

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 30, 2012

Item 7, Report No. 39, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on October 30, 2012, as follows:

By approving the recommendation contained in the following report of the Commissioner of Planning, dated October 16, 2012, subject to adding the following:

That the Terms of Reference for the Secondary Plans incorporate the findings of Phases 2-3 of the Natural Heritage Network as a key criteria for preparing the structure and design of development of the New Community Areas;

That the Region of York's New Community Guidelines be incorporated in the Terms of Reference to ensure the developments are sustainable and that they provide for complete and healthy communities; and

By receiving the following Communications:

- C1. Ms. Susan Sigrist, Matterhorn Road, Maple, dated October 16, 2012;***
- C3. Mr. Ken Schwenger, President, Kleinburg & Area Ratepayers' Association, Kleinburg, dated October 16, 2012;***
- C7. Mr. Jamie Maynard, William Street, Woodbridge, dated October 16, 2012;***
- C9. Memorandum from the Commissioner of Planning, dated October 30, 2012; and***
- C12. Memorandum from the Commissioner of Finance and City Treasurer, dated October 30, 2012.***

Regional Councillor Di Biase declared an interest with respect to the foregoing matter 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.

**7 DIRECTION TO REPORT ON TERMS OF REFERENCE AND BUDGET
PREPARATION OF THE NEW COMMUNITY AREAS SECONDARY PLAN(S)
FILE 26.4**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of October 30, 2012 for staff review and comment on the following motions:**
 - 1. Prior to the approval of the secondary plans and block plans, Council shall include in the requirements of the Terms of Reference for the secondary plans a study of the staging and timing of the development for each block in terms of its financial impact on the City which will ensure that both developments are within the financial capability of the City;**
 - 2. That the Terms of Reference for the Secondary Plans incorporate the findings of Phases 2-3 of the Natural Heritage Network as a key criteria for preparing the structure and design of development of the New Community Areas;**
 - 3. The Region of York's New Community Guidelines be incorporated in the Terms of Reference to ensure the developments are sustainable and that they provide for complete and healthy communities;**
- 2) That the following deputations and Communication be received:**
 - 1. Mr. Roy Mason, KLM Planning Partners Inc., Jardin Drive, Concord;**
 - 2. Ms. Martha Bell, Riverside Drive, Woodbridge, and Communication C13, dated October 15, 2012;**
 - 3. Mr. Richard Rodaro, Woodend Place, Woodbridge;**

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4. Mr. Gerry Lynch, Cole Engineering, Valleywood Drive, Markham; and
5. Mr. Stephen Roberts, Bentoak Crescent, Thornhill; and

3) That the following Communications be received:

- C9. Ms. Florida Giallonardo-Brienza, dated October 15, 2012;
- C10. Mr. Brian Pittman, Kleinburg, dated October 15, 2012;
- C11. Mr. Marco Boccitto, dated October 15, 2012;
- C12. Mr. Brian McCran, Vaughan, dated October 16, 2012; and
- C14. Gillian Evans and David Toyne, dated October 16, 2012.

Recommendation

The Commissioner of Planning recommends:

1. That Staff report to a future Committee of the Whole meeting to obtain approval of a Terms of Reference for retaining consulting services to undertake the New Communities Secondary Plan(s), prepared in consultation with the Region of York and Provincial ministries and agencies; and approval to proceed with the issuance of a Request for Proposal(s);
2. That funds for the New Community Area Secondary Plan(s) be considered in the 2013 Capital Budget deliberations; and
3. That Policy 10.1.1.2. in Volume 1 of VOP 2010 be modified to read as follows, in accordance with the direction of Vaughan Council, as approved by Region of York Council:

10.1.1.2 The initiation of the **New Community Areas** Secondary Plan(s) within the Region of York Official Plan Amendment No. 2 (ROPA 2) Area, as shown on Schedule 1, will not proceed until two of the Secondary Plans identified on Schedule 14-A (Areas Subject to Secondary Plans), as "Required Secondary Plan Areas" and the Natural Heritage Network Study are substantially completed. For the purposes of the Secondary Plans identified on Schedule 14-A, substantial completion means having held a Statutory Public Hearing under the *Planning Act*; and for the purpose of the Natural Heritage Network Study substantial completion means the submission by the landowners within the ROPA 2 amendment area of information in a format and at a level of detail consistent with the TRCA, York Region and City of Vaughan policies, a report to Committee of the Whole and Council on the findings of Phase 1 of the Natural Heritage Network Study and Council approval of Terms of Reference for Phases 2-4.

And that this revised version of Policy 10.1.1.2 be incorporated into the modified version of VOP 2010; and

4. That this report be forwarded to the Region of York and Province of Ontario for information purposes.

Contribution to Sustainability

Goal 2 of *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, focuses on the new Official Plan to "ensure sustainable development and redevelopment". The description of Goal 2 explains the transformative vision for the new Official Plan.

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Vaughan is committed to sustainable land use. Vaughan Tomorrow, our consolidated Growth Management Strategy – 2031, has a central focus on creating a cutting-edge Official Plan that will provide for increased land use densities, efficient public transit, considerations for employment lands and open space systems, as well as walkable, human scale neighbourhoods that include services, retail, and an attractive public realm. The plan will guide the creation of the physical form that will reflect a “complete” community.

Economic Impact

Funding for the preparation of the New Community Areas Secondary Plan has not been approved at this time. Due to recent policy changes, status of current projects and subject to decisions from Council, the New Community Areas Secondary Plan(s) may be initiated as early as the second half of 2013. A cost estimate of \$1.21 million to undertake the work has been included in the draft 2013 Capital Budget pending more detailed review. Staff is seeking direction to report on draft terms of reference for the New Community Areas Secondary Plan(s) study.

Communications Plan

A communication plan in respect of this report is not required. Preparation of the Secondary Plans will require a comprehensive communication plan that will address public and stakeholder consultation. This will be a requirement included in the Terms of Reference, as part of the consulting assignment.

Purpose

The purpose of this report is:

- To report back on the initiation of the New Community Secondary Plan(s) within ROPA 2 (Blocks 27 and 41) as directed by Council on June 28, 2012; and
- To obtain direction to report to a future Committee of the Whole meeting for approval of Terms of Reference for retaining consulting services to undertake the New Communities Secondary Plan(s) and to proceed with the issuance of a Request for Proposal(s).

Background – Analysis and Options

a) Location

VOP 2010 identifies two “New Community Areas” being located in:

- Block 27, which is bounded on the south by Teston Road; on the east by Keele Street, on the west by Jane Street and on the north by Kirby Road; and
- Block 41, which is bounded on the south by Teston Road; on the east by Weston Road, on the west by Pine Valley Drive and on the north by Kirby Road.

The New Community Areas are shown on Attachment 1.

b) Vaughan Official Plan 2010

Policies Affecting the New Community Areas Secondary Plan

The Vaughan Official Plan 2010 was adopted by Council on September 7, 2010 and was subject to further modifications on September 27, 2011, March 20, 2012 and April 17, 2012. The following policy was added to VOP 2010 on September 27, 2011:

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10.1.1.2 That in order to achieve orderly, managed growth and development, the preparation of the New Community Area Secondary Plan will only proceed:

- a) After five of the required secondary plans identified under the heading “Required Secondary Plan Areas” on Schedule 14-A, “Areas Subject to Secondary Plans” have been substantially advanced (meaning that the secondary plans have proceeded to a statutory public hearing under the *Planning Act*); and
- b) The Natural Heritage Network Study has been completed.

Policy 9.2.2.14 “New Community Areas” provides that the New Community Areas are to be subject to one comprehensive and coordinated City-initiated Secondary Plan process, “unless extenuating circumstances (e.g. GTA West Corridor) would dictate otherwise ...” This policy also prescribes a range of objectives that the secondary planning process will need to achieve.

As such the New Community Areas may be subject to a single Secondary Plan process or individual Secondary Plans, one for each of Blocks 27 and 41, if warranted. The merits of one versus two Secondary Plans will be addressed in the follow-up report recommended herein.

Current Status of the Required Studies Identified in Section 10.1.1.2

The “Required Secondary Plan Areas”, as shown on Schedule 14-A are:

- Vaughan Mills Centre;
- Weston Road and Highway 7;
- ConcordGo Centre;
- Jane Street and Major Mackenzie Drive (Hospital Site);
- Dufferin Street and Centre Street;
- Promenade Mall;
- MapleGO Station Area.

