

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 8, 2010

Item 1, Report No. 25, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on June 8, 2010, as follows:

By receiving the following written submissions:

- 1) ***Ms. Martha Bell, dated May 17, 2010;***
- 2) ***Mr. Ryan Guetter, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated May 17, 2010;***
- 3) ***Mr. Alan Young and Ms. Sandra K. Patano, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated May 17, 2010;***
- 4) ***Mr. Barry A. Horosko, Bratty and Partners, LLP, Barristers and Solicitors, 7501 Keele Street, Suite 200, Vaughan, L4K 1Y2, dated May 18, 2010;***
- 5) ***Mr. Don F. Given, Malone Given Parsons Ltd., 140 Renfrew Drive, Suite 201, Markham, L3R 6B3, three dated May 18, 2010;***
- 6) ***Residents of Dorian Place, Thornhill, L4J 2M3, dated May 20, 2010;***
- 7) ***Mr. Maurice Stevens, Nonnodesto Income Inc., 10720 Bathurst Street, Vaughan, L6A 4B6, dated May 21, 2010;***
- 8) ***Mr. Alan Young, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated May 25, 2010, May 27, 2010, and June 3, 2010;***
- 9) ***Mr. Jordan Erasmus, Ontario Realty Corporation, 1 Dundas Street West, Suite 2000, Toronto, M5G 2L5, dated May 26, 2010 and June 4, 2010;***
- 10) ***Mr. Ted Cymbaly, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated May 26, 2010;***
- 11) ***Mr. Rick Smith, Environmental Defence, 317 Adelaide Street West, Suite 705, Toronto, M5V 1P9, dated May 27, 2010;***
- 12) ***Ms. Sandra K. Patano, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, two dated May 27, 2010 and one dated June 3, 2010;***
- 13) ***Ms. Wendy Hofstatter and Mr. Robert Hofstatter, dated June 1, 2010;***
- 14) ***Mr. Adam J. Brown, Sherman Brown Dryer Karol Gold Lebow, Barristers & Solicitors, 5075 Yonge Street, Suite 900, Toronto, M2N 6C6, dated June 2, 2010;***
- 15) ***Mr. Vince Ussia, 11180 Huntington Road, Kleinburg, L0J 1C0; Mr. Rinaldo Orsi, 11420 Huntington Road, Kleinburg, L0J 1C0; & Mr. George Knight, 6901 Kirby Road, Kleinburg, L0J 1C0, dated June 2, 2010;***
- 16) ***Ms. Susan Sigrist, 27 Matterhorn Road, Maple, L6A 2V4;***
- 17) ***Ms. Sarah F. Baldwin, Larkin + Associates Planning Consultants Inc., 1168 Kingdale Road, Newmarket, L3Y 4W1, dated June 3, 2010;***
- 18) ***Mr. Kurt Franklin, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated May 12, 2010 and June 3, 2010;***
- 19) ***Mr. Sony Rai, Sustainable Vaughan, 143 Vaughan Mill Road, Woodbridge, L4H 1K2, dated June 4, 2010;***
- 20) ***Mr. Roy Mason, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated June 7, 2010;***
- 21) ***Mr. Peter J. Smith, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, both dated June 7, 2010;***
- 22) ***Mr. H. Scott Rutledge, Major Mackenzie Property Limited, 16 Four Seasons Place, Suite 212, Toronto, M9B 6E5, dated June 7, 2010;***
- 23) ***Mr. Michael Baker, Embee Properties Limited, 88 Sheppard Avenue West, Suite 200, Toronto, M2N 1M5, dated June 7, 2010;***
- 24) ***Mr. Jason Gabriele, Anland Group Inc. Developments, 127 Pine Valley Crescent, Woodbridge, L4L 2W3, dated June 7, 2010;***
- 25) ***Ms. Deb Schulte, 76 Mira Vista Place, Vaughan, L4H 1K8, dated June 7, 2010;***
- 26) ***Mr. Jonathan Rodger, Zelinka Priamo Ltd., 5399 Eglinton Avenue West, Suite 202, Toronto, M9C 5K6, two dated June 7, 2010;***
- 27) ***Mr. Jay Claggett, IBI Group, 5th Floor, 230 Richmond Street West, Toronto, M5V 1V6, dated June 7, 2010;***
- 28) ***Mr. Jean Roy, Canadian Petroleum Products Institute, 20 Adelaide Street East, Suite 901, Toronto, M5C 2T6, dated June 7, 2010;***

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- 29) *Mr. Dennis H. Wood, Wood Bull LLP, Barristers & Solicitors, 65 Queen Street West, Suite 1400, Toronto, M5H 2M5, three dated June 7, 2010;*
- 30) *Mr. James M. Kennedy and Mr. Roy W. Mason, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated June 7, 2010;*
- 31) *Mr. Philip Stewart, Pound & Stewart Planning Consultants, 205 Belsize Drive, Suite 101, Toronto, M4S 1M3 and 305 Renfrew Drive, Suite 101, Markham, L3R 9S7, dated June 7, 2010;*
- 32) *Ms. Danielle Chin, Building Industry and Land Development Association, 20 Upjohn Road, Suite 100, North York, M3B 2V9, dated June 7, 2010;*
- 33) *Mr. Philip Levine, IBI Group, 5th Floor, 230 Richmond Street West, Toronto, M5V 1V6, dated June 7, 2010;*
- 34) *Mr. Mark Yarranton, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated June 7, 2010; and*
- 35) *H. Barons, 10671 Huntington Road, R.R. #1 Kleinburg, L0J 1C0, dated June 4, 2010.*

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OFFICIAL PLAN REVIEW
CITY-WIDE POLICIES
FILE 25.1

The Committee of the Whole (Public Hearing) recommends:

- 1) That the following be approved:

Whereas the City of Vaughan Draft Official Plan has been presented to the public at an open house on May 3, 2010 and is the subject of a Public Hearing on May 17, 2010; and

Whereas the Official Plan process has included 43 open house meetings, speakers series and a variety of public engagement events; and

Whereas the public has been informed that comments on the plan are to be submitted no later than Monday, June 7, 2010; and

Whereas it would be beneficial to allow the public more time to comment on the plan, and for the Planning Department to have more time to give appropriate consideration to the comments reviewed from the public;

Be it resolved that the final date for receipt of comments from the public be extended to June 14, 2010, and that a Special Committee of the Whole meeting be held on July 28, 2010, at 7:00 p.m., to consider a report and recommendations from the Commissioner of Planning having had regard for comments received; and

That this resolution be forwarded to the next Council meeting for ratification of any action taken in this regard;

- 2) That the following report of the Commissioner of Planning, dated May 17, 2010, be received;
- 3) That the presentation by Mr. Pino Di Mascio, Urban Strategies Inc., 197 Spadina Avenue, Suite 600, Toronto, M5T 2C8, and presentation material, be received;
- 4) That the following deputations, written submissions, and coloured drawings, be received:

