

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 16, Report No. 35, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 20, 2015.

Regional Councillor Ferri declared an interest with respect to this matter, as his son is employed by a legal firm representing one or more of the parties, and did not take part in the discussion or vote on the matter.

**16 VAUGHAN METROPOLITAN CENTRE (VMC) SECONDARY PLAN
 PROPOSED FURTHER MODIFICATIONS TO SECONDARY PLAN
 FILE: 25.5.12.1
 WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated October 7, 2015:

Recommendation

The City Clerk, on behalf of the Vaughan Metropolitan Centre Sub-Committee, forwards the following recommendation from its meeting of September 17, 2015 (Item 4, Report No.3), for Council's consideration:

The Vaughan Metropolitan Centre Sub-Committee recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, the Director of Policy Planning and the Executive Director, Office of the City Manager, dated September 17, 2015, be approved:

Report of the Commissioner of Planning, the Director of Policy Planning and the Executive Director, Office of the City Manager, dated September 17, 2015

Recommendation

The Commissioner of Planning, the Director of Policy Planning and the Executive Director, Office of the City Manager recommend:

1. That the Vaughan Metropolitan Centre (VMC) Secondary Plan, forming part of Volume 2 of the City of Vaughan Official Plan 2010, (VOP 2010), adopted September 7, 2010 and modified on December 11, 2012, be further modified in accordance with Attachment 2 – "Proposed Modifications to the VMC Secondary Plan - Track Changes – September 2015", to this report which includes all changes as described in the body of the report;
2. That this report and Council minutes be forwarded to the Ontario Municipal Board (OMB) and Region of York, as the City of Vaughan's recommended modifications to the VMC Secondary Plan of Volume 2 of the Vaughan Official Plan – 2010 and that the Region and the Ontario Municipal Board be requested to consider the requested modifications to the VMC Secondary Plan accordingly, as part of the process leading to its approval;
3. 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 to provide clarity in the interpretation of the Secondary Plan policies; and that staff be authorized to work with the Region, as necessary, to finalize the necessary wording to effect the modifications reflected in this report; and
4. That the Ontario Municipal Board and the Region of York be advised that the Council modifications approved in respect of the VMC Secondary Plan, City of Vaughan Official Plan 2010, Volume 2, meet the requirements of Subsections 26, (1) (a) (i), (ii) and (iii) of the *Planning Act* R.S.O. 1990, c.P.13, as amended.

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Contribution to Sustainability

Consistent with *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, the Vaughan Metropolitan Centre (VMC) Secondary Plan will conform to the Region of York's policies for complete communities by providing policies that provide for environmental protection, sustainable community design, and economic vitality and growth. More specifically, the proposed VMC Secondary Plan addresses the following goals outlined by *Green Directions Vaughan*:

- Goal 1: Supports enhanced standards for stormwater management.
- Goal 2: Ensures sustainable development and redevelopment.
- Goal 3: Ensures that the VMC is easy to get around in with low environmental impact.
- Goal 4: Creates a vibrant community for citizens, businesses and visitors.
- Goal 5: Demonstrates leadership through green building and urban design policies.
- Goal 6: Establishes an overall vision and policy structure that supports the implementation of Green Directions Vaughan.

Economic Impact

The new Vaughan Official Plan (VOP) 2010, which includes the VMC Secondary Plan, establishes the planning framework for development throughout the City to 2031. The Official Plan, when approved, will have a positive impact on the City of Vaughan in terms of encouraging and managing growth and fostering employment opportunities. It will also fulfill the City's obligations to conform to Provincial policies and meet regionally imposed targets for residential and employment intensification specific to Regional Centres.

The preparation of the VMC Secondary Plan was funded through the Capital Budget PL-9003-07 for the Vaughan Official Plan 2010.

Communications Plan

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

- Posted to the www.vaughan.ca website;
- Posted to the City's social media sites: Facebook and Twitter;
- By newspaper advertisement in the Vaughan Citizen and Thornhill Liberal; and
- By email to all VOP 2010 and VMC Secondary Plan appellants and those who have requested notice.