The Vaughan Mills Centre, the Concord (GO) Centre and the Maple GO Station Secondary Plan studies are now underway. The Weston Road and Highway 7 Secondary Plan study is budgeted and is planned to commence in 2013. The Jane Street and Major Mackenzie Secondary Plan (the Vaughan Health Care Campus Centre) has effectively been completed with the adoption of OPA 725, which is currently at the Region of York for approval. Work is now underway on the Precinct Plan for the secondary plan area which includes the Mackenzie Health Vaughan site for the new hospital. There is no immediate plan to commence the Promenade Mall Secondary Plan study.

The Natural Heritage Network Study (Phase 1) commenced in the second quarter of 2012. The completion of Phase 1, with a report to Council, is projected for December 2012. On September 4, 2012 a report was submitted to Committee of the Whole recommending approval of draft Terms of Reference for the preparation of Phases 2, 3 and 4 of the Natural Heritage Network Study and direction to issue a Request for Proposals. This direction was ratified by Council at its September 25, 2012 meeting. This will allow for the seamless continuation of the Natural Heritage Network Study from Phase 1 into Phases 2-4.

c) The Region of York Official Plan

The Region of York Official Plan was approved by the Ministry of Municipal Affairs and Housing on September 7, 2010. It has been subject to a number of appeals and has

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EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 30, 2012

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been undergoing a mediation process which resulted in the Ontario Municipal Board granting a partial approval of the plan on July 11, 2012. Chapter 2, “A Sustainable Natural Environment” was part of the partial approval. The hearing on the remaining matters has been scheduled for January 2013.

On September 23, 2010 Regional Council adopted Regional Official Plan Amendments Numbers 1, 2 and 3. These amendments provide for expansions of the Urban Area into the “Whitebelt”, as defined in the Provincial Growth Plan, in East Gwillimbury, Vaughan and Markham. Regional Official Plan Amendment No. 2 (ROPA 2) applies to the City of Vaughan and it corresponds to the New Community Areas identified in VOP 2010.

A number of appeals were received in respect of Regional Official Plan Amendment Numbers 1, 2 and 3, which were forwarded to the Ontario Municipal Board. A single appeal was received against ROPA 2. However, by letter dated May 22, 2012 the appellant withdrew its appeal. On June 6, 2012 the OMB issued a letter advising of the withdrawal of the appeal and that, in accordance with the *Planning Act*, the decision of Regional Council to adopt the amendment was final and that it comes into effect as an official plan or part of an official plan on the day the last outstanding appeal has been withdrawn. The approval of Regional Official Plan Amendment No. 2, resolves one of the necessary steps required before the secondary planning for Vaughan’s New Community Areas can begin. However, while the urban area has been expanded, the ROPA 2 area continues to be under site and area specific appeals.

Subsection 5.6 of the Region of York Official Plan “Building Complete Communities”, under 5.6.1, provides:

1. That local municipalities, in consultation with York Region, prepare comprehensive secondary plans for *new community areas* that meet or exceed the policies of this section of this Plan. The secondary plan preparation should include an innovative approach that involves a multi-disciplinary team assembled by the local municipality in order to ensure an integrated and sustainable approach to the planning, design and approval of the secondary plan.

It is the objective of the Region’s plan: “To ensure that the Region’s *new community areas* prioritize people, sustainability and liveability.” In this regard the Plan identifies a series of criteria that will need to be met by the local municipalities in the preparation of the secondary plans. The VOP 2010 is consistent with these Regional policies.

d) Amendment to Policy 10.1.1.2

On April 19, 2012 Regional Council considered a staff report in respect of the “Ground-Related Housing Demand/Supply Analysis” conducted by Regional staff. The analysis concluded that the Region as a whole had an approximate 10-12 year supply of ground related housing units (singles, semis and townhouses), with the southerly municipalities having a more constrained supply. In Vaughan it was estimated that there was a 5.5 to 8.5 year supply without the additional units from the New Community Areas.

Given that it would take 5-8 years to bring the New Community Areas to the point of issuing building permits, the report identified the need for “local municipal planning for the Region’s new community areas to commence in the near future.” Regional Council directed, among other things that: Regional staff make presentations to Markham, Vaughan and Richmond Hill Councils and that Markham, Richmond Hill and Vaughan be requested to provide updates on their progress in planning for their new community areas by September 2012.

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On June 19, 2012 Regional staff presented the results of the Ground Related Housing Demand/Supply Analysis to Vaughan Committee of the Whole. On June 26, 2012, in consideration of the presentation, Council directed as follows:

“That based on the information received from the Region of York, Section 10.1.1.2 be amended in the Vaughan 2010 OP precluding the initiation of new Community Secondary Plans within ROPA 2, until two of the identified Secondary Plans and the Natural Heritage Network Study are substantially completed. For the purposes of Secondary Plans identified on Schedule 14-A, substantial completion means a Statutory Public Hearing has been held pursuant to the Planning Act. For the purposes of the Natural Heritage Network Study, substantial completion means the submission by landowners within the ROPA 2 of information in a format and at a level of detail consistent with TRCA, York Region and city of Vaughan policies inclusive of a report to Committee of the Whole and Council on the findings of Phase 1 and Council approval of terms of reference for phases 2-4.

That Staff report back on achieving this goal, including the identification of any or all additional regional or provincial infrastructure and services including transportation, to the Committee of the Whole meeting on September 4, 2012.”

The second part of the resolution, in regard to the regional and provincial infrastructure needs, is being addressed by a report to Committee of the Whole by the Commissioner of Engineering and Public Works entitled “Block 27 and 41 Secondary Plan Areas, Infrastructure Requirements, Ward 1 – Vacinity North of Teston Road Between Pine Valley & Keele” dated October 16, 2012.

This resolution was forwarded to the Region of York for Regional Council’s consideration in respect of the Regional report on the “City of Vaughan Official Plan (2010), Volume 1”. At the June 28, 2012 Council Meeting, Regional Council adopted the following:

York Region supports modification to Policy 10.1.1.2 of the Vaughan Official Plan (2010) Volume 1, that precludes initiation of New Community Secondary Plans within Regional Official Plan Amendment No. 2 (ROPA 2), until two (2) of the Secondary Plans identified in Schedule 14-A and the Natural Heritage Network Study are substantially complete;

In order to implement the resolutions of Vaughan and York Region Councils, it will be necessary to translate them into policy language for inclusion in VOP 2010. On this basis, it is recommended that Policy 10.1.1.2 be modified to read as follows:

- 10.1.1.2 The initiation of the New Community Area Secondary Plan(s) within the Region of York Official Plan Amendment No. 2 (ROPA 2) Area, as shown on Schedule 1, will not proceed until two of the Secondary Plans identified on Schedule 14-A (Areas Subject to Secondary Plans), as “Required Secondary Plan Areas” and the Natural Heritage Network Study are substantially completed. For the purposes of the Secondary Plans identified on Schedule 14-A, substantial completion means having held a Statutory Public Hearing under the *Planning Act*, and for the purpose of the Natural Heritage Network Study substantial completion means the submission by the landowners within the ROPA 2 amendment area of information in a format and at a level of detail consistent with the TRCA, York Region and City of Vaughan policies, a report to Committee of the Whole and Council on the findings of Phase 1 of the Natural Heritage Network Study and Council approval of Terms of Reference for Phases 2-4.

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Policy 10.1.1.2, as set out above, will be incorporated into the modified version of VOP 2010. The content of the revised policy was discussed with the Region of York staff and was found to be satisfactory.

e) Basis for the Preparation of the New Community Area Secondary Plan

Circumstances are falling into place, which may result in the opportunity to proceed with the New Community Secondary Plan(s) in the second half of 2013. These include:

Regional Official Plan

- ROPA 2 is approved;
- The New Community Policies in the Regional Official Plan have been substantially approved and with the hearing commencing early next year, further approvals will probably occur throughout 2013;
- The Region of York is finalizing its New Communities development guidelines, for approval this Fall;
- The Region of York has identified a need for additional ground related housing (i.e. single detached, semi-detached and townhouse units), which will require planning for the New Communities to proceed more quickly than originally anticipated;

Vaughan Official Plan

- Prior to initiation of the Secondary Plan studies, the policies of the new VOP 2010 Volume 1, governing the development of the New Community Areas should be approved by the Ontario Municipal Board. This would include approval of the land use designation on the pertinent schedules, the **New Community Areas** policies under Policy 9.2.2.14 and the requirements for the preparation of Secondary Plans under Policy 10.1.1.3, among others. With the first pre-hearing conference on the VOP 2010 appeals scheduled for November, it is possible that sufficient approvals may be in place by mid-2013 to allow for the secondary plan studies to proceed, in accordance with this policy;
- Given the status of the Schedule 14-A Secondary Plan studies identified above, it is expected that the new criteria in the revised Policy 10.1.1.2, as set out above, will be met within the first two quarters of 2013 (i.e. two of the required Secondary Plans having a Statutory Public Hearing);
- With respect to the Natural Heritage Network Study, a report on Phase 1 is planned for December of this year, thus fulfilling one of the requirements of the revised Policy 10.1.1.2. In order for Phase 1 to proceed without delay into Phases 2-4, it will be necessary for the consulting team to be in place before the end of the year. Council approved the draft Terms of Reference for the Phases 2-4 of the Natural Heritage Network Study and provided direction to issue the Request for Proposals. This approval will fulfill another requirement of the revised Policy 10.1.1.2.
- At this point, the timing of the environmental submission by the landowners has not been determined. Some initial meetings have occurred in the context of the Natural Heritage Network Study but confirmation needs to be obtained from the ROPA 2 (New Community Areas) proponents as to when it would be available. Receipt of this information in a format and at a level of detail consistent with the policies of the TRCA, the City and the Region, and the Natural Heritage requirements of the PPS would fulfill this requirement of the new Policy 10.1.1.2.

