

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2013

Item 14, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 29, 2013, as follows:

By approving the following in accordance with Communication C6, from the Commissioner of Planning, dated January 29, 2013:

THAT no modifications to the West Vaughan Employment Area Secondary Plan are recommended in response to Communication Item C9 relating to Committee of the Whole Report regarding Modifications to the Vaughan Official Plan 2010, West Vaughan Employment Area Secondary Plan (Volume 2) Item #14 dated January 15, 2013; and

By receiving Communication C1 from Ms. Susan Rosenthal, dated January 15, 2013.

**14 MODIFICATIONS TO THE VAUGHAN OFFICIAL PLAN – 2010
WEST VAUGHAN EMPLOYMENT AREA SECONDARY PLAN (VOLUME 2)
RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS
FILE 25.5.19
WARD 1 & 2**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 15, 2013, be approved;**
- 2) That staff provide a report to the Council meeting of January 29, 2013, addressing the concerns of the deputants of Block 66 regarding the timing of GTA West corridor;**
- 3) That the following be approved in accordance with Communication C2, from the Commissioner of Planning, dated January 10, 2013:**
 - 1. That revised Attachment 5a (Schedule 1 “Transportation”) replace Attachment 5a as set out in the January 15, 2013, Committee of the Whole agenda.**
- 4) That the following deputations and Communications be received:**
 - 1. Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, and Communication C9, dated January 15, 2013; and**
 - 2. Ms. Maria Gatzios, Gatzios Planning, Woodbine Avenue, Markham, and Communication C10, from Ms. Susan Rosenthal, Davies Howe Partners, dated January 15, 2013; and**
- 5) That the following Communications be received:**
 - C3 Ms. N. Jane Pepino, Aird & Berlis, Bay Street, Toronto, dated January 11, 2013;**
 - C4 Ms. N. Jane Pepino, Aird & Berlis, Bay Street, Toronto, dated January 11, 2013; and**
 - C6 Mr. Roy Mason, KLM Planning Partners Inc., Jardin Drive, Concord, dated January 9, 2013.**

Recommendation

The Commissioner of Planning recommends:

- 1. That the West Vaughan Employment Area Secondary Plan, forming part of Volume 2 of the City of Vaughan Official Plan - 2010, (VOP 2010), adopted September 7, 2010 be modified in accordance with the following:**

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- a. Changes originating with the Province of Ontario (Ministry of Municipal Affairs and Housing and Ministry of Transportation) in respect of the GTA West Corridor Individual Assessment, as set out below:
 - i) Modifying Section 1.6 and adding a new subsection 2.2.3. supporting the protection of the GTA West Transportation Corridor Protection Area;
 - ii) Amending the following Schedules to show the “GTA West Transportation Corridor Protection Area”:
 - a) Attachment 5A) Schedule 1, “Transportation Network”
 - b) Attachment 5B) Schedule 2, “Natural and Cultural Heritage”
 - c) Attachment 5C) Schedule 3, “Land Use”
- b. Changes to the mapping schedules for the West Vaughan Employment Area Secondary Plan respectively:
 - i) Modify Schedule 2 (Attachment 5B) “Natural and Cultural Heritage Network” to identify the subject Built Heritage structure at 10335 Highway 50 in the accurate location and, modify the designation to show it as a “*Listed Heritage Resource (Heritage Registry)*”;
 - ii) That all nomenclature and road right-of-way widths, community bicycle trails, be updated to reflect VOP 2010 and the City’s Transportation Master Plan to Schedules 1, 2 and 3 of the Plan.
- c. Modify Section 1.6 “Transportation”, paragraph 4 to read as:

The Secondary Plan identifies a minimum basic network providing “primary” north-south and east-west connections. The need for “secondary” streets to complete the network will be reviewed at the Block Plan stage, when a more detailed plan is developed. Implementation of the network will require structures to appropriately cross the valley system and highway, hydro and rail corridors. The City will require all necessary Environmental Assessment approvals to be completed for all street crossings over environmental and physical features including 400 series Highways if they were not originally approved or recognized in the applicable EA (e.g. Highway 427 extension EA).

