

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016

Item 18, Report No. 34, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on October 19, 2016, as follows:

By approving the following:

- 1) ***That the Ministry of Municipal Affairs and other pertinent Ministries be advised that the City of Vaughan supports certain policy amendments that reflect municipal concerns but cannot support the approval of the amended Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan, as currently drafted, due to unresolved concerns respecting the following matters:***
 - a. ***The failure to include clear transition policies that respect the in-effect policy framework previously approved under the Regional Official Plan, based on the 2006 Growth Plan, to allow the City's New Community Areas (Blocks 27 and 41) to complete their on-going secondary plan approval processes under the current Region of York policies;***
 - b. ***The implications of the increase in the Intensification target from 40% to 60% of all residential development occurring annually within the built-up area of an Upper Tier municipality and the cumulative effects of this measure when combined with the proposed Designated Greenfield Area density target;***
 - c. ***The implications of the increase in the Designated Greenfield Density target from 50 to 80 persons and/or jobs per hectare and the cumulative effects of this measure when combined with the proposed Intensification target;***
 - d. ***The failure to include the following in the revised Greenbelt Plan:***
 - i. ***Policies establishing a review process for the evaluation of proposals for amendments to the Greenbelt's boundaries or proposals for permission to include additional compatible uses within the Greenbelt;***
 - ii. ***A policy permitting low intensity urban supportive uses within the Greenbelt, such as passive parks and stormwater management facilities (e.g. ponds, LID features).***
- 2) ***That in consideration 1 a-d above and other matters identified in the review of the Plans, the following recommendations in response to the proposed changes to The Growth Plan for the Greater Golden Horseshoe, The Greenbelt Plan and the Oak Ridges Moraine Conservation Plan, also be forwarded to the Ministry of Municipal Affairs as the comments of the City of Vaughan, and that the pertinent Ministries be requested to take the City's responses into consideration when finalizing the Provincial Plans:***
 - a. ***The Province clarify intended outcomes through both clearer policy in the final amendments and the preparation and issuance, at first opportunity, of Supplementary Direction in the form of policy Guidance Documents; and that such documents be prepared in consultation with municipalities and other authorities, as appropriate;***
 - b. ***That the clarifying policy Guidance Documents that will allow for municipalities, including Vaughan, to complete their respective Municipal Comprehensive Reviews be prioritized, including but not limited to those encompassing the following areas:***

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- i. The methodology associated with the calculation of land needs and the municipal land budgets;*
 - ii. Further clarification of Transition measures as may be required particularly for Vaughan's New Communities Areas;*
 - iii. The mapping of the Natural Heritage and Agricultural Systems;*
 - iv. The process requirements for Settlement Area expansions;*
 - v. The approach to "Integrated Planning" involving the coordination of infrastructure planning, land use planning and infrastructure investment;*
 - vi. The provision of a comprehensive overview of the full spectrum of legislation and regulation affecting municipalities applicable to matters of climate change/greenhouse gas mitigation, energy conservation and sustainability in order to articulate the Provincial vision in applying the legislation; and including the roles and obligations of municipalities across the legislative spectrum, how the legislation interlocks and the tools available to the municipalities in achieving the identified objectives;*
 - vii. Agricultural Protection and Management;*
 - viii. Watershed Planning and Asset Management; and*
 - ix. Planning requirements for Priority Transit Corridors*
- c. The Ministry, in response to 1 b and 1 c above, review and examine the new intensification target for Built Areas and the new target for densities for Designated Greenfield Areas, in consideration of the planned population for the GGH, projected market forces, infrastructure required to enable more compact forms of development and other contextual factors in consultation with municipal representatives, for the purposes of confirming the appropriate targets;*
- d. The Ministry, in response to 1 a above, adopt clear transition policies governing matters that are already approved or underway, such as the City's on-going Secondary Plans for the Urban Expansion Areas (Blocks 27 and 41), which have been approved for urban development through Upper Tier Municipal Comprehensive Reviews under the 2006 Growth Plan, to allow them to continue to be planned in a manner consistent with the in effect Upper Tier Official Plan at the time of approval of the amendments to the Growth Plan;*
- e. Clarification be provided that the application of the density targets for Major Transit Station Areas shall only apply to the station area, as defined by the Upper Tier municipality, in consultation with Lower Tier municipality, subject to a planning process that recognizes the need to protect stable residential neighbourhoods; and that such results be reflected in the Upper and Lower Tier Official Plans;*
- f. Schedules 2 and 5 to the Growth Plan be amended to: Show the approved Yonge Street Subway extension from Finch Station to the Langstaff Gateway as a "Priority Transit Corridor"; along with a new "Transit Priority Corridor" on Jane Street from the Vaughan Metropolitan Centre subway station to the Mackenzie Vaughan Hospital, Vaughan Mills Mall, and Canada's Wonderland.*
- g. If confirmed through the current review of the GTA West Corridor Study that the Environmental Assessment is to continue to Highway 400, then*

