

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010

Item 1, Report No. 42, of the Special Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 7, 2010, as follows:

By receiving the written submission from Mr. Victor Labreche, Senior Principal, Labreche Patterson & Associates Inc., 330-A1 Trillium Drive, Kitchener, N2E 3J2, dated June 14, 2010, representing A & W Food Services of Canada Inc., McDonald's Restaurants of Canada Ltd., the TDL Group Corporation, Wendy's Restaurants of Canada Inc. and the Ontario Restaurant Hotel and Motel Association; and

By receiving the coloured "Attachment 1" map entitled "VIVAnext".

(Also refer to Item 53, Committee of the Whole, Report 40, and Item 1, Special Committee of the Whole, Report 39.)

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**NORTH KLEINBURG-NASHVILLE SECONDARY PLAN
RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS
FILE 12.5.12.3
WARD 1**

The Special Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved subject to the minimum targets being lowered to 40 for the Huntington North Area and to 30 for the Kipling Area;
- 2) That the following deputations be received:
 - a) Mr. John McMahon, 5900 Kirby Road, Kleinburg, L0J 1C0;
 - b) Mr. Ken Nieuwhof, KARA, P.O. Box 202, Kleinburg, L0J 1C0; and
 - c) Mr. Frank Greco, Frank Greco Property Management, 10472 Islington Avenue, Suite 201, Kleinburg, L0J 1C0; and
- 3) That the following written submissions be received:
 - a) Mr. Ken Schwenger, Kleinburg and Area Ratepayers' Association, P.O. Box 202, Kleinburg, L0J 1C0, dated August 31, 2010; and
 - b) Mr. Victor Labreche, Labreche Patterson & Associates Inc., 330-A1 Trillium Drive, Kitchener, N2E 3J2, dated June 14, 2010.

Recommendation

The Commissioner of Planning recommends that:

1. The draft North Kleinburg-Nashville Secondary Plan (May, 2010) be revised in accordance with the recommendations set out in Attachment No. 1 to this report.
2. The revised version of the North Kleinburg-Nashville Secondary Plan proceed to Council for adoption at the Council meeting of September 7, 2010 as part of Volume 2 of the new Official Plan; and that the plan reflect the changes approved by Committee of the Whole at this meeting.

Contribution to Sustainability

Consistent with *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, the secondary plan will meet the Region of York's requirements for complete communities and the requirements under the Places to Grow plan for intensification while following key sustainability initiatives outlined by Green Directions as listed below:

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- Goals 1 & 5: To demonstrate leadership through green building and urban design policies;
- Goal 2: To ensure sustainable development and redevelopment;
- Goal 2: To protect green space and the countryside by establishing a Natural Heritage Network and limiting urban expansion;
- Goal 3: To ensure that Vaughan is a city that is easy to get around with low environmental impact;
- Goal 4: Mixed-use communities in the Vaughan Metropolitan Centre and other Primary and Local Centres, together with an emphasis on design excellence to foster vibrant communities;
- Goals 5 & 6: An overall vision and policy structure that supports the implementation of Green Directions Vaughan.

Economic Impact

The draft Vaughan Official Plan, including the North Kleinburg-Nashville Secondary Plan establishes the planning framework for development throughout the City to 2031. The Plan, when approved will have a positive impact on 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

Public notice for the statutory open house on April 22, 2010 and statutory public hearing on June 14, 2010 was mailed to landowners within the Kleinburg-Nashville Community Plan (OPA 601) area and residents within 150 metres of its boundary. Notices were posted on various online web pages 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 newspapers including the Vaughan Weekly, Vaughan Liberal, and Vaughan Citizen.

The notice of tonight's Special Committee of the Whole meeting was mailed to those requesting notification. In addition, it was posted on the Vaughan Tomorrow website, the Clerk's Department's meeting agenda and on the City Page website.

Purpose

To provide a follow-up technical report and recommendations from the Commissioner of Planning in regard to the comments received on the draft North Kleinburg-Nashville Secondary Plan (May 2010) emerging from the June 14, 2010 Public Hearing meeting.

Background – Analysis and Options

Location

The North Kleinburg-Nashville Secondary Plan applies to the lands shown on Attachment No. 2. The subject lands comprise three (3) areas that were studied as part of the North Kleinburg-Nashville Focused Area Study.

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City of Vaughan Official Plan

The new Vaughan Official Plan will be produced in two volumes. Volume 1 will introduce policies that will be generally applicable throughout Vaughan. Volume 2 will contain the secondary plans, including the North Kleinburg-Nashville Secondary Plan, which have required more detailed planning analyses and policies. Volume 2 will also include a limited number of site-specific policies applicable to individual properties in some parts of Vaughan. This report deals with the policies specific to the North Kleinburg-Nashville Secondary Plan.

Official Plan Designations

The draft Secondary Plan introduces a set of land use designations applicable to the Secondary Plan areas as shown on Attachments No. 4, No. 5, and No. 6. The Secondary Plan also includes maps that illustrate the trails and parks system and conceptual street patterns on lands subject to the plan.

Zoning

The zoning provisions of By-law 1-88 will remain in effect until they are updated or replaced by zoning consistent with the City's new Official Plan, including this Secondary Plan. Following approval of the new Official Plan, it is anticipated that the preparation of a new by-law will be commenced to bring the City's zoning provisions into conformity with this Secondary Plan. A budget and work plan, to include the zoning review in the 2012 Budget, will be prepared for the consideration of Council next year.

Secondary Plan Review Process and Community Consultation

The North Kleinburg-Nashville Secondary Plan is the result of an extensive public engagement and consultation process. The process incorporated three public workshops, a statutory open house and statutory public hearing with a full range of stakeholders including residents, businesses, developers and their agents. The consultation process to-date also included other City Departments, a monthly project status update to the Official Plan Review Committee, and consultation with required public agencies such as the School Boards, Region of York, and the Toronto and Region Conservation Authority.

The following provides a brief overview of the entire Secondary Plan process:

- May 7, 2007 – Vaughan Council approved the Terms of Reference for the New Vaughan Official Plan, which identified the “Rural Areas” and “Nashville Core” within the Kleinburg-Nashville Community Plan as one of four focused area reviews (studies) to be undertaken.
- March 31, 2008 – Vaughan Council approved the “Terms of Reference for a Focused Area Review of the Kleinburg-Nashville Community”.
- June 23, 2008 – Vaughan Council approved the revised “Terms of Reference for a Focused Area Review for the Kleinburg-Nashville Community” which were revised in response to Council's intention that Block 61 West be removed from the study area.
- March 23, 2009 – Vaughan Council adopted a recommendation from the Commissioner of Planning that the firm Planning Partnership be retained to conduct the Kleinburg-Nashville Focused Area Review. The Study Team was joined by sub consultants LGL Limited and Bray Heritage for the Environmental and Heritage components, respectively. The Policy Planning Department later approved a change from LGL Environmental to Plan B Environmental.

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- June 18, 2009 Issues Workshop I - The purpose of the first stakeholder workshop was to: describe the study process for the Kleinburg-Nashville Focused Area Review; highlight initial directions revealed through the inventory and analysis of existing conditions; and, receive input from the public and stakeholders including landowners and developers.
- June 24, 2009 Issues Workshop II - The purpose of the second stakeholder workshop was to discuss options for the lands identified as "Rural Area" and "Nashville Core Area".
- January 6, 2010 Preferred Plan Workshop - Building on input received during the first two workshops held in June, 2009, this public workshop presented and discussed the preferred plans for the lands designated as "Rural Area" and "Nashville Core Area" by OPA 601.
- March 8, 2010 - The following draft documents were submitted by the City's consultant for review and comment: "Kleinburg-Nashville Focused Area Review Background Report," "Kleinburg-Nashville Focused Area Review Design Options/Preferred Plan Report," "North Kleinburg-Nashville Secondary Plan" and Schedules; and the "Kleinburg-Nashville Focused Area Review Urban & Architectural Design Guidelines."
- April 22, 2010 – Ward 1, Statutory Public Open House.
- June 14, 2010 – Statutory Public Hearing.
- August 31, 2010 – Special Committee of the Whole Meeting to consider responses to public, government and agency submissions.

Policy Context

i) Provincial Policy

The draft City of Vaughan Official Plan addresses the City's long-term planning requirements to the year 2031 in addition to consolidating all former Official Plan amendments into one document. This Secondary Plan provides area specific policies to implement the Kleinburg-Nashville Focused Study Area consistent with key policy directives of the new Official Plan. The Secondary Plan conforms to recent Provincial and Regional land use policy directives by promoting more sustainable development of "complete communities" (Provincial Policy Statement, Region of York Official Plan) while fulfilling the requirement that unique and irreplaceable cultural and natural heritage resources in the area be conserved (Greenbelt Plan, 2005).

The Provincial Greenbelt Plan (2005) identifies the areas within Kleinburg-Nashville community that are specifically protected from development. These lands are identified as Protected Countryside containing a Natural Heritage System designation reflecting the highest concentration of sensitive and/or significant natural features and functions.

ii) Regional Policy

The Region of York Official Plan (adopted December 19, 2009) identifies Kleinburg as a Local Centre that should have specific amenities including a commercial core, pedestrian environment and an appropriate focus on residential, commercial, institutional and community uses. The Plan further identifies the area of Nashville as a hamlet that should retain its rural character while permitting growth primarily through infilling. The policy directs new development away from the Greenlands System and identifies enhancement areas and linkage opportunities. Towns and Villages, the land use designation that applies to most of the focused areas, are identified in the Regional Official Plan as places to work, live and play.

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iii) The Kleinburg-Nashville Community Plan (OPA No.601, as amended)

The Kleinburg-Nashville Community Plan (OPA No. 601), as adopted by Council, provides a policy framework that directs and guides the development and redevelopment of land within the Kleinburg-Nashville area. OPA No. 601 includes policies to facilitate a Heritage Conservation District, which led to the designation of a Heritage Conservation District within the Community Plan. In 2004 Council adopted OPA No. 610 which amends the Kleinburg-Nashville Community Plan (OPA No. 601) and introduces policies for the environmental area that was identified and designated as the "Regional Road 27 Valley Corridor Study Area" in OPA No. 601. Furthermore, policies were added for the enhancement, restoration and acquisition of natural areas in the valley corridor; and, define where limited development potential is appropriate. In 2006, OPA No. 633 (Kleinburg Core Area Policy Review) amended the Kleinburg-Nashville Community Plan by incorporating: A new "Mainstreet Commercial" designation for the Kleinburg Core Area; recommendations and policies contained in the Heritage Conservation District Study and Plan; the removal of multiple family dwelling as a permitted use; and cash-in-lieu of parking policies. OPA No. 601, as amended by OPA No. 633 is being retained with no change to its purpose and effect, in Volume 2 of the draft City of Vaughan Official Plan. With regard to community boundary and growth, the Official Plan (4.2.2. 2)) states: "Any consideration of urban uses to the north, west or east of the community shall explicitly consider the implications on the Kleinburg-Nashville community in terms of the maintenance of its residential and village character, and the impacts of traffic, noise, and their effect on community services."

Council Direction

The Statutory Public Hearing was held on June 14, 2010 for the purpose of obtaining public input and comment on the draft North Kleinburg-Nashville Secondary Plan. A total of eight deputations and written submissions were received. Committee of the Whole (Public Hearing) also approved the following recommendation of the Commissioner of Planning:

THAT the Public Hearing Report for file 12.512.3 (North Kleinburg-Nashville Secondary Plan) 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 future report to a special evening meeting of the Committee of the Whole scheduled for August 31, 2010.

This recommendation was ratified by Council on June 29, 2010. This report was prepared in response to the direction provided above.

Period for Accepting Comment

The draft North Kleinburg-Nashville Secondary Plan was made available for public comment on May 25, 2010 in advance of the statutory public hearing. Staff has continued to accept submissions up to final drafting of this report (August 12). Responses have been prepared, which are reflected in Attachment No. 1.

It is recognized that some issues may not be resolved to the satisfaction of some respondents upon the City's approval of the Official Plan. This may result in appeals, which may ultimately have to proceed to the Ontario Municipal Board for adjudication. Post-approval negotiations may proceed during the York Region review process, with the opportunity for modifications prior to, and during, any Ontario Municipal Board proceeding.

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Submissions Received

Approximately 17 written submissions have been received in respect of the draft North Kleinburg-Nashville Secondary Plan. The responses represent a cross-section of interests including ratepayers, landowners, development interests and their representatives, utilities and public agencies and City departments. Some are provided in the way of comments and others request specific amendments to the plan.

To ensure an efficient and thorough analysis, staff established a template for the evaluation of the submissions. The template forms the basis for Attachment No. 1, which sets out the recommended responses. Also attached, forming Attachment No. 7 (Mayor and Members of Council Only) is the originating correspondence. Each piece of correspondence in Attachment No. 7 is referenced by an item number to correspond with the response in Attachment No. 1 to allow for a detailed review of the source material. Attachment No. 7 can be viewed at the City Clerk's' Office and the Planning Department at City Hall.

Submissions Review

Several objectives were used as the basis for analyzing the submissions made by landowners, public agencies, the development industry, residents and interest groups regarding the proposed Secondary Plan. In particular, they are to ensure that the principles of the new Official Plan were maintained, that senior level policy direction was conformed to (e.g. Regional Official Plan, Places to Grow), and that sound planning principles were adhered to. In addition, meetings were held with a number of respondents to clarify issues and discuss potential solutions.

The submissions, ranging from comments to suggested amendments to the proposed Secondary Plans, were each considered on their own merit and recommendations made on appropriate responses and actions. In addition, Staff has identified areas where changes should be made to the Secondary Plan policies, and it is also anticipated that further City-initiated changes will need to be considered prior to Regional approval.

As a tool for the efficient and thorough review of submissions, a matrix was established to set out the content of the submissions and the recommended responses to each of the five proposed Secondary Plans. The summary matrices form the basis of an Attachment to each of the five Committee of the Whole reports on this August 31, 2010 agenda, and present information in tabular form in Attachment No. 1 as follows:

PART A: An index of correspondence for Part B identifying each response by item number, correspondence date, name and subject/location.

PART B: A summary of the response/concerns/requests and staff comments and the related recommended policy and mapping changes.

The summaries in PART B contain the following:

- The Item Number related to the number in the Part A Correspondence Index
- The Submission Date and respondent identification
- The correspondence content, as summarized by Staff
- Staff comment on the submission
- Staff recommendation on the submission

The following approach was applied in the application of each of the summaries:

- Each submission was evaluated on its own merits, and provided with a response
- Multiple submissions pertaining to one property(s) or issue(s), from a person, firm or agent, could be combined to provide a single response

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- Submissions pertaining to one property or issue, from more than one person, firm or agent, could be combined or have a single response.

The summary will form part of the public record of comments received on each of the focus areas, and will be forwarded to the Region of York in accordance with the approval process under the Planning Act.

Key Policy Considerations

1. Planning Context for the North Kleinburg-Nashville Secondary Plan

The North Kleinburg-Nashville Secondary Plan will play an important role in integrating the greater Kleinburg-Nashville community into the emerging plans for the northwest quadrant of the City. The need to preserve the character of the existing community is well-recognized in the new Official Plan through policies that will be included in Volume 2 of the plan. These include the continuing recognition of the Nashville-Kleinburg Heritage Conservation District Plan and the Kleinburg Core plan (OPA No. 633). To further support the area, the City has recently retained consulting services to develop the “Kleinburg Economic Development Strategy – A Mainstreet Revitalization Project.” The purpose of this strategy is to ensure the long-term economic viability of the mainstreet and commercial core area of Kleinburg.

Over the next 20-years, infrastructure investments and changes to Provincial and Regional planning policy will be reshaping the northwest quadrant of the City. Over the life of the new Official Plan, to 2031, the form and function of this part of Vaughan will be substantially altered. A number of defining transportation investments will contribute to the restructuring of the area to the west and southwest of the Kleinburg-Nashville community. These include:

- The extension of Highway No. 427 to Major Mackenzie Drive;
- The GTA West Corridor Individual Environmental Assessment Study – identifying the opportunities for a 400-series highway connection from Highway No.400 and/or Highway No. 427 toward the Guelph area; and the link between the extended Highway No. 427 and the GTA West Corridor;
- The introduction of GO Rail service on the CP Rail Line with potential stations identified in the vicinity of Major Mackenzie Drive and in the Nashville area;
- The provision of a bus rapid transit service within the right of way of Highway No. 427, ultimately connecting to the Highway No. 407 Transitway;
- Regional transportation improvements such as the jog elimination at Major Mackenzie Drive and the introduction of the Transit Priority Network on Major Mackenzie Drive and Highway 27 south of Major Mackenzie Drive, which includes High Occupancy Vehicle Lanes, transit service signal priority plus queue jump lanes for regular buses
- It is also noted that Nashville Road continues to be a Regional Road. The City is continuing its efforts to have Nashville Road transferred to Vaughan’s jurisdiction to function as a more local road, with less through traffic and fewer trucks. This will support a transition to a more urban, village scale street.

When fully implemented, this system will substantially enhance northwest Vaughan’s links to all corners of the Greater Toronto Area and beyond.

In addition, two areas extending from Highway 7 to north of Kirby Road, to the west and southwest of the Kleinburg-Nashville Community have been prioritized for employment uses. These areas are recognized in the Region of York Official Plan as “Strategic Employment Lands”. They have been identified based on their proximity to planned 400-series highways. The Regional OP states that such areas should be identified and protected in the local official plans. The secondary plan for the area between Langstaff Road and Nashville Road, known as the West Vaughan Employment Area (part of the Vaughan Enterprise Zone) is currently being undertaken and will be incorporated into Volume 2 of the new Official Plan. Building on the

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presence of the CP Intermodal Yard, the CP Rail mainline to western Canada and the planned 400-series highway improvements, this area will have strategic significance on a GTA-wide basis. It will provide opportunities for prestige development and large lot development for manufacturing and warehousing.