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1. Ms. Diana Santo, MMM Group Ltd., 100 Commerce Valley Drive West, Thornhill, L3T 0A1, and coloured drawings;
2. Mr. Philip Levine, IBI Group, 230 Richmond Street West, Toronto, M5P 1V6;
3. Ms. Paula Bustard, SmartCentres, 700 Applewood Crescent, Vaughan, L4K 5X3;
4. Mr. Paul Stagl, Opus Management Inc., 62 Fairholme Avenue, Toronto, M6B 2W6;
5. Mr. Ted Cymbaly, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, written submissions, dated April 15, 2010, May 13 and 14, 2010, and coloured drawings;
6. Ms. Danielle Chin, Building Industry and Land Development Association, 20 Upjohn Road, Suite 100, Toronto, M3B 2V9;
7. Ms. Velta Mussellam, 16 Shieldmark Crescent, Thornhill, L3T 3T5;
8. Mr. Ryan Guetter, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, and written submissions, dated April 16, 2010, and dated May 17, 2010;
9. Ms. Alexandra Hatfield, 232 Camlaren Crescent, Kleinburg, L0J 1C0;
10. Mr. Victor Labreche, Labreche & Patterson & Associates, 330-A1 Trillium Drive, Kitchener, N2E 3J2, and written submission, dated May 17, 2010;
11. Ms. Cathy Ferlisi, Concord West Ratepayers' Association, 7777 Keele Street, Suite 8/70, Concord, L4K 1Y7;
12. Ms. Teresa Maranda, 9 Dorian Place, Thornhill, L4J 2M3;
13. Mr. Ted Cymbaly, on behalf of Mr. Adam Brown, Sherman Brown Barristers & Solicitor, 5075 Yonge Street, Suite 900, Toronto, M2N 6C6, and written submissions, dated April 19 and May 5, 2010;
14. Ms. Amy Darker, 10820 Pine Valley Drive, Woodbridge, L4L 1A6;
15. Mr. Sony Rai, 143 Vaughan Mills Road, Woodbridge, L4H 1K2;
16. Mr. Peter Smith, Bousfields, 3 Church Street, Suite 200, Toronto, M5E 1M2, and written submission, dated May 17, 2010;
17. Mr. Bruce Thom, EMBEE Properties Limited, 88 Sheppard Avenue West, Suite 200, Toronto, M2N 1M5, and written submissions, both dated May 17, 2010;
18. Mr. Guido Masutti, 144 Riverview Drive, Woodbridge, L4L 2L6;
19. Mr. John McMahon, 5900 Kirby Road, RR #1, Kleinburg, L0J 1C0;
20. Mr. Alan Young, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, and written submissions, three dated May 14, 2010, two dated, May 17, 2010;
21. Mr. Ken Nieuwhof, KARA, 429 Stevenson Avenue, Kleinburg, L0J 1C0;
22. Mr. Jeffrey Streisfield, Land Law, 662 Briar Hill Avenue, Toronto, M6B 1L3, and written submission dated May 17, 2010;
23. Mr. Philip Stewart, Pound & Stewart Planning Consultants, 305 Renfrew Drive, Suite 101, Markham, L3R 9S7, and written submissions, both dated May 17, 2010;
24. Ms. Deb Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8;
25. Ms. Gila Martow, 70 Coldwater Court, Thornhill, L4J 7S4;
26. Mr. Dave Schenck, 76 Mira Vista Place, Woodbridge, L4H 1K8;
27. Ms. Eve Roa, 199 Ravineview Drive, Maple, L6A 3T2;
28. Mr. Daniel Schenck, 76 Mira Vista Place, Woodbridge, L4H 1K8;
29. Mr. Anthony Francescucci, 16 Auburn Road, Woodbridge, L4L 2X8;
30. Mr. Nick Pinto, West Woodbridge Homeowners' Association Inc., 57 Mapes Avenue, Woodbridge, L4L 8R4;
31. Mr. John Taglieri, Lormel Homes, 30 Pennsylvania Avenue, Vaughan, L4K 4A5, and written submissions, both dated May 14, 2010;
32. Rev. Jim Keenan, 9225 Jane Street, Suite 1416, Vaughan, L6A 0J7, and written submission, dated May 17, 2010;
33. Mr. Jamie Maynard, 75 William Street, Woodbridge, L4L 2R9;
34. Mr. Styles Q. Weinberg, 27 Pincone Circle, Concord, L4K 5K5;
35. Mr. Iain Craig, 365 Stegman's Mill Road, Box 157, Kleinburg, L0J 1C0, and written submission, dated May 17, 2010;

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36. Ms. Marilyn Iafrate, 55 Marwood Place, Maple, L6A 1C5;
37. Ms. Susan Sigrist, 27 Matterhorn Road, Maple, L6A 2V4;
38. Mr. Tel Matrundola, Telast & Tanmark Holdings, c/o 77 Elgin Street, Thornhill, L3T 1W7;
39. Mr. Don Given, Malone Given Parsons, 140 Renfrew Drive, Suite 201, Markham, L3R 6B3;
40. Ms. Rosemarie Humphries, Humphries Planning, 216 Chrislea Road, Vaughan, L4L 8S5;
41. Mr. James Kennedy, KLM Planning Partners Inc., 64 Jardin Drive, Concord, L4K 3P3;
42. Mr. Stephen Roberts, 95 Bentoak Crescent, Vaughan, L4J 8S8;
43. Mr. Shawn Smith, 21 Stonebriar Drive, Maple, L6A 2N2;
44. Mr. Ira Kagan, Kagan Shastri LLP, 188 Avenue Road, Toronto, M5R 2J1;
45. Mr. Savino Quatela, 134 Grand Valley Blvd., Vaughan, L6A 3K6;
46. Mr. David Donnelly, Environmental Defence, 317 Adelaide Street West, Suite 705, Toronto, M5C 2L7;
47. Mr. Mario G. Racco, 21 Checker Court, Thornhill, L4J 5X4;
48. Mr. Eugene Terenzio, 225 Eilerslie Avenue, Toronto, M2N 1Y3;
49. Ms. Carrie Liddy, 36 Humberview Drive, Woodbridge, L4H 1B1;
50. Mr. Frank Greco, 10504 Islington Avenue, Suite 204, Kleinburg, L0J 1C0;
51. Mr. James Coburn, 80 Bruce Street, Woodbridge, L4L 1J4;
52. Ms. Cathy Defina, 33 Woodview Road, Woodbridge, L4L 2V3;
53. Ms. Martha Bell, 63 Riverside Drive, Woodbridge, L4L 2L2; and
54. Mr. Richard Rodaro, 50 Woodend Place, RR2, Woodbridge, L4L 1A6;

5) That the following written submissions be received:

1. Chief Sharon Stinson Henry, 5884 Rama Road, Suite 200, Rama, Ontario, L0K 1T0, dated May 4, 2010;
2. Mr. David A. McKay, MHBC Planning, 230-7050 Weston Road, Woodbridge, L4L 8G7, dated May 11 and May 17, 2010;
3. Mr. Drazen Bulat, 245 Veneto Drive, Woodbridge, L4L 8X7, dated May 13, 2010;
4. Mr. Michael J. Wren, Miller Thomson, Barristers & Solicitors, Scotia Plaza, 40 King Street West, Suite 5800, P.O. Box 1011, Toronto, M5H 3S1, dated May 14, 2010;
5. Ms. Sandra K. Patano, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated May 14, 2010;
6. Mr. Barry A. Horosko, Bratty and Partners, LLP, Barristers and Solicitors, 7501 Keele Street, Suite 200, Vaughan, L4K 1Y2, both dated May 14, 2010;
7. Mr. Peter J. Smith, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated May 17, 2010;
8. Mr. Dennis H. Wood, Wood Bull, 65 Queen Street West, Suite 1400, Toronto, M5H 2M5, dated May 17, 2010;
9. Dr. Faisal Moola, David Suzuki Foundation, 215 Spadina Avenue, Suite 169, Toronto, M5T 2C7, dated May 17, 2010;
10. Ms. Jo-Anne Lane, Beacon Environmental, 144 Main Street North, Suite 206, Markham, L3P 5T3, dated May 17, 2010;
11. Mr. Ken Schwenger, KARA, P.O. Box 202, Kleinburg, L0J 1C0, dated May 17, 2010; and
12. Mr. Keith MacKinnon, KLM Planning Partners, 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated May 17, 2010.

Recommendation

The Commissioner of Planning recommends:

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THAT the Public Hearing report for File 25.1 (Draft Vaughan Official Plan – Volume 1) 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

Goal 2 under Green Directions Vaughan, the City's Community Sustainability and Environmental Master Plan, has a focus on the new Official Plan to "ensure sustainable development and redevelopment". Indeed, the opening description of Goal 2 essentially describes the transformative vision of the new Official Plan.

"Vaughan is committed to sustainable land use. Vaughan Tomorrow, our consolidated Growth Management Strategy – 2031, has a central focus on creating a cutting-edge Official Plan that will provide for increased land use densities, efficient public transit, considerations for employment lands and open space systems, as well as walkable, human scale neighbourhoods that include services, retail, and an attractive public realm. ... The plan will guide the creation of the physical form that will reflect a "complete" community."

While the City of Vaughan Official Plan: A Plan for Transformation most prominently implements Goal 2 of Green Directions Vaughan (GDV), the policies and vision of the Official Plan address almost every aspect of the community sustainability strategy. Key sustainability initiatives of Green Directions Vaughan that are addressed in the Official Plan are listed below.

Demonstrating leadership through green building and urban design policies (GDV Goal 1 and Goal 5).

Protecting green space and countryside by establishing a Natural Heritage Network and limiting urban expansion (GDV Goal 2).

