

**York Region Official Plan – 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, or those that are not applicable.

Note: “NCG” denotes related ROP policy outlined in York Region’s New Community Guidelines

Chapter/ Policy	Section Title/ Policy	Regional Staff Comments on OPA Conformity
York Region Official Plan, 2010		
Ch. 2	Sustainable Natural Environment	
2.1	Regional Greenlands System: A Sustainable Natural Environment Legacy	
2.1.5	That in the Urban Area and Towns and Villages, the Regional Greenlands System shall be identified more specifically in local official plans and secondary plans, and integrated into community design. These plans shall contain policies and detail initiatives that encourage remedial works and enhancement opportunities within the Regional Greenlands System.	Within the Block 27 Secondary Plan area, the Regional Greenland system is within the Greenbelt Plan boundary, and is designated by the Secondary Plan as “Natural Areas”. The Secondary Plan and Vaughan Official Plan contain policies that protect “Natural Areas” from development.
2.2	Natural Features: Components of the Greenlands System	
2.2.3	That key natural heritage features and key hydrologic features in 2.2.1 shall be precisely delineated on a site-by-site basis using procedures established by the Province, where applicable. Such delineation shall occur through the approval of Planning Act applications supported by appropriate technical studies such as master environmental servicing plans, environmental impact studies, natural heritage or hydrological evaluations. Where such delineation refines boundaries shown on Maps within this Plan, refinements to these Maps can occur without an amendment to this Plan.	The Block 27 Secondary Plan and Vaughan Official Plan requires a comprehensive Master Environmental Servicing Plan (MESP) and Block Plan to delineate natural features. Schedule E of the Secondary Plan generally identifies the location of natural features.
2.2.9	To require local municipalities to identify key natural heritage features and key hydrologic features in local official plans and zoning by-laws; and to provide appropriate policies for their	Schedule E of the Secondary Plan generally identifies the location of natural features. Section 3.12 Natural Areas of the Secondary Plan contains policies that require further Environmental Assessment

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	protection, including: requirements for environmental impact studies and vegetation protection zones, and the definition of permitted uses.	studies, through the MESP process, to better define evaluated wetlands and provincially significant wetlands.
2.3	Water Systems	
2.3.17	To require the preparation of comprehensive master environmental servicing plans as part of secondary plans to protect, improve or restore water quality and quantity including hydrologic function of water systems. Such plans will incorporate best management practices with a goal that water balance and hydrologic functions will be maintained as much as possible. These plans will emphasize water conservation and may include water reuse and innovative technologies.	The Master Environmental Servicing Plan is required through Vaughan’s Block Plan approval process, as required in accordance with policies 10.1.1.14 to 10.1.1.26 of the VOP 2010. Section 3.9.3 of the VOP 2010 contains policies for the preparation of the MESP.
2.3.29	To require local official plans and zoning by-laws to contain policies and/or mapping to: a. address floodplains, hazardous lands, hazardous sites and regulated lands; b. identify permitted uses and the requirement for setbacks or buffers; c. address land use within and adjacent to hazardous lands and hazardous sites; and, d. identify approved Special Policy Areas and include their associated site-specific policies related to development and redevelopment.	The Block 27 Secondary Plan contains policies (section 3.12 Natural Areas and Section 6.0 Natural Heritage Network) that address this Regional policy.
2.3.41	To require the preparation of comprehensive master environmental servicing plans, or appropriate technical studies, as a component of secondary plans and major development or re-development to minimize stormwater volume and contaminant loads, and maximize infiltration through an integrated treatment approach. This may include techniques such as rainwater harvesting, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover.	The Master Environmental Servicing Plan is required through Vaughan’s Block Plan approval process, as required in accordance with policies 10.1.1.14 to 10.1.1.26 of the VOP 2010. Section 3.9.3 of the VOP 2010 contains policies for the preparation of the MESP.
Ch. 3	Healthy Communities	
3.1	Human Health and Well-Being	
3.1.3	To require high-quality urban design and pedestrian-friendly communities that provide safety, comfort and mobility so that	Policies in section 4.2.3 in the VOP 2010 and policies in section 4.1.3 of the secondary plan address this requirement.

