

# Forward Vaughan

## Vaughan's Official Plan Public Open House

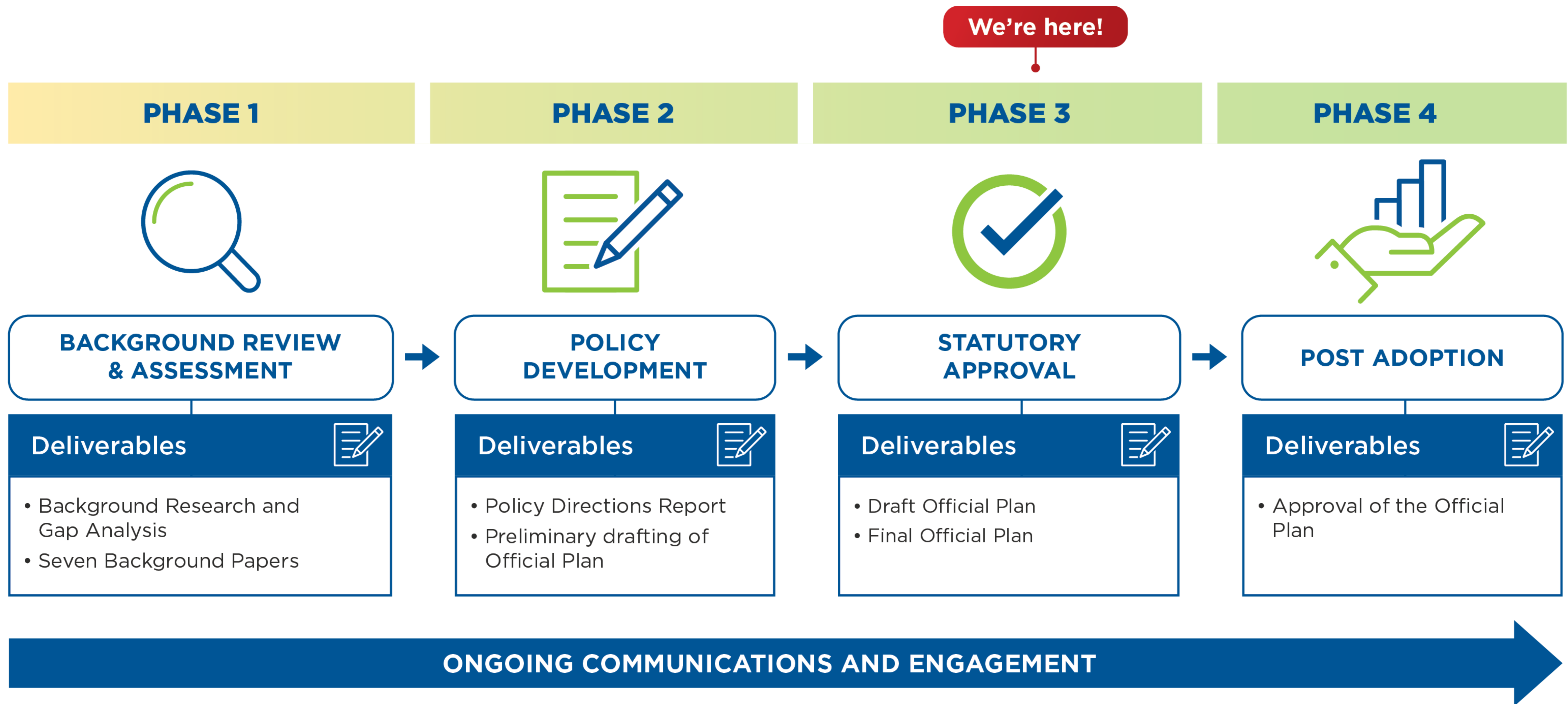
January 27, 2025

Welcome!

Please Sign-in and Complete a Comment Card



# Project Timeline



# Engagement Completed To-Date

- Pre-engagement and ongoing engagement with Indigenous Peoples
- Online engagement portal launch
  - **Main Project Site:** [Vaughan.ca/officialplan](https://vaughan.ca/officialplan)
  - **Engagement Site:** [ForwardVaughan.ca](https://forwardvaughan.ca)
- Virtual Statutory Special Committee of the Whole Public Meeting to commence the project and discuss possible Official Plan updates
- Technical Advisory Committee Meetings
- Two Community Vision Workshops & Online Survey
- VOPR Webinar Series (Climate Change Resilience and Adaptation, Affordable Housing, Placemaking, Healthy Communities)
- Phase 1 and Phase 2 Engagement Summary Report
- Four Public Open Houses and ten community engagement sessions (two held in each Ward)
- Four Community Working Group Meetings
- Two BILD Meetings
- Pop-Up Engagement Events, including five Concerts in the Park and attendance at both Winterfest and the Maple Lions Club Pancake Festival
- Council Workshop

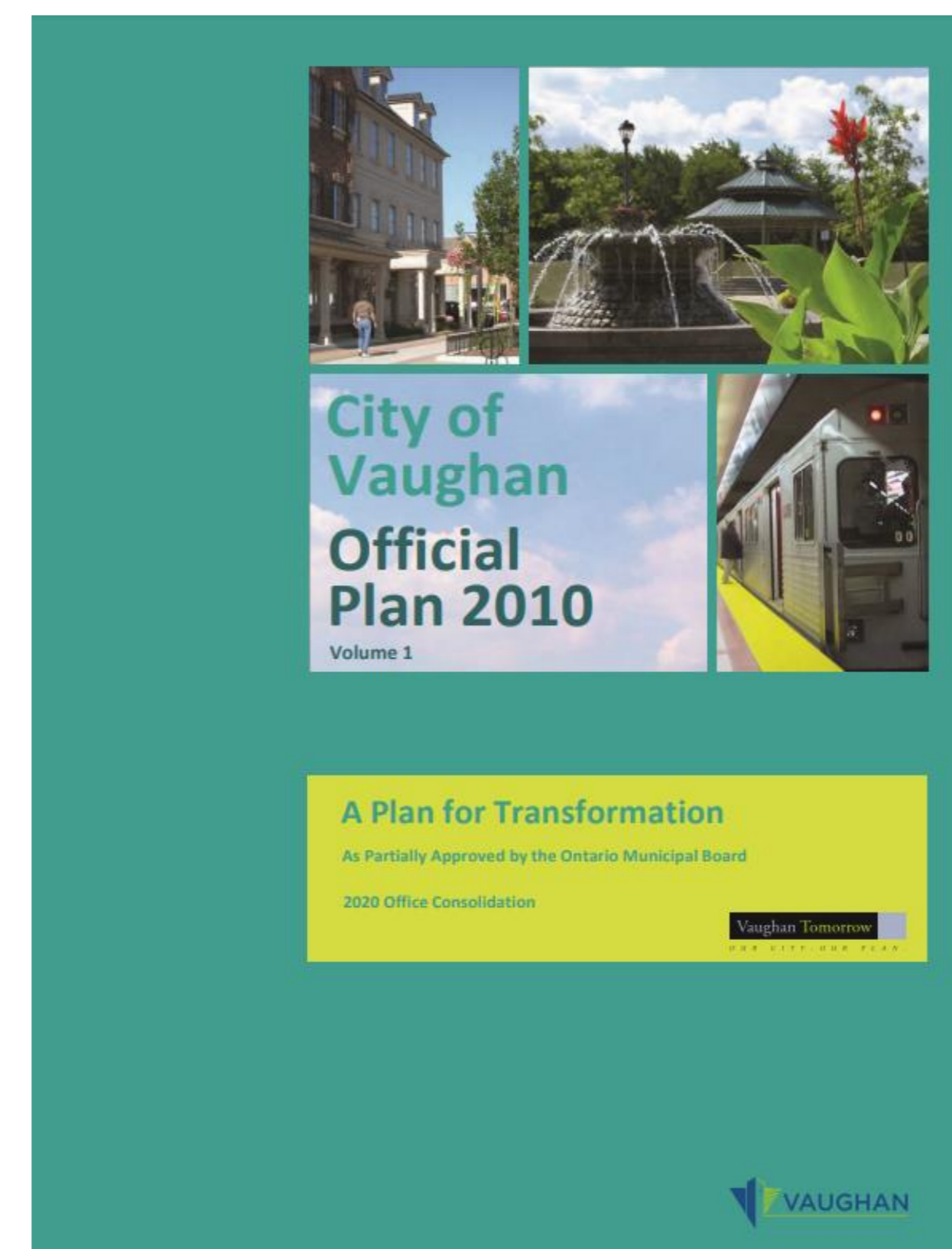


# Official Plan Process

The work completed to date on the project has been consolidated into a new draft **Vaughan Official Plan 2025**.

The new draft Official Plan:

- Responds to Provincial policy and legislative changes;
- Considers the comments and feedback obtained through the project's engagement program; and
- Implements the background work completed through the Official Plan project.

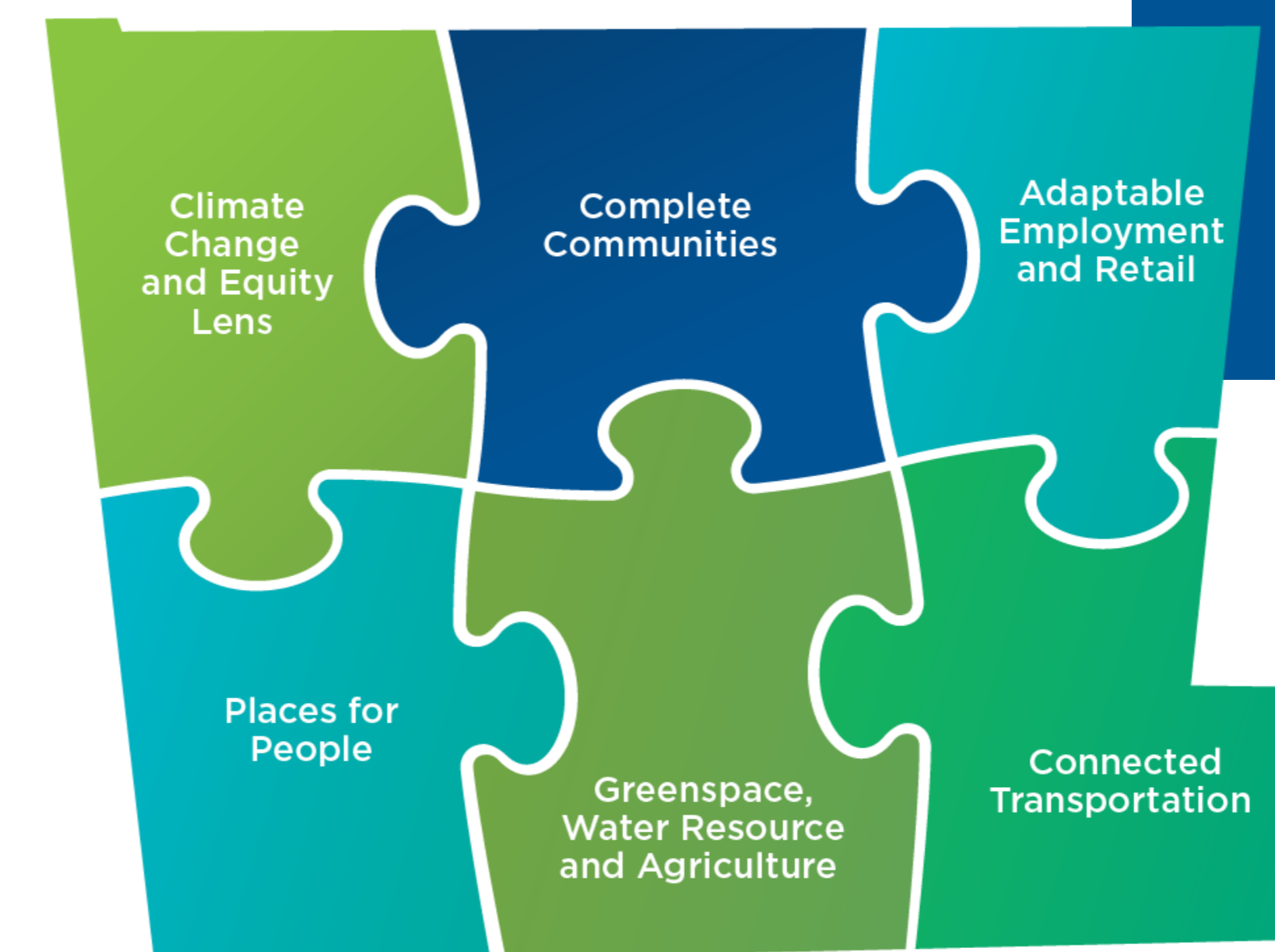


### What has changed?

- Context around Provincial Plan updates have been included to reflect the role and policies of Provincial Plans, such as the Provincial Planning Statement
- Removal of references to York Region as the approval authority for the Official Plan, as Bill 23 changed that upper-tier municipalities, like York Region, would no longer approve, among other matters, Official Plans of lower-tier municipalities



Bill 185 removed the planning responsibilities from York Region on July 1, 2024



### Land Acknowledgment

We respectfully acknowledge that the City of Vaughan is situated in the Territory and Treaty 13 lands of the Mississaugas of the Credit First Nation.

We also recognize the traditional territory of the Huron-Wendat and the Haudenosaunee. The City of Vaughan is currently home to many First Nations, Métis, and Inuit people today.

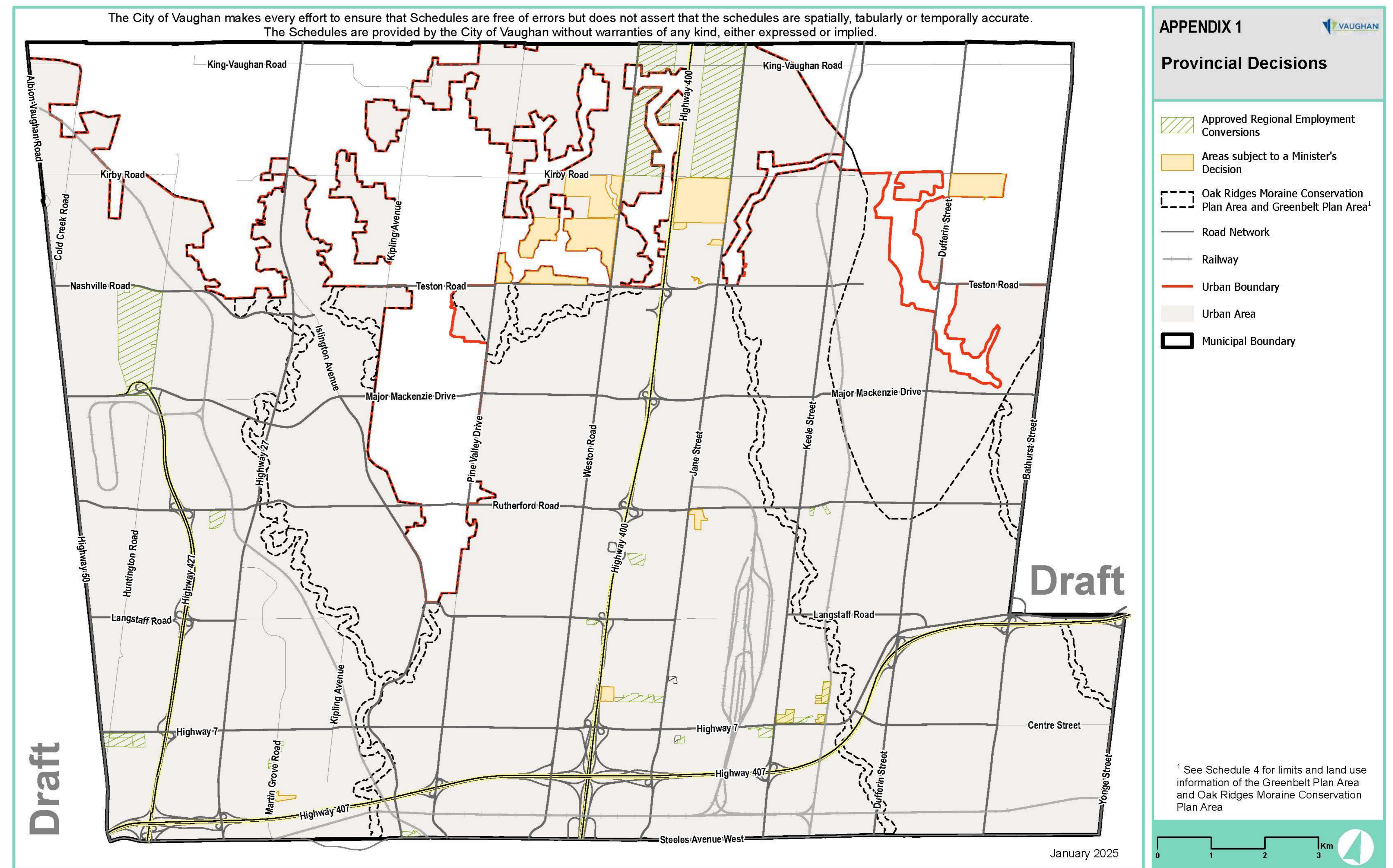
As representatives of the people of the City of Vaughan, we are grateful to have the opportunity to work and live in this territory.



## Appendix 1: Provincial Decisions

### What has changed?

- New Appendix to reflect Minister Zoning Orders and amendments to Provincial Plans and their designations
- Non-statutory and does not require an Official Plan Amendment to update



## Chapter 2

## Shaping the City

### What has changed?

- Update to Protected Major Transit Station Area policies previously adopted by Council, to add more direction for built-form, public realm, and open space and parkland, and the applicable density targets
- New policies on Future Major Transit Station Areas and Rapid Transit Corridors to reflect Provincial Planning Statement, 2024
- Revised and new policies for Employment Areas to meet the new Provincial definition for Employment Area, as well as policies for both Core Employment Areas and Supporting Employment Areas
- Updated policies for New Community Areas and New Employment Areas to simplify language and clarify how these areas will be planned for and re-designated through further Secondary Plan exercises



Since VOP 2010, the Provincial policy framework for intensification has changed significantly, with the major focus now on intensification around major transit stations

