

CITY OF VAUGHAN
REPORT NO. 37 OF THE
COMMITTEE OF THE WHOLE
(WORKING SESSION)

*For consideration by the Council
of the City of Vaughan
on September 25, 2012*

The Committee of the Whole (Working Session) met at 9:40 a.m., on September 11, 2012.

Present: Councillor Tony Carella, Chair
 Regional Councillor Michael Di Biase
 Regional Councillor Deb Schulte
 Councillor Rosanna DeFrancesca
 Councillor Marilyn Iafrate
 Councillor Alan Shefman
 Councillor Sandra Yeung Racco

The following item was dealt with:

- 1 SITE PLAN CONTROL PROCESS – FOLLOW UP REVIEW**
CITY OF VAUGHAN
FILE 12.28
ALL WARDS – CITY WIDE
(Referred)

The Committee of the Whole (Working Session) recommends:

- 1) That the following report of the Commissioner of Planning, dated June 12, 2012, and all comments be received, and that an updated report with recommendations be brought forward to a Committee of the Whole (Working Session) prior to the end of the year; and**
- 2) That the presentation by the Director of Planning and the Manager of Development Planning and presentation material (C1) entitled, “*Site Plan Control Process Review*”, dated September 11, 2012, be received.**

Council, at its meeting of June 26, 2012, adopted the following Committee of the Whole (Working Session) recommendation (Item 4, Report 28):

Committee of the Whole recommendation of June 12, 2012:

- 1) That consideration of this matter be deferred to the Committee of the Whole (Working Session) meeting of September 11, 2012; and**

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- 2) **That the presentation by the Director of Planning and the Manager of Development Planning and Communication C3 presentation material, entitled “Site Plan Control Process Review”, be received.**

Recommendation of the Commissioner of Planning, dated June 12, 2012.

Recommendation

The Commissioner of Planning recommends:

1. THAT the Site Plan Approval Process be modified to implement the recommended changes identified in this report as summarized on Attachment #1, and that Council provides direction with respect to the following specific recommendations:
 - a) the delegation of Site Plan Approval Authority to the Commissioner of Planning or designate as outlined in Section 3.2 of this report, in whole or in part as follows:
 - i) Option 1: Status Quo

Maintain the current approval authority structure.
 - ii) Option 2: Partial Delegation

Partial delegation of Site Plan Approval including:
 1. Delegation authority for site plan approval for certain classes of development; and,
 2. Not requiring Development Planning Department reports for Council approval for those delegated classes of development.
 - iii) Option 3: Full Delegation

Full delegation of Site Plan approval including:
 1. Full delegation authority to staff for site plan approval of all classes of development; and,
 2. No Staff reports required to be prepared for Council approval;

AND THAT should Council choose Partial or Full delegation of Site Plan Approval Authority to the Commissioner of Planning or designate that a follow-up report be prepared for Council's consideration to recommend specific classes of development for delegated authority, procedures and any amendments to the City's current documents (i.e. Site Plan Control By-law) required to be considered to implement partial or full delegation; and,
 - b) the delegation of Site Plan Approval Authority to the Commissioner of Planning or designate as outlined in Section 3.3 of this report, in whole or in part, for street townhouse dwellings on a block within a registered Plan of Subdivision as follows:
 - i) Option 1: Full Delegation of Site Plan Approval

Option 1 provides for the delegation of Site Plan Approval to the Commissioner of Planning and/or designate for all street townhouse dwellings proposed on a Block in a Registered Plan of Subdivision.

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ii) Option 2 - Streamlined Site Plan Approval Process

Option 2 provides for an expedited approval process for this specific class of development as set out in Recommendation 3.3 of this report.

iii) Option 3: Maintain the Current Site Plan Approval Process

Option 3 maintains the current approval process for street townhouse dwellings on a Block in a registered plan of subdivision including a report to Council and an executed Site Plan Letter of Undertaking / Agreement.

2. THAT a Committee of the Whole (Public Hearing) be held to:

a) consider amendments to OPA #705 (Complete Application Requirements) and By-law 278-2009 (Pre-Application Consultation Meetings) and modifications to the new City of Vaughan Official Plan 2010 (Volume 1) to exempt the following classes of development from the requirement to hold a Pre-Application Consultation Meeting prior to the submission of a planning application:

- i) street townhouse dwellings on a Block within an approved Plan of Subdivision or a registered plan of subdivision;
- ii) minor additions to an existing building which comply with Zoning By-law 1-88, where the Commissioner of Planning or designate is of the opinion that the use and development of the lands provided for in the original Site Plan Letter of Undertaking / Agreement remains substantially unaltered, and where no City Department or Public agency objects to the application;
- iii) minor changes to existing or approved buildings or site alterations (e.g. changes to windows and doors, landscaping, etc.); and,
- iv) applications for new signage or changes to existing signage;

b) consider modifications to the City of Vaughan Official Plan 2010, to require that the following classes of development be implemented using a Site Plan Agreement:

- i) all classes of new development in an Intensification Area including the Vaughan Metropolitan Centre, a Primary Centre, Local Centre, Primary Intensification Corridors, and Primary Intensification Corridors within Employment Areas as defined by Vaughan Official Plan 2010. Additions, expansions, and alterations to existing development will be implemented as either an amendment to the original implementing document (i.e. Site Plan Agreement or Letter of Undertaking) or as a minor modification to existing approvals;
- ii) all Mid and High Rise buildings as defined by the new City of Vaughan Official Plan 2010 (i.e. buildings over 6 storeys in height);
- iii) all classes of development utilizing strata parking and/or park arrangements, and/or Section 37 bonussing provisions;
- iv) all classes of development where the Commissioner of Planning or designate is of the opinion that a Site Plan Agreement is required to secure specific City interests;

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- v) where a public / private partnership funding for community infrastructure is proposed; and,
 - vi) all other classes of development will continue to be implemented using a Site Plan Letter of Undertaking;
 - c) amend the City's Site Plan Control By-law to require site plan control for development on employment lots abutting an Open Space Zone;
 - d) enact a consolidated Site Plan Control By-law for the City of Vaughan appended to this report as Attachment #3 and that the Development Planning Department be directed to incorporate any amendments to the Site Plan Control By-law as may be approved by Council through this Site Plan Process review.
3. THAT the Policy Planning Department undertake a review of the City of Vaughan Official Plan 2010 (VOP 2010) with respect to the appropriateness of:
- i) redesignating lands currently designated "Employment Area General" that abut a provincial highway or a future planned highway right-of-way including those "Employment Area General" lands separated from a provincial highway or right-of-way by an intervening land use (e.g. valley lands) that provides high visibility to the employment area, to "Prestige Areas"; and,
 - ii) redesignating those employment areas that are currently designated "Employment Area General" and are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, to "Prestige Areas".

The meeting adjourned at 11:22 a.m.

Respectfully submitted,

Councillor Tony Carella, Chair