

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013**

Item 5, Report No. 9, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on March 19, 2013, as follows:

***By approving the recommendation of the Commissioner of Planning, dated February 26, 2013;***

***By approving the following in accordance with Communication C3, from the Commissioner of Planning, dated February 26, 2013:***

***“That Schedules 3, 4, 5 and 6 of the Committee of the Whole report for the Woodbridge Centre Secondary Plan be replaced with the schedules attached to this communication; and***

***By receiving the following Communications:***

- C1. Ms. Rosemarie Humphries, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated February 21, 2013;***
- C2. Mr. Adam J. Brown, Sherman Brown Dryer Karol, Barristers & Solicitors, dated February 25, 2013; and***
- C12. Ms. Rosemarie Humphries, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated March 14, 2013***

**5**

**MODIFICATIONS TO THE VAUGHAN OFFICIAL PLAN – 2010  
WOODBIDGE CENTRE SECONDARY PLAN (VOLUME 2)  
RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS  
FILE 25.3  
WARD 2**

**The Committee of the Whole recommends:**

- 1) That consideration of this matter be deferred to the Council meeting of March 19, 2013; and**
- 2) That the following deputations and elevation drawings, be received:**
  - 1. Mr. Peter Smith, Planning Consultant, Sunset Boulevard, Alliston, and elevation drawings;**
  - 2. Mr. Mark McConville, Humphries Planning Group, Chrislea Road, Vaughan;**
  - 3. Mr. Maxim Boiko, Wallace Street, Woodbridge; and**
  - 4. Mr. Eric Ward, Pine Grove Road, Woodbridge.**

**Recommendation**

**The Commissioner of Planning recommends:**

- 1. That the Woodbridge Centre 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 Attachment 8 to this report which includes all changes as described in the matrix (Attachment 1).**
- 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 and as recommended for approval by the Ontario Municipal Board by Region of York Council on June 28, 2012.**

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3. That this report and Council minutes be forwarded to the Ontario Municipal Board and the Region of York as the City of Vaughan's recommended modifications to the Woodbridge Centre Secondary Plan of Volume 2 of the Vaughan Official Plan – 2010 and that the Ontario Municipal Board and Region be requested to consider the modifications to the Woodbridge Centre Secondary Plan accordingly, as part of the process leading to its approval.
4. 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, to finalize the wording to effect the modifications reflected in this report.
5. That the Ontario Municipal Board be requested to:
  - a) defer consideration of Section 3.6.5 and Schedule 8 (Special Policy Areas) of Volume 1 of VOP 2010 until such time as the SPA provisions of the Woodbridge Centre Secondary Plan have received Ministerial approval and the approved version has been incorporated into the Woodbridge Centre Secondary Plan by way of modification; and delete or modify accordingly, Section 3.6.5 and Schedule 8 of Volume 1 of VOP 2010 to reflect that such Special Policy Area provisions have been replaced by the Ministerial-approved policies of Section 7.3.2 of the Woodbridge Centre Secondary Plan.
  - b) defer consideration of Section 7.3.2 and Schedule 9 of the Woodbridge Centre Secondary Plan until such time as Ministerial approval has been obtained for such policies; and that upon Ministerial approval the SPA policies, as approved, be incorporated into Section 7.3.2 and Schedule 9.
6. That the Ontario Municipal Board and the Region of York be advised that the Council modifications approved in respect of the Woodbridge Centre 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**

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 Vaughan 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;
- Goals 5 & 6: An overall vision and policy structure that supports the implementation of Green Directions Vaughan.

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#### **Economic Impact**

The Vaughan Official Plan 2010, which includes the 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**

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

- Posted on the [www.vaughan.ca](http://www.vaughan.ca) online calendar, Vaughan Tomorrow website [www.vaughantomorrow.ca](http://www.vaughantomorrow.ca) City Page Online and City Update (corporate monthly e-newsletter);
- Posted to the City's social media sites, Facebook and Twitter;
- By Canada Post to almost 1500 addresses in the Vaughan Tomorrow/Official Plan Review mailing list, including landowners of lands within the study area;
- To the Official Plan Review e-mail list.