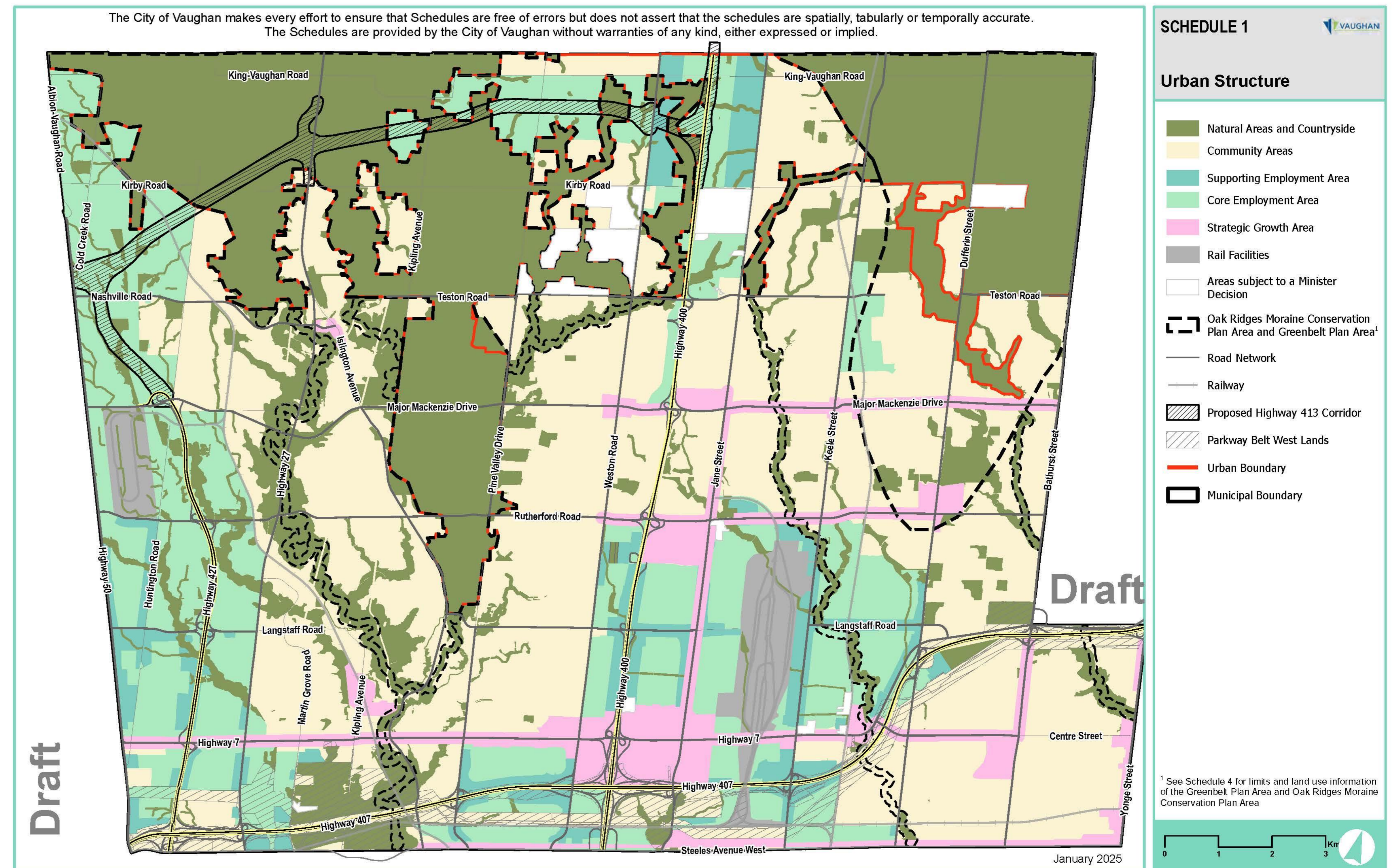


The Provincial Planning Statement, 2024, and the *Planning Act* prohibit commercial and institutional uses (including office) from Employment Areas

## Schedule 1: Urban Structure

### What has changed?

- Addition of Strategic Growth Areas
- Renaming of certain Strategic Growth Areas to align with the Province
- Delineation of core and supporting employment areas
- Expansion of urban boundary
- Updated Greenbelt Plan Area (Urban River Valleys)
- Addition of Minister Zoning Orders

