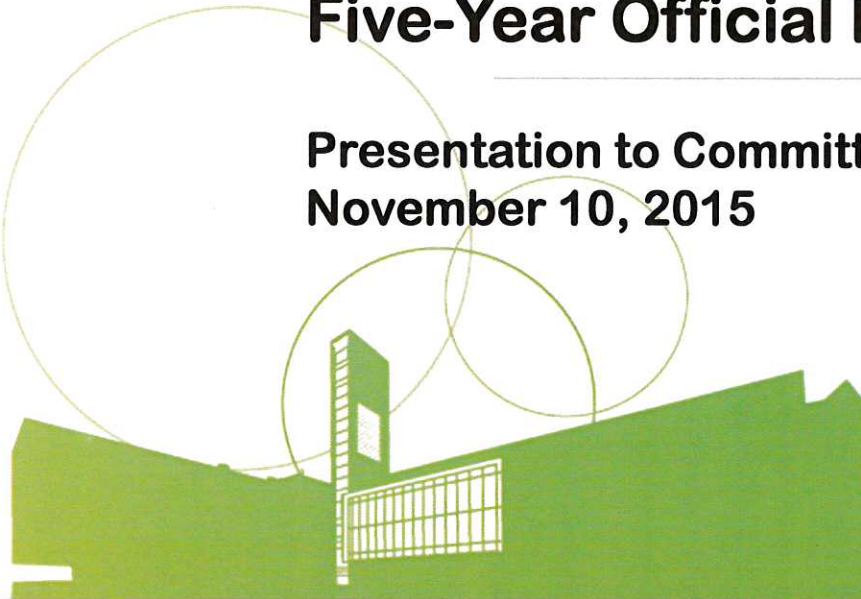


CI - Committee of the Whole  
(Working Session)  
November 10/15  
Item #1

# **Direction to Proceed Updating the City's Growth Management Strategy Municipal Comprehensive Review Five-Year Official Plan Review**

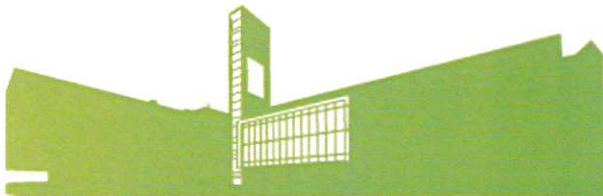
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**Presentation to Committee of the Whole (Working Session)  
November 10, 2015**



# PURPOSE OF THE REPORT

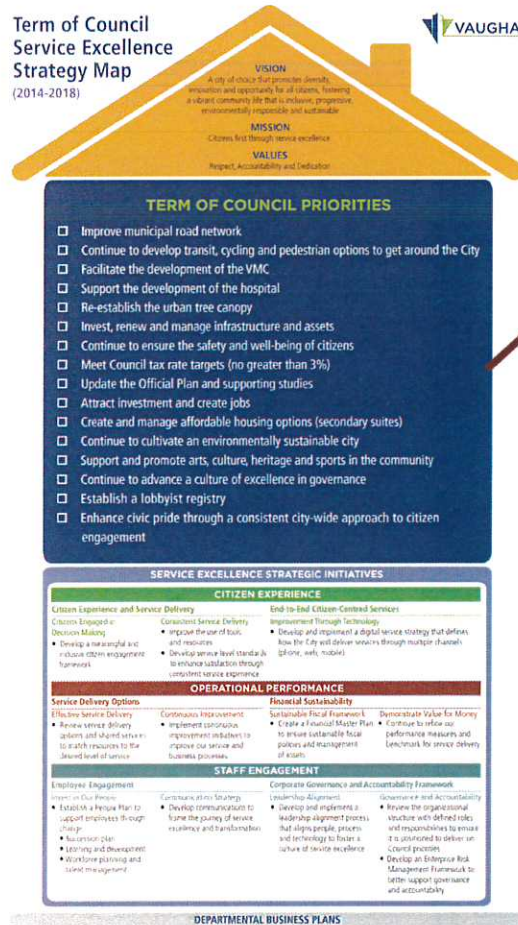
- To obtain direction to proceed with:
  - The updating of the City's Growth Management Strategy 2031 (Vaughan Tomorrow) to accommodate growth to the year 2041;
  - Conduct a Municipal Comprehensive Review and the statutory five-year review of the Official Plan, which will lead to an amended Vaughan Official Plan 2010 and updated infrastructure and services Master Plans.





# CONVERGENCE WITH CITY POLICY

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



## Term of Council Priorities 2015-2018

### Primary Mandate:

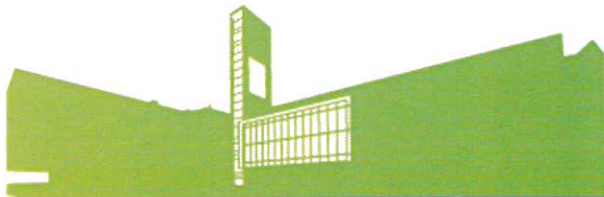
- Update the Official Plan and supporting studies

### Supportive of Other Priorities:

- Invest, renew and manage infrastructure and assets
- Attract investment and create jobs
- Create and manage affordable housing options (secondary suites)
- Continue to cultivate an environmentally sustainable city
- Enhance civic pride through a consistent city-wide approach to citizen engagement

## **Background: Vaughan Tomorrow**

- Vaughan Official Plan 2010 adopted in September 2010;
- Part of “Vaughan Tomorrow” the City’s Growth Management Strategy to accommodate growth to 2031;
- Program involved the coordination of City policy documents:
  - Vaughan Vision 20/20
  - Green Directions Vaughan (new initiative)
  - Official Plan Review/Municipal Comprehensive Review (resulted in VOP 2010)
  - Supporting Infrastructure and Servicing Master Plans
- Council direction to proceed-February 2007; Budget-\$5 million



# Vaughan Tomorrow



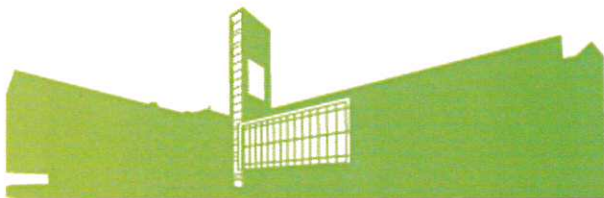
Vaughan Tomorrow provides the template for proceeding with the next review of the **Growth Management Strategy**



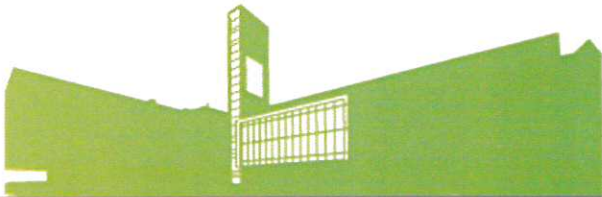


## **Basis for Proceeding with the Update**

- Provincial Growth Plan Amendment No. 2 providing for population and employment growth to 2041 was approved 2013;
- York Region Municipal Comprehensive Review and Five Year Statutory OP are underway: Includes a policy review, allocation of population and employment to the local municipalities to 2041 and development scenario;
- This includes the extent of any boundary expansions and intensification targets;
- Regional Council expected to confirm a preferred development scenario as the basis for the draft Regional OPA later this year;
- Adoption of the Regional OPA is planned for late 2016.



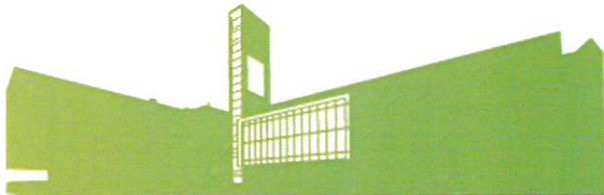
- VOP 2010 first approvals in 2012 – Statutory 5 year review due;
- City OP has to conform to the Growth Plan and Regional Plan;
- Province is requiring Growth Plan conformity by June 2018;
- To meet the Provincial target our Municipal Comprehensive Review, along with the Statutory 5 year Official Plan Review should start in 2016;
- The result will be an amended Vaughan Official Plan 2010 and not a replacement;
- The work will be targeted and the resulting changes minimized, which will reduce the potential for appeals.



