

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018

Item 8, Report No. 18, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 23, 2018.

8 STATUS REPORT ON KEY CITY PLANNING INITIATIVES: GROWTH MANAGEMENT STRATEGY UPDATE, OFFICIAL PLAN REVIEW, AND ZONING BY-LAW REVIEW

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 8, 2018, be approved; and**
- 2) That the following presentations and Communications be received:**
 - 1. Mr. Paul Freeman, Chief Planner, York Region, and C17, presentation material titled “*Regional Municipal Comprehensive Review*”; and**
 - 2. Mr. Kyle Fearon, Planner, Policy Planning, City of Vaughan, and C18, presentation material titled: “*The Official Plan Review & Updating the City’s Growth Management Strategy*”.**

Recommendations

- 1. THAT the report, “Status Report on Key City Planning Initiatives: Growth Management Strategy Update, Official Plan Review and Zoning By-law Review” BE RECEIVED;**
- 2. THAT staff continue to advance the program elements, scope of work, and timelines required to support the City’s Growth Management Strategy Update, Official Plan Review and Master Plan updates, taking into consideration the direction resulting from the 2017 Provincial Coordinated Land Use Planning Review, the GTA West Corridor EA review and the emerging policy inputs from York Region’s Municipal Comprehensive Review/Official Plan Review (2041);**
- 3. THAT staff continue to engage with York Region as it conducts its Municipal Comprehensive Review/Official Plan Review, in advance of the updated Regional plan’s projected adoption in 2020, for the purposes of providing comments on the City’s priorities and input into matters that require local municipal consultation;**
- 4. THAT staff proceed in accordance with the tentative timelines identified in Attachment 1 and provide further updates on the budget implications as a result of the changes to the Provincial Plans through the 2019 Capital Budget Process; and**

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5. THAT the presentations of City and Regional staff BE RECEIVED.

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

Item:



Committee of the Whole Report

DATE: Tuesday, May 08, 2018

WARDS: ALL

**TITLE: STATUS REPORT ON KEY CITY PLANNING INITIATIVES:
GROWTH MANAGEMENT STRATEGY UPDATE, OFFICIAL
PLAN REVIEW, AND ZONING BY-LAW REVIEW**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To provide Council with an update on the outcome of the Provincial Coordinated Land Use Planning Review and how it affects the timeline and work program of the City's Growth Management Strategy Update, Official Plan Review, and Zoning By-law Review.

Report Highlights

- The updated 2017 Provincial Plans, which came into effect July 1, 2017, (e.g. the Growth Plan for the Greater Golden Horseshoe) represent fundamental changes to the planning regime in Ontario.
- Under the updated 2017 Provincial Plans, York Region is now responsible for undertaking a Municipal Comprehensive Review, which will result in an update to its Official Plan.
- The City is required to undertake an Official Plan Review to bring its Official Plan into conformity with the York Region Official Plan within one year of Provincial approval of the Regional Official Plan.
- The scope of policy changes resulting from the Provincial Coordinated Land Use Planning Review will require staff to re-evaluate the approved budget for the City's Official Plan Review, which will be undertaken as part of the preparation of the Request for Proposals for the Official Plan Review.

Recommendations

1. THAT the report, “Status Report on Key City Planning Initiatives: Growth Management Strategy Update, Official Plan Review and Zoning By-law Review” BE RECEIVED;
2. THAT staff continue to advance the program elements, scope of work, and timelines required to support the City’s Growth Management Strategy Update, Official Plan Review and Master Plan updates, taking into consideration the direction resulting from the 2017 Provincial Coordinated Land Use Planning Review, the GTA West Corridor EA review and the emerging policy inputs from York Region’s Municipal Comprehensive Review/Official Plan Review (2041);
3. THAT staff continue to engage with York Region as it conducts its Municipal Comprehensive Review/Official Plan Review, in advance of the updated Regional plan’s projected adoption in 2020, for the purposes of providing comments on the City’s priorities and input into matters that require local municipal consultation;
4. THAT staff proceed in accordance with the tentative timelines identified in Attachment 1 and provide further updates on the budget implications as a result of the changes to the Provincial Plans through the 2019 Capital Budget Process; and
5. THAT the presentations of City and Regional staff BE RECEIVED.

Background

The Provincial Coordinated Land Use Planning Review is now complete

The Province initiated the Coordinated Land Use Planning Review in February 2015, which encompassed the four major Provincial Plan documents: the 2006 Growth Plan for the Greater Golden Horseshoe, the 2005 Greenbelt Plan, the 2002 Oak Ridges Moraine Conservation Plan, and the 2005 Niagara Escarpment Plan. The review was completed and the four updated plans came into force on July 1, 2017. Pursuant to the *Places to Grow Act* and Ontario Regulation 416/05, all decisions made by a Council on or after July 1, 2017 must conform to the new Plans.