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	residents can walk to meet their daily needs.	
3.2	Air Quality and Climate Change	
3.2.3	To reduce vehicle emissions by ensuring that communities are designed to prioritize pedestrians and cyclists, reduce single occupancy automobile use, and support public transit and Transportation Demand Management initiatives.	The GO station transit hub is planned with higher densities in close proximity, increasing opportunities for active transportation access. Policies in section 4.1.3 of the Secondary Plan, dealing with active transportation, addresses this Regional policy.
3.2.6 (NCG)	That sensitive uses such as schools, daycares and seniors' facilities not be located near significant known air emissions sources such as controlled access provincial 400-series highways.	Policies in section 3.1.5 Sensitive Uses of the Secondary Plan sets out parameters and requirements to separate sensitive uses from all potentially conflicting land uses.
3.4	Cultural Heritage	
3.4.6 (NCG)	To require that cultural heritage resources within secondary plan study areas be identified, and any significant resources be conserved.	Section 3.14 Cultural Heritage and Archaeology of the Secondary Plan contains policies that identify and protect cultural heritage features.
3.5	Housing our Residents	
3.5.4	To require that local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community. The mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements.	Section 3.1.4 Housing of the Secondary Plan, and the land use designations, contain policies that permits a range of housing built forms and unit types.
3.5.5	To require that all new secondary plans include a strategy to implement the affordable housing policies found in this Plan. The strategy shall include: a. specifications on how the affordable housing targets in this Plan will be met; b. policies to achieve a mix and range of housing types within each level of affordability; c. policies to ensure affordable larger sized family units; and, d. consideration of locations for social housing developments.	Section 3.1.4 Housing of the Secondary Plan requires the Block Plan to prepare a housing options statement in accordance with policy 7.5.1.3 of the VOP 2010.
3.5.6 (NCG)	That a minimum 25 per cent of new housing units across the Region be affordable, be distributed within each local municipality and should be coordinated across applicable local planning areas including secondary plan and block plan areas. A portion of these units should be accessible for people with disabilities. Affordable housing units should include a mix and range of types, lot sizes,	Policy 7.5.1.2 of the VOP 2010 addresses this policy.

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	unit sizes, functions and tenures to provide opportunity for all household types, including larger families, seniors, and residents with special needs.	
3.5.18	To encourage building design that will facilitate subsequent conversion to provide additional housing units, such as secondary suites.	Secondary Plan policy 3.1.4.d encourages new dwellings to be predesigned to accommodate secondary suites or that such secondary suites be offered as a construction option.
Ch. 5	An Urbanizing Region: Building Cities and Complete Communities	
5.1	Forecasting and Phasing Growth	
5.1.6	To require local municipalities to develop a phasing plan for new community areas that is co-ordinated with the following Regional plans and policies: a. the new community areas criteria in Section 5.6 of this Plan; b. the fiscal policies in Section 4.5 of this Plan; c. the York Region 10-Year Capital Plan; d. the York Region Water and Wastewater Master Plan; and, e. the York Region Transportation Master Plan.	A Phasing Plan will be developed as part of the Block Plan and MESP.
5.1.7	To require that local official plans, master plans, capital plans and secondary plans be consistent with phasing plans prepared in accordance with policy 5.1.6.b through 5.1.6.e.	Section 9.4 Phasing of the Secondary Plan contains policies for the orderly development of the new community.
5.1.9 (NCG)	To require local municipalities to prepare detailed sequencing plans within each secondary plan that provide for an orderly and efficient progression of development to the next sequence, and are supported by water, wastewater, and transportation infrastructure, and the provision of human services.	Section 9.4 Phasing of the Secondary Plan contains policies for the orderly development of the new community. The Block Plan and MESP will further detail the sequencing and required infrastructure needed to service new development.
5.2	Sustainable Cities, Sustainable Communities	
5.2.3 (NCG)	That communities be designed to ensure walkability through interconnected and accessible mobility systems. These systems will give priority to pedestrian movement and transit use, provide pedestrian and cycling facilities, and implement the York Region Pedestrian and Cycling Master Plan.	Section 8.4 Sustainable Development of the Secondary Plan contains policies ensuring that this new community area is designed to maximize the potential for the creation of a complete community, sustainable development and healthy environments through the efficient use of land and infrastructure.
5.2.8 (NCG)	To employ the highest standard of urban design, which: a. provides pedestrian scale, safety, comfort, accessibility and connectivity; b. complements the character of existing areas and fosters each	Section 3.15 Urban Design of the Secondary Plan contains policies that promotes the creation of an attractive and sustainable public realm and built form which supports active transportation.