Given that all these criteria have the potential to be met over the next 6-9 months, it would be prudent to plan for the initiation of the New Community Areas Secondary Plan(s) in the latter part of 2013. In order to have the required resources in place to begin this work in 2013 it will be necessary to include this project in the 2013 Capital Budget and be in a position to issue the Request for Proposal(s) in the latter half of 2013.

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f) Pre-Planning will be Important to the Success of the New Community Areas Secondary Plan (Blocks 27 and 41)

The New Community Areas represent an Urban Boundary Expansion under the Provincial Growth Plan. As such there are high expectations attached to the form and quality of development. It should be the objective of the City to bring forward a plan for a complete community that reflects the best and most up-to-date planning practices. From a policy perspective, the Regional Official Plan in Section 5.6 states:

York Region's new community areas will be state of the art, compact, vibrant, inclusive and diverse. They will prioritize people, sustainability and liveability. A Regional Greenlands System that is connected to a network of parks and open spaces is a key component of new community areas. Each complete community will have a unique sense of place and identity, and offer a variety of housing, employment and mobility choices. They will be mixed use communities with high quality urban design, attracting residents and workers alike.

VOP 2010 Volume 1 references the Region's approach to the New Community Areas (Policy 2.2.3). In addition, both the Regional and City Plans have comprehensive criteria to guide the preparation of a Secondary Plan for the New Community Areas. The Terms of Reference for the preparation of the Secondary Plan(s) will need to take these requirements into consideration.

In addition, Blocks 27 and 41 have some unique challenges and opportunities that will need to be examined in detail through the Secondary Plan process. These include:

- Protecting the Natural Heritage System and Greenbelt Plan Area being located at the headwaters of both the Humber and Don Rivers;
- Recognition of sensitive and distinctive differences, including species at risk, between the Humber and Don Watersheds in this area;
- Implementation of the outcomes of the Natural Heritage Network Study;
- Connecting to and between existing communities, Blocks 27 and 41 and the Highway 400 West Employment Area taking into consideration the transit and transportation requirements, the natural heritage systems and the barrier of Highway 400;
- Block 27 is being proposed, by owners and the City of Vaughan, to accommodate a GO Rail station. Rail corridor upgrades are planned by Metrolinx to achieve the objective of full day service on the Barrie line. This has the potential to be an urban focus and mobility hub, whose role and design will need to take into consideration the policies of the Growth Plan and the Metrolinx design guidelines;
- The GO Rail station provides the opportunity to develop a multi-modal transit facility serving Block 27, as well as Block 41 and the Highway 400 North Employment Area, connecting to other transit routes to the south;
- The creation of a Community Core and small scale transit hub around the GO Rail station;
- The presence of the Highway 400 North Employment Area provides the opportunity to have more efficient live-work relationships by ensuring that there is housing available for the employees working in the Employment Area;
- The potential presence of the terminus of the GTA West Corridor to the north of Block 27/34 and the potential impact on the road network and traffic patterns;
- Ensuring the timely delivery of municipal services, including transit to link to the YRT system to the south and to minimize traffic impact on adjacent residential areas;

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Given these issues and the Provincial, Regional and City criteria guiding the preparation of the Secondary Plan(s), it will be necessary to consult with the affected levels of government and agencies before finalizing the Terms of Reference for the Secondary Plan study.

Preliminary feedback from the landowners has indicated an interest in splitting the New Community Areas into two separate secondary plan processes to address the issues being raised. In accordance with Policy 9.2.2.14 staff will be evaluating the merits of preparing two as opposed to one secondary plan for the New Community Areas.

Therefore, it is recommended that staff be directed to report to a future Committee of the Whole meeting for the purposes of obtaining approval for the Terms of Reference for consulting services to undertake the preparation of the New Community Areas Secondary Plan(s) and direction to issue the Request for Proposal(s).

Relationship to Vaughan Vision 2020

The actions recommended in this report are consistent with the Vaughan Vision objectives to: Plan and Manage Growth and Economic Vitality; and to Lead and Support Environmental Sustainability.

Regional Implications

Proceeding with the New Community Areas Secondary Planning process in the manner recommended in this report, is consistent with the City's revised policy direction that was supported by Regional Council on June 28, 2012. This was forwarded to the Ontario Municipal Board as part of the resolution that established the Region's position supporting the approval of Volume 1 of the Vaughan Official Plan 2010.

Conclusion

Based on the revision to Policy 10.1.1.2 and the progression of related matters, it is possible that the New Community Areas Secondary Plan work could commence in the second half of 2013. Therefore, it would be prudent initiate the preparation of the Terms of Reference for the retention of consulting services. Funds to undertake the secondary plan work have been identified in the draft 2013 Capital Budget.

In order to proceed it is recommended that the recommendations of this report as set out above be approved.

Attachments

1. New Community Areas: VOP 2010 Volume 1, Schedule 1 "Urban Structure"

Report prepared by:

Roy McQuillin, Manager of Policy Planning, ext. 8211

/lm

(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.)

COMMITTEE OF THE WHOLE – OCTOBER 16, 2012

DIRECTION TO REPORT ON TERMS OF REFERENCE AND BUDGET PREPARATION OF THE NEW COMMUNITY AREAS SECONDARY PLAN(S) FILE 26.4

Recommendation

The Commissioner of Planning recommends:

1. That Staff report to a future Committee of the Whole meeting to obtain approval of a Terms of Reference for retaining consulting services to undertake the New Communities Secondary Plan(s), prepared in consultation with the Region of York and Provincial ministries and agencies; and approval to proceed with the issuance of a Request for Proposal(s);
2. That funds for the New Community Area Secondary Plan(s) be considered in the 2013 Capital Budget deliberations; and
3. That Policy 10.1.1.2. in Volume 1 of VOP 2010 be modified to read as follows, in accordance with the direction of Vaughan Council, as approved by Region of York Council:

10.1.1.2 The initiation of the **New Community Areas** Secondary Plan(s) within the Region of York Official Plan Amendment No. 2 (ROPA 2) Area, as shown on Schedule 1, will not proceed until two of the Secondary Plans identified on Schedule 14-A (Areas Subject to Secondary Plans), as "Required Secondary Plan Areas" and the Natural Heritage Network Study are substantially completed. For the purposes of the Secondary Plans identified on Schedule 14-A, substantial completion means having held a Statutory Public Hearing under the *Planning Act*; and for the purpose of the Natural Heritage Network Study substantial completion means the submission by the landowners within the ROPA 2 amendment area of information in a format and at a level of detail consistent with the TRCA, York Region and City of Vaughan policies, a report to Committee of the Whole and Council on the findings of Phase 1 of the Natural Heritage Network Study and Council approval of Terms of Reference for Phases 2-4.

And that this revised version of Policy 10.1.1.2 be incorporated into the modified version of VOP 2010; and

4. That this report be forwarded to the Region of York and Province of Ontario for information purposes.

Contribution to Sustainability

Goal 2 of *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, focuses on the new Official Plan to "ensure sustainable development and redevelopment". The description of Goal 2 explains the transformative vision for the new Official Plan.

Vaughan is committed to sustainable land use. Vaughan Tomorrow, our consolidated Growth Management Strategy – 2031, has a central focus on creating a cutting-edge Official Plan that will provide for increased land use densities, efficient public transit, considerations for employment lands and open space systems, as well as walkable, human scale neighbourhoods that include services, retail, and an attractive public realm.

