

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015**

Item 25, Report No. 35, of the Committee of the Whole which was adopted, as amended, by the Council of the City of Vaughan on October 20, 2015, as follows:

***By receiving the following Communications:***

- C7. Ms. Michaela Barbieri, dated October 19, 2015;***
- C8. Confidential Communication from the City Solicitor and the Deputy City Manager, Planning and Growth Management, dated October 16, 2015;***
- C9. Ms. Caterina Principe, dated October 20, 2015;***
- C10. Ms. Rina, dated October 20, 2015;***
- C11. Ms. Angela Orsini, dated October 20, 2015;***
- C12. Ms. Pat Canizares, Keele Street, dated October 20, 2015;***
- C13. Mari and Garry Vosburg, dated October 20, 2015; and***
- C14. Ms. Sue Perrella, dated October 20, 2015.***

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**CITY WIDE COMMUNITY AREAS POLICY STUDY**

The Committee of the Whole recommends:

- 1) That this matter be reconsidered;
- 2) That the recommendation contained in the following resolution, dated October 7, 2015, be approved subject to adding a further bullet point to recommendation 1 as follows:
  - Best practices in other jurisdictions.
- 3) That staff be directed to report back to the Council meeting of October 20, 2015 on adopting additional recommendations to:
  - (a) incorporate the recommendations of Item 22 – “COMPLETION OF KEELE ST. PLANNING STUDY” into Council’s resolution in this matter, namely:

“that Council for the City of Vaughan direct staff to continue the work that has been done to date on Low Rise Residential policy study as it applies to Keele Street between Church Street and Fieldgate Drive which could include guidelines to inform the review of development applications or other measures, and that the completed review with recommendations be brought back to a Public Hearing or Committee of the Whole in January 2016 or at the earliest opportunity as deemed appropriate by staff.”
  - (b) implement early delivery of guidelines for the Keele St. area, taking into account any legal risks therewith.

**Member’s Resolution**

Submitted by Councillor Rosanna DeFrancesca

**Whereas**, the Vaughan Official Plan 2010 (VOP-2010) identifies Community Areas, which are primarily characterized by ground related residential housing stock that is subject to the Low Rise Residential designation of the Plan;

**Whereas**, policies are provided in VOP 2010 to protect and strengthen the character of these areas;

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**Whereas**, the Community Areas will remain mostly stable; while some incremental change is expected to occur as neighbourhoods mature, such change is not intended to result in significant physical change;

**Whereas**, limited intensification may be permitted in Community Areas, provided that such development must be sensitive to and compatible with the character, form and planned function of the surrounding areas;

**Whereas**, in consideration of the application of the current Community Areas policies, it is appropriate to review the policies pertaining to the Community Areas, to ensure that they provide the appropriate level of clarity and direction necessary to maintain the special character of these areas.

**It is therefore recommended:** that staff undertake a study of the policies governing land use change in the Community Areas of VOP 2010;

1. **That** the study examine such policies in consideration of the following criteria:
  - Clarity of interpretation;
  - Ability to ensure compatibility;
  - The need to provide more definitive policy and or schedules;
  - Such criteria as may emerge as a result of the study;
  - Recommended policy amendments or schedules as required;
2. **That** the study identify implementation options for the consideration of Council, as required;
3. **That** staff report in the first quarter of 2016 on the findings of the study implementation options and to obtain Council direction on further actions.