

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2014

Item 2, Report No. 3, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on January 28, 2014.

2 OFFICIAL PLAN AMENDMENT FILE OP.13.016 CITY OF VAUGHAN - NOTIFICATION PROCEDURES FOR PUBLIC HEARINGS ALL WARDS - CITY WIDE

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated January 14, 2014, be approved; and
- 2) That the following deputations be received:
 1. Mr. Guido Masutti, Riverview Avenue, Woodbridge; and
 2. Mr. Adriano Volpentesta, America Avenue, Vaughan.

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT the Public Hearing report for File OP.13.016 (City of Vaughan - Notification Procedures for Public Hearings) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the technical report is considered.

Economic Impact

N/A

Communications Plan

- a) Date Notice of Public Hearing was circulated: December 16, 2013, and December 19, 2013
- b) Circulation Area: A Notice of this Public Hearing was placed in the December 19, 2013, editions of the Vaughan Liberal and Vaughan Citizen Newspapers, and on the City Page Online. In addition, on December 16, 2013, a Notice of Public Hearing was mailed to the City of Vaughan Registered Community Ratepayer Associations and the Building Industry and Land Development Association (BILD).
- c) Communications received as of December 24, 2013: None

Purpose

This report has been prepared in response to the resolution adopted by Vaughan Council on December 10, 2013, which approved enhancements to the Public Hearing Notification for Planning Applications Protocol identified in the report prepared by the Planning Department to review and evaluate the City's current Notification Procedures.

A Public Hearing is required to amend OPA #478 (Notification Procedures for Public Hearings), specifically to delete the provision requiring the Planning Department to prepare a report requesting direction from Council for a second Public Hearing and replace it with a provision

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requiring the Planning Department to automatically schedule a Public Hearing when proposals do not meet the established criteria of being considered by the Committee of the Whole within 2 years of the original Public Hearing, or when the nature of the application has been amended to increase the proposed density or building height beyond what is permitted by the Official Plan and/or Zoning By-law.

Background - Analysis and Options

1.0 Background

1.1 Initial 2009 Review

On February 3, 2009, Vaughan Council adopted a comprehensive report from the Commissioner of Planning respecting Public Hearing Notification for Planning Applications and Policy Planning Studies. To summarize, the following initiatives and/or changes were implemented:

- a) A “Notification for Planning Applications Protocol” for planning applications requiring a Public Hearing was established. This protocol identifies the City’s procedures for the notification of Public Hearings and includes:
 - i) an increase in the minimum notification area from 120 m to 150 m;
 - ii) opportunity to increase the notification area beyond 150 m depending on the nature of the application;
 - iii) a new signage policy;
 - iv) posting notices on the City’s website; and,
 - v) the hand delivery of notices in new development areas;
- b) A “Notification for Policy Study Protocol” for Policy Planning studies was established, which includes:
 - i) the Terms of Reference for each study to review and identify signage opportunities within the study area and require an implementation plan (including new development areas);
 - ii) utilizing an electronic registry to notify stakeholders at all key milestone events during the study; and,
 - iii) the posting of notices in community facilities;
- c) The adoption of a new “Sign Policy” that identifies the City’s requirements for a notice sign to inform the public on planning applications and policy studies, which includes a larger sign size, simplified wording, and a map illustration of the application;
- d) The Public Hearing notice to notify the public of a planning application and of a policy planning study was modified to be more “reader-friendly”;
- e) The placement of a permanent icon on the landing page of the City’s website with a direct link to Public Hearing notices for planning applications; and
- f) A policy requiring that a new Public Hearing is considered for all planning applications under the following circumstances:
 - i) any application that has not been considered by the Committee of the Whole within two (2) years after being considered at a previous Public Hearing;
 - ii) where the nature of the application has been amended to increase the density of the proposal, change the nature of the land uses or arrangement thereof, and increase the proposed building height; and,

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- iii) in respect of i) and ii) above, the Development Planning Department is to prepare a brief report to Council outlining the rationale for a new Public Hearing and that Council will make the final decision with respect to holding a further Public Hearing.

The current notification policies identified above exceed the minimum requirements prescribed by the Planning Act. As part of Vaughan Council's approval, the Development Planning Department was directed to prepare an evaluation report on these new notification procedures for a future Committee of the Whole meeting.

The following resolution (in part) was adopted by Vaughan Council on February 3, 2009, respecting the above noted comprehensive report:

"THAT the Development Planning Department prepare an evaluation report on the new notification procedures for a future Committee of the Whole meeting."

1.2 Follow-up 2013 Review

On December 3, 2013, the Committee of the Whole (Working Session) considered a follow-up review/evaluation report from the Commissioner of Planning and Director of Development Planning with respect to the City of Vaughan Public Hearing Notification for Planning Applications and Policy Studies Process. Through the evaluation, it was determined that the current notification process is working very well and only minor enhancements, which for the most part promote notification through the use of various forms of E-Communications, were recommended. The enhancements include:

- a "Hotlink" be incorporated on the City's website landing page which would directly link an individual to the Development and Policy Planning Department webpage to obtain Statutory Planning Application Notices;
- providing direct access to the Development Planning Department and Policy Planning departmental webpages by including QR Bar Code and/or Friendly URL on planning staff business cards;
- revise the "Green Form" available at Public Hearings to include an area for email addresses and/or telephone numbers for those requesting additional information on a particular planning application; and,
- require a coloured rendering on property notice signs instead of the standard notice sign map when the proposal facilitates construction of a new building.

The Committee of the Whole (Working Session) recommended approval of the following, which was ratified by Vaughan Council on December 10, 2013 (in part):

- "1. THAT the following enhancements to the Public Hearing Notification for Planning Applications Protocol, BE APPROVED, to incorporate:
- a) a "Planning Department Public Notice Hotlink" on the City of Vaughan's official website landing page;
 - b) E-Communications including Vaughan TV, the Vaughan e-newsletter, and various forms of social media; and,
 - c) a coloured rendering as shown on Attachment #2, to be required in lieu of the standard mapping for property notice signs shown on Attachment #1, for planning applications that facilitate the construction of a new building(s).

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2. THAT a Committee of the Whole (Public Hearing) be scheduled to consider an amendment to Official Plan Amendment No. 478 respecting Notification Procedures for Public Meetings, to delete the provision requiring staff to prepare a report requesting direction from Council for a second Public Hearing, and replace it with a provision requiring staff to schedule a Public Hearing when proposals do not meet the established criteria of being considered within 2 years, or when the nature of the application has been amended to increase the proposed density or building height beyond what is permitted by the Official Plan and/or Zoning By-law.”

2.0 Requirement to Hold a Public Hearing to Implement an amendment to OPA #478 the City's Notification Procedures for Public Hearings

The enhancements identified above can be implemented at an administrative level and the Development Planning Department will commence doing so as soon as possible. However, an amendment to Official Plan Amendment #478 respecting Notification Procedures for Public Hearings is required, specifically to delete the provision requiring the Planning Department to prepare a report requesting direction from Council for a second Public Hearing and replace it with a provision requiring the Planning Department to automatically schedule a Public Hearing when proposals do not meet the established criteria of being considered within 2 years of the original Public Hearing, or when the nature of the application has been amended to increase the proposed density or building height beyond what is permitted by the Official Plan and/or Zoning By-law.

3.0 Next Steps

Following this Public Hearing, a technical report will be brought forward for consideration by the Committee of the Whole and Vaughan Council, to facilitate the proposed change to the City's Notification Procedures for Public Hearings (OPA #478). The required Official Plan Amendment will subsequently be prepared for adoption by Vaughan Council and the final administrative changes required to implement the approved modification will be fully in place by Spring 2014.

Relationship to Vaughan Vision 2020 / Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The City of Vaughan has requested the Region of York to exempt Official Plan Amendment File OP.13.016 from Regional approval, as the application can be considered a matter of local rather than regional significance. To date, the Region has not confirmed approval of the request.

Conclusion

The matters identified in this report to implement the amendment, together with the comments from the public and Council expressed at the Public Hearing or in writing, will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

None

Report prepared by:

Carmela Marrelli, Senior Planner, ext. 8791
Christina Napoli, Senior Planner, ext. 8483

**2. OFFICIAL PLAN AMENDMENT FILE OP.13.016
CITY OF VAUGHAN - NOTIFICATION PROCEDURES FOR PUBLIC HEARINGS
ALL WARDS - CITY WIDE**

P.2014.2

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

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Contribution to Sustainability

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Economic Impact

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Report prepared by:

Carmela Marrelli, Senior Planner, ext. 8791
Christina Napoli, Senior Planner, ext. 8483

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG