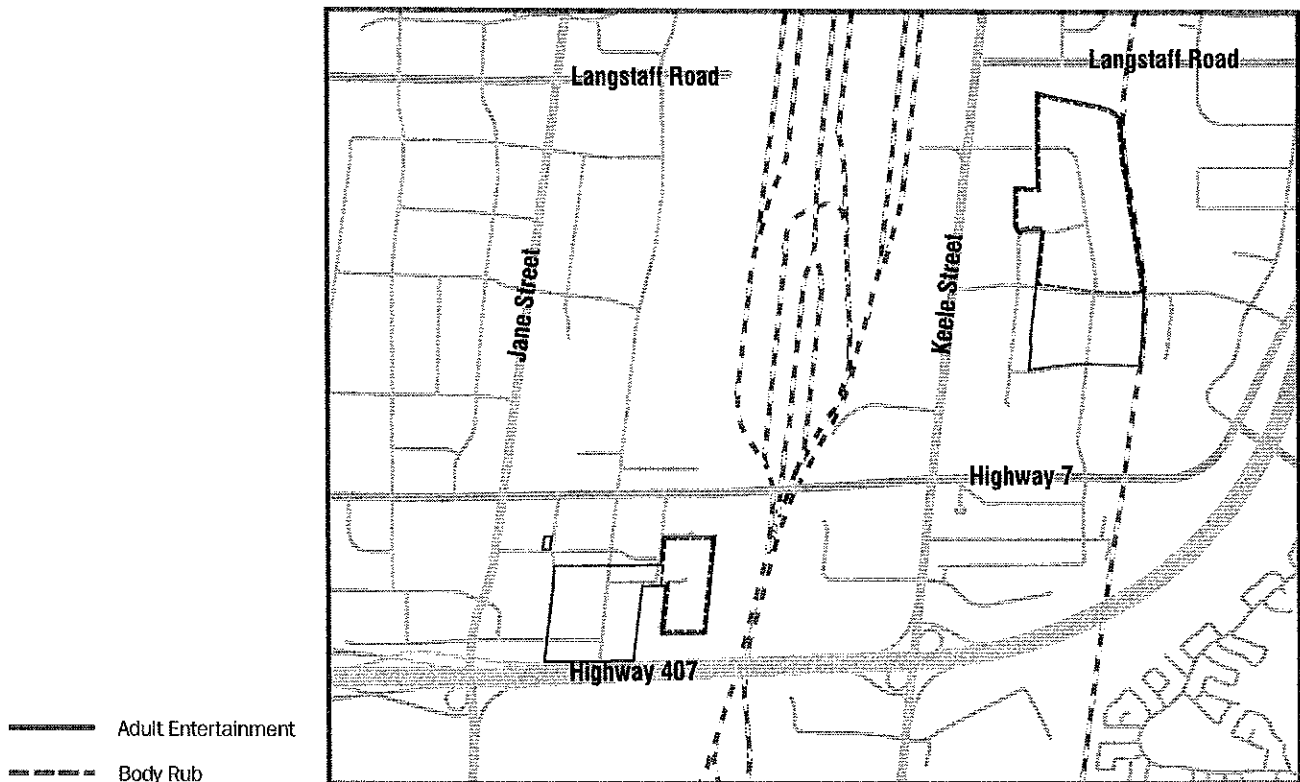
A Map 12.2.3.1 Kleinburg Core Area

12.2.4 Adult Entertainment Uses

OPA 265 passed October 18, 1990, OPA 394 passed April 6, 1992 and OPA 565 passed January 25, 1999 are inserted into Volume 2 of the Official Plan as a consolidation, with no change to its purpose and effect, but subject to such changes that will not affect the substance of the document, including the following:

- a. deletion of obsolete provisions;
- b. changes or corrections to format, wording, or reference errors; or,
- c. alteration in the number and arrangement of any provisions.

Note: the policies of Volume 1 apply except where there is a conflict, in which case the site specific policies named above will apply.



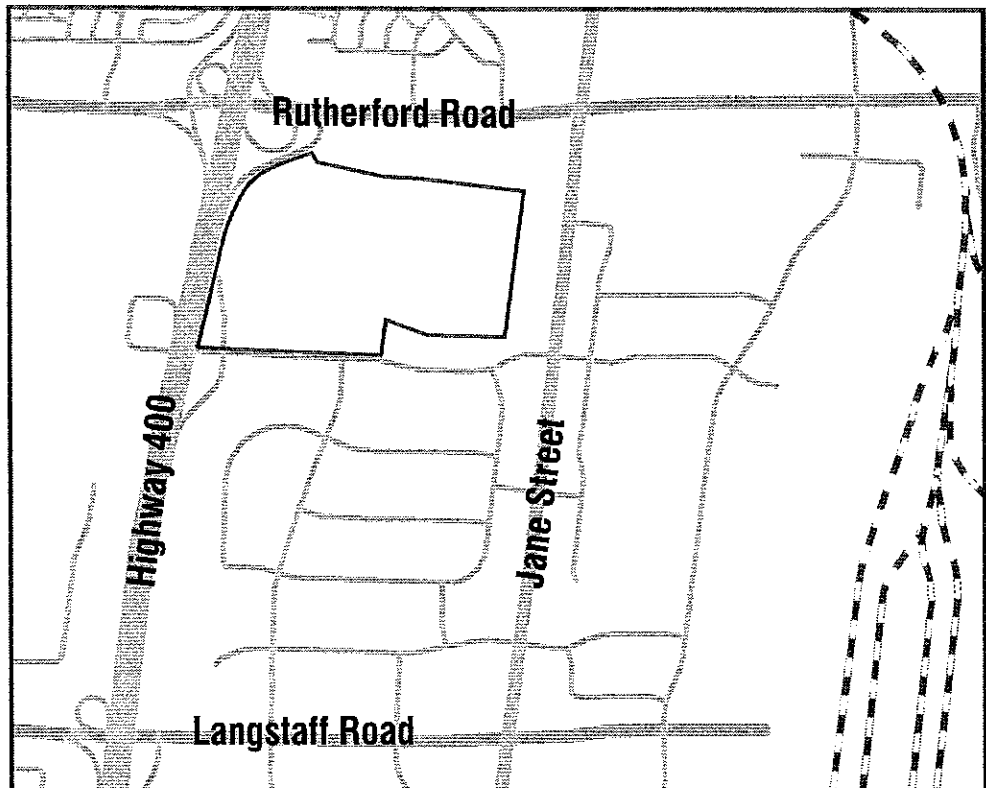
a. Map 12.2.4.1: Adult Entertainment Uses

12.2.5 Vaughan Mills Mall

OPA 505 passed September 28, 1998 and OPA 510 passed June 17, 1999 are inserted into Volume 2 of the Official Plan as a consolidation, with no change to its purpose and effect, but subject to such changes that will not affect the substance of the document, including the following:

- a. deletion of obsolete provisions;
- b. changes or corrections to format, wording, or reference errors; or,
- c. alteration in the number and arrangement of any provisions.

Note: the policies of Volume 1 apply except where there is a conflict, in which case the site specific policies named above will apply.



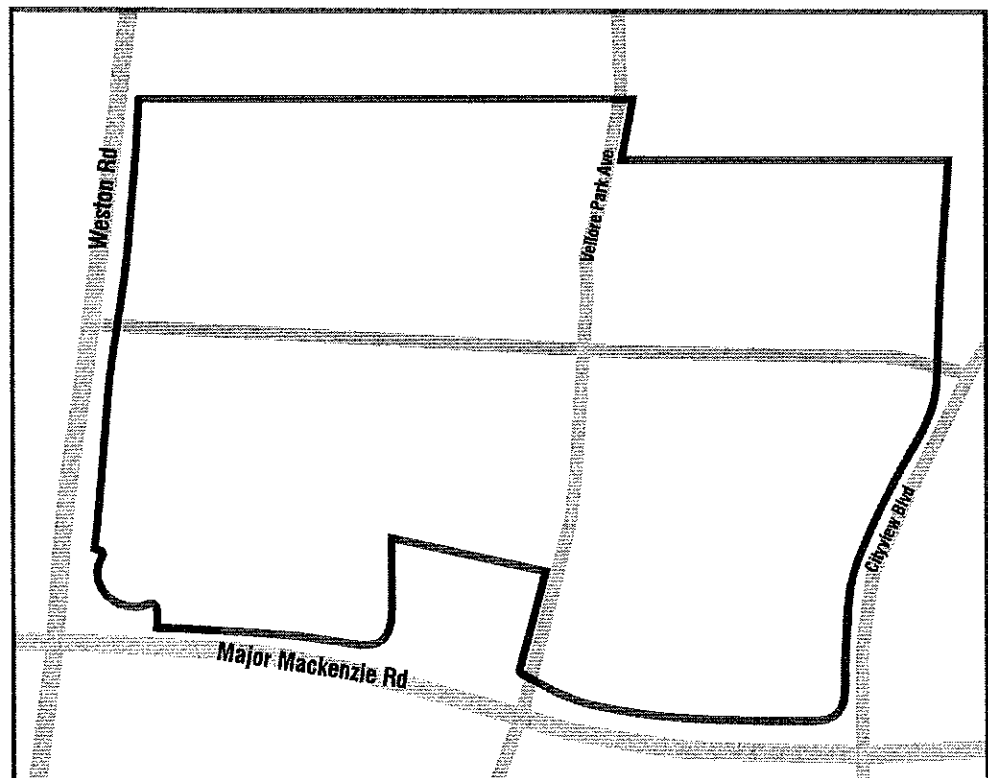
▲ Map 1.2.2.5.1: Vaughan Mills Mall

12.2.6 Northeast Quadrant of Vellore Centre

OPA 713 passed September 21, 2009 as it applies to the area shown below, are inserted into Volume 2 of the Official Plan as a consolidation, with no change to its purpose and effect, but subject to such changes that will not affect the substance of the document, including the following:

- a. deletion of obsolete provisions;
- b. changes or corrections to format, wording, or reference errors; or,
- c. alteration in the number and arrangement of any provisions.

Note: the policies of Volume 1 apply except where there is a conflict, in which case the site specific policies named above will apply.



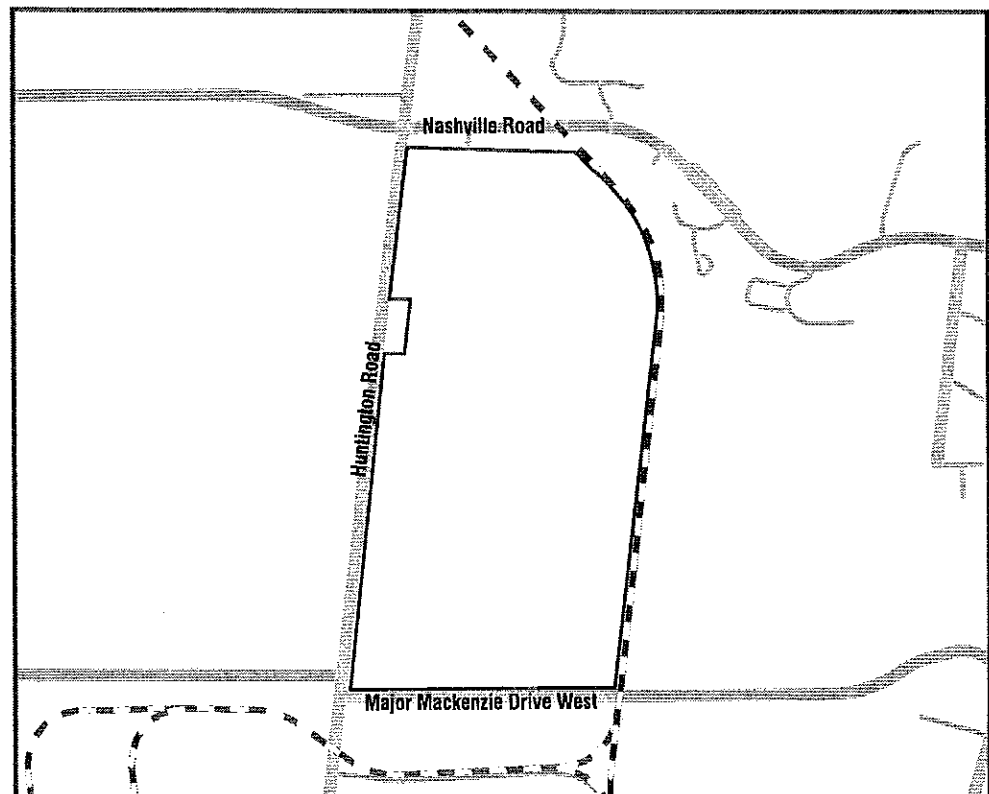
▲ Map 12.2.6.1 North East Quadrant of Vellore Centre

12.2.7 Block 61 West “Nashville Heights”

OPA 699 passed June 26, 2006 is inserted into Volume 2 of the Official Plan as a consolidation, with no change to its purpose and effect, but subject to such changes that will not affect the substance of the document, including the following:

- a. deletion of obsolete provisions;
- b. changes or corrections to format, wording, or reference errors; or
- c. alteration in the number and arrangement of any provisions.

Note: the policies of Volume 1 apply except where there is a conflict, in which case the site specific policies named above will apply.



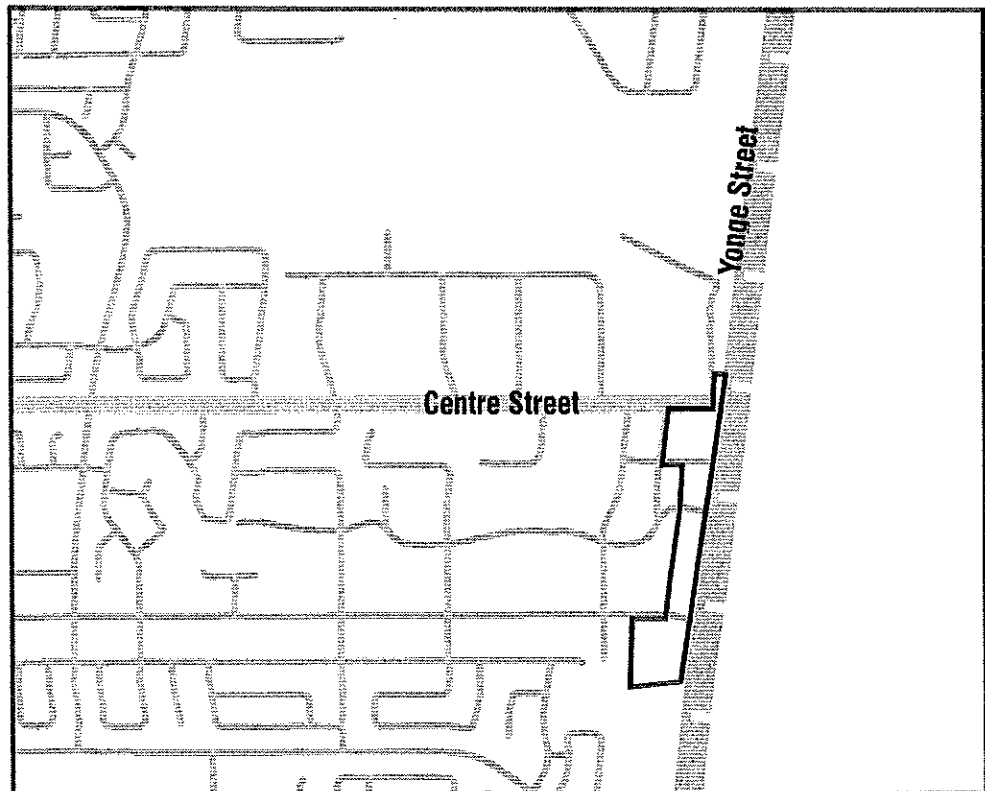
▲ Map 12.2.7.1: Nashville Heights

12.2.8 Yonge Street Corridor in Thornhill

OPA 669 passed November 10, 2006 is inserted into Volume 2 of the Official Plan as a consolidation, with no change to its purpose and effect, but subject to such changes that will not affect the substance of the document, including the following:

- a. deletion of obsolete provisions;
- b. changes or corrections to format, wording, or reference errors; or,
- c. alteration in the number and arrangement of any provisions.

Note: the policies of Volume 1 apply except where there is a conflict, in which case the site specific policies named above will apply.