Policy direction regarding intensification areas will help to implement objective GDV Goal 3, by putting people closer to transit stops and transit corridors and closer to where they work and shop.

Mixed use communities in the Vaughan Metropolitan Centre and other Primary and Local Centres, together with an emphasis on design excellence are to foster vibrant communities (GDV Goal 4).

An overall vision and policy structure that supports implementation of Green Directions Vaughan (GDV Goal 5 and Goal 6).

Economic Impact

The draft Official Plan 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 with 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 was communicated to the public through an extensive public engagement and consultation process. The public engagement process is outlined in more detail under the Background section of this

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report. The Notice of statutory Open House and Public Meeting (Hearing) was given on April 12, 2010. The Public Open House on May 3, 2010 provided an opportunity for the public to comment on the draft Official Plan and the various completed background reports in support of the new Official Plan. Notices were mailed to local residents requesting notification, posted on various online webpage's including the City of Vaughan website, Vaughan Tomorrow, City Page Online and the Planning Department Notice of Public Hearing(s) webpage. Notices were published in various local Vaughan papers including the Vaughan Weekly, Vaughan Liberal, and Vaughan Citizen. Notices were also mailed out to resident's who wish to be contacted.

The consultation process to-date also include regular meetings with City and Regional staff members, members of the Official Plan Consulting Lead Team, Urban Strategies Inc., and a monthly project status update to the Official Plan Review Committee.

Purpose

The purpose of this report is to introduce the draft Official Plan, replacing most of the City's existing Official Plan documents, and establishing a comprehensive framework of planning policies to guide and manage growth and development. This report presents a summary of the draft Official Plan and the process of its preparation. Copies of the draft Official Plan have been provided to Council and are available on the City's website and at the Planning Department.

Background

Location

The draft Official Plan applies to all lands within Vaughan, as shown on Attachment #1 (Schedule 1 – Urban Structure). The final Official Plan document will be produced in two volumes. This public hearing deals with city-wide policies, Volume 1 which will generally be applicable throughout Vaughan. A separate public hearing will be held on June 14, 2010, to deal with Volume 2 which will contain the secondary plans resulting from focused area studies currently being completed and applicable to a number of areas which require detailed planning analyses and policies. That public hearing will also deal with a limited number of site-specific policies applicable to individual properties and small collections of properties in some parts of Vaughan.

Official Plan Designations

The draft Official Plan introduces a set of land use designations applicable to lands throughout Vaughan. Attachment #2 (Schedule 13 – Land Use) shows the generalized land uses throughout Vaughan. The Official Plan also includes an enlarged series of land use maps for each part of the City, enabling the reader to more clearly read and understand the detailed land use information presented therein, and the maximum permitted heights and densities which are identified on the maps or described in the policies of the Plan. The only exceptions are those lands where secondary plans are currently in preparation through the focused area studies, or where future secondary plans are required to be prepared as shown on Attachment #3 (Schedule 14 – Areas Subject to Volume 2 Policies).

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. Following approval of the Official Plan, it is anticipated that work will begin on preparation of a new zoning by-law to bring 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. The Planning Act requires that such a by-law be prepared within three years of approval of a new Official Plan.

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Official Plan Review Process and Related Studies

Council approved the terms of reference for the Official Plan Review on May 7, 2007.

On October 15, 2007, Urban Strategies Inc. was confirmed as the lead consultant of a multi-disciplinary team with land use, urban design, housing, market, environmental and transportation expertise. Other firms included in the Core Consulting Team were Hemson Consulting Ltd. and Gartner Lee Limited (which subsequently became a part of AECOM). AECOM was also retained under direction of the Development Engineering Department to carry out the Transportation Master Plan.

On November 5, 2007, at Council's direction, the Official Plan Review Committee (OPRC) began its regularly scheduled meetings to oversee and provide direction to the Official Plan Review process. To date, the OPRC has held 23 meetings in carrying out its mandate.

Concurrent with the Official Plan Review process, a number of related studies have been carried out, including ten background studies and five focused area (FA) studies:

1. Under the direction of the Policy Planning Department:
 - Commercial Land Use Review (urban Metrics Inc.)
 - Housing and Employment Land Needs Study (Hemson Consulting)
 - Social Services Study (Urban Strategies Inc.)
 - Natural Heritage Network Study (AECOM Ltd.)
 - Kleinburg/Nashville Rural Areas FA Study (The Planning Partnership)
 - Woodbridge Core FA Study (Office for Urbanism)
 - Yonge Street Area FA Study (Young Wright/IBI Group)
 - Vaughan Metropolitan Centre FA Study (Urban Strategies Inc.)
 - West Vaughan Employment Area FA Study (Urban Strategies Inc.)
2. Under the direction of the Cultural Services Department:
 - Built Cultural Heritage Study (R. Unterman/W. Morgan)
 - Cultural Heritage Landscapes Study (R. Williamson/W. Morgan)
 - Creative Together Cultural Plan (G. Baeker/K. Runnalls)
 - Archaeological Study and Plan (Archaeological Services Inc.)
3. Under the direction of the Economic Development Department:
 - Employment Sectors Strategy (Hemson Consulting)
4. Under the direction of the Development Engineering Department:
 - Transportation Master Plan (AECOM Ltd.)

These studies, together with the already approved Green Directions Vaughan, Active Together Master Plan, Fire Master Plan, and the Pedestrian and Bicycle Master Plan, have each generated valuable information and policy material which has been used to prepare the draft Official Plan. Each of the background studies have been completed and presented to the Official Plan Review Committee. The Development Engineering Department is now initiating water and sanitary sewer master plans which will be based on and consistent with the draft Official Plan.

The Public Consultation Process

The Official Plan's innovative approach to public consultation, taken under Council direction and described below, garnered Vaughan a 2009 Award for Excellence in Communications and Public Education from the Ontario Professional Planners Institute.

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The public consultation program ran throughout the Vaughan Tomorrow process and was tailored to the various stages of the program:

- A Speaker's Series kicked-off the consultation program, featuring invited experts speaking on a number of topics to engage and educate the public on issues of city-building.
- 5 Visioning Workshops were held in each of the communities to gather citizen input into the direction that the new Official Plan should take.
- A documentary film, "A Vision for Transformation", was prepared including contributions from experts, City Council, and citizens describing the need for change and a desired future for the City. This film was shown at Vaughan Tomorrow public meetings, was sent to ratepayer associations and community groups and was screened in libraries and at other public events.
- As background reports were prepared, summaries were provided in a series of Citizens' Bulletins, providing information on the various subject areas being studied in preparation of the new Official Plan. These Citizens' Bulletins, as well as the full length reports, were available at the Civic Centre, in libraries and on the dedicated Vaughan Tomorrow website.
- The Vaughan Tomorrow website acted as a clearing house for all Growth Management related news and information, including the interactive VaughanQuest city growth simulation software which allowed citizen's to see the potential impact of many growth management decisions on the quality of life, and shape of their city.
- The youth of Vaughan were also engaged an educational package which was made available to all Public and Catholic high schools in Vaughan.
- Workshops on the Vision for Transformation were held with land industry professionals, the general public and rate payers associations. The Vision for Transformation was also shared at smaller community events such as community dinners.
- As detailed analyses were prepared, two comprehensive open houses were held to inform the public and stakeholders of key issues and areas of discussion. At these events, representative of all supporting studies related to the preparation of the Official Plan were on hand to share findings and solicit feedback.
- The draft Official Plan was released in April, 2010.
- On May 3, 2010, a statutory open house was held to present the City-wide and site-specific policies of the new Plan.
- Each of the five secondary plans has been subject to its own separate consultation process. Statutory open houses were held, one in each ward, on April 7, 12, 14, 19 and 22. The five focused area studies are currently proceeding to their conclusion with the production of five secondary plans, which will be the subject of a separate Public Hearing on June 14, 2010.
- Notification of all of the open houses and public hearings was provided to the public via emailing, direct mailing and newspaper advertising in keeping with the notification policies of Council and the requirements of the Planning Act.
- Throughout the Official Plan process, information regarding public meetings, events, studies and reports associated with the Official Plan have been posted on the City's growth management web site, www.vaughantomorrow.ca.

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In addition to consultation with the general public, the Plan was prepared through regular consultation with related agencies such as York Region, the School Boards, and the Toronto and Region Conservation Authority to ensure a comprehensive and integrated approach.