The Growth Plan (2017) includes substantial changes to how growth is managed in the Greater Golden Horseshoe, and builds on the progress made toward building complete communities. The intent of these changes is to foster better alignment between growth and infrastructure investment, with emphasis on walkability, transit and the resiliency of

cities related to the impact of climate change. Growth is now more directly focused toward “Strategic Growth Areas” (SGA’s) that include Urban Growth Centres (UGC), such as the Vaughan Metropolitan Centre, Major Transit Station Area’s (MTSA’s), and other areas designated for intensification (e.g. lands along arterial roads with frequent transit service).

The Growth Plan (2017) alters the delegation of authority and responsibility between the Province, upper- and/or single-tier municipalities, and lower-tier municipalities. Several of the new policy directions, such as the development of a Housing Strategy, the delineation and density targets for employment areas, and the delineation of MTSA boundaries, are to be undertaken by upper-tier municipalities in consultation with lower-tier municipalities. A summary of the major changes resulting from the 2017 Provincial Coordinated Land Use Planning Review is provided under the “Summary of Major Changes to the Provincial Plans”, which is appended as Attachment 2 to this report.

To ensure consistency in implementing the 2017 policy framework, the Province has committed to releasing a number of supplementary guidelines (“guidance documents”). These include the Land Needs Assessment Methodology, Guidance to Support Implementation of the Growth Plan for the Greater Golden Horseshoe, 2017, Community Energy Planning Guide for Municipalities (including GHG reduction target setting), Agricultural Impact Assessment Guidance Document, and Watershed Planning. City staff will work with the Region to review the supplementary guidelines as they become available.

The Province recently announced it will not proceed with an environmental assessment for the GTA West Corridor

In December 2015, the Ministry of Transportation (MTO) temporarily suspended work on the Environmental Assessment (EA) of the proposed GTA West Corridor, which included the consideration of three alternative alignments. The Province appointed the “GTA West Advisory Panel” for the purpose of providing recommendations on next steps and to advise on a path to move forward with the EA process. On February 9, 2018, based on the advice of the GTA West Advisory Panel, the Province announced that it would not be proceeding with the EA for the GTA West Corridor. The Panel found that the EA did not meet the test of need for the proposed highway corridor; and that such decisions should be deferred to the preparation of the Greater Golden Horseshoe Transportation Plan, which is now underway.

Notwithstanding the suspension of the EA, a refined study area boundary has been established (the “Northwest GTA Corridor Identification Study”, initiated by MTO and the Independent Electricity System Operator in December 2017), which will require protection from development while the province assesses what infrastructure, such as new transit or utilities, will be needed to support this portion of the growing region. It is

anticipated that this study will take 9-12 months. This decision will provide much needed clarity as the City proceeds with its Official Plan Review.

The timing of the 2017 approval of the Provincial Coordinated Land Use Planning Review and the resulting delay in the Region's Municipal Comprehensive Review (MCR) directly impact the City's Growth Management Strategy Update (GMSU) and Official Plan Review (OPR)

The Region and the City originally proceeded with their Growth Plan (2006) Municipal Comprehensive Review and Official Plan compliance processes in 2014 and 2015 respectively, based on the 2013 population and growth projections to 2041 resulting from Amendment No. 2 to the Growth Plan (2006). However, the changes that emerged from the draft Provincial Coordinated Plan Review (May 2016) were so substantial that both the Region and the City ceased activity on these processes. The recent approval of the Provincial Plans in 2017 allowed the municipalities to resume their work.

The updated (July 2017) Growth Plan for the Greater Golden Horseshoe, along with the Greenbelt and the Oak Ridges Moraine Conservation Plans, requires municipalities to plan for long-term growth and development to the 2041 time-horizon. This governs the timing of the City's Growth Management Strategy Update and Official Plan Review. The resulting update to Vaughan Official Plan 2010 and its supporting Master Plans will maintain conformity with both the Provincial Plans and the York Region Official Plan, as amended through their 2041 Municipal Comprehensive Review exercise. As such, the City will not be able to adopt an amendment to its Plan until the Region adopts its amended Plan, which is tentatively scheduled for 2020. In the interim, the City will continue to work with York Region to coordinate their respective planning processes.

Vaughan Tomorrow provides an existing framework for proceeding with the next review of the City's Growth Management Strategy and Official Plan Review to the 2041 time-horizon.