The plan will guide the creation of the physical form that will reflect a “complete” community.

Economic Impact

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Communications Plan

A communication plan in respect of this report is not required. Preparation of the Secondary Plans will require a comprehensive communication plan that will address public and stakeholder consultation. This will be a requirement included in the Terms of Reference, as part of the consulting assignment.

Purpose

The purpose of this report is:

- To report back on the initiation of the New Community Secondary Plan(s) within ROPA 2 (Blocks 27 and 41) as directed by Council on June 28, 2012; and
- To obtain direction to report to a future Committee of the Whole meeting for approval of Terms of Reference for retaining consulting services to undertake the New Communities Secondary Plan(s) and to proceed with the issuance of a Request for Proposal(s).

Background – Analysis and Options

a) Location

VOP 2010 identifies two “New Community Areas” being located in:

- Block 27, which is bounded on the south by Teston Road; on the east by Keele Street, on the west by Jane Street and on the north by Kirby Road; and
- Block 41, which is bounded on the south by Teston Road; on the east by Weston Road, on the west by Pine Valley Drive and on the north by Kirby Road.

The New Community Areas are shown on Attachment 1.

b) Vaughan Official Plan 2010

Policies Affecting the New Community Areas Secondary Plan

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10.1.1.2 That in order to achieve orderly, managed growth and development, the preparation of the New Community Area Secondary Plan will only proceed:

- a) After five of the required secondary plans identified under the heading “Required Secondary Plan Areas” on Schedule 14-A, “Areas Subject to Secondary Plans” have been substantially advanced (meaning that the secondary plans have proceeded to a statutory public hearing under the *Planning Act*); and

b) The Natural Heritage Network Study has been completed.

Policy 9.2.2.14 “New Community Areas” provides that the New Community Areas are to be subject to one comprehensive and coordinated City-initiated Secondary Plan process, “unless extenuating circumstances (e.g. GTA West Corridor) would dictate otherwise ...” This policy also prescribes a range of objectives that the secondary planning process will need to achieve.

As such the New Community Areas may be subject to a single Secondary Plan process or individual Secondary Plans, one for each of Blocks 27 and 41, if warranted. The merits of one versus two Secondary Plans will be addressed in the follow-up report recommended herein.

Current Status of the Required Studies Identified in Section 10.1.1.2

The “Required Secondary Plan Areas”, as shown on Schedule 14-A are:

- Vaughan Mills Centre;
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The Natural Heritage Network Study (Phase 1) commenced in the second quarter of 2012. The completion of Phase 1, with a report to Council, is projected for December 2012. On September 4, 2012 a report was submitted to Committee of the Whole recommending approval of draft Terms of Reference for the preparation of Phases 2, 3 and 4 of the Natural Heritage Network Study and direction to issue a Request for Proposals. This direction was ratified by Council at its September 25, 2012 meeting. This will allow for the seamless continuation of the Natural Heritage Network Study from Phase 1 into Phases 2-4.

c) The Region of York Official Plan

The Region of York Official Plan was approved by the Ministry of Municipal Affairs and Housing on September 7, 2010. It has been subject to a number of appeals and has been undergoing a mediation process which resulted in the Ontario Municipal Board granting a partial approval of the plan on July 11, 2012. Chapter 2, “A Sustainable Natural Environment” was part of the partial approval. The hearing on the remaining matters has been scheduled for January 2013.

On September 23, 2010 Regional Council adopted Regional Official Plan Amendments Numbers 1, 2 and 3. These amendments provide for expansions of the Urban Area into the “Whitebelt”, as defined in the Provincial Growth Plan, in East Gwillimbury, Vaughan

and Markham. Regional Official Plan Amendment No. 2 (ROPA 2) applies to the City of Vaughan and it corresponds to the New Community Areas identified in VOP 2010.

A number of appeals were received in respect of Regional Official Plan Amendment Numbers 1, 2 and 3, which were forwarded to the Ontario Municipal Board. A single appeal was received against ROPA 2. However, by letter dated May 22, 2012 the appellant withdrew its appeal. On June 6, 2012 the OMB issued a letter advising of the withdrawal of the appeal and that, in accordance with the *Planning Act*, the decision of Regional Council to adopt the amendment was final and that it comes into effect as an official plan or part of an official plan on the day the last outstanding appeal has been withdrawn. The approval of Regional Official Plan Amendment No. 2, resolves one of the necessary steps required before the secondary planning for Vaughan's New Community Areas can begin. However, while the urban area has been expanded, the ROPA 2 area continues to be under site and area specific appeals.

Subsection 5.6 of the Region of York Official Plan "Building Complete Communities", under 5.6.1, provides:

1. That local municipalities, in consultation with York Region, prepare comprehensive secondary plans for *new community areas* that meet or exceed the policies of this section of this Plan. The secondary plan preparation should include an innovative approach that involves a multi-disciplinary team assembled by the local municipality in order to ensure an integrated and sustainable approach to the planning, design and approval of the secondary plan.

It is the objective of the Region's plan: "To ensure that the Region's *new community areas* prioritize people, sustainability and liveability." In this regard the Plan identifies a series of criteria that will need to be met by the local municipalities in the preparation of the secondary plans. The VOP 2010 is consistent with these Regional policies.

d) Amendment to Policy 10.1.1.2

On April 19, 2012 Regional Council considered a staff report in respect of the "Ground-Related Housing Demand/Supply Analysis" conducted by Regional staff. The analysis concluded that the Region as a whole had an approximate 10-12 year supply of ground related housing units (singles, semis and townhouses), with the southerly municipalities having a more constrained supply. In Vaughan it was estimated that there was a 5.5 to 8.5 year supply without the additional units from the New Community Areas.

Given that it would take 5-8 years to bring the New Community Areas to the point of issuing building permits, the report identified the need for "local municipal planning for the Region's new community areas to commence in the near future." Regional Council directed, among other things that: Regional staff make presentations to Markham, Vaughan and Richmond Hill Councils and that Markham, Richmond Hill and Vaughan be requested to provide updates on their progress in planning for their new community areas by September 2012.

On June 19, 2012 Regional staff presented the results of the Ground Related Housing Demand/Supply Analysis to Vaughan Committee of the Whole. On June 26, 2012, in consideration of the presentation, Council directed as follows:

"That based on the information received from the Region of York, Section 10.1.1.2 be amended in the Vaughan 2010 OP precluding the initiation of new Community Secondary Plans within ROPA 2, until two of the identified Secondary Plans and the Natural Heritage Network Study are substantially completed. For the purposes of Secondary Plans identified on Schedule 14-A, substantial completion means a Statutory Public Hearing has been held pursuant

to the Planning Act. For the purposes of the Natural Heritage Network Study, substantial completion means the submission by landowners within the ROPA 2 of information in a format and at a level of detail consistent with TRCA, York Region and City of Vaughan policies inclusive of a report to Committee of the Whole and Council on the findings of Phase 1 and Council approval of terms of reference for phases 2-4.

That Staff report back on achieving this goal, including the identification of any or all additional regional or provincial infrastructure and services including transportation, to the Committee of the Whole meeting on September 4, 2012.”

The second part of the resolution, in regard to the regional and provincial infrastructure needs, is being addressed by a report to Committee of the Whole by the Commissioner of Engineering and Public Works entitled "Block 27 and 41 Secondary Plan Areas, Infrastructure Requirements, Ward 1 – Vacinity North of Teston Road Between Pine Valley & Keele" dated October 16, 2012.

This resolution was forwarded to the Region of York for Regional Council's consideration in respect of the Regional report on the "City of Vaughan Official Plan (2010), Volume 1". At the June 28, 2012 Council Meeting, Regional Council adopted the following:

York Region supports modification to Policy 10.1.1.2 of the Vaughan Official Plan (2010) Volume 1, that precludes initiation of New Community Secondary Plans within Regional Official Plan Amendment No. 2 (ROPA 2), until two (2) of the Secondary Plans identified in Schedule 14-A and the Natural Heritage Network Study are substantially complete;

In order to implement the resolutions of Vaughan and York Region Councils, it will be necessary to translate them into policy language for inclusion in VOP 2010. On this basis, it is recommended that Policy 10.1.1.2 be modified to read as follows:

10.1.1.2 The initiation of the New Community Area Secondary Plan(s) within the Region of York Official Plan Amendment No. 2 (ROPA 2) Area, as shown on Schedule 1, will not proceed until two of the Secondary Plans identified on Schedule 14-A (Areas Subject to Secondary Plans), as "Required Secondary Plan Areas" and the Natural Heritage Network Study are substantially completed. For the purposes of the Secondary Plans identified on Schedule 14-A, substantial completion means having held a Statutory Public Hearing under the *Planning Act*; and for the purpose of the Natural Heritage Network Study substantial completion means the submission by the landowners within the ROPA 2 amendment area of information in a format and at a level of detail consistent with the TRCA, York Region and City of Vaughan policies, a report to Committee of the Whole and Council on the findings of Phase 1 of the Natural Heritage Network Study and Council approval of Terms of Reference for Phases 2-4.