The Policy Context

The Official Plan addresses the City's long-term planning requirements to the year 2031 and, in addition to consolidating all former land use policy into one document. This Plan brings the City into conformity with recent Provincial and Regional land use policy direction.

i) Provincial Policy

The Planning Act requires municipalities to prepare an Official Plan to set out the municipality's general planning goals and policies that will guide future land use. Specifically, the Official Plan must contain "goals, objectives and policies established primarily to manage and direct physical change and the effects on the spatial, economic and natural environment of the municipality." Such plans are also required to be updated every five years, to ensure conformity with provincial plans and consistency with provincial policy statements.

The Provincial Policy Statement (2005) (PPS) requires that municipal official plans be consistent with its policies for the wise management of land in the Province including: support for intensification and more compact, transit-supportive land use patterns; the protection of employment lands; the redevelopment of brownfields; the promotion and development of clean energy sources and conservation for improved air quality; among other important policies. The PPS also requires that upper and lower tier municipalities coordinate their land use planning efforts, particularly in the area of allocating population and identifying areas for intensification.

The Oak Ridges Moraine Conservation Plan (2002) established the protection of the Oak Ridges Moraine - a significant natural heritage feature part of which is in the north east area of Vaughan. The Greenbelt Plan (2005) builds on the legacy of protection established for the Oak Ridges Moraine and protects agricultural lands, and lands performing vital ecological features, from urbanization. The policies in these plans generally protect these lands for agricultural, passive recreational, and traditional rural settlement area uses.

The Growth Plan for the Greater Golden Horseshoe (2006) ("the Growth Plan") sets growth targets to guide planning and growth management across the region and emphasizes intensification of already built-up areas, the preservation of designated Employment Areas for future economic opportunity; conservation of natural heritage areas; and multiple modes of safe and efficient transportation to move around. The Growth Plan also stipulates that conversions of employment land to other non-employment uses, and expansions to the urban area can only be made through a municipal comprehensive review, such as the statutory five year official plan review.

ii) Regional Policy

The York Region Official Plan (YROP) has been updated to recognize recent Regional initiatives and to bring it into conformity with the recent Provincial planning changes described above.

The updated YROP is rooted in the concept of sustainability. The YROP policies will protect important natural features with an emphasis on enhancing the natural systems that shape and support the region, while also managing the growth of the rapidly urbanizing region with a shift toward greater intensification of the already built-up areas. The YROP sets

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intensification targets for each of the local municipalities. Community-building policies support this shift with a new policy focus on integrated city-building to create sustainable communities with a pedestrian-friendly, transit-supportive, transportation system that will reduce reliance on automobiles.

The YROP was under review while the Vaughan Official Plan was under development. Consequently, and in accordance with provincial policy, the two documents are well aligned and share a coordinated policy basis and approach to growth management. Where policies of the Regional Plan conflict with this Plan, the Regional Plan will prevail.

The Vision for Transformation: Goals of the Official Plan

The Official Plan Review process included an extensive dialogue and visioning exercises whereby Vaughan residents were engaged to help define the main principles that would guide the development of Official Plan policies and land-use planning decisions. The main principles of Vaughan's Vision for Transformation and the resultant policies are summarized through eight key themes, listed below, which have become the goals of the Official Plan.

- Goal 1: Strong and Diverse Communities
- Goal 2: A Robust and Prominent Countryside
- Goal 3: A Diverse Economy
- Goal 4: A Vibrant and Thriving Downtown
- Goal 5: Moving Around without a Car
- Goal 6: Design Excellence and Memorable Places
- Goal 7: A Green and Sustainable City
- Goal 8: Directing Growth to Appropriate Locations

Key Planning Objectives of the Official Plan

Policy 2.1.3.2 of the draft Official Plan establishes the primary land use planning and growth management objectives of the Official Plan as follows:

- a. identifying natural features, agricultural lands and rural areas where urban growth is not to be directed;
- b. directing a minimum of 45% of residential growth through *intensification*, and identifying *Intensification Areas* as the primary locations for accommodating *intensification* within Vaughan's built-up areas;
- c. ensuring the character of established communities is maintained;
- d. ensuring a sufficient supply of new Community Areas are designated in order to meet growth forecasts and these areas are developed as *complete communities* with a compact urban form that supports transit service and promotes walking, cycling and healthy living;
- e. ensuring a sufficient supply of employment lands are maintained to support economic growth;
- f. identifying a hierarchy of mixed-use centres to be developed in a compact form and at appropriate densities to support transit service and promote walking and cycling;
- g. promoting public transit use by encouraging transit-supportive densities and an appropriate mix of uses along transit routes, and particularly at VIVA stations, GO stations and future rapid transit stations;

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- h. providing for a diversity of housing opportunities in terms of tenure, affordability, size and form;
- i. establishing a culture of design excellence with an emphasis on providing for a high-quality public realm, appropriate built form and beautiful architecture for all new development;
- j. ensuring environmental sustainability through the protection of natural features and ecological functions and through the establishment of green development standards to be achieved by all new development;
- k. developing a linked system of active and passive parks, greenways and natural areas throughout the City; and
- l. advocating for the community and social needs of Vaughan residents by working with senior levels of government and social service providers.

The Urban Structure of Vaughan

Future growth in Vaughan will be directed according to the Urban Structure Plan (Schedule 1), as shown on Attachment #1 which establishes a framework for guiding growth in Vaughan. Understanding the organization of the City on a macro level is necessary to achieving the overall objectives of directing growth to appropriate locations while protecting stable areas. To that end, the Urban Structure identifies locations for residential, mixed-use or employment intensification and clearly defines the community, employment and natural areas where major change is not desirable.

The Urban Structure Plan (Schedule 1) of the City of Vaughan includes the following structural components:

- a. Natural Areas and Countryside;
- b. Community Areas;
- c. Employment Areas;
- d. Intensification Areas, including:
 - i. the Vaughan Metropolitan Centre
 - ii. Primary Centres
 - iii. Local Centre
 - iv. Primary Intensification Corridors

The Urban Structure Plan also identifies areas subject to the Greenbelt Act, the Oak Ridges Moraine Conservation Act and the Provincial Parkway Belt West Plan.

Appendix A to this report includes an extract from the draft Official Plan describing the components of the City's Urban Structure.

New Policy Initiatives and Directions in the Official Plan

The draft Official Plan introduces a series of land use designations applicable throughout the City, replacing a myriad of existing designations varying from one geographic area to another. These designations largely reflect the scale and intensity of development already in place and protect valued components of the existing community, such as the countryside, natural areas and stable neighbourhoods. New development and redevelopment are directed primarily to locations where

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intensification is desirable to address objectives such as creating complete communities and mixed-use centres in a compact urban form, promoting public transit and other active transportation modes, and providing a diversity of housing and employment options.

The following identifies some of the policy highlights of the draft Official Plan.

i) The draft Official Plan protects and enhances the places that make Vaughan great

- 40% of Vaughan is protected as Natural Areas and Countryside.
- 36% of Vaughan is maintained as low-rise Community Areas.
- 20% of Vaughan is designated as Employment Areas to support economic and job growth.
- Historic cores remain protected as Heritage Conservation Districts and policies to protect and preserve heritage buildings, districts, landscapes and archaeological sites have been strengthened.

ii) The draft Official Plan provides a balanced and responsible approach to achieve sustainable growth

- The urban boundary will expand by only 3% in order to protect our Natural Areas and Countryside. This is the smallest urban expansion in Vaughan's history and a clear signal regarding the City's commitment to sustainability.
- A minimum of 45% of new development will be in the form of intensification. This will make better use of existing services, promote walking, cycling and transit, and help create new mixed-use communities where people can live, work and play.
- Intensification will be achieved by using only 4% of Vaughan's land base. The draft Official Plan directs intensification to a limited number of areas that will be well served by transit and establishes clear rules to create transitional development between higher-rise development and low-rise community areas.
- The draft Official Plan ensures a sufficient supply of a variety of housing forms in a variety of locations. Vaughan is meeting its Regional obligations and ensuring that it doesn't shift growth issues to other municipalities.

iii) Intensification will be achieved through a variety of mixed-use districts that each has a different scale of development depending on the local context

- The Vaughan Metropolitan Centre will be the City's downtown. It will have the widest range of uses and will have buildings of various sizes, including the tallest buildings in the City.
- Primary Centres will accommodate a wide range of uses and will have tall buildings as well as lower ones to ensure an appropriate transition to neighbouring areas.
- Primary Intensification Corridors will link various centres and are linear places of activity in their own right. They may accommodate mixed-use intensification or employment intensification.
- Local Centres acting as the focus for communities are lower in scale and offer a more limited range of uses.
- Where detailed local planning has yet to occur, Secondary Plans are required prior to development.

iv) The draft Official Plan shifts transportation policy emphasis from the automobile towards transit, cycling and walking

- Transit modal split target for 2031 of 30% Citywide and 50% in Intensification Areas.

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- 50% of residents will be within 200 metres of transit service (less than a 5-minute walk) and 90% will be within 500 metres of transit service (10-minute walk).
 - Land-use policies linked to transit service. Highest densities are provided at rapid transit stations and along rapid transit corridors.
 - Development criteria and urban design/public realm policies require that new development facilitates transit, walking and cycling.
 - Controls on drive-throughs, including no drive-throughs in Intensification Areas or Heritage Conservation Districts and development criteria in other places.
- v) The draft Official Plan ensures the City remains one of Canada's strongest cities for job growth and economic development
- 1200 hectares of vacant Employment Lands are available for development, providing Vaughan with one of the largest supplies in the Greater Golden Horseshoe.
 - Employment Areas are protected for industrial activities and, in Prestige Employment Lands also for low-rise office buildings.
 - Major Offices and major retail uses are directed to intensification areas.
 - New hospital and major medical centre will be promoted at Jane and Major Mackenzie Drive in a designated Primary Centre.
- vi) The draft Official Plan leads in environmental protection and sustainability
- Vaughan's Natural Heritage Network has been identified and mapped. This network of streams and valleys, woodlands, wetlands, fish and habitat areas and environmentally significant features has policies to protect and will be a legacy for future generations.
 - Areas for enhancing and linking the Natural Heritage Network have been mapped and will be secured through the development process.
 - Policies have been established to support water and energy conservation and to encourage green and sustainable buildings. New developments will prepare sustainable development reports to identify how they meet sustainability principles. Specific standards will be prepared by the City in consultation with the building and construction industry.
 - Agriculture will remain a productive activity in Vaughan through protected agricultural lands.
 - Vaughan's accommodation of growth and intensification within its borders will also help ensure that agricultural areas elsewhere in York Region and the Greater Golden Horseshoe remain protected.
 - Vaughan's tradition of urban and community agriculture is acknowledged and strengthened. Policies to allow for community agriculture opportunities in parks, open spaces and utility corridors have been established.
- vii) The draft Official Plan creates an emphasis on design excellence
- Emphasis on place making. Integrated policies for land use, built form, and urban design will help transform suburban environments into attractive and vibrant urban places.
 - Design policies to guide public realm improvements (e.g., streetscapes, parks and open spaces, urban squares, etc.).
 - Introduction of a Design Review Panel process for major projects and significant buildings.
 - Promotion of Public Art, including requirements for public buildings and a public art contribution for private developments. A Public Art Program is to be created to enable these policies.

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- viii) The draft Official Plan ensures the continued vitality of its retail sector
- Retail centres will be permitted at specified locations within Community Areas. These can be built as stand-alone shopping centres or in some areas as part of mixed-use developments.
 - Retail uses will be permitted throughout Intensification Areas. These can be built as standalone shopping areas provided that they also provide at least 50% non-retail uses elsewhere on the site. This is to leverage retail uses to help create mixed-use communities.
 - In certain focal areas, a certain amount of street-related retail will be required.
 - Retail uses will be permitted in Employment Areas only to support local businesses and will therefore be limited to 20% of the overall GFA on a lot in Prestige Employment Lands and only as ancillary uses in General Employment Lands.
 - Major Retail uses – those over 10,000 square metres – will not be permitted in Community Areas or Employment Areas. They are permitted throughout intensification areas subject to a Zoning By-law Amendment but must be justified subject to a specific study.
- ix) The draft Official Plan responds to community and social service needs
- A wide variety of housing types will be found in Vaughan that will allow older people to remain in Vaughan as they age and younger adults to find housing in Vaughan as they leave home.
 - The draft Official Plan reflects the York Region target of 25% affordable housing throughout the Region and 35% within the Vaughan Metropolitan Centre.
 - Policies on Secondary Suites are provided as required per the Growth Plan and York Region Official Plan. Secondary Suites are encouraged and may be allowed where deemed appropriate by a City initiated study.
 - Policies related to Universal Design are found throughout the draft Official Plan in conformity with the Ontarians with Disabilities Act.
 - Increased accessibility is provided to Community and Social Services facilities by directing them to locate in intensification areas and/or where they are well served by transit.

Managing Growth: The Housing Analysis and Employment Land Needs Study

A key part of the Official Plan Review is the work completed by Hemson Consulting, as summarized in the Housing Analysis and Employment Land Needs Study. Its purpose was to assess the City's long term land requirements and to help to ensure conformity with the Provincial Growth Plan, and in particular, the new Provincial and Regional policies that seek to achieve a more compact urban form through intensification.

The *Growth Plan* sets out a vision for growth in the Greater Golden Horseshoe (GGH) to 2031, including a set of long-range growth forecasts, and direction on how that growth should be accommodated. Regional and area municipalities throughout the GTA are required to conform with these forecasts. The Growth Plan also provides guidance on how that growth should be accommodated, including a number of key requirements applicable to the Official Plan, notably:

1. By the year 2015 and for each year thereafter, a minimum of 40% of all residential development occurring annually within the Region of York will be within the built-up area.
2. The Region of York's greenfield areas, collectively, including any new areas designated for urban uses, must be planned to achieve a minimum of 50 persons and jobs per gross hectare of land. This includes undeveloped areas at the edges of Vaughan's current urban designated area, plus any additional lands that may be designated through the new official plan or in the future for urban use, for both residential and employment uses.

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3. The density of development in Urban Growth Centres (UGC) designated in the Growth Plan, including the Vaughan Metropolitan Centre, must be planned to achieve a minimum of 200 persons plus jobs per hectare.
4. Strict criteria are established regarding the conversion of land within employment areas to non-employment uses. Major retail uses are not considered employment uses and therefore are excluded. Conversions may be permitted through a comprehensive review, only where it has been demonstrated that the land is not required over the long-term and there is a need for the conversion. The Housing Analysis and Employment Land Needs report constitutes a municipal comprehensive review of employment land for this purpose. Bill 51 prohibits landowners from appealing municipal decisions on private applications for conversion of employment lands.

The Hemson report addresses each one of these requirements in detail, as summarized below.

In December, 2009, the Region of York adopted the Regional Official Plan, including the following provisions having implications for Vaughan's Official Plan:

1. A population allocation for Vaughan to grow from 248,800 in 2006 to 418,800 by 2031;
2. An employment allocation for Vaughan to grow from 162,200 in 2006 to 266,100 in 2031;
3. A target for 29,300 residential units to be accommodated within the existing built-up area of the City of Vaughan between 2006 and 2031, which translates into a share of approximately 45% of new housing units;
4. A direction to focus growth in the VMC (an identified UGC under the *Growth Plan*) and along Highway 7, designated a Regional corridor in the *Region of York Official Plan*; and
5. The identification of the Highway 400 North lands and the area north of the Vaughan Enterprise Zone along Highway 50 as a future strategic Employment Area. The Council-approved *Region of York Official Plan* recognizes that urban expansions may be required, but the size and location are yet to be determined.

More recently Region of York Council at its meeting of March 25, 2010, endorsed a report that contained a refined Land Budget for the Region. The land budget report indicated that there was a need for urban expansions in the three white belt communities of the City of Vaughan and the Towns of Markham and East Gwillimbury to meet Growth Plan requirements to 2031. The amount and location of additional urban land required in Vaughan has been identified by a Region Official Plan Amendment that was before the York Region Planning & Economic Development Committee on May 5, 2010 and, is coincident with urban boundary expansion proposed in the City's draft Official Plan.

