

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 51, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

51 COUNCILLOR INVOLVEMENT IN THE DEVELOPMENT PLANNING PROCESS

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Shefman, dated June 18, 2013:

Member's Resolution

Submitted by Councillor Alan Shefman

(The process described in this recommendation only applies to those applications for mid and high rise mixed use developments as defined in the Vaughan Official Plan 2010 presented at Public Hearings under the Planning Act).

Whereas, it is critical that the development planning process is structured so as to ensure the most comprehensive review possible of major development applications including high rise and mid-rise mixed use developments as defined in the Vaughan Official Plan 2010, and

Whereas, members of staff provide the skills, experience and professional training to conduct the review of the technical aspects of an application, and

Whereas, Members of Council have a significant role in providing input in the review of applications based on their awareness of local concerns and interest in facilitating public consultation during review of these applications, and

Whereas, additional consultation between stakeholders and Members of Council can enhance public awareness of applications and help to facilitate community based input into the application review process through interactions with staff, applicants and members of the public, and

Whereas, Members of Council attend and participate in the Public Hearing process under the Planning Act and ultimately receive and consider for approval applications that have undergone the staff technical review,

Whereas, requests for staff to attend public and/or neighbourhood meetings held after normal working hours require Council approval;

Whereas, the purpose of the recommendation below is to formalize the role of the Ward Councillor within the development planning process and to give applicants of high rise and mid-rise mixed use developments advance notice that the Ward Councillor may request an additional meeting or meetings to ensure that community concerns are incorporated into the application review; and

Whereas, the recommendation has been developed to complement current public notification procedures and to apprise applicants of the interest by the Ward Councillor in more formal involvement in the planning process for high rise and mid-rise mixed use applications between the Public Hearing and the presentation of the technical report and staff recommendation at a Committee of the Whole; and

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Whereas, it may be suggested that the most important part of the planning application process is the technical review and development of the planning recommendation to Council; preparation of the technical review of development planning applications that have been received through a Public Hearing involves intensive consideration by staff of the details of the application; and

Whereas, while community input at the Public Hearing is considered, there are often insights and perspectives that may be available through the unique understanding of the community provided by the Ward Councillor this modification of the current process – the formalization and recognition of the potential for a meeting between staff and the Ward Councillor for high rise and mid-rise mixed use developments following the public hearing, will provide an opportunity for staff and applicants to obtain Councillor and stakeholder input after the public hearing and prior to the conclusion of the technical review process; and

Whereas, with the option of including the applicant and stakeholders in this meeting may help to address community perceptions of influence of applicants through informal lobbying of Councillors; and

Whereas, the inclusion of the Ward Councillor in the Development Planning Review process will formalize the role of the Ward Councillor at critical stages of the application review process, will help to enhance public notification by making the Ward Councillor aware of issues arising after the public hearing such as revisions based on comments heard at the public hearing that they may wish to communicate to the public prior to staff coming forward with the technical report, and also provide an opportunity for input from Councillor and stakeholders that will assist the technical review by staff and will assist in communications between staff and decision makers allowing for a more comprehensive and inclusive review of high rise and mid-rise mixed use applications.

Therefore in order to ensure the highest quality, comprehensive review and consultation of submitted applications for high rise and mid-rise mixed use development;

Recommendation:

1. After the Public Hearing and prior to the technical review by staff, a meeting be scheduled between staff and the Ward Councillor to consider issues that were raised at the Public Hearing and from the public, and
2. If felt necessary by either staff or the respective Councillor, the applicant and other stakeholders be invited to attend the meeting provided quorum is not achieved, and
3. If, in the opinion of the Ward Councillor requesting the meeting, that the meeting is felt to be unnecessary, that the meeting not be held, and
4. That this process be formally integrated into the development planning process as of September 2013 by notifying applicants that the Ward Councillor may request a meeting for high rise and mid-rise mixed use applications.