# Scope of the City's Growth Management Review

The following Plans will be updated concurrently to accommodate the 2041 population/employment targets:

- VOP 2010
- Green Directions Vaughan
- Active Together Master Plan
- Water Wastewater Master Plan
- Transportation Master Plan
- Storm Drainage and Storm Water Management Master Plan
- Development Charge Study
- Employment Section/Economic Development Strategy



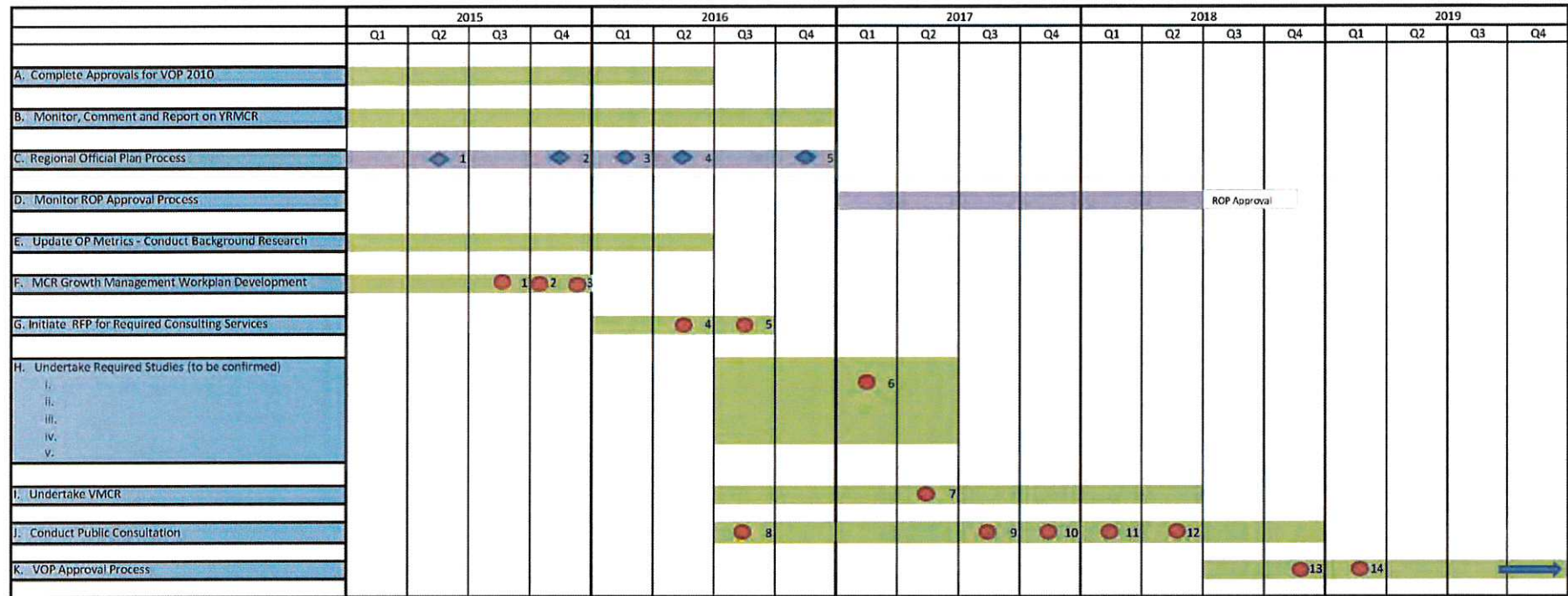


# Project Duration and Time Line

- Expected to take 3 – 4 years (2016 – 2019);
- Master Plan updates will be completed throughout the process;
- The various Plans are intended to inform the preparation of the other plans and support their implementation;
- Intention is to minimize silos and promote collaboration – will need to be reflected in the projects' organizational structure;
- Timing does not include the resolution of OMB appeals resulting from the amended VOP 2010;
- Provisional timeline identifies the key milestones;
- Greater certainty will be provided prior to the initiation of the review.