To address and respond to Provincial and Regional policy requirements and direction, Hemson and Urban Strategies carried out detailed research and analysis of the City's supplies of community and employment lands, including lands within the Built Boundary (defined by the Province as areas built as of June, 2006) and 'greenfield areas' (lands already included within the City's urban area but not yet developed). Extensive work was also completed to identify and examine areas throughout Vaughan where intensification of development should be encouraged to the year 2031. Intensification, and development within new urban lands, including both residential and employment growth, are the two most important quantitative aspects of the urban structure that the City addresses in the new Official Plan.

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The analysis of identified housing intensification opportunities within the Built Boundary is summarized in Table 1 below (Table 2 in the Hemson report). Theoretical potential was identified for 30,430 units over the period to 2031, recognizing that, in many cases and for many different reasons, much of this potential is unlikely to translate into new units within the time frame. In addition, there are a number of locations where intensification appears desirable, consistent with Provincial, Regional and City planning objectives, but the actual scope for intensification should be addressed through comprehensive secondary plan studies with community consultation. Nonetheless, it is clear that sufficient intensification potential is present to satisfy the Region's requirement for 29,300 units to be provided within the Built Boundary.

Table 1 Identified Housing Intensification Opportunities Inside the Built Boundary (in units)	
Vaughan Metropolitan Centre	12,000
<u>Major Centres</u>	
Yonge and Steeles Avenue	4,800
Steeles Corridor	5,400
Weston and Highway 7	tbd
Bathurst and Centre Street North Side	1,350
Bathurst and Centre Street South Side	tbd
Vaughan Mills	tbd
Jane and Major Mackenzie Drive	tbd
	<u>11,550</u>
<u>Local Centres</u>	
Kleinburg Core	80
Woodbridge Core	900
Maple Core	400
Thornhill Core	150
Concord GO Station	tbd
Vellore Village Core	900
	<u>2,430</u>
<u>Primary Intensification Corridors</u>	
Highway 7	2,500
Centre Street	400
Dufferin and Centre Street	tbd
East of Dufferin	450
Major Mackenzie Drive	600
Rutherford Road	400
Jane Street	00
	<u>4,450</u>
Total	30,330

The Hemson report worked with the future population forecast and translated it into estimates of future housing demand, to compare with the Region of York's analysis. The result was demand for a total of 135,720 housing units in Vaughan by 2031, including 69,540 units (existing as of June 2006) and 66,180 additional new units required to be added, 2006 to 2031 as indicated in Table 2.

Within the Built Boundary, demand for intensification (29,300 units) and infill development (2,320 units) totals 31,620 units.

Outside the Built Boundary, demand is forecast for 34,560 units. However, this requirement cannot be satisfied within the existing designated greenfield areas because it cannot reasonably be expected that all of the potential apartment units in new greenfield areas to be built by 2031, owing to the predominance in demand for ground-related units. Therefore, after considering

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housing unit type preferences, a significant number of new units – 9,630 in total - will need to be provided through the designation of additional urban residential lands beyond the City's current urban boundary.

Considering both new units inside the built boundary and new greenfield units, the summary housing growth outlook for the City is shown on Table 2 below (Table 8 in the Hemson report).

Table 2 All Housing Growth by Type, 2006-2031				
	Single & Semi	Row	Apt	Total
Inside Built Boundary	2,320	6,720	22,580	31,620
Existing Greenfield	18,250	3,790	2,890	24,930
New Greenfield	7,700	1,930	0	9,630*
Sub-Total	28,270	12,440	25,470	66,180

* At 20 units per hectare (the gross density used by the Region in its analysis), the 9,630 units requires an additional 480 hectares of urban greenfield land. The additional urban residential lands, proposed in the draft Official Plan as an urban boundary expansion, are sufficient to meet this requirement.

The growth outlook involves a significant shift in housing unit preference away from single and semi-detached units towards apartments. Most of the housing unit potential identified for intensification is in medium and higher density forms. About 20% of the City's intensification potential is in rowhouse units and 80% is in apartment units.

The shift to apartment units is shown in Table 3 below (Table 9 in the Hemson report), where it can be seen that the proportion of new households being accommodated in apartment units shifts from below 15% currently to over 38% over the 2006 to 2031 period, about double the proportion that would otherwise be expected under a market or a "business as usual" approach.

Table 3 Historic and Planned Target Forecast Housing Mix City of Vaughan				
	Single/Semi	Row	Apt	Total
1971-1986	83.5%	4.2%	12.3%	100%
1986-1996	81.1%	7.4%	11.5%	100%
1996-2006	71.9%	14.1%	14.0%	100%
2006-2031	42.7%	18.8%	38.5%	100%

These conclusions represent significant change from past practice in how growth is accommodated. This result is consistent with provincial, regional and emerging local policy which seek a denser, more urban character to development in the City of Vaughan, especially as a result of the VMC and the major transit investments being made in the City.

As a result of this analysis, Urban Strategies carried out an assessment of rural lands throughout Vaughan to determine which lands would be most suitable to address the City's future need for community lands. The results of this analysis are discussed below.

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Addressing the City's Needs for Urban Expansion

Concurrent with the Hemson analysis, Urban Strategies carried out an assessment of rural lands throughout Vaughan to determine where it would be most appropriate to introduce urban land use designations to address the City's long term need for additional community lands. The result of this work was presented in a report entitled, "Where and How to Grow", published in June, 2009. The report concluded that approximately 85% of the City's forecast housing demand to 2031 can be accommodated within the existing urban area. The remaining 15% could be met through:

- a. additional intensification within the built boundary;
- b. additional development within the designated greenfield area;
- c. an urban boundary expansion; or
- d. a combination of some or all of the above.

Since mid-2009, additional analysis has been undertaken by both the Region and City and final conclusions have been reached on how and where population growth may be accommodated. The major growth management challenge has been to balance the need to improve the livability and economy of the community, while still meeting the goals of the *Growth Plan* and Regional plan. The evaluation of these options has led to the conclusion that an urban boundary expansion is the preferred means by which the City should address its forecast long term land requirements, because:

- a. the identified intensification opportunities being reflected in the draft Official Plan will fully satisfy the Region's requirement of 45% of forecast future housing units within the Built Boundary, and will exceed the Growth Plan's policy directive of 40%;
- b. reliance upon intensification to address all of the City's forecast future housing needs is unrealistic given evidence of market preferences and demand for low density housing types;
- c. excessively restricting the availability of lands for lower density housing may result in inflated land and housing prices, creating affordability concerns as well as encouraging sprawl in other areas of the region less appropriate to accommodate it;
- d. minimal opportunity exists to achieve additional development within designated Greenfield areas as planning approvals are already in place for nearly all such lands, and most are already in the process of development; and
- e. a modest amount of urban expansion will supplement the remaining supply of Greenfield area and provide for balance in the housing market.

In considering the City's options for urban expansion to address the need for 480 hectares of community land, Urban Strategies examined the remaining 'white-belt' areas within Vaughan (recognizing that lands subject to the Oak Ridges Moraine Act and the Provincial Greenbelt do not permit accommodation of significant urban development). The 'white-belt' options are quite constrained within Vaughan, being limited primarily to lands east and west of Highway 400 north of Teston Road, and lands east of Highway 50 north of the Vaughan Enterprise Zone north of Nashville Road.

To address the City's needs for community lands, the most logical location for urban expansion are the blocks east and west of the Highway 400 North lands, in Blocks 27 and 41 respectively. Both blocks are contiguous with approved residential development in the communities of Maple and Vellore, and municipal services can readily be provided. Both blocks have a significant amount of developable land unconstrained by the Oak Ridges Moraine and Greenbelt and, together, provide sufficient opportunity to satisfy the identified need for community lands. Other remaining rural blocks in Vaughan are further removed from existing development and their

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developable lands are too fragmented, difficult to service, and limited in area to address the City's requirements. The draft Official Plan identifies both blocks for urban expansion and development, subject to completion of secondary plans which will be required to achieve densities of approximately 70 persons and jobs per hectare, consistent with the Provincial Growth Plan and Regional Official Plan.

Employment Land Requirements

Total employment in the City of Vaughan is forecast to grow to approximately 266,100 jobs in 2031, representing an increase of nearly 65% from the 2006 employment of approximately 160,000 jobs. This is a significant amount of employment growth, reflecting the strong long-term economic outlook for the GTA, the structure of the economy and the City of Vaughan's strategic location.