Over the 20-year planning horizon to 2031, the northwest portion of the City of Vaughan will emerge as a strategic transportation crossroads. In addition, it will be part of a major employment precinct of regional and GTA-wide significance. This is part of the planning and land use context that the North Kleinburg-Nashville Secondary Plan must take into consideration as it establishes the residential edges of the Kleinburg-Nashville community. These matters include:

- Providing a residential edge defining the limits of the Kleinburg-Nashville residential community in northwest Vaughan;
- Providing a complimentary transition and buffer to the existing community from more intensive uses and infrastructure;
- Fulfilling the City’s obligations under the Provincial Growth Plan and the Region of York Official Plan by providing residential densities and form consistent with these plans.

Two components of the North Kleinburg-Nashville Secondary Plan (Area 2 – the Huntington Road Community and Area 1 – the Village of Nashville) will work in conjunction with the Block 61 West Secondary Plan (Nashville Heights) to help define the westerly residential edge of the larger Kleinburg-Nashville community, as established by OPA No. 601. Areas 5 & 6 of the North Kleinburg-Nashville Secondary Plan (the Kipling Avenue Community) will define the north eastern quadrant of the Kleinburg-Nashville community. Both the North Kleinburg-Nashville Secondary Plan and the Block 61 West Secondary Plan will be incorporated into Volume 2 of the new Official Plan. These elements will largely complete the residential component of the Kleinburg-Nashville community.

In terms of population and employment the three development areas in the North Kleinburg-Nashville Secondary Plan will accommodate an estimated 6409 persons. This is broken down as follows:

Nashville Village (Area 1):	172 persons and jobs
Huntington Road Community (Area 2):	3269 persons and jobs
Kipling Avenue Community (Areas 5&6):	<u>2968 persons and jobs</u>
TOTAL	6409 persons and jobs

Including the North Kleinburg-Nashville Secondary Plan Area, the population of the OPA No. 601 Plan Area is estimated to grow to approximately 22,000.

As a community, Kleinburg-Nashville is defined by two strong historical core areas; and it is unique in several respects. The first is that the residential neighbourhoods beyond the historical cores are widely dispersed; they have or will have distinct characteristics (e.g. densities and form); and they are not well connected due the Humber River valley system and the presence of road and rail infrastructure Secondly, due to the size and nature of the historical core, there is no opportunity to establish a community scale retail presence to support the surrounding residential areas.

While opportunities will continue to be examined through the Kleinburg Economic Development Strategy, it is unlikely that the Kleinburg-Nashville core areas will ever fulfill the role as the retail centre for the entire community. As a result, the residential population will continue to look beyond the Kleinburg-Nashville core for many retail services, with the respective cores providing more specialized retail uses along with retail facilities serving the needs of the immediate population.

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The Block 61 Secondary Plan (OPA No. 699) provides the opportunity for a more major retail presence in the vicinity of the Major Mackenzie Drive and the Huntington Road intersection. It also identifies locations for local convenience uses. Similarly, locally oriented retail opportunities are necessary to serve the needs of the Huntington Road Community (Area 2) and the Kipling Avenue Community (Areas 5 & 6) due to the walking distance to alternatives. The convenience retail needs of the Village of Nashville (Area 1) would be met along Nashville Road frontage.

2. Overview of Recommendations

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

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

The applicable Volume 1 policies are contained in Section 10.2.1.5 of the plan.

Approach to the Transition Period: Post-Adoption – Pre-Approval

In the period between the adoption of the North Kleinburg-Nashville Secondary Plan and Volume 1 and their approval by the Region, the City will be operating with the existing official plan policies still in full force (e.g. OPA No. 601, as amended). It is possible that applications to amend the existing Official Plan and Zoning By-law 1-88 will be received in this period. In evaluating these applications staff will take the application's conformity with the intent of the new North Kleinburg-Nashville Secondary Plan and the Volume 1 plan into consideration. While not in force they represent the City's most contemporary expression of planning principles, which were developed over a three year period involving extensive study and public consultation. As such, they will warrant consideration in the review of the applications.

Direction to finalize the new Official Plan for adoption on September 7, 2010 was received at the July 28, 2010 Special Committee of the Whole meeting. As well, a resolution specifying that all applications for official plan and zoning by-law amendments, received between the adoption and final approval of the Plan by the Region of York, will be evaluated on the basis of both the existing and new Official Plan policies. This will help to ensure that the integrity of the new plan is maintained during the transition period.

The GTA West Corridor Individual Environmental Assessment (I.E.A)

The Ministry of Transportation is currently conducting an Individual Environmental Assessment (IEA) to establish future transportation infrastructure needs to 2031 within a study area that extends from Highway No. 400 to Guelph. The IEA will identify measures that will provide better linkages to the Urban Growth Centres in the Provincial Growth Plan (Places to Grow), between Downtown Guelph and the Vaughan Metropolitan Centre. It is currently at the system planning stage, which will lead to a transportation development strategy.

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The study has identified the need for a new transportation corridor that will extend west from Highway No. 400, among other measures. The alignment has not been defined as yet but it is anticipated to be located in the north part of Vaughan. The Region of York, in its comments on Volume 1 (Item 184) has identified the need to include policies in Chapter 4 of the new Official Plan, which will protect these areas from development until the alignment has been determined. This will affect future development in the City including the OPA 637 area (The Highway 400 North Employment Lands) and possibly other lands including the Block 41 New Community Area, bounded by Pine Valley Drive, Teston Road, Weston Road and Kirby Road.

This study will also determine the alignment and interchange requirements needed to connect the new highway to Highway No. 427, where the current termination is planned for Major Mackenzie Drive. The GTA West Corridor – Highway 427 link will be to the west of the Kleinburg-Nashville Community. More complete information will emerge as the study evolves.

Community Density Targets

Policy 3 d) vii requires clarification insofar as it applies to the targeted densities for the Village of Nashville, Huntington Road and Kipling Avenue Communities. The densities for the Huntington Road and Kipling Avenue Communities are spoken to as targeting minimum densities of 50 residents and/or jobs per hectare and 40 residents and/or jobs per hectare respectively. This provides the impression that there might be more density available. These numbers represent targets based on the preparation of the demonstration plans. They should be identified as the targets and not as minimums. To be consistent, this approach should also apply to the Village of Nashville Community. Therefore, it is recommended that this policy be revised to read:

It is the intention of the City that the following density targets be achieved:

- Village of Nashville - 20 residents and/or jobs per hectare;
- Huntington Road Community – 50 residents and/or jobs per hectare;
- Kipling Avenue Community – 40 residents and/or jobs per hectare.

This amendment will be incorporated into the plan prior to adoption.

Natural Heritage Issues

The Toronto and Region Conservation Authority (TRCA) has provided comments on the May 2010 draft of the North Kleinburg-Nashville Secondary Plan. (Item 153 Attachment No. 1) The TRCA has identified six significant areas of concern along with a number of suggested adjustments and clarifications to policy. One of the major themes of the TRCA's comments is ensuring consistency between the draft Secondary Plan and Volume 1 of the new Official Plan. A number of adjustments were recommended to Volume 1 (Chapter 3 and related mapping) as a result of the July 28, 2010 Special Committee of the Whole meeting. Staff will be working to incorporate any necessary changes to the plan during the finalization process to ensure that the policies are compatible and complementary.

Relationship to Vaughan Vision 2020

The North Kleinburg-Nashville Secondary Plan is addressed under the objective "Plan and Manage Growth & Economic Vitality", including the following specific initiatives:

- 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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Regional Implications

The North Kleinburg-Nashville Secondary Plan has been prepared in consultation with Region of York staff and is in conformity with the Region's Official Plan. The Plan relies on the population and employment forecasts of the Regional Official Plan, which were adopted in December 2009. The Regional Official Plan is currently awaiting approval by the Province. As the approval authority for the Vaughan Official Plan, this report will be forwarded to the Region on adoption of the Plan by the City.

Next Steps

The Official Plan is composed of two volumes. Volume 1 will include the City-wide policies. The public hearing for Volume 1 was held on May 17, 2010 and was the subject of a follow-up Technical Report to a Special Committee of the Whole meeting on July 28, 2010. Volume 1 will be revised in accordance with the July 28, 2010 recommendations of Committee of the Whole. These recommendations will be on the September 7 Council meeting agenda for ratification; and the revised Volume 1 will also be available for adoption. In addition, the Schedules of Volume 1 of the Plan will be amended to reflect the Council approved North Kleinburg-Nashville Secondary Plan.

Volume 2 includes this Secondary Plan, which was presented at the June 14, 2010 public hearing. The technical reports on the other secondary plans forming Volume 2 to the Official Plan are also being considered at this Committee of the Whole (August 31, 2010) meeting. Subject to Council direction, they will also proceed to Council for adoption at its September 7, 2010 meeting. This will include the following plans: The Vaughan Metropolitan Centre; the Yonge-Steeles Corridor, Woodbridge Centre and the West Vaughan Employment Area.

Conclusion

The draft North Kleinburg-Nashville Secondary Plan was made available for public review on May 25, 2010. This was followed by a statutory Public Hearing on June 14, 2010. On June 14, Committee of the Whole received the deputations and written submissions from the public hearing and scheduled this Special Committee of the Whole meeting (August 31, 2010) to consider a report and recommendations having regard for the comments received. Staff has continued to address submissions received up to August 12, 2010.

Approximately 17 submissions were received from private citizens/landowners, development interests, interest groups and governments and public agencies. The submissions have been analyzed and where appropriate, recommendations have been developed to respond to the identified issues. These are set out in detail in Attachment No. 1. The approach taken to some of the key policy areas have also been highlighted above.

Each request for a change was considered on its merit taking into consideration the principles of the new Official Plan, the need to ensure continuing conformity with senior level policy direction (e.g. the Regional OP and the Places to Grow plan) and adherence to sound planning principles.

Therefore it is recommended that the draft North Kleinburg-Nashville Secondary Plan (May 2010) be modified in accordance with the recommendations contained in this report. It is further recommended that that staff proceed with the revisions to the plan incorporating the changes recommended herein and to address comments arising from this meeting; and that the revised plan proceed to Council for adoption at its September 7, 2010 meeting as part of Volume 2 of the new Official Plan.

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Attachments

1. Summary of Submissions, Staff Comments and Recommendations: Draft North Kleinburg-Nashville Secondary Plan, April 2010.
2. Study Area & Block 61
3. Kleinburg-Nashville Focused Area Review (Study Areas)
4. Nashville Village Land Use Plan
5. Huntington Road Community Land Use Plan
6. Kipling Avenue Community Land Use Plan
7. Correspondence Pertaining to the Draft North Kleinburg-Nashville Secondary Plan, (Volume 2) May 2010 (Mayor and Members of Council ONLY)

Report prepared by:

Roy McQuillin, Manager of Corporate Policy, ext. 8211

(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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010

Item 2, Report No. 42, of the Special Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 7, 2010, as follows:

By receiving the written submission from Mr. Mark N. Emery, President, Weston Consulting Group Ltd., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated August 30, 2010, representing Quadra Management Inc. c/o Lou DiCarlo.

(Also refer to Item 53, Committee of the Whole, Report 40, and Item 1, Special Committee of the Whole, Report 39.)

2

**WOODBIDGE CENTRE SECONDARY PLAN
RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS
FILE 25.3
WARD 2**

The Special Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved;
- 2) That the deputation from Ms. Rosemarie Humphries, Humphries Planning Group Inc., 216 Chrislea Road, Suite 103, Vaughan, L4L 8S5, be received; and
- 3) That the following written submissions be received:
 - a) Ms. Angela Sciberras, Sciberras Consulting Inc., 471 Timothy Street, Newmarket, L3Y 1P9, dated August 24, 2010;
 - b) Mr. Mark N. Emery, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated August 30, 2010;
 - c) Mr. Norbert Marocco, 1525233 Ontario Inc., 240 Bartor Road, Toronto, M9M 2W6, dated August 30, 2010;
 - d) Mr. Jamie Maynard, 75 William Street, Woodbridge, L4L 2R9, dated August 31, 2010; and
 - e) Mr. Victor Labreche, Labreche Patterson & Associates Inc., 330-A1 Trillium Drive, Kitchener, N2E 3J2, dated June 14, 2010.

Recommendation

The Commissioner of Planning recommends that:

1. The draft Woodbridge Centre Secondary Plan (May 2010) be revised in accordance with the recommendations set out in Attachment No. 1 to this report.
2. The revised version of the Woodbridge Centre Secondary Plan (May 2010) proceed to Council for adoption at the Council meeting of September 7, 2010 as part of Volume 2 of the new Official Plan; and that the plan reflect the changes approved by Committee of the Whole at this meeting.
3. That the text preceding Policy 7.3.2 be changed as follows:

“Certain areas of Vaughan are subject to the Special Policy Area concerning flood plain management, as shown on Schedule 9 of this Plan, recognizing historic development within the flood plain. Current provincially-approved SPA policies and boundaries are included in Chapter 3 and Schedule 8, respectively, in Volume 1 of the Official Plan and will remain in effect until revised SPA policies and boundaries in Section 7.3 and Schedule 9, respectively, of the Woodbridge Centre Secondary Plan have been approved by the Ministry of Municipal Affairs and Housing.”

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Contribution to Sustainability

Goal 2 of “Green Directions Vaughan”, the City’s Community Sustainability and Environmental Master Plan, directs that the new Vaughan Official Plan “ensure sustainable development and redevelopment”. Consistent with this Goal, the draft Woodbridge Centre Secondary Plan (WCSP) is a sustainable approach to planning for the future of the WCSP Area, providing policies that reflect the application of environmental protection, sustainable community design, economic vitality and growth, and social support.

Economic Impact

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

Communications Plan

The draft Woodbridge Centre Secondary Plan was posted on the City’s web site on May 25, 2010, for public review and comment. On May 20, 2010, a notice of the Public Hearing was sent to all residents/landowners within the study area, and to 150 metres outside of the study area boundaries, to ratepayer associations, and to individuals who had requested notification. The notice was also placed in the Vaughan Liberal and the Vaughan Citizen; posted in all City libraries and community centres; and, placed on both the City Page and Vaughan Tomorrow websites. The notice of tonight’s meeting was mailed to those requesting notification, posted on the Vaughan Tomorrow, Clerk’s Department meeting agenda, and on the City Page web sites.

Purpose

To provide a follow-up technical report and recommendations from the Commissioner of Planning in regard to the comments received on the draft Woodbridge Centre Secondary Plan (May 2010) emerging from the June 14, 2010 Public Hearing meeting.

Background – Analysis and Options

Location

The lands subject to the Woodbridge Centre Secondary Plan are generally located between Kipling Avenue to the west, the Humber Valley lands and Special Policy Area (SPA) east of Islington Avenue to the east, Langstaff Road to the north, and Highway 7 to the south, and the SPA south of Highway 7 to the south. The subject lands are shown on Attachment No. 2.

City of Vaughan Official Plan

The City of Vaughan Official Plan will be produced in two volumes. Volume 1 will contain policies that will be generally applicable throughout Vaughan. Volume 2 will contain the secondary plans, including the Woodbridge Centre Secondary Plan, which have required more detailed planning analyses and policies. Volume 2 will also include a limited number of site-specific policies applicable to individual properties in some parts of Vaughan.

Official Plan Designations

The draft Woodbridge Centre Secondary Plan designates the subject lands as shown on Attachment No. 3 and sets out related land use policies, including the maximum heights and densities.

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EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010

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Section 10.1.4.6 of the Official Plan enables the Secondary Plan and the site or area-specific policies forming Volume 2 of the new Official Plan, to be consolidated into the Official Plan as an administrative exercise. The new Official Plan (Volume 1) will apply to the Amendments that form Volume 2 in accordance with Section 10.2.1.5 of the Official Plan.

Zoning

The provisions of Zoning By-law 1-88 will remain in effect until they are updated or replaced by zoning consistent with the Official Plan, including Volume 2. It is anticipated that the preparation of a new by-law will be commenced to bring the City's zoning provisions into conformity with the new Official Plan. A budget and work schedule to include the zoning review in the 2012 budget will be prepared for consideration by Council next year.

The Study Process

The Terms of Reference for the Woodbridge Focused Area Study (WFAS) was approved by Council on May 4, 2009. The study was a joint undertaking by City staff and the consulting firm, Office for Urbanism. The study included a review of Provincial, Regional, and existing City policies related to the study area.

A comprehensive review of the Special Policy Area, provided as a separate report, was also undertaken as part of the WFAS. The vision for the Woodbridge Centre Secondary Plan (WCSP) was developed with a focus on achieving key objectives of the draft Vaughan Official Plan as described in the foregoing section of this report.

An SPA Review Working Group, consisting of representatives from the City, the Ministry of Municipal Affairs and Housing, the Ministry of Natural Resources, the Toronto and Region Conservation Authority (TRCA), and the Region of York, met twice; on August 28, 2009, and on April 8, 2010, to discuss the information requirements for the SPA Justification Report. The SPA Review Working Group meetings were held on August 28, 2009 and April 8, 2010. The City was represented by staff from Development/Transportation Engineering, Fire and Rescue (Emergency Planning), Information and Technology Management, Development Planning, and Policy Planning Departments.

