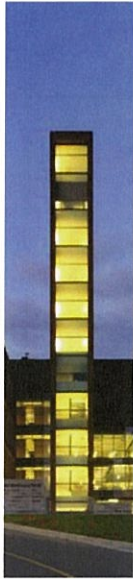


CW (WS)
September 11/12
Item #1

Site Plan Control Process Review

Committee of the Whole Working Session

September 11, 2012



Why Are We Doing This?

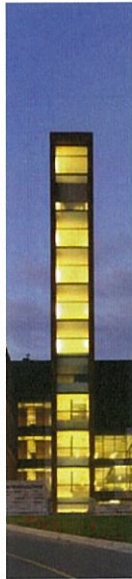
In 2008 Council implemented changes to the Site Plan Approval Process. As part of the approval Council directed:

“THAT the Development Planning Department prepare an evaluation report on the new Site Plan Process for a future Committee of the Whole.”



Why Is It Important That We Do This?

- Site Plan Approval implements development
- Important business process
- Site Plan Applications
2010 – 108 Applications
2011 – 120 Applications
2012 – 79 Applications (to date)
- Implements Vaughan Vision / VOP 2010 / Economic Development Strategy / Green Directions Vaughan
- The Development Planning Department is committed to continuous improvement and high quality customer service

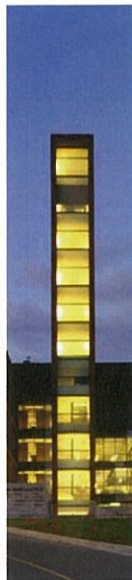


2007 / 2008 Review



Development Planning Department
Site Plan Control Process Review

4



2007 / 2008 Review

- Mandatory Pre-Application Consultation
- Require a "Complete Application"
- Eliminate the Site Plan Review Team (SPRT)
- Introduced the Letter of Undertaking as an additional mechanism to implement Site Plan approval
- Applied Site Plan Control to Freehold Street Townhouse Units
- Expiration of Site Plan Approval after 18 months
- Utilize a shorter staff report with clear attachments
- Changes to Vaughan's Site Plan Letter of Credit and Inspection processes



Development Planning Department
Site Plan Control Process Review

5



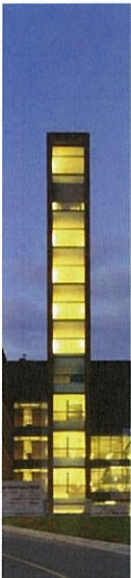
2007 / 2008 Review

Overall Average Application Processing Time

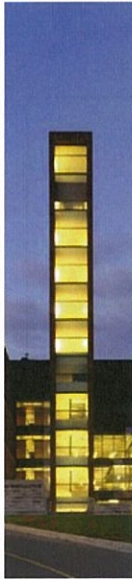
10.7 months

Estimated Time Savings Resulting From the Review

3 - 4 months



Current Review

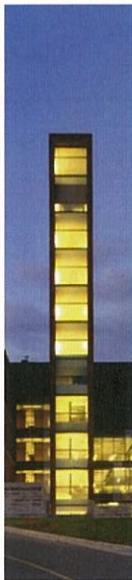


Current Review

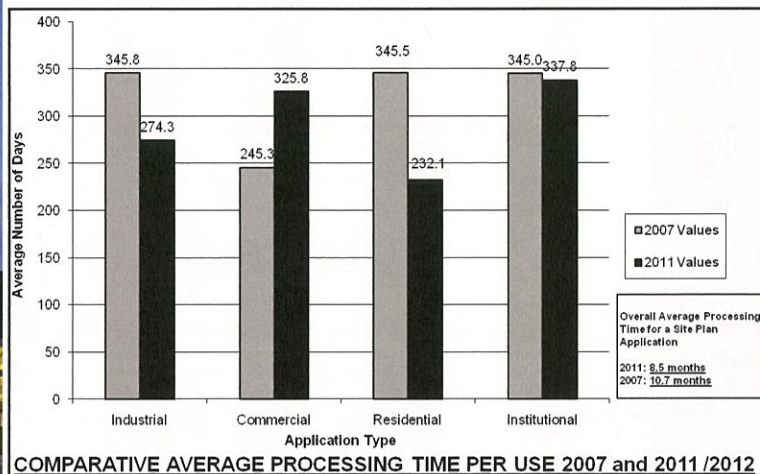
Review was undertaken in 2011 to early 2012

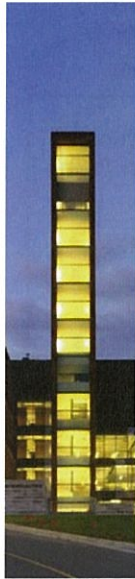
Consulted with:

- City Departments
- Region of York
- Toronto and Region Conservation Authority
- Developers and Landowners that participated in the 2007/2008 review
- BILD (Building Industry and Land Development Association)