Purpose

The purpose of this report is to report on the latest work to resolve the appeals of the Secondary Plan to the Ontario Municipal Board. The modifications recommended in this report are the result of ongoing staff review and negotiation with the appellants, in consideration of their various modification requests, and incorporating general refinements to the Secondary Plan to clarify the intent of various policies. This report highlights the significant proposed policy revisions. The complete revisions can be found in Attachment 2 – "Proposed Modifications to the VMC Secondary Plan - Track Changes – September 2015".

Background - Analysis and Options

Executive Summary

This report is structured in the following manner:

- Background on the location, policy context and existing uses of the VMC Secondary Plan
- Review of Council's previous decisions and the OMB appeals pertaining to the VMC Secondary Plan

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- Identification of the recommended modifications to the VMC Secondary Plan, specifically as they relate to the following policy areas:
 - Urban Parks Designation, Park Supporting Uses and Public Squares
 - The Black Creek Tributary, Environmental Open Space and Corridor
 - Community Services, Schools and Libraries
 - Office Uses
 - Retail Uses
 - Density
 - Built Form
 - Parking and Servicing Facilities
 - Development Applications
 - Other Schedule Modifications
- The conclusion leading to the report's recommendation.

Location

The VMC is located between Highway 400 to the west, Creditstone Road to the east, Portage Parkway to the north, and Highway 407 to the south (see Attachment 1).

The Policy Context

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

(i) The Provincial Policy Statement (PPS)

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

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

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

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

Metrolinx, an agency of the Ontario government, designates the VMC as an Anchor Mobility Hub in the Regional Transportation Plan. This designation reflects the fact that the VMC will be the site of the connection between two rapid transit lines; the Spadina Subway Extension and VIVA's Highway 7 Bus Rapid Transit line, and will also be well connected to the local and regional bus network through the York Region Transit Bus Terminal. The Bus Terminal is proposed to be located at the northwest corner of Applemill Road and Millway Avenue, just north of the subway entrance; with a planned below ground pedestrian connection to the subway service. Anchor Mobility Hubs are envisioned as the foundations of a successful regional transportation network and are recommended to achieve a density of 200-400 people and jobs per hectare. They are to evolve as vibrant places of activity and major regional destinations.

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

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

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

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

(v) The Vaughan Official Plan (VOP) 2010

The VOP 2010 applies to all lands in the City and has been produced in two volumes. Volume 1 introduces general policies applicable throughout the City. Volume 2 contains a number of Secondary Plans, including the Vaughan Metropolitan Centre (VMC) Secondary Plan, as well as site- and area-specific policies for areas that require more detailed policy treatments. This report deals with the policies and modifications specific to the VMC Secondary Plan.

The VOP 2010 establishes the boundaries of the VMC, identifies distinct development precincts, and establishes growth targets for residential units and new office, retail and service jobs by 2031. The VOP 2010 also highlights the VMC’s role as the strategic location for the concentration of the highest densities and widest mix of uses in the City, including but not limited to commercial, office, residential, cultural, entertainment, hospitality and institutional uses.

Existing Uses

The VMC is located within a major regional employment area, which is served by a multi-modal transportation network including the TTC Spadina Subway extension to the Vaughan Metropolitan Centre subway station and the York Region Bus Rapid Transit service along Highway 7, connecting to both the local and regional bus network through the York Region Transit Bus

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Terminal. The Black Creek tributary is located just east of Jane Street. It flows north-south parallel to Jane Street through the VMC, providing an important natural heritage complement to the site. There is a scattering of existing buildings, including an 8-storey office building, three mid-rise hotels, and a number of low-rise, retail and employment buildings. A 14-storey Class A office building including a 2-storey mixed-use podium and two 37-storey high-rise residential buildings are currently under construction. A substantial portion of the VMC Plan area remains vacant.

Zoning

The zoning provisions of By-law 1-88 applicable to the Secondary Plan area will remain in effect until they are updated or replaced by zoning consistent with the new Vaughan Official Plan 2010, and the VMC Secondary Plan. The preparation of the new City zoning by-law is now in its initial stages. A VMC specific amendment to By-law 1-88 has been enacted to specifically address parking standards and related matters to better accommodate on-going development and the planned intensification.

Modifications to the Adopted VMC Secondary Plan

Following the adoption of the VMC Secondary Plan on September 7, 2010, the City began an extensive consultation and review process involving Provincial, Regional, and City staff, the City's consultant team, landowners within the VMC and other stakeholders.

In the spring of 2012, a presentation was provided to the VMC Sub-Committee outlining major directions towards the finalization of the VMC Secondary Plan. The proposed modifications were presented to the VMC Sub-Committee on September 13, 2012 for input and discussion. A draft modified VMC Secondary Plan was presented to the Committee of the Whole Public Hearing on October 16, 2012, followed by a revised draft modified Secondary Plan on November 27, 2012. Council adopted the proposed modifications to the Secondary Plan on December 11, 2012.

Ontario Municipal Board Appeals

Following its initial adoption, 26 appeals were filed with the OMB pertaining to the VMC Secondary Plan. The appeals primarily pertain to issues related to land use, height and density, parks and open spaces, the street network, the Black Creek Remediation area and development agreements. City staff and the appellants have been working to resolve or scope the appeals.

Recommended Modifications to the Council Adopted VMC Secondary Plan, as Modified

The following modifications are being proposed to resolve the issues identified in the appeals. It is recognized that these modifications will not satisfy all of the appellants and some matters may ultimately be the subject of a hearing. The modifications have been prepared as a response to the appellant's concerns, while respecting the need to maintain the vision and intent of the VMC Plan and providing for clarity in the policy language. The following is a description of the significant policy revisions. Additional revisions are identified in Attachment 2.

1. Urban Parks Designation, Park Supporting Uses and Public Squares

The Vaughan Metropolitan Centre Streetscape and Open Space (VMC SOS) Plan identifies Urban Parks as an additional type of park encouraged in the VMC that provides for year-round recreational activities, city-wide entertainment and cultural events for all Vaughan residents and outside visitors. A new policy 6.2.3 has been added to the VMC Secondary Plan to recognize Urban Parks as a permitted use and establish greater consistency with the VMC SOS Plan. Urban Parks have also been identified on Schedule D – Major Parks and Open Spaces to the Secondary Plan.

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A new policy 6.2.4 has been added to the VMC Secondary Plan to permit park supporting uses such as cafes, vendors, kiosks and other similar uses within VMC parks. Proposed park supporting uses will be defined through the development review process and will be subject to urban design guidelines and applicable by-laws and regulations, to the satisfaction of the City.

Throughout the VMC Secondary Plan, there are several references to “Urban Squares”. To maintain consistency with the VMC SOS Plan and avoid confusion with Urban Parks, these references have been changed to “Public Squares”. The content of the policies pertaining to Public Squares has not been modified.

A “Transit Square” has also been added to Schedule D adjacent to the VMC subway station, consistent with the VMC SOS. As a result of the addition of the Transit Square, it is proposed that the Public Square previously identified along Buttermill Avenue be removed.

2. The Black Creek Tributary, Environmental Open Space and Corridor

A new policy 6.3.2 has been added and various revisions to the policies of Section 6.3 Environmental Open Space and the Black Creek Greenway are proposed in order to provide greater clarity with respect to the extent of the environmental open spaces, including those related to the Black Creek tributary, and the processes pertaining to the final alignment and location of these features. Additional modifications to the Black Creek policies are proposed to distinguish between the overall Black Creek corridor, the associated environmental open space and the public park portion of the corridor, being the Black Creek greenway. Policies pertaining to the type of development along the corridor and the interface of that development have also been modified throughout the Secondary Plan to provide greater clarification.