Policy 10.1.1.2, as set out above, will be incorporated into the modified version of VOP 2010. The content of the revised policy was discussed with the Region of York staff and was found to be satisfactory.

e) Basis for the Preparation of the New Community Area Secondary Plan

Circumstances are falling into place, which may result in the opportunity to proceed with the New Community Secondary Plan(s) in the second half of 2013. These include:

Regional Official Plan

- ROPA 2 is approved;
- The New Community Policies in the Regional Official Plan have been substantially approved and with the hearing commencing early next year, further approvals will probably occur throughout 2013;
- The Region of York is finalizing its New Communities development guidelines, for approval this Fall;
- The Region of York has identified a need for additional ground related housing (i.e. single detached, semi-detached and townhouse units), which will require planning for the New Communities to proceed more quickly than originally anticipated;

Vaughan Official Plan

- Prior to initiation of the Secondary Plan studies, the policies of the new VOP 2010 Volume 1, governing the development of the New Community Areas should be approved by the Ontario Municipal Board. This would include approval of the land use designation on the pertinent schedules, the **New Community Areas** policies under Policy 9.2.2.14 and the requirements for the preparation of Secondary Plans under Policy 10.1.1.3, among others. With the first pre-hearing conference on the VOP 2010 appeals scheduled for November, it is possible that sufficient approvals may be in place by mid-2013 to allow for the secondary plan studies to proceed, in accordance with this policy;
- Given the status of the Schedule 14-A Secondary Plan studies identified above, it is expected that the new criteria in the revised Policy 10.1.1.2, as set out above, will be met within the first two quarters of 2013 (i.e. two of the required Secondary Plans having a Statutory Public Hearing);
- With respect to the Natural Heritage Network Study, a report on Phase 1 is planned for December of this year, thus fulfilling one of the requirements of the revised Policy 10.1.1.2. In order for Phase 1 to proceed without delay into Phases 2-4, it will be necessary for the consulting team to be in place before the end of the year. Council approved the draft Terms of Reference for the Phases 2-4 of the Natural Heritage Network Study and provided direction to issue the Request for Proposals. This approval will fulfill another requirement of the revised Policy 10.1.1.2.
- At this point, the timing of the environmental submission by the landowners has not been determined. Some initial meetings have occurred in the context of the Natural Heritage Network Study but confirmation needs to be obtained from the ROPA 2 (New Community Areas) proponents as to when it would be available. Receipt of this information in a format and at a level of detail consistent with the policies of the TRCA, the City and the Region, and the Natural Heritage requirements of the PPS would fulfill this requirement of the new Policy 10.1.1.2.

Given that all these criteria have the potential to be met over the next 6-9 months, it would be prudent to plan for the initiation of the New Community Areas Secondary Plan(s) in the latter part of 2013. In order to have the required resources in place to begin this work in 2013 it will be necessary to include this project in the 2013 Capital Budget and be in a position to issue the Request for Proposal(s) in the latter half of 2013.

f) Pre-Planning will be Important to the Success of the New Community Areas Secondary Plan (Blocks 27 and 41)

The New Community Areas represent an Urban Boundary Expansion under the Provincial Growth Plan. As such there are high expectations attached to the form and quality of development. It should be the objective of the City to bring forward a plan for a complete community that reflects the best and most up-to-date planning practices. From a policy perspective, the Regional Official Plan in Section 5.6 states:

York Region's new community areas will be state of the art, compact, vibrant, inclusive and diverse. They will prioritize people, sustainability and liveability. A Regional Greenlands System that is connected to a network of parks and open spaces is a key component of new community areas. Each complete community will have a unique sense of place and identity, and offer a variety of housing, employment and mobility choices. They will be mixed use communities with high quality urban design, attracting residents and workers alike.

VOP 2010 Volume 1 references the Region's approach to the New Community Areas (Policy 2.2.3). In addition, both the Regional and City Plans have comprehensive criteria to guide the preparation of a Secondary Plan for the New Community Areas. The Terms of Reference for the preparation of the Secondary Plan(s) will need to take these requirements into consideration.

In addition, Blocks 27 and 41 have some unique challenges and opportunities that will need to be examined in detail through the Secondary Plan process. These include:

- Protecting the Natural Heritage System and Greenbelt Plan Area being located at the headwaters of both the Humber and Don Rivers;
- Recognition of sensitive and distinctive differences, including species at risk, between the Humber and Don Watersheds in this area;
- Implementation of the outcomes of the Natural Heritage Network Study;
- Connecting to and between existing communities, Blocks 27 and 41 and the Highway 400 West Employment Area taking into consideration the transit and transportation requirements, the natural heritage systems and the barrier of Highway 400;
- Block 27 is being proposed, by owners and the City of Vaughan, to accommodate a GO Rail station. Rail corridor upgrades are planned by Metrolinx to achieve the objective of full day service on the Barrie line. This has the potential to be an urban focus and mobility hub, whose role and design will need to take into consideration the policies of the Growth Plan and the Metrolinx design guidelines;
- The GO Rail station provides the opportunity to develop a multi-modal transit facility serving Block 27, as well as Block 41 and the Highway 400 North Employment Area, connecting to other transit routes to the south;
- The creation of a Community Core and small scale transit hub around the GO Rail station;
- The presence of the Highway 400 North Employment Area provides the opportunity to have more efficient live-work relationships by ensuring that there is housing available for the employees working in the Employment Area;
- The potential presence of the terminus of the GTA West Corridor to the north of Block 27/34 and the potential impact on the road network and traffic patterns;
- Ensuring the timely delivery of municipal services, including transit to link to the YRT system to the south and to minimize traffic impact on adjacent residential areas;

Given these issues and the Provincial, Regional and City criteria guiding the preparation of the Secondary Plan(s), it will be necessary to consult with the affected levels of government and agencies before finalizing the Terms of Reference for the Secondary Plan study.

Preliminary feedback from the landowners has indicated an interest in splitting the New Community Areas into two separate secondary plan processes to address the issues

being raised. In accordance with Policy 9.2.2.14 staff will be evaluating the merits of preparing two as opposed to one secondary plan for the New Community Areas.

Therefore, it is recommended that staff be directed to report to a future Committee of the Whole meeting for the purposes of obtaining approval for the Terms of Reference for consulting services to undertake the preparation of the New Community Areas Secondary Plan(s) and direction to issue the Request for Proposal(s).

Relationship to Vaughan Vision 2020

The actions recommended in this report are consistent with the Vaughan Vision objectives to: Plan and Manage Growth and Economic Vitality; and to Lead and Support Environmental Sustainability.

Regional Implications

Proceeding with the New Community Areas Secondary Planning process in the manner recommended in this report, is consistent with the City's revised policy direction that was supported by Regional Council on June 28, 2012. This was forwarded to the Ontario Municipal Board as part of the resolution that established the Region's position supporting the approval of Volume 1 of the Vaughan Official Plan 2010.

Conclusion

Based on the revision to Policy 10.1.1.2 and the progression of related matters, it is possible that the New Community Areas Secondary Plan work could commence in the second half of 2013. Therefore, it would be prudent initiate the preparation of the Terms of Reference for the retention of consulting services. Funds to undertake the secondary plan work have been identified in the draft 2013 Capital Budget.

In order to proceed it is recommended that the recommendations of this report as set out above be approved.