In February 2007, Council directed staff to proceed with the Vaughan Consolidated Growth Management Strategy - 2031. This undertaking represented the first comprehensive growth management review for Vaughan since 1961 and was referred to as "Vaughan Tomorrow". The Vaughan Tomorrow Growth Management Strategy involved the coordination of the City's strategic policy documents including:

- Vaughan Vision 20/20
- The City-wide Official Plan Review 2010 (resulting in Vaughan Official Plan 2010 "VOP 2010")
- Green Directions Vaughan

- A number of supporting Infrastructure and Master Plans (Transportation Master Plan, Water and Wastewater Master Plan, Long-term Financial Planning Model, Active Together Master Plan, and the Employment Sectors Strategy).

VOP 2010 was adopted in September 2010.

The original 2015 Council direction to proceed with the Growth Management Strategy Update and Municipal Comprehensive Review/Official Plan Review was based on information available at the time of drafting the report

On November 10, 2015, staff sought direction in a report to Committee of the Whole (Working Session) to initiate an update of the City's Consolidated Growth Management Strategy- 2031 ("Vaughan Tomorrow") and to commence the Municipal Comprehensive Review/Official Plan Review to 2041, in order to accommodate changes proposed to the Provincial Growth Plan ("Places to Grow") and maintain conformity with the York Region Official Plan. On November 17, 2015 Council resolved that:

1. *That staff proceed with the updating of the City's Growth Management Strategy – 2031 (Vaughan Tomorrow) to accommodate the growth of the City to the horizon year of 2041 (the "Growth Management Strategy 2041"), as provided for in Amendment 2 to the Growth Plan for the Greater Golden Horseshoe;*
2. *That the funding for the work associated with the completion of the Growth Management Strategy 2041 Review and the Municipal Comprehensive Review/Five-Year Official Plan Review) be confirmed through the Capital Budget approval process for the years 2016-2019;*
3. *That an internal staff technical team, including expertise from various departments, which reports regularly to the Corporate Management Team, be established to support and coordinate the updating of the Growth Management Strategy to 2041 and the combined Municipal Comprehensive Review/Five Year Official Plan Review;*
4. *That in undertaking this work, staff report on a quarterly or as needed basis to the Priorities and Key Initiatives Committee, or such alternative as may be established by Council, in order to provide status updates and obtain direction where required;*
5. *That staff proceed with the preparation and issuance of a Request for Proposal to retain consulting services to undertake the City's Municipal Comprehensive Review and the Five-Year Official Plan Review;*

6. *That prior to the issuance of the Request for Proposal for the Municipal Comprehensive Review/Five-year Official Plan Review, staff report to the Priorities and Key Initiatives Committee to provide an update on the progress to-date; advise of new information pertinent to the project; and confirm such matters as the expected timeline and project charter;*
7. *That through the assistance of Corporate Communications, a branding exercise be undertaken for the Growth Management Strategy 2041, to distinguish its role as the successor to Vaughan Tomorrow, as part of an overall communications strategy and plan; and*

Council added the following resolution to the staff recommendations:

By approving the workplan, as outlined in Attachment 2 of the report of the Deputy City Manager, Planning & Growth Management and the Director of Policy Planning & Environmental Sustainability, dated November 10, 2015, be completed for Council consideration by Q1 2018.

The new policy requirements of the Coordinated Land Use Planning Review came into effect on July 1, 2017. Section 27(1) of the *Planning Act* requires that lower-tier municipal Official Plans must conform to their respective upper-tier municipal Official Plans. Now that the 2017 Provincial Coordinated Plan Review is complete and the Region has resumed work on its MCR, the City can resume its own work on the Growth Management Strategy Update and Official Plan Review.

The City's Growth Management Strategy Update/Official Plan Review is proceeding to reflect the changes made to the Provincial planning regime and to align with the timing of the Region's MCR process

Consistent with the approved recommendations above, staff can advise that the following progress has been made in support of Vaughan's Growth Management Strategy Update (GMSU) and Official Plan Review (OPR):

- Funding for most of the GMSU program components was approved on December 15, 2015, as part of the 2016 Capital Budget;
- RFP16-346, jointly prepared by the Financial Planning and Development Finance and Policy Planning and Environmental Sustainability Departments, was awarded on March 21, 2017 to provide consulting services for:
 - i) The Update of the City of Vaughan's Growth Management Strategy 2031 and related parts of the City's Municipal Comprehensive Review/Official

