

PRIORITIES AND KEY INITIATIVES COMMITTEE – MARCH 21, 2011

VAUGHAN OFFICIAL PLAN 2010 STATUS REPORT FILE 25.1.1 WARDS 1 TO 5

Recommendation

The Commissioner of Planning recommends:

That this report be received for information purposes to provide an update on the City of Vaughan Official Plan (VOP) 2010.

Contribution to Sustainability

The policies of the new City of Vaughan Official Plan 2010 (VOP 2010) provide for more efficient growth management. These policies relate to the creation of complete communities including sustainability, natural and built heritage protection and green and intensified built form.

Economic Impact

n/a

Communications Plan

n/a

Purpose

The purpose of this report is to provide an update on the progress of additional tasks related to the VOP 2010 since its adoption by Vaughan Council on September 7, 2010, and to outline next steps towards its final approval.

Background - Analysis and Options

The City of Vaughan Official Plan 2010 (Volumes 1 and 2), was adopted by Vaughan Council on September 7, 2010. At that meeting Council directed that further studies be completed on specific areas of the plan, and that any proposed changes resulting from these studies be treated as modifications to the Plan through the Regional approval process.

The following is an account of the specific studies directed by Council and the progress on each to date.

- (i) Land Use Study of the Centre Street corridor (north side) between New Westminster Drive and Concord Road (see Attachment # 1)

On March 8th, 2011, Council approved the Terms of Reference for the Thornhill Centre Street Area Land Use Study, including the expansion of the study area from that initially directed by Council, to include the north side of Centre Street from Concord Road to Vaughan Boulevard. In addition, Council approved the retention of the Planning Partnership on a single source basis to undertake the study as an adjunct to the on-going Thornhill Centre Street Corridor Urban Design Guidelines and Streetscape Master Plan Study. A public consultation meeting and workshop is tentatively scheduled for March 21, 2011. At this meeting, the consultant will present for discussion and further

exploration possible land use scenarios and urban design for the properties within the boundary of the area land use study. It is anticipated that the study will be completed by the fall of 2011.

- (ii) Area Land Use Study of Dorian Place within the Yonge-Steeles Secondary Plan Area (see Attachment # 2)

Council directed that Dorian Place be studied further in relationship to issues raised by residents of the street. This will be addressed through discussion with the residents and the exploration of alternative concept plans for this area. On December 15, 2010 staff met with residents of Dorian Place for an informal discussion on some of the issues and concerns specific to their street, and to determine whether there was a consensus for re-designation of the properties from residential to a mixed-use residential/commercial designation. All but one of the residents present at the meeting were in favour of re-designating Dorian Place. All of the residents in attendance were interested in the City developing alternative concept plans and bringing them back to them for their input at a future meeting. Following this second meeting, if the Dorian Place residents are interested in pursuing re-designation, a further meeting to include the broader community will be scheduled to present the proposed modifications and concept plan, and to receive their input. Staff will work together with the City's Consultant IBI Group Architects for the Yonge-Steeles Study, to complete this review. It is anticipated that this review will be finalized in the fall of 2011.

- (iii) Area Reviews of lands within the Vaughan Metropolitan Centre (VMC) Secondary Plan (see Attachment # 3)

- a) 7601 Jane Street (located between Jane Street and Maplecrete Road, and immediately south of Doughton Road)

As per the Council direction of September 7, 2010, staff was directed to consider the feasibility of landowner requests to designate the entire subject lands under a common designation of "Downtown Mixed-Use". The landowner was requested to submit a concept plan with the appropriate justification. Further to this, staff met with the landowner and his consultants on November 30, 2010, to clarify the principles of the VMC vision, and to advise on the required submission material. A second meeting, at which the landowner introduced a preliminary concept plan, was held on March 1, 2011. This preliminary plan will be reviewed by staff and the City's consultant for the VMC Secondary Plan; and comments on the submission will be provided and discussed with the landowner.

Any resulting recommended modifications to the Council Adopted Secondary Plan, will then be presented at a public consultation meeting including area residents and VMC area landowners in the spring or fall of 2011.

- b) Northwest Quadrant of the VMC Secondary Plan (area between Highway 400 to the west, Jane Street to the east, Hwy. 7 to the south, and Portage Parkway to the north)

As a result of the landowners' requests to consider modifications to this particular area of the VMC Secondary Plan, staff requested that they submit an alternative plan as part of the review process. Staff outlined in a letter to the landowners, the parameters of any modification to the subject area, and the required justification report which should accompany the alternative concept plan. Subsequently, staff met with the landowners' representatives on February 28, 2011, at which time a preliminary concept plan was presented. Staff have requested that corresponding data respecting proposed densities, unit numbers, and parkland areas be submitted for the concept plan, so that the submission may then be reviewed by staff and the City's consultant for

the VMC Secondary Plan. Comments on the submission will then be provided and discussed with the landowners.

The resulting recommended modifications to the Council adopted Secondary Plan, will then be presented together with those respecting 7601 Jane Street, at the public consultation meeting including area residents and VMC area landowners, in the spring or fall of 2011.

- c) Requests for modifications have also been made by other landowners in the VMC Secondary Plan area. Staff will meet with and review the concerns of the landowners and report back within the same timeframe as for the other two areas discussed above.

Regional Comments

Regional comments related to various sections of the VOP 2010 must also be addressed. City staff have met with the Region, and through on-going discussion will work towards resolving any outstanding issues prior to final approval of the Official Plan. Discussions will focus on the following primary Regional requests for modifications:

- (i) Changes or clarifications to the environmental policies of section 3.0 of the VOP.
- (ii) The inclusion of a Phasing and Sequencing Plan for development in the VOP 2010 which addresses infrastructure triggers through reference to the Region's timing for Regional Master Plans.
- (iii) Nomenclature as it relates to Vaughan's Urban Structure to be consistent with the Region of York Official Plan.

Toronto and Region Conservation Authority (TRCA) Comments

The Special Policy Area (SPA) boundaries and policies proposed in the Woodbridge Centre Secondary plan require approval from the Ministry of Municipal Affairs and Housing (MMAH), and Ministry of Natural Resources (MNR). TRCA comments on the SPA review were provided on December 13, 2010 and the City is expecting to make the revisions and send the final SPA Justification Report to MMAH and MNR by the end of April 2011.

The City has also received TRCA comments on the VOP 2010, Volume 1. Meetings will be held between City, Regional, and TRCA staff, to resolve any outstanding concerns within the Regional review period of the Official Plan.

Comments requesting other modifications to the VOP 2010 since the Council meeting of September 7, 2010

The City has been copied on 104 letters to the Region of York to date from landowners requesting modifications to the Official Plan since it was adopted by Council on September 7, 2010. As well, City staff have noted other required modifications to mapping and text. These requests for modifications will all be reviewed and commented on and staff recommendations will once again be brought forward to Council for their consideration and comment. Council adopted modifications to the VOP 2010, will then be forwarded to the Region of York for their consideration.

Significant progress has been made to date in addressing all of the above comments. However, given the magnitude of requests and that some of the issues are complex, staff is anticipating reporting back to Committee of the Whole in June of 2011 or no later than September 2011. Once Volume 1 modifications have been addressed, the Region will then review and report on the Volume 2 modifications.

The Regional Staff anticipates reporting to Regional Council on the modifications to Volume 1 of the VOP by September of 2011.

Next Steps

It is anticipated that proposed modifications for Volume 1 will be brought forward in a staff report to a future Committee of the Whole meeting before the summer hiatus or no later than the beginning of September. Council's directives on the proposed modifications will then be sent to the Region of York for consideration as part of the final approval of the VOP 2010 Volume 1.

The results of the area studies discussed in this report, will be reported on to Council in the fall of 2011 and sent to the Region of York for consideration as part of the final approval of the VOP Volume 2.

Relationship to Vaughan Vision 2020/Strategic Plan

The VOP 2010 is consistent with the priorities set by Council in the Vaughan Vision 2020 Plan and in particular, with the City's commitment to "plan and manage growth and economic vitality".

Regional Implications

The VOP 2010 has been prepared in consultation with Region of York Staff, and in conformity with the Region's Official Plan which was approved by the Ministry of Municipal Affairs and Housing on September 7, 2010.