The ultimate alignment of the Black Creek tributary, the associated environmental open space and the Black Creek greenway are subject to the VMC Black Creek Renewal Environmental Assessment and the ultimate configuration of the land use designations within the EA boundary will not be determined until the study is complete. For this reason, an overlay identifying the lands subject to the Black Creek Renewal EA has been added to Schedules D, F and J.

3. Community Services, Schools and Libraries

A number of modifications to the policies of Section 7.0 Community Services, Cultural Facilities and Public Art are proposed, particularly as they relate to the location of a multi-purpose community centre, school sites, and the location of a resource library within the VMC.

Policy 7.1.5 is proposed to be modified to better address the importance of a multi-purpose community centre within the VMC, particularly within close proximity to the VMC subway station and the York Region bus terminal. Provisions for the integration of the community centre with other civic or institutional uses are also included in the modification.

Various revisions to the policies of Section 7.2 “Schools” are proposed to clarify the requirements of the school boards for school sites within the VMC and provide for greater flexibility when determining the final location, size and configuration of school sites, including opportunities for the collaborative development of alternative, urban school formats. Schedule C – “Street Network” has been modified to identify a number of local streets and mews that are subject to Policy 4.3.2, which allows for the removal of those

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streets or mews, if necessary, in order to accommodate a school site in a different configuration than currently contemplated by the Secondary Plan. Schedule E – “Community Services and Cultural Facilities”, has also been modified to reduce the number of required school sites from five to four, and the locations of the proposed school sites have been refined through consultation with the school boards.

Policy 7.3.1 pertaining to a library within the VMC is proposed to be modified to better describe the locational requirements and certain design criteria for a required resource library within the VMC.

4. Office Uses

Modifications to existing policies and the addition of new policies, such as policy 8.1.3, are proposed to encourage the early construction of major office and other development in the VMC, particularly at locations surrounding the VMC subway station.

Policy 8.1.3 is proposed to be added as a new policy and will permit the first 10,000m² of office space per lot to be exempt from the calculation of density where office uses are permitted in the VMC. Permissions for office uses have also been extended to the transitional areas of the Neighbourhood Precincts adjacent to Highway 400 and existing industrial uses through the proposed addition of policy 8.5.3. The addition of this policy will allow for increased mitigation of potential nuisance effects on future residential development.

Policy 8.3.3 pertaining to permitted uses in the Station Precinct has been modified to reduce the required office use from 35 percent of all uses to 15 percent of uses north of Highway 7; and 15 percent of all uses south of Highway 7 in the areas subject to the “required office uses” provision on Schedule G, in order to encourage the early development of a mix of uses in the blocks immediately adjacent to the subway station.

5. Retail Uses

A number of retail-related policies apply throughout the VMC Secondary Plan Area as identified in various sections. The modified version of the Secondary Plan attached hereto consolidates all of the retail policies in a new Section 8.2. The retail policies correspond to a revised Schedule H – “Areas for Retail, Service Commercial & Public Uses”. Permissions for retail uses are proposed to extend across the entire VMC, with specific locations identified as required areas for retail, service commercial or public uses along the ground floor of mixed-use buildings, and other strategic locations where retail, service commercial or public uses are recommended. With respect to the latter, minimum ground floor heights are required in order to accommodate the planned retail uses as the VMC develops and establishes a network of interconnected, activated retail corridors throughout the VMC.

In addition to location requirements for retail, service commercial or public uses, other policies throughout the Plan pertaining to the design of the pedestrian-retail interface have been relocated to Section 8.2. Additional policies and modifications to existing policies are also proposed to better establish a retail vision in the VMC and clarify the permissions surrounding retail uses.

Schedule H – “Areas for Retail, Service Commercial or Public Uses” has been modified to remove the notation for “secondary commercial area – retail uses permitted” as retail uses are now proposed to be permitted throughout the VMC, in accordance with the revised retail policies of Section 8.2. The locations for “required” and “recommended” retail have also been modified in order to provide for an enhanced retail strategy directed at transit facilities and future opportunities for significant retail corridors.