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	community’s unique sense of place; c. promotes sustainable and attractive buildings that minimize energy use; d. promotes landscaping, public spaces and streetscapes; e. ensures compatibility with and transition to surrounding land uses; f. emphasizes walkability and accessibility through strategic building placement and orientation; g. follows the York Region Transit-Oriented Development Guidelines; and, h. creates well-defined, centrally-located urban public spaces.	
5.2.9 (NCG)	That retail, commercial, office, and institutional structures be carefully designed in a compact form and be pedestrian-oriented, transit-supportive, and multi-storey where appropriate.	The Secondary Plan permits higher density more compact built forms in the GO station transit hub and the community hub.
5.2.10 (NCG)	That secondary plans and zoning by-laws shall, in consultation with the Region and related agencies, incorporate parking management policies and standards.	Policy 3.15.2.d deals with parking in the GO station transit hub area.
5.2.20 (NCG)	To work with local municipalities and the development community to achieve energy efficiency levels that exceed the Ontario Building Code for residential buildings, and the Model National Energy Code for non-residential buildings.	Section 8.4 Sustainable Development of the Secondary Plan addresses the requirement of this Regional Policy.
5.2.21 (NCG)	To encourage the following energy efficiency and conservation targets for new buildings: a. Grade-related (3 storeys or less) residential buildings achieve a performance level that is equal to a rating of 83 or more when evaluated in accordance with Natural Resources Canada’s EnerGuide for New Houses: Administrative and Technical Procedures. b. Mid and high-rise residential (4 storeys and greater) and non-residential buildings be designed to achieve 40 per cent greater efficiency than the Model National Energy Code for Buildings, 1997; c. Industrial buildings (not including industrial processes) be designed to achieve 25 per cent greater energy efficiency than the Model National Energy Code for Buildings, 1997.	Section 8.5 Energy Efficiency of the Secondary Plan contains policies that speak to energy efficient buildings, district energy, waste heat recovery, and renewable energy generation.
5.2.26 (NCG)	That development shall include a solar design strategy which identifies approaches that maximize solar gains and facilitate future solar installations (i.e. solar ready).	The Secondary Plan policy 3.15.3.a.vii Block 27 Neighbourhood, directs that passive solar design should be incorporated where feasible into the design of block layouts, buildings, transportation corridors and open spaces

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5.6	Building Complete, Vibrant Communities	
5.6.1 (NCG)	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 multidisciplinary 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.	The Secondary Plan was initiated by the City of Vaughan who assembled a multidisciplinary team. The secondary plan area was studied and planned with a focus on integration and sustainability, and incorporates the ROP policies for New Community Areas.
5.6.2 (NCG)	That each new community area shall be planned in a comprehensive and co-ordinated manner.	The Secondary Plan process was undertaken in a comprehensive and co-ordinated manner. The Secondary Plan policies, including the modifications, reflect this approach.
5.6.3 (NCG)	That new community areas shall be designed to meet or exceed a minimum density of 20 residential units per hectare and a minimum density of 70 residents and jobs per hectare in the developable area.	Through section 3.1.2 Density of the Secondary Plan, the new community area is planned to meet an overall minimum density of 70 people and jobs combined per hectare by 2031 for Block 27 and a minimum density target of 100 people and jobs combined per hectare for the Kirby GO-Transit Hub Centre, with a minimum density target of 150 people and jobs combined per hectare within 500 metres, an approximate 10-minute walking distance, of the Kirby GO Station, as identified on Schedule B of this Secondary Plan.
5.6.4 (NCG)	That new community areas shall contain a wide range and mix of housing types, sizes and affordability.	Section 3.1.4 Housing of the Secondary Plan states the community shall consist of a housing mix which provides for a diverse mix of dwelling units and types to increase housing choice. In accordance with Policy 7.5.1.2. of the VOP 2010, a target of 25% of all housing units in Block 27 shall be affordable, and that a portion of these units should be accessible to people with disabilities.
5.6.5 (NCG)	That new community areas shall be designed to contain community core areas, which will be the focus of retail, personal services, human services, community services and provide connections to rapid transit. The community cores shall be within a reasonable walking distance from the majority of the population.	This new community area is anchored by a Community Hub, which is part of the proposed GO Station transit hub. This area will be the focus of retail, personal services, human services, community services and provide connections to rapid transit.
5.6.6 (NCG)	That within new community areas, live-work opportunities be provided through a combination of flexible zoning permissions and	The Low-Rise Mixed Use and Mid-Rise Mixed Use designations permit live/work units.

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	accommodations for combined residential and business or personal services, office uses, and home occupations.	
5.6.7 (NCG)	That new community areas shall be designed to have high-quality urban design, attractive buildings, landscaping and public streetscapes, consistent with policy 5.2.8 of this Plan shall be designed to have high-quality urban design, attractive buildings, landscaping and public streetscapes, consistent with policy 5.2.8 of this Plan	Section 3.15 Urban Design of the Secondary Plan contains policies that ensure high-quality urban design.
5.6.8 (NCG)	That new community areas shall be planned to consider human services needs, including educational, social, health, arts, culture, and recreational facilities.	Section 3.6 Community Hub of the Secondary Plan contains policies permitting human services needs, including educational, social, health, arts, culture, and recreational facilities.
5.6.9 (NCG)	That new community areas shall be designed to maximize passive solar gains, and to ensure that all buildings are constructed in a manner that facilitates future solar installations in accordance with a solar design strategy.	The Secondary Plan policy 3.15.3.a.vii Block 27 Neighbourhood, directs that passive solar design should be incorporated where feasible into the design of block layouts, buildings, transportation corridors and open spaces.
5.6.10 (NCG)	That the local municipality shall develop a Community Energy Plan for each new community area to reduce community energy demands, optimize passive solar gains through design, maximize active transportation and transit, and make use of renewable, on-site generation and district energy options, including but not limited to, solar, wind, water, biomass, and geothermal energy.	A Community Energy Plan was completed as part of the Secondary Plan’s background work. Section 8.5 Energy Efficiency of the Secondary Plan contains policies that speak to the Block 27 Community Energy Plan.
5.6.11 (NCG)	That comprehensive master environmental servicing plans shall be prepared and implemented. This policy provides direction requiring the MESP to examine all water systems in a comprehensive and integrated manner to increase efficiencies, maximize water conservation, minimize stormwater volume and contaminant loads, and maximize infiltration through an integrated treatment approach. This may include techniques such as rainwater harvesting, runoff reduction of solids and materials at source, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover.	The Master Environmental Servicing Plan is required through Vaughan’s Block Plan approval process, as required in accordance with policies 10.1.1.14 to 10.1.1.26 of the VOP 2010. Section 3.9.3 of the VOP 2010 contains policies for the preparation of the MESP.
5.6.12	That mobility plans shall be completed. This policy provides	The North Vaughan and New Communities Transportation Master