Furthermore, expanded bicycle and pedestrian infrastructure, both in terms of sidewalks, on-street bike lanes and off-street trails consistent with the Pedestrian and Bicycle Master Plan, will significantly enhance transportation options within the WVEA. A more detailed network will be developed during the Block Plan process.

- d. Modify Section 1.6 “Parks” to include a District Park area requirement to read as follows:

Parkland will be provided in the WVEA to enhance the attractiveness of the area as a setting for business, and will serve the social and recreational needs of area employees, visitors and nearby residents. Where possible, new parkland will be directed to areas adjacent to existing open spaces, including the hydro corridor, natural heritage and or cultural heritage resources and existing and planned trails. It is the objective of the City to secure approximately 10 ha of parkland in the West Vaughan Employment Area. One District Park of *approximately 8 ha* in size in the WVEA east of the Highway 427 corridor will be required. The residual parkland, approximately 2 - 3 ha, may be located elsewhere in the WVEA subject to City approval. Parkland will be acquired by the City through the combined parkland dedication requirements of the whole Secondary Plan area and would be secured through conditions of development and through landowner agreements.

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- e. Modify Section 1.6 “Land Use” (second paragraph) to include criteria for small scale ancillary use clusters to read as follows:

To protect lands for employment uses, the new Official Plan restricts non-employment uses in designated Employment Areas, such as the WVEA. Some small-scale, employment-supportive retail uses are permitted to serve the daily needs of employees and visitors to the area businesses, subject to locational and urban design criteria. The small scale ancillary retail use shall be organized in clusters or groupings and be supported by parkland and/or publicly accessible open space, high quality public realm, and located near transit facilities. A concentration of retail-commercial uses are planned for or exist to the immediate south of the WVEA, which will serve the main retail needs of businesses within the WVEA and surrounding communities, by offering a wider range of retail activity than is permitted in the Employment Area.

- f. Delete policy 2.2.3. to protect for lands within the “GTA West Transportation Corridor Protection Area” and replace as follows:

To protect lands within the “GTA West Transportation Corridor Protection Area” for the use of a potential Highway the following policies will apply to all Block Plan and development applications and approvals within the affected portion of the West Vaughan Employment Area Secondary Plan as shown on Schedules 1, 2, and 3 as “GTA West Transportation Corridor Protection Area” (as shown on Attachments 5A, 5B, and 5C).

- a) The City and the Region will continue to work with the Ministry of Transportation (MTO) to assist with the EA process.
- b) As the EA study advances, the Province will formally notify the City and Region in writing when specific lands in the identified area are released from the application of policies c) and d) below. Any amendments to Schedules 1, 2 and 3 of this plan reflecting the release of lands in accordance with this paragraph may occur without amendment to this Plan,
- c) Development within the identified area shall not be approved by the appropriate approval authority. For the purpose of these sections “development” includes the approval of any planning applications (i.e. official plan, site plan, zoning, holding by-laws and subdivisions) as well as block plan approval.
- d) The review of development applications for lands within the identified area shall occur as follows:
 - i) The application is premature unless the Province has provided formal written notice that the lands have been released from the identified area;
 - ii) If the application is premature, the City shall notify the applicant that the application is premature and the application will be held in abeyance until such time as the Province has released the lands from the identified area;