Attachments

1. New Community Areas: VOP 2010 Volume 1, Schedule 1 "Urban Structure"

Report prepared by:

Roy McQuillin, Manager of Policy Planning, ext. 8211

Respectfully submitted,

John MacKenzie
Commissioner of Planning

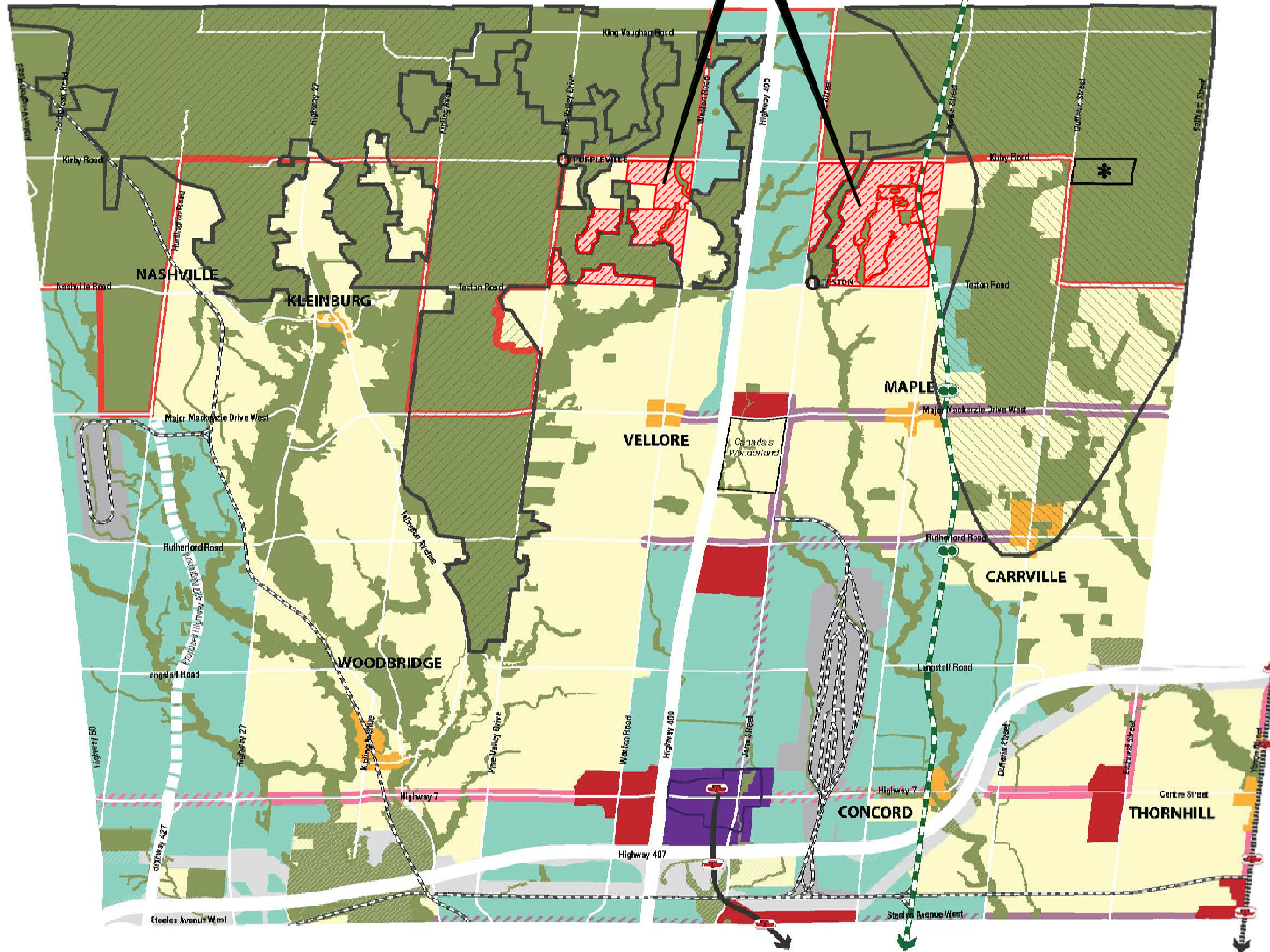
Diana Birchall
Director of Policy Planning

/lm

SCHEDULE 1

Urban Structure

NEW COMMUNITY AREAS



¹ See Schedule 4 for limits and land use information of the Greenbelt Plan Area and Oak Ridges Moraine Conservation Plan Area



New Community Areas:
Urban Structure

October 16, 2012

Mayor and Council
City of Vaughan
Clerk's Office
E: Jeffrey.Abrams@vaughan.ca

C	<u>1</u>
Item #	<u>7 & 8</u>
Report No.	<u>39</u>
<u>Council - OCTOBER 30/12</u>	

Dear Mayor and Council,

RE: COMMITTEE OF THE WHOLE MEETING OCTOBER 16, 2012,
ITEM #7, DIRECTION TO REPORT ON TERMS OF REFERENCE AND BUDGET PREPARATION
OF THE NEW COMMUNITY AREAS SECONDARY PLAN(S)
ITEM #8, BLOCK 27 & 41

I have attended three meetings to learn and share input on the current Natural Heritage Network Study (NHNS) taking place in Vaughan. As I see it phase 1 was to pull together all existing records & documentation, with phases 2, 3, and 4 involving further field studies to determine where best to expand or contract current boundaries for forest, linkage, field/meadow and wetlands.

I am very disappointed to learn that the secondary plans for the urban expansion in blocks 27 and 41 will proceed without the completion of phases 2, 3, and 4 in these areas.

These northern areas of Vaughan hold the best areas where the Natural Heritage Network could be expanded as determined by the collection and analysis of data. Ideally the Natural Heritage Network Study for all of Vaughan should be completed prior to any development in these undeveloped areas, however at a minimum, all four phases of the NHN Study should be completed for blocks 27, 41 and adjacent areas prior to starting any secondary plans for these blocks. I question how those involved with the development of secondary plans can start without first knowing which areas, wildlife and habitat, need to be protected.

The NHN Study is also crucial in determining where the infrastructure for blocks 27 and 41 should go, as well as where the infrastructure should go for the new employment lands.

That being said, many new homes will be built in these two blocks and many new people will move into these areas. More people will be commuting to and from, using the existing roads, and adding to the existing congestion, gridlock and frustration felt by the citizens of Vaughan.

The ways to reduce this added congestion, gridlock, and frustration would be to only develop the lands of block 27 and 41 as the employment lands and transportation network in the area are developed. The transportation network should include bike paths around the new communities with routes to and through the employment lands (ideally not on the roads that motorized vehicles use). There should be walking paths that cut through streets to minimize walking distances to schools, community centres, main arterial roads (and public transit) and employment areas. And public transit should be up and running as the newcomers move into

their new homes so they can develop new “healthy and environmentally friendly” transportation “habits”. Ideally the new GO Station should come online before, or at the same time.

The City of Vaughan has a great opportunity to create a new community that will be the envy of all Vaughan residents, a healthy and green community that residents will be proud to live in. I urge Council to make sure that the right steps are taken to ensure that this happens.

Complete Phases 1, 2, 3, and 4 of the Natural Heritage Network Study in Blocks 27 & 41 and the areas adjacent to these blocks prior to starting any secondary plans for these areas.

Only develop the lands of block 27 and 41 as the employment lands / jobs, and the transportation network in the area are developed.

Sincerely,
Susan Sigrist
27 Matterhorn Road
Maple, ON L6A 2V4

Kleinburg and Area Ratepayers' Association

P.O. Box 202, Kleinburg, Ontario, L0J 1C0
Email: kara@kara-inc.ca Website: www.kara-inc.ca

October 16th, 2012

C	<u>3</u>
Item #	<u>748</u>
Report No.	<u>39</u>
<u>Council - OCTOBER 30/12</u>	

Dear Mayor and Council

The KARA Board of Directors is taking this opportunity to advise you that we are strongly in support of Councillor Deb Schulte's motion to delay initiating the Secondary Plans for the New Community Areas until the Natural Heritage Network is complete and that the development only be allowed to proceed in conjunction with the employment opportunities in adjacent lands and the identified transportation infrastructure.

We also support a financial impact analysis for both Blocks.

Sincerely,



Ken Schwenger
President, KARA

Subject:

FW: FOR COUNCIL: Secondary Plan for New Community Areas

-----Original Message-----

From: Jamie Maynard [<mailto:jamiemaynard@bellnet.ca>]

Sent: Monday, October 15, 2012 4:25 PM

To: Abrams, Jeffrey

Subject: Secondary Plan for New Community Areas

C	<u>7</u>
Item #	<u>7</u>
Report No.	<u>39</u>
<u>Council - OCTOBER 30/12</u>	

Hello,

I would like to express my support for the proposal to defer any decisions on the New Community Areas until after the Natural Heritage Network Study is completed. We need to have a very clear vision of what we want to see in terms of natural heritage and greenspace. We also need to be sure that we are designing communities that best reflect the goals of integrated, sustainable neighbourhoods. I don't feel we are at the point where we can ensure either of these.