The employment forecast for the City of Vaughan is the forecast prepared by the Region of York, within the context of the overall economic outlook for the GTA, and the *Growth Plan*, which provides a total employment allocation of 780,000 jobs to the Region of York in 2031, growing from approximately 460,000 jobs in 2006. The rate of employment growth in the City of Vaughan is anticipated to slow towards the end of the period, although the City of Vaughan is forecast to maintain its current share of approximately 35% of the overall Regional employment.

The approach taken by Hemson Consulting Ltd. to forecasting employment growth is based on three land use-based categories: major office, population-related and employment land employment. The categories and their main characteristics are summarized below.

- i) Major Office Employment is employment contained within free-standing buildings over 20,000 net sq. ft. in size. This is distinct from the term major office as used in the *Growth Plan*.
- ii) Population-related Employment is driven by growth in local population and is accommodated within existing neighbourhoods and commercial areas and through the normal course of secondary planning for most new residential communities.
- iii) Employment Land Employment refers to jobs accommodated in primarily low-rise industrial-type building space and multiples, the vast majority of which are located within business parks and industrial areas.

One of the strongest influences on the amount of employment that is accommodated is the availability of suitable employment land that is well located and accessible to markets, a circumstance in which Vaughan has considerable advantage. The estimated employment by type for the City of Vaughan in 2006 is shown in Table 4 below (Table 10 in the Hemson Report).

Employment Type	Number of Jobs	Percentage
Major Office Employment	10,000	5%
Population-related Employment	37,300	25%
Employment Land Employment	111,900	70%
Total	159,200	100.0%

Employment land employment (industrial type use) is forecast to account for more than half of the total employment growth over the 2006 to 2031 period. This reflects the role that employment land currently plays in accommodating economic development and the type of development.

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A key planning issue will be the extent to which Vaughan can direct the location of office. Under the *Growth Plan*, municipalities are encouraged to direct major office development to major transit stations and intensification corridors (Section 2.2.5) and away from designated Employment Areas (Section 2.2.6.4). Historically, however, land use planning has had a weak influence on the location of major offices.

The Official Plan's growth management work has been based on attracting a significant amount of major office development to occur in the VMC. Offices are also contemplated to occur as part of the mixed-used development envisioned to occur at certain nodes along the Highway 7 corridor; Steeles Avenue and Yonge Street; and Steeles Avenue West in association with rapid transit initiatives; however the City's desire from an urban structure perspective is to concentrate the largest offices and headquarters in the VMC. To this end, the draft official plan establishes the following hierarchy of office uses:

- Major Offices, including all offices greater than 12,500 m² in size will be located in the VMC or within 500 metres of an existing or planned subway station;
- Large offices up to 12,500 m² in size will be permitted in identified Intensification Areas; and
- Other stand alone offices up to 7,500 m² in size will be permitted in Prestige Employment Designations, with ancillary offices permitted throughout the City's designated employment areas.

One of the key challenges Vaughan will face in achieving the City's and *Growth Plan* intensification and employment objectives, especially in the VMC, is the extent to which the major offices can be encouraged to locate within the VMC or other high priority Intensification Areas.

The most significant component of the City's future employment growth will be employment land employment, accommodated within areas designated primarily for industrial-type use. Under the *Growth Plan*, Vaughan is directed to ensure that an appropriate supply of employment land is in place to accommodate the growth forecast.

Currently, Vaughan has a total employment land supply of approximately 3,710 net hectares, excluding lands occupied by major retail uses, but including the small amount of land occupied by major offices. Of the total employment land supply, approximately 2,480 net hectares, or just under two-thirds, are occupied. The remainder of the employment land supply, 1,240 net hectares, are vacant and include the approximately 340 net hectare Highway 400 North lands. The Highway 400 North lands are included in the supply because OPA 637, which applies to them, has been adopted by the City of Vaughan, although it has not yet been approved by the Region of York.

Hemson's assessment of long term employment land requirements supports the approval of the Highway 400 North lands to address forecast future needs. The lands are very well located in terms of their access to the Highway 400 corridor and other parts of the GTA via connections to other 400-series highways. Also, the Highway 400 North lands address the need for employment lands in central Vaughan, recognizing that western Vaughan is relatively well-supplied by the Vaughan Enterprise Zone. However, both the draft Official Plan and the Region's adopted Official Plan acknowledge that the lands east of Highway 50 north of Nashville Road represent a logical future employment area and should be protected as such through policy. This is a result of the planned concentration of employment lands in the Highway 50 corridor, and the access to major transportation infrastructure there (the CP rail-line and inter-modal yards, and the planned Highway 427 extension). When the designation of additional employment lands is justified by future land budget analyses, it is anticipated that northwest Vaughan will be the preferred location.

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The need for employment land is estimated using the existing density of 48 jobs per net hectare on currently developed lands, and 50 employees per net hectare for the development of vacant lands between now and 2031. For new development, it is estimated that demand for employment land will just slightly exceed the current supply in Vaughan, including the City-approved Highway 400 North lands. As shown in Table 5 (Table 12 in the Hemson Report), demand exceeds the current employment land supply by approximately 30 gross ha.

The results of this analysis show that the supply and demand for employment land will be essentially in balance over the forecast period to 2031 provided the Highway 400 North lands are approved. A comparison of this analysis with the Region of York's analysis shows that the two are consistent and reach similar conclusions.

Table 5 Estimated Capacity of Employment Land to Accommodate Growth, City of Vaughan, 2008 to 2031			
Existing Land Capacity	Occupied Employment Land, 2008	2,480	net ha
	Vacant Employment Land, 2008	890	net ha
	Highway 400 North Lands	<u>340</u>	net ha
	Total Employment Land, 2008	3,720	net ha
	Less Long-Term Land Vacancy (see note)	(0)	net ha
	Developed Land at Full Development	3,710	net ha
Employment Land Employment Capacity	Developed Land at Full Development (net ha)	3,710	net ha
	Employment Density (Existing)	48.0	jobs per ha
	Employment Density (New)	50.0	jobs per ha
	Employment Land Employment Capacity	180,700	jobs
Employment Demand	Employment Land Employment in 2031	181,900	jobs
	Employment Land Employment Capacity	180,700	jobs
	Requirements for Additional Land	1,200	jobs
Need for Additional Employment Land	Requirements for Additional Land	1,200	jobs
	Employment Density	50.0	jobs per ha
	Additional Land Need	20	net ha
	Total Land Need (in gross ha at 80% net to gross)	30	gross ha
Conclusion: Given the nature of the data, the amount of growth forecast and the long planning horizon, the difference of 30 ha is minimal. It should not be interpreted as justification for additional urban employment land designations at this time beyond final approval of the planned Highway 400 North lands.			

Conversions of Employment Lands to Non-Employment Uses

Hemson's Housing Analysis and Employment Land Needs Study also addressed the question of conversion of employment lands to permit non-employment uses. A key implication of Hemson's work is that maintenance of Vaughan's existing employment land supply is important in addressing forecast demand and, therefore, major redesignations of employment land to other urban uses is not recommended. This is consistent with the policies of the Provincial Growth Plan and the Region's new Official Plan. The Growth Plan seeks to minimize conversion of employment land to non-employment uses, and establishes criteria governing such redesignation. The Growth Plan also permits such conversions arising only from a 'municipal comprehensive review' (e.g. an Official Plan Review) and prohibits private appeals of municipal decisions on this subject. For the purposes of this Growth Plan policy, major retail uses are considered non-employment uses.

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The Hemson report supports conversions of some employment lands in Vaughan, as follows:

1. Some parcels within the Highway 7 Corridor

The Highway 7 corridor was the subject of a comprehensive planning study by the City completed in 2004, and resulted in the adoption of five official plan amendments (OPA's 660, 661, 662, 663 and 664) by Council in 2007. OPA 660 is approved in part with deferrals by the Region due to concerns about proposed conversions of employment lands to non-employment uses in two areas: on the east side of Highway 27 at Highway 7, shown as Area 10 on Attachment #4; and both east and west of the Bradford GO rail crossing of Highway 7, shown as Areas 1 and 8 on Attachment #4.

Hemson has assessed the deferral areas against the Growth Plan's criteria, and concludes that, for the most part, residential uses are not appropriate within them, principally due to a high risk of destabilizing neighbouring employment uses by encouraging demand for further residential redevelopment. This conclusion applies to the lands at Highways 27 and 7, and most of the lands at the GO line and Highway 7. The exception are the lands east of the GO line, owing to their proximity to the proposed Concord GO station and the desirability of developing a mixed-use node there in support of transit services. The lands are not now occupied by active industrial uses, and are separated from larger, abutting employment areas.