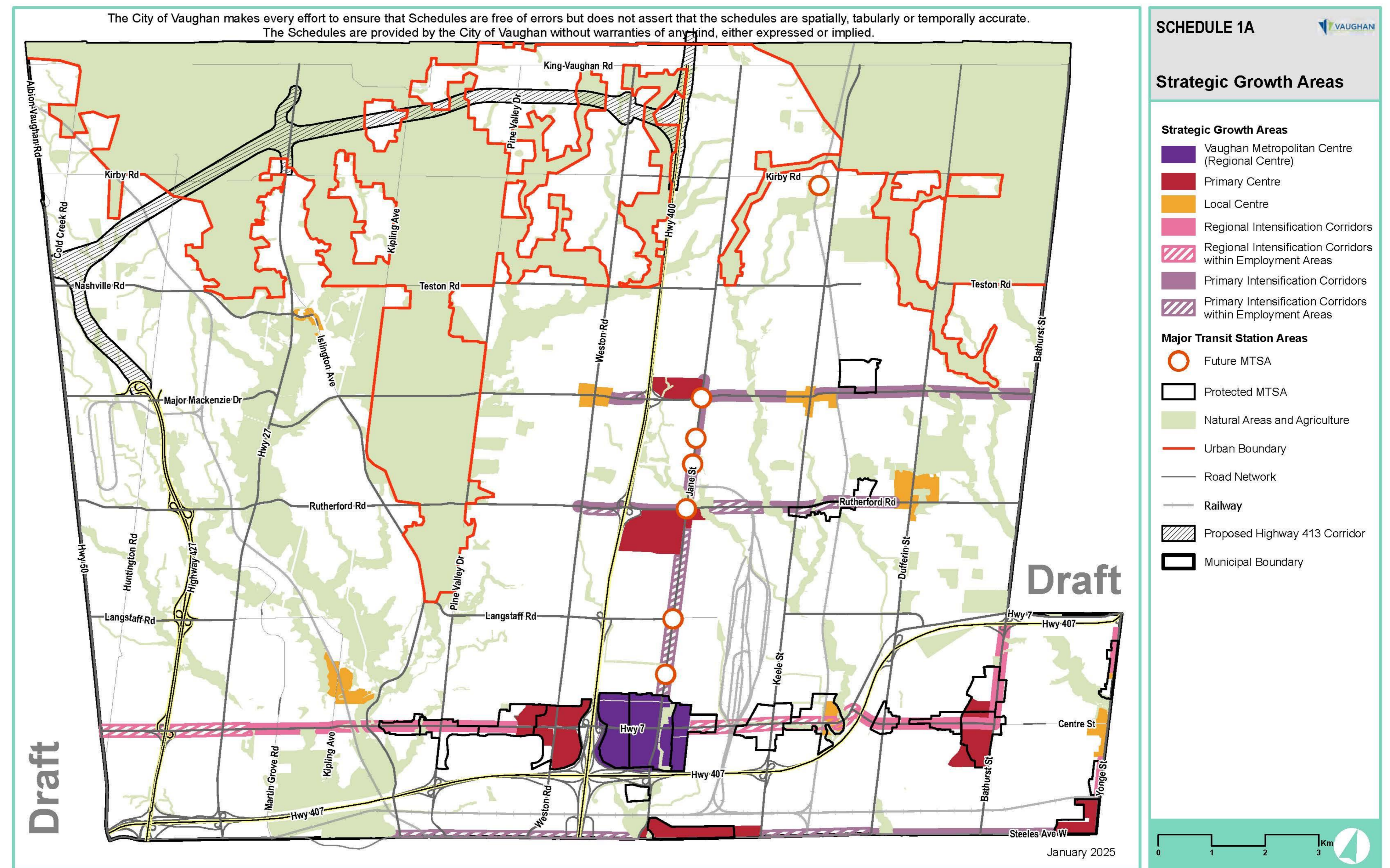




## Schedule 1A: Strategic Growth Areas

### What has changed?

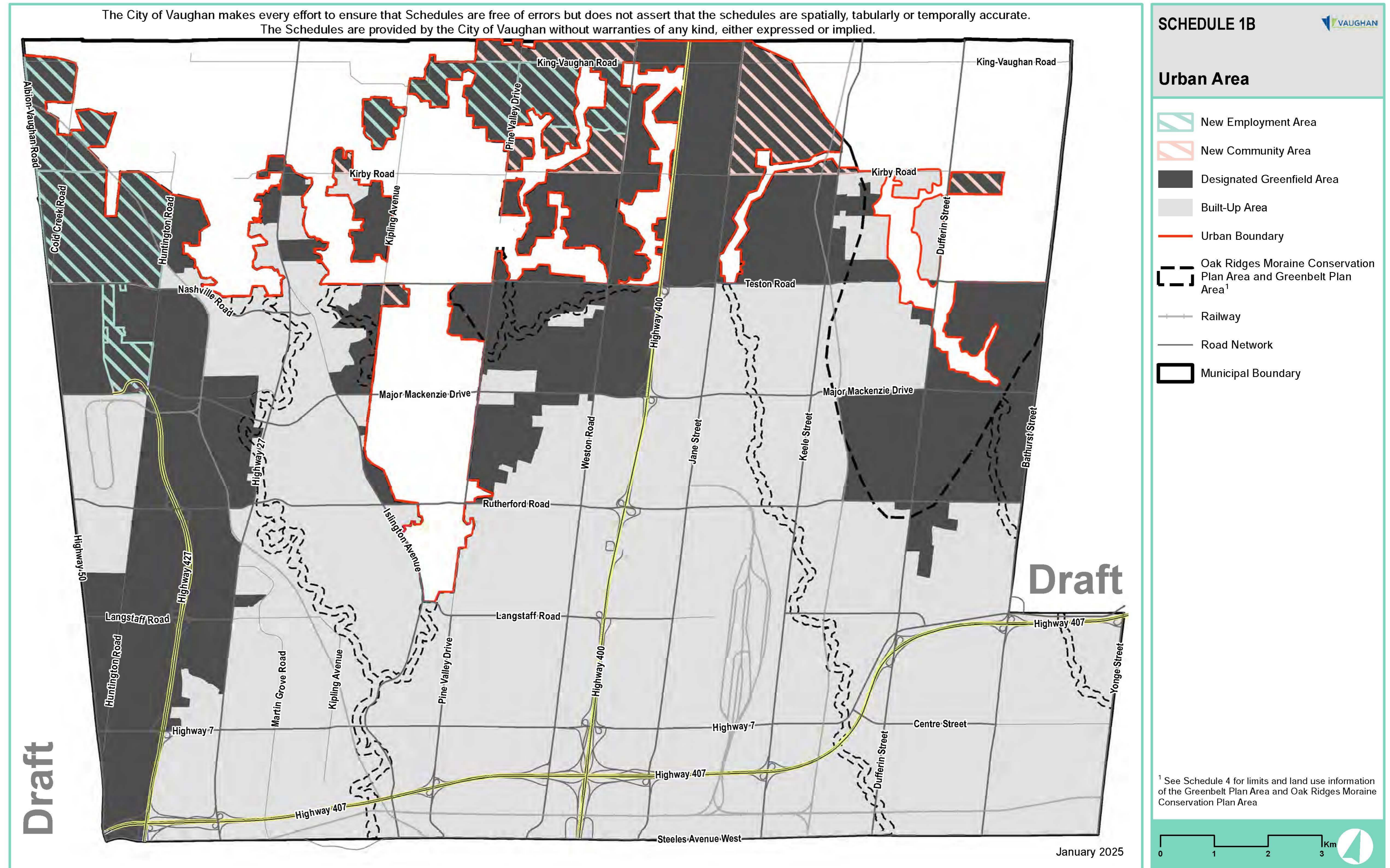
- New schedule
- Delineation of boundaries of Protected Major Transit Station Areas
- Identification of Future Major Transit Station Areas



## Schedule 1B: Urban Areas

### What has changed?

- Removal of 2006 Growth Plan Built Boundary and delineation of Built-Up Area and Designated Greenfield Area
- Identification of New Employment Areas and New Community Areas added to the City's Urban Area





### 3.1 Climate Change and Sustainability

#### What has changed?

- New dedicated section for climate change policies
- New policies to guide green infrastructure, delivering infrastructure that is sustainable, durable, and resilient to climate change
- Detailed policies to guide implementation of actions in Green Directions Vaughan and the City's Climate Change and Adaption and Resilience Framework
- New policies to support energy conservation in the City, including implementing the City's Corporate Energy Management Plan



Engagement feedback highlighted the opportunity that infrastructure has for the City to increase **resiliency** to impacts from natural disasters and extreme climate events



Continue to encourage the use of **green development standards**



### 3.2 Housing Options

#### What has changed?

- Updated policies to implement the future outcomes of the City's Housing Strategy to conform with the Provincial Planning Statement, 2024
- Expansion of policies to advance affordable housing needs and targets in the City, supporting affordable and attainable housing for residents of different incomes, abilities, ages and stages of life
- Alignment with the Provincial requirement for municipalities to plan for a range of housing options, including affordable housing needs
- New policies for Additional Residential Units and inclusionary zoning, as well as purpose-built rental targets