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6. Density

Modifications to Policies 8.1.8 – 8.1.15, including the addition of Policies 8.1.11 and 8.1.12, provide greater clarity with respect to the calculation of permitted density and gross floor area (GFA). The policies have been revised to include detailed explanations of which components of developments may be used in the calculation of site density and GFA, and which cannot. Special provisions for lands encumbered by sub-surface transit easements are also proposed to be added to the Secondary Plan.

Schedule I – “Height and Density Parameters” is proposed to be modified by adding an additional height and density category to provide for a more gradual transition from the centre of the VMC, surrounding the subway station, to the peripheral areas adjacent to the existing employment lands. The area designated for additional height and density provides for a 5 storey minimum and 30 storey maximum height, and a 2.5 FSI minimum and 5.0 FSI maximum density. Minor adjustments to the boundaries of the height and density areas are also proposed.

7. Built Form

The intent of the built form policies of the VMC Secondary Plan is to define principles that will help manage the physical form and character of new development in the VMC. Minor revisions to the existing policies are proposed to refine the requirements related to setbacks, ground floor design and interface, height, massing and building exteriors. The refinements to these policies will ensure high quality built form throughout the VMC while allowing for greater flexibility through the development review process.

Appendix C – “Built Form Guidelines” is proposed to be deleted in its entirety in order to eliminate any inconsistencies with the forthcoming Urban Design Guidelines for the VMC. The VMC Urban Design Guidelines, in conjunction with the built form policies in Section 8.7, will eliminate the need for this appendix.

8. Parking and Servicing Facilities

Given the transitional nature of the VMC, various modifications and the addition of new policies pertaining to parking and servicing facilities are proposed to provide for greater flexibility pertaining to interim surface parking and both stand-alone and integrated parking structures. Policy 8.8.1 reflects the parking and servicing requirements for different land uses within the VMC, while Policy 8.8.2 identifies design criteria for parking structures.

9. Development Applications

Section 10.6 is proposed to be modified to simplify the policies pertaining to development applications and rely on the approved policies of Volume 1 of the Vaughan Official Plan, particularly Policies 10.1.1.7 – 10.7.7.11 and Policy 10.1.3 of Volume 1. The proposed modifications also add the requirement that development applications generally conform to master plans directly related to the VMC Secondary Plan.

A new policy 10.6.2 is proposed to ensure the most efficient and economical use of existing and planned infrastructure. The policy requires that development applications demonstrate that a number of infrastructure and servicing provisions will be met to the satisfaction of the City, such as capital costs associated with the required infrastructure, transportation requirements, local and regional water and sanitary sewer trunk services and allocation capacity, adequate school capacity, and park and community facilities.

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A new policy 10.6.3 is proposed to replace the previous Section 10.7 pertaining to development agreements. The new policy requires the implementation of appropriate and reasonable measures to ensure that the development of the VMC is coordinated and the required commitments of funds, lands and services are secured by development agreements, or are already in place.

10. Additional Modifications to Schedules

Schedule C – “Street Network” is proposed to be modified by adding a protection area for the Colossus Drive overpass corridor in accordance with Policy 4.3.11 of the Secondary Plan. Minor changes to the street network include: the addition of a mews to the west of Buttermilk Avenue; the removal of the mews along the eastern boundary of the Urban Park in the northwest quadrant; the reclassification of the street south of New Park Place, west of Millway Avenue from a 20-22m wide local street to a 15-17m wide mews or local street; and the deletion of a portion of New Park Place east of Millway Avenue.

Schedule F – “Land Use Precincts” is proposed to be modified by incorporating minor adjustments to the land use precincts to refine the boundaries of the “Neighbourhood” and “Station” precincts along the western boundary of the VMC.