#### **Purpose**

To report on and obtain direction on requested modifications to VOP 2010 (Volume 2) respecting the Woodbridge Centre Secondary Plan (WCSP). The proposed modifications result from the Region of York's circulation to prescribed government bodies and agencies as part of the approval process for the Plan, as adopted on September 7, 2010 and concurrent requests from landowners and the public. This report responds to modification requests originating from this process and on-going staff analysis. The Council adopted report and recommended modifications will be forwarded to the Ontario Municipal Board and Region of York with the request that the modifications be incorporated into the Woodbridge Centre Secondary Plan as part of the Official Plan approval process.

#### **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 the Special Policy Area (SPA) east of Islington Avenue to the east, Langstaff Road to the north, and Highway 7 and the SPA south of Highway 7, to the south. The subject lands are shown on Attachment 2.

##### **City of Vaughan Official Plan**

The City of Vaughan Official Plan 2010 (VOP 2010) applies to all lands in the City. It has been produced in two volumes. Volume 1 introduces general policies applicable throughout the City. The Woodbridge Centre Secondary Plan is included in Volume 2. It contains a number of Secondary Plans and policies for sites and areas that require more detailed policy treatments. This report deals with the policies and modifications specific to the Woodbridge Centre Secondary Plan.

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##### Woodbridge Centre Secondary Plan Initiation and Process

The Woodbridge Centre Secondary Plan process was initiated by the City of Vaughan in the Spring of 2009, as one of four new Official Plan focused area reviews. The planning process included a background document review and compilation of policy; a land use and urban design analysis and development of a cohesive vision and principles for the Plan area; the development of a consolidated policy framework and urban design guidelines; a transportation assessment for the preferred land use scenario; a parking needs and commercial sector review; an assessment of sustainable development measures; a review of the Special Policy Area in terms of boundaries, flood risk, and policy; a parkland/open space assessment review; and finally, the development of a Secondary Plan document. This updated secondary plan is now being brought forward with proposed modifications to address agency and public input.

##### Secondary Plan Process - Community, Government and Agency Consultation

The Woodbridge Centre Secondary Plan is the result of an extensive public engagement and consultation process. The consultation process 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, the Region of York, and the Toronto and Region Conservation Authority.

A comprehensive review of the Special Policy Area, to be provided as a separate report, was also undertaken as part of the preparation of the Woodbridge Centre Secondary Plan. 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 City was represented by staff from Development/Transportation Engineering, Fire and Rescue (Emergency Planning),

Information and Technology Management, Development Planning, and Policy Planning Departments. The preparation and status of the SPA Study is discussed in more detail later in the report.

The following provides a brief overview of the public consultation process for this secondary plan:

- May 7, 2007 – Council approved the Terms of Reference for the New Vaughan Official Plan, which identified the Woodbridge Centre Secondary Plan area as one of the four focused area reviews (studies to be undertaken).
- May 4, 2009 – Council approved the Terms of Reference for the Woodbridge Focused Area Study (WFAS), and adopted the recommendation from the Commissioner of Planning that the firm Office for Urbanism be retained to assist staff with components of the Woodbridge Centre Area Study.
- 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.
- September 17, 2009 – a public consultation meeting was held to present emerging objectives/principles for future development in the study area, and to receive local community input.
- February 11, 2010 – a public consultation meeting was held to present the draft Secondary Plan and draft urban design policies/guidelines for the study area; and, to receive Woodbridge community input.

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- April 7, 2010 – a public consultation meeting was held 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.
- April 14, 2010 – a public consultation meeting was held 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.
- June 14, 2010 – Statutory Public Hearing.
- June 29, 2010 – Council Meeting, ratifying the recommendations made by Council at the Statutory Public Hearing.
- August 31, 2010 – A Special Committee of the Whole Meeting was held to consider responses to public, government and agency submissions, for incorporation into the Woodbridge Centre Secondary Plan.
- September 7, 2010 – Council ratified the recommendations made at the August 31, 2010 Special Committee of the Whole Meeting. The following was recommended:
  - 1) That the recommendation contained in the 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 written submissions be received.

Council adopted the Woodbridge Centre Secondary Plan on September 7, 2010. 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.

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

The draft Woodbridge Centre 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. Fifteen written submissions were received and addressed in the response to the Special Committee of the Whole meeting. The respondents represented a cross-section of interests, including development and its representatives, utilities, 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. The Special Committee of the Whole report from August 31, 2010 and Council minutes from September 7, 2010 form Attachment 9, (Councillors Only).

#### 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 promotes 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.