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- iii) If there is any uncertainty or dispute as to whether the lands have been released from the identified area, through consultation with the Province, the Province will confirm whether the lands have been formally released.
- iv) If there is any disagreement by any affected party about whether the lands should be released, the City, the Region and the Province will consult with each other to resolve that issue as soon as practicable.
- e) A Block Plan for lands outside the GTA West Transportation Corridor Protection Area, within the West Vaughan Employment Area Secondary Plan, shall demonstrate through the submission of a transportation study among other means, to the satisfaction of the City of Vaughan and Region of York that a comprehensive street network, access and servicing plan can be put in place or can be reserved in the Block Plan that will effectively integrate development and accommodate improvements to the internal and external networks.
- f) Should the finalized Highway alignment be located in close proximity to or within the West Vaughan Employment Area Secondary Plan, the Block Plan will be adjusted to accommodate the alignment and establish the appropriate mitigation measures, based on supporting studies to the satisfaction of the City and other pertinent authorities. If the impact of the finalized Highway alignment is so substantial that it compromises the intent and purpose of this Plan, then the City may require an amendment to the Official Plan to reflect the new circumstances prior to or concurrently with the Block Plan approval process.
- g. Delete Policy 2.4.1. and replace with the following to include the minimum area requirement for a District Park and requirement for “urban squares” for any residual parkland dedication:

To apply the parkland dedication policies of Volume 1 of the Official Plan to acquire parkland within the WVEA. Resources secured through parkland dedication process shall be directed toward securing one District Park of approximately 8 ha on the east side of the planned Highway 427 Corridor. A preferred location for a District Park has been identified and is shown on Schedule 3 (Land Use) as “Proposed District Park”. The location of the park may be adjusted without amendment to this plan, subject to facility fit assessments for all alternative sites that shall conform to City standards respecting the design and use of District Parks. Where the District Parkland requirement is less than 10 ha, the residual parkland dedication in the form of a series of “urban squares” of up to a maximum of 1 hectare may be located elsewhere in the WVEA subject to City standards and approval.

- h. Delete Policy 2.5.3. and replace with the following:

To require development in high visibility areas, including those parcels abutting arterial streets, 400 series highways, rail corridors and heritage and natural features, to respond with an approach to design and building orientation that addresses the importance of these strategic locations. Through the Block Plan process each such area will be evaluated and where warranted will be made subject to special zoning standards, including but not limited to, building siting, the amount and location of

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outside storage if permitted and minimum landscape requirements. Lands abutting and visible to these areas will be subject to site plan control. Urban Design Guidelines will be prepared to provide detailed direction on the creation of an attractive and appropriate City image.

i. Delete Policy 2.5.8. and replace with:

Urban Design Guidelines for implementation through the Block Plans will be prepared to the satisfaction of the City. Further research will be undertaken to address urban design aspects for employment areas that meets the objectives of Green Directions, VOP 2010 and the “Sustainability Performance of Development” standards and guidelines. Prior to Block approval, the City will prepare Urban Design Guidelines which will address:

a) Area-wide Design Guidelines:

1. Special Character Areas, including but not limited to “high visibility areas” and “small scale ancillary use clusters”;
2. Open Space;
3. Landscaping;
4. Public Realm (streetscaping, public squares, trails and other);
5. Built Form;
6. Cultural and Natural Heritage;
7. Environmental Sustainability consistent with the “Sustainability Performance of Development ” standards and guidelines; and
8. Parking.

b) The guidelines will inform the standards provided in the implementing zoning by-law, as they may apply to those matters referenced in “a.” above and any such additional matters as may be determined through the review process;

c) Such guidelines will inform the preparation of the implementing draft plans of subdivisions and site plan approval applications.

j. Delete Policy 2.5.12 and replace with:

That regulations and standards governing height and massing, setbacks, landscaping, storm water management, building footprint, outside storage of goods and materials or any other activity not contained within a wholly enclosed building and other considerations shall be implemented.

k. Add section 2.6.6. “Implementation” to read as:

That the City will require all necessary Environmental Assessment approvals to be completed for street crossings related to environmental and physical features including over any 400 series Highway if they were not originally approved or recognized in the applicable EA (e.g. Highway 427 Extension EA).

