

**COMMITTEE OF THE WHOLE (WORKING SESSION) – JUNE 12, 2012**

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**COMMUNICATIONS**

**Received at the June 12, 2012 Committee of the Whole (Working Session)**

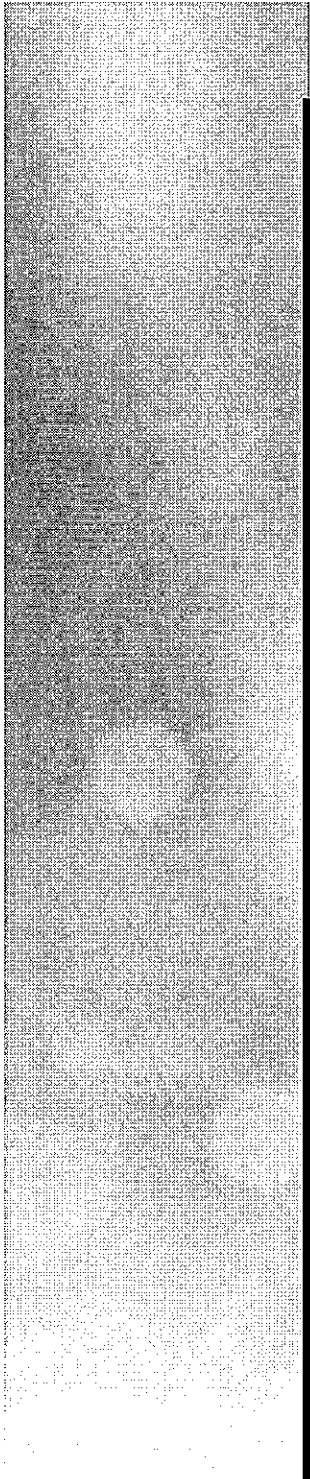
**Item No.**

- |            |                               |          |
|------------|-------------------------------|----------|
| <b>C1.</b> | <b>Presentation material.</b> | <b>1</b> |
| <b>C2.</b> | <b>Presentation material.</b> | <b>3</b> |
| <b>C3.</b> | <b>Presentation material.</b> | <b>4</b> |

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**Please note there may be further Communications.**



**Integrated Waste Management  
Master Plan Phase 1 Update**

**Presentation to City of Vaughan  
Committee of the Whole – Working Session**

Brian Anthony and Dave Gordon  
June 12, 2012



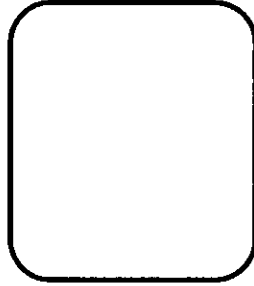
# Overview of SMART LIVING Plan

## Plan Vision

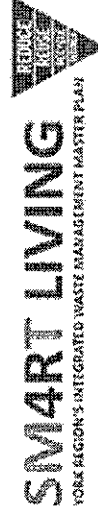
A comprehensive program that goes beyond traditional long-term strategies by presenting innovative, integrated material management and waste minimization solutions that meet the needs of residents

**P H A S E 2**

Current Phase



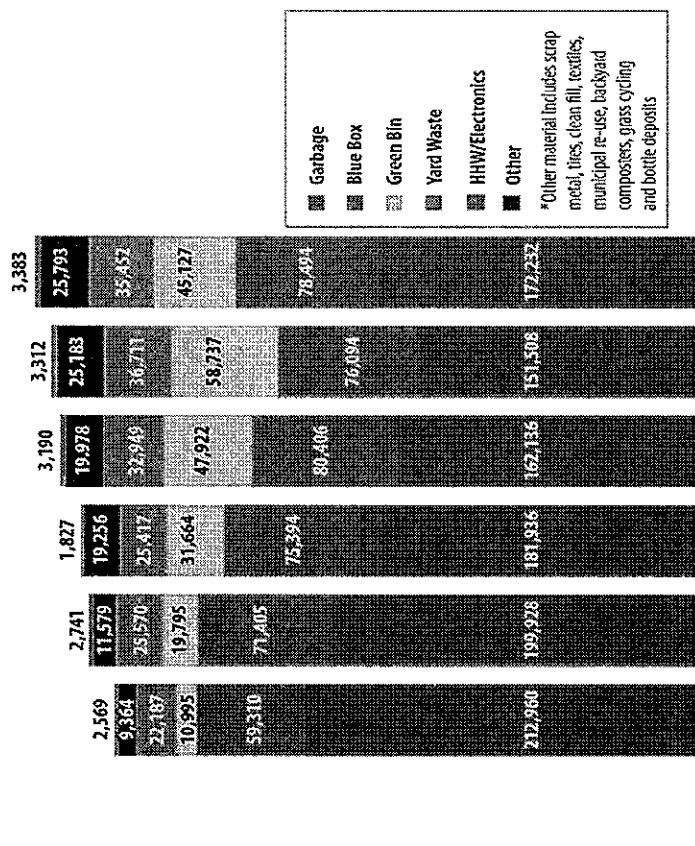
**SMART LIVING** means working towards a zero waste society



# PHASE 1 – Where We Are

Historical data and findings

# Regional Waste Generation and Diversion

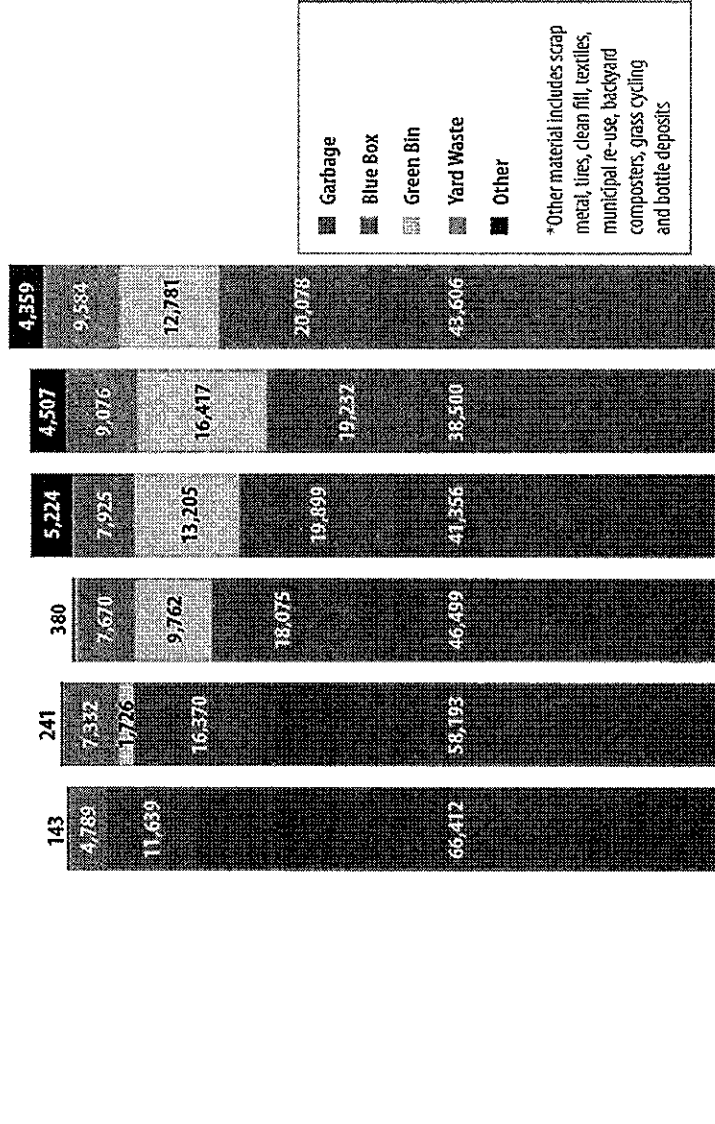


Year	2005	2006	2007	2008	2009	2010
Waste Diversion Ontario Total Weight in Tonnes	317,385	331,018	335,494	346,582	351,545	360,480
Waste Diversion Ontario Diversion Rate	33%	40%	46%	53%	57%	52%

■ Garbage  
 ■ Blue Box  
 ■ Green Bin  
 ■ Yard Waste  
 ■ HHW/Electronics  
 ■ Other  
 \*Other material includes scrap metal, tires, clean fill, textiles, municipal re-use, backyard composters, grass cycling and bottle deposits



# Waste Generation and Diversion in Vaughan



# Residual Waste Stream Waste Audits (Findings)

RANK	Material Category	Per cent of residual stream	Tonnes / Year
1	Food Waste	17%	14,605
2	Drywall –used	11%	10,091
3	Furniture	7%	5,842
4	Diapers and Sanitary Products	7%	5,842
5	Textiles	5%	4,426
6	Tissue/Towelling	4%	3,541
7	Pet Waste	4%	3,364
8	Laminated/Other Plastic Film and Bags	4%	3,098
9	Construction & Renovation (other) which includes everything from spent caulking tubes to insulation.	3%	2,921
10	Leaf and Yard Waste	3%	2,390
Total Top 10 Materials			56,120
Program already exists to Capture			50,101
No Program exists to Capture			6,019

# Total Waste Managed Regionally (in tonnes)

	2006	2007	2008	2009	2010
Residual Waste (Garbage)	197,964	152,331	123,273	121,700	124,934
Blue Box	71,733	74,865	81,277	77,318	79,105
Source Separated Organics	24,809	60,290	86,266	88,671	91,680
Other Diverted	32,314	31,878	39,913	45,007	45,219
Sub Total	326,820	319,364	330,729	332,696	340,938
Year-Over-Year Change	4%	-2%	4%	1%	3%
Total	329,552	319,544	331,566	332,874	341,111
Households (Source: Planning Dept.) <sup>2</sup>	277,987	294,022	303,043	308,852	318,381
Tonnes per Regional Household	1.18	1.09	1.09	1.08	1.07
Population	933,357	983,056	1,011,360	1,032,606	1,061,983
Year-Over-Year Population Change	3%	5%	3%	2%	3%
Tonnes per capita	0.35	0.33	0.33	0.32	0.32
Waste Diversion Ontario Diversion Rate	40%	46%	53%	57%	52 % <sup>3</sup>



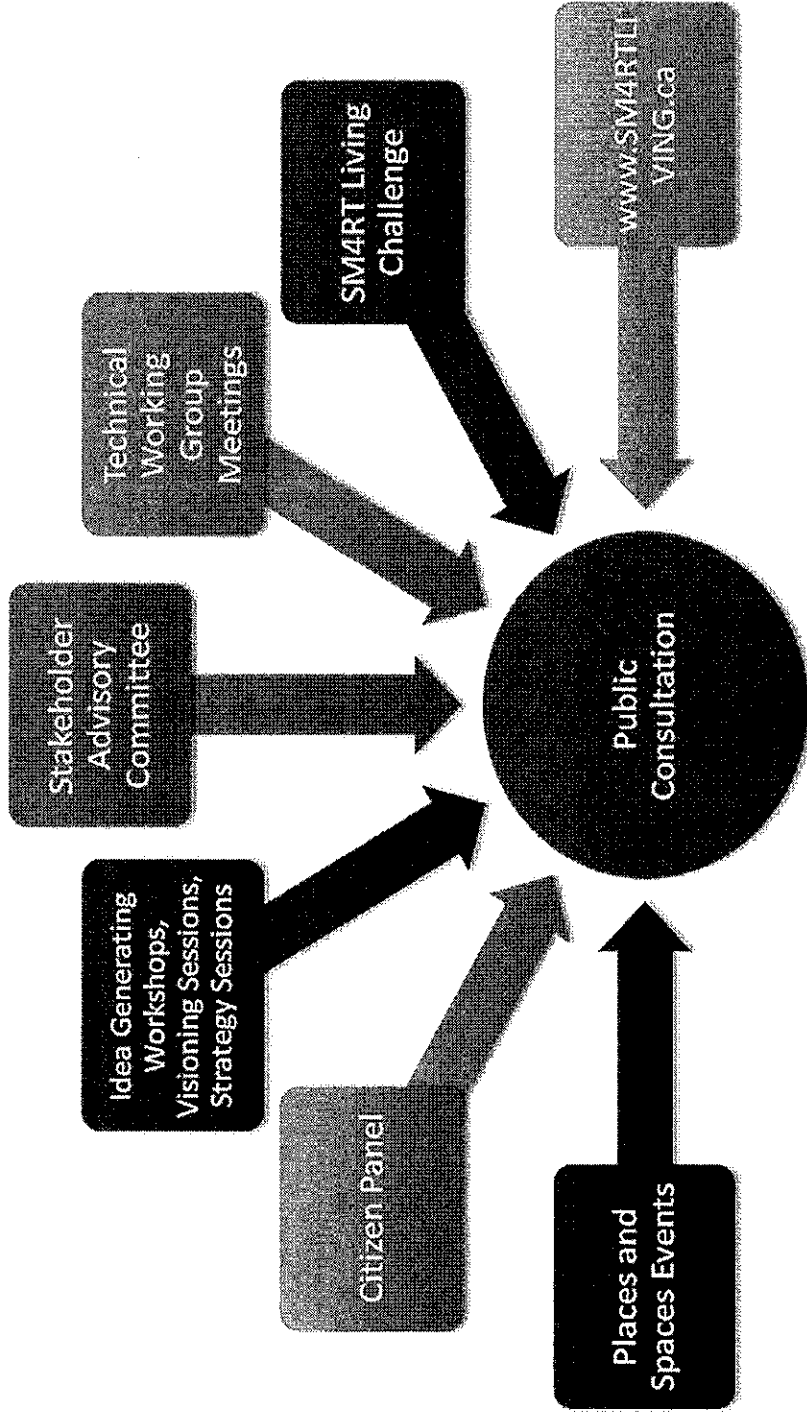
# Comparison of Total Blue Box System

Municipality	Blue Box Tonnes Marketed	Net Cost Per Tonne
Halton Region	41,735.71	\$162.97
City of Hamilton	40,272.24	\$178.18
<b>York Region</b>	<b>78,493.50</b>	<b>\$183.90</b>
Durham Region	45,161.89	\$184.60
City of London	25,485.00	\$224.71
Region of Peel	90,367.20	\$245.49
City of Toronto	155,010.00	\$273.69

*York Region's net cost per tonne is \$45 lower than the weighted average*



# Public Consultation & Engagement



*This engagement plan will be one of the largest and most diverse ever completed for a waste management master plan*



# Phase 2 – Where We Want To Go

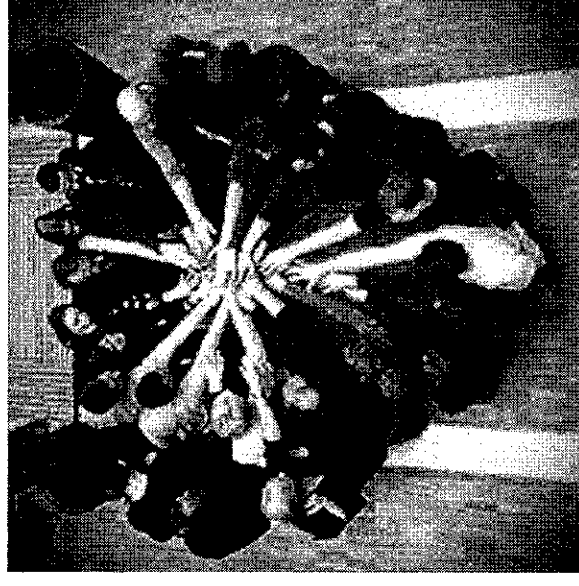
Development of vision, goals and opportunities

# Waste Management Services delivered through Integrated Partnership Model

Significant work has been undertaken by ten partners to develop an Integrated Partnership model.

Commitment to achieve:

- common specific performance standards that define success
- phased implementation approaches
- areas for program synergies
- autonomy for Local Municipalities



*Integrated Partnership Model supports collaboration, innovation and leveraging of expertise*

# Opportunities to be Explored



Focus on  
Reduction and Reuse



Opportunities for mixed use  
and multi-residential buildings



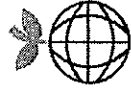
Industrial, Commercial  
and Institutional Sector



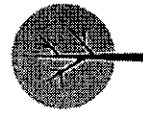
Construction and  
Demolition Sector



Alternate  
funding models



Community Environmental  
Centre strategy



Advocacy strategies



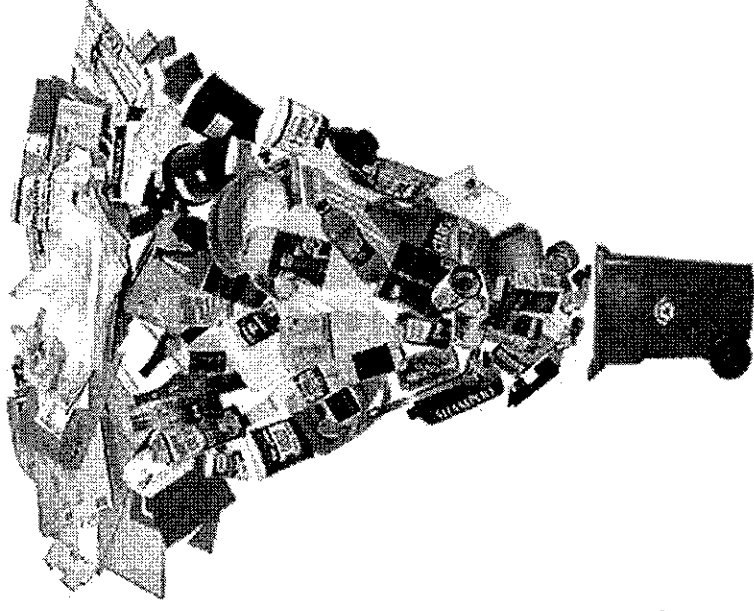
Policy development



Performance Measurement

Efforts over last 30 years have been highly effective in diverting waste using end-of-pipe solutions.  
Efforts now shifting to prevent waste generation and encourage resource conservation

# Opportunities: Waste Reduction and Reuse Activities



- Sustainability Strategies
- Green procurement strategies
- User pay and bag limit systems
- Zero waste programs
- Removing waste from the system
- Mandatory recycling by-laws
- Supporting industry-led initiatives
- Advocate environmental design of consumer products
- Development of Community Environmental Centres and Drop-off Depots
- Working with partners such as Habitat for Humanity and Goodwill

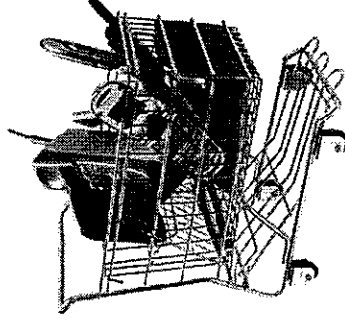
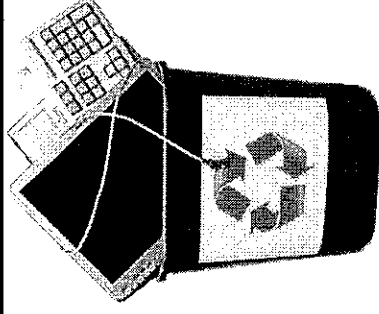
*Master plan focuses on waste reduction as the most critical step to long-term sustainability*

# Opportunities: Extended Producer Responsibility

Making producers responsible for what they make, right through to the product's end of life

Extended Producer Responsibility could result in:

- A change in the responsibility for waste collection and processing
- Additional costs to the consumer at point of purchase
- Potential reduction of taxes required to support the municipal waste management system



*Master Plan process enables Region and Local Municipalities to examine waste management system and be well positioned to respond to Extended Producer Responsibility programs*

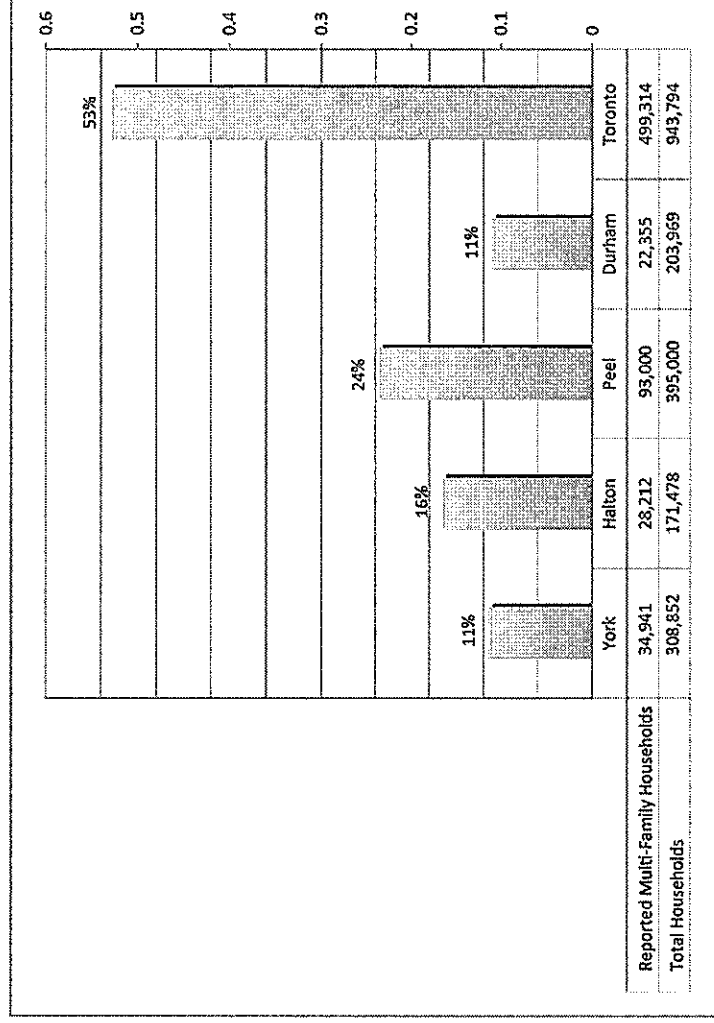
## Opportunities: Residual Waste Stream

- To maximize capture rate of residual waste (garbage) materials that currently have existing diversion programs (based on residual waste stream audit, 58% of waste materials falls into this category).
- To explore new diversion opportunities for other waste materials disposed of as residual waste

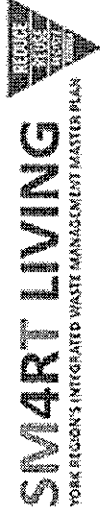


# Opportunities: High Rise Multi-residential Households

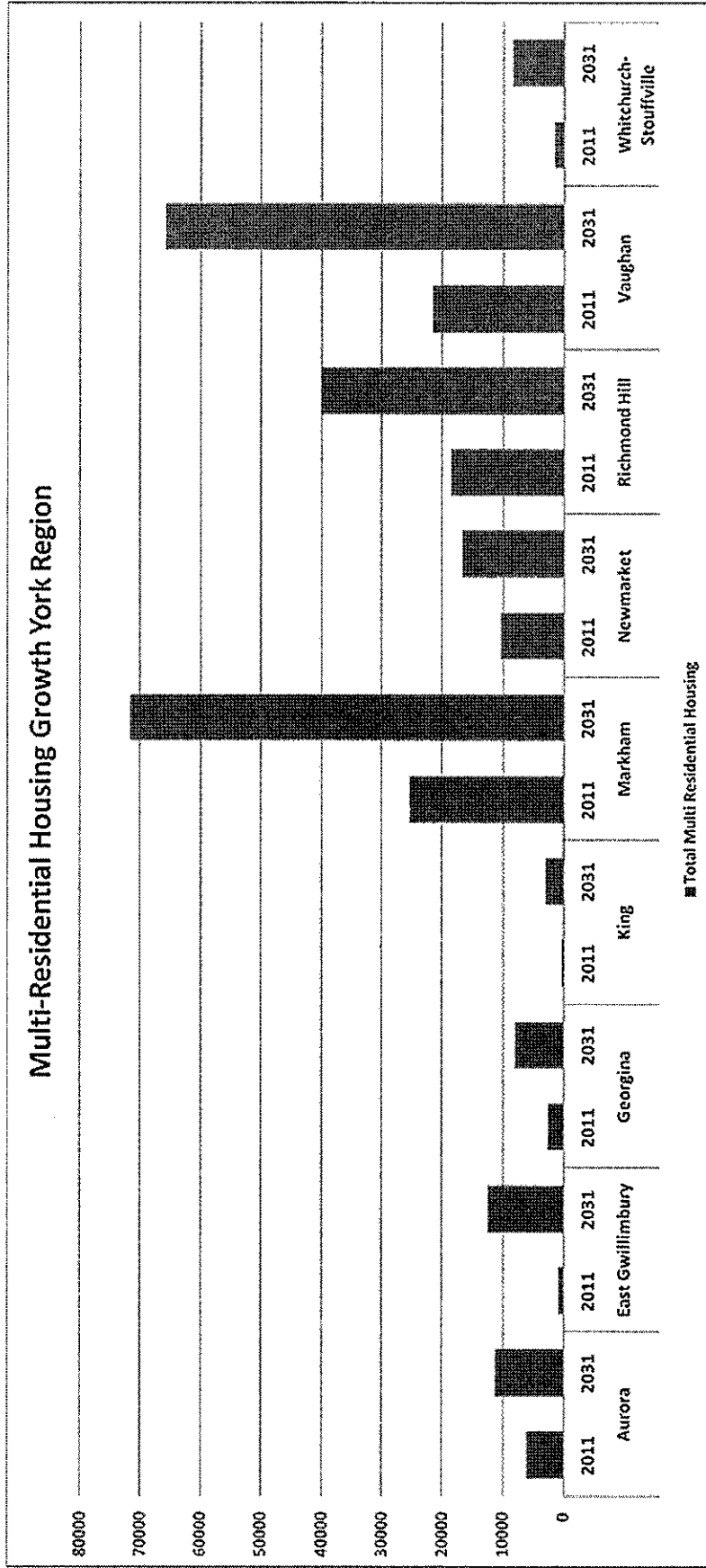
Currently York Region has 11% Multi Residential population. By 2031, it is projected to be 22%.



*High rise multi-residential households expected to grow to 22% of households in York Region by 2031*



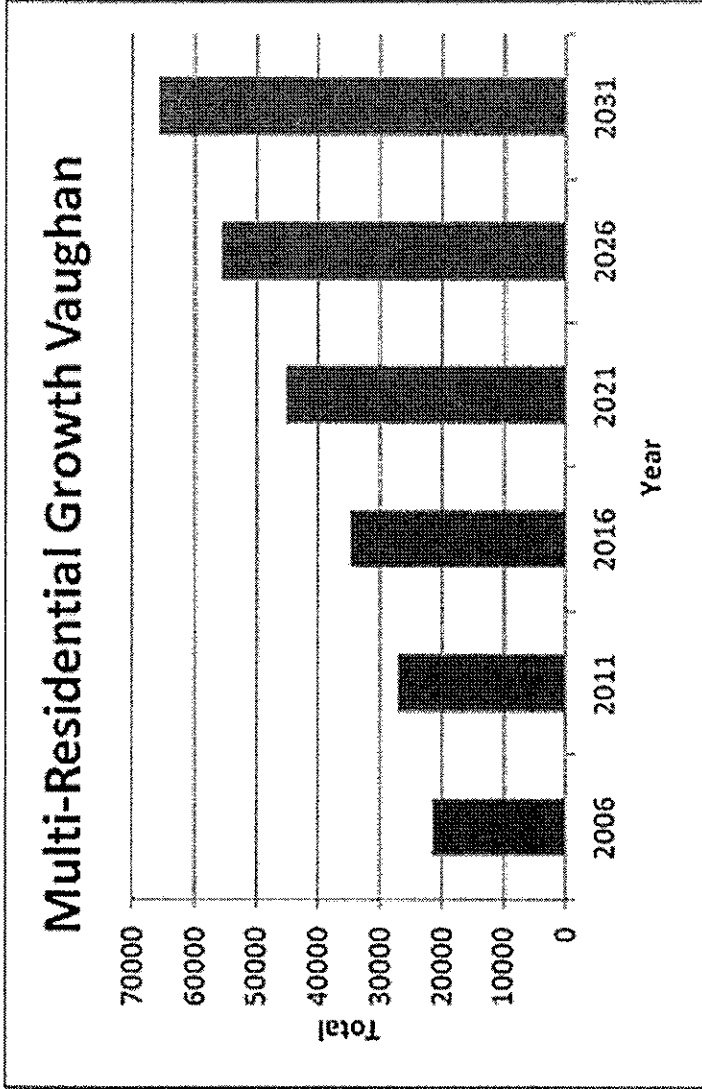
# Projected Multi-Residential Growth Across the Region



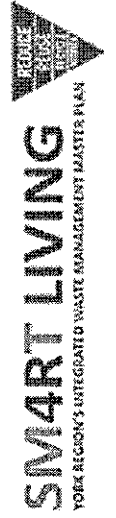
*Multi-residential building growth concentrated in south portion of York Region*



# Projection of Multi Residential Growth for Vaughan

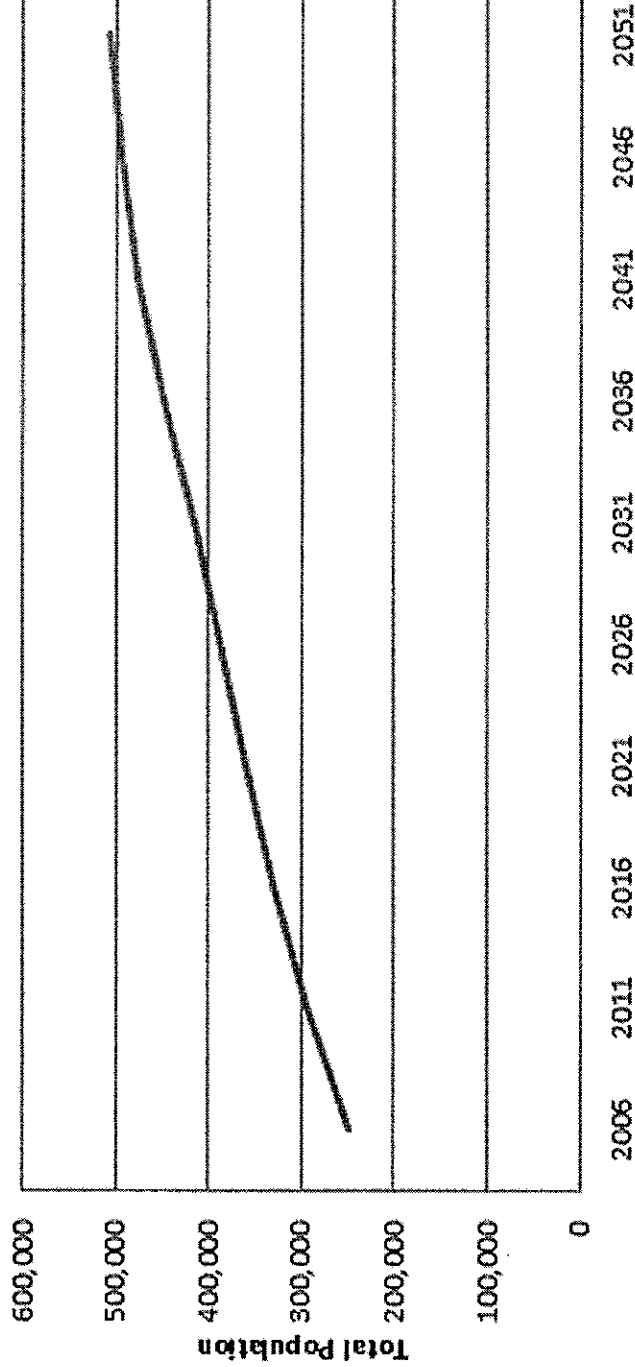


*In 2031 almost 50% of Vaughan households will be multi-residential compared to 32% in 2011*

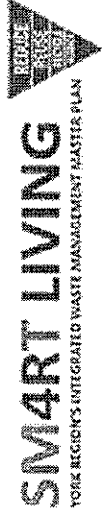


# Projection of Population Growth for Vaughan

Total Population Projection for Vaughan from 2011 to 2051



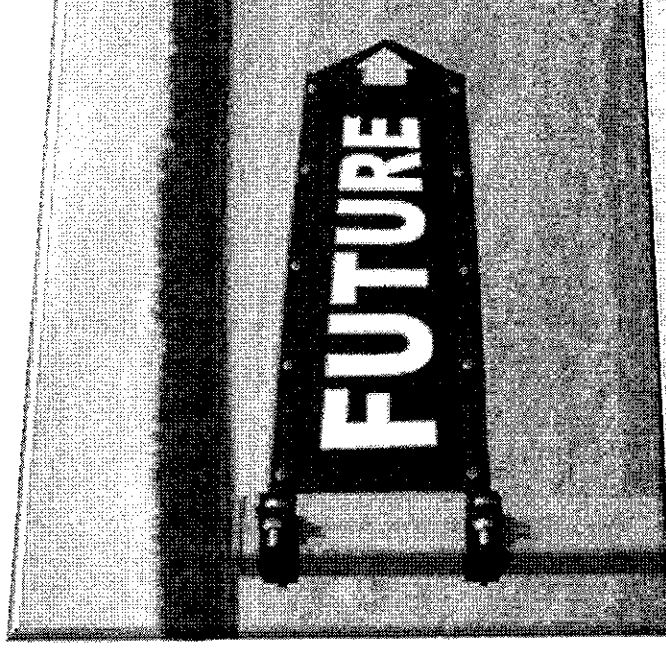
*Vaughan has projected population increase of approximately 180% by 2051*



## Next Steps :

### Finalize Phase 2 (end of Q3 2012)

- Seek stakeholder consultation on drafted long-term vision and guiding principles
- Finalize and implement Decision Making Framework
- Finalize waste management projections
- Continue to work as ten partners to scope and identify opportunities for innovative program delivery and funding models



# City of Vaughan

## Solid Waste – Operational Review

- Involves Engineering & Public Works, and Community Services
- Will review current service levels and drivers
- Will provide detailed data concerning the cost of the various waste collection services provided through the two Commissions
- Will take into account York Region's IWMMP
- Will look at opportunities for efficiencies
- May involve limited pilot projects or surveys



**Questions?**

CA - CW (ms)  
June 12 112  
Item #3


**Council Governance  
Committee Structure Follow-  
up Report**

**Committee of the Whole  
(Working Session)**


June 12, 2012

**The primacy of Council**



City Council is the decision making body and the decisions of Council are paramount in all matters within its authority. It is the role of Council's Committees to make recommendations to Council, but not to decide any matter unless specifically delegated to that Committee, so that the primacy of Council is preserved.



2

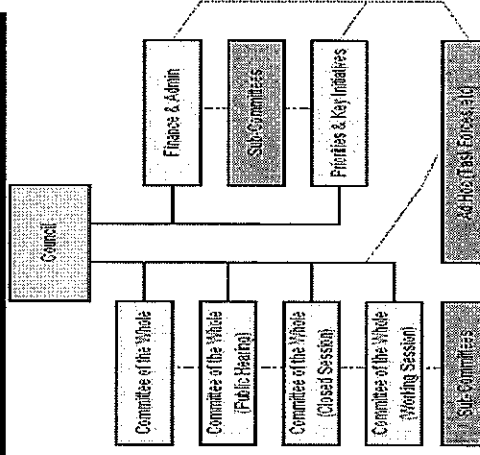


## ...principled governance

"These principles and rules facilitate the decision making of City Council and are to be liberally interpreted so as to administer meetings in a manner which,

- a. Is respectful of all participants.
- b. Balances debate with the need to make recommendations and decisions in a timely manner.
- c. Establishes clear outcomes.
- d. Provides for the hearing/consideration of input from interested parties in a pragmatic way.
- e. Respects the statutory regime in which the City of Vaughan operates."

## Structure at a glance...



## Considerations:

- protecting and preserving the primacy of Council;
- ensuring a full and proper discussion of items takes place prior to reports being submitted to Council;
- creating a structure that allows Members of Council and the public to attend meetings minimizing timing conflicts;
- making it clear to which committee reports should be directed;
- avoiding re-debate of issues at multiple levels of standing committees and at Council;

5



## Considerations (cont'd)

- finding an alternative to the numerous and narrowly focused former special purpose committees;
- avoiding the difficulty of having to create agenda items just to support regular meetings of some committees;
- structuring standing committees with sufficient scope to deal with the broader impacts of a specific subject-matter; and
- Council's preference for a 'committee of the whole' model, which ensures a full discussion involving all Members of Council at the first instance.

6



## Efficiencies enabled by structure:

- Staff research, prepare and submit reports well in advance of committee dates (and prepare supplementary communications to Council when asked for at a committee meeting)
- Members of Council have more time to review reports, ask questions, and consult with community stakeholders and the public (and vice-versa)
- Special meetings of committees or Council, including Ad Hoc Committees, may be scheduled as required

7



## Flexibility

The flexibility of the structure allows Council to choose the most effective vehicle for debate and information sharing:

- Sub-Committees
- Ad-Hoc Committees
- Fine or Moderate Adjustments over time
- Other Forums


8



**Focused Task Forces have been established:**

- Council Budgets Task Force (Mandate Completed)
- Council Member Expense Policy Task Force
- Pedestrian/Street Safety Task Force (Mandate Completed)
- Pierre Berton Artifacts and Memorabilia Task Force
- Task Force on Advisory Committees


9



**Focused Taskforces (cont'd)**

- Task Force on the City's Role in Festivals and Community Events
- Task Force on Residential Condominiums
- Telecommunications Facility Siting Protocol Task Force
- Vaughan Metropolitan Centre Sub-Committee
- Yonge Street Subway Extension Task Force
- School Crossing Guard Task Force
- Secondary Suites (still to come)

10



## Evening Meetings

- CW average length is four hours
- Logistical Concerns
- Special Evening Meetings are always in order
- Other means of engagement are available
  - Streaming/archiving video
  - Forums
  - Written communications

1



## Summary

- The current Council Structure protects the primacy of Council
- The current Council Structure is administratively efficient
- Earlier publication of reports is beneficial to all participants in the process
- Abundant flexibility exists to create ad hoc bodies and other forums while still staying within the structure


1



## Keeping to the principles...


- Structure is respectful of all participants.
- Balances debate with the need to make recommendations and decisions in a timely manner.
- Establishes clear outcomes.
- Provides for the hearing/consideration of input from interested parties in a pragmatic way.
- Respects the statutory regime in which the City of Vaughan operates.

1 3



## Questions?

1 4



C3 - cw(ws)

June 12/12

Item #4

## Site Plan Control Process Review

Committee of the Whole Working Session

June 12, 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.”



Development Planning Department  
Site Plan Control Process Review

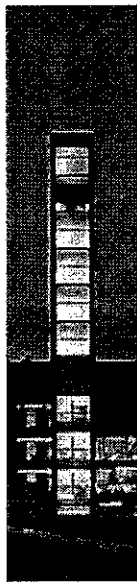
## Why Is It Important That We Do This?

- Site Plan Approval implements development
- Important business process
- Site Plan Applications  
2010 – 108 Applications  
2011 – 120 Applications  
2012 – 49 Applications (to date)
- Implements Vaughan Vision / VOP 2010 / Economic Development Strategy
- The Development Planning Department is committed to continuous improvement and high quality customer service



Development Planning Department  
Site Plan Control Process Review

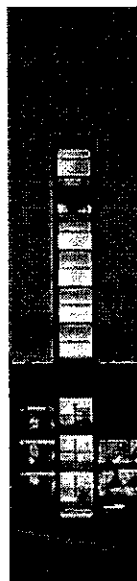




## 2007 / 2008 Review



Development Planning Department  
Site Plan Control Process Review



## 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



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Site Plan Control Process Review

2007 / 2008 Review

Average Application Processing Time

10.7 months

Estimated Time Savings Resulting From the Review

3 - 4 months



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Site Plan Control Process Review

Current Review



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Site Plan Control Process Review

## Current Review

Review was undertaken in 2011 to early 2012

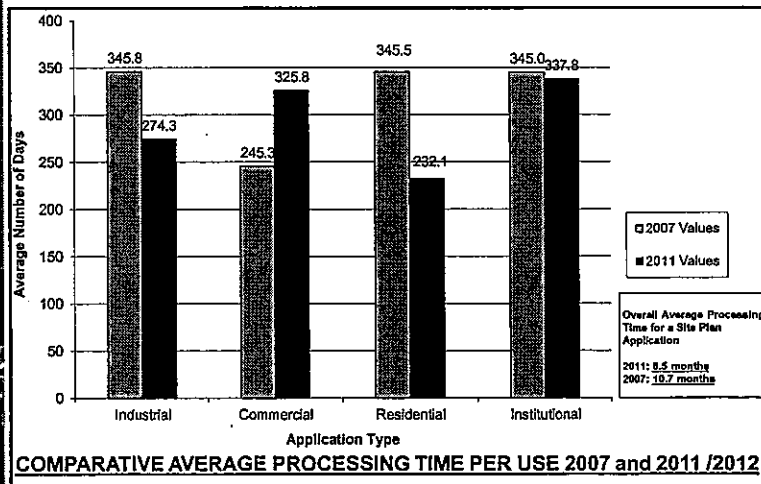
Consulted with:

- 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)



Development Planning Department  
Site Plan Control Process Review

## Current Review



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Site Plan Control Process Review



# Recommendations



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Site Plan Control Process Review



## 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



Development Planning Department  
Site Plan Control Process Review



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

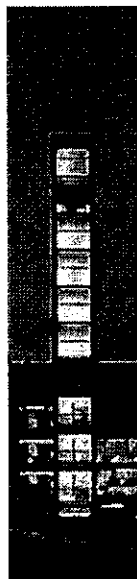
- Full delegation authority for all classes of development
- No Staff reports required for Council approval

Option 3: Status Quo

Maintain current approval authority structure



Development Planning Department  
Site Plan Control Process Review



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



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Site Plan Control Process Review




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



Development Planning Department  
Site Plan Control Process Review




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



Development Planning Department  
Site Plan Control Process Review




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)



Development Planning Department  
Site Plan Control Process Review



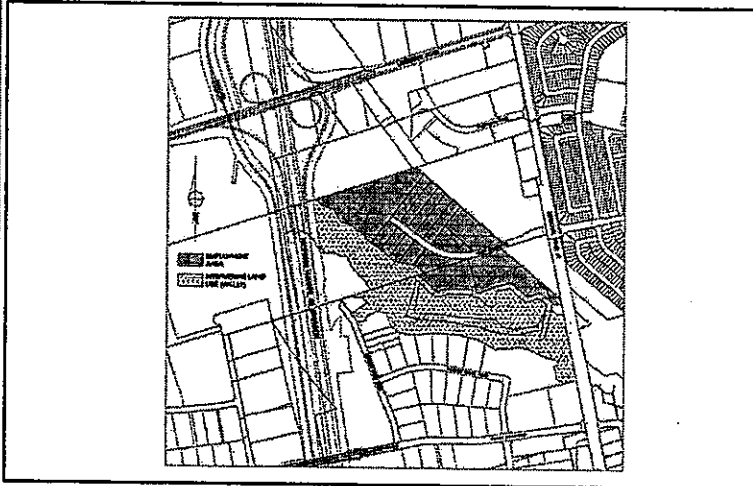
Recommendation #5  
Site Plan Approval for Employment Lots

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



Development Planning Department  
Site Plan Control Process Review

Recommendation # 5  
Site Plan Approval for Employment Lots



Development Planning Department  
Site Plan Control Process Review

Recommendation # 5  
Inconsistency Between Official Plan and Zoning By-law



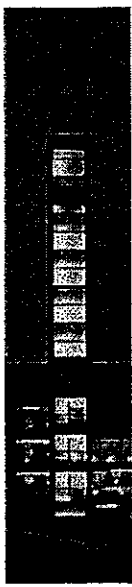
Review employment lands designated "General Employment" but zoned "Prestige Employment Area" Zone.

- 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



Development Planning Department  
Site Plan Control Process Review





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



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Site Plan Control Process Review



Recommendation #7  
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)



Development Planning Department  
Site Plan Control Process Review



Recommendation #8  
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."



Development Planning Department  
Site Plan Control Process Review



Recommendation #8  
Meeting with AAC and Further Action

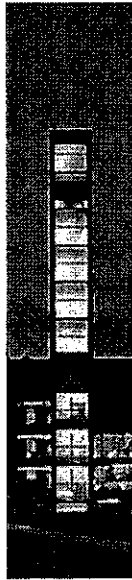
- On May 8, 2012, Council considered and adopted the following recommendation from the Commissioner of Planning:

"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
- June 26, 2012 - Meeting with AAC
- Implement the AAC's recommendations as may be approved by Council

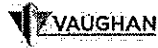


Development Planning Department  
Site Plan Control Process Review

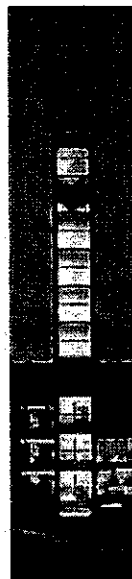


## Related Issues

- 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




Development Planning Department  
Site Plan Control Process Review



## Next Steps



Development Planning Department  
Site Plan Control Process Review



## Next Steps

- Address comments from Working Session Meeting
- Council approval
- Undertake Public Hearing to implement the 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



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## DISCUSSION



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Site Plan Control Process Review