

CITY OF VAUGHAN
REPORT NO. 51 OF THE
COMMITTEE OF THE WHOLE
(WORKING SESSION)

*For consideration by the Council
of the City of Vaughan
on December 11, 2012*

The Committee of the Whole (Working Session) met at 9:37 a.m., on December 4, 2012.

Present: Councillor Marilyn Iafrate, Chair
Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Michael Di Biase
Regional Councillor Deb Schulte
Councillor Tony Carella
Councillor Rosanna DeFrancesca

The following items were dealt with:

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

The Committee of the Whole (Working Session) recommends:

- 1) That consideration of this matter be deferred to the January 15, 2013 Committee of the Whole meeting for the City Clerk to report on options on a Council bump-up process;**
- 2) That staff report back on the effectiveness of the process after it has been implemented and in effect for one year;**
- 3) That the deputation of Mr. Stephen Hunt, Hunt Design Associates, Vogell Road, Richmond Hill, be received; and**
- 4) That the following Communications be received:**
 - C1. Ms. Danielle Chin, BILD, Upjohn Road, North York, dated November 22, 2012;**
 - C3. Presentation material entitled, “*Site Plan Control Process Review*”, dated December 4, 2012;**
 - C4. Mr. Aaron Hershoff, TACC Developments, Applewood Crescent, Vaughan, dated December 3, 2012; and**
 - C5. Mr. Ron Baruch, Executive Vice President, Paradise Homes, Cochrane Drive, Markham, dated November 29, 2012.**

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Recommendation

The Commissioner of Planning recommends:

1. THAT the following amendments to the Site Plan Approval process be approved:
 - a) that a Site Plan Agreement be used to implement Site Plan Approval for the following classes of development:
 - i) all new development in an Intensification Area including the Vaughan Metropolitan Centre, Primary Centres, Local Centres, Primary Intensification Corridors, and Primary Intensification Corridors within Employment Areas as defined by the Vaughan Official Plan 2010. Additions, expansions, and alterations to an 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 an existing approval;
 - 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 development utilizing strata parking and/or park arrangements, and/or Planning Act Section 37 density bonussing; and,
 - iv) where a public/private partnership funding for community infrastructure is proposed;
 - b) that all other classes of development continue to be implemented using a Site Plan Letter of Undertaking;
 - c) that an Owner be permitted to apply for a Building Permit when the Site Development Application is substantially complete and that no changes are anticipated to a building(s) location(s) to the satisfaction of the Commissioner of Planning or designate;
 - d) that the following classes of development be exempted from the requirement for a Pre-Application Consultation (PAC) meeting:
 - i) street townhouse dwellings on a Block within an approved Draft Plan of Subdivision or a registered plan of subdivision planned for townhouse dwellings;
 - ii) minor additions to an existing building that 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, parking arrangement, etc.), or to an existing or approved building elevation(s) or site plan, not including development located in a Heritage Conservation District; and,
 - iv) proposals for new signage or changes to existing signage;

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- e) that the minimum public liability insurance amount provided in support of a Site Plan Letter of Undertaking or Site Plan Agreement be increased from \$2,000,000 to \$5,000,000;
 - f) that the City's Site Plan Control By-law (By-law 228-2005, as amended) be further amended to apply Site Plan Control to all employment lots that abut an Open Space Zone;
 - g) that the expiration date to obtain a Building Permit for Site Plan Approval be increased from 18 to 24 months, with the ability for a landowner to obtain one (1) year extensions of Site Plan approval to be approved by the Commissioner of Planning or designate (the Director of Development Planning) provided:
 - i) the Owner shall submit a letter providing reasonable justification for the proposed one (1) year extension;
 - ii) the request must conform to the in force Official Plan and comply with the Zoning By-law at the time of the request;
 - iii) the request satisfies all current city requirements (e.g. servicing remains available); and,
 - iv) subsequent extension requests would be reviewed on the same basis and also granted for a maximum 1 (one) year period.
2. THAT a streamlined approval process for street townhouse dwellings be approved as discussed in this report, which includes the following:
- i) the elimination of a Pre-Application Consultation meeting;
 - ii) reduced Complete Application requirements (no requirement for Engineering drawings);
 - iii) no requirement for a Site Plan Letter of Undertaking;
 - iv) utilizing a Landscape Letter of Undertaking and a Landscape Letter of Credit to secure landscape works at a rate of \$5000.00 per unit (for Blocks within a Registered Plan of Subdivision);
 - v) use of a short form staff report to Council providing a review of only the proposed site plan, building elevations and landscape plan(s) with appropriate graphics; and,
 - vi) a standard letter from the Development Planning Department advising the Building Standards Department of the approved plans.
3. THAT Site Plan Approval Authority be delegated to the Commissioner of Planning, or designate (the Director of Development Planning) for the following classes of development:
- i) all street townhouse dwellings where the Official Plan and Zoning By-law are in-effect;
 - ii) all commercial/retail corporate rebranding for existing building elevations and signage provided that the building elevations and signage for the first building for each corporate rebranding initiative must be approved by Vaughan Council and there are no or only minor changes to the approved site plan;

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- iii) single detached dwellings in the Kleinburg-Nashville Heritage Conservation District not located within a registered plan of subdivision or subject to architectural control;
 - iv) external modifications to existing buildings including major front façade changes, which do not exceed the gross floor area of the existing building by more than 50%; and,
 - v) minor changes to existing or approved buildings or site alterations (e.g. changes to windows and doors, landscaping, parking, signage, etc.).
4. THAT the Development Planning Department be directed to schedule a Committee of the Whole (Public Hearing) to consider the necessary 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) as follows:
- 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 where the Official Plan and Zoning By-law are in effect;
 - 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 or Site Plan 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 the existing approval(s);
 - 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 Planning Act Section 37 density bonussing;

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- iv) all classes of development where the Commissioner of Planning or designate (the Director of Development Planning) is of the opinion that a Site Plan Agreement is required to secure specific City interests;
 - 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:
 - i) require Site Plan Control for development on employment lots that abut an Open Space Zone;
 - ii) implement the delegation of Site Plan Approval Authority to the Commissioner of Planning or designate for street townhouse dwellings on a block in an approved plan of subdivision; corporate rebranding initiatives; detached dwellings in the Kleinburg-Nashville Heritage Conservation District; external modifications to existing buildings including major front façade changes, which do not exceed the gross floor area of the existing building by more than 50%; and,
 - iii) minor changes to existing or approved buildings or site alterations (e.g. changes to windows and doors, landscaping, etc.).
 - d) enact a consolidated Site Plan Control By-law for the City of Vaughan and that the Development Planning Department be directed to incorporate any amendments to the Site Plan Control By-law as may be approved by Vaughan Council through this Site Plan Process review.
5. THAT the City of Vaughan Policy Manual, specifically, Policy 07.1.02 (Review of Site Plan Approval Process - Industrial Buildings); Policy 07.1.03 (Site Plan Development Process - Consolidated); and, Policy 07.1.10 (Site Development Applications - Approval of Proposed Building Elevations for Industrial Sites Along Major Roads) be amended in accordance with any amendments that may be approved by Vaughan Council through this Site Plan Process review.

**2 NATURAL HERITAGE NETWORK INVENTORY AND IMPROVEMENTS (PL-9025-11)
PHASE 1 FINAL REPORT
FILE NO. 25.5.4**

The Committee of the Whole (Working Session) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated December 4, 2012, be approved;**
- 2) That staff report back to the Committee of the Whole meeting of January 15, 2013 on comments received from the public on the subject matter;**
- 3) That the deputation of Ms. Gloria Marsh, York Region Environmental Alliance, Lakeland Crescent, Richmond Hill, be received; and**
- 4) That Communication C4 from Mr. Philip J. Levine, Director, IBI Group, Richmond Street West, Toronto, dated December 3, 2012, be received.**

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Recommendation

The Commissioner of Planning recommends:

1. That the information contained in the report, "Phase 1 of the Natural Heritage Network Study for the City of Vaughan", November 2012, forming Attachment 1 to this report as prepared by North-South Environmental Inc., BE APPROVED as the basis for undertaking Phases 2 to 4 of the Natural Heritage Network Study.

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The meeting adjourned at 12:26 p.m.

Respectfully submitted,

Councillor Marilyn Iafrate, Chair