Thank you,

Jamie Maynard
75 William Street,
Woodbridge, Ontario
L4L 2R9

DATE: OCTOBER 30 2012
TO: HONOURABLE MAURIZIO BEVILACQUA, MAYOR
AND MEMBERS OF COUNCIL
FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING
RE: COUNCIL ITEM – OCTOBER 30, 2012

C	<u>9</u>
Item #	<u>7</u>
Report No.	<u>39</u>
<u>Council - OCTOBER 30/12</u>	

**DIRECTION TO REPORT ON TERMS OF REFERENCE AND BUDGET
PREPARATION OF THE NEW COMMUNITY AREAS SECONDARY PLAN(S)
FILE 26.4**

The following recommendation was made at the Committee of the Whole meeting of October 16, 2012, regarding Item #7:

“The Committee of the Whole recommends:

- 1) **That consideration of this matter be deferred to the Council meeting of October 30, 2012 for staff review and comment on the following motions:**
 1. **Prior to the approval of the secondary plans and block plans, Council shall include in the requirements of the Terms of Reference for the secondary plans a study of the staging and timing of the development for each block in terms of its financial impact on the City which will ensure that both developments are within the financial capability of the City;**
 2. **That the Terms of Reference for the Secondary Plans incorporate the findings of Phases 2-3 of the Natural Heritage Network as key criteria for preparing the structure and design of development of the New Community Areas;**
 3. **The Region of York's New Community Guidelines be incorporated in the Terms of Reference to ensure the developments are sustainable and that they provide for complete and healthy communities; ”**

Regarding recommendation 2, based on the understanding of the timing for the Natural Heritage Network Study it is appropriate to incorporate the findings of Phases 2 and 3 of the Natural Heritage Network Study into the Terms of Reference for the New Community Secondary Plans.

In reference to recommendation 3, the Region's New Community Guidelines are anticipated to be finalized in consultation with stakeholders by the spring of 2013. Therefore, it would be appropriate to include in the Terms of Reference for the New Community Areas Secondary Plan studies, a requirement for the consideration of the New Community Guidelines in the development of the Secondary Plans.

Respectfully submitted,


John Mackenzie
Commissioner of Planning

- c. Clayton D. Harris, City Manager
Barbara Cribbett, Commissioner of Finance and City Treasurer
Jeffrey Abrams, City Clerk

Date: October 30, 2012

TO: Honourable Maurizio Bevilacqua, Mayor
And Members of Council

FROM: Barbara Cribbett, Commissioner of Finance & City Treasurer

RE: Council Item – Committee of the Whole October 16, Report No. 39 Item 7

C	<u>12</u>
Item #	<u>7</u>
Report No.	<u>39</u>
<u>Council - OCTOBER 30/12</u>	

**DIRECTION TO REPORT ON TERMS OF REFERENCE AND BUDGET
PREPARATION OF THE NEW COMMUNITY AREAS SECONDARY PLAN(S) –
COMMITTEE OF THE WHOLE OCTOBER 16, 2012**

The following recommendation was approved at the October 16, 2012 Committee of the Whole meeting:

- 1) That consideration of this matter be deferred to the Council meeting of October 30, 2012 for staff review and comment on the following motions:
 1. *Prior to the approval of the secondary plans and block plans, Council shall include in the requirements of the Terms of Reference for the secondary plans a study of the staging and timing of the development for each block in terms of its financial impact on the City which will ensure that both developments are within the financial capability of the City;*

The following comments are provided in response to this recommendation.

Financial Information and Analysis Currently Undertaken

Currently the City goes through an extensive process to identify the growth related capital that is required to service growth. Information with respect to existing service levels, costs, timing and other details is captured in the Development Charge Background Study. The Study forms the basis for rates that are collected and are reflected in the City's Development Charge By-law. The majority of the capital and operating costs are not associated with a specific geographic area, but rather are considered on a city-wide basis.

The growth related costs that are detailed in the Development Charge (DC) Background Study are updated every 5 years. In addition to capital costs, the future capital-induced operating costs are also identified in the DC Background Study.

Determining Growth Related Capital Costs

Generally, growth-related costs can be separated into two categories, those that are driven by population growth (per capita) and those that tend to be associated with land area associated with growth.

The following are examples of per-capita services.

- Library
- Parks
- Recreation

The extent of infrastructure that is required to provide these services is determined on a City-Wide basis. Development Charges legislation will only allow the City to fund the future capital costs that are required to essentially maintain existing service levels. If the City does not increase service levels the operating costs relating to these “per capita services” should align with the existing operating cost per capita which is currently funded by a combination of user fees and taxation.

The following are examples of services where land area has an impact

- Roads
- Water/waste water
- Sidewalks
- Street lighting
- Fire services

The growth related capital costs for services related to land area are also funded by development charges. The financial impact of the operating costs associated with infrastructure and facilities in Blocks 27 and 41 should be similar to the rest of the City, unless there is something unique or different that is being requested or required to service these blocks. To date staff are not aware that Council has provided direction that would provide service levels in these blocks that is different from elsewhere in the City

Financial Masterplan

The City has been developing and evolving a Long Range Financial Masterplan. The objective of the Masterplan is to utilize a model to forecast into the future the combined operating and capital impacts based on growth projections, capital requirements (new and replacement) and various assumptions with respect to City operations on a go forward basis.

Although there will always be unknowns and assumptions will change, the model is very helpful in identifying trends and preparing “what if” scenarios and sensitivity analysis on a City-wide basis.

As noted above much of the infrastructure that the City builds to service growth is determined on a per capita basis. As a result the cost of per capita services is not dependant on the location of development within the City.

Blocks 27 and 41

Different parts of the City are planned for different uses. Together these uses create a complete community by providing areas for employment, housing, retail shopping, etc. Taking any one development or block to assess its respective financial impact would not reflect how the planned uses in that development fit within the larger city building context. For example development on lands designated for employment would show a more positive financial impact then lands designated for residential uses, yet both employment and housing are necessary for a complete community.

Conclusion

As noted above service levels significantly drive costs. Service levels are established on a City-wide basis. Service levels impact initial capital costs, ongoing operating costs and the eventual cost of repair and replacement.

It may be more beneficial to focus on the question “Have we or are we creating service levels that are enhanced and are going to create a financial burden on the City in the future?” Enhanced service levels could occur in the following ways:

1. Program offerings lead to the establishment of service levels, some of which may be enhanced. The City is examining services levels through the Program Review to determine how City of Vaughan service levels compare to the average GTA service level.
2. Exceeding Development Charge Average Service levels – Building beyond the funding provided through development charges will result in higher service levels, which increase both capital and operating costs. The City has historically exercised caution in exceeding these existing service standards to avoid additional operating costs, and should continue to do so.
3. Enhanced infrastructure built by developers that the City assumes, for example entrance features, fencing, enhanced streetscape etc. will have a financial impact on the City, as they are not part of the standard service cost built into the City’s budgets.

As noted in # 1 and # 2, the City is monitoring and maintaining service levels through the Program Review exercise and adherence to Development Charge standards, however # 3 may be an area that Council wishes to review from a service and financial impact perspective.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Barbara Cribbett', written in a cursive style.

Barbara Cribbett, CMA
Commissioner of Finance & City Treasurer

c: Clayton Harris, City Manager

Magnifico, Rose

Subject:

FW: Delay Secondary Plans for the New Community Areas

From: Florida Giallonardo-Brienza [<mailto:fgbrienza@gmail.com>]

Sent: Monday, October 15, 2012 10:51 AM

To: Abrams, Jeffrey

Subject: Delay Secondary Plans for the New Community Areas

<u>C 9</u>
COMMUNICATION
CW - <u>Oct 16/12</u>
ITEM - <u>7 + 8</u>

Dear Mr Abrams:

I strongly support delaying the initiation of the Secondary Plans for the New Community Areas until the Natural Heritage Network is complete.

The development should only be allowed to proceed in conjunction with the employment opportunities in adjacent lands and the identified transportation infrastructure.

I would also request a full financial impact analysis for both Blocks.

This seems to be the only judicious approach to the further development of our beloved City of Vaughan.

Florida Giallonardo-Brienza

Ward 2

"Fatti non foste a viver come bruti, ma per seguir virtute e conoscenza."

(Divina Commedia, Inferno, Canto XXVI, 119-120)

Magnifico, Rose

Subject:

FW: Development Plans for The City of Vaughan Item #8

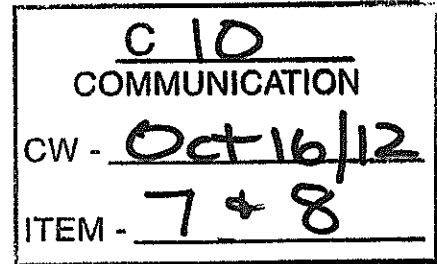
----- Original Message -----

From: brian pittman [<mailto:pinetrees@ca.inter.net>]

Sent: Monday, October 15, 2012 09:55 AM

To: Abrams, Jeffrey

Subject: Development Plans for The City of Vaughan Item #8



As a resident of Vaughan since 1963 I am dismayed by Vaughan's headlong rush to allow every inch of available space to infill with new subdivisions of residential construction. While this provides an influx of builder's lot levies to the City's coffers it is unsustainable and brings a plethora of new problems.

Is the quality of life for the new and existing residents improved by unimaginative town planning which gives little or no consideration to ever- worsening gridlock and agonisingly slow commutes?

I enthusiastically endorse Councillor Schulte's motion to be tabled at the imminent meeting that the City delays initiating the Secondary Plans for the New Community Areas until the Natural Heritage Network is complete and that the development only be allowed to proceed in conjunction with the employment opportunities in adjacent lands and the identified transportation infrastructure. There should also be a comprehensive financial impact analysis.

Brian Pittman, Kleinburg.

Magnifico, Rose

Subject:

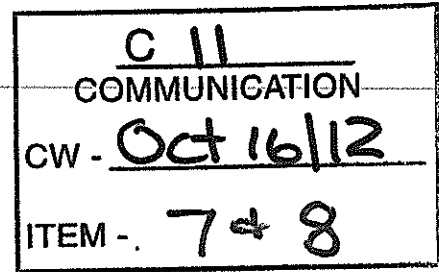
Communication Item 48

From: MARCO BOCCITTO [<mailto:mbocci1087@rogers.com>]

Sent: Monday, October 15, 2012 12:54 PM

To: Abrams, Jeffrey

Subject: Communication Item 48



Dear Mr Abrams ,

As a concerned resident I believe we need to delay initiating the Secondary Plans for the New Community Areas until the Natural Heritage Network is complete and that the development only be allowed to proceed in conjunction with the employment opportunities in adjacent lands and the identified transportation infrastructure. In my opinion this is being rushed and not enough residents have had a chance to voice their opinions. Add to that the meeting being held in the middle of the afternoon when most residents are working this is unfair.

I certainly hope that council listens.

Thank You

Marco Boccitto

Magnifico, Rose

Subject:

FW: Committee of the Whole Item #8 - Natural Heritage

From: Brian McCran [mailto:brianmccran@gmail.com]

Sent: Tuesday, October 16, 2012 12:25 AM

To: Abrams, Jeffrey

Subject: Committee of the Whole Item #8 - Natural Heritage

C 12
COMMUNICATION
CW - Oct 16/12
ITEM - 7+8

Dear Jeffrey,

I suggest that Council delay initiating the Secondary Plans for the New Community Areas until the Natural Heritage Network is complete and that the development only be allowed to proceed in conjunction with the employment opportunities in adjacent lands, the identified transportation infrastructure and is supported by a viable Public Transit Network.

regards,

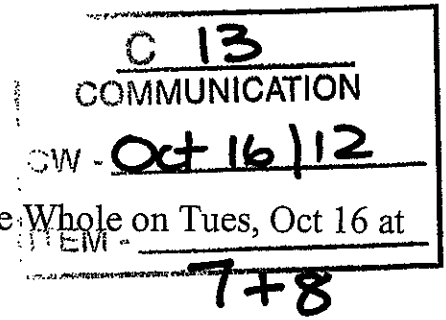
Brian McCran

Vaughan Resident

This e-mail has been scanned by MCI Managed Email Content Service, using Skeptic™ technology powered by MessageLabs. For more information on MCI's Managed Email Content Service, visit <http://www.mci.com>.

Oct 15, 2012

Hello Mr. Abrams,



I would like to speak to #8 on the agenda of the Committee of the Whole on Tues, Oct 16 at 1 PM.

I would advocate that the City completes the Natural Heritage Network Study before proceeding with development of blocks 27 and 41 and that the assessment of the value of the natural heritage should not be done by property owners, but by a body, fully qualified to observe and assess the significance of their natural lands and in an unbiased manner.

In order to create the conditions in which a person finding a job in the new employment lands in Vaughan may also purchase a home close by, I would advocate that the employment lands be developed along with, or before the housing developments.

I also believe that a financial impact study should be done to discern the future maintenance costs and the net benefit to the taxpayers of the City. I believe it makes sense that slower and more methodical development will spread all development costs over a longer period of time and make the future maintenance of infrastructure more financially viable for the City.

Cities need to revise the development process to make it financially feasible in the long term. Where ongoing infrastructure maintenance costs are greater than the increased tax base of the development, the process must be re-thought. The current process is not sustainable, and in this case is likely to be detrimental not only to our economic viability, but also to our valuable natural heritage.

I believe that the tough sledding comes when the Council begins implementing the Official Plan with its sustainability mission. As a taxpayer, I would expect Councilors to withstand outside pressures and to hold on to those priorities with a clear vision of what is good for Vaughan.

Thank you,
Martha Bell

Magnifico, Rose

Subject: Regarding Committee of the Whole Tuesday Oct 16th at 1 PM; Item #8, Block 27 & 41
Secondary Plan Areas Infrastructure Requirements

C 14
COMMUNICATION
CW - Oct 16/12
ITEM - 7 + 8

From: David Toyne [<mailto:davidtoyne@me.com>]

Sent: Tuesday, October 16, 2012 11:26 AM

To: Abrams, Jeffrey

Cc: Gillian Evans; tim.sorochinsky@gmail.com

Subject: Regarding Committee of the Whole Tuesday Oct 16th at 1 PM; Item #8, Block 27 & 41 Secondary Plan Areas Infrastructure Requirements

Dear Mr. Abrams and City Counsellors:

We live at 10240 Pine Valley Drive, south of Teston Road and north of Major Mackenzie. My wife and I are the third generation of her family stewarding Upper Cold Creek Farm. Grant Glassco, original owner of the farm, donated hundreds of acres to the TRCA in the late 70's as part of the family's commitment to maintain and improve the lands for generations to come.

We are disappointed with the accelerating pace of development all around us. Row upon row of houses, some of them monster in dimension, are chewing up farmland and green space at an intensity never seen before. In the pursuit of "intensification", it seems we are forgetting about the unintended consequences of insufficient transportation planning and the impact on our natural heritage and the environment. And the simple act of urbanizing roads is not helping. We need more real intensification, located at or near public transit. Why put a Lowes or Walmart next to the Maple Go Station when you could locate multi-residential condominiums and apartments? We need to stop the reliance upon the car and increase the utilization of public transit - how? Make public transit available and make the car unnecessary.

Living within the Greenbelt gives us a constant reminder of the wonderful natural heritage we enjoy in Vaughan. Our job as stewards of this heritage is to do everything in our power to ensure our descendants have the expected enjoyment of these lands, just as we do now. Biking along Pine Valley, and enjoying the incredible escarpment views to the west near the King-Vaughan Road are just too good to be eviscerated in the name of "progress".

In summary, I agree with Counsellor Schulte in that we believe our community must ensure that any future developments respect the natural heritage requirements for sustainability therein and that developments only proceed in conjunction with the necessary infrastructure. The natural heritage is incredibly rich in these two blocks so we should not be planning the secondary plans until we have the Natural Heritage Network complete. If we understand it correctly, it appears incredulous at worst and inappropriate at best to leave the definition of our Natural Heritage Network to the landowners of Blocks 27 & 41. How can we plan for development when the City of Vaughan has not yet defined what we need to preserve to sustain a healthy Natural Heritage System?

We also believe that development should only proceed after a financial impact study has confirmed that the developments are within the financial capacity of the City. As stewards of the land and our tax

dollars, I urge counsel to act with prudence and a view to the greater common good, not the needs or desires of landowners/developers in these two blocks. Lets make sure we are not destroying the natural heritage we have been blessed with in the name of development, nor are we saddling our future generations with even more public debt, just because you have the power to do so. Your legacy as counsellors will be defined by the compromises inherent in the decisions you make.

In summary, and consistent with Counsellor Shulte's recommendation, we strongly encourage delaying Secondary Plans for the New Community Areas until the Natural Heritage Network is complete and that the development only be allowed to proceed in conjunction with the employment opportunities in adjacent lands, the identified transportation infrastructure and is supported by a viable Public Transit Network. On the matter of financing infrastructure, Council should require a financial impact analysis for both Blocks be prepared with full accountability on the costs/benefits therein.

Thank you for reading our letter,

Gillian Evans and David Toyne