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##### 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 identifies 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 new Regional Plan was adopted December 19, 2009 and approved by the Ministry of Municipal Affairs and Housing on September 7, 2010. It has been appealed and is now before the Ontario Municipal Board. A number of sections of the ROP were approved by the OMB in July of 2012, and the main hearing to consider the remaining appeals began in January of 2013.

The ROP provides the framework for the overall planning structure of the Region, including specific guidance and policies for the urban structure and for regionally significant areas such as the Woodbridge Centre Secondary Plan area. The Regional Plan also contains policies specific to Local Centres which apply to the Woodbridge Commercial Centre within the Secondary Plan area. The Regional objectives and relevant policies are as follows:

- (i) Direct the majority of growth to the Urban Areas identified in the Regional Structure Plan: The Woodbridge Centre Secondary Plan 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 provided to ensure its protection and enhancement;
- (iii) Establish Local Centres as focal points of activity and culture for surrounding communities and to enhance Local Corridors as part of the network of connectivity within the urban structure;
- (iv) Identify the specific location and boundaries of the Local Centres within the planning area;
- (v) Provide a wide range of residential, commercial and institutional uses, including retail, offices, mixed-use and human services;

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- (vi) Ensure Local Centres connect efficiently with, and contribute to the vitality of the surrounding area;
- (vii) Create focal points for community activity and civic pride;
- (viii) Ensure that Local Centres are focal points for current and/or future public transit services and infrastructure; and that they prioritize pedestrian movement, transit use and access; and,
- (ix) Revitalize and preserve cultural heritage resources within core historic areas through urban design standards which reflect local heritage, character, and streetscape.

d) The City of Vaughan Official Plan 2010 (VOP 2010)

The “vision for transformation” for the City’s new Official Plan, is based on eight key principles; the following of which relate directly to the Woodbridge Centre Secondary Plan, 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 transportation;
- (v) **Design Excellence and Memorable Places:** The Humber River Valley, 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 of each of these features;
- (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; and

In addition, the following policies of the VOP 2010 which refer directly to Local Centres, apply to the Woodbridge Centre:

- (i) Local Centres will be the mixed-use cores of their respective communities.

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- (ii) The historic village cores will continue to be the main areas for local commercial activity and community facilities. Each village core will experience development and/or intensification to varying degrees, as befits the local context. Development within these areas is also subject to Heritage Conservation District Plans.
- (iii) Local Centres shall be planned to:
  - a. develop with a mix of housing types and tenures, including housing suitable for seniors and families with children and affordable housing;
  - b. be predominantly residential in character but include a mix of uses including retail, office and community facilities to serve the local population and attract activity throughout the day;
  - c. be focal points for expression of community heritage and character;
  - d. include well designed public open spaces that are either landscaped parks or public plazas or both in a manner that is appropriate to the local context; and,
  - e. encourage a pedestrian-friendly built form by locating uses at grade.

The policies of the Woodbridge Centre Secondary Plan are consistent with those of Volume 1 of VOP 2010. Important objectives of the Secondary Plan are 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. Careful consideration was given to enhancing the pedestrian character of the Woodbridge Commercial Core, and to the cultural and social focal point at Market Lane. The objective of creating a vibrant pedestrian area, and adherence to the land use policies and urban design guidelines of the Woodbridge Heritage Conservation District Study/Plan (2009) were pivotal considerations in developing the Woodbridge Centre Secondary Plan.

#### Overview of the Woodbridge Centre Secondary Plan

##### 1. Relationship to the Vaughan Official Plan Volume 1

The Woodbridge Centre Secondary Plan is based on the policy framework of the Woodbridge Community Plan (OPA 240), the Woodbridge Commercial Core Plan (OPA 440), and the Islington Avenue Corridor Plan (OPA 597). The Woodbridge Centre Secondary Plan updates the policy frameworks of the former City Plans to address the recommendations of the Woodbridge Heritage Conservation District Plan (2009), and the current provincial, regional, and municipal policy frameworks. Specifically, newer policies respecting urban intensification and planning for healthy communities, and urban corridors and local centres are incorporated, with a primary focus on urban design.

##### 2. General Land Use Policies

- (i) The Established Low-Rise Residential Neighbourhoods: The adopted Secondary Plan maintains the low rise residential character of the stable residential neighbourhoods located at the interior of the study area boundary, and away from arterial and collector streets.
- (ii) The Woodbridge Commercial Core: The adopted Secondary Plan provides for an intensification of approximately 200 units, beyond what OPA 440 permits, within the commercial core. The Plan also includes a policy from the



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Woodbridge Heritage Conservation District Plan (2009), that provides for development facing the Woodbridge Avenue and Market Lane Square frontages must include commercial uses at grade level. In addition, the Plan also designates a public square in Market Lane to further establish the Commercial Core as the prominent community gathering place.

- (iii) The Islington Avenue Corridor: This area along Islington Avenue, generally between Langstaff Road and Highway 7 is to retain its primarily low density character, with pockets of established higher density residential. The Secondary Plan provides for an intensification of approximately 30 residential units on Islington Avenue, beyond what the current OPA permits. The WCSP re-designates the Hayhoe Mills site from its long standing industrial use to Commercial Mixed-Use and Public Park.

A review of the existing Special Policy Area (SPA) provision was conducted concurrently with the secondary plan process. The SPA review concluded that no further intensification should be permitted in the SPA located in the Islington Avenue corridor due to associated flood risks. As a result, the Low Rise Residential designation applies to lands in the SPA along Islington Avenue, consistent with OPA 240. OPA 597 identified increases in density within portions of the SPA, but approval of the SPA portion of OPA 597 was deferred by York Region. Specifically, the areas designated Low-Rise Residential in the adopted WCSP, but identified for intensification in OPA 597 are as follows:

- a) immediately north of Davidson Drive on the west side of Islington Avenue;
- b) between Hartman Avenue and Willis Road, on the east side of Islington Avenue; and,
- c) at the intersection of Woodbridge Avenue and Islington Avenue, on the east side of Islington Avenue.

#### 3. Environmental Principles and Policies

- (i) Two principles form the basis of the environmental policies in the adopted Woodbridge Centre Secondary Plan. The first principle is the protection of environmental features and ecosystem functions. As Volume 1 of the VOP 2010 identifies a Natural Heritage Network and related policies, the environmental protection policies in the Secondary Plan largely refer to the policies in Volume 1. Policies regarding locally important forest resources and landforms are specific to the Woodbridge Centre Secondary Plan and built upon the policies in Volume 1.

The Special Policy Area (SPA) policies are specific to the Woodbridge Centre Secondary Plan area and are included as a component of the environmental policies of the Plan. In accordance with the Provincial Policy Statement, a Special Policy Area is an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses. The boundaries, policies, and land use designations affecting the SPA follow from the results of a comprehensive SPA review and flood risk assessment.

- (ii) The second principle upon which the environmental policies of the Secondary Plan are based, is that of sustainable built form. These policies are intended to reduce the ecological footprint of development and identify measures to use resources more efficiently including energy and water conservation strategies for new development and the promotion of active transportation and transit use.

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4. The Urban Design Framework

- (i) A key objective of the Woodbridge Centre Secondary Plan is to provide an overall urban design policy framework for the plan area. The urban design policies included within the adopted Secondary Plan also form the basis for a more detailed set of urban design guidelines which are contained in a separate document. Key design policies from the Woodbridge Heritage Conservation District Plan have been included in the Secondary Plan, and in addition, site specific policies have been developed for the different character areas identified in the plan.

5. The Parks and Open Space Framework

- (i) The Woodbridge Centre Secondary Plan provides a parks and open space framework which maintains the parkland service requirements of the Provincial Planning Act, maximizes the potential for increased use of trails, provides for improved trail and park connections, provides for a more even distribution of park types throughout the community, creates a green streetscape environment, and introduces more urban public gathering spaces.

6. SPA Review Process and Resulting Policies

The Special Policy Area (SPA) review, which formed a key component of the Woodbridge Focused Area Study, focused on two primary tasks: (1) flood risk assessment; and (2) the SPA boundary, land use and policy review. The risk assessment was undertaken in the context of the City-wide Emergency Management Plan and considered aspects of geographic risk and operational risk. The proposed SPA policies and boundaries to be approved by the province are contained in the Woodbridge Centre Secondary Plan.