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Schedule 6 to the Growth Plan be amended to show the extension of the GTA West Corridor westerly from Highway 427 to Highway 400 on an alignment consistent with the routing being considered by the Environmental Assessment or alternatively, to the terminal point of the corridor; and that other infrastructure be co-located within this alignment to minimize multiple crossings of the Greenbelt and property impacts;

- h. i. That an open and transparent process with criteria be established to review Greenbelt technical mapping adjustments, including those related to site specific requests, and that these adjustments be made prior to finalizing the plan amendments and schedules; and***
- ii. That it be requested that the Province and the Region permit adjustments to the outer boundary of the Greenbelt Plan for Vaughan's in progress New Community Areas Secondary Plans and that such regulations be promulgated in a timely manner so as to minimize delay on the timing for approval of Vaughan's New Community Areas Secondary Plans.***
- i. That in recognition of the enhanced emphasis on intensification and density, greater Provincial support be provided to municipalities and that work commence on all of the complementary recommendations outlined in the Crombie Panel Report to ensure that the strategic infrastructure (e.g. transportation, water and sewerage) is in place to support the development anticipated by the 2006 Growth Plan and ultimately the 2016 Growth Plan so as to ensure a consistent supply of residential and employment lands;***
- j. That the Province provide upper tier and lower tier municipalities with the resources and guidance to better engage First Nations and Metis communities in a meaningful way; and***
- k. The Ministry revise the draft Growth Plan to ensure that major retail is not included in employment areas.***
- 3) That the Province take a more active role in resolving matters appealed to the Ontario Municipal Board, particularly in relation to the intensification corridors, that are frustrating municipalities' ability to conform to the 2006 Growth Plan; and***
- 4) That this communication be forwarded to the Regional Municipality of York and the Members of Provincial Parliament representing the City of Vaughan for information purposes.***

By receiving Communication C7, from the Deputy City Manager, Planning and Growth Management, dated October 13, 2016.

Regional Councillor Di Biase declared an interest with respect to this matter insofar as it relates to Block 27, as his children own land in Block 27 given to them by their maternal Grandfather and did not take part in the discussion or vote on the matter.

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**18 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 MORAINÉ CONSERVATION PLAN
CITY WIDE
FILE #16.30**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability, dated October 5, 2016:

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability recommend:

1. THAT a communication be provided to the Council meeting of October 19, 2016 to address the Council Direction of September 20, 2016.

Contribution to Sustainability

The updated Growth Plan for the Greater Golden Horseshoe, along with the Greenbelt and the Oak Ridges Moraine Conservation Plans, once approved, will guide the City's long-term growth and development to 2041. This will affect the City's forthcoming Growth Management Strategy Update/Municipal Comprehensive Review, as the resulting product (an updated Vaughan Official Plan 2010 and Master Plans) will need to conform to the new Growth Plan. The *Green Directions Vaughan*, Community Sustainability and Environmental Master Plan recognized the important role that the Growth Management Strategy plays in achieving the City's sustainability objectives. Specific policies were included in *Green Directions* to provide for the completion of the Growth Management Strategy to 2031 and its subsequent renewal (now to 2041), as set out in the following policies.

