

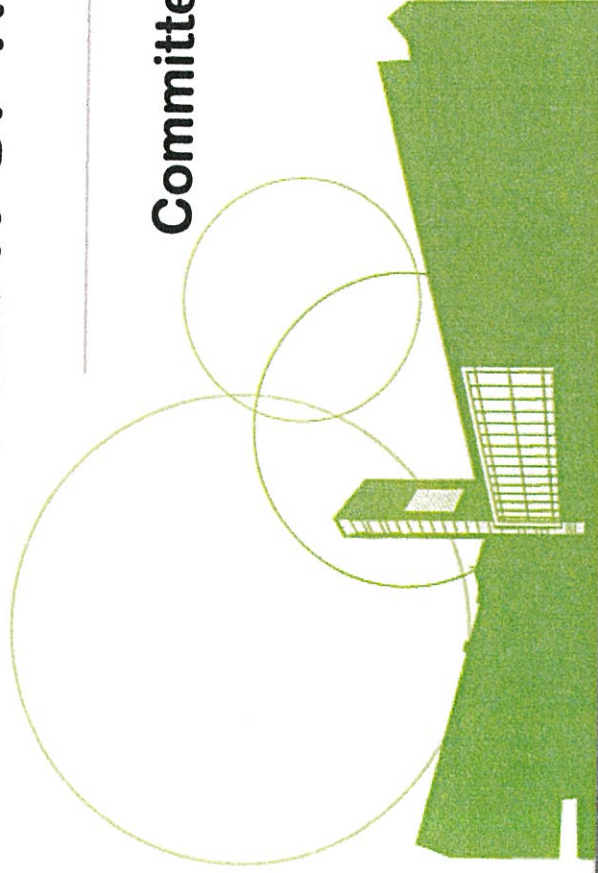
C3 - CW(ws)

December 3/2013
Item 2

PUBLIC HEARING NOTIFICATIONS FOR PLANNING APPLICATIONS – FOLLOW UP REVIEW

Committee of the Whole Working Session

December 3, 2013



BACKGROUND

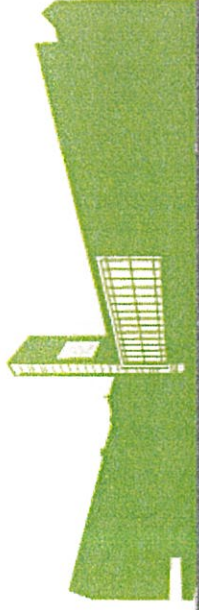
In February 2009, Vaughan Council adopted recommendations respecting Public Hearing Notification for Planning Applications and Policy Studies.



BACKGROUND

The following initiatives/policies were implemented:

- Notification for Planning Applications and Policy Study Protocols
- Sign Policy-notice sign requirements informing the Public on Planning Applications and Policy Studies
- Reader-Friendly Public Hearing Notice
- New Public Hearing requirements (older and revised applications)



BACKGROUND

- Current initiatives/policies exceed the minimum requirements of the *Planning Act*
- As part of Vaughan Council's 2009 approval, the Development Planning Department was directed to prepare an evaluation report
- This presentation identifies enhancements and modifications to the current Public Notification Protocol



BACKGROUND

The evaluation process included:

- Questionnaire sent to all City of Vaughan Registered Community Ratepayer Associations
- Questionnaire sent to BILD (Building Industry and Land Development)
- Consultation with Development Planning and Policy Planning, Corporate Communications, Legal Services and the City Clerk's Departments



ANALYSIS AND RECOMMENDATIONS

Older and Revised Applications

Current Policy:

- New Public Hearing (PH) is required within 2 years and/or when planning application(s) have been revised significantly
- Department is to prepare a report to Council outlining the rationale for a new PH meeting, if required

Enhancement:

- Automatic PH scheduled when above requirements are not met



ANALYSIS AND RECOMMENDATIONS

150m Notification Area

Current Policy:

- Notices for Planning Applications requiring a Public Hearing are circulated to all property owners within a 150m radius, whereas the *Planning Act* requires 120m
- Ability to extend beyond 150m when appropriate (i.e. high density developments)

No Enhancement:

- Policy is effective



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ANALYSIS AND RECOMMENDATIONS

City Website and the “City Page Online”

Current Policy:

- Development and Policy Planning advertise Statutory and Non-Statutory notices of Planning Applications on the City Page Online and the City’s website through their respective departmental webpages



Enhancement:

- That a “Hotlink” be incorporated on the City’s website landing page



ANALYSIS AND RECOMMENDATIONS

E-Communications

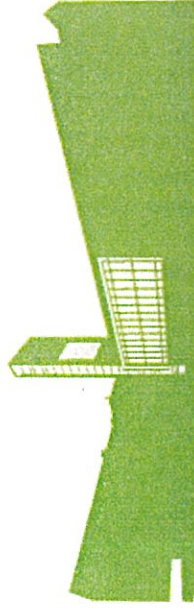


No Current Policy:

- No established protocol for the use of E-Communications

Enhancement:

- Advertise Statutory Public Hearings and Non-Statutory public meetings on Vaughan TV, City Update E-Newsletter, Twitter and Facebook
- Provide direct access to the departmental webpages by including QR Bar Code and/or Friendly URL on business cards



ANALYSIS AND RECOMMENDATIONS

Property Notice Sign

Current Policy:

- Notice Sign is erected on the property that is subject to the Planning Application
- City's property notice sign protocol establishes requirements for material, size, and wording

Enhancement:

- The standard notice sign will continue to be used for Planning Applications where no new building(s) is proposed
- A coloured rendering will be required in-lieu of the standard map when the proposal facilitates construction of a new building(s)

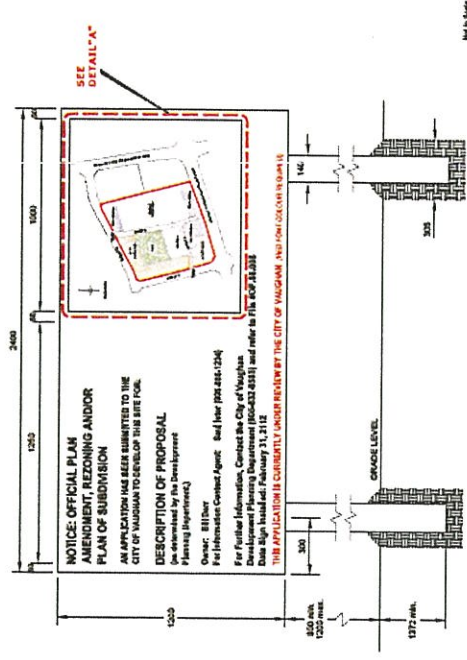


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ANALYSIS AND RECOMMENDATIONS

STANDARD NOTICE SIGN

(To be used for a Plan of Subdivision/Condominium, Zoning standard or OP policy change)



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COLOURED RENDERING
(To be used for a proposal that facilitates the construction of a new building)



ANALYSIS AND RECOMMENDATIONS

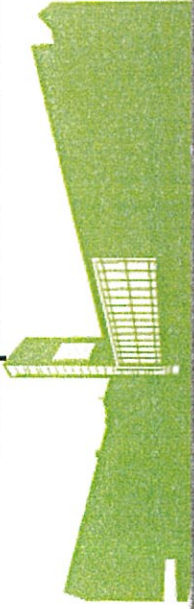
Timing of the Public Hearing

Current Policy:

- Statutory Public Hearing Notices are mailed 20 days in advance of the Public Hearing, as prescribed by the *Planning Act*
- Courtesy Non-Statutory notices are also sent to those requesting additional information on Planning Applications

Enhancement:

- Revised template for the Courtesy Non-Statutory notice (*Attachment #5 in report*)
- Amend deputation form to include an e-mail address and/or telephone number



ANALYSIS AND RECOMMENDATIONS

Community Information Meeting

Current Policy:

- Council can introduce a motion at Public Hearing requesting a community meeting
- Pursuant to the policy adopted on June 25, 2013, respecting mid and/or high-rise mixed-use development as defined by Vaughan Official Plan 2010, a meeting with the Ward Councillor, Applicant, Staff, and/or Stakeholders must be held after the Statutory PH and prior to the preparation of the technical report

No Enhancement:

- Policy is effective



POLICY STUDIES

The Policy Planning Department currently utilizes the following methods of notification for Statutory Public Hearings and Non-Statutory public meetings:

- Electronic Registry
- Twitter and Facebook
- E-Communications including - E-News
Vaughan TV
City Page On-Line



POLICY STUDIES

- Policy Planning Studies can vary in scope and scale
- Prescribing a specific procedure to be followed is challenging
- The minimum Statutory requirements prescribed by the *Planning Act* will be satisfied



POLICY STUDIES

Posting of Signs and Posters for Notification of the Study Area (e.g. Block Plans, Secondary Plans)

- If deemed appropriate signage will be budgeted for through the project budget at the onset of the study
- Signage will remain posted throughout the study process



POLICY STUDIES

- For large and city-wide studies, a notice for a public hearing or meeting may be advertised/posted in community centres, libraries and the City's Civic Centre
- Additional notification will also be provided for key events relating to the study (e.g. public open houses, charettes, workshop, non-statutory public meetings)



QUESTIONS OR COMMENTS



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