

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 1, Report No. 28, of the Committee of the Whole (Working Session), which was adopted, as amended, by the Council of the City of Vaughan on June 26, 2012, as follows:

By receiving Confidential Communication C14, from Legal Counsel, dated June 21, 2012.

1 UPDATE ON THE REGION'S INTEGRATED WASTE MANAGEMENT MASTER PLAN

The Committee of the Whole (Working Session) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 12, 2012, be approved; and
- 2) That Communication C1, presentation material entitled "*Integrated Waste Management Master Plan Phase 1 Update*", be received.

Recommendation

The Commissioner of Engineering and Public Works recommends that the joint presentation from York Region and City of Vaughan staff be received.

Contribution to Sustainability

The main purpose of the Region's Integrated Waste Management Master Plan is to ensure a sustainable waste management system that can deal with the issues of today, as well as those for the next 40 years.

Economic Impact

At this point, there are no economic impacts as a result of the work done to date. Depending on the findings and recommendations coming from the master plan process, operational changes may be required in the future. These may have a financial impact on the City, the Region, or both.

Communications Plan

As part of the master plan process, there have been numerous outreach programs and public meetings to gather residents' input. These are dealt with in more detail in the presentation.

Purpose

To update Council on the Region's Integrated Waste Management Master Plan – Phase 1.

Background - Analysis and Options

Known as the "SM4RT LIVING Plan", the Region's Integrated Waste Management Master Plan is being completed in three phases. Phase 1 looks at "Where we are". Phase 2 is on target to be completed Q3/12, and will look at "Where we want to go". Phase 3 is targeted for completion Q3/13, and will look at "How we are going to get there".

This master planning process is a fully integrated partnership between the Region and all the Area Municipalities. Staff from the Region and the Area Municipalities meet together with the Region's consultant almost weekly to review documentation, and provide input into the master plan.

Some of the points from the Phase 1 presentation are as follows:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 1, CW(WS) Report No. 28 – Page 2

- The overall per capita waste generation rate has decreased over the past number of years (0.35 – 0.32 tonnes)
- On a region-wide basis, the blue box program is the third largest in the province, with the third lowest overall costs
- Multi-residential households present their own unique challenges to waste diversion
- The public wants manufacturers to do more to reduce waste at the front end
- Recent Region-wide studies suggests that an additional 58% of the material currently going to landfill could be diverted.
- The public seeks increased opportunities for waste diversion
- The next phases of the Master Plan will evaluate further opportunities to reduce waste generation and promote conservation

The joint presentation from York Region and City staff will provide an update on the master plan process, and a more complete summary of Phase 1 findings.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities previously set by Council and ties into the following Vaughan Vision 20/20 Goals and Objectives:

Goal: Service Excellence
Objective: Lead & Promote Environmental Sustainability
Objective: Demonstrate Excellence in Service Delivery

Regional Implications

As noted earlier, this Integrated Solid Waste Management Master Plan process is being headed up by York Region, with staff from all Area Municipalities participating in the process.

Conclusion

The Integrated Waste Management Master Plan process is designed to look at the waste management system that is in place today, and provide a plan that can meet the challenges and opportunities over the next 40 years.

Attachments

N/A

Report prepared by:

Brian T. Anthony, Director of Public Works, Ext 6116

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 2, Report No. 28, of the Committee of the Whole (Working Session), which was adopted, as amended, by the Council of the City of Vaughan on June 26, 2012, as follows:

By approving that requests by email, which would automatically generate a permit provided the relevant criteria / parameters are met and up to a limit of five (5) permits per plate per month, be implemented over the next month and a half.

2

VISITOR PARKING PERMITS

The Committee of the Whole (Working Session) recommends:

- 1) That Option 1 - request by email, contained in the following report of the Director of Enforcement Services, dated June 12, 2012, be approved;
- 2) That the overnight visitor parking permits be available for up to five permits per month per vehicle; and
- 3) That Option 2 – a fully automated electronic solution to visitor or any other on-street parking, be referred to the Finance and Administration Committee for consideration in the 2013 capital budget process, and if approved, made operational at the earliest opportunity.

Recommendation

The Director of Enforcement Services recommends:

1. That Council provide direction with respect to which option it prefers for overnight visitor parking permits; and
2. That the overnight visitor parking permits be available for up to five permits per month per vehicle.

Contribution to Sustainability

N/A

Economic Impact

The economic impacts of this report depend in part to the option chosen by Council. Regardless of which option, it could be expected that by allowing up to five permits per vehicle, rather than five per household would increase the number of permits issued, potentially reducing fine revenue.

Communications Plan

If any changes are adopted by Council, the modifications will outlined on the City website.

Purpose

This report is to provide options on overnight visitor parking permits.

Background - Analysis and Options

Staff presented options for the automation of the overnight visitor parking permits to the Committee of the Whole Working Session of May 22, 2012.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 2, CW(WS) Report No. 28 – Page 2

At that meeting staff were directed to provide a further report to Working Session prior to the summer hiatus with options for a simple, inexpensive solution to make visitor parking permits available online which can be implemented for the summer of 2012.

As indicated in the report of May 22, 2012, the visitor parking model was established in 2002. The parameters of the program have remained unchanged since that time.

Currently, the Overnight Visitor Parking Permits are available by attending to the Enforcement Services counter, Monday to Friday, 8:30am-8:00pm. Permits are restricted to a maximum of five per month per household, and cost \$5. per permit issued.

Option # 1 – Visitor request by email, similar to parking exemption request for construction

Staff can implement a program modelled on the 'construction permit' parking program put in place a year ago. The Town of Halton Hills has an online form that can be filled out and when completed and submitted, pushes an email to a prescribed email address within Enforcement Services. A copy of the Halton Hills web page is attached.

During the hours of Monday to Friday, 8:30am to 8:00pm staff would monitor the account and should the vehicle qualify, a permit would be sent to the resident by responding email that must be displayed.

Staff will develop a database to track the visitors permits issued to monitor the limit of 5 per vehicle. In addition to the database, the online form will have protocols built into it that would prevent more than 5 permits per month being issued.

Emails received outside of the hours of Monday – Friday 8:30 am to 8:00 pm, any email request sent before a Penalty Notice is issued would provide the basis for cancelling the Penalty Notice.

In consultation with the ITM department, they advise that this could likely be rolled out within 4-6 weeks from Council approval. ITM also advises that staff resources capable of creating the form are currently assigned to other priority projects. This project may require the re-prioritization of some currently active projects to complete this project in the 4-6 weeks projection.

Eliminate the \$5.00 visitor parking permit fee

Under this program, there would be no ability to require payment of a permit fee. Therefore, this would eliminate the \$5. fee per permit. It should be noted that of all municipalities benchmarked (see May 22, 2012 report) only Vaughan charges such a fee.

This would result in annual lost revenue of about \$5,000. In addition, parking enforcement officers may occasionally issue a Penalty Notice to vehicles that may have sent an exemption email after hours or on a weekend, but not yet received a permit to display. Staff would simply cancel the Penalty Notice once contacted by the vehicle owner, by verifying receipt of the email request.

Due to the limit of 5 visitor permits per month, it is necessary to have each request tracked and verified. For this reason, it is not possible to allow residents to simply print their own proof of request.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 2, CW(WS) Report No. 28 – Page 3

Option #2

The report of May 22, 2012 outlined a fully automated electronic solution to visitor permits, essentially implementing an on-line and phone-in provision of visitor parking permits. The on-time start-up cost was \$29,000, with an annual operating cost of \$27,500. The advantage of a fully technological permit program is two-fold:

- A technological solution provides real-time information to parking officers, so Penalty Notices are not issued once the request has been received;
- A technological solution allows the City to continue to charge nominal fee;
- A technological solution may provide a program to implement City-wide permit street parking in the future, in the event the City ever wishes to go in that direction.

This option, if approved in the budget, would be included with the 2013 budget submissions.

Changing from Household to Licence Plate based permits

The program currently stipulates for 5 permits per month per household. This limits the number of permits available. Although Vaughan already allows by far the highest number of exemptions per year in the GTA, (see May 22, 2012 report) it is apparently insufficient to meet residents' needs.

Changing to 5 permits per license plate allows an increase in the number of permits per household.

Relationship to Vaughan Vision 2020/Strategic Plan

This report recommends a change from the priorities previously set by Council and speaks to Service excellence

Regional Implications

N/A

Conclusion

There are a couple of options available to make the overnight visitor parking permit program more available and more accessible to residents.

Modifying the permits availability to license plate rather than households increases the potential use of the program and service to the residents.

Attachments

1. Screenshot from Halton Hills Website

Report prepared by:

Tony Thompson

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 3, Report No. 28, of the Committee of the Whole (Working Session), which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

3 COUNCIL GOVERNANCE – COMMITTEE STRUCTURE FOLLOW-UP REPORT

The Committee of the Whole (Working Session) recommends:

- 1) That recommendation contained in the following report of the City Clerk, dated June 12, 2012, be approved; and
- 2) That Communication C2 presentation material, entitled “*Council Governance Committee Structure Follow-up Report*”, be received.

Recommendation

The City Clerk recommends:

- 1) That the presentation of the City Clerk be received.

Contribution to Sustainability

As noted in the February 7, 2012 report to Committee of the Whole in this matter, (Council Governance – Review of the New Committee Structure And New Procedural By-law, Committee of the Whole Report No. 4, Item 17), Council’s committee structure and procedural by-law clearly define the roles for Council’s Committees, including Standing Committees and Ad Hoc Committees. They implement a rationalization of the roles and responsibilities of Council’s committees while enhancing stakeholder participation and community involvement. Council’s governance model manages a very busy workload with transparent processes, as reflected in the principles recited in the procedural by-law, particularly section 1.2 (3):

“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.”

An extract of the February 21, 2012 report of the Committee of the Whole is attached as Attachment No. 1 to this report.

Economic Impact

N/A

Communications Plan

This report and the by-law governing Council’s procedures are available in hard copy in the City Clerk’s Office, and on the City’s website in electronic form. Any changes resulting from consideration of this report will be communicated as may be required.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 3, CW(WS) Report No. 28 – Page 2

Purpose

At its meeting of February 21, 2012, Council in considering Item 17 of Report No. 4 of the Committee of the Whole approved the recommendation of Committee to provide a further opportunity to discuss concerns raised by some members of Council with respect to the committee structure.

A report was also requested on the impact of holding evening meetings of Committee of the Whole.

Background - Analysis and Options

1. General Principles

As noted above, Council has established principles which balance clear governance objectives in a pragmatic way. The new committee structure has allowed Council to focus on its governance role and more importantly protect the primacy of Council from being undermined. The business of Council is getting done in a transparent and timely way.

The new committee structure and procedural by-law have rationalized the roles and responsibilities of committees, have provided greater clarity and transparency, and have enhanced community and stakeholder involvement and participation. The new procedural by-law established simple principles and rules to govern the new committee structure and facilitate the decision making of Council. In developing the new model, consideration was given to:

- 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;
- 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.

The current structure, by contrast, provides administrative efficiency which enables:

- Staff to research, prepare and submit reports well in advance of committee dates (and to prepare supplementary communications to Council when asked for at a committee meeting);
- Members of Council time to review reports, ask questions, and consult with community stakeholders;
- The scheduling of special meetings of committees or Council, as may be required; and
- The scheduling of meeting times for those Ad Hoc Committees (see below) which Council deems it appropriate to establish.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 3, CW(WS) Report No. 28 – Page 3

2. Flexibility - Ad Hoc & Sub-Committees, Plus Other Forms of Public Engagement

Council's committee structure acknowledges that from time to time particular topics lend themselves to focused discussions in committees with specified mandates and terms, often with participation by members of the public. Council sets the terms of reference for these 'ad hoc' committees and oversees their activities through the regular reports submitted to one of Council's standing committees. Their work culminates in a findings report which Council is free to consider as it may wish, including directing that staff report on the implications (operational, legal, financial etc.) of implementation. This preserves the primacy of Council and leaves to Council as a whole the ability to determine the strategic direction of the municipality.

To date this term, eleven ad hoc committees have been established. This process is working well, and ad hoc committees are submitting the required reports to their respective standing committees after each meeting, which provides full transparency of matters under consideration. Few meetings have been cancelled or prevented from occurring due to lack or loss of quorum.

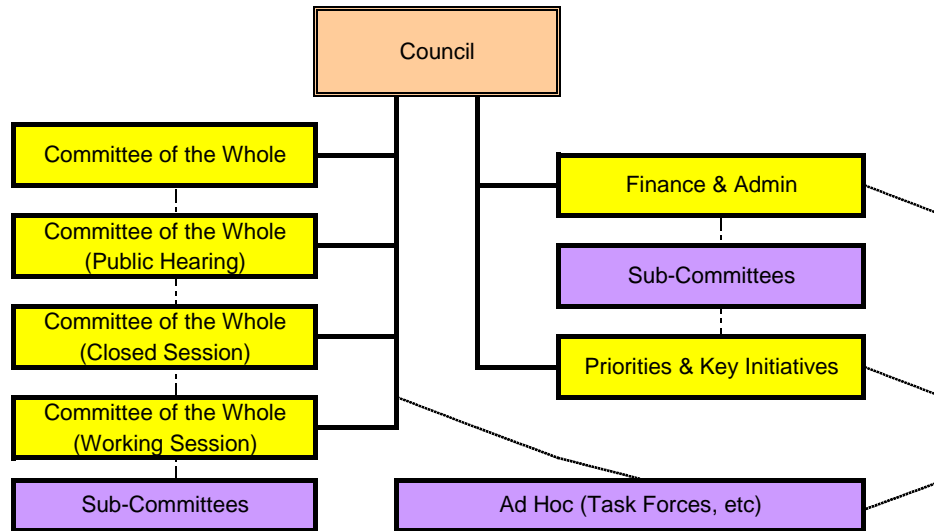


Figure 1 - Council Governance Structure

Other forms of engagement have been encouraged as well in lieu of establishing a formal committee - Recent examples include

- The Vaughan Cycling Forum
- School Board Roundtable (in process of arranging first meeting)
- The open house on the Thornhill Centre Street Area Land Use Study
- Community Meetings hosted by members of Council on specific issues

3. Evening Meetings of Committee of the Whole

The current Council calendar provides for daytime meetings of Council's standing committees with the exception of Committee of the Whole (Closed Session) starting at 5:00 p.m. or immediately following Committee of the Whole, and Committee of the Whole (Public Hearing), which commences at 7:00 p.m. Special meetings of committees and Council are scheduled throughout the year as appropriate. Ad Hoc Committees frequently meet in the evening.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 3, CW(WS) Report No. 28 – Page 4

Increasing the frequency of evening meetings through the rescheduling of Committee of the Whole will have significant impact for everyone who participates in the process with little perceived benefit. Staff have observed that with the exception of local development matters attendance by members of the public (and their advisors) at evening meetings is of a lower magnitude than at daytime meetings. Matters for which there is expected to be significant public interest can always be scheduled for a special meeting of a committee, to take place in the evening.

Given that the average length of a meeting of Committee of the Whole is over four hours, it stands to reason that a meeting commencing at 7:00 p.m. would typically end after 11:00 p.m. (with the work that is typically attended to after a meeting ends taking place until after midnight). Scheduling Committee of the Whole in the evening would also require that Committee of the Whole (Public Hearing) be scheduled on a separate evening.

Conducting regular meetings of Committee of the Whole would also present logistical concerns:

- **Staff Scheduling:** Evening meetings make for a very long day for staff and members of council participating in the meetings. Timeshifting schedules may provide a partial solution, however in many cases it may not be possible to avoid overtime hours.
- **Staff Support:** Throughout a meeting office staff respond to queries from members of Council or staff for information that is pertinent to an item under discussion. This support facility will not be available unless scheduled in advance.
- **Costs:** Evening attendance will likely result in higher costs charged by consultants and professionals, which ultimately will result in higher costs to consumers and the municipality.
- **Sustainability:** While the occasional evening meeting can easily be accommodated in work and personal schedules, regular evening meetings of Committee of the Whole will significantly alter work patterns and may unduly strain those participants whose late night attendance is followed by regular working hours the following day. It should also be noted that given the demands on staff time, attendance at evening meetings means the loss of a buffer during which staff could otherwise complete work that is urgently required, or during which Council members might meet with their constituents.

Other Opportunities

It should be noted that there are a number of alternatives to holding evening meetings of Committee of the Whole, including:

- Continuing with the scheduling of special meetings in the evening, as may be appropriate
- Stream audio and video (when available) of Committee of the Whole meetings to provide better access for members of the public, and examine opportunities to archiving a portion of meetings for later viewing
- Continue to hold forums and other opportunities for engagement.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is in keeping with Council's objective to achieve organizational excellence by ensuring the establishment of a high performing organization.

Regional Implications

N/A

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 3, CW(WS) Report No. 28 – Page 5

Conclusion

As noted in the report referenced above, The new Committee Structure and Procedural By-law have significantly enhanced Council's governance process by providing greater clarity and efficiency. Committee and Council deliberations now are more strategic in nature and incorporate all important considerations, and the trade-offs involved, for initiatives taken by the City. The flexibility of the structure has allowed for the establishment of ad hoc committees from time to time, where necessary, but limits the role of such committees so that the primacy of Council is protected.

Should Council determine that the mandates of the current standing committees require modification, such modifications can be made through fine or moderate adjustments (such as by adding or removing standing committees, or by establishing sub-committees if required) so that the integrity of the current model is preserved.

Attachments

Attachment 1:

Item 17, Report No. 4 of the Committee of the Whole, February 21, 2012

"Council Governance – Review of the New Committee Structure and New Procedure By-law 7-2011"

Report prepared by:

Jeffrey A. Abrams
City Clerk
Ext: 8281

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, Report No. 28, of the Committee of the Whole (Working Session), which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

**4 SITE PLAN CONTROL PROCESS – FOLLOW UP REVIEW
CITY OF VAUGHAN
FILE 12.28
ALL WARDS – CITY WIDE**

The Committee of the Whole (Working Session) recommends:

- 1) That consideration of this matter be deferred to the Committee of the Whole (Working Session) meeting of September 11, 2012; and
- 2) That the presentation by the Director of Development Planning and the Manager of Development Planning and Communication C3 presentation material, entitled “*Site Plan Control Process Review*”, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT the Site Plan Approval Process be modified to implement the recommended changes identified in this report as summarized on Attachment #1, and that Council provides direction with respect to the following specific recommendations:
 - a) the delegation of Site Plan Approval Authority to the Commissioner of Planning or designate as outlined in Section 3.2 of this report, in whole or in part as follows:
 - i) Option 1: Status Quo
Maintain the current approval authority structure.
 - ii) Option 2: Partial Delegation
Partial delegation of Site Plan Approval including:
 1. Delegation authority for site plan approval for certain classes of development; and,
 2. Not requiring Development Planning Department reports for Council approval for those delegated classes of development.
 - iii) Option 3: Full Delegation
Full delegation of Site Plan approval including:
 1. Full delegation authority to staff for site plan approval of all classes of development; and,
 2. No Staff reports required to be prepared for Council approval;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 2

AND THAT should Council choose Partial or Full delegation of Site Plan Approval Authority to the Commissioner of Planning or designate that a follow-up report be prepared for Council's consideration to recommend specific classes of development for delegated authority, procedures and any amendments to the City's current documents (i.e. Site Plan Control By-law) required to be considered to implement partial or full delegation; and,

b) the delegation of Site Plan Approval Authority to the Commissioner of Planning or designate as outlined in Section 3.3 of this report, in whole or in part, for street townhouse dwellings on a block within a registered Plan of Subdivision as follows:

i) Option 1: Full Delegation of Site Plan Approval

Option 1 provides for the delegation of Site Plan Approval to the Commissioner of Planning and/or designate for all street townhouse dwellings proposed on a Block in a Registered Plan of Subdivision.

ii) Option 2 - Streamlined Site Plan Approval Process

Option 2 provides for an expedited approval process for this specific class of development as set out in Recommendation 3.3 of this report.

iii) Option 3: Maintain the Current Site Plan Approval Process

Option 3 maintains the current approval process for street townhouse dwellings on a Block in a registered plan of subdivision including a report to Council