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COMMUNICATION	
CW -	<u>DEC 5/17</u>
ITEM -	<u>2</u>

DATE: DECEMBER 5, 2017

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: JASON SCHMIDT-SHOUKRI, DEPUTY CITY MANAGER,
PLANNING AND GROWTH MANAGEMENT

MARK CHRISTIE, DIRECTOR, POLICY PLANNING AND
ENVIRONMENTAL SUSTAINABILITY

RE: COMMUNICATION
COMMITTEE OF THE WHOLE – DECEMBER 5, 2017
ITEM #2, REPORT #44 – COMMITTEE OF THE WHOLE – DECEMBER 5, 2017

NORTHEAST QUADRANT OF KIPLING AVENUE AND HIGHWAY 7 AREA
SPECIFIC PLAN AMENDMENT TO THE VAUGHAN OFFICIAL PLAN 2010
FILE 26.14
WARD 2

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability recommend:

1. THAT this Communication, BE RECEIVED as additional information; and
2. THAT in response to the Letter of Exemption received from the Region of York, Recommendation #3 of the Committee of the Whole Report #44 Item #2 Northeast Quadrant of Kipling Avenue and Highway 7 Area Specific Plan BE DELETED, by Committee of the Whole.

Purpose

The purpose of this Communication is to inform Committee of the Whole that the proposed Northeast Quadrant of Kipling Avenue and Highway 7 Area Specific Plan has been granted exemption from Regional Council approval. This Communication also recommends the deletion of Recommendation #3 of the Committee of the Whole Report #44 Item #2 Northeast Quadrant of Kipling Avenue and Highway 7 Area Specific Plan Amendment to the Vaughan Official Plan 2010, which directs City Staff to forward the Council adopted Plan to York Region for approval.

Background

Committee of the Whole Report #44 Item #2 includes the Technical Staff Report regarding the Northeast Quadrant of Kipling Avenue and Highway 7 Land Use Study and attached proposed Area Specific Plan. The Area Specific Plan will form an amendment to the Vaughan Official Plan 2010. The purpose of the Plan is to guide the growth and development of the lands in the Study



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Area. The Plan includes policies that manage land use designations, building heights, densities, urban design, transportation, cultural heritage, parks and open space and implementation. A Public Hearing regarding the Northeast Quadrant of Kipling Avenue and Highway 7 was held on October 3, 2017. The proposed Area Plan attached to the Technical Staff Report includes minor administrative modifications and reflects the comments received at the Public Hearing.

Attached to this Communication is a signed Exemption Letter received from the Region of York dated November 29, 2017. The Exemption Letter indicates that Regional Staff have determined the draft Official Plan Amendment to be of local significance and conforms to the York Region Official Plan. Under Section 8.3.8 of the York Region Official Plan, the draft Area Specific Plan is exempt from approval by Regional Council. The Exemption Letter delegates approval authority to Vaughan Council, the Area Specific Plan (OPA 20) will be in effect once adopted by Vaughan Council.

Recommendation #3 of the Technical Staff Report to Committee of the Whole Dec. 5, 2017 reads as follows:

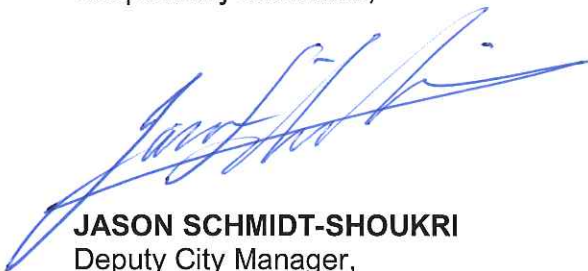
- "3. THAT the adopted Plan be forwarded to York Region for approval as an insertion into Volume 2 of VOP 2010, being the incorporation of a new Section "12.15 Northeast Quadrant of Kipling Avenue and Highway 7" as one of the "Area Specific Policies" identified on Schedule 14-A to Volume 1 of VOP 2010."

This Recommendation is a standard procedural item. In response to the Exemption Letter, it is recommended that this Recommendation be deleted from the Technical Staff Report as Vaughan Council will be acting as the approval authority. The draft Official Plan Amendment will not be required to be forwarded to York Region for Regional Council approval.

Attachments

1. York Region Exemption Letter dated November 29, 2017

Respectfully submitted,



JASON SCHMIDT-SHOUKRI
Deputy City Manager,
Planning and Growth Management



MARK CHRISTIE
Director,
Policy Planning and Environmental
Sustainability

CB/lm

Copy to: Daniel Kostopoulos, City Manager
Barbara McEwan, City Clerk



November 29, 2017

Mr. Mark Christie
Director, Policy Planning and
Environmental Sustainability
The City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario, L6A 1T1

Attention: Clement Chong, Senior Planner

Dear Mr. Christie:

**Re: Amendment to the City of Vaughan Official Plan
Northeast Quadrant of Highway 7 and Kipling Avenue
City File No.: #26.14**

Further to our comment letter dated August 29, 2017, and based on our further review and consideration, the proposed Amendment appears to be a routine matter of local significance. In accordance with Regional Official Plan policy 8.3.8, and the balance of the Regional Official Plan, the proposed Amendment does not adversely affect Regional planning policies or interests. The Amendment will create a more sustainable, complete, compact, walkable, vibrant, and connected community, in accordance with the Region's and Vaughan's new 2010 Official Plans.

Pursuant to Council authorization specified in By-law A-0265-1999-017, this Amendment is hereby **exempt from Regional Council approval**. This allows the Amendment to come into full force and effect, following its adoption by the City of Vaughan Council and the expiration of the required appeal period.

We respectfully request a copy of the Notice of Decision be forwarded to this office. Please contact Augustine Ko, Senior Planner, at 1-877-464-9675 ext. 71524 should you have any questions or require further information.

Sincerely,

Karen Whitney, MCIP, RPP
Director of Community Planning and Development Services

AK

YORK-#8007279-v1-Regional_Exemption_Letter