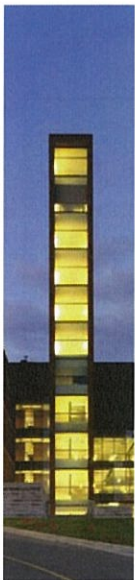


Current Review





Council Direction & Recommendations



Council Direction Respecting Delegation of Site Plan Approval Authority to the Commissioner of Planning

Option 1: Partial Delegation

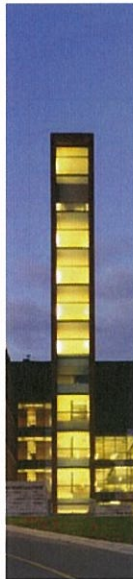
- Delegation authority for certain classes of development
- No staff reports to Council for delegated classes

Option 2: Full Delegation

- Full delegation authority for all classes of development
- No Staff reports required for Council approval

Option 3: Status Quo

Maintain current approval authority structure

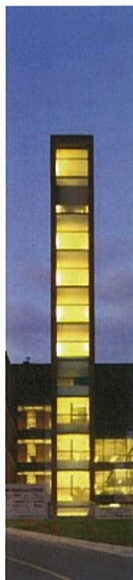


Council Direction Respecting Delegation of Site Plan
Approval Authority to the Commissioner of Planning or an
Expedited Process for Street Townhouse Dwellings

Option 1 - Delegate Site Plan Approval for Street Townhouse Dwellings on a Block in a Registered Plan of Subdivision to the Commissioner of Planning

Option 2 - Streamlined Approval Process including:

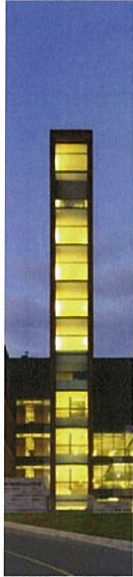
- No PAC Meeting
- Complete Application – Site, elevations and landscape plans
- Report to Council – Site plan, elevations and landscaping only
- No Letter of Undertaking
- Site Plan Landscape Letter of Undertaking
- Fixed Rate LC calculation - \$5,000 per unit
- Letter to Building Standards Department



Recommendation #1
Site Plan Agreement

Site Plan Agreement for:

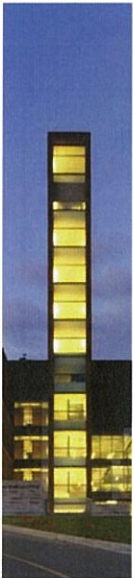
- All development in Intensification Areas: VMC, Primary Centres, Local Centres, Primary Intensification Corridors, and Primary Intensification Corridors within Employment Areas as defined by the Vaughan Official Plan 2010
- Mid and High-Rise Residential / Mixed-Use development as defined by VOP 2010 (i.e. over 6 storeys in height)
- All development utilizing strata parking and/or park arrangements, and/or Section 37 bonusing, and,
- Where public / private funding for community infrastructure is proposed



Recommendation #2 Early Building Permit Application

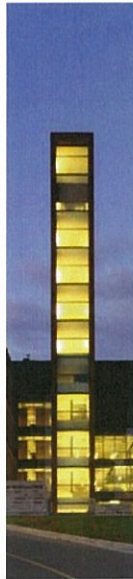
Application for a Building Permit

- Apply earlier – Site Plan substantially complete
- Building permit review while site plan being finalized
- Letter from Planning to Building Standards
- Building permit issued only after the Letter of Undertaking / Site Plan Agreement is executed



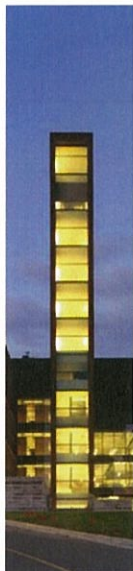
Recommendation #3 Eliminate PAC Meetings for Minor Applications

- Routine application submission requirements
- Includes:
 - street townhouse in a registered plan of subdivision
 - minor additions
 - minor alterations to approved plans (e.g. window / door relocation)
 - new or modified signage



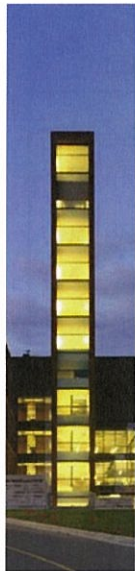
Recommendation #4 Increased Certificate of Liability Insurance Amount

- Increase from \$2,000,000 to \$5,000,000
- Intensification projects in closer proximity to City infrastructure
- Used by other municipalities (e.g. Region of York)



Recommendation # 5 Site Plan Approval for Employment Lots

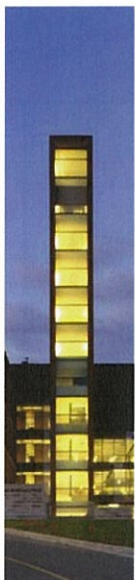
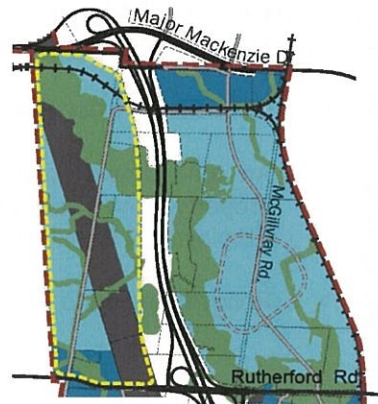
Implement Site Plan Approval for employment lots separated from a Provincial Highway by an intervening land use (e.g. valley).



Recommendation # 5 Site Plan Approval for Employment Lots

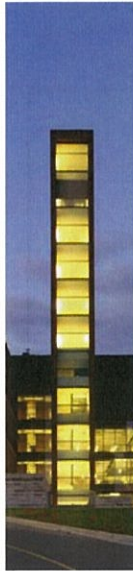
LEGEND

-  Natural Area
-  General Employment
-  Prestige Employment
-  Proposed Highway 427 Alignment



Recommendation # 6 - Site Plan Approval for Employment Lots Abutting an Open Space Zone

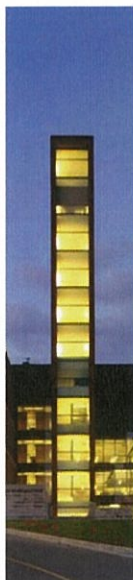
- Storm pond, valley lands, woodlots, parks
- Important community / amenity facilities in urbanizing context
- Significant public investment – trails, parks etc.
- Appropriate to deal with this interface



Recommendation # 7 Inconsistency Between Official Plan and Zoning By-law

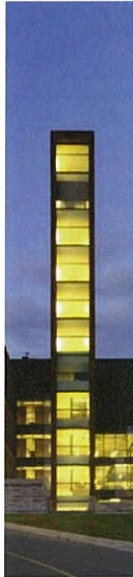
Review employment lands designated “General Employment” but zoned “Prestige Employment Area” Zone.

- Inconsistency between Official Plan and Zoning By-law
- An amendment to Zoning By-law 1-88 to rezone a property from “Prestige Employment Zone” to “General Employment Zone” conforms to the Official Plan
- Policy Planning to undertake a review of VOP 2010



Recommendation #8 Increase the Expiration Date of Site Plan Approval

- Current expiration – 18 months
- Expiration required to ensure approval is appropriate in current policy context
- Increase expiration date – 36 months
- Extensions thereafter for 1 year periods (staff level)



Recommendation #9
Implement Recommendations of the Accessibility Advisory
Committee (AAC) as required.

The City of Vaughan has established an Accessibility Advisory Committee (AAC) with the following Terms of Reference:

“The Accessibility Advisory Committee shall assist in the preparation and implementation of an Accessibility Plan by providing guidance insofar as the removal and prevention of barriers in policies, practices, programs and services.”

On March 27, 2012, the AAC adopted the following motion:

“That Council direct staff to seek comments from the Vaughan Accessibility Advisory Committee on site plans related to commercial, retail and live/work units as part of the development application process.”



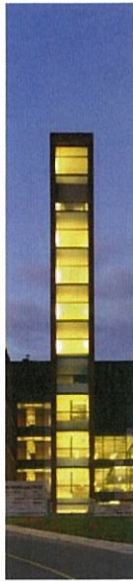
Recommendation #9
Meeting with AAC and Further Action

- On May 8, 2012, Council considered and adopted the following recommendation from the Commissioner of Planning:

“THAT this matter be referred to staff for a report to a future Committee of the Whole Meeting.”

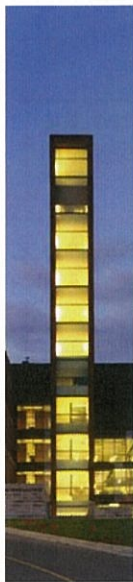
- Director and Manager of Development Planning and the Director of Recreation and Culture met with the Chair of the AAC
- September 11, 2012 - Meeting with AAC
- Implement the AAC's recommendations as may be approved by Council



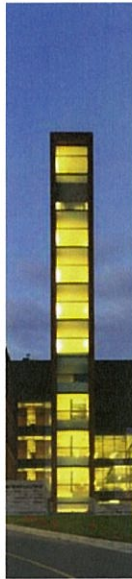


Related Initiatives

- 2 year Design Review Panel Pilot Project
- DRP - 14 professionals with expertise in planning, urban design, architecture, public art, environmental sustainability
- 3D Modeling
- 3D visualization with walk and fly-through animation of the proposed development

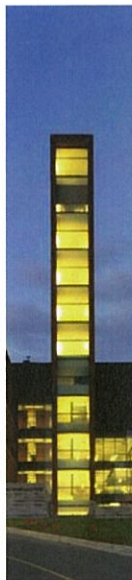


Next Steps



Next Steps

- Address comments from Working Session Meeting
- Council approval
- Report for Council direction with respect to any additional recommended changes resulting from the meeting with the Accessibility Advisory Committee
- Undertake a Public Hearing to implement any approved recommendations requiring changes to the Official Plan, Zoning By-law, and Site Plan Control By-law
- Undertake internal administrative changes to implement approved recommendations



DISCUSSION