Schedule G – “Areas for Office Uses” is proposed to be modified to remove the “office or other prestige employment uses required” designation. This modification will eliminate redundancies with Schedule F – “Land Use Precincts”, which identifies East and West Employment Precincts. The East and West Employment Precinct policies of the Secondary Plan permit a range of employment uses including office buildings.

Relationship to Vaughan Vision 2020/Strategic Plan

The proposed VMC Secondary Plan, as modified, is consistent with the priorities set by Council in the Vaughan Vision 20/20 Plan, and in particular with the City’s commitment to “plan and manage growth and economic vitality”. The following specific initiatives are of particular relevance to the VMC Secondary Plan:

- Support and co-ordinate land use planning for high capacity transit at strategic locations in the City.
- Review the Vaughan Corporate Centre Vision.
- Complete and implement the Growth Management Strategy (Vaughan Tomorrow).
- Conduct the 5 – year review of the Official Plan as part of the Growth Management Strategy 2031.

Regional Implications

The VMC Secondary Plan, as modified, has been prepared pursuant to the policy requirements and provisions of the Vaughan Official Plan 2010 and the Region of York Official Plan. Accordingly, it includes the minimum density requirements and targets for Regional Centres and the implementing urban design, phasing, and sustainability policies prescribed by the Regional Official Plan. The VMC Secondary Plan supports key objectives of the Region of York Official Plan (2010); specifically, the implementation of the Plan’s following objectives stated in sections 5.4 – “Regional Centres and Corridors”, and 7.2 – “Moving People and Goods”:

- To achieve complete, diverse, compact, vibrant, integrated and well-designed Regional Centres that serve as focal points for housing, employment, cultural and community facilities, and transit connections.

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- To ensure streets support all modes of transportation including walking, cycling, transit, automobile use, and the efficient movement of goods.
- To plan and protect future urban and rural streets to accommodate transportation demands.

Conclusion

The review of the VMC Secondary Plan, following Council's adoption of the initial modifications on December 11, 2012, has involved substantial on-going consultation with City staff across a number of departments, the Region of York, various provincial ministries and other public agencies, as well as the VMC Sub-Committee of Council, the VMC Project Management Team, the City's Design Review Panel, the City's consultants for the VMC Secondary Plan, and those who have filed appeals against the Plan.

The "track changes" version of the VMC Secondary Plan, forming Attachment 2 to this report, represents the changes recommended by staff as described in this report. Although staff has continued to make best efforts to resolve the appeals of the VMC Secondary Plan, while maintaining the intent and vision of the Plan, there remain some areas of contention.

Council approval of the recommended modifications represents an important step in moving the Plan forward, potentially to the scheduling of an OMB motion for partial approval of the Plan and if necessary, a hearing date. However, it does not preclude further negotiations with the appellants to resolve any of the remaining issues. Upcoming OMB mediation and further discussion with the appellants will provide the opportunity for the resolution or the further scoping of the appeals. Staff support the modifications recommended herein as maintaining the intent of the Plan and being consistent with the pertinent Regional and Provincial policies.

This report contains the recommended modifications to the Vaughan Metropolitan Centre Secondary Plan of Volume 2 of the Vaughan Official Plan 2010. It is recommended that the report and the resulting Council minutes be forwarded to the Ontario Municipal Board and Region of York for their consideration as part of the Official Plan approval process.

Attachments

1. Location Map
- 2a. Proposed Modifications to the VMC Secondary Plan - Track Changes – September 2015 (Text & Schedules)
- 2b. Proposed Modifications to the VMC Secondary Plan - Track Changes – September 2015 (Appendix A)
3. December 11, 2012 Adopted VMC Secondary Plan Modified Schedules
4. Staff Report Committee of the Whole Meeting November 27, 2012 and Council Minutes December 11, 2012: "Vaughan Metropolitan Centre Plan Secondary Plans – Proposed Modifications to Adopted Secondary Plan" File 25.5.12.1 (No attachments)

Report prepared by:

Steven Dixon, Senior Planner – OMB, ext. 8410

(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.)