Community Consultation

The public consultation process for the Woodbridge Focused Area Study was addressed, in part, in association with the public engagement process for the new City Official Plan. In addition to the consultation which occurred at the draft City Official Plan Public Open Houses of May 28 and November 18, 2009, the following community meetings were held:

- i) September 17, 2009 - To present emerging objectives/principles for future development in the study area, and to receive local community input.
- ii) February 11, 2010 – To present the draft Secondary Plan and draft urban design policies/guidelines for the study area; and, to receive Woodbridge community input.
- iii) April 7, 2010 – To present an overview of the proposed Secondary Plan to the Ward 3 community at a Statutory Public Open House; and, to respond to residents' questions and receive comments.
- iv) April 14, 2010 – To present an overview of the proposed Secondary Plan to the Ward 2 community at a Statutory Public Open House; and, to respond to residents' questions and receive comments.

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In addition, Staff and Council held a half-day charrette, also attended by members of the Sora Delegation, in May of 2009, to explore design development alternatives for the Market Lane area.

The Policy Context

The study area is subject to Provincial, Regional and municipal policy as follows:

a) Provincial Policy Statement (PPS)

The Provincial Policy Statement (PPS) supports efficient land use, a mix of housing types and densities, residential intensification, public transit ridership, and the protection of cultural heritage. The PPS focuses on development within settlement areas and away from sensitive resources. It encourages growth in built up areas by providing opportunity for mixed uses, housing and employment, parks and open spaces, transportation choices and pedestrian movement. Local centres, are identified as key areas for intensification and redevelopment.

b) Places to Grow Act (2006)

The Places to Grow Act provides a vision and growth plan for the Greater Golden Horseshoe in southern Ontario and is based on a set of principles for guiding decisions on how land is to be developed and public investments are managed. The Places to Grow Act supports the following principles:

- (i) Build compact vibrant neighbourhoods;
- (ii) Protect, conserve, enhance and wisely use valuable natural resources such as land, air and water for current and future generations;
- (iii) Optimize the use of existing and new infrastructure to support growth in a compact, efficient form;
- (iv) Provide for different approaches to managing growth that recognize the diversity of communities; and,
- (v) Promote collaboration among all sectors including government, private and non-profit, and community members to achieve the vision.

c) York Region Official Plan (ROP)

The York Region Official Plan (ROP) is the upper tier planning document, to which the Vaughan Official Plan must conform with respect to goals, objectives and land use policies. The ROP provides the framework for the overall planning structure of the Region, including specific guidance and policies for the urban structure and regionally significant areas such as the Woodbridge Focused Area Study area, including:

- (i) Direct the majority of growth to the Urban Areas identified in the Regional Structure Plan: The Woodbridge Focused Study Area is located within the identified Urban Area and within a Local Centre;
- (ii) Protect and restore the Regional Greenlands System as a permanent resource of the Region: The Humber River and the Rainbow Creek corridors are identified as part of the Regional Greenlands System and policies are proposed for its protection and enhancement;
- (iii) Create employment opportunities across the Region and reduce the overall levels of travel;

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- (iv) Provide rapid transit services linking the Regional Centres within the adjacent urban area: Highway 7 within the study area, is identified as a Regional Rapid Transit Corridor; and,
- (v) Promote healthy communities by providing employment opportunities; encouraging the use of public transit; promoting walking and cycling; providing a range of housing options; protecting the natural environment; and improving community partnerships.

d) The New City of Vaughan Official Plan

The “vision for transformation” for the City’s new Official Plan, is based on eight key principles; seven of which relate directly to the Woodbridge Focused Area Study, as follows:

- (i) **Strong and Diverse Communities:** The Official Plan seeks to maintain the stability of existing residential communities, direct well-designed, sensitive growth to strictly defined areas, and provide for a wide range of housing choices, community services and amenities within each community.
- (ii) **A Robust and Prominent Countryside:** A focus of the Plan is to maintain a prominent and accessible countryside within Vaughan.
- (iii) **A Diverse Economy:** The Plan intends to build on Vaughan’s economic success through policies which aim to diversify the local economy.
- (iv) **Moving Around without a Car:** The Official Plan focuses on planning and design policies that make walking, cycling and transit use realistic options for moving around.
- (v) **Design Excellence and Memorable Places:** The two river valley corridors, the historic village core, and the parks, are identifiable place-making features in Vaughan. There is a focus on accommodating growth, in a manner that contributes to the overall beauty amenity of the City.
- (vi) **A Green and Sustainable City:** The main principles of sustainable land-use planning relate to the protection of the natural environment and agricultural lands, and the ability for people to live in communities that minimize energy use, water consumption, and solid waste generation, and allow for alternative transportation choices.
- (vii) **Directing Growth to Appropriate Locations:** The City provides an appropriate balance by accommodating 45% of new residential growth through intensification. These areas are outlined through the “Where and How to Grow Report” prepared by Urban Strategies Inc. for the purpose of informing the Official Plan review.

The principles and objectives of the Woodbridge Focused Area Study are consistent with those of the new Official Plan. Important objectives of the study were to maintain the low-rise and mid-rise residential character of the area, protect and enhance the natural and built heritage, and to permit intensification where appropriate and in a manner sensitive to the environment and heritage character.

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Council Direction

The Statutory Public Hearing was held on June 14, 2010 for the purpose of obtaining public input and comment on the draft Woodbridge Centre Secondary Plan Official Plan. A total of 9 deputations and 9 written submissions were received. In response, the Committee of the Whole (Public Hearing) recommended in part:

- “1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 14, 2010, be approved; and
- 2) That the deputations and written submission, be received.”

This recommendation was ratified by Council on June 29, 2010. This report was prepared in response to the direction provided in 1) above.

Period for Accepting Comment

The draft Woodbridge Centre Secondary Plan was made available for public comment on May 25, 2010 in advance of the statutory public hearing. Staff has continued to accept submissions up to final drafting of this report (August 12, 2010). Responses have been prepared, which are reflected in Attachment No. 1.

It is recognized that some issues may not be resolved to the satisfaction of some respondents upon the City's approval of the Official Plan. This may result in appeals which may ultimately have to proceed to the Ontario Municipal Board for adjudication. Post-approval negotiations may proceed during the York Region review process, with the opportunity for modifications prior to, and during, any Ontario Municipal Board proceeding.

Submissions Review

Several objectives were used as the basis for analyzing the submissions made by landowners, public agencies, the development industry, residents and interest groups regarding the proposed Secondary Plans. In particular, to ensure that the new Official Plan principles were maintained, that senior level policy direction was conformed to (e.g. Regional Official Plan, Places to Grow), and that sound planning principles were adhered to. In addition, meetings were held with a number of respondents to clarify issues and discuss potential solutions.

The submissions, ranging from comments to suggested amendments to the proposed Secondary Plans, were each considered on their own merit and recommendations made on appropriate responses and actions. In addition, Staff has identified areas where changes should be made to the Secondary Plan policies, and it is also anticipated that further City-initiated changes will need to be considered prior to Regional approval.

As a tool for the efficient and thorough review of submissions, a matrix was established to set out the content of the submissions and the recommended responses to each of the five proposed Secondary Plans. The summary matrices form the basis of an Attachment to each of the five Committee of the Whole reports on this August 31, 2010 agenda, and present information in tabular form as follows:

PART A: An index of correspondence for Part B identifying each response by item number, correspondence date, name and subject/location.

PART B: A summary of the response/concerns/requests and staff comments and the related recommended policy and mapping changes.

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The summaries in PART B contain the following:

- The Item Number related to the number in the Part A Correspondence Index
- The Submission Date and respondent identification
- The correspondence content, as summarized by Staff
- Staff comment on the submission
- Staff recommendation on the submission

The following approach was applied in the application of each of the summaries:

- Each submission was evaluated on its own merits, and provided with a response
- Multiple submissions pertaining to one property(s) or issue(s), from a person, firm or agent, could be combined to provide a single response
- Submissions pertaining to one property or issue, from more than one person, firm or agent, could be combined or have a single response.

The summary will form part of the public record of comments received on each of the focus areas, and will be forwarded to the Region of York in accordance with the approval process under the Planning Act.

Submissions Received

Approximately 15 written submissions have been received in respect of the Woodbridge Centre Secondary Plan, the majority of which address maximum building heights and/or densities outside of areas identified for residential intensification. Most of these issues pertain to existing development applications.

Key Policy Area

i) Increased Densities outside of Residential Intensification Areas

The areas identified for residential intensification in the Woodbridge Centre Secondary Plan occur primarily along Woodbridge Avenue, to develop a more mixed-use community and support a vibrant commercial core. The Kipling Avenue Corridor, as well as parts of Regional Road 7, comprise other nearby intensification areas. These are the intensification areas identified in the Where and How to Grow Report; the City's detailed analysis of population and growth estimates which are in conformity with the Region of York land budget and the Growth Plan for the Greater Golden Horseshoe.

Several responses reflected potential for increased residential densities outside of the identified intensification areas, eg. along Islington Avenue or in stable residential neighbourhoods. In conjunction with the City-wide Official Plan review, a thorough review of land uses and urban design issues was undertaken through the Secondary Plan Study. Intensification areas were further defined in the Study through examination of heritage conservation and environmental considerations. As such, the intensification areas identified through the planning process are considered appropriate in location and size, and no changes to the Secondary Plan are recommended in this regard.

ii) Process to Review and Approve revisions to the Special Policy Area Boundaries and Policies

Changes to the boundaries and policies regarding the Special Policy Area require approval by the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources. The Special Policy Area Justification Report is currently being reviewed by the Toronto and Region Conservation Authority as part of the review process in accordance with Section 4.0 of the

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“Procedures for Approval of new Special Policy Areas (SPAs) and Modifications to Existing SPAs Under the Provincial Policy Statement, 2005 (PPS 2005), Section 3.1.3 – Natural Hazards – Special Policy Areas” (MNR 2009), which is the revised Appendix 5 of the Technical Guide – River and Stream Systems: Flooding Hazard Limit. The Region of York will recommend to defer or pass a non-decision on the parts of the Woodbridge Centre Secondary Plan related to the SPA until the Province has approved the relevant reports that comprise the SPA review. The current provincially-approved SPA policies and boundaries, which are reflected in Chapter 3 and Schedule 8, respectively, in Volume 1 of the Official Plan, will remain in effect until the revised SPA policies and boundaries are approved by the Province. It is recommended that the Secondary Plan text be amended to reflect the status of the revisions to the SPA policies, as noted above.

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

The new Official Plan (Volume 1) contains current policy planning initiatives (eg. Sustainability and natural heritage policies) that conform to recent Provincial and Regional land use policy directions and are intended to apply to all lands within the city of Vaughan. The existing secondary plans and site and area specific amendments that form Volume 2 of the Official Plan are intended to be read and applied together with Volume 1 except where there is a conflict, in which case the policies in the Volume 2 documents will prevail.

The applicable Volume 1 policies are contained in Section 10.2.1.5 of the plan.

Approach to the Transition Period: Post-Adoption – Pre-Approval

In the period between the adoption of the Woodbridge Centre Secondary Plan and volume 1 and their approval by the Region, the City will be operating with the existing Official Plan policies still in effect. It is possible that applications to amend the existing Official Plan and Zoning By-law 1-88 will be received in this period. In evaluating these applications staff will take the application's conformity with the intent of the new Woodbridge Centre Secondary Plan and the new Official Plan (Volume 1), into consideration. While not in force they represent the city's most contemporary expression of planning principles, which were developed over a three year period involving extensive study and public consultation. As such, they will warrant consideration in the review of the applications.

Direction to finalize the new Official Plan for adoption on September 7, 2010 was received at the July 28, 2010 Special Committee of the Whole meeting for Council. As well, a resolution specifying that all applications for official plan and zoning by-law amendments, received between the adoption and final approval of the Plan by the Region of York, will be evaluated on the basis of both the existing and new Official Plan policies. This will help to ensure that the integrity of the new plan is maintained during the transition period.

Staff Review – Amendments to Text and Mapping

On-going staff review of the Woodbridge Centre Secondary Plan will continue up to its anticipated adoption by Council on September 7, 2010. This review will include work required to further public, City, and government and agency comments identified on Attachment 1 that may arise after this meeting. Also, changes addressing issues pertaining to the style and formatting of the document may be made as necessary.

Relationship to Vaughan Vision 2020

The Woodbridge Centre Secondary Plan is addressed under the objective “Plan and Manage Growth & Economic Vitality”, including the following specific initiatives:

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EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010

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- 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;
- Conduct a comprehensive Special Policy Area review.

Regional Implications

The Woodbridge Centre Secondary Plan has been prepared in consultation with Region of York staff and is in conformity with the Region's Official Plan. The Secondary Plan relies on the population and employment forecasts of the Regional Official Plan, which was adopted in December 2009. The Regional OP is currently awaiting approval by the Province. As the approval authority for the Vaughan Official Plan, this report will be forwarded to the Region in support of the Secondary Plan by the City.

Next Steps

The changes to the Secondary Plan directed at this meeting by Committee of the Whole are anticipated to be ratified on September 7, 2010. In the interim, the plan will be revised to incorporate these changes to enable Council to consider the adoption of the Woodbridge Centre Secondary Plan at the September 7 meeting. Any further changes resulting from continuing review or issue resolution will be reported on September 7 by way of an Additional Information Item.

Conclusion

The draft Woodbridge Centre Secondary Plan was made available for public review on May 25, 2010. This was followed by a statutory Public Hearing on June 14, 2010 at which Committee of the Whole received the deputations and submissions from the public. Staff has continued to address submissions received up to August 12, 2010.

Approximately 15 submissions were received from private citizens/landowners, development interests, interest groups and governments and public agencies. The submissions have been analyzed and where appropriate, recommendations have been developed to respond to the identified issues. These are set out in detail in Attachment No. 1. The approach taken to some of the key policy areas have been highlighted above.

Based on the submissions, the overall direction and content of the plan is not a matter of contention. Requests for changes to the plan were primarily focussed on specific areas of policy or specific lands which may be impacted by a policy or a land use designation(s). Each request for a change was considered on its merit taking into consideration the principles of the new Official Plan, the need to ensure continuing conformity with senior level policy direction (e.g. the Regional OP and the *Places to Grow* plan) and adherence to sound planning principles.

Therefore it is recommended that the draft Woodbridge Centre Secondary Plan (May 2010) be modified in accordance with the recommendations contained in this report. It is further recommended that staff proceed with revisions to the plan, incorporating the changes recommended herein, that comments arising from this meeting be addressed; and that the revised plan proceed to Council for adoption at its September 7, 2010 meeting.

Attachments

1. Summary of Submissions, Staff Comments and Recommendations: Draft Woodbridge Centre Secondary Plan, May 2010.
2. Location Map
3. Land Use Plan

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4. Building Height Maximums
5. Density Ranges and Maximums
6. Distinct Character Areas
7. Parks and Open Spaces
8. Special Policy Areas
9. Correspondence Pertaining to the Draft Woodbridge Centre Secondary Plan, (Volume 2) May 2010 (Mayor and Members of Council ONLY)

Report prepared by:

Tony Iacobelli, Senior Environmental Planner, ext. 8630
Anna Sicilia, Senior Planner, ext. 8063

(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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010

Item 3, Report No. 42, of the Special Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

(Also refer to Item 53, Committee of the Whole, Report 40, and Item 1, Special Committee of the Whole, Report 39.)

**3 THE VAUGHAN METROPOLITAN CENTRE
SECONDARY PLAN
FILE: 25.5.12.1
WARD 4**

The Special Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved;
- 2) That the following deputations be received:
 - a) Mr. David Phalp, IBI Group, 230 Richmond Street West, 5th Floor, Toronto, L6A 1T1;
 - b) Mr. Chris Barnett, Davis LLP Legal Advisors, 1 First Canadian Place, 100 King Street West, Suite 5600, Toronto, M5X 1E2; and
 - c) Ms. Deb Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8; and
- 3) That the following written submissions be received:
 - a) Ms. Valeria Maurizio, Wood Bull LLP, 65 Queen Street West, Suite 1400, Toronto, M5H 2M5, dated August 10, 2010;
 - b) Mr. Tony Di Benedetto, 141 Sharpecroft Boulevard, Downsview, M3J 1P6, dated August 23, 2010;
 - c) Ms. Giovanna De Girolamo, York Catholic District School Board, 320 Bloomington Road West, Aurora, L4G 3G8, dated August 31, 2010; and
 - d) Mr. Victor Labreche, Labreche Patterson & Associates Inc., 330-A1 Trillium Drive, Kitchener, N2E 3J2, dated June 14, 2010.

Recommendation

The Commissioner of Planning recommends that:

1. The draft Vaughan Metropolitan Centre (VMC) Secondary Plan (May 2010) be revised in accordance with the recommendations set out in Attachment No. 1 to this report;
2. The revised version of the Vaughan Metropolitan Centre (VMC) Secondary Plan proceed to Council for adoption at the Council meeting of September 7, 2010 as part of Volume 2 of the new Official Plan; and that the plan reflect the changes approved by Committee of the Whole at this meeting.

Contribution to Sustainability

The proposed policy framework for the Vaughan Metropolitan Centre (VMC) is consistent with "Green Directions Vaughan", the City's Sustainability and Environmental Master Plan. The VMC Secondary Plan conforms to the Region of York's policies for complete communities, providing policies that reflect the application of environmental protection, sustainable community design, and economic vitality and growth. The VMC Secondary Plan addresses the following goals:

- Goal 2: Ensures sustainable development and redevelopment.
- Goal 3: Ensures that the VMC is easy to get around with low environmental impact.

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Economic Impact

The new Vaughan Official Plan which, includes the VMC Secondary Plan, establishes the planning framework for development throughout the City to 2031. The Official Plan, when approved will have a positive impact on the City of Vaughan in terms of managing growth and fostering employment opportunities while fulfilling the City's obligations to conform to Provincial policies and meet Regionally imposed targets for residential and employment intensification, with respect to policies specific to Regional Centres.