The draft Official Plan applies a Commercial Mixed-Use designation to the lands at the south-east corner of the Highway 27 and 7 intersection permitting building heights of 8 – 10 storeys and development densities of 2.5 to 3.0 FSI, facilitating their redevelopment for commercial uses. A High-rise Mixed-Use designation has been applied to the lands east of the GO line and north of Highway 7, and a Mid-rise Mixed-Use designation applies south of Highway 7.

2. Some arterial frontage lands within the Weston-400 North Employment Area

The lands between Highway 400 and Weston Road, from Rutherford Road to Bass Pro Mills Road as shown as Areas 2 and 9 on Attachment #4 were examined for a potential residential mixed-use designation. Hemson concluded that the area fronting on the south side of Rutherford Road (Area 2) would be appropriate for commercial mixed-use development. The frontage lands present an opportunity to provide additional commercial services to the nearby community, and to expand and solidify the mixed-use node already established at the Rutherford/Weston interchange within walking distance of Vaughan Mills Mall and York Region Transit.

However, due to the concern that permitting residential uses further south would likely have a major destabilizing effect on the viability of the abutting employment area, the balance of the lands retain their employment land (Area 9) designations in view of their proximity to the Concord industrial area, access to Highway 400, and the limited supply of remaining Greenfield employment land sites in central Vaughan.

The draft Official Plan applies a Commercial Mixed-Use designation to the lands fronting on the south side of Rutherford Road, with a maximum height of 8 storeys and a maximum density of 2.5 FSI.

3. A smaller industrial area adjacent to the Keele Valley Landfill site

A small industrial area north of Major Mackenzie Drive situated between Keele Street, and the former landfill site in Maple, shown as Area 3 on Attachment #4 is identified as suitable for a wider range of uses, including residential. The lands are occupied by older and land-extensive uses including a lumber yard, roof truss maker, aggregate operations and concrete producers. The area is abutted by residential uses to the south and west, resulting in conflicts between

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industrial users and residents. The rail-line would be a more appropriate boundary between residential and employment uses, and thereby reduce these conflicts. Hemson concludes that a controlled transition to other uses would be desirable, and would facilitate mixed-use intensification.

The draft Official Plan assigns a Low-Rise Residential designation to the lands.

4. The Hayhoe Mills off Islington Avenue

Hayhoe Mills was destroyed by fire in 2008 and is currently vacant and is shown as Area 4 on Attachment #4. Hemson considers the site suitable for alternative uses because: (1) it is unlikely to redevelop as an employment use due to land use conflict concerns; (2) the presence of valleylands within the site limit the range of appropriate uses; (3) it is abutted by non-employment uses including a seniors home and a low density residential community; and (4) conversion would better utilize the site, possibly including intensification.

The draft Official Plan assigns a Commercial Mixed-Use designation to the lands. However, the final land use designation will be determined through the Woodbridge Centre Secondary Plan.

5. Former Motel Site at Dufferin Street and Centre Street

The former motel site shown as Area 5 on Attachment #4 is now occupied by a vacant structure and parking lot. Hemson considers the site suitable for alternative uses because: (1) redevelopment for employment use is unlikely; (2) the site abuts the hydro corridor, Highways 7 and 407, and retail uses and residential community to the east and south; and (3) development of a mixed use node would support planned higher order transit service on Centre Street and make better use of the urban land supply.

The draft Official Plan assigns a Commercial Mixed-Use designation on the lands; however, Schedule 14 of the Plan identifies the lands as requiring a Secondary Plan before development can proceed on these lands.

6. East Elder Mills employment area in northwest Vaughan

The Elder Mills employment area shown as Area 6 on Attachment #4 is bisected by the CP rail-line northwest of Woodbridge and is situated within the Vaughan Enterprise Zone. A change in land use designation to permit residential uses east of the CP line is appropriate. About 160 hectares of the area currently designated for employment uses, are located east of the tracks, of which 90 hectares are natural heritage lands associated with the Humber River. The developable area is fragmented and may be difficult to develop. The rail-line would be a logical boundary between residential uses and employment uses. In the larger picture of providing for the City's needs for both community and employment lands, permitting residential uses here and effectively 'replacing' some of Elder Mills' designated employment lands with better located employment lands in Highway 400 North constitutes good growth management.

The draft Official Plan assigns a Low-Rise Residential and Natural area designation to the lands.

7. Rutherford GO station parking lot

The Rutherford GO station is located on the west side of the Bradford GO rail-line south of Rutherford Road and is shown as Area 7 on Attachment #4. It has been identified as suitable for a wider range of uses, including higher density residential, primarily to advance Provincial and Regional policy objectives for intensification around transit stations. Both the Growth Plan and the York Region Official Plan encourage intensification in proximity to major transit station areas. New uses, however, should be determined through a comprehensive area-wide study, particularly

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if new residential uses are being contemplated. Care would need to be taken to ensure appropriate buffering/transitional development, particularly to the employment land uses to the south in order to avoid destabilizing the area.

The draft Official Plan assigns a Mid-Rise Mixed-Use designation to the lands with a maximum building height of 12 storeys and a FSI of 3.5.

In its assessment of each of the conversions described above, Hemson has evaluated the subject lands against the Growth Plan's criteria for employment land conversions and concluded that they pass the prescribed tests for such conversions.

Mapping

The Policy Planning Department has received correspondence and identified mapping inaccuracies on the Land Use Schedules to the draft Official Plan. The Policy Planning Department will review all correspondence and will investigate and respond to all mapping inaccuracies in the Technical Report to the Committee of the Whole. To date, the following lands have been identified for further review:

- i) Kipling Avenue and Highway 7 - The delineation of the land use boundaries will be reviewed to determine their accuracy with respect to a recent Ontario Municipal Board Hearing decision.
- ii) Steeles West Secondary Plan (OPA 620): OPA 620 will be inserted into Volume 2 of the Official Plan in a manner that will not affect the substance of the Amendment. The mapping in Volume 1 has identified different heights and densities on these lands that should be adjusted in accordance with OPA #620.
- iii) Lands located at the Northwest corner of Islington Avenue and Steeles Avenue West. A Mid-Rise Mixed-Use land use designation has been inadvertently applied to lands located within the valley.
- iv) Transportation Mapping

The Development Engineering department has initiated a Transportation Master Plan study which is currently underway. Once the outcomes of the study are available, the Future Transportation Network map (Schedule 9) will be revised accordingly.

- v) Secondary Plans

The mapping for all lands subject to secondary plans resulting from the focused area review studies (e.g. Vaughan Metropolitan Centre, Yonge-Steeles, Woodbridge, Kleinburg-Nashville and the West Vaughan Employment Area) will be updated to reflect the final secondary plan.

Relationship to Vaughan Vision 2020/Strategic Plan

The new Official Plan 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"

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“Support and coordinate land use planning for high capacity transit at strategic locations in the City”

“Review the Vaughan Corporate Centre Vision”

“Prepare an employment area plan for the Vaughan enterprise zone and employment lands”

Regional Implications

The new Official Plan has been prepared in consultation with York Region staff pursuant to the policy requirements and provisions of the Regional Official Plan which is adopted and waiting for final approval by the Province. The new Official Plan relies upon the population and employment forecasts included in the ROP, and conforms with its policies.

Next Steps

Comments on this evening's Public Hearing are requested no later than June 7, 2010. Staff will be submitting a report to a Committee of the Whole meeting in response to comments received at the May 17, 2010, Public Hearing, or in writing.

A Public Hearing is scheduled on June 14, 2010 for the site-specific policies and five secondary plans to be included in the new Official Plan. Staff will submitting a report a Committee of the Whole meeting in response to comments received at the 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.

The Official Plan will be produced in two volumes. Volume 1 will include the City-wide policies. Volume 2 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 intact, to the new Official Plan.

Conclusion

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. Draft Official Plan Volume 1, Schedule 1 – Urban Structure
2. Draft Official Plan Volume 1, Schedule 13 – Land Use
3. Draft Official Plan Volume 1, Schedule 14 – Areas Subject to Volume 2 Policies
4. Proposed Employment and Land Conversion Map
5. Appendix A – Vaughan Urban Structure

Report prepared by:

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)