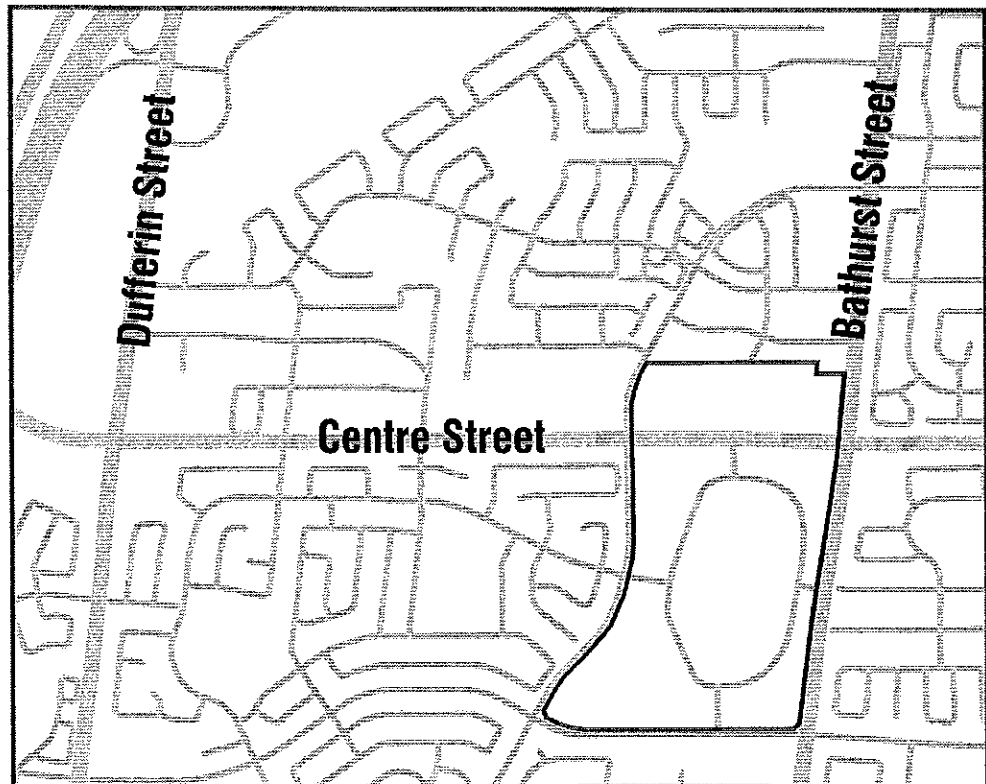
▲ Map 12.2.8.1: Yonge Street Corridor in Thornhill

12.2.9 Bathurst and Centre Streets

OPA 671 passed May 9, 2005 is inserted into Volume 2 of the Official Plan as a consolidation, with no change to its purpose and effect, but subject to such changes that will not affect the substance of the document, including the following:

- a. deletion of obsolete provisions;
- b. changes or corrections to format, wording, or reference errors; or
- c. alteration in the number and arrangement of any provisions.

Note: the policies of Volume 1 apply except where there is a conflict, in which case the site specific policies named above will apply.



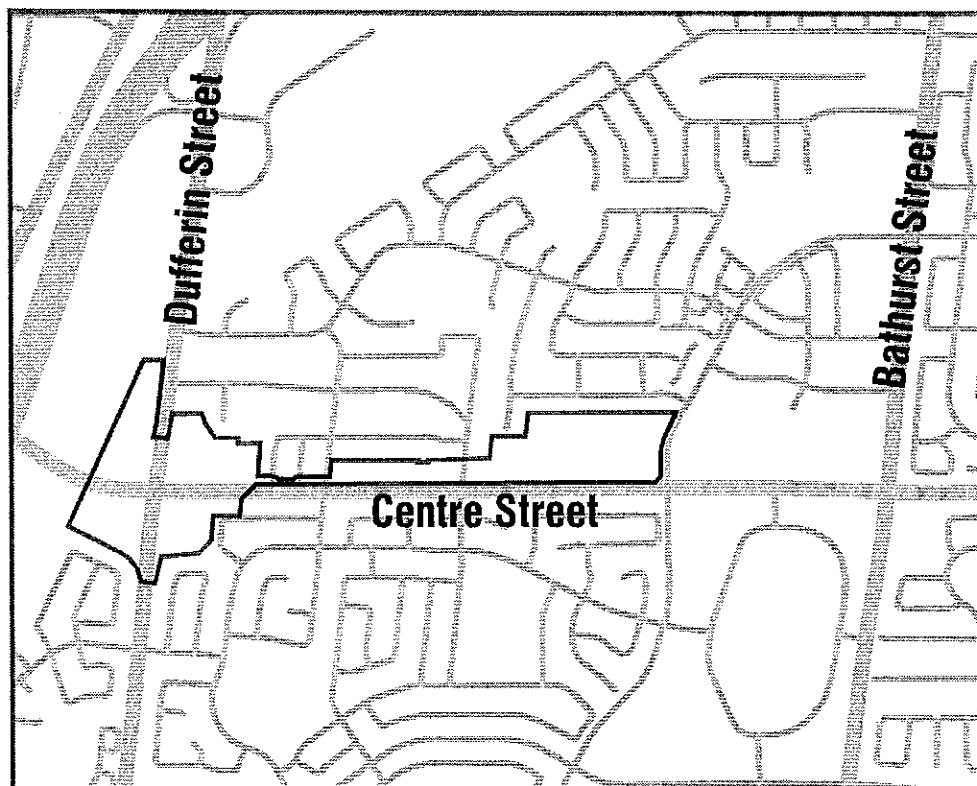
A. Map 12.2.9.1: Bathurst and Centre Streets