Communications Plan

The draft VMC Secondary Plan was posted on the City's web site on May 25, 2010, to allow for public review and comment. On May 20, 2010, a notice of Public Hearing was sent to all residents/landowners within, and to 150 m of the study area boundary; to ratepayer associations; and to individuals who had requested notification. The notice was also placed in the Vaughan Liberal; the Vaughan Citizen; all City libraries and community centres; and, posted on both the City Page and Vaughan Tomorrow websites. The notice of tonight's meeting was mailed to those requesting notification, posted on the Vaughan Tomorrow, Clerk's Department meeting agenda, and on the City Page web sites.

Purpose

To provide the technical report and recommendations from the Commissioner of Planning in regard to the comments received on the draft Vaughan Metropolitan Centre Secondary Plan (May 2010) emerging from the June 14, 2010 Public Hearing meeting.

Background - Analysis and Options

Location

The VMC is generally located between Highway 400 to the west, Creditstone Road to the east, Portage Parkway to the north, and Highway 407 to the south (see Attachment No. 2).

City of Vaughan Official Plan

The City of Vaughan Official Plan will be produced in two volumes. Volume 1 will contain policies that will be generally applicable throughout Vaughan. Volume 2 will contain the secondary plans, including the VMC Secondary Plan, which have required more detailed planning analyses and policies. Volume 2 will also include a limited number of site-specific policies applicable to individual properties in some parts of Vaughan.

The draft Vaughan Metropolitan Centre Secondary Plan designates the subject lands as shown on Attachments No. 4 and No. 5 and sets out related land use policies including maximum and minimum building heights and densities.

Section 2.2.5 of the new Official Plan requires that a detailed Secondary Plan be undertaken for the VMC outlining how growth will be accommodated and how a series of general policies will be achieved.

Zoning

The provisions of Zoning By-law 1-88 will remain in effect until they are updated or replaced by zoning consistent with the Official Plan including Volume 2. With approval of the Official Plan, it is anticipated that the preparation of a new by-law will be commenced to bring the City's zoning provisions into conformity with the new Official Plan. A budget and work plan to include the zoning review in the 2012 budget, will be prepared for consideration by Council next year.

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The Study Process

The Terms of Reference for the VMC Study was approved by Council on May 12, 2008. The Study which was initiated in November of 2008, with the lead consultant, Urban Strategies Inc. involved three phases of work:

- Review of Background materials and analysis of issues and opportunities;
- Development of a long-term vision, principles and structural framework; and,
- Preparation of the Secondary Plan.

Community Consultation

The VMC Study involved extensive consultation. The City, Region of York, transit agencies, School Boards and Toronto and Region Conservation Authority (TRCA) were engaged throughout the process. Landowners in the study area were involved through a series of interviews at the beginning of the study process and again in November and December of 2009 as the structural framework and policy direction were taking shape. In addition to the consultation which occurred at the City Official Plan Open Houses of May 28, and November 18, 2009, the following meetings and workshops were held:

- (i) Visioning Workshop 1- Setting the Stage for a New Downtown, May 7, 2009:
 - a. With Industry and Stakeholders (afternoon)
 - b. Residents' workshop and Open House (evening)
- (ii) Workshop 2- Exploring Development Concepts for the New Downtown, September 30, 2009:
 - a. With Stakeholders (afternoon)
 - b. Community Open House (evening)
- (iii) Public Information Meeting - March 8, 2010

Statutory Public Open House - April 19, 2010

The Planning Context

The study area is subject to Provincial, Regional and municipal policy as follows:

- (i) The Provincial Policy Statement (PPS)

The PPS supports efficient use of land, resources and infrastructure. It promotes land use patterns, densities and mixes of uses that minimize vehicular trips, and supports the development of plans and viable choices for public transportation. All Official Plans must be consistent with the PPS.

- (ii) Growth Plan for the Greater Golden Horseshoe: The Places to Grow Plan (2006)

Places to Grow identifies the VMC as one of 25 Urban Growth Centres (UGC's). UGC's are strategic focal points for growth and intensification. The VMC is to be planned as a focal area for investment in institutional and region-wide public services, as well as commercial, recreational, cultural, and entertainment uses. UGC's like the Vaughan Metropolitan Centre, have been assigned a growth target of 200 people and jobs per hectare by 2031. The VMC density which was approximately 20 people and jobs per hectare in 2006, is expected to achieve, and possibly exceed, the assigned density target by 2031.

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(iii) The Regional Transportation Plan (The Big Move)

Metrolinx, an agency of the Ontario government, designates the VMC as an Anchor Mobility Hub in the Regional Transportation Plan. This designation reflects the fact that the VMC will be the site of convergence for two rapid transit lines; the Spadina Subway Extension and VIVA's Highway 7 Bus Rapid Transit line will intersect and converge with the regional bus network. Anchor Mobility Hubs are envisioned as the "anchors" of a successful regional transportation network and are recommended to achieve a density of 200-400 people and jobs per hectare. They are to evolve as vibrant places of activity and major regional destinations.

(iv) The Region of York Official Plan (ROP)

The ROP identifies the VMC as one of four Regional Centres, which are to "contain a wide range of uses and activities, and be the primary focal points of intensive development, including residential, employment, live-work, mobility, investment, and cultural and government functions". The Region's Official Plan calls for the preparation of secondary plans for Regional Centres that include, but are not limited to:

- Minimum density requirements and targets;
- A fine-grained street grid;
- Urban built form massed, designed and oriented to people;
- A concentration of the most intensive development and greatest mix of uses within a reasonable and direct walking distance of rapid transit stations;
- A minimum requirement of 35% affordable new housing units;
- Policies that sequence development in an orderly way;
- Policies to ensure excellence in urban design and sustainable construction methods;
- Requirements to reduce and/or mitigate urban heat island effects;
- Policies that establish urban greening targets;
- Provisions for an urban public realm;
- Public art policies;
- Policies to ensure connections and enhancements to local and Regional Greenlands systems;
- Policies to require innovative approaches to urban stormwater management;
- A mobility plan;
- Requirements for new school sites to be constructed to an urban standard; and,
- Provisions for human services.

The VMC Secondary Plan is expected to conform to the aforementioned Regional policies.

(v) The New Vaughan Official Plan

The draft Official Plan establishes the boundaries for the VMC, removing the lands west of Highway 400, and the lands east of Creditstone Road from the former District Area of the Vaughan Corporate Centre. It also states that the VMC Secondary Plan area (larger area as shown on Attachment No. 2), will comprise distinct development precincts, and that the VMC Secondary Plan will establish growth targets of 12,000 residential units and 6,500 new jobs by 2031. The draft Official Plan also calls for the development of tall building guidelines, and the creation of a Design Review Panel, to advise on development applications for the VMC.

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Council Direction

The Statutory Public Hearing was held on June 14, 2010 for the purpose of obtaining public input and comment on the draft Secondary Plan. A total of 7 deputations and 4 written submissions were received. The following Committee of the Whole (Public Hearing) recommendation, in part, was ratified on June 29, 2010:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 14, 2010, be approved:
- 2) That the following deputations and written submissions be received;

Period for Accepting Comment

The draft VMC Secondary Plan was made available for public comment on May 25, 2010 in advance of the statutory public hearing. Staff has continued to accept submissions up to final drafting of this report. Responses have been prepared, which are reflected in Attachment No. 1.

It is recognized that some issues may not be resolved to the satisfaction of some respondents upon the City's approval of the Official Plan. This may result in appeals, which may ultimately have to proceed to the Ontario Municipal Board for adjudication. Post-approval negotiations may proceed during the York Region review process, with the opportunity for modifications prior to, and during, any Ontario Municipal Board proceeding.

Submissions Review

Several objectives were used as the basis for analyzing the submissions made by landowners, public agencies, the development industry, residents and interest groups regarding the proposed Secondary Plans. In particular, to ensure that the new Official Plan principles were maintained, that senior level policy direction was conformed to (e.g. Regional Official Plan, Places to Grow), and that sound planning principles were adhered to. In addition, meetings were held with a number of respondents to clarify issues and discuss potential solutions.

The submissions, ranging from comments to suggested amendments to the proposed Secondary Plans, were each considered on their own merit and recommendations made on appropriate responses and actions. In addition, Staff has identified areas where changes should be made to the Secondary Plan policies, and it is also anticipated that further City-initiated changes will need to be considered prior to Regional approval.

As a tool for the efficient and thorough review of submissions, a matrix was established to set out the content of the submissions and the recommended responses to each of the five proposed Secondary Plans. The summary matrices form the basis of an Attachment to each of the five Committee of the Whole reports on this August 31, 2010 agenda, and present information in tabular form as follows:

PART A: An index of correspondence for Part B identifying each response by item number, correspondence date, name and subject/location.

PART B: A summary of the response/concerns/requests and staff comments and the related recommended policy and mapping changes.

The summaries in PART B contain the following:

- The Item Number related to the number in the Part A Correspondence Index
- The Submission Date and respondent identification

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- The correspondence content, as summarized by Staff
- Staff comment on the submission
- Staff recommendation on the submission

The following approach was applied in the application of each of the summaries:

- Each submission was evaluated on its own merits, and provided with a response
- Multiple submissions pertaining to one property(s) or issue(s), from a person, firm or agent, could be combined to provide a single response
- Submissions pertaining to one property or issue, from more than one person, firm or agent, could be combined or have a single response.

The summary will form part of the public record of comments received on each of the focus areas, and will be forwarded to the Region of York in accordance with the approval process under the Planning Act.

Submissions Received

Approximately 16 written submissions have been received in respect of the VMC Secondary Plan, the majority of which address land use designations and policies relating to specific properties. Other responses pertain to general policy issues from the public and responses have also been received from City departments, various government bodies, and public agencies.

Key Policy Areas – Overview of Recommendations

Many of the responses received address key policy areas that are fundamental to the plan. Each response is treated individually in Attachment No. 1. However, a number of the important policy issues are identified below, along with an overview of staff's recommended approach.

- i) Special Study Area A (West) and surrounding lands in the Northwest Quadrant (Area between Hwy. 400 to the West and Jane Street to the East, and Hwy. 7 to the South and Portage Parkway to the North)

The primary landowners for this portion of the Secondary Plan recently approached the City requesting consideration of modifications, specifically with respect to the road network, and the location and configuration of the parkland in this area. Since this portion of the plan requires further study with respect to the road network (Special Study Area A), it is suggested that the City re-visit this area of the plan to complete a further transportation and land use review, following the Council approval of the VMC Secondary Plan. It is recognized that there is a need for a successful resolution to the configuration of the Hwy. 400 ramps (Links 4 and 5) to facilitate the Creditstone-Portage-Applewood Bypass. Schedule C (Attachment No. 7), illustrates one concept for roads in this area. Further detailed study of this configuration will be required and will involve the City of Vaughan, the Region of York, and the Provincial ministries and landowners. The Study should consider improvements to the larger road network that would mitigate impacts in the VMC.

Alternative locations and configurations for the northbound ramp to Highway 400 may be considered, including a location north of Portage Parkway. Modification to road alignments in the Special Study Area A may be made without amendment to this plan, provided the City is satisfied that the intent of this plan with respect to land use and transportation is met. The final road network and land use for this portion of the plan resulting from the additional review will be forwarded to the Region of York for their consideration as part of the final approval of the VMC Secondary Plan.

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ii) The Road Network

A number of respondents have commented that the VMC Secondary Plan road network is too detailed. Others have asked whether the road network, (including the proposed bypasses and Hwy. 400 Flyover connecting Colossus Drive and Interchange Way), has been studied to determine its viability. A fine-grain network of streets is critical to ensuring the VMC is transit and pedestrian-oriented. This system of roads also helps to disperse traffic and increase property frontage. The physical barriers within and adjacent to the VMC, including Highways 400, 407 and 7, pose challenges for movement to and within the VMC, which the proposed network seeks to address. To help secure the finer local road system, staff recommend that, "the density associated with the conveyance of a new street or mews may be transferred to the balance of the property on which the new street or mews is situated. The maximum height may be increased to accommodate the additional density, where appropriate".

A comprehensive traffic study was undertaken specifically for the VMC road network, taking into consideration the Master Transportation Plan work for the City, including projected transportation improvements, and population and employment number projections to the 2031 time horizon. It has determined that a transit usage and modal split in line with required City targets will ensure sufficient overall transportation capacity to efficiently serve the VMC. As explained earlier in this report, the road system for Special Study Area A is not yet confirmed and will require additional analysis which will be undertaken early this fall.

Minor modifications to the location and alignment of planned streets are permitted without amendment to the plan, as provided through Section 4.3.1 of the draft VMC Secondary Plan, provided the intersections in Schedule C (see Attachment No.7), that include a major/minor collector street or arterial street are maintained in their general location. It should be noted that the road network has been reviewed again since the June 14th Public Hearing to address landowner concerns. Some minor adjustments as reflected on Schedule No. 11 to this report are recommended:

- a) A minor re-alignment of the north/south road to coincide with the westerly property boundary of the adjacent lands (lands located at southwest corner of Maplecrete Rd. and Hwy. 7).
- b) A section of the local street at the westerly boundary of the plan is to be removed because of grade issues at this location.
- c) Two additional local street sections in the southerly part of the plan, and one in the northeast part of the plan, are proposed as either roads or mews to permit greater flexibility at the development stages of the plan.

iii) Former Development Rights under OPA 500 and OPA 663

A few respondents with lands which were located in the "Corporate Centre Node" or "Corporate Centre Corridor" of Official Plan Amendments 500 and 663 (The Vaughan Corporate Centre), have suggested that they had greater density/height permissions under the previous Official Plans. The VMC Study determined that the Urban Growth Centre should be greater in area as compared to the "Corporate Centre Node" established in the previous studies. In addition, the area of the VMC has been reduced in the new plan from that of the Corporate Centre District, to permit the concentration of growth within the larger Urban Growth Centre. Official Plan Amendments 500 and 663 were based on a vision of a more concentrated downtown where high density development and tall buildings were limited to sites fronting Hwy. 7. Only selected sites (15 identified Gateway sites located on the north and south sides of Hwy. 7, from just east of Hwy. 400 to Maplecrete Road), were permitted unlimited heights, and these sites did not include the Millway Avenue and Hwy. 7 area where the subway station is now planned. The new Secondary Plan continues to focus the highest densities and tallest buildings along Hwy. 7 and around the subway station, but distributes height and density more evenly across the VMC to

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achieve a complete downtown with a mix of uses and building types. The net effect is much greater density overall. The risk of permitting unlimited height and density on certain sites not directly related to the subway, is that the distribution of high density development over a larger area may not be achieved. As well, unlimited heights and densities would likely make it difficult to achieve the desired built form, as articulated in the Plan.

It is anticipated that the area of the VMC will be expanded in the future, once sufficient growth has occurred within the current boundary to warrant the further expansion. Growth within the VMC will be monitored through review of the VMC Secondary Plan every five years.

Landowners who may have greater density/height permissions under current zoning than that permitted in the new Secondary Plan, may continue to develop under their current by-laws until such time as the City Zoning By-law is amended to correspond to the new VMC Secondary Plan. At the time of the Zoning By-law review, existing permissions of landowners will be considered.

Response from the Regional Municipality of York

The Region of York has responded to the City's request for comment on the May 2010 draft of the VMC Secondary Plan. The Region is fully supportive of the City's efforts to develop a Regional Centre Plan which is compact, pedestrian friendly and public transit supportive. The Region also acknowledges the thorough public and agency consultation process which has been an integral part of developing the plan. Apart from the specific comments which are summarized and addressed in Attachment No.1, the Region has focused its attention for refinements to the plan, on requirements for a functional and integrated transportation system, and the provision of a staging and phasing plan, tied to the provision of Regional and local infrastructure improvements.

The draft VMC Transportation Study has been forwarded to the Region for their review. It is the intent of the City that the preliminary comments from the Region related to transportation, and future detailed comments pertaining to the review of the draft VMC Transportation Study, will be addressed by the City in the interim between Vaughan Council's approval of the VMC Secondary Plan, and the Region's final approval of the plan.

Respecting the Region's comments regarding the need for a "staging and phasing plan", the City is currently developing a standard set of criteria which is intended to guide the development of phasing plans for all City Secondary Plans. The criteria will include consideration of timing for projected transportation infrastructure/public transit improvements; and, projected provision of Regional and local water and sanitary services.

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

The draft Official Plan (Volume 1) contains current policy planning initiatives (e.g. sustainability and natural heritage policies) that conform to recent Provincial and Regional land use policy directions and are intended to apply to all lands within the City of Vaughan. The existing secondary plans and site and area specific amendments that form Volume 2 of the Official Plan are intended to be read and applied together with Volume 1 except where there is a conflict, in which case the policies in the Volume 2 documents will prevail.

Approach to the Transition Period: Post-Adoption – Pre-Approval

In the period between the adoption of the Vaughan Metropolitan Centre Secondary Plan and Volume 1 and their approval by the Region, the City will be operating with the existing official plan policies still in full force (e.g. OPA No. 601, as amended). It is possible that applications to amend the existing Official Plan and Zoning By-law 1-88 will be received in this period. In evaluating these applications staff will take the application's conformity with the intent of the new

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Vaughan Metropolitan Centre Study and the Volume 1 plan into consideration. While not in force they represent the City's most contemporary expression of planning principles, which were developed over a three year period involving extensive study and public consultation. As such, they will warrant consideration in the review of the applications.

Direction to finalize the new Official Plan for adoption on September 7, 2010 was received at the July 28, 2010 Special Committee of the Whole meeting for Council. As well, a resolution specifying that all applications for official plan and zoning by-law amendments, received between the adoption and final approval of the Plan by the Region of York, will be evaluated on the basis of both the existing and new Official Plan policies. This will help to ensure that the integrity of the new plan is maintained during the transition period.

Staff Review – Amendments to Text and Mapping

On-going staff review of the Secondary Plan will continue in the period leading up to its anticipated adoption by Council on September 7, 2010. This review will include work required to further public, City, and government and agency comments identified on Attachment No. 1 and that may arise as a result of this meeting. Also, changes addressing issues pertaining to the style and formatting of the document may be made as necessary.

Relationship to Vaughan Vision 20/20 Strategic Plan

The VMC Secondary Plan is consistent with the priorities set by Council in the Vaughan Vision 20/20 Plan, and in particular with the City's commitment to "plan and manage growth and economic vitality". The following components of the Vaughan Vision 2020 Plan relate directly to the VMC Secondary Plan:

- 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;
- Support and co-ordinate land use planning for high capacity transit at strategic locations in the City; and,
- Review the Vaughan Corporate Centre Vision.

Regional Implications

The VMC Secondary Plan has been prepared in consultation with Region of York staff and is in conformity with the Region's Official Plan. The Plan relies on the population and employment forecasts of the Regional Official Plan, which was adopted in December 2009. The Regional OP is currently awaiting approval by the Province. The City's Official Plan and the VMC Secondary Plan have been designed to conform to the Regional Official Plan. As the approval authority for the Vaughan Official Plan, this report will be forwarded to the Region on adoption of the plan by the City.

Next Steps

The changes to the May 2010 draft of the VMC Secondary Plan directed by Committee of the Whole as a result of this report are anticipated to be ratified on September 7, 2010. In the interim, the plan will be revised to incorporate these revisions. This will allow Council to consider the adoption of the VMC Secondary Plan at the September 7 meeting. Any further changes resulting from continuing review or issue resolution will be reported on September 7 by way of an additional Information Item.

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The Official Plan is composed of two volumes. Volume 1 will include the City-wide policies. Volume 2 which includes the VMC Secondary Plan, was presented at the June 14, 2010 public hearing. The technical reports for the other secondary plans forming Volume 2 to the Official Plan are also being considered at this (August 31, 2010) Committee of the Whole meeting. Council will consider the adoption of Volume 1 and the Secondary Plans at its September 7 meeting. This will include the following plans: The Vaughan Metropolitan Centre; the Yonge/Steeles Corridor, the Woodbridge Centre, the Kleinburg-Nashville North, and the West Vaughan Employment area.

Conclusion

The draft Vaughan Official Plan (Volume 1) was made available for public review on May 25, 2010. This was followed by a statutory Public Hearing on June 14, 2010 at which Committee of the Whole received the deputations and submissions from the public. Staff has continued to address submissions received up to August 12, 2010.

Approximately 16 submissions were received from private citizens/landowners, development interests, interest groups and governments and public agencies. The submissions have been analyzed and where appropriate, recommendations have been developed to respond to the identified issues. These are set out in detail in Attachment No. 1. The approach taken to some of the key policy areas have been highlighted above.

Based on the submissions, the overall direction and content of the plan is not a matter of contention. Requests for changes to the plan were primarily focused on specific areas of policy or specific lands which may be impacted by a policy or a land use designation(s). Each request for a change was considered on its merit taking into consideration the principles of the new Official Plan and the VMC Secondary Plan, and the need to ensure continuing conformity with senior level policy direction (e.g. the Regional OP and the *Places to Grow* plan) and adherence to sound planning principles.

Therefore it is recommended that the draft VMC Secondary Plan, (May 2010) be modified in accordance with the recommendations contained in this report. It is further recommended that staff proceed with revisions to the plan, incorporating the changes recommended herein and that the revised plan proceed to Council for adoption at its September 7, 2010 meeting.

Attachments

1. Summary of Submissions, Staff comments and Recommendations: Draft VMC Secondary Plan May 2010.
2. Location Map
3. Vaughan Metropolitan Centre Boundaries
4. Land Use Precincts, draft VMC Secondary Plan (May 2010)
5. Height and Density Parameters Map, draft VMC Secondary Plan (May 2010)
6. Parks and Open Spaces, draft VMC Secondary Plan (May 2010)
7. Street Network, draft VMC Secondary Plan (May 2010)
8. Transit Network, draft VMC Secondary Plan (May 2010)
9. Bicycle Network, draft VMC Secondary Plan (May 2010)
10. Correspondence Pertaining to the Draft VMC Secondary Plan (Mayor and Members of Council Only.)
11. Recommended Road Network Changes

Report prepared by:

Anna Sicilia, Acting Senior Planner, Policy Planning, ext. 8063

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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.)

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Item 4, Report No. 42, of the Special Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 7, 2010, as follows:

By approving the following:

1. ***That staff be instructed to conduct a study of Dorian Place in relationship to the issues raised by certain residents of that street regarding its designation under the Official Plan; and***
2. ***That any changes to the current designation determined by that study be dealt with through modifications at the York Region stage of review of this plan; and***

By receiving the written submission from Mr. Jeffrey E. Streisfield, Land Lawyer & Development Manager, 662 Briar Hill Avenue, Toronto, M6B 1L3, date August 31, 2010.

(Also refer to Item 53, Committee of the Whole, Report 40, and Item 1, Special Committee of the Whole, Report 39.)

**4 YONGE STEELES CORRIDOR SECONDARY PLAN
RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS
FILE 12.5.12.4
WARD 5**

The Special Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved subject to replacing the last sentence in the third paragraph under the heading "Requirements for Mandatory Retail Frontages" contained in the report of the Commissioner of Planning with the following:**

"Therefore, staff recommends that Schedule 3 (South) be amended to include mandatory retail frontage along Yonge Street from the CN Railway to Steeles Avenue."
- 2) **That the following deputations and written submissions be received:**
 - a) **Mr. David Matthews, Matthews Planning and Management Ltd., 1470 Hurontario Street, Mississauga, L5G 3H4, and written submission, dated July 13, 2010;**
 - b) **Mr. John Bousfield, Bousfields Inc., 3 Church Street, Suite 200, Toronto, M5E 1M2, and written submission, dated August 30, 2010;**
 - c) **Mr. Jeffrey E. Streisfield, Land Law, 662 Briar Hill Avenue, Toronto, M6B 1L3, and written submission, dated August 30, 2010;**
 - d) **Mr. Anthony Bilotta, Remax, 1140 Burnhamthorpe Road West, Suite 141, Mississauga, L5C 4E9, and written submission, dated July 21, 2010;**
 - e) **Ms. Teresa Marando, 9 Dorian Place, Thornhill, L4J 2M3, and written submission, dated July 25, 2010; and**
 - f) **Mr. Michael Naaman, c/o 15 Dorian Place, Vaughan, L4J 2M3; and**
- 3) **That the following written submissions be received:**
 - a) **Ms. Eileen P. K. Castello, Aird & Berlis, Barristers and Solicitors, Brookfield Place, 181 Bay Street, Suite 1800, Box 754, Toronto, M5J 2T9, dated August 17, 2010;**
 - b) **Carlo and Anna Marzo, 37 Longbridge Road, Thornhill, L4J 1L7, dated August 18, 2010;**
 - c) **Mr. Michael J. Wren, Miller Thomson, Barristers & Solicitors, Scotia Plaza, 40 King Street West, Suite 5800, P.O. Box 1011, Toronto, M5H 3S1, dated August 24, 2010;**
 - d) **Mr. James M. Kennedy, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, three letters dated August 30, 2010; and**

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- e) **Mr. Victor Labreche, Labreche Patterson & Associates Inc., 330-A1 Trillium Drive, Kitchener, N2E 3J2, dated June 14, 2010.**

Recommendation

The Commissioner of Planning recommends:

1. The draft Yonge Steeles Corridor Secondary Plan (May, 2010) be revised in accordance with the recommendations set out in Attachment No. 1 to this report.
2. The revised version of the Yonge Steeles Corridor Secondary Plan proceed to Council for adoption at the Council meeting of September 7, 2010 as part of Volume 2 of the new Official Plan; and that the plan reflect the changes approved by Committee of the Whole at this meeting.

Contribution to Sustainability

Consistent with *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, the Secondary Plan will meet the Region of York's complete communities policies and the intensification requirements under the Places to Grow Plan, while following key sustainability initiatives outlined by Green Directions, as listed below:

- Goals 1 & 5: To demonstrate leadership through green building and urban design policies;
- Goal 2: To ensure sustainable development and redevelopment;
- Goal 2: To protect green space and the countryside by establishing a Natural Heritage Network and limiting urban expansion;
- Goal 3: To ensure that Vaughan is a city that is easy to get around with low environmental impact;
- Goal 4: Mixed-use communities in the Vaughan Metropolitan Centre and other Primary and Local Centres, together with an emphasis on design excellence to foster vibrant communities; and,
- Goals 5 & 6: An overall vision and policy structure that supports the implementation of Green Directions Vaughan.

Economic Impact

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

Communications Plan

Public notices for the statutory Open House on April 12, 2010 and the statutory Public Hearing on June 14, 2010 were mailed to landowners within the Yonge Steeles Corridor Secondary Plan area and all residents within 150 metres of its boundary. Notices were posted on various online web pages 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 newspapers including the Vaughan Weekly, Vaughan Liberal, and Vaughan Citizen. The notice of tonight's meeting was mailed to those requesting notification, posted on the Vaughan Tomorrow, Clerk's Department meeting agenda, and on the City Page websites.

.../3

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Purpose

The purpose of this report is to report on the recommended revisions to the Yonge Steeles Corridor Secondary Plan (May 2010) following the review of the comments received during, and at the June 14, 2010 Public Hearing.

Background – Analysis and Options

Location

The lands subject to the draft Secondary Plan are generally located along the west side of Yonge Street (between Steeles Avenue West and one lot depth north of Longbridge Road), and on the north side of Steeles Avenue West (between Yonge Street and Palm Gate Boulevard), as shown on Attachments No. 2 and No. 3.

City of Vaughan Official Plan

The City of Vaughan Official Plan will be produced in two volumes. Volume 1 will contain policies that will be generally applicable throughout Vaughan. Volume 2 will include a consolidation of approved site and area-specific policies and secondary plans, including the Yonge Steeles Corridor Secondary Plan. This Public Hearing deals with the policies specific to the Yonge Steeles Corridor Secondary Plan

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

The draft Yonge Steeles Corridor Secondary Plan introduces a set of land use designations applicable to the Secondary Plan area as shown on Attachments No. 4, and No. 5. The Secondary Plan also includes maps that illustrate mandatory retail frontage areas, the parks and publicly accessible open spaces, conceptual street pattern and a block map on the lands subject to the plan.

Zoning

The zoning provisions of By-law 1-88 will remain in effect until they are updated or replaced by zoning consistent with the City's Official Plan, including this Secondary Plan. With approval of the Official Plan, it is anticipated that preparation of a new zoning by-law will be commenced to bring the City's zoning provisions into the conformity with this the new Official Plan. A budget and work schedule to include the zoning review into the 2012 budget will be prepared for consideration by Council next year.

Secondary Plan Review Process and Community Consultation

The Yonge Steeles Corridor Secondary Plan is the result of an extensive public engagement and consultation process. The process incorporated three public workshops, an open house and statutory public hearing, with a full range of stakeholders including residents, landowners, developers and their agents. Consultation also included other City Departments, project status updates to the Official Plan Review Committee, and consultation with public agencies such as the

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School Boards, Region of York, and the Toronto and Region Conservation Authority. In addition to the consultation which occurred at the City Official Plan Open Houses of May 28, and November 18, 2009 the following meetings and workshops were held:

- June 5, 2008: Public Open House introducing the project and team members;
- September 16, 2008: Public Meeting to present the results of the SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis;
- November 4, 2008: Public Design Charette Workshop;
- March 12, 2010: Public Consultation with land owners to discuss the Royal Palm Drive extension east of Hilda Ave;
- March 30, 2009: Public Meeting/Open House to provide a project status update;
- March 2, 2010: Public Information Meeting to gather public input on the Background Report (February 2010);
- April 12, 2010: Statutory Public Open House to provide an overview of the draft Yonge Steeles Secondary Plan; and,
- June 14, 2010: Statutory Public Hearing.

Policy Context

i) Provincial Policy

The Provincial Policy Statement (PPS) came into effect on March 1, 2005 and establishes the policy foundation for regulating development and land uses in Ontario. The PPS supports efficient land use, a mix of housing types and densities, residential intensification, transit-supportive land use patterns and the protection of cultural heritage. It also encourages growth in built up areas and identifies transit corridors as key areas for intensification and redevelopment.

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; conservation of natural heritage areas; and multiple modes of safe and efficient transportation. The Growth Plan provides a vision and guiding principals on how land and public investments are to be developed and managed. Some of the key principals include:

- promote and build compact and vibrant neighbourhoods;
- efficient use of existing and new infrastructure to support growth in a compact form;
- recognize the diversity of communities and provide for different approaches to managing growth; and,
- promote collaboration among all sectors including government, private and non-profit and community members to achieve the vision.

ii) Regional Policy

The York Region Official Plan has been updated to recognize recent Regional initiatives and to bring it into conformity with Provincial policies. The Regional Official Plan provides a framework for coordinated and detailed planning affecting municipalities in the Region of York. The Regional Official Plan must also conform to the Provincial policies articulated in the Growth Plan. The policy initiatives focus strongly on sustainability and the intensification of already built up areas. Some of the key polices that relate to Vaughan include:

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- The overall intensification target of minimum 40% residential intensification in built up areas;
- Growth must be concentrated along Yonge Street as this area is designated as a Regional Corridor in the York Region Official Plan;
- Local municipalities are required to complete a comprehensive secondary plan for areas designated Regional Corridors;
- Transit-supportive densities are required via intensification along the designated Regional Corridors of Highway 7 and Yonge Street; and,
- The Yonge Street subway extension between Steeles Avenue West and Highway 407 is identified in the York Region Transit Network Map.

iii) City of Vaughan Official Plan

The Thornhill Vaughan Community Plan (OPA 210) is the current policy document applicable to the Yonge Street Corridor Secondary Plan area, providing detailed land use designations and policies for the broader Thornhill community. OPA 210 is proposed to be superseded by the policies in the new Official Plan (Volume 1) and the Yonge Steeles Corridor Secondary Plan. The Thornhill/Yonge Street Corridor Plan (OPA 669) establishes the land use and urban design framework to guide the physical renewal and evolution of the Yonge Street corridor to a more mixed-use, pedestrian and transit supportive main street, while recognizing the historic character of Thornhill. OPA 669 will form part of Volume 2 of the new Official Plan.

iv) Town of Markham Official Plan and the Markham Yonge Street Study

The Town of Markham Official Plan was consolidated in July of 2005, including secondary plans that provide direction for land use planning. Lands to the east of the Yonge Street Corridor Secondary Plan area, are generally designated for commercial, urban residential and institutional uses by Markham's official plan. Lands designated as urban residential are intended to be used primarily for housing with accessory complementary uses.

In 2008, the Town completed the Markham Yonge + Steeles Corridor Study which provides a policy regime that permits mixed-use development at transit supportive densities along Yonge Street, and providing transition to stable existing residential communities. Policies provide for: an average density of 2.5 Floor Space Index (FSI); an additional 1.0 FSI for commercial buildings or commercial floor space within existing mixed residential/commercial buildings (maximum density for a mixed-use building is 3.5 FSI); a maximum 1.5 FSI closest to established low density neighbourhoods; and, a required minimum of 1.0 FSI on all development sites.

v) City of Toronto Official Plan

The land use designations on the south side of Steeles Avenue West in the City of Toronto provide for Apartment Neighbourhoods and Mixed-Use areas adjacent to the Yonge/Steeles intersection. Further west, surrounding Palm Gate Boulevard, lands are designated as Neighbourhoods for low density residential use of the area. Yonge Street is designated as an Avenue in the City of Toronto Official Plan, which is an area identified to absorb growth through incremental development. The City intends to carry out Avenue Studies to develop a framework for change that is tailored to the particular circumstance of each Avenue.

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Council Direction

The Statutory Public Hearing was held on June 14, 2010 for the purpose of obtaining public input and comment on the draft Yonge Steeles Corridor Secondary Plan. A total of sixteen deputations, written submissions and aerial map were received. The following Committee of the Whole recommendation was ratified by Council on June 29, 2010:

“1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 14, 2010, be approved;

Recommendation

The Commissioner of Planning recommends:

“THAT the Public Hearing Report for File 12.5.12.4 (Draft Yonge Steeles Corridor Secondary Plan) 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 future report to a special evening meeting of the Committee of the Whole scheduled for August 31, 2010.”

This recommendation was ratified by Council on June 29, 2010. This report was prepared in response to the direction provided above.

Period for Accepting Comment

The draft Yonge Steeles Corridor Secondary Plan was made available for public comment on May 25, 2010 in advance of the statutory public hearing. Staff has continued to accept submissions up to final drafting of this report (August 12, 2010). Responses and recommendations have been prepared, which are reflected in Attachment No. 1.

It is recognized that some issues may not be resolved to the satisfaction of some respondents upon the City's approval of the Official Plan. This may result in appeals which may ultimately have to proceed to the Ontario Municipal Board for adjudication. Post-approval negotiations may proceed during the York Region review process, with the opportunity for modifications prior to, and during, any Ontario Municipal Board proceeding.

Submissions Review

Several objectives were used as the basis for analyzing the submissions made by landowners, public agencies, the development industry, residents and interest groups regarding the proposed Secondary Plans. In particular, to ensure that the new Official Plan principles were maintained, that senior level policy direction was conformed to (e.g. Regional Official Plan, Places to Grow), and that sound planning principles were adhered to. In addition, meetings were held with a number of respondents to clarify issues and discuss potential solutions.

The submissions, ranging from comments to suggested amendments to the proposed Secondary Plans, were each considered on their own merit and recommendations made on appropriate responses and actions. In addition, Staff has identified areas where changes should be made to the Secondary Plan policies, and it is also anticipated that further City-initiated changes will need to be considered prior to Regional approval.

As a tool for the efficient and thorough review of submissions, a matrix was established to set out the content of the submissions and the recommended responses to each of the five proposed Secondary Plans. The summary matrices form the basis of an Attachment to each of the five Committee of the Whole reports on this August 31, 2010 agenda, and present information in tabular form as follows:

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PART A: An index of correspondence for Part B identifying each response by item number, correspondence date, name and subject/location.

PART B: A summary of the response/concerns/requests and staff comments and the related recommended policy and mapping changes.

The summaries in PART B contain the following:

- The Item Number related to the number in the Part A Correspondence Index
- The Submission Date and respondent identification
- The correspondence content, as summarized by Staff
- Staff comment on the submission
- Staff recommendation on the submission

The following approach was applied in the application of each of the summaries:

- Each submission was evaluated on its own merits, and provided with a response
- Multiple submissions pertaining to one property(s) or issue(s), from a person, firm or agent, could be combined to provide a single response
- Submissions pertaining to one property or issue, from more than one person, firm or agent, could be combined or have a single response.

The summary will form part of the public record of comments received on each of the focus areas, and will be forwarded to the Region of York in accordance with the approval process under the Planning Act.

Submissions Received

Approximately 25 written submissions have been received in respect of the Yonge Steeles Corridor Secondary Plan. The majority of the respondents identified concerns about how the policies and land use designations affect specific properties. Specifically, policies in regards to parkland dedication, conveyance of proposed local streets and the proposed land use, height and density designations and phasing of development related to City infrastructure improvements. Other correspondence pertains to general policy issues from the public and comments have been received from various government bodies and public agencies.

Key Policy Areas – Overview of Recommendations

Many of the responses received address key policy areas that are fundamental to the plan. Each response is treated individually in Attachment No. 1. However, a number of the important policy issues are identified below along with an overview of staff's recommended approach.

Approach to Proposed Parkland Dedication Policies

The draft Yonge Steeles Corridor Secondary Plan delineates a parks and publically accessible open space system in Attachment No. 6 that will serve the expected growing community and as an additional amenity and transitional buffer area for the existing stable low-rise residential areas. Parkland within the Yonge Steeles Corridor Secondary Plan is required to be dedicated in accordance with Section 7.3.3.2 of Volume 1 of the Official Plan, which utilizes the standard parkland conveyance provision of the Planning Act: all new residential development is required to convey parkland at the rate of 5% of the total gross land area or one hectare of parkland per 300 dwelling units, or in combination, whichever is greatest. Cash-in-lieu of parkland dedication, or a combination cash-in-lieu and parkland may also be considered. A rate of 2% is applied for non-residential and cash-in-lieu may also be considered where appropriate. Concern has been

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expressed by certain landowners that these standards are excessive and will be detrimental to the development of the area. The plan represents approximately half of the parkland that could be dedicated through the realization of the planned density. Cash-in-lieu of parkland dedication will be used to purchase parkland on those properties which are providing more than the parkland dedication generated by the development. The remarks from many of the land owners has emphasized the onerous nature of providing the parkland. However, the park system, when achieved will be a major asset within the immediate community and overall area; helping to ensure high land values as a result of an attractive and desirable community setting for both the existing and new communities. The connected character of the parks system supports both passive and active recreation as well as provides a linked path system throughout the community. Staff recommends no changes to the proposed parkland dedication policies which are consistent with the standards used by other municipalities in the GTA, the standards the City currently uses and it is consistent with the policies set out in draft Official Plan (Volume 1).

Approach to Land Use, Height, Density and Phasing Policies

The proposed land use designations, density, height and urban design policies along the Yonge Street Corridor for the North and South Study Areas as shown on Attachment No. 4, and No. 5 are consistent with the findings in the background study and meet the Growth Plan targets established by the Province and the Region of York.

The densities and heights along Yonge Street in the North Study area are considerably lower than those proposed for the South Study area or for those densities proposed for the Langstaff Gateway area east of Yonge Street in the Town of Markham. This is due to the relatively shallow lot depths on Yonge Street and their adjacency to a stable low-rise residential community, Sensitivity to this condition was a key concern identified during the community consultation.

Residential properties on Dorian Place which “back lot” onto Yonge Street in the North Study area were not considered for intensification due to multiple small lots and their stable residential nature. However, a number of residents on Dorian Place have requested that their properties be redesignated to permit a mix of uses and higher densities and heights. Staff is willing to examine this request and is recommending that a further review including appropriate community consultation be undertaken in the near future.

The plan is transit supportive with a road pattern that allows for permeability and improves access to Yonge Street and Steeles Avenue West. The street network in the South Area has been designed to connect with the more fine-grained block structure in the Town of Markham and with the City of Toronto. These community connections will form an integral part of the overall street system to accommodate not only vehicular use, but also facilitate pedestrian and cycling movement. Staff recommend no changes to the proposed land use, height and density as the overall review and the planning framework for the plan has been undertaken through an extensive public consultation process. The height and density regime is based on the greatest heights and densities being located at the corner of Yonge and Steeles, the intersection of two arterial streets and at a future rapid transit stop. The intention is to develop a location that signifies the importance of the site as a gateway to Vaughan and Markham. Heights and densities transition downward as the distance from the Yonge Street and Steeles Avenue intersection increases and as development is located closer to the existing stable residential areas.

The proposed Plan provides a substantial development potential in the area. The background study concludes that ultimately, future growth can be sufficiently accommodated. However, sufficient mechanisms should be in place to ensure that municipal services and transit/transportation infrastructure capacity is properly coordinated to meet future development. The Engineering Department has advised that specific municipal and transit/transportation related infrastructure improvements (or triggers) required to support build-out of the Secondary Plan Area

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will be identified and provided through the development application approvals process. All servicing and transit/transportation infrastructure required to support the initial phases of development and the ultimate build-out of the Plan will be coordinated with the final conclusions and recommendations of the City's on-going servicing and transportation related master plans. Therefore, Staff recommends that the policies in Section 8.6 Phasing of Development be amended by deleting the Section 8.6 and replacing it with the following:

"8.6 Phasing of Development

Specific municipal and transit/transportation related infrastructure improvements (or triggers) required to support build-out of the Secondary Plan Area will be identified and provided through the development application approvals process. All servicing and transit/transportation infrastructure required to support the initial phases of development and the ultimate build-out of the Plan will be coordinated with the final conclusions and recommendations of the City's on-going servicing and transportation related master plans."

The Local Street Network

The proposed street network as shown on Attachment No. 7 identifies a mid-block street located between the CN Railway and Meadowview Avenue and opposite Grandview Avenue. The Town of Markham has requested that the proposed street network be modified to align with the recently approved Liberty development on the east side of Yonge Street south of the CN Railway. Staff supports this request and recommends that the mid-block street located between the CN Railway and Meadowview Avenue be relocated to the north abutting the rail line. The recommended street network changes are shown on Attachment No. 7.

Requirements for Road Conveyance for Proposed Local Streets

The proposed local street pattern shown in Attachment No. 7 is a vital component that provides access and circulation within the Yonge Steeles Corridor Secondary Plan area. The exact number and location of the local streets will be refined through the development application process. In Section 5.3 New Local Streets – Location and Section 8.2 Plans of Subdivision the policies require the property owner to convey lands for local streets without compensation. The City continues to emphasize the importance of these connecting streets and the vital role they play to create permeability and improve access to Yonge Street and to Steeles Avenue. This local street system also helps to disperse traffic and increase property frontage. In order to secure the proposed local streets, staff recommends that the road conveyance policies be modified to permit landowners to transfer development density taken from the land area conveyed for a proposed local street to the developable portion of a property, with the exception of land conveyances along easterly extension of Royal Palm Gate Drive to Yonge Street that have already been acquired or would have been acquired under the policies of OPA 210. Staff recommends that Section 5.3 New Local Streets – Location be amended to include the following:

"This policy shall not apply to the easterly extensions of Royal Palm Drive that have already been acquired or would have been acquired under the policies of OPA 210. The density associated with the conveyance of a new street may be transferred to the balance of the property on which the new street is situated. The maximum height may be increased to accommodate the additional density, where appropriate."

Requirements for Mandatory Retail Frontages

It is an important objective of this Plan that a mixed-use community be created with an appropriate live/work environment. The requirement for a mandatory retail presence on the ground floor will create a strong synergy between retail uses and an active pedestrian

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environment. The Plan proposes mandatory retail on the first block at Yonge and Steeles and at Hilda and Steeles as shown on Attachment No. 8 and requires a minimum of approximately 60 percent of the frontage of each building to be used for retail purposes in these mandatory retail areas. Retail is permitted along the remaining Yonge Street and Steeles Avenue West frontages but it is not required by the Plan. In order to create the appropriate environment for retail there is a requirement in the Plan for a high (approximately 5 metre) ground floor to floor height which will make it possible for retail/commercial space to be accommodated as part of the initial development or as the area evolves.

The Town of Markham has also proposed a mandatory retail frontage in the approved Town of Markham Yonge + Steeles Corridor Study (2008) that extends from south of the CN Railway to Steeles Avenue along Yonge Street. Markham has requested that Vaughan's mandatory retail requirement be similar and extend the full length of Yonge Street south of the CN Railway. However, staff questions the ability of the market to support such a large percentage of continuous retail on Yonge Street.

In light of the Town of Markham's request and in light of the approved Liberty development on the east side of Yonge Street which provides for retail uses at grade in this block, it is considered appropriate to require retail on the opposite side of Yonge Street in this location. There is an existing bus stop and a proposed fully signalized traffic light at the north portion of the Liberty site, that would provide greater opportunity for a balanced retail, pedestrian accessible environment in this area. Therefore, staff recommends that Schedule 3 (South) be amended to include mandatory retail frontage along Yonge Street from the CN Railway to the proposed easterly extension of Pinewood Drive to Yonge Street.

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

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

Approach to the Transition Period: Post-Adoption – Pre-Approval

Direction to finalize the new Official Plan for adoption on September 7, 2010 was received at the July 28, 2010 Special Committee of the Whole meeting for Council. As well, a resolution specifying that that all applications for official plan and zoning by-law amendments, received between the adoption and final approval of the Plan by the Region of York, will be evaluated on the basis of both the existing and new Official Plan policies. This will help to ensure that the integrity of the new plan is maintained during the transition period.

Staff Review – Amendments to Text and Mapping

On-going staff review of the Yonge Steeles Corridor Secondary Plan will continue up to its anticipated adoption by Council on September 7, 2010. This review will include work required to further public, City, and government and agency comments identified on Attachment 1 that may arise after this meeting. Also, changes addressing issues pertaining to the style and formatting of the document may be made as necessary.

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The comments received from the City Departments, other governments and agencies as outlined on Attachment 1 have not received specific itemized recommendations in a manner similar to the external submissions. The “Recommendation” column makes reference to the “Issues” column of Attachment 1 to identify the recommended amendments to the plan. Leading up to the anticipated adoption of the Plan, further amendments (text and mapping) may be initiated which respond to Council direction from this Committee of the Whole Meeting.

In addition, the Schedules of Volume 1 of the Plan will be amended to reflect the Council approved Yonge Steeles Corridor Secondary Plan.

Relationship to Vaughan Vision 2020

The Yonge Steeles Corridor Secondary Plan is addressed under the objective “Plan and Manage Growth & Economic Vitality”, including the following specific initiatives:

- Complete and implement the Growth Management Strategy (Vaughan Tomorrow); and,
- Conduct the 5-year comprehensive review of the Official Plan as part of the Growth Management Strategy 2031.

Regional Implications

The Yonge Steeles Corridor Secondary Plan has been prepared in consultation with Region of York staff and is in conformity with the Region’s Official Plan. The Plan relies on the population and employment forecasts of the Regional Official Plan, which were adopted in December 2009. The Regional OP is currently awaiting approval by the Province. As the approval authority for the Vaughan Official Plan, this report will be forwarded to the Region on adoption of the plan by the City.

Next Steps

The changes to the May 2010 draft of the Yonge Steeles Corridor Secondary Plan recommended by Committee of the Whole, as a result of this report, will be forwarded to Council for their ratification on September 7, 2010. In the interim, the plan will be revised to incorporate these revisions. This will allow Council to consider the adoption of the Yonge Steeles Corridor Secondary Plan as part of Volume 2 of the new Official Plan at the September 7, 2010 meeting.

The Official Plan is composed of two volumes. Volume 1 will include the City-wide policies. The Public Hearing for Volume 1 was held on May 17, 2010 and was the subject of a follow-up Technical Report to a Special Committee of the Whole meeting on July 28, 2010. Volume 1 will be revised in accordance with the July 28, 2010 recommendations of Committee of the Whole and other amendments that may result from further consideration of Volume 1 on August 31, 2010. These recommendations will be on the September 7, 2010 Council meeting agenda for ratification; and the revised Volume 1 will also be available for adoption.

Volume 2 includes this Secondary Plan, which was presented at the June 14, 2010 Public Hearing. The technical reports on the other secondary plans forming Volume 2 to the Official Plan are also being considered at this Committee of the Whole (August 31, 2010) meeting. Subject to Council direction, they will also proceed to Council for adoption at its September 7, 2010 meeting. This will include the following plans: The Vaughan Metropolitan Centre; the Yonge Steeles Corridor, the Woodbridge Centre and the West Vaughan Employment Area.

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Conclusion

The draft Yonge Steeles Corridor Secondary Plan was made available for public review on May 25, 2010. This was followed by a statutory Public Hearing on June 14, 2010. On June 14, Committee of the Whole received the depositions and written submissions from the Public Hearing and scheduled this Special Committee of the Whole meeting (August 31, 2010) to consider a report and recommendations having regard for the comments received. Staff has continued to address submissions received up to August 18, 2010.

Approximately 25 submissions were received from private citizens/landowners, development interests, interest groups and governments and public agencies. The submissions have been analyzed and where appropriate, recommendations have been developed to respond to the identified issues. These are set out in detail in Attachment No. 1. The approach taken to some of the key policy areas have also been highlighted above.

Each request for a change was considered on its merit taking into consideration the principles of the new Official Plan, the need to ensure continuing conformity with senior level policy direction (e.g. the Regional OP and the *Places to Grow* plan) and adherence to sound planning principles.

Therefore it is recommended that the draft Yonge Steeles Corridor Secondary Plan (May 2010) be modified in accordance with the recommendations contained in this report. It is further recommended that that staff proceed with the revisions to the plan incorporating the changes recommended herein; and that the revised plan proceed to Council for adoption at its September 7, 2010 meeting as part of Volume 2 of the new Official Plan.

Attachments

1. Summary Submissions, Staff Comments and Recommendations: Draft Yonge Steeles Corridor Secondary Plan, May 2010. (Part A and Part B)
2. Secondary Plan Area (South)
3. Secondary Plan Area (North)
4. Yonge Steeles Corridor Land Use Plan (South)
5. Yonge Steeles Corridor Land Use Plan (North)
6. Parks and Publicly Accessible Open Space Plan (South)
7. Proposed Local Streets Plan (South)
8. Mandatory Retail Frontages Plan (South)
9. Correspondence Pertaining to the Draft Yonge Steeles Corridor Secondary Plan, (Volume 2) May 2010 (Mayor and Members of Council ONLY)

Report prepared by:

Clement Chong, Acting Planner, ext. 8214

(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.)

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Item 5, Report No. 42, of the Special Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 7, 2010, as follows:

By receiving the written submission from Mr. Enzo Orlando, President, Central Carpentry Limited, 304 Eddystone Avenue, North York, M3N 1H7, dated September 1, 2010.

(Also refer to Item 53, Committee of the Whole, Report 40, and Item 1, Special Committee of the Whole, Report 39.)

**5 WEST VAUGHAN EMPLOYMENT AREA SECONDARY PLAN
RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS
FILE 25.5.19
WARD 1 & 2**

The Special Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved;
- 2) That the following deputations be received:
 - a) Mr. Roy Furlan, Central Corp., 304 Eddystone Avenue, Suite 304, Toronto, M3N 1H7; and
 - b) Mr. Michael Mendes, Rice Group; and
- 3) That the following written submissions be received:
 - a) Mr. Roy Mason, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, one dated August 17, and two dated August 27, 2010; and
 - b) Mr. James M. Kennedy, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated August 26, 2010.

Recommendation

The Commissioner of Planning recommends that:

1. The draft West Vaughan Employment Area Secondary Plan (May, 2010) be revised in accordance with the recommendations set out in Attachment No. 1 to this report.
2. The revised version of the West Vaughan Employment Area Secondary Plan proceed to Council for adoption at the Council meeting of September 7, 2010 as part of Volume 2 of the new Official Plan; and that the plan reflect the changes approved by Committee of the Whole at this meeting.

Contribution to Sustainability

The new policy directions within the City's Official Plan will also apply to the West Vaughan Employment Area Secondary Plan, including policies related to sustainability, natural heritage protection, built form and transportation demand measures.

The Secondary Plan addresses the City's Community Sustainability and Environmental Master Plan and the following key sustainability initiatives in "Green Directions" as listed below:

- Goals 1 & 5: To demonstrate leadership through green building and urban design policies;
- Goal 2: To ensure sustainable development and redevelopment;
- Goal 2: To protect green space and the countryside by establishing a Natural Heritage Network and limiting urban expansion;

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- Goal 3: To ensure that Vaughan is a city that is easy to get around with low environmental impact;
- Goal 4: To create a vibrant community where citizens, business and visitors thrive;
- Goals 5 & 6: An overall vision and policy structure that supports the implementation of Green Directions Vaughan.

Economic Impact

The new Vaughan Official Plan, including the West Vaughan Employment Area Secondary Plan, establishes the planning framework for development throughout the City to 2031. The Official Plan, will have a positive impact on the City of Vaughan in terms of managing growth and fostering employment opportunities while fulfilling the City's obligations to conform to Provincial policies and meet Regionally imposed targets for residential and employment growth.

Communications Plan

The West Vaughan Employment Area Secondary Plan has been subject to an extensive consultation process, including discussions with stakeholders and an open house on April 22, 2010. Notice of the statutory Public Hearing held on June 14, 2010 was mailed to landowners within the West Vaughan Employment Area (WVEA) and all owners within 150 metres of its boundary. Notices were posted on online web pages, including the City of Vaughan website, Vaughan Tomorrow, City Page Online and the Policy Planning Public Hearing page. Notices were also published in various local newspapers, including the Vaughan Weekly, Vaughan Liberal, and Vaughan Citizen and mailed to any individuals requesting notification.

Purpose

The purpose of this report is to report on the recommended revisions to the draft West Vaughan Employment Area Plan, following the review of the comments received during and since the June 14, 2010 Public Hearing.

The Official Plan document will be produced in two volumes. Volume 1 will introduce City-wide policies. Volume 2 will include a consolidation of approved site and area-specific policies and secondary plans, including the WVEA Secondary Plan. The public hearing report deals with the policies specific to the WVEA Secondary Plan.

Background – Analysis and Options

Location

The lands subject to the draft Secondary Plan comprise approximately 975 gross hectares, being the northerly extension of the Vaughan Enterprise Zone employment area.

The lands are located north of Langstaff Road, between Huntington Road and Highway 27 (Block 59), extending north to Major Mackenzie Drive between the Intermodal Facility and the CP MacTier Rail line (Block 60), and north of Major Mackenzie to Nashville Road between Highway 50 and the hydro corridor (Block 66) as shown on Attachment #2.

Official Plan Designations

The Secondary Plan introduces a set of land use designations applicable throughout the Plan area, as shown on Attachment #5 (Schedule 3 - Land Use), and related land use policies, including built form, transportation, the environment, and sustainable development.

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The Secondary Plan identifies lands within the study area that are subject to further detailed planning through the Block Plan process. Policy 10.1 in the new Official Plan specifies the details to be addressed by the Block Plan, including: density, housing mix, transportation network (including provisions for transit, walking, cycling), servicing and natural and cultural heritage.

Zoning

The provisions of Zoning By-law 1-88 will remain in effect until they are updated or replaced by zoning consistent with the new Official Plan, including this Secondary Plan. With the approval of the Official Plan, it is anticipated that preparation of a new zoning by-law will be commenced to bring the City's zoning provisions into conformity with the new Official Plan. A budget and work schedule to include the zoning review in the 2012 Capital Budget will be prepared for consideration by Council next year.

Secondary Plan Review Process and Community Consultation

- On April 22, 2010, the Policy Planning Department held a Public Open House for the Secondary Plan. A presentation was made by the consultants, Urban Strategies Inc., discussing the background work, and proposed transportation, environmental and land use policies. The notification process for the public hearing included notices mailed to surrounding residents and landowners 150 metres from the study area, postings on the electronic City Page, the City's website, local newspapers, and postings in public facilities (e.g. community centres and libraries).
- June 14, 2010 – Statutory Public Hearing.
- August 31, 2010 – Committee of the Whole Technical Report

Policy Context

i) Provincial Policy

a. Provincial Policy Statement (2005)

The policies in the Secondary Plan are consistent with the PPS in encouraging the promotion of efficient land use and development patterns to support strong, liveable and healthy communities, protection of environment and public health and safety, and to facilitate economic growth through intensification and the protection of employment areas.

b. Places to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan)

The Growth Plan was approved in 2006 and provides more refined policies that build on the Provincial Policy Statement requiring prescribed intensification targets and for the identification and protection of employment lands.

Under the Growth Plan, population and employment will be accommodated through compact development, intensification and directing growth within built-up areas, and identification and protection of employment lands. Density targets in employment areas (and non-employment areas) are also defined. The policies in the Secondary Plan conform to the Growth Plan.

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ii) Regional Policy

The Region Official Plan (2005) designates the subject lands as “Urban Area”. Portions of the lands form part of the “Regional Greenlands System”, which are to be identified, protected and restored where possible.

The lands are also subject to Regional Official Plan Amendment No. 19 (ROPA 19), re-designating the lands to “Urban Area” in the Regional Official Plan. ROPA 19 also requires the preparation of local secondary plans to identify detailed land use, infrastructure, and environmental requirements, prior to development.

York Region Council adopted its new Official Plan in December 2009; approval from the Province is pending. The subject lands are designated as “Urban”. The Region of York Official plan requires that Regional Greenlands Systems within Urban Areas be identified, specifically in local official plans and secondary plans, and be integrated in community design (s. 2.1.9). Plans for the Regional Greenlands System must contain policies that support system remediation and enhancement opportunities.

Figure 2 of the Regional Official Plan identifies the Secondary Plan area as “strategic employment lands”, which are to be protected for employment use. The policies in the Secondary Plan conform to the Regional Official Plan.

iii) Highway 427 Transportation Corridor Environmental Assessment

A technically preferred route for the extension of Highway 427 has been identified by the Province and is reflected in the Secondary Plan. The Highway 427 Transportation Corridor Environmental Assessment is near completion, and a timeline for construction of the Highway is pending with the Province.

Council Direction

The statutory public hearing was held on June 14, 2010 for the purpose of obtaining public input and comment on the draft West Vaughan Employment Area Secondary Plan. A total of 8 deputations and 4 written submissions were received. The following Committee of the Whole (Public Hearing) recommendation was ratified by Council on June 29, 2010:

THAT the draft Official Plan Amendment for the West Vaughan Employment Area Secondary Plan BE RECEIVED; and that any issues raised at the public hearing and comments submitted in writing be addressed in a report by the Policy Planning Department in a future report to a special evening meeting of the Committee of the Whole scheduled for August 31, 2010.

Period for Accepting Comment

The draft West Vaughan Employment Area Secondary Plan was made available for public review on May 25, 2010, and comments have been received prior to, the public hearing on June 14, 2010. Submissions have continued to be received beyond the formal commenting period and staff has endeavoured to respond to those received until mid-August. Any later submissions may be addressed through York Region’s approval process. Responses have been prepared to each submission received and are reflected in Attachment 1.

It is recognized that some issues may not be resolved to the satisfaction of some respondents upon the City’s adoption of the Official Plan. Tjos ,ay result in appeals which may ultimately haveto process to the Ontario Municipal Board for adjudication. Post-approval negotiations may proceed during the York Region’s review process, with the opportunity for modifications prior to, and during, any Ontario Municipal Board proceeding.

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Submissions Review

Several objectives were used as the basis for analyzing the submissions, made by landowners, public agencies, the development industry, residents and interest groups regarding the West Vaughan Employment Area Secondary Plan. In particular, to ensure that the new Official Plan principles were maintained, that senior level policy direction was conformed to (e.g. Regional Official Plan, Places to Grow), and that sound planning principles were adhered to. In addition, meetings were held with a number of respondents to clarify issues and discuss potential solutions.

The submissions, ranging from comments to suggested amendments to the proposed Secondary Plans, were each considered on their own merit and recommendations made on appropriate responses and actions. In addition, Staff has identified areas where changes should be made to the Secondary Plan policies, and it is also anticipated that further City-initiated changes will need to be considered prior to Regional approval.

As a tool for the efficient and thorough review of submissions, a matrix was established to set out the content of the submissions and the recommended responses to each of the five proposed Secondary Plans. The summary matrices form the basis of an Attachment to each of the five Committee of the Whole reports on this August 31, 2010 agenda, and present information in tabular form as follows:

PART A: An index of correspondence for Part B, identifying each response by item number, correspondence date, name and subject/location.

PART B: A summary of the response/concerns/requests and staff comments and the related recommended policy and mapping changes.

The summaries in PART B contain the following:

- The Item Number related to the number in the Part A Correspondence Index
- The Submission Date and respondent identification
- The correspondence content, as summarized by Staff
- Staff comment on the submission
- Staff recommendation on the submission

The following approach was applied in the application of each of the summaries:

- Each submission was evaluated on its own merits, and provided with a response
- Multiple submissions pertaining to one property(s) or issue(s), from a person, firm or agent, could be combined to provide a single response
- Submissions pertaining to one property or issue, from more than one person, firm or agent, could be combined or have a single response.

The summary will form part of the public record of comments received on each of the focus areas, and will be forwarded to the Region of York in accordance with the approval process under the *Planning Act*.

Key Policy Areas – Overview of Recommendations

Many of the responses received address key policy areas that are fundamental to the plan. A number of the important policy issues are identified below, along with an overview of staff's recommended approach.

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

The new Official Plan (Volume 1) contains current policy planning initiatives (e.g. sustainability and natural heritage policies) that conform to recent Provincial and Regional land use policy directions and are intended to apply to all lands within the City. The secondary plans and site-specific amendments that form Volume 2 is intended to be read and applied together with Volume 1. Where there is a conflict between the two documents, Volume 2 policies will prevail. If there is a policy in Volume 1 relating to an issue that is not included in Volume 2, then the policy in Volume 1 will apply to the lands subject to Volume 2.

Approach to the Transition Period: Post-Adoption – Pre-Approval

In the period between the adoption and final approval of the Official Plan and the West Vaughan Employment Area Secondary Plan, the City will be operating with the official plan policies still in full force. It is expected that applications to amend the existing Official Plan and Zoning By-law 1-88 will continue to be submitted during this period. In evaluating these applications, conformity to the West Vaughan Employment Area Secondary Plan will be taken into consideration. While not in force the Official Plan and Secondary Plan represent the City's most contemporary expression of planning principles, developed over several years through extensive study and public consultation. This approach will help ensure that the integrity of the new Plan is maintained through the transition period.

GTA West Corridor Individual Environmental Assessment (I.E.A)

The Ministry of Transportation is currently conducting an Individual Environmental Assessment (IEA) to establish future transportation infrastructure needs to 2031 within a study area that extends from Highway 400 to Guelph. The IEA will determine the measures needed to provide linkages to the Urban Growth Centres in the Provincial Growth Plan (Places to Grow), particularly between Downtown Guelph and the Vaughan Metropolitan Centre.

The Region of York commented that there is a need to include policies in the new Official Plan to protect for a potential alignment in the north part of Vaughan. In the interim, future development of certain areas may be affected in the City including OPA 637 (The Highway 400 North Employment Lands) and Block 41 New Community Area, bounded by Pine Valley Drive, Teston Road, Weston Road and Kirby Road.

More information will emerge as the Provincial study evolves. The necessary modifications to the plan to accommodate the results of the study will be developed in consultation with the Region of York.

Natural Heritage

Environmental issues raised in the public comments relate largely to mapping the Core Features and Enhancement Area policies that comprise the Natural Heritage Network. Corrections to the Natural Heritage Network map will be made to reflect recent planning approvals. Policies regarding Core Features will be revised to allow for minor modification of the boundaries based on appropriate site-specific evaluations. The Enhancement Area policies will be revised to clarify that there is an underlying land use designation, but that these areas provide opportunities to improve connectivity within the Natural Heritage Network. The policies will also require that appropriate ecological evaluations be undertaken to determine whether portions of Enhancement Areas can be designated as Core Features or other open space designations, as appropriate. Other minor changes to the environmental policies will be made to provide clarity and overall consistency regarding implementation through the development approvals process.

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The recommended changes will be incorporated into Volume 1, Section 3.1 “Environmental Management” of the plan.

On-site Landscaping

Respondents expressed concerns that the proposed landscape requirements were too onerous for the General Employment and Prestige Employment Designations. Section 2.5.7. of the draft Secondary Plan (May 2010) requires a minimum level of landscaped open space for Prestige Employment designations of 30% of the lot area; and General Employment designations of 20% of the lot area. New storm water facilities and elements such as green roofs would qualify to be included in the percentage requirements. Currently, the City requires at least 5% of a lot area in an Employment Area Zone, however, this applies only to the landscape setbacks on the ground.

In order to address this concern, staff is recommending a reduction to the proposed minimum landscape requirement for Prestige Employment from 30% to 15%; and General Employment from 20% to 10%. Staff will also undertake further research to address the most appropriate way of providing landscaping for employment area developments that improves on current practices, meets the objectives of *Green Directions* and the intent of the new Official Plan. Any changes will be dealt with through a modification to the Region of York.

Road and Transportation Network

Concerns were expressed about the proposed location and coordination of the road (primary and secondary) and transportation network, including pedestrian and bicycle networks. The transportation network shown on Schedule 1 in the WVEA (Attachment 3), is the preferred network system particularly for primary roads. Policy 2.5.5. in the Secondary Plan provides the opportunity to re-evaluate the secondary (local) streets in detail during the Block Plan process, subject to the Block Plan requirements set out in Section 10.1 of the Official Plan (Volume 1). As such, the secondary (local) road and transportation networks will be refined through the Block Plan process.

The Secondary Plan was prepared in consultation with AECOM, lead consultants on the City-wide Transportation Master Plan. The West Vaughan Employment Area Transportation Plan is ongoing and the transportation network presented in this Secondary Plan will be updated, as necessary, upon completion of the City's Transportation Master Plan.

Commercial Uses in Employment Areas

Concerns were expressed about the amount and type of commercial land use permitted within Employment areas. The new Official Plan permits office uses to a maximum of 7,500m² per lot within the Prestige Employment designation. Ancillary offices, directly associated with another employment use, are permitted throughout the Employment Areas. Large scale retail uses (e.g. retail warehouses) are not permitted in any employment areas.

To protect lands for valuable employment uses, the new Official Plan restricts non-employment uses in Employment Areas and only a limited amount of ancillary retail uses throughout the Employment Areas. Small-scale retail uses, supportive of employment uses and serve the daily needs of employees, visitors and area businesses will be permitted.

Existing and planned commercial-retail uses, immediately north and south of the Secondary Plan area, will serve the general retail needs of business within the WVEA, as such revisions to the Plan have not been made with respect to these policies.

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Parkland Dedication

Concerns Park were expressed with respect to a planned District Park in terms of its size and location. The City has identified the need for a district park between Highway 27 and Highway 427 'conceptually' shown on Schedule 3, and discussed in Section 2.4.1. Section 1.7 *Parks* also provide an option for a smaller district park plus a neighbourhood park as an alternative to the 10 ha district park. The Official Plan and Secondary Plan provide that the location and configuration of parkland be ultimately determined through the Block Plan process.

Staff Review – Amendments to Text and Mapping

On-going staff review of the West Vaughan Employment Area Secondary Plan, including any additional comments received as a result of the August 31, 2010 meeting. Comments received by internal departments as a result of internal circulation were incorporated into the draft Secondary Plan prior to the May 25, 2010 public release. All suggested comments have been incorporated, to the best of knowledge, into the May 25, 2010 version of the West Vaughan Employment Area Secondary Plan where appropriate.

In addition, the Schedules of Volume 1 of the Plan will be amended to reflect the Council approved West Vaughan Employment Area Secondary Plan.

Relationship to Vaughan Vision 2020

The West Vaughan Employment Area Secondary Plan pertains to the section of Vaughan Vision 2020 dealing with "Plan and Manage Growth & Economic Vitality", including the following specific initiatives:

- 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;
- Support and coordinate land use planning for high capacity transit at strategic locations in the City;
- Prepare an employment area plan for the Vaughan Enterprise Zone and employment lands.

Regional Implications

The Secondary Plan has been prepared in consultation with the Region of York staff and is in conformity with the Regional Official Plan, which was adopted in December 2009 and is currently awaiting approval by the Province. As the approval authority for the Vaughan Official Plan, this report will be forwarded to the Region by the in support of the Secondary Plan upon approval by Council.

Next Steps

The recommended changes to the May 2010 draft of the West Vaughan Employment Area Secondary Plan directed by Committee of the Whole, at this meeting, are anticipated to be ratified by Council on September 7, 2010. In the interim, the Plan will be revised to incorporate the recommended changes to enable Council to consider the adoption of the Secondary Plan at the September 7th meeting. Any further changes resulting from continuing review or issue resolution will be reported on September 7, 2010 by way of an additional information item.

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Conclusion

The draft West Vaughan Employment Area Secondary Plan was made available for public review on May 25, 2010. This was followed by a statutory public hearing on June 14, 2010. At the public hearing Committee received the deputations and written submissions and scheduled this Committee of the Whole meeting (August 31, 2010) to consider a report and recommendations regarding for the comments received. Submissions which continued to be received up to August 12, 2010 have also been addressed.

Approximately 21 submissions received from private citizens/landowners, development interests, interest groups and governments and public agencies, have been analyzed and recommendations have been developed to respond to the identified issues. These are set out in detail in Attachment 1. The approach taken to some of the key policy areas have also been highlighted above.

Each request for a change was considered on its merit taking into consideration the principles of the new Official Plan, the need to ensure continuing conformity with senior level policy direction (e.g. the Regional OP and the *Places to Grow* plan) and adherence to sound planning principles.

Therefore, it is recommended that the draft West Vaughan Employment Area Secondary Plan (May 2010) be modified in accordance with the recommendations contained in this report. It is further recommended that that staff proceed with the revisions to the plan, incorporating the changes recommended herein, and that the revised plan proceed to Council for adoption at its September 7, 2010 meeting.

Attachments

1. Summary of Submissions, Staff Comments and Recommendations: Draft West Vaughan Employment Area Secondary Plan, May 2010.
2. Study Area Map
3. Transportation Network (Schedule 1)
4. Natural and Cultural Heritage (Schedule 2)
5. Land Use Schedule (Schedule 3)
6. Correspondence Pertaining to the Draft West Vaughan Employment Area Secondary Plan, (Volume 2) May 2010 (Mayor and Members of Council ONLY)

Report prepared by:

Melissa Rossi, Policy Planner 1, ext. 8320

(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.)

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Item 6, Report No. 42, of the Special Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 7, 2010, as follows:

By approving the following recommendation contained in the memorandum from the Commissioner of Planning, dated September 3, 2010:

“1. That the Region of York be advised that City of Vaughan Official Plan 2010, (Volumes 1 and 2), meets the requirements of section 26, (1)(a)(i), (ii), and (iii), of the Planning Act, R.S.O. 1990,c. P.13, as amended, which states as follows:

26 (1) Updating official plan. – If an official plan is in effect in a municipality, the council of the municipality that adopted the official plan shall, not less frequently than every five years after the plan comes into effect as an official plan or after that part of a plan comes into effect as a part of an official plan, if the only outstanding appeals relate to those parts of the plan that propose to specifically designate land uses,

(a) revise the official plan as required to ensure that it,

- (i) conforms with provincial plans or does not conflict with them, as the case may be,**
- (ii) has regard to the matters of provincial interest listed in section 2, and**
- (iii) is consistent with policy statements issued under subsections 3(1).**

2. That the City of Vaughan Official Plan 2010 supersedes all previously approved Official Plans and Official Plan Amendments not included in Volume 2;” and

By receiving the following written submissions:

- a) Ms. Diana Santo, Senior Planning Director, MMM Group Limited, 100 Commerce Valley Drive West, Thornhill, L3T 0A1, dated June 14, 2010 and August 31, 2010, on behalf of Costco Wholesale Canada Ltd.;**
- b) Mr. Phil Goodwin, Acting Chair, Don Watershed Regeneration Council, 5 Shoreham Drive, Downsview, M3N 1S4, dated August 27, 2010;**
- c) Mr. George Karakokkinos, Project Manager, Block 18 Properties Inc., Nu-Land Management Inc., 64 Jardin Drive, Unit 1C, Concord, L4K 3P3, dated August 30, 2010;**
- d) Mr. Aaron Brown, Executive Vice President, Norstar Development Corporation, 102 – 7077 Keele Street, Concord, L4K 0B6, dated August 31, 2010;**
- e) Ms. Amber Stewart, Davies Howe Partners, 99 Spadina Avenue, 5th floor, Toronto, M5V 3P8, dated August 31, 2010, on behalf of Pinegrove on Seven Inc.;**
- f) Ms. Carolyn Woodland, Director, Planning and Regulation, Toronto and Region Conservation Authority, 5 Shoreham Drive, Downsview, M3N 1S4, dated August 31, 2010;**
- g) Mr. Ryan Virtanen, Planner, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated August 31, 2010, on behalf of Helmhorst Investments Ltd.;**
- h) Ms. Roslyn Houser, Goodmans LLP, Bay Adelaide Centre, 33 Bay Street, Suite 3400, Toronto, M5H 2S7, dated September 2, 2010 and September 3, 2010, on behalf of Wal-Mart Canada Corporation, and dated September 3, 2010, on behalf of Costco Wholesale Canada Limited;**
- i) Ms. Sandra K. Patano, Senior Planner, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated August 31, 2010, representing Dr. Arthur Fisch;**
- j) Mr. Yurij Michael Pelech, Senior Planner, EMC Group Limited, 7577 Keele Street, Suite 200, Vaughan, L4K 4X3, both dated September 1, 2010;**
- k) Mr. Templar Trinaistich, Senior Manager, Delta Urban Inc., 7501 Keele Street, Suite 505, Vaughan, L4K 1Y2, dated September 3, 2010, on behalf of Giampaolo Investments Limited and Vinview Development Inc.; and**
- l) Mr. Jeffrey Stone, Thornhill.**

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(Also refer to Item 53, Committee of the Whole, Report 40, and Item 1, Special Committee of the Whole, Report 39.)

6

**OFFICIAL PLAN REVIEW - VOLUME 2
LANDS SUBJECT TO EXISTING SECONDARY PLAN POLICIES
AND SITE AND AREA SPECIFIC POLICIES
RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS
FILE: 25.1.1(b)
WARDS 1 TO 5**

The Special Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved, subject to the deletion of the following phrase from section 12.3.2.8. of Volume 2 of the City of Vaughan Draft Official Plan:

“or as may be required to implement an expansion required pursuant to Section 18 of the Waste Management Act”
- 2) That the following deputations, written submission, and rendering, be received:
 - a) Ms. Gloria Marsh, Don Watershed Regeneration Council;
 - b) Mr. Tony Mauti, 133 Anthia Drive, Toronto, M9L 2T7;
 - c) Ms. Erlinda Insigne, 581 Conley Street, Thornhill, L4N 6V2;
 - d) Mr. Louis Greenbaum, The Vogue Development Group Inc., 1118 Centre Street, Thornhill, L4J 7R9, and rendering;
 - e) Mr. David Lundell, 5 Dorian Place, Thornhill, L4J 2M3;
 - f) Mr. Quinto Annibale, The Vaughan Health Campus of Care, Loopstra, Nixon LLP, 135 Queens Plate Drive, Etobicoke, M9W 6V7;
 - g) Mr. Frank Greco, Frank Greco Property Management, 10472 Islington Avenue, Suite 201, Kleinburg, L0J 1C0; and
 - h) Ms. Rosemarie Humphries, Humphries Planning Group Inc., 216 Chrislea Road, Suite 103, Vaughan, L4L 8S5, and written submission, dated August 30, 2010; and
- 3) That the following written submissions be received:
 - a) Mr. Dave Simpson, Alderville First Nation, 11696 Second Line, P.O. Box 46, Roseneath, K0K 2X0, dated August 17, 2010;
 - b) Mr. Victor Labreche, Labreche Patterson & Associates Inc., 330-A1 Trillium Drive, Kitchener, N2E 3J2, dated June 14, 2010;
 - c) Mr. Chris Barnett, Davis LLP, 1 First Canadian Place, Suite 5600, P.O. Box 367, 100 King Street West, Toronto, M5X 1E2, dated July 28, 2010;
 - d) Mr. Michael Melling, Davies Howe Partners, The Fifth Floor, 99 Spadina Avenue, Toronto, M5V 3P8, both dated August 27, 2010;
 - e) Mr. James M. Kennedy, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated August 30, 2010;
 - f) Ms. Seanna Kerr, R. G. Richards & Associates, 4181 Sladeview Crescent, Unit 23, Mississauga, L5L 5R2, dated August 30, 2010;
 - g) Ms. Carolyn Woodland, Toronto and Region Conservation, 5 Shoreham Drive, Downsview, M3N 1S4, dated August 31, 2010;
 - h) Mr. Luch Ognibene, Nine-Ten West Limited, 7501 Keele Street, Vaughan, L4K 1Y2, dated August 31, 2010;
 - i) Mr. Steven A. Zakem, Aird & Berlis LLP, BCE Place, 181 Bay Street, Suite 1800, Box 754, Toronto, M5J 2T9, dated August 31, 2010;

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- j) Mr. George Karakokkinos, Nu-Land Management Inc., 64 Jardin Drive, Unit 1C, Concord, L4K 3P3, dated August 30, 2010;
- k) Ms. Sandra K. Patano, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated August 31, 2010; and
- l) Ms. Lindsay Dale-Harris, dated August 31, 2010.

Recommendation

The Commissioner of Planning recommends:

1. That Attachment No. 1, forming the existing secondary plans and area and site-specific amendments of Volume 2 (August 2010), together with the five new secondary plans (North Kleinburg Nashville Secondary Plan, Woodbridge Centre Secondary Plan, Vaughan Metropolitan Centre Secondary Plan, Yonge Steeles Corridor Secondary Plan and the West Vaughan Employment Area Secondary Plan) be consolidated into Volume 2 of the Official Plan; and that Volume 2 proceed to Council for adoption at its September 7, 2010 meeting.

Contribution to Sustainability

The Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe, as well as the draft Region of York Official Plan (December 2009), have established a vision and policy framework that provides for more efficient growth management. The new policy directions included within the City's Official Plan will also apply to Volume 2. Policies included relate to the creation of complete communities including sustainability, natural and built heritage protection, green and intensified built form, and transportation demand measures.

Economic Impact

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

Communications Plan

The project status, analysis and results of the new Vaughan Official Plan review were communicated to the public through an extensive public engagement and consultation process. Likewise, each of the Secondary Plans emanating from the focus area reviews (i.e. Vaughan Metropolitan Centre, Yonge Steeles Corridor, West Vaughan Employment Area, North Kleinburg-Nashville and Woodbridge Centre) and which will ultimately form part of Official Plan-Volume 2, has been subject to an extensive consultation process, including discussions with stakeholders. Reports for each secondary plan, which outline their respective consultation process, are before Council at this Special Committee of the Whole meeting (August 31, 2010).

With respect to the existing site and area-specific policies that also form part of Volume 2, a Notice of the Public Hearing was published in the May 19, 2010 edition of the Vaughan Citizen and posted on the City's website through the City Page and on the Policy Planning Public Hearing page. A notice was also mailed to all individuals requesting notification of the Public Hearing. The site and area-specific policies of each secondary plan, which are approved Official Plan Amendments being consolidated into Volume 2, were previously subject to the planning approval process.

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Purpose

The purpose of this report is to present that portion of Volume 2 containing the lands subject to existing secondary plan and area and site-specific amendments.

The Official Plan will be produced in two volumes: Volume 1 will include the City-wide policies. Volume 2 will include a consolidation of five new secondary plans resulting from the focused area reviews; (the North Kleinburg-Nashville Secondary Plan, the Woodbridge Centre Secondary Plan, the Yonge Steeles Corridor Secondary Plan, the Vaughan Metropolitan Centre Secondary Plan and the West Vaughan Employment Area Secondary Plan) and approved secondary plans and area and site-specific amendments being carried forward with the new Official Plan. Specific comments relating to each Secondary Plan are addressed in five separate reports being considered at the August 31, 2010 Special Committee of the Whole meeting. This report deals only with already approved secondary plans and area and site-specific policies which are being carried forward with the new Official Plan. The policies being carried through to Volume 2 are those that derive from:

- recent OPAs which are consistent with the new Official Plan (e.g. Carville Centre Secondary Plan)
- specific land use issues (e.g. Heritage Districts, Keele Valley Landfill)
- recent Ontario Municipal Board decisions (e.g. Kipling Avenue and Highway #7)

Specifically, the existing land use documents to be maintained in Volume 2 are as follows:

i) Secondary Plans

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

ii) Area Specific Amendments and Policies

- Heritage Conservation Districts (Kleinburg-Nashville, Woodbridge, Maple and Thornhill)
- Keele Valley Landfill Area (OPA #332 as amended by OPA #535)
- Kleinburg Core (OPA #633 and #703)
- Adult Entertainment Uses (OPA #265, #394 and #565)
- Vaughan Mills Mall (OPA #505 and OPA #510)
- Northeast Quadrant of Vellore Centre (OPA #713)
- Block 61 West “Nashville Heights” (OPA #699)
- Yonge Street Corridor in Thornhill (OPA #669 and OPA #700)
- Thornhill Town Centre (OPA #671)
- Centre Street Corridor (OPA #672)

iii) Site-Specific Plan Policies

- Bathurst and Teston (South West Corner) (OPA #638)
- 1125 Highway 50 (OPA #606)
- 7242 Highway 27 (OPA #621)
- Thornhill Liberty (OPA #584)
- Northwest Corner of Bathurst Street and Rutherford Road (OPA #689)
- Southwest Corner of Kipling Avenue and Highway #7 (OPA #701)
- Vaughan Healthcare Campus (OPA #715)

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Background - Analysis and Options

Location

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

New Official Plan

Each existing secondary plan and the site or area-specific policies that will form part of Volume 2, will be consolidated into the new Official Plan with no change to its purpose and effect. Section 10.1.4.6 of the new Official Plan enables this administrative process. Any adjustment to policies made for the purpose of adaptation into the Official Plan, will not affect the intent or substance of the document, and will be required to effect the following:

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

The documents that form Volume 2 (the secondary plans and site specific and area policies) are also being revised to ensure that the nomenclature is consistent with the Official Plan (Volume 1) as it relates to matters such as land use designations or road classifications.

Policies from the new Official Plan (Volume 1) will apply to the Amendments that form Volume 2, as discussed below:

i) Policies

The draft Official Plan (Volume 1) contains current planning initiatives (e.g. sustainability and natural heritage policies) that conform to recent Provincial and Regional land use policy directions and are intended to apply to all lands within the City. The secondary plans and site and area-specific amendments that form Volume 2 are intended to be read and applied together with Volume 1. An exception is that if both Volumes 1 and 2 include a policy relating to the same issue and they conflict, the Volume 2 policy will prevail. However, if there is a policy in Volume 1 relating to an issue that is not included in Volume 2, then the policy in Volume 1 will apply to the lands subject to Volume 2. Section 10.2.1.5 of the Official Plan (Volume 1) sets out the intended implementation of Volumes 1 and 2.

ii) Mapping

Some inconsistencies occur between the Land Use Schedules in the draft Official Plan (Volume 1) and Volume 2. Upon review of the comments received, the Land Use and other schedules will be revised to ensure consistency prior to adoption of Volumes 1 and 2 by Council.

Zoning

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

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Council Direction

The statutory public hearing for the draft Secondary Plan was held on June 14, 2010. The following recommendation of the Committee of the Whole was ratified by Council, as amended (in part), on June 29, 2010:

“Recommendation

The Commissioner of Planning recommends:

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

The five draft Secondary Plans that form part of Volume 2, were made available for public review on May 25, 2010, and comments have been received prior to, and at the public hearing on June 14, 2010. Submissions have continued to be received beyond the formal commenting period and staff has endeavoured to respond to those received until mid-August. Any later submissions may be addressed through York Region’s approval process.

Submissions Received

The majority of submissions received on the various components of Volume 2 were concerned with how the policies and land use designations in the proposed Secondary Plans affect specific properties, and others with general policy issues. These comments have been reviewed and are contained in the individual reports being considered for each new Secondary Plan at the August 31, 2010 Special Committee of the Whole meeting. The comments received with respect to the existing secondary plans and area and site-specific amendments being carried in Volume 2 relate primarily to two issues: the application of Volume 1 policies to the approved amendments; and, maintaining existing development approvals in Volume 2. These issues are discussed above in this report.

Transition Period

In the period between the adoption and final approval of the Official Plan and Volume 2, the City will be operating with the existing official plan policies still in full force. It is expected that applications to amend the existing Official Plan and Zoning By-law 1-88 will continue to be submitted during this period. In evaluating these applications, conformity to the new Official Plan will be taken into consideration. The objective is to bring any such amendments into conformity with the intent of the new Official Plan and Secondary Plans. While not in force, the Official Plan and Secondary Plans represent the City’s most contemporary expression of planning principles, developed over several years through extensive study and public consultation. This approach will help to ensure that the integrity of the new plan is maintained during the transition period.

Direction to finalize the new Official Plan for adoption on September 7, 2010 was received at the July 28, 2010 Special Committee of the Whole meeting. As well, a resolution specifying that all applications for official plan and zoning by-law amendments, received between the adoption and final approval of the Plan by the Region of York, will be evaluated on the basis of both the existing and new Official Plan policies. This will help to ensure that the integrity of the new plan is maintained during the transition period.

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Relationship to Vaughan Vision 2020/Strategic Plan

Volume 2 pertains to the section of Vaughan Vision 2020 dealing with “Plan and Manage Growth and Economic Vitality”, including the following specific components:

- Complete and implement the Growth Management Strategy (“Vaughan Tomorrow”)
- Conduct the 5-year comprehensive review of the Official Plan as part of the Growth Management Strategy 2031
- Support and coordinate land use planning for high capacity transit at strategic locations in the City of Vaughan

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

The existing secondary plans and area and site-specific amendments in Volume 2 have already been approved through the appropriate planning process. Accordingly, no Regional implications are expected.

Next Steps

The existing secondary plans and area and site specific amendments that are the subject of this report will form part of Volume 2 of the Official Plan. It is anticipated that the Official Plan (including Volume 2) will be considered by Council on September 7, 2010 and subsequently forwarded to the Region of York for final approval.

Conclusion

This report identifies existing approved secondary plans and area and site-specific amendments that will be consolidated into Volume 2 of the Official Plan with no change to its purpose or effect. Attachment No. 1 to the report identifies the location and form of each amendment. Any adjustments to the policies made for the purpose of adaptation into the new Official Plan will not affect the substance of the document and is required to effect the following: deletion of obsolete provisions; changes, errors or corrections to the wording, mapping or format; alteration in numbers and arrangement of any provisions; and, nomenclature.

The City’s new Official Plan will be produced in 2 Volumes. Volume 1 will contain the policies that generally apply to the City. Volume 2 will comprise the existing secondary plans and area and site-specific amendments (Attachment No. 1) and five new secondary plans resulting from the focused area reviews (North Kleinburg Nashville, Woodbridge Centre, Vaughan Metropolitan Centre, Yonge Steeles Corridor and the West Vaughan Employment Area Secondary Plans. The new Official Plan (Volumes 1 and 2) are anticipated to be considered by Council on September 7, 2010.

Therefore, it is recommended that Attachment No. 1, forming the existing secondary plans and area and site-specific amendments of Volume 2 (August 2010), together with the five new secondary plans be consolidated into Volume 2 of the Official Plan; and that Volume 2 proceed to Council for adoption at its September 7, 2010 meeting.

Attachments

1. City of Vaughan Official Plan Volume 2 - A Plan for Transformation, August 2010 Draft

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/lm

(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.)