- Plan Review, focusing on matters related to population, employment, demographics and land needs;
 - ii) The Update to the City of Vaughan's Development Charge Background Study and By-Laws; and
 - iii) The Development of a Long Range Fiscal Model;
- A Growth Management Committee, consisting of City staff, was established in Q4 2017 to provide for the coordinated review, by Senior Management, of the various initiatives being undertaken in support of the City's Growth Management Strategy program;
 - Staff continue to co-ordinate and work with York Region on the Region's Municipal Comprehensive Review/Official Plan Review to understand the implications of the Provincial Plans and accommodate growth in the City to the horizon year of 2041;
 - A draft Program Charter for both the Growth Management Strategy and Official Plan Review has been updated to reflect changes made to the Growth Plan (2017);
 - Staff will be preparing a Request for Proposals to retain consulting services to undertake the City's Official Plan Review that will incorporate the parameters that reflect the changes made to Provincial Plans and legislation, which is to be finalized by Q3 2018; and
 - Policy Planning will further review its funding needs for the OP Review and address any further requirements in the 2019 Capital Budget.

City staff continue to work with Regional staff to assess the implications of the Provincial policy changes on the scope of work required for both the upper and lower-tier municipalities undertaking their respective plan reviews to ensure successful implementation.

The Growth Management Strategy is composed of a number of Plans and Master Plans that will work together to shape growth and development of the City to 2041

Below is a short summary of the role, status, work plan, and timeline of each of the components of the Growth Management Strategy Update. It is noted that each element of the Growth Management Strategy Update may have different approval timing. It is important to ensure that information derived from each study is available to inform the other studies at key milestones. The coordination of the timing of these studies will be a key objective in phasing the various workplans.

Vaughan Vision 2020 Update

Vaughan Vision 2020 is the strategic plan for the City to the year 2020. It represents the City's vision to be "A City of Choice" in fulfillment of the City's mission, "Citizens First Through Service Excellence" by adhering to the corporate values of Respect, Accountability and Dedication. It was developed in 2007 in consultation with City staff and the public, and was approved by Council in 2007. In 2015, activities were underway to refresh the strategic plan model with a revised approach to Service Excellence. The outcome of the work was framed in a Service Excellence Strategy Map, which sets the framework for a Strategic Plan that enabled the City to deliver on its commitments for this Term of Council (2014- 2018).

With a new term of Council (2018-2022) and the end of Vaughan Vision 2020, an updated strategy map and longer-term vision is required. Creating a long-term vision by updating Vaughan Vision 2020 requires alignment with other city planning initiatives, including the overall Growth Management Strategy, undertaking the Official Plan update, and supporting Infrastructure and Service Master Plans as a Term of Council Priority.

Green Directions Vaughan

Green Directions Vaughan (GDV), approved in 2009, is the City's Community Sustainability and Environmental Master Plan. Staff initiated the renewal of GDV in late 2016. Approval of the Growth Plan 2017 and changes to the *Municipal Act* continue to demonstrate Provincial policy commitment to environmental sustainability, economic viability and vibrant communities. Revised sustainability actions are the result of departmental consultation, a policy review and municipal benchmarking. A consulting contract, commenced in August 2017 and being completed in April 2018, structured the City's community engagement effort in support of the revisions to GDV. The digital content created for this effort will be used to improve ongoing communications of GDV. Internal departmental consultation and public feedback will continue through 2018 in order to finalize the sustainability actions, which will be brought forward for Council approval in 2019.

Active Together Master Plan

The Active Together Master Plan (ATMP) identifies current needs and future facility provision strategies for parks, recreation and library services and is undertaken jointly by the City and Vaughan Public Libraries (VPL). The 2018 review and update assesses current levels of service and makes recommendations on both policy/service and

infrastructure requirements throughout the City to the year 2031, with a 5-year focus from 2018-2023. The 2018 review and update builds on the previous update completed in 2013 and the original ATMP, first prepared in 2008.

The 2018 ATMP Review and Update is nearing completion and staff anticipate a report will be brought forward to a Working Session of the Committee of the Whole in Q2 of 2018. Consistent with previous ATMPs, it is anticipated that a five-year review of the ATMP will occur in 2023.

Development Charges Study

The Development Charge Background Study includes all General Services growth-related capital to 2027 and Engineering Services to 2031 led by the Financial Planning and Development Finance Department. The study was prepared in alignment with the Region's 45% intensification scenario in 2015 and it is anticipated that another update of the background study and by-laws will occur once the OPR has substantively progressed. A final recommendations report will be brought for approval to the Finance, Administration and Audit Committee in May 2018. Growth forecasting was included in the DC Consultant's scope of work in support of the OPR.

2018 Engineering DC Background Study Update

The Transportation Assignment, informed by the substantially completed North Vaughan and New Communities Transportation Plan and ongoing Pedestrian and Cycling Master Plan, updated those components of the 2012 Transportation Master Plan that are necessary to identify growth related projects and program costing of road and associated infrastructure improvements out to the 2031 planning horizon. The Assignment, now complete, provided input into the City-wide engineering component of the 2018 DC By-Law Background Study underway.