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2. That all section references to the Vaughan Official Plan – 2010 (Volume 1) be revised to be consistent with Volume 1, as a result of the modifications approved by Council on September 27, 2010, March 20, 2012 and April 17, 2012;
3. That this report and Council minutes be forwarded to the Ontario Municipal Board (OMB) and Region of York as the City of Vaughan's recommended modifications to the West Vaughan Employment Area Secondary Plan of Volume 2 of the Vaughan Official Plan – 2010 and that the Region and OMB be requested to consider the modifications to the West Vaughan Employment Area Secondary Plan as part of the process leading to its approval;
4. That this report and Council minutes be forwarded to the Ministry of Municipal Affairs and Housing to provide for a final review of the new Paragraph 2.2.3 and amended schedules in respect of the GTA West Corridor Protection Area and that the Ministry of Municipal Affairs and Housing forward any further comments to the City of Vaughan and Region of York;
5. That City staff be authorized to make any additional changes to the text and schedules of this Plan, necessary to ensure consistency with the direction provided above; and that staff be authorized to work with the Region, as necessary, to finalize the necessary wording to effect the modifications reflected in this report; and
6. That the Ontario Municipal Board and the Region of York be advised that the Council modifications approved in respect of the West Vaughan Employment Area Secondary Plan, City of Vaughan Official Plan – 2010, Volume 2, meet the requirements of Section 26, (1) (a) (i), (ii) and (iii) of the Planning Act RSO. 1990, C.P. 13, as amended.

Contribution to Sustainability

The new policy directions of 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 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 Plan will have a positive impact on the City of Vaughan in terms of managing growth. It will also foster employment opportunities while fulfilling the City's obligations to conform to Provincial policies and meet regionally imposed targets for employment growth.

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Communications Plan

Notice of this meeting has been communicated to the public by the following means:

- Posted on Vaughan Online at www.vaughan.ca, City Page online and City Update (corporate monthly e-newsletter);
- Mail distribution to properties within 200 metres from the site; including all parties identified in letters directed to the Region of York;
- To the Official Plan Review e-mail list.

Purpose

To report and obtain direction on requested modifications to VOP 2010 (Volume 2) respecting the West Vaughan Employment Area Secondary Plan. The modifications result from the Region of York's circulation to prescribed governments, bodies and agencies as part of the approval process for the plan, as adopted September 7, 2010. The proposed modifications also respond to requests from various landowners and on-going staff analysis. The Council ratified report and the recommended modifications will be forwarded to the Ontario Municipal Board and the Region of York with the request that the modifications be considered in the approval process for the West Vaughan Employment Area Secondary Plan.

Background – Analysis and Options

Location

The lands subject to the West Vaughan Employment 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 Drive to Nashville Road between Highway 50 and the Hydro Corridor (Block 66) as shown on Attachment #2.

City of Vaughan Official Plan - 2010

The West Vaughan Employment Area Secondary Plan relies on the policies of Volume 1 of the Vaughan Official Plan – 2010. The Secondary Plan introduces a set of land use designations applicable throughout the Plan area, as shown on Attachment 5C (Schedule 3 - Land Use), and related policies, including built form, public realm, transportation, the environment, and sustainable development specific to this area.

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 (Volume 1) specifies the aspects to be addressed by the Block Plan, including: density, transportation network (including provisions for transit, walking, cycling), servicing and natural and cultural heritage.

Where there is a conflict between the policies of Volume 1 and this Secondary Plan, the policies of the Secondary Plan will prevail.

Secondary Plan Review Process, Government and Agency Consultation

The West Vaughan Employment Area Secondary Plan has undergone a public engagement and consultation process as part of the Official Plan Review. The process involved the following:

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- On April 22, 2010, the Policy Planning Department held a Public Open House for the Secondary Plan Study. A presentation was made by the consultants, discussing the background work, and proposed transportation, environmental, urban design and land use policies.
- June 14, 2010 – Statutory Public Hearing.
- August 31, 2010 – Special Committee of the Whole -Technical Report.
- September 7, 2010 – Council ratified the recommendations made at the August 31, 2010 Special Committee of the Whole Meeting. The following was recommended in part:

1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved;

- i. 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.
- ii. 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 the Committee of the Whole at this meeting.