The Special Policy Area Justification Report represents a comprehensive review of the SPA boundaries, SPA policies and related land use policies in accordance with: (1) the Provincially-approved Terms of Reference for the Woodbridge Focused Area Study, which was approved by Council on May 4, 2009; (2) Section 3 of the Provincial Policy Statement (PPS) and relevant parts of the Definitions section regarding SPAs; and (3) the *“Procedures for the Approval of New Special Policy Areas (SPAs) and Modifications to Existing SPAs Under the Provincial Policy Statement 2005 (PPS, 2005), Policy 3.1.3 – Natural Hazards – Special Policy Areas”* (MNR 2009). The SPA review is undertaken within a comprehensive risk management approach that has considered land use and risk response. The Woodbridge Centre Secondary Plan demonstrates general consistency with the Provincial Policy Statement regarding the SPA.

The proposed SPA boundaries result largely from an update of the floodplain modelling provided by the TRCA. The minor adjustments proposed to the existing SPA boundaries are a result of the following changes.

- Parcels designated Natural Areas, including property owned by TRCA, are removed from the SPA as development is not intended to occur on these lands.
- Parcels designated Parks in SPA #1 are removed from the SPA as development is not intended to occur on these lands, although the proposed SPA boundary includes the long-standing structures (e.g. concrete silos) of the former Hayhoe Mills site if it is determined that these structures can be re-used for ancillary park uses. The Park designation for a public square in the Market Lane area is not removed from the SPA as the precise location of the public square is not yet determined.

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- Lands located inside the previous regulatory floodplain but outside of the updated floodplain were removed from the SPA as development is no longer restricted by provincial or TRCA floodplain management policy in these areas, though they still remain subject to TRCA's Regulation (Ontario Regulation 166/06). New boundaries follow property lines, where applicable, such that properties no longer straddle the boundary between the SPA and the one-zone floodplain area.

The SPA policies from previous Official Plan Amendments are largely brought forward in the Council-adopted (September 2010) Woodbridge Centre Secondary Plan. Recommended changes to the SPA policies in Section 7.3 of the WCSP can be summarized as follows:

- Given the TRCA mandate under Regulation 166/06 for floodplain lands and river valleys, application submissions shall be to the satisfaction of TRCA rather than in consultation with TRCA.
- The floodproofing standard is specified in one clear policy statement. This is consistent with the policy in OPA 440, but replaces suggested policies in the Council-adopted Secondary Plan in which floodproofing standards varied for several different designations.
- Given that the Low-Rise Residential designation permits townhouse development (see policy 9.2.2.1.c in Volume 1 of VOP 2010), "notwithstanding" policies are added to ensure that single-detached units are not converted to townhouse developments in the Low-Rise Residential designation in the SPA, which would otherwise be a form of intensification in the SPA.

Land use designations in the SPA are intended to match previous approvals despite all designations being renamed as part of the VOP 2010. Land use designations differ somewhat in two parts of the SPA as described more fully in the SPA Justification Report:

- The Industrial designation associated with the former Hayhoe Mills site is designated Commercial Mixed-Use (1) and Parks, although the Parks designation includes most of the floodplain portion of the former Industrial designation; and
- The Mixed Use Commercial designation in OPA 440 at the northwest corner of Clarence Street and Woodbridge Avenue is replaced by Low-Rise Mixed-Use and Mid-Rise Mixed-Use designations in the Woodbridge Centre Secondary Plan.

The Woodbridge Centre Secondary Plan has been adopted by Council, and in accordance with the approval requirements in Section 4.0 of the "Procedures" document (MNR 2009), the City of Vaughan provided the revised SPA Justification Report to the Ministry of Municipal Affairs and Housing (MMAH) and the Ministry of Natural Resources (MNR) in November 2011 for provincial review. The revised SPA Justification Report incorporates recommendations from the TRCA based on their letters of December 13<sup>th</sup>, 2010 and August 15<sup>th</sup>, 2011. MMAH has provided a preliminary review and requested additional information in its correspondence of April 12, 2012.

The City's response to the Province's additional information request from April 12, 2012, together with the revised SPA Justification report, has been forwarded to the Ministry for final review. The recommended changes are set out in Attachment 10 to this report. Once the Province has reviewed this version it will be returned to the City for Council's endorsement, subject to any Ministers' modifications. This will require a further report to Committee of the Whole. Based on recent discussions with Ministry staff, the report is being targeted for June of this year.