Long Range Fiscal Model

The Long Range Fiscal Model (LRFM) is a fiscal planning tool to be prepared by the Development Charge Background study consultant upon completion of the DC Background Study, also led by the Financial Planning and Development Finance Department. The model will be used to anticipate development and align related capital infrastructure and operating requirements against anticipated growth. The model will include reserve forecasts and project future reserve requirements for the purposes of infrastructure renewal and long term financial sustainability through the use of tax rate

stabilization reserves. The model will also begin to predict when new tax assessment growth will come online by evaluating new assessment against development forecasts.

Water and Sewer Master Plan and Storm Water/Drainage Master Plan

The 2018 City-Wide Water / Wastewater and Storm Drainage / Stormwater Management Master Plan updates are anticipated to begin later in 2018 and will align with the City's Official Plan Review and Growth Management Strategy Plan with a population and employment forecast to 2041. The formulation of the Terms of Reference is in progress for both projects and it is anticipated that a Request for Proposal will be issued in Q2 2018. Consistent with previous master plan and development charge updates, a five-year review of all three master plans will take place in 2023.

North Vaughan and New Communities Transportation Master Plan

In July 2015, the City commenced the North Vaughan and New Communities Transportation Master Plan (NVNCTMP) study, a long-range plan that recommends policies, programs, and infrastructure required to meet existing and future (2031) mobility needs and provides the context for transportation decisions within the North Vaughan area. This study follows Phases 1 and 2 of the five-phase Municipal Class Environmental Assessment (MCEA) process to identify the Problem and Opportunity and Alternative Solutions for infrastructure projects. The NVNCTMP study was conducted in coordination with the Block 27 and 41 Secondary Plan Studies for the New Community Areas.

In April 2016, the Scope of work for NVNCTMP was expanded to include an assessment of the infrastructure and transportation improvements needed to support the proposed Kirby GO Transit Hub area.

A staff report on the NVNCTMP is scheduled for the June 5, 2018 Committee of the Whole meeting and notice of completion is anticipated to be issued following Council approval. Following completion of the NVNCTMP, infrastructure improvements recommended in the study report requiring Environmental Assessment will proceed into Phase 3 to 5 of the MCEA process focusing on design alternatives and detail design elements of the projects.

Pedestrian and Bicycle Master Plan

In April 2017, City staff initiated a study to update the 2007 Pedestrian and Bicycle Master Plan (PBMP), one of the Term of Council priorities. Since 2007, there has been significant development of strategies, policies, provincial legislation and guidelines for the planning, design, implementation and operation of safer cycling and walking facilities. The new plan aims to reflect these changes while at the same time addressing the needs and desires of our citizens. The project is led by staff from Infrastructure Planning and Corporate Asset Management.

The project team has undertaken 37 Community Pop-up Conversations at local events and places of gathering across the City, as well as two public workshops. These platforms were complemented with online engagement initiatives. City staff are in the final phase the Pedestrian and Bicycle Master Plan Update and it is anticipated that the updated Plan will be brought to Council for approval in early 2019.

Asset Management Policy and Plans

In January 2018, Regulation 588/17 was passed under the *Infrastructure for Jobs and Prosperity Act, 2015*. As a result, municipalities are required to report on municipal infrastructure through a Strategic Corporate Asset Management Policy and Asset Management Plans for all municipal infrastructure. Every municipality within Ontario must prepare a Strategic Asset Management Policy, with Council approval by July 1, 2019. The Strategic Asset Management Policy will ensure asset management activities are aligned with our organizational strategic plan.

In addition to the Strategic Asset Management Policy, all municipalities in Ontario are required to release Asset Management Plans for all assets in various stages. An Asset Management Plan is a long-term plan forecasting out 10-20 years for infrastructure assets to meet a defined level of service in the most cost-effective way. These plans will define the state of our local infrastructure, life cycle management, asset management strategy, financing strategy, and report opportunities for improvement.

It is intended that Asset Management Plans will be developed and approved by Council in three phases. The first Asset Management Plan documents the City's current levels of service for core assets (Water, Wastewater, Stormwater, Roads, Bridges and Culverts) which is required by July 1, 2021. The second Asset Management Plan documenting the City's current levels of service for all assets, is required by July 1, 2023. The third Asset Management Plan documenting the City's future levels of service for all asset types, is required by July 1, 2024.