The Plan was forwarded to the Region of York for circulation to the prescribed bodies and public agencies for review and comment as required by the Planning Act.

- April 17, 2012 – Council ratified recommendations made on April 3, 2012 Committee of the Whole that:

“It is Hereby Resolved that the policies of the West Vaughan Employment Area Secondary Plan and the Vaughan Official Plan 2010 be reviewed to ensure that the necessary design measures for the areas abutting Highway 427 are in place to ensure quality urban design and an attractive visual presence along the full length of the proposed Highway 427 save an except for the lands subject to Zoning File Z.11.031”;

Public and Agency Comments Received Prior to the Adoption of the Plan

The draft West Vaughan Employment Area Secondary Plan was made available for public comment on May 25, 2010, in advance of the statutory public hearing. Policy planning staff continued to accept submissions until August 12, 2010 until the final draft of the August 31, 2010 “West Vaughan Employment Area Secondary Plan”, Response to Public, Government and Agency Submissions report was completed. A total of seventeen (17) responses were received and addressed in the report to the Special Committee of the Whole meeting. The respondents represented a cross-section of interests including ratepayers, landowners, development interests and their representatives, utilities, and other public agencies and City departments. Staff provided analysis and recommendations on the modification requests. Those approved by Council were incorporated into the plan that was adopted by Council on September 7, 2010.

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Policy Context

i) Provincial Policy

a. Provincial Policy Statement (2005)

The policies in the West Vaughan Employment Area Secondary Plan are consistent with the PPS in encouraging the 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.

c. 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 has been completed. A timeline for the construction of the Highway has not been determined by the Province.

ii) Regional Policy

The Region of York Official Plan was adopted December 19, 2009 and approved by the Ministry of Municipal Affairs and Housing on September 7, 2010. The Region of York Official Plan was subject to appeal and was given partial approval by the Ontario Municipal Board in July 2012. The Region Official Plan 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 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.

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. Figure 2 of the Regional Official Plan identifies the Secondary Plan area as "strategic employment lands", which are to be protected for employment use subject to the policies in Section 4.3. The policies in the Secondary Plan conform to the Regional Official Plan.

iii) Overview of the West Vaughan Employment Area Secondary Plan

Official Plan Designations

The adopted Secondary Plan maintains the "Prestige" and "General" land use designations consistent with the land use designations set out in Section 9.2.2.10 and

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9.2.2.11 of VOP 2010 (Volume 1). The Prestige Employment designation accommodates limited office uses as well as light industrial, manufacturing and warehousing uses that do not produce significant noise and emissions and do not require outside storage. These uses are located in highly visible and accessible areas, and often act as buffers to General Employment Areas, and are subject to higher built form and urban design criteria. The General Employment designation accommodates industrial, manufacturing and warehousing uses that are often incompatible with other uses due to noise, emissions, outdoor storage and other factors.

Zoning

The zoning provisions of By-law 1-88 will remain in effect until they are updated or replaced by zoning which is consistent with the Vaughan Official Plan – 2010, including the WVEA Secondary Plan. Initial work on the preparation of a new by-law is currently underway.

Recommended Modifications to the Council Adopted Vaughan Official Plan – 2010

a) GTA West Transportation Corridor Protection Area

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. This study area affects the northwest quadrant of the City. The IEA is intended to identify measures that will provide for improved highway linkages to the Urban Growth Centres identified in the Provincial Growth Plan.

The IEA is being conducted in 2 stages. Stage 1 has been filed for public review. Once the report has been finalized it will be forwarded to the Minister of Transportation for decision. Stage 2 will examine the route location for the new 400-series Provincial Highway / Transitway through the “Preliminary Route Planning Study Area”. The timing of this stage of the study has not yet been determined.