**CITY OF VAUGHAN**  
**GROWTH MANAGEMENT STRATEGY UPDATE AND**  
**MUNICIPAL COMPREHENSIVE REVIEW PROCESS - 2041 (VOP 2018)**



◆ York Region Municipal Comprehensive Review Milestones

1. Draft Growth Scenarios
2. Preferred Growth Scenario
3. Recommended Growth Scenario/Master Plan approvals
4. Draft Regional Official Plan Amendment
5. Adoption of Regional Official Plan Amendment

● City of Vaughan Growth Management/Municipal Comprehensive Review Milestones

1. Development of Work Program/Internal Consultation/Identify Study Components
2. Council direction to proceed with Municipal Comprehensive Review
3. Budget Approval
4. Retain Consulting Services
5. Kick-off Public Meeting
6. Report to Council on Master Plan Updates
7. Draft Official Plan Amendment for Public Comment
8. Initiate Public Consultation Program
9. Statutory Open House
10. Statutory Public Hearing
11. Technical Report
12. Plan Adoption
13. York Region Notice of Decision
14. Appeals Proceed to OMB



# Budget Implications

- Funding for Official Plan Review/Master Plans now being confirmed through the 2016 Capital Budget process;
- Cumulative impact estimated at approximately \$3.7 million broken down by:

Taxation	\$ 214,809
Engineering DCs	\$1,418,600
General DCs	<u>\$1,943,314</u>
	\$3,639,723

- Approval of Budget will provide the basis for proceeding.





# Next Steps

- Process will be refined on the basis of the following:
  - Approval of the Budget;
  - The availability of the draft ROPA including:
    - The preferred development scenario
    - Population and employment projections
    - The need for urban boundary expansions/land use conversions (Employment to Non-Employment Uses)
    - Policies identified by the Region for amendment
  - Any City initiated amendments to VOP 2010
  - Establish the internal operating protocols
  - The initiation of the project branding processes



- Will serve to guide the procurement process for consulting assistance
- Report back to Council in approximately six months with a project update including:
  - A Refined Scope of Work
  - Budget and Timeline
  - Project Charter
  - Organizational Arrangements



# **Recommendation**

The Deputy City Manager, Planning & Growth Management and the Director of Policy Planning & Environmental Sustainability, in consultation with the Corporate Management Team, recommend:

1. That staff proceed with the updating of the City's Growth Management Strategy – 2031 (*Vaughan Tomorrow*) to accommodate the growth of the City to the horizon year of 2041 (the "Growth Management Strategy 2041"), as provided for in Amendment 2 to the Growth Plan for the Greater Golden Horseshoe;
2. That the funding for the work associated with the completion of the Growth Management Strategy 2041 Review and the Municipal Comprehensive Review/Five-Year Official Plan Review) be confirmed through the Capital Budget approval process for the years 2016-2019;
3. That an internal staff technical team, including expertise from various departments, which reports regularly to the Corporate Management Team, be established to support and coordinate the updating of the Growth Management Strategy to 2041 and the combined Municipal Comprehensive Review/Five Year Official Plan Review;





4. That in undertaking this work, staff report on a quarterly or as needed basis to the Priorities and Key Initiatives Committee, or such alternative as may be established by Council, in order to provide status updates and obtain direction where required;
5. That staff proceed with the preparation and issuance of a Request for Proposal to retain consulting services to undertake the City's Municipal Comprehensive Review and the Five-Year Official Plan Review;
6. That prior to the issuance of the Request for Proposal for the Municipal Comprehensive Review/Five-year Official Plan Review, staff report to the Priorities and Key Initiatives Committee to provide an update on the progress to-date; advise of new information pertinent to the project; and confirm such matters as the expected timeline and project charter;
7. That through the assistance of Corporate Communications, a branding exercise be undertaken for the Growth Management Strategy 2041, to distinguish its role as the successor to Vaughan Tomorrow, as part of an overall communications strategy and plan.