Once the Asset Management Policy and Plans are developed and approved by Council, the regulations require that updates take place every 5 years and ensure the documents are publicly available to staff and the public. The Strategic Corporate Asset Management Policy and Asset Management Plans are led by Infrastructure Planning and Corporate Asset Management.

Employment Sectors Strategy Study

Aligned with the Term of Council Priorities of “Attracting Investment and Creating Jobs”, and “Updating the Official Plan and Supporting Studies”, the Economic Development and Employment Sectors Strategy (EDESS) is the City’s forward-looking economic development and employment land roadmap. The study will deliver strategic recommendations that will guide the City’s economic development agenda and inform the City’s Official Plan Review.

It is anticipated that a Request for Proposal for the completion of the EDESS will be released before the end of Q2 2018, with a planned completion date in Q2 2019. The timelines of the EDESS are intended to align with the Region’s Municipal Comprehensive Review, the City’s Growth Management Strategy, and the Official Plan Review. The project will be led by staff from the Economic Development Department.

The Zoning By-law Review continues on-schedule and will result in Zoning By-law conformity with Vaughan Official Plan 2010

The City of Vaughan Comprehensive Zoning By-law Review (By-law Review) is scheduled for completion by Q4 2019. On April 11, 2018 Council approved the strategic framework (“the Strategy”) supporting the development of a new zoning by-law. The By-law Review will ensure that legislative conformity with VOP 2010 is achieved. It will improve the overall usability of the zoning by-law for all potential users, and be instrumental in facilitating sustainable growth in Vaughan in accordance with the Official Plan.

Following the completion of the Regional Municipal Comprehensive Review and the City’s Official Plan Review processes, it is expected that an update to the new Zoning By-law will be required. As a result, the review of the City’s Official Plan and the Zoning By-law will occur in a cyclical manner over time, as prescribed by the *Planning Act*.

Previous Reports/Authority

November 17, 2015	<u>Direction to Proceed Updating of The City's Growth Management Strategy Municipal Comprehensive Review Five-Year Official Plan Review City Wide File #27.0</u>
June 28, 2016	<u>Status Report: City of Vaughan Growth Management Strategy Update (GMSU) Municipal Comprehensive Review (MCR) Five-Year Official Plan Review - City Wide File #27.2</u>
September 20, 2016	<u>Provincial Coordinated Plan Review Response to Proposed Changes The Growth Plan For The Greater Golden Horseshoe The Greenbelt Plan The Oak Ridges Moraine Conservation Plan City Wide File #16.30</u>
October 16, 2016	<u>Follow Up Report: Provincial Coordinated Plan Review Response to Proposed Changes: The Growth Plan For The Greater Golden Horseshoe, The Greenbelt Plan, The Oak Ridges Moraine Conservation Plan City Wide</u>
March 21, 2017	<u>Award of RFP16-346 Consulting Services for: i) The Update of The City of Vaughan's Growth Management Strategy 2031 and Related Parts of the City's Municipal Comprehensive Review/Official Plan Review, ii) The Update to the City of Vaughan's Development Charge Background Study and By-Laws and iii) The Development of a Long Range Fiscal Model</u>

Analysis and Options

The Key Provincial Plan Policy Changes will affect the process and timing of how the City undertakes its Official Plan Review

The Provincial Coordinated Land Use Planning Review has resulted in fundamental changes to the planning regime in Ontario. This affects the timing of the Region's Municipal Comprehensive Review and the City's Official Plan Review. The "Timeline – York Region Municipal Comprehensive Review, Vaughan Official Plan Review, and Zoning By-law Review" (Attachment 1) illustrates the tentative timelines for each of the Reviews.

The “Summary of Major Changes to the Provincial Plans” (Attachment 2) provides an overview of some of the major changes resulting from the Coordinated Review, including:

- New Minimum Intensification Targets will be Phased-In Over Time
- Minimum Density Targets for Major Transit Station Areas (MTSA’s)
- Minimum Density Targets for Designated Greenfield Areas (DGA’s)
- Employment Areas and Density Targets
- Requirement for Integrated Decision-Making and Infrastructure
- Climate Change

Staff continue to assess the scope of work required to address the requirements of the updated Provincial Plans, which may identify further resource requirements.

The York Region Municipal Comprehensive Review is now underway and City staff are working with the Region to respond to Provincial direction in a timely manner

York Region Municipal Comprehensive Review and City of Vaughan Official Plan Review Timeline

The Growth Plan requires upper and single-tier municipalities to achieve conformity with the Growth Plan by 2022. All lower-tier municipalities, including the City of Vaughan, must conform to the respective upper-tier Regional Official Plan within one year of the Regional Official Plan (ROP) coming into force.