The Ministry of Transportation proposes to work with the Ministry of Municipal Affairs and Housing and the municipalities to protect the land for the new transportation corridor from encroaching development to the end of Stage 2 of the IEA.

The Preliminary Route Planning Study Area was established to maximize opportunities for route generation so that a number of alternatives can be developed. These considerations include: Meeting MTO Geometrics Design Standards, minimizing impacts on key natural features; avoiding built-up areas; providing sufficient area adjacent to crossings of key natural features to provide for alternative crossings; minimizing impacts to approved municipal plans; and providing connections to existing and planned transportation facilities.

The Preliminary Route Planning Study Area has an impact on a large portion of the northwest quadrant of the City, extending from Highway 400 on the east to Highway 50 on the west.

The Ministry of Transportation has identified a “GTA West Transportation Corridor Protection Area”. One of the areas affected by the Protection Area is the northern portion of Block 66. Currently, the WVEA does not have policies providing for the protection of the Corridor. The Ministry of Municipal Affairs and Housing recommended, through the Province’s “One Window” comments on VOP 2010 – Volume 1, language for inclusion in

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Volume 1 that addressed the need for such protective policies. It would provide for the City (pertinent portion underlined):

To work with York Region and the Province to plan for and protect corridors and rights-of-way for transportation and transit facilities, as shown on Schedule 9 (VOP 2010 – Volume 1) to meet current and projected needs; and not permit development in such planned corridors that could preclude or negatively affect the use of the corridor for the purpose (s) for which it was identified or actively being planned. To this end, secondary plans or official plan amendments shall include more detailed official plan policy and mapping to provide corridor protection. Such amendments shall be prepared in consultation with Region of York and the Province. Policies shall ensure that development applications neither preclude nor predetermine the Environmental Assessment process and after a final alignment is determined. Where Environmental Assessments are being undertaken by the Province, these policies and mapping shall be prepared to the satisfaction of the Province.

To provide a consistent approach, the same policies in the WVEA have been applied to lands within OPA 637 (Highway 400 Employment Area Secondary Plan) and the North Kleinburg-Nashville Secondary Plan, with necessary adjustments. It is set out in Attachments 5A) – 5C). It is recommended that this policy be incorporated into the West Vaughan Employment Area Secondary Plan by:

- Deleting subsection 2.2.3. and replacing it with policies that protect lands within the “GTA West Transportation Corridor Protection Area”;
- Amending the following Schedules to show the “GTA West Transportation Corridor Protection Area” on:
 - Attachment 5A): Schedule 1, “Transportation Network”
 - Attachment 5B): Schedule 2, “Natural and Cultural Heritage”
 - Attachment 5C): Schedule 3, “Land Use”

On-site Landscaping and Urban Design Guidelines

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 Council approved Secondary Plan (September 2010) requires a minimum level of landscaped open space for Prestige Employment designations of 15% of the lot area; and General Employment designations of 10% 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.

On April 17, 2012 Council resolved that:

The Policies of the West Vaughan Employment Area Secondary Plan and the Vaughan Official Plan 2010 be reviewed to ensure that the necessary design measures for the areas abutting Highway 427 are in place to ensure quality urban design and an attractive visual presence along the full length of the proposed Highway 427 save and except for the lands subject to Zoning File Z.11.031 [not located within the WVEA Secondary Plan Boundary].

Staff is recommending that the minimum landscape requirements in the West Vaughan Employment Area Secondary Plan be implemented through the Zoning By-law and Urban Design

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/Landscape Guidelines. 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*, the intent of the new Official Plan, and the “Sustainability Performance of Development Standards”.