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(NCG)	detailed direction regarding the contents of these plans including interconnected and accessible mobility systems, a transit plan, distances to a transit stops, the street network, adherence to the York Region Transit-Oriented Development Guidelines, connection to planned rapid transit corridors/ terminals, parking standards and trip-reduction strategies.	Plan was completed in support of this Secondary Plan.
5.6.13 (NCG)	That new community areas shall be designed to implement the York Region Pedestrian and Cycling Master Plan.	Section 4.1.3 Active Transportation of the Secondary Plan contains policies that address this requirement.
5.6.14 (NCG)	That a Greenlands System Plan shall be prepared that identifies how the Greenlands System will be managed in an urban environment. This policy further outlines the requirements for the preparation of this plan.	The Secondary Plan is based on detailed background studies, including the Upper West Don Subwatershed Study, the New Community Area Block 27 Environmental Report, the Natural Heritage Network Study, and the Block 27 Subwatershed Study.
5.6.15 (NCG)	That new community areas be designed to include an integrated open space network that includes both active recreational facilities and meeting places, urban squares, parks, outdoor seating and information gathering spaces generally within 500m of all residents.	The Secondary Plan was prepared and evaluated based on this policy. The policies and schedules of the plan support as integrated open space network through the provision of a number of parks, recreational area, urban squares, and trail integration.
5.6.16 (NCG)	That new community areas be designed to reduce urban heat island effects and consider integrating green and white roofs, greening to provide shade, and light-coloured surface materials in accordance with policy 5.2.34 of this Plan.	Secondary Plan policy 8.4.3 states that development applications will be evaluated in accordance with sustainable development policies of Section 9.1.3 of the VOP 2010, as well as the Council approved Sustainability Performance Matrix.
Ch. 7	Servicing Our Population	
7.1	Reducing Demand for Services	
7.1.11	To require local municipalities to adopt land use and site design policies that promote sustainable modes of transportation, including walking, cycling, transit, and carpooling.	Section 4.1.3 Active Transportation of the Secondary Plan contains policies that deal with walking and cycling, traffic calming, parking, and travel demand management.
7.2	Moving People and Goods	
7.2.3 (NCG)	To apply the York Region Pedestrian and Cycling Master Plan’s Planning and Design Guidelines in the implementation of the Regional pedestrian and cycling network.	Section 4.1.3 Active Transportation of the Secondary Plan contains policies that deal with walking and cycling, traffic calming, parking, and travel demand management.
7.2.35	To require local municipalities to include policies in local official plans to implement	The Secondary Plan incorporates, in conformity with the ROP 2010, the proposed GO station as a transit hub with compact, mixed-use,

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	the Transit Network shown on Map 11, consistent with the policies of this Plan.	higher density built forms.
7.2.57	To require local municipalities to design street systems to accommodate pedestrian, cycling and transit facilities.	Section 4.1.1 Street Network of the Secondary Plan contains policies pertaining to the design of streets to accommodate pedestrian, cycling and transit facilities.
7.2.74 (NCG)	To discourage the location of land uses sensitive to noise and vibration and safety issues, in proximity to rail facilities, rail corridors and intermodal yards, to avoid issues of compatibility.	Section 3.12.5 Sensitive Uses of the Secondary Plan contains policies that provide for distance separations between sensitive land uses and uses that may create noise, vibration and safety issues.
7.3	Water and Wastewater Servicing	
7.3.2.	To ensure that the provision of appropriate water and wastewater infrastructure and servicing capacity is co-ordinated with plans of subdivision, plans of condominium, site plan or any other development applications in order to ensure services are available prior to occupancy.	Policy 8.1.2 of the Secondary Plan directs that the phasing of development shall be coordinated with the phasing of municipal services.