A draft of the updated York Region Official Plan (ROP) is anticipated in late 2019, with the anticipated completion in 2020, with Provincial approval to follow. Prior to adoption, the Region would determine whether the resulting review constitutes either an amendment to the existing ROP or a completely new ROP.

A statutory review is required every five-years if the Regional Official Plan undergoes an update. Alternatively, if the outcome of the Municipal Comprehensive Review results in a new Regional Official Plan, the Region’s next statutory review would be required in ten years.

New Roles for the Region

All upper-tier and single-tier municipalities are responsible for the initiation of a Municipal Comprehensive Review that will constitute either an Official Plan Amendment or New Official Plan. The Municipal Comprehensive Review is required to address a number of Provincially prescribed priorities, including:

- The implementation of an integrated approach;

- The designation of employment lands (including the designation of Prime Employment Areas);
- Establishment of density targets in Employment Areas, Strategic Growth Areas, and Designated Greenfield Areas;
- Conducting a land needs assessment based on a standard methodology issued by the Province;
- Evaluating the need for any settlement area boundary expansions or employment land conversions to non-employment uses;
- Delineation of various areas, such as Settlement areas, Designated Greenfield Areas and Strategic Growth Areas, as defined in the Growth Plan, (eg. Major Transit Station Areas); and
- Refinement of the Natural Heritage System and the Agricultural System mapping.

Work Plan

With the recent finalization of the Provincial Coordinated Land Use Planning Review in 2017, the Region has resumed its Municipal Comprehensive Review. Regional staff have commenced work on several background studies, and have engaged local municipalities for their input, which will ultimately inform the update to the York Region Official Plan. An updated draft growth forecast by York Region is expected in early 2019, and a draft of the updated Regional Official Plan is anticipated for late 2019.

All lower-tier municipalities such as Markham, Richmond Hill, and Vaughan will have opportunities to work closely with the Region and provide input as the Region undertakes its Municipal Comprehensive Review. In some instances, such as the delineation of Major Transit Station Areas boundaries, municipal consultation is mandated by the Growth Plan.

The Provincial Coordinated Land Use Planning Review resulted in a number of changes that will affect how the Region and City plan and how they work together

The changes to the Provincial Plans, primarily the Growth Plan, will affect both the substance and process of planning in the Greater Golden Horseshoe. This report focuses on the process going forward, and provides a general overview of the work previously undertaken by the Region and the City, which was completed prior to the release of the first draft of the amended Provincial Plans in May 2016. The intent is to provide a critical path leading to Council's adoption of an amended Official Plan (VOP 2010), that will ultimately bring VOP 2010 in conformity with the Provincial Plans and the York Region Official Plan.

The "Summary of Major Changes to the Provincial Plans" (Attachment 2) provides an overview of the important changes to the Growth Plan, along with the Greenbelt and the

Oak Ridges Moraine Conservation Plans applicable to Vaughan. Significant changes that effect the process and timing of City initiatives are provided in the main report.

There is a need to update the timing and scope of the City's Official Plan Review and Growth Management Strategy Update as a result of the Provincial Co-ordinated Review, and co-ordinate with the York Region Municipal Comprehensive Review

The Role of the City in the Regional Municipal Comprehensive Review Process

The Growth Plan now directs upper-tier municipalities to conduct several major policy exercises in consultation with lower-tier municipalities. Among these are the delineation of MTSA boundaries, designation of employment areas, the development of an employment strategy, the development of a Housing Strategy, and identifying minimum density targets for Strategic Growth Areas (including DGA's and MTSA's) and more broadly, for the City as a whole. Further, employment land use conversions may only take place as the outcome of a Municipal Comprehensive Review, which is now undertaken by the Region and approved by the Province.

On October 19, 2017, the Region provided a high-level timeline of the expected work to be completed as part of their Municipal Comprehensive Review (see Attachment 1). The proposed timeline provides greater clarity on the requirements to be addressed through the Official Plan Review/Growth Management Strategy Update at the local level. City staff will continue to work with the Region to establish a clear understanding of roles, between the Region and the lower-tier municipalities, and work collaboratively to achieve the required timelines and outcomes.

The Implications of Provincial Changes Need to be Carefully Analyzed

The new Provincial direction impacts two important aspects of the City's planning process: the timing and distribution of growth. The phasing-in of a higher intensification target to 60% in 2031, the increase in required density in Designated Greenfield Areas from 50 residents and jobs combined per hectare to 80 residents and jobs combined per hectare, and the Provincial policy framework to establish Major Transit Station Areas, all represent a significant change in the way that growth will be distributed in the City.

Updated Scope of Work

Now that clarity has been provided by the Province on the direction of Provincial Plans and the future of the GTA West Corridor, the City can proceed with the next phase of the Official Plan Review and Growth Management Strategy Update.