It is recommended that the following policy be incorporated into the West Vaughan Employment Area Secondary Plan by deleting Policy 2.5.7. and replacing it with:

Prior to Block Plan approval, the City will prepare Urban Design Guidelines which will address:

- a) Area-wide Design Guidelines:
 - 1. Special Character Areas, including but not limited to “high visibility areas” and “small scale ancillary use clusters”;
 - 2. Open Space;
 - 3. Landscaping;
 - 4. Public Realm (streetscaping, public squares, trails and other);
 - 5. Built Form;
 - 6. Cultural and Natural Heritage;
 - 7. Environmental Sustainability consistent with the “Sustainability Performance of Development ” standards and guidelines; and
 - 8. Parking.
- b) The guidelines will inform the standards provided in the implementing zoning by-law, as they may apply to those matters referenced in “a.” above and any such additional matters as may be determined through the review process;
- c) Such guidelines will inform the preparation of the implementing draft plans of subdivisions and site plan approval applications.

Parkland Dedication

The City has identified the need for a district park between Highway 27 and Highway 427, as discussed in Section 2.4.1. Section 1.7 *Parks* also provide an option for a smaller sized district park of approximately 8 ha in size, plus a series of urban squares of up to 1 ha throughout the secondary plan area as an alternative to the desired 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. The updated Plan includes the City’s preferred location as shown on Attachment 5C) Schedule 3: “Land Use”.

Concerns regarding the conceptual location of the required 10 ha District Park were expressed subsequent to Council adoption of the Secondary Plan on September 7, 2010. The Parks Development Department has conducted further analysis including facility fit scenarios in consultation with the Block 59 Landowners Group (where the District Park is proposed). The City requires 10 ha of total parkland dedication within the WVEA Secondary Plan. Based on facility fit scenarios, the Parks Development Department has confirmed that a District Park of

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approximately 8 ha is required within Block 59 Highway 27 and Highway 427, and the residual alternative parkland requirement (in the form of a series of 'urban squares' of up to a maximum of 1 ha) can be accommodated elsewhere in Blocks 60 or 66 within the WVEA Secondary Plan, subject to City standards and approval.

It is recommended that the following modifications be made to the WVEA Plan:

- Modify Section 1.6. "Parks" to include an approximate District Park requirement:

Parkland will be provided in the WVEA to enhance the attractiveness of the area as a setting for business, and will serve the social and recreational needs of area employees, visitors and nearby residents. Where possible, new parkland will be directed to areas adjacent to existing open spaces, including the hydro corridor, natural heritage and or cultural heritage resources and existing and planned trails. It is the objective of the City to secure, approximately 10 ha of parkland in the West Vaughan Employment Area. One District Park with an approximate area of 8 ha in the WVEA east of the Highway 427 corridor will be required. The residual parkland, approximately 2 - 3 ha, may be located elsewhere in the WVEA subject to City approval. Parkland will be acquired by the City through the combined parkland dedication requirements of the entire Secondary Plan area and would be secured through landowner agreements

- Delete Policy 2.4.1. and replace with the following to include the requirement for a District Park and requirement for "urban squares" for any residual parkland dedication:

To apply the parkland dedication policies of Volume 1 of the Official Plan to acquire parkland within the WVEA. Resources secured through parkland dedication process shall be directed toward securing one District Park with of approximately 8 ha on the east side of the planned Highway 427 Corridor. A preferred location for a District Park has been identified and is shown on Schedule 3 (Land Use) as "Proposed District Park". The location of the park may be adjusted without amendment to this plan, subject to alternative sites conforming to City standards respecting the design and use of District Parks. Where the District Parkland requirement is less than 10 ha, the residual parkland dedication in the form of a series of "urban squares" of up to a maximum of 1 hectare may be located elsewhere in the WVEA subject to City standards and approval.