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It is noted that the modifications to the SPA policies, as sent to the Province, are incorporated into the “track changes” version of the Woodbridge Centre Secondary Plan (Attachment 8). Pending Council direction, this will be adopted as the modified version of the Woodbridge Centre Secondary Plan for which Provincial approval will be sought. Should the Minister’s changes to the Woodbridge SPA Justification Report require further modifications to the Woodbridge Centre Secondary Plan, they can be addressed in a future report to Council together with the recommended modifications to Volume 1 of the VOP 2010.

Once Council has endorsed the SPA Justification Report, the TRCA will take the justification report to the Authority’s Board of Directors to obtain its endorsement. Having obtained endorsement from the City of Vaughan and the TRCA, the Justification Report can then be forwarded to the Province for final Ministerial approval.

Because the Woodbridge Centre Secondary Plan is at the OMB under appeal, along with Volume 1 of VOP 2010, it is recommended that the Board be requested to defer consideration of the existing SPA policies in Volume 1 (Section 3.6.5, Schedule 8) pending the Ministerial approval of the proposed policies in the WCSP. It is intended that the existing SPA policies in Volume 1 be replaced by the proposed SPA policies (Section 7.3) in the Woodbridge Centre Secondary Plan. As such, the Board should also be requested to delete or modify, in a manner to be determined, the old Volume 1 policies once the WCSP policies pertaining to the Special Policy Area have obtained Ministerial approval. Similarly, the Board should be requested to defer consideration of the proposed SPA policies in the WCSP until Ministerial approval has been obtained to allow for the incorporation of any modifications made necessary by the Provincial review. A recommendation to this effect has been included.

#### **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 VOP 2010, including this Secondary Plan. Initial work on the preparation of a new by-law is now underway.

#### **Recommended Modifications to the Council Adopted Secondary Plan**

The revisions to the adapted plan are minor and administrative in nature. Some text revisions have been made for the sake of clarity; and the remainder of the changes to text and mapping have been made to implement the Council decision of September 7, 2010, whereby staff recommendations to modify specific text/mapping were approved. Only three requests for modifications have been received since the adoption of the Woodbridge Centre Secondary Plan, two of which are proceeding through development applications. Specific information related to each of the modification requests can be found in the Summary of Respondents Requests/Staff Comments and Recommendations – Attachment 1.

#### **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:

- 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.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013**

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#### **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. This report and the resulting Council minutes will be forwarded to the Region of York for its consideration in the preparation of its report on the approval of the Woodbridge Centre Secondary Plan as part of Volume 2 of the VOP 2010.

#### **Conclusion**

Staff has previously reported on proposed modifications to Volume 1 and Volume 2 of VOP 2010. This is the fourth report on modifications to the five secondary plans that were adopted on September 7, 2010 as part of the new Official Plan. The Woodbridge Centre Secondary Plan relies on VOP 2010 as the source underlying policy. Where the policies of the Woodbridge Centre Secondary Plan conflict with those of Volume 1, the policies of the Secondary Plan shall prevail. However, there are instances where VOP 2010, Volume 1 policies are more restrictive than those of the Woodbridge Centre Secondary Plan. In such cases it is noted in the Woodbridge Secondary Plan that the more restrictive policies of Volume 1 apply.

The revisions to text and mapping which are included in this final version of the Woodbridge Centre Secondary Plan (Attachment 8) were approved by Council on September 7, 2010. Most changes are minor administrative clarifications to the adopted Secondary Plan, with the exception of the changes to the SPA boundaries and policies noted in this Report to Council. 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 Woodbridge Centre Secondary Plan of Volume 2 of the Vaughan Official Plan 2010 for consideration as part of the Official Plan approval process.

#### **Attachments**

1. Matrix of Submissions, Staff Comments and Recommendations respecting adopted Woodbridge Centre Secondary Plan.
2. Location Map
3. Land Use Plan
4. Density Ranges and Maximums
5. Building Height Maximums
6. Special Policy Areas
7. Correspondence pertaining to the adopted Woodbridge Centre Secondary Plan (Members of Council ONLY)
8. Proposed Final version of the Woodbridge Centre Secondary Plan – Track Changes (Under Separate Cover)
9. Staff Report Special Committee of the Whole Meeting August 31, 2010 and Council Minutes September 7, 2010: "Woodbridge Centre Secondary Plan – Response to Public, Government and Agency Submissions" File 25.3 (Members of Council ONLY)
10. Modifications to Special Policy Area Provisions – Woodbridge Centre Secondary Plan (Members of Council ONLY)

#### **Report prepared by:**

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