The Growth Plan (2017) requires a lower-tier municipality to achieve conformity with the governing Regional Official Plan within a one-year timeframe from the date of approval by the Province. The Growth Plan also requires a more integrated approach to

planning; therefore, the City will be working closely with the Region throughout the review process. The City has already been engaged in several meetings, including staff membership in a Municipal Technical Advisory Committee, and is currently working with the Region to produce data and analysis to inform their review. City staff will proactively engage the Region, where possible, with timely data and studies to inform the background work being undertaken by the Region in an effort to promote the City's strategic goals as the regional Municipal Comprehensive Review progresses.

City staff will work closely with the Region as it develops its "Intensification Strategy". This will ultimately inform the Region's process in allocating growth across the City and the broader region. Staff are also working with the Region as it moves forward with the required background studies for its Employment Strategy. The Growth Plan places greater emphasis on the significance and protection of employment lands, therefore it is recommended that the City proceed to undertake work on the Employment Sectors Strategy and Employment Land Use Study in a timely manner to support the Region with its work.

The Region is also required to complete a Housing Strategy in consultation with lower-tier municipalities. Please see the Summary of Major Changes to the Growth Plan (Attachment 2). The City of Vaughan continues to engage with Regional staff as they move forward with this work.

The variety and depth of policy changes resulting from the Provincial Coordinated Land Use Planning Review will require staff to evaluate the approved budget for the City's own Official Plan Review. This will be undertaken as part of the preparation of the Request for Proposals for the Official Plan Review. A policy gap analysis to assess the extent to which further work will be required to respond to the changes in Provincial plans and legislation, and any potential studies that may be required as a result, is currently underway by City staff.

Next Steps

Staff have initiated the preparation of the draft Project Charter for both the Growth Management Strategy and Official Plan Review, and the preparation of the Terms of Reference and the Request for Proposal to retain consulting resources is currently underway. The target for finalizing the Request for Proposal is Q3 2018. Over the next year it is expected that the following information will become available or be further refined:

- Preliminary results of the Region's MCR will detail:
 - Updated draft growth forecast by York Region in Q1/Q2 2019;
 - Policies identified by the Region for amendment;
 - The local municipal role and participation;

- Establishment of the City's operating protocols for the internal staff technical team;
- Identification of any City-initiated amendments to VOP 2010 for consideration (i.e. originating with Council or staff); and
- A collaborative and coordinated governance structure that will establish the framework to develop a new visioning document and updated strategy map beyond Vaughan Vision 2020.

Updating the Official Plan and Growth Management Strategy

Pursuing the City's Official Plan Review is consistent with the Term of Council priority to "Update the Official Plan and Supporting Studies". By proceeding in tandem with an update to the City's 2031 Growth Management Strategy, it will serve to support a number of other priorities, including: invest, renew and manage infrastructure and assets; attract investment and create jobs; create and manage affordable housing options; continue to cultivate an environmentally sustainable city; and enhance civic pride through a consistent City-wide approach to citizen engagement.

Financial Impact

The majority of components of the Growth Management Strategy Update were approved on December 15, 2015 as part of the 2016 Capital Budget. Funding for the Official Plan Review of \$1,623,110 was approved in the 2016 Capital Budget (Project PL-9550-16). It should be noted that Item 1, Report No. 35, of the Committee of the Whole on October 3, 2017 identified that the budget for the OPR requires re-assessment due to changes resulting from the Provincial Coordinated Land Use Planning Review and that the reassessment may have implications for an expanded scope of work for the City's OPR, beyond what was anticipated when the 2016 Capital budget was initially prepared.

Broader Regional Impacts/Considerations

The Growth Plan mandates upper-tier municipalities to work in consultation with lower-tier municipalities to implement the policies of the Growth Plan through a Municipal Comprehensive Review.

Conclusion

Since the last report to Council in October 2016, significant changes to the Growth Plan, Oak Ridges Moraine Plan, and Greenbelt Plan have come into effect. Staff will continue to work with our Regional partners to advance the processes that will lead to the City's adoption of an amended Official Plan in conformity with the Region's amended Official

Plan and the pertinent Provincial Plans and policies. This will help inform the scope of work required to advance the City's Official Plan Review and Growth Management Strategy.

For more information, please contact Bill Kiru, Interim Director of Policy Planning and Environmental Sustainability, ext. 8633.

Attachments

1. Timeline – York Region Municipal Comprehensive Review, Vaughan Official Plan Review, and Zoning By-law Review, Policy Planning and Environmental Sustainability
2. Summary of Major Changes to the Provincial Plans

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