Transportation Network

Adequate access is key to a successful employment area. Access in the area will be challenging due to crossings of valleys, other natural features, CPR rail and hydro corridors and the proposed 427 highway. Concerns were expressed about the proposed location and coordination of the streets (primary and secondary) and the overall transportation network, including pedestrian and bicycle networks. Therefore, Policy 2.2.6. in the Secondary Plan provides for the opportunity to re-evaluate the transportation network 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). A key objective of the City is to create a mid-block street network, and continue to maintain the north-south and east-west connections to the existing and proposed street network to assist in maintaining connectivity in and beyond the employment area. North-south connections that parallel Highway 27 and Huntington Road are of particular importance to the City and Region due to the uncertainty of timing related to the construction of Highway 427 extension.

Concerns were also expressed about the potential impacts of new street crossings over Highways in the area that were not previously recognized by other government agencies through previously approved EA's (e.g. Highway 427 EA).

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CPR has recently expressed some concerns with a crossing of the main line leading to the intermodal yard. Accordingly the Plan is proposed to be amended to reflect the need for further review of the street network.

The Secondary Plan was prepared in consultation with AECOM, lead consultants on the City-wide Transportation Master Plan (TMP). The Transportation Master Plan and Transportation Study were adopted by Council on October 18, 2011. The plan generally reflects the TMP.

Therefore it is recommended that:

- All nomenclature and road right-of-way widths, pedestrian and bike trails be updated to reflect VOP 2010 and the City's Transportation Master Plan to Schedules 1, 2, and 3 of the Plan; and
- The City will require all necessary Environmental Assessment approvals to be completed for crossings related to environmental and physical features including over 400 series Highways if they were not originally approved or recognized in the applicable EA (e.g. Highway 427 extension EA).

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 report and resulting Council minutes will be forwarded to the Region of York for its consideration in the preparation of its report on modifications to the West Vaughan Employment Area Secondary Plan as part of Volume 2 of VOP 2010 as part of the Official Plan approval process.

Conclusion

Staff has previously reported on proposed modifications to Volume 1 and Volume 2 of the VOP 2010. This is the second report on one of the five secondary plans that were adopted on September 7, 2010 as part of the new Official Plan 2010. The West Vaughan Employment Area Secondary Plan relies on VOP 2010 – Volume 1 as the source of underlying policy. However, where the policies of the West Vaughan Employment Area Secondary Plan conflict with those of Volume 1, the policies of the West Vaughan Employment Area Secondary Plan shall prevail.

Currently, three (3) OMB appeals related to the WVEA have been received. The modifications recommended in this report do not represent a substantial departure from the policies of the Council adopted plan. The proposed revised policies seek to address issues raised in the appeals and by stakeholders and agencies. However, some areas of contention remain, particularly with the requirement of the District Park to be located east of Highway 427 in Block 59. City staff will

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continue to work with landowners in an effort to resolve concerns. With the first pre-hearing conference on Volume 1 of the VOP 2010 having been held on November 14, 2012 and second pre-hearing Scheduled for February 5, 2013, it will be important to continue to work to resolve outstanding issues while advancing the process for all other elements of the Secondary Plan.

Therefore it is recommended that this report and the resulting Council minutes be forwarded to the Ontario Municipal Board and the Region of York as the City of Vaughan's recommended modifications to the West Vaughan Employment Area Secondary Plan of Volume 2 of the Vaughan Official Plan – 2010 for consideration part of the Official Plan approval process.

Attachments

1. Location Map and Context Plan
2. Schedule 1: "Transportation Network" (as adopted September 7, 2010)
3. Schedule 2: "Natural & Cultural Heritage" (as adopted September 7, 2010)
4. Schedule 3: "Land Use" (as adopted September 7, 2010)
5. A) Schedule 1: "Transportation Network" (revised November 2012)
B) Schedule 2, "Natural & Cultural Heritage Network" (revised November 2012)
C) Schedule 3, "Land Use" (revised November 2012)
6. West Vaughan Employment Area Secondary Plan (*modified as of November 2012*)

Report prepared by:

Melissa Rossi, Senior Policy Planner, ext. 8320
Roy McQuillin, Manager of Policy Planning, 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.)