

**Provincial Plan Policy – Conformity Analysis for Amendment No. 33 to the
City of Vaughan Official Plan
Block 27 Secondary Plan**

Preamble

Policies included in this Table only reflect the policies applicable to this secondary plan and do not include policies already addressed by the City of Vaughan Official Plan, 2010 and/ or the York Region Official Plan, 2010, or those that are not applicable.

Section/ Policy	Section Title/ Policy Outline	Regional Staff Comments on OPA Conformity
Provincial Policy Statement, 2014		
1.0	Building Strong Healthy Communities	
1.1	Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns	
1.1.1	<p>Policies of this section promote healthy, liveable and safe communities through:</p> <ul style="list-style-type: none"> - Efficient development and land use patterns; - Accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other use, avoiding development and land use patterns which may cause environmental or public health and safety concerns; - Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs; - Improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society; - Ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution 	<p>The secondary plan area is located within the Urban Area of the Regional Official Plan (ROP) and the Vaughan Official Plan (VOP). The secondary plan provides specific policies guiding future development in the secondary plan area. Policies in the VOP and secondary plan promote healthy, livable and safe communities and the various land use designations and housing types included in the secondary plan address this policy. The background studies support cost effective servicing and development patterns as well as address and support accessibility. Policies throughout all sections in the VOP are applicable to the secondary plan area and relate to accessibility, built form, environmental protection, sustainability and energy efficient, along with a requirement for further refined studies as part of the MESP and Block stage.</p>

**Provincial Plan Policy – Conformity Analysis for Amendment No. 33 to the
City of Vaughan Official Plan
Block 27 Secondary Plan**

	<p>systems, and public service facilities are or will be available to meet current and projected needs; and</p> <ul style="list-style-type: none"> - Promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate. 	
1.1.3	<p>Policy direction in this section relates to land use patterns, densities and land use mix with the focus on efficient use of land and development patterns, protection of resources, promotion of green space, and effective use of infrastructure and public service facilities within Settlement Areas. Specific policy focus includes minimizing negative impact to air quality and climate change and promotion of energy efficiency, supporting active transportation and transit-supportive development, and opportunities for intensification and redevelopment, as well as implementation/ phasing.</p>	<p>The land use schedule and policies in the secondary plan support the establishment of efficient urban land uses outside of natural heritage features and natural hazards. Siting higher density and mixed uses in proximity to the proposed GO Station provides for efficient land use patterns. Policies throughout all sections in the VOP and policies included in the secondary plan address air quality, climate change, infrastructure, public service facilities, energy efficiency and sustainability, and transit-oriented/ transit supportive development, and phasing.</p>
1.4	Housing	
	<p>Policies in this section direct municipalities to provide for an appropriate mix of housing types and densities for current and future residents. Specific policy focus includes establishing minimum targets for affordable housing, facilitating all forms of housing for residents of all ages and abilities, residential intensification housing forms such as second units, and directing new housing and density to areas with appropriate levels of infrastructure and public service facilities, supporting the use of active transportation and transit.</p>	<p>A mix of housing types is planned within the land use designations of the secondary plan. While a number of policies in the VOP address this section, Section 3.1.4 Housing, of the secondary plan further address affordable housing by reiterating and referencing appropriate policies in the VOP. The Secondary Plan encourages new dwellings to be predesigned to accommodate secondary suites or offered as a construction option.</p>
1.5	Public Spaces, Recreation, Parks, Trails and Open Space	
	<p>This section promotes the creation of healthy, active communities through planning public streets, spaces and facilities in a safe manner for pedestrians that fosters social interaction and facilitates active transportation and community connectivity. It also directs the provision of public recreation opportunities.</p>	<p>This new Community Area is planned with parks, public squares, open space, natural areas, and trails that will foster social interaction and facilitates active transportation and community connectivity.</p>

**Provincial Plan Policy – Conformity Analysis for Amendment No. 33 to the
City of Vaughan Official Plan
Block 27 Secondary Plan**