12.2.10 Centre Street Corridor

OPA 672 passed May 24, 2005 is inserted into Volume 2 of the Official Plan as a consolidation, with no change to its purpose and effect, but subject to such changes that will not affect the substance of the document, including the following:

- a. deletion of obsolete provisions;
- b. changes or corrections to format, wording, or reference errors; or
- c. alteration in the number and arrangement of any provisions.

Note: the policies of Volume 1 apply except where there is a conflict, in which case the site specific policies named above will apply.



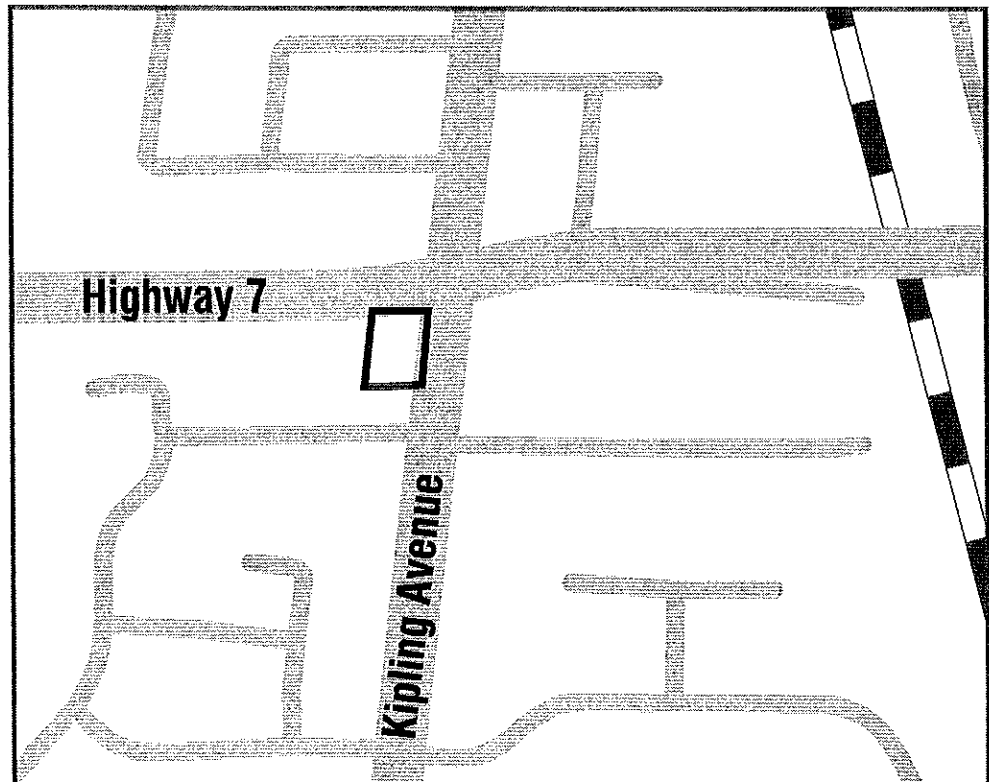
▲ Map 12.2.10.1: Centre Street Corridor

12.2.11 Southwest Corner of Kipling Avenue and Highway 7

OPA 701 passed November 10, 2006 is inserted into Volume 2 of the Official Plan as a consolidation, with no change to its purpose and effect, but subject to such changes that will not affect the substance of the document, including the following:

- a. deletion of obsolete provisions;
- b. changes or corrections to format, wording, or reference errors; or
- c. alteration in the number and arrangement of any provisions.

Note: the policies of Volume 1 apply except where there is a conflict, in which case the site specific policies named above will apply.



a Map 12.2.11.1: Southwest corner of Kipling Avenue and Highway 7