Attachments

N/A



MEMBER'S RESOLUTION

Date:	JUNE 18, 2013 – COMMITTEE OF THE WHOLE
Title:	COUNCILLOR INVOLVEMENT IN THE DEVELOPMENT PLANNING PROCESS
Submitted by:	COUNCILLOR ALAN SHEFMAN

(The process described in this recommendation only applies to those applications for mid and high rise mixed use developments as defined in the Vaughan Official Plan 2010 presented at Public Hearings under the Planning Act).

Whereas, it is critical that the development planning process is structured so as to ensure the most comprehensive review possible of major development applications including high rise and mid-rise mixed use developments as defined in the Vaughan Official Plan 2010, and

Whereas, members of staff provide the skills, experience and professional training to conduct the review of the technical aspects of an application, and

Whereas, Members of Council have a significant role in providing input in the review of applications based on their awareness of local concerns and interest in facilitating public consultation during review of these applications, and

Whereas, additional consultation between stakeholders and Members of Council can enhance public awareness of applications and help to facilitate community based input into the application review process through interactions with staff, applicants and members of the public, and

Whereas, Members of Council attend and participate in the Public Hearing process under the Planning Act and ultimately receive and consider for approval applications that have undergone the staff technical review,

Whereas, requests for staff to attend public and/or neighbourhood meetings held after normal working hours require Council approval;

Whereas, the purpose of the recommendation below is to formalize the role of the Ward Councillor within the development planning process and to give applicants of high rise and mid-rise mixed use developments advance notice that the Ward Councillor may request an additional meeting or meetings to ensure that community concerns are incorporated into the application review; and

Whereas, the recommendation has been developed to complement current public notification procedures and to apprise applicants of the interest by the Ward Councillor in more formal involvement in the planning process for high rise and mid-rise mixed use applications between the Public Hearing and

the presentation of the technical report and staff recommendation at a Committee of the Whole; and

Whereas, it may be suggested that the most important part of the planning application process is the technical review and development of the planning recommendation to Council; preparation of the technical review of development planning applications that have been received through a Public Hearing involves intensive consideration by staff of the details of the application; and

Whereas, while community input at the Public Hearing is considered, there are often insights and perspectives that may be available through the unique understanding of the community provided by the Ward Councillor this modification of the current process – the formalization and recognition of the potential for a meeting between staff and the Ward Councillor for high rise and mid-rise mixed use developments following the public hearing, will provide an opportunity for staff and applicants to obtain Councillor and stakeholder input after the public hearing and prior to the conclusion of the technical review process; and

Whereas, with the option of including the applicant and stakeholders in this meeting may help to address community perceptions of influence of applicants through informal lobbying of Councillors; and

Whereas, the inclusion of the Ward Councillor in the Development Planning Review process will formalize the role of the Ward Councillor at critical stages of the application review process, will help to enhance public notification by making the Ward Councillor aware of issues arising after the public hearing such as revisions based on comments heard at the public hearing that they may wish to communicate to the public prior to staff coming forward with the technical report, and also provide an opportunity for input from Councillor and stakeholders that will assist the technical review by staff and will assist in communications between staff and decision makers allowing for a more comprehensive and inclusive review of high rise and mid-rise mixed use applications.

Therefore in order to ensure the highest quality, comprehensive review and consultation of submitted applications for high rise and mid-rise mixed use development;

Recommendation:

1. After the Public Hearing and prior to the technical review by staff, a meeting be scheduled between staff and the Ward Councillor to consider issues that were raised at the Public Hearing and from the public, and
2. If felt necessary by either staff or the respective Councillor, the applicant and other stakeholders be invited to attend the meeting provided quorum is not achieved, and
3. If, in the opinion of the Ward Councillor requesting the meeting, that the meeting is felt to be unnecessary, that the meeting not be held, and
4. That this process be formally integrated into the development planning process as of September 2013 by notifying applicants that the Ward Councillor may request a meeting for high rise and mid-rise mixed use applications.

Respectfully submitted,

Councillor Alan Shefman

Attachments

N/A