Objective 2.1: To achieve sustainable growth and development by completing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy – 2031, and by ensuring that the strategy is subject to periodic review and renewal;

Action 2.1.1 In accordance with the requirements of the Strategic Plan, Vaughan Vision 2020, complete and implement Vaughan Tomorrow, the City's Consolidated Growth Management Strategy – 2031. Such a strategy will fulfill the requirements for an Integrated Community Sustainability Plan. The strategy will be prepared in accordance with the requirements of the Places to Grow plan and will be in conformity with the Region of York Official Plan. The Consolidated Growth Management Strategy will be composed of the following elements:

- *Green Directions Vaughan*, the City's first Community Sustainability and Environmental Master Plan;
- The new Official Plan;
- The Transportation Master Plan;
- The Drainage and Stormwater Master Plan;
- The Employment Sectors Strategy;
- The Fire and Rescue Services Master Plan;
- The Parks, Recreation, Facilities and Libraries Master Plan;
- The Long Range Financial Plan

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Action 2.1.2 Review the City's Growth Management Strategy at five-year intervals concurrent with the statutory five-year review of the Official Plan and such review shall be coordinated with the periodic review of the Strategic Plan.

Action 2.1.3 At the time of initiating the review referred to in 2.1.2. develop a comprehensive framework for reviewing the strategy. This will include the evaluating and updating where necessary, of the plans cited in 2.1.1.

Council provided direction to proceed with the Growth Management Strategy/Municipal Comprehensive Review through a resolution on November 17, 2015.

Economic Impact

It is possible that the City may incur additional incremental costs in undertaking the City's Municipal Comprehensive Review and the Growth Management Plan update as a result of expediting the review prior to receiving the required deliverables from the provincial government and York Region with respect to changes to the Growth Plan, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan. The City is already incurring significant costs, including attendance at Ontario Municipal Board (OMB) hearings, to implement the Provincially endorsed VOP 2010 which was prepared in response to the 2006 Growth Plan and continues to be the subject of multiple areas specific and site specific appeals.

The November 17, 2015 report to Council identified the main components of the Growth Management Update and Municipal Comprehensive Review and their projected costs. The estimated costs, by study, were set out as follows.

| Review/Master Plan | Budget | Taxation | Engineering DCs | General DCs |
|---|--------------------|-----------------|------------------------|--------------------|
| Municipal Comprehensive Review/ Five Year Official Plan Review | \$1,623,110 | \$162,310 | - | \$1,460,800 |
| Green Directions Vaughan | \$48,925 | \$4,890 | - | \$44,035 |
| Transportation Master Plan | \$473,800 | - | \$473,800 | - |
| Active Together Master Plan | \$138,588 | \$13,859 | - | \$124,729 |
| Water and Sewer Master Plan | \$296,400 | - | \$296,400 | - |
| Storm water/Drainage Master Plan | \$296,200 | - | \$296,200 | - |
| Development Charges Study | \$475,000 | \$23,750 | \$237,500 | \$213,750 |
| 2018 Engineering DC Background Study Update | \$177,700 | - | \$177,700 | - |
| Employment Sectors Strategy Study | \$110,000 | \$10,000 | - | \$100,000 |
| TOTAL | \$3,639,723 | \$214,809 | \$1,481,600 | 1,943,314 |

On December 15, 2016 Council approved the City's 2016 Capital Budget. The studies identified above were funded in the 2016 Budget, except for the work on the Employment Sectors/Economic Development Strategy, which will be considered in the 2017 Capital Budget process.

Once the amendments to the Provincial Plans are approved, the requirements for the Municipal Comprehensive Review will be further amended to reflect the policies of the new Plans. The need for additional resources will be assessed and accommodated either through additional budget

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allocations in the draft 2017 Budget or through in-year budget requests to Council in 2017 in order to respond to such considerations as the availability of in-house management capacity, changes in scope or timing and the need for consulting services.

Communications Plan

There is no communications plan associated with this report.

Purpose

The purpose of this report is to advise that an update on staff's response to the Council direction of September 20, 2016 will be provided to the Council meeting of October 19, 2016.

Background - Analysis and Options

Background

At the Council meeting of September 20, 2016, Council adopted the following recommendation from the Committee of the Whole meeting of September 7, 2016, Item 19, Report No. 31 – entitled *Provincial Coordinated Plan Review, Response to Changes, The Growth Plan for the Greater Golden Horseshoe, The Greenbelt Plan and the Oak Ridges Moraine Conservation Plan*:

- 1) That this matter be referred to staff for appropriate modifications in light of all the comments received from Committee Members deputants and correspondents, at the Committee of the Whole meeting, particularly in respect of:
 1. A clear transition policy that does not delay the Municipal Comprehensive Review (MCR) currently underway nor already approved new community areas such as Blocks 27 and 41;
 2. Concerns regarding the proposed intensification target of 60%;
 3. Concerns regarding the proposed density target of 80p/hectare; and
 4. Concerns regarding the proposed uses in the Greenbelt;
- 2) That the MCR process be reconfirmed to be completed by the original Council approved deadline of Q1 2018;
- 3) That these modifications be brought back to the Council meeting of October 19, 2016, in order to meet the province's October 31, 2016, deadline.

This report is to advise that the Council direction will be addressed in a communication to the Council meeting of October 19, 2016.

Status of the Follow-up Report

Council resolution 3) above, provides that a follow-up report be brought back to Council on October 19, 2016 in order to address a number of matters that were identified by the Committee of the Whole on September 7, 2016. Staff is currently working to finalize the response and will be providing a supplementary communication directly to Council on October 19, 2016.

Staff is consulting with the Province and the Region of York to obtain the latest information on their processes in order to provide a response to Council on October 19, 2016. It is noted that the Region of York's report on the Coordinated Plan Review is scheduled to proceed to Regional Council on October 21, 2016.

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Council approval of comments on the Coordinated Plan Review on October 19, 2016 will enable the City to meet the Province's reporting deadline for the submission of comments of October 31, 2016.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The Provincial Plans will have a material effect on the City's growth and development through their influence on the Official Plan and related growth management plans and policies. The most direct impact is on the Term of Council priority to "Update the Official Plan and supporting studies". The influence of the Provincial Plans also extends into a number of other priorities, including: "Invest, renew and manage infrastructure and assets"; "Attract investment and create jobs"; "Create and manage affordable housing options"; and "Continue to cultivate an environmentally sustainable city". Therefore, it is important for the City to be aware of changes to the Provincial planning regime and provide comments ~~if~~ as warranted.

Regional Implications

York Region is actively involved in review of the Provincial Plans. A preliminary report on the 2016 Draft Policy Amendments to the Growth Plan, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan was considered by Regional Council on June 23, 2016. Regional Council adopted a resolution expressing concern with the increase in the Growth Plan's density and intensification targets. Regional Council also directed that its staff consult with local municipalities on the proposed Provincial Plan amendments and report back to Council in September of 2016 with a detailed analysis of the amendments and a draft response to the Ministry of Municipal Affairs regarding the proposed plan amendments.

On September 15, 2016 the Region's Committee of the Whole considered a staff report providing a status update on the Regional staff review and draft comments on the Provincial Plan amendments. On September 22, 2016 Regional Council adopted a recommendation that staff report to Council in October with final proposed recommendations to the Province.

Conclusion

Staff has initiated the response requested in the Council direction of September 20, 2016. Staff will be continuing to consult with the Region and the Province to ensure that consideration is given to the latest information available from the other levels of government. A communication will be provided to the Council meeting of October 19, 2016 addressing Council's direction.

Attachments

n/a

Report prepared by:

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