Consider a **broad spectrum of housing types and tenures**, including retirement facilities



The *Planning Act* now permits three residential units per lot as-of-right in urban areas that have municipal water and sewage servicing



### 3.3 Urban Design and Elements of a Great City

#### What has changed?

- Reorganization and streamlining urban design policies around public realm and built form to improve readability
- Enhanced universal design policies to support equity, inclusivity, diversity, and flexibility in buildings and the public realm
- Removal of angular plane requirement for low rise buildings to provide increased flexibility for builders
- Increased guidance for the design of high-rise buildings to align with the City-wide Urban Design Guidelines



Integrate **accessible design** into complete communities to accommodate all



Comments received through engagement noted that **innovation and flexibility** should be considered in **urban design**



### 3.4 Economy and Employment

#### What has changed?

- Revised policies related to the Provincial changes to permitted uses in Employment Areas and updated policies for employment-supportive uses
- Policies that encourage Major Office developments in Strategic Growth Areas, direct future office uses around Protected Major Transit Station Areas or along Intensification Corridors where multi-modal transportation and existing or planned frequent transit service will be available
- Increased guidance for retail uses, including Major Retail uses, to maintain retail amenities for residents as mixed-use and residential development increases



Encourage the development of **flexible employment** uses that can adapt to the changing needs of modern workplaces

### 3.5 Parks and Open Space

#### What has changed?

- Updated policies to implement the parkland objectives and targets of the City's Greenspace Strategic Plan, the Vaughan Community Spaces Plan, and align with other City initiatives
- Updated Strata Park policies and interim Open Space policies
- New Parkland Dedication policies in alignment with the City's Parkland Dedication By-law



Comments received through engagement encouraged the City **to increase the quantity and quality of parks, landscaping and naturalized greenspaces**



### 3.6 The Natural Environment and Vaughan's Natural Heritage Network

#### What has changed?

- Updated policies based on Provincial modifications to the role and responsibilities of Conservation Authorities
- Substantial streamlining of Greenbelt Plan and Oak Ridge's Moraine Plan policies to support a clear and organized policy section
- New systems approach for the City's Natural Heritage Network, aligning with the Province's goal of diverse and connected natural features in a natural heritage system
- Enhanced and updated policies for source water protection to support Vaughan's responsibilities under the Provincial *Clean Water Act* and best practices.



Community Engagement feedback noted the opportunity for **active recreation in the Natural Heritage Network**





### 3.7 Cultural Heritage

#### What has changed?

- Policy alignment with the changes to the *Ontario Heritage Act*
- Refinement of policies regarding archeological resources, incorporating policies to support relationship building with Indigenous Peoples
- Increased guidance on the use of Cultural Heritage Impact Assessments to align with policies set out in the *Planning Act*, Ontario Regulations and the Provincial Planning Statement, 2024, that refer to the identification/conservation of heritage resources



Engagement feedback encouraged the City to explore opportunities to increase **public art** and **cultural sites** in Vaughan, as well as **community spaces for all**



### 3.8 Protecting the Agricultural System and Food Production

#### What has changed?

- New agricultural system approach that considers the agricultural land base and the agri-food network to align with the approach set out by the Provincial Planning Statement, 2024
- Identification of all agricultural lands as Prime Agriculture, as this is the Province's preferred approach
- Expansion of policy language to support on-farm diversified uses and agricultural related uses, including policy language and definitions for agri-tourism to align with the Province's approach to on-farm diversified use
- New policies for urban agriculture to align with Provincial policy



### 3.9 Transportation and Mobility

#### What has changed?

- Implementation of policies from the Vaughan Transportation Plan and Pedestrian and Bicycle Master Plan to support safe, and connected active transportation and transit networks
- New policies implementing the City's MoveSmart framework which optimize and upgrade City infrastructure
- Focused policies on active transportation and the transit network that aim to achieve complete streets
- New policies that prioritize the development of localized networks within existing communities and intensification areas

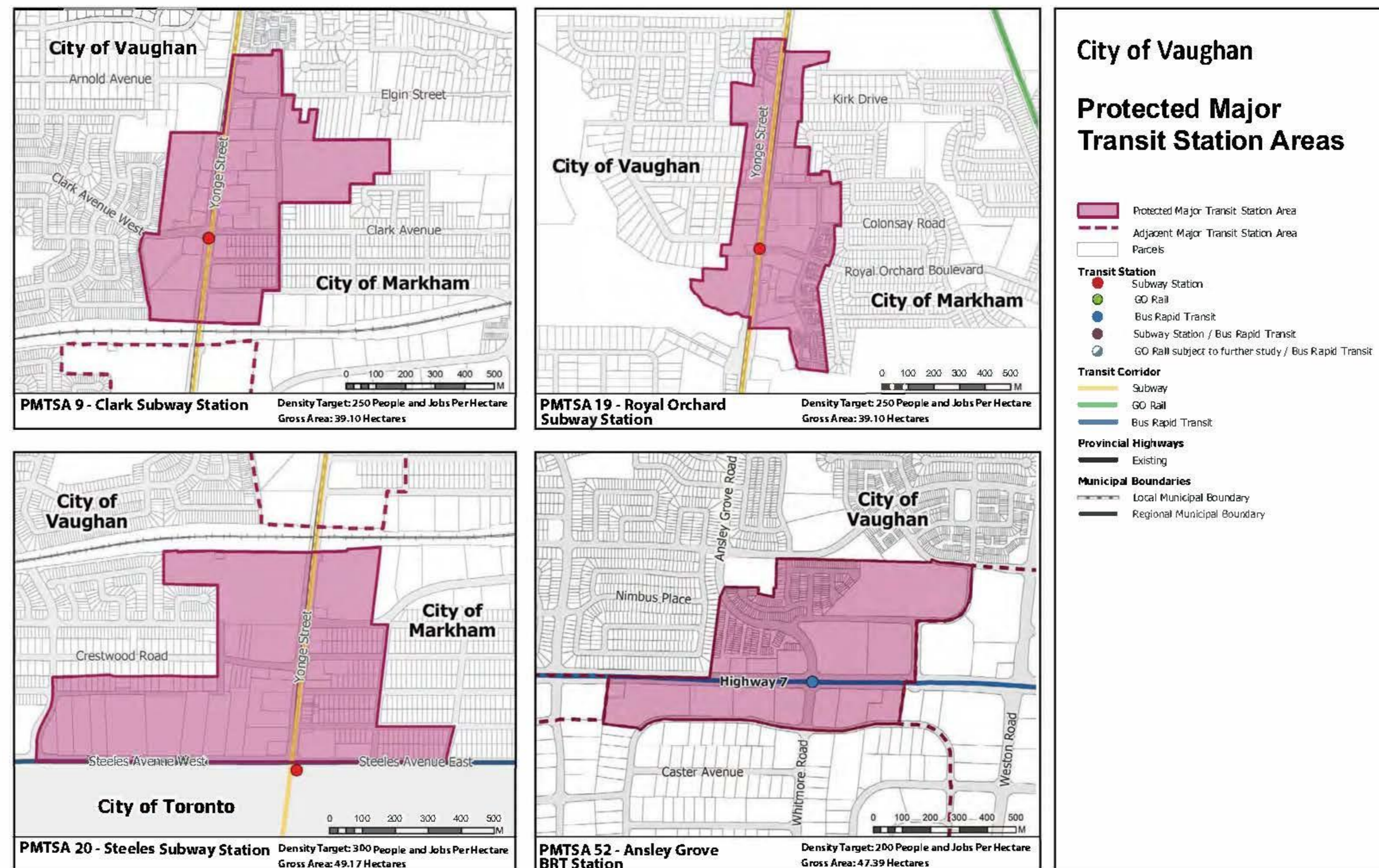


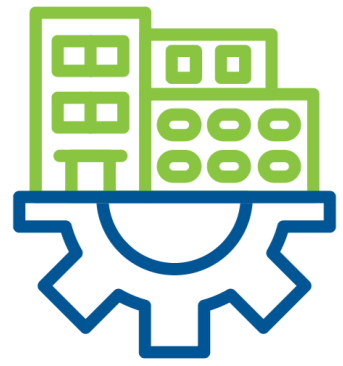
Engagement feedback noted that the City should support more walkable communities

## Appendix 2: Protected Major Transit Station Areas

### What has changed?

- Detailed boundary delineations and density targets, as established in Schedule 1A and Table 2.2 of Policy 2.2.2.7, for each Protected Major Transit Station Area





### 3.10 Vaughan's Infrastructure

#### What has changed?

- Reorganization of municipal services, utilities and infrastructure policies to improve readability
- Alignment with the Provincial Planning Statement, 2024 related to private communal servicing and stormwater management practices to help ensure development occurs in an orderly manner
- Expansion of policies that support an integrated approach to planning for growth and municipal infrastructure to achieve a balance between growth and infrastructure capacity



Coordinate development with the provision of services



### 3.11 Community Services and Facilities

#### What has changed?

- New policies encouraging locating community centres and facilities in community hubs, encouraging the development of complete communities and to align with Provincial policies on the planning and co-location of public service facilities
- Expansion of policies supporting human and social services, as it is important to integrate community services, facilities and amenities neighbourhoods and to support the effective and efficient delivery of emergency management services



Public feedback emphasized the desire to make existing communities more complete with access to amenities, services, parks and open space, and retail options within walking or cycling distance

### What has changed?

- New policies to support true mixed-use communities in both the Mid-Rise and High-Rise Mixed-Use designations by requiring at least two distinct uses for developments
- Change in ground-floor retail requirements for Mixed-Use designations to provide more flexibility for site- and area-specific retail needs
- Community Commercial Mixed-Use designation deleted, lands redesignated to Mid-Rise Mixed-Use to allow for greater diversity of land uses



The overall City objective of achieving compact, complete communities can be supported by increased guidance and direction for mixed-use development

### What has changed?

- New permissions for live-work units, home occupations, additional residential units, and fourplexes (subject to zoning implementation)
- New permissions for stacked/back-to-back townhouses as transitional uses between Medium- and High-Density areas and Low-Density areas
- Guidance for employment supportive uses in Prestige Employment designations to increase amenities available to employers and employees
- Lands in New Community Areas and New Employment Areas retain their existing land use designation from Vaughan Official Plan 2010 until a Secondary Plan(s) for those areas are completed



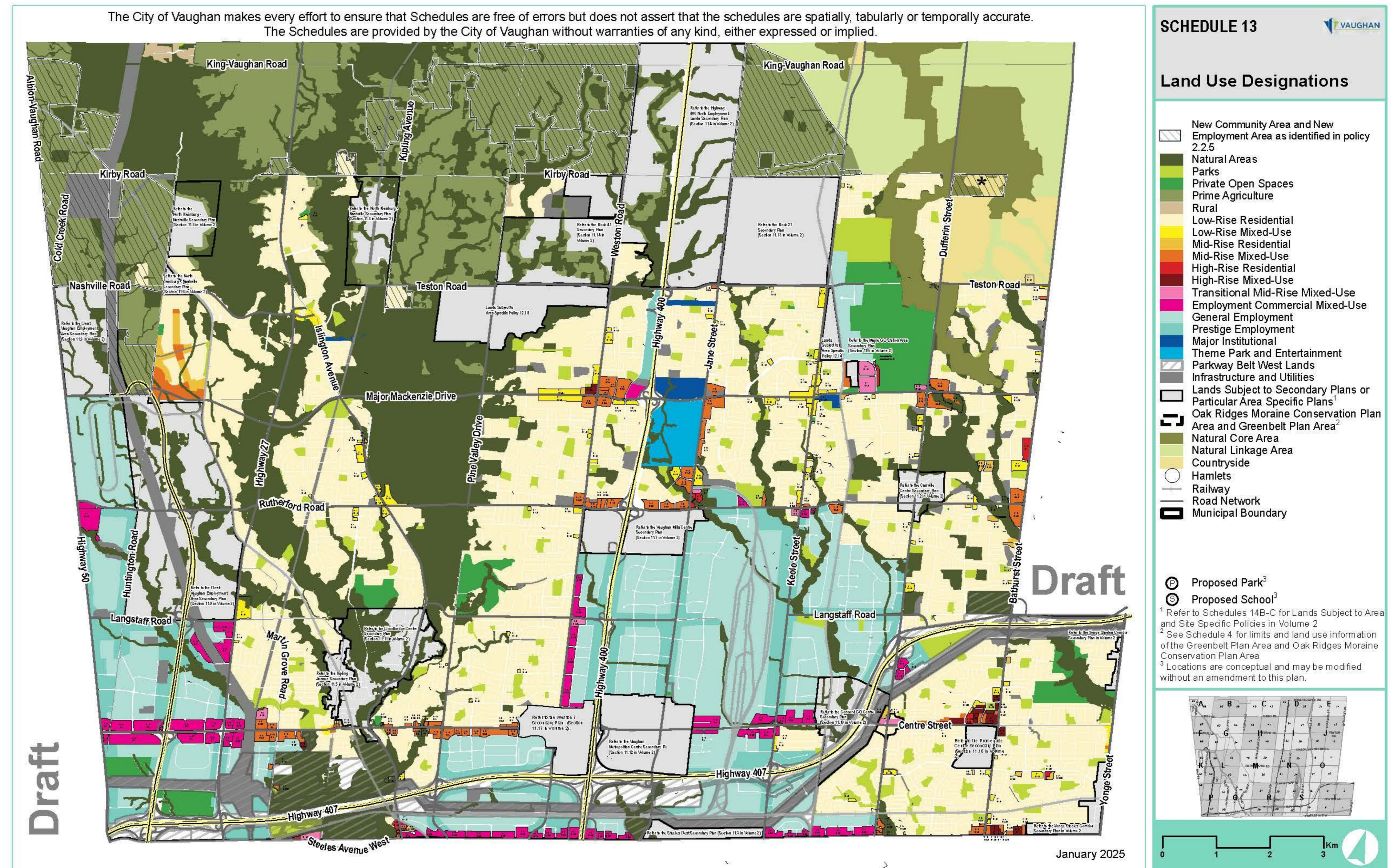
These changes reflect the need to diversify uses and provide for a variety of building forms in both mixed-use and residential areas



## Schedule 13: Land Use Designations

### What has changed?

- Minor updates to redesignations, height and density requirements from Vaughan Official Plan 2010
- Inclusion of a Transitional Mixed-use designation
- New Community and New Employment Area Overlay
- Addition of approved Secondary Plans (e.g. Block 27)



### What has changed?

- New policies for engagement with Indigenous Peoples
- Expanded engagement and public consultation policies to reflect City protocols and conform to Provincial direction
- Updated pre-application consultation policies, previously adopted by Council in 2023 and amended to reflect Bill 185
- New policies enabling future Inclusionary Zoning and Community Planning Permit Systems to promote an appropriate range and mix of housing
- Updated policies to guide Community Benefit Charges, aligning with Bill 108, defining a broader process for capturing benefits from development



The **inclusion of Indigenous Peoples' history and interests** has been integrated into the Draft Official Plan

# Next Steps and Contact Information



## Next Steps

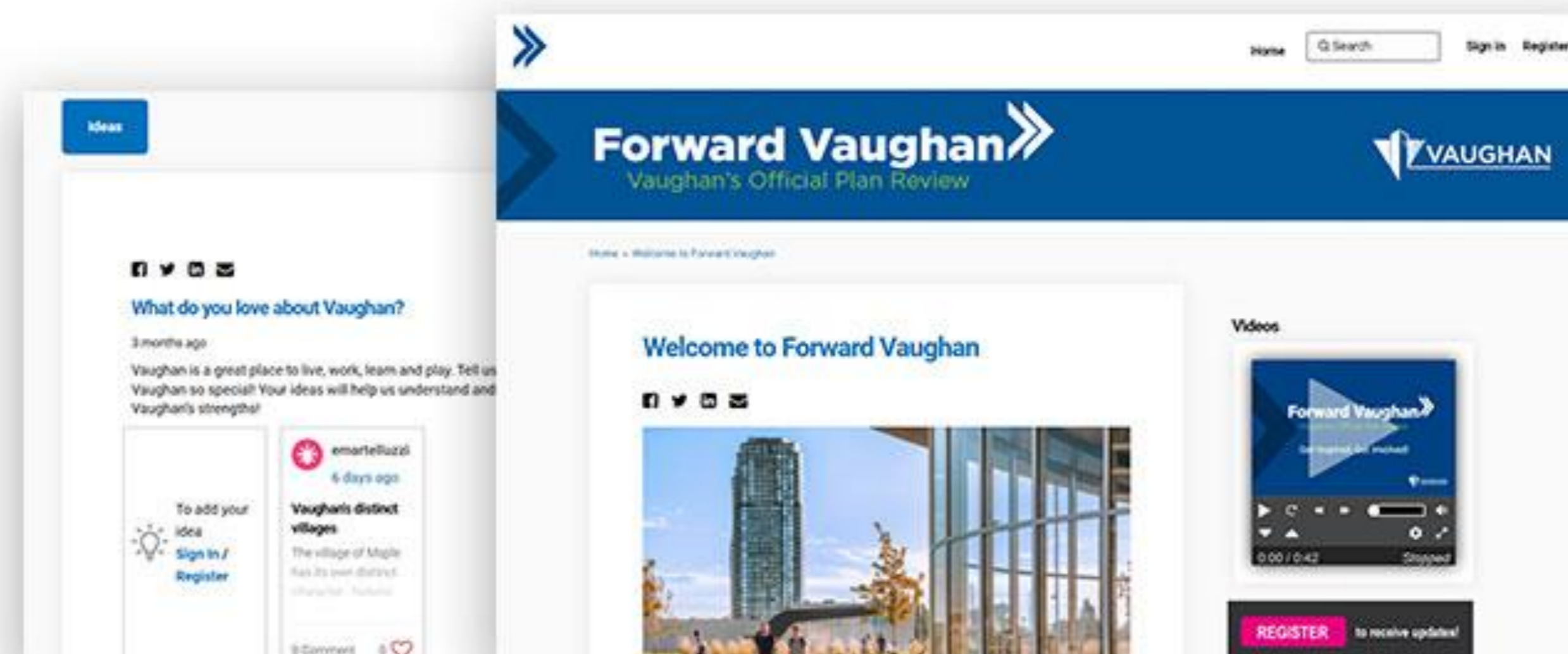
**Next Draft of the New Vaughan Official Plan 2025:** Early March 2025

**Statutory Public Meeting:** April 1, 2025

**Consideration by Committee of the Whole for Adoption:** May 6, 2025



## Get Involved



Visit [forwardvaughan.ca/opr](https://forwardvaughan.ca/opr) and click “**Register**” to receive project updates

Have a question or comment? Please e-mail comments or questions to [opmanager@vaughan.ca](mailto:opmanager@vaughan.ca)