Conclusion

This status report summarizes the tasks which must be completed as part of the finalization of the Vaughan Official Plan 2010. Once the area studies are concluded, and all other modification requests have been considered, staff will provide a report to Committee of the Whole to receive Council's comments on any recommended changes to the adopted VOP 2010. The subsequent Council approved modifications will then be forwarded to the Region of York for consideration as part of the final approval of the VOP 2010.

Attachments

1. Location Map - Centre Street Corridor Land Use Study Area
2. Location Map - Dorian Place Study Area
3. Location Map - VMC Study Area

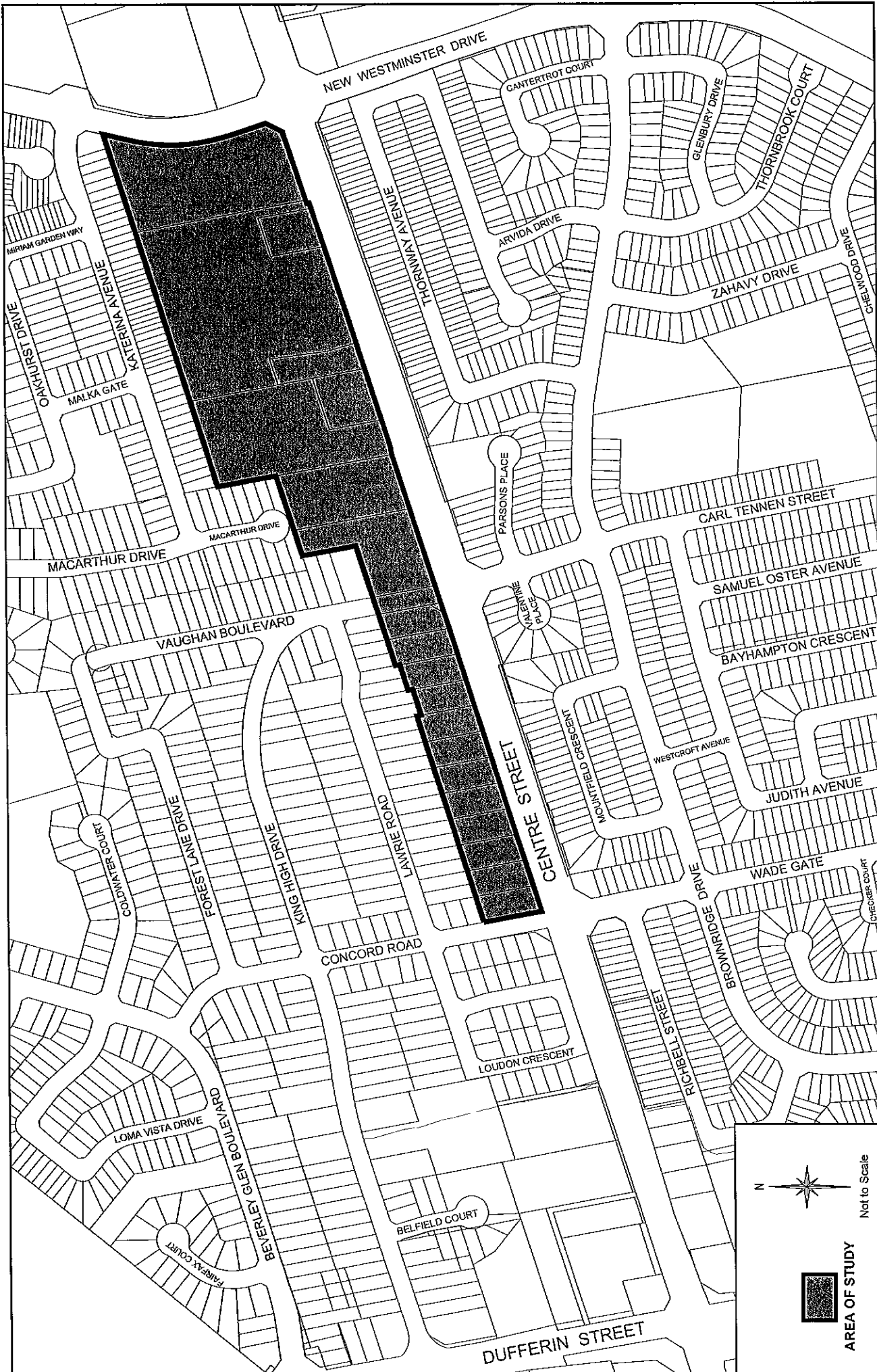
Report prepared by:

Anna Sicilia, Senior Policy Planner

Respectfully submitted,

John Zipay
Commissioner of Planning

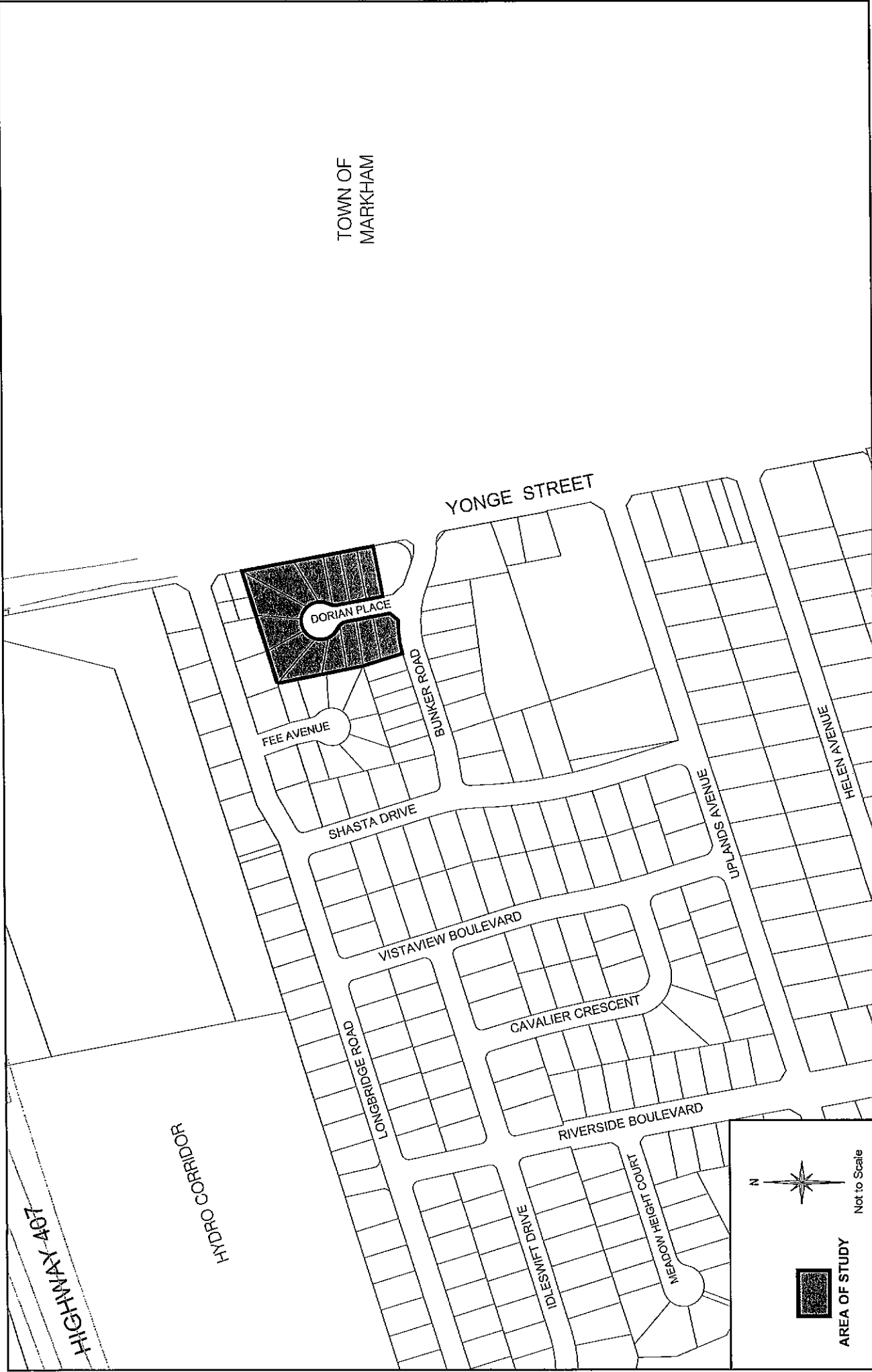
Diana Birchall
Director of Planning



**Location Map - Centre Street
Corridor Land Use Study Area**

Location: Part of Lot 6,
Concession 2

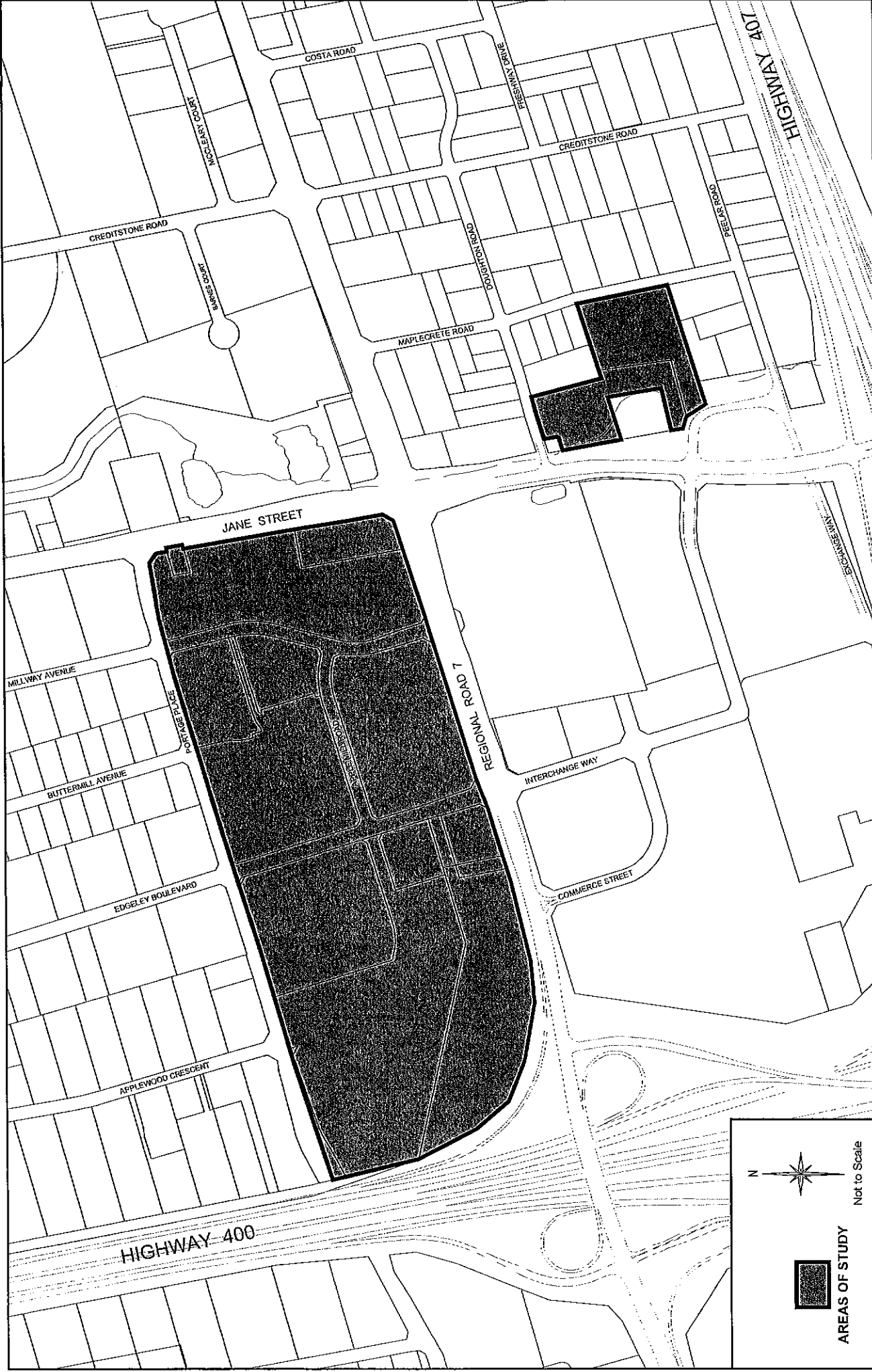
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Location Map -
Dorian Place Study Area

Location: Part of Lot 34,
Concession 1

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**Location Map -
 VMC Study Areas**

Location: Part of Lots 4, 5 & 6,
 Concessions 4 & 5