1.6	Infrastructure and Public Service Facilities	
	<p>Policies of this section direct planning of infrastructure and public service facilities to be planned in a coordinated, efficient, cost effective manner with consideration to climate change impacts and promotion of green infrastructure. Planning for sewage and water services shall direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services. Promotion of water conservation and water use efficiency is also specified. Specific polices related to stormwater management, transportation systems, waste management, and energy supply are also outlined in this section.</p>	<p>The Secondary Plan contains policies that require infrastructure needs, timing and phasing to be detailed in the Block 27 MESP. Public service facilities have been planned in a coordinated, efficient, and cost effective manner. Sections 3.6 Community Hub and 7.0 Community Facilities of the Secondary Plan address this PPS policy.</p> <p>Policies in the Secondary Plan, under Sections 8.4 Sustainable Development and 8.5 Energy Efficiency, address the PPS policies that promote water conservation, water use efficiency, stormwater management, efficient transportation systems, waste management, and energy supply.</p>
1.8	Energy Conservation, Air Quality and Climate Change	
	<p>Policy direction of this section focuses on supporting energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns. This is achieved specifically through the promotion of compact form and a structure of nodes and corridors, the use of active transportation and transit, focus of land use in areas serviced by existing and future transit, improving the mix of employment and residential uses to shorten commute times and decrease transportation congestion, promotes the design and orientation energy efficiency and conservation, maximizes opportunities for renewable/ alternative energy systems, and vegetation within settlement areas.</p>	<p>Polices of this section are appropriately addressed within the secondary plan, Vaughan OP policies and the Green Directions Vaughan, the City’s Community Sustainability and Environmental Master Plan. Particularly, the land use mix and their location supports a compact built form serviced by existing and future transit. Active transportation and transit use is a focus of this secondary plan.</p>
2.0	Wise Use and Management of Resources	
2.1	Natural Heritage	
	<p>The protection of natural features is described in this section.</p>	<p>Background work for the secondary plan included extensive natural heritage analysis and mapping. The secondary plan refines the natural heritage system and designates these features appropriately as Natural Areas. Section 6 Natural Heritage Network contains policies that</p>

**Provincial Plan Policy – Conformity Analysis for Amendment No. 33 to the
City of Vaughan Official Plan
Block 27 Secondary Plan**

		address Natural Heritage Network and the Greenbelt Plan, Floodplain, Valley and Stream Corridors, Interface with the Natural Heritage Network, Net Positive Environmental Outcome, and Potential Enhancement Areas.
2.2	Water	
	This section focuses on the protection, improvement and restoration of the quality and quantity of water and includes guidance related to groundwater and surface water features, the hydrologic function of natural heritage features, and the protection of municipal drinking water supplies.	The Vaughan Official Plan primarily contains the overarching policies to protect the quality and quantity of groundwater and hydrological functions of natural heritage features. The Block 27 Secondary Plan contains policies that restrict development from Natural Areas and stream corridors.
2.6	Cultural Heritage and Archaeology	
	The protection of Cultural Heritage and Archaeology resources are described in this section.	Section 3.14 Cultural Heritage and Archaeology of the Secondary Plan contains policies that protect built heritage resources, cultural heritage landscapes, and archaeological resources.
3.0	Protecting Public Health and Safety	
3.1	Natural Hazards	
	Policies of this section direct development away from natural hazard areas where there is an unacceptable risk to public health or safety or of property damage.	The Secondary Plan contains policies and schedules that define the limits of Natural Heritage Features and limits of development.

Growth Plan for the Greater Golden Horseshoe 2017

2.2	Policies for Where and How to Grow	
2.2.1	Managing Growth	
	Policies of this section outlines where growth should be directed and generally direct the majority of the growth to Settlement Areas, away from hazardous lands. Policy guidance supporting the achievement of complete communities through the provision of a diverse mix of land uses, improvement of quality of life and social equity for all ages, abilities and incomes, provision of a diverse range of housing options, including affordable housing, improved access to transportation options, public service facilities, public open spaces, park trails and other	The Block 27 Secondary Plan is within a Settlement Area. The policies of the secondary plan conform with this section of the Growth Plan, as they direct growth, with an appropriate mix of uses and densities, away from hazardous lands. The proposed GO station hub area is planned to accommodate a mix of residential, commercial, and office uses, all in a compact higher density built form. The various neighbourhoods are planned to be linked by a system of trails and local roads. This increases the opportunities for active transportation and locates homes closer to amenities that are within walking distance. These efforts will assist in

**Provincial Plan Policy – Conformity Analysis for Amendment No. 33 to the
City of Vaughan Official Plan
Block 27 Secondary Plan**

	recreational facilities, healthy local food options (including through urban agriculture) is provided. A focus on development of high quality built form through urban design guidelines, mitigation/ adaptation to climate change impacts, building resilience, reducing greenhouse gas emissions, contribute towards the achievement of low-carbon communities, integrate green infrastructure and low impact development.	creating a more sustainable and complete community. The Secondary Plan also contains policies, in Section 8.4 Sustainable Development, that conforms to the Growth Plan policies that require development to consider mitigation/ adaptation to climate change impacts, building resilience, reducing greenhouse gas emissions, contribute towards the achievement of low-carbon communities, integrate green infrastructure and low impact development.
2.2.7	Designated Greenfield Areas (DGA)	
	Policies of this section require new development taking place with a DGA to be planned, designated, zoned and designed in a manner that supports the achievement of complete communities, active transportation, and encourages the integration and sustained viability of transit services. This section also establishes minimum density targets within a DGA.	Section 3.1.2 Density, of the Secondary Plan, states that the Secondary Plan is planned to meet the minimum density of 70 persons and jobs per hectare by 2031. The Secondary Plan will create a complete community that will permit a range of housing types and contains requirements to identify affordable housing allocation by participating landowners through the Block Plan process.
3.2	Policies for Infrastructure to Support Growth	
3.2.2	Transportation - General	
	This section requires that transportation systems be planned to provide connectivity amongst transportation modes, promotion of active transportation and transit use, supporting the use of zero- and low-emission vehicles, multimodal access to land uses, promotion of a complete streets approach, and implementation of transportation demand management (TDM).	The Block 27 Secondary Plan will create a new sustainable and complete community, that is anchored by a Community Hub and proposed GO station transit hub. Development is required to be mixed use, compact and implement transportation demand management programs. The surrounding new neighbourhoods will be connected to the hub with a system of trails and local roads, featuring active transportation facilities.
3.2.6	Water and Wastewater Systems	
	This section pertains to water and wastewater systems focuses on optimization and efficiency in the existing system supported by strategies for energy and water conservation and demand management.	The Block 27 area is included in the Region’s Water and Wastewater Master Plan, as well as in Vaughan’s Water and Wastewater Master Plan. The Secondary Plan contains policies that require water/wastewater infrastructure be planned in a comprehensive manner, based on spine servicing approach.
3.2.7	Stormwater Management	
	Applicable policies of this section require that a stormwater management plan be prepared for large scale development at	The Secondary Plan contains policies that require stormwater management to be treated in accordance with the directions of the VOP

**Provincial Plan Policy – Conformity Analysis for Amendment No. 33 to the
City of Vaughan Official Plan
Block 27 Secondary Plan**

	address specific standards.	2010, the Block 27 Upper West don Subwatershed Study, and the pending MESP.
3.2.8	Public Service Facilities	
	This section provides direction on planning for public service facilities. Priority should be given to adapting existing public service spaces, be located near strategic growth area and in settlement areas and easily accessible by active transportation and transit.	The proposed public service facilities within the secondary plan are strategically located to be easily accessible and evenly throughout the plan area. Policies and schedules of the secondary plan provide appropriate direction addressing this section of the Growth Plan.
4.2	Policies for Protecting What is Valuable	
4.2.1	Water Resource Systems	
	Similar to the PPS 2014, this section provides policies regarding the planning, identification, protection, enhancement and restoration of these water resource systems.	Section 6.0 Natural Heritage Network of the Secondary Plan contains policies to protect and enhance water resources.
4.2.2	Natural Heritage System	
	Policies for the planning, identification and protection of the Natural Heritage System are outlined in this section.	Section 6.0 Natural Heritage Network of the Secondary Plan contains policies that deal with the Natural Heritage Network and the Greenbelt Plan, Floodplain, Valley and Stream Corridors, Interface with the Natural Heritage Network, Net Positive Environmental Outcome, and Potential Enhancement Areas. These policies conform with the Natural Heritage System policies of the Growth Plan.
4.2.5	Public Open Space	
	Policy direction of this section encourages the development of a publicly accessible parkland, open space and trails system, particularly within the settlement area that may include opportunities for urban agriculture.	Sections 3.8 Parks and 5.0 Parks and Open Space of the Secondary Plan contain policies creating a system of parks and trails through the new community area.
4.2.7	Cultural Heritage Resources	
	This section speaks to identification and protection of cultural heritage resources.	Section 3.14 Cultural Heritage and Archaeology of the Secondary Plan contains policies that deal with Cultural Heritage Resources, Built Heritage Resources, Cultural Heritage Landscapes – Individual Properties, Rail and Roadscapes, and Hamlet of Teston, and Archaeological Resources.
4.2.9	A Culture of Conservation	
	This section provides policy direction regarding policy	Section 8.4 Sustainable Development of the Secondary Plan contains

**Provincial Plan Policy – Conformity Analysis for Amendment No. 33 to the
City of Vaughan Official Plan
Block 27 Secondary Plan**

	development in their Official Plans for water conservation, energy conservation, air quality improvement and protection, integrated waste management, and soil reuse/ excess soil strategies.	policies that comply with this section of the Growth Plan.
4.2.10	Climate Change	
	This section provides direction on the development of OP policies that identify actions that will reduce greenhouse gas emissions and address climate change adaptation goals/ strategies/ plans.	There are many complementary policies throughout the Secondary Plan that addresses climate change. Active transportation initiatives, public transit usage and TDM measures all contribute reducing greenhouse gas emissions. There is also a policy that encourages passive solar design to be incorporated into the design of block layouts, buildings, and transportation corridors.

Greenbelt Plan, 2017		
3.0	Geographic-Specific Policies in the Protected Countryside	
3.2	Natural System	
	This section provides direction on protecting and enhancing the natural system including natural heritage, water resources and hydrological features and systems within the ‘Protected Countryside’ of the Greenbelt.	<p>A tributary of the West Don River traverses through the Block 27 Secondary Plan area. It is generally located in a north-south orientation at the western side of the Secondary Plan area. This watercourse and associated valley corridor is within the regulated area of the Greenbelt Plan.</p> <p>The Block 27 Secondary Plan’s Schedule E – Natural Heritage Network and Open Space System, designates the corridor as “Natural Areas” and Section 3.12 Natural Areas of the Secondary Plan contains policies that protect this area from development. Section 6.0 Natural Heritage Network of the Secondary Plan provides further detail policies to protect the natural heritage network.</p>
3.3	Parkland, Open Space and Trails	
	This section includes direction on providing and maintaining parkland, open space and trails to support environmental protection, health and economic benefits of the Greenbelt.	The Block 27 Secondary Plan identifies a “Multi-Use Recreational Path” within the valley corridor of the West Don River, on lands designated “Natural Areas”. Section 4.1.3 Active Transportation of the Secondary Plan, contains policies for a Multi-Use Recreation Trail.

**Provincial Plan Policy – Conformity Analysis for Amendment No. 33 to the
City of Vaughan Official Plan
Block 27 Secondary Plan**

4.0	General Policies for the Protected Countryside	
4.1	Non-Agricultural Uses	
	This section provides direction on rural lands within the ‘Protected Countryside’ of the Greenbelt. Besides supporting a range of commercial, industrial and institutional uses, non-agricultural uses can also support a range of recreation and tourism uses.	There are no rural lands of the Protected Countryside in the Secondary Plan area.
4.2	Infrastructure	
	This section provides direction on infrastructure within the ‘Protected Countryside’ of the Greenbelt, which focuses on appropriate construction and location of sewage and water and stormwater infrastructure.	The location of infrastructure through the Greenbelt Plan area is addressed in the Vaughan Official Plan. Section 3.5 Greenbelt of the Vaughan Official Plan contains policies that are in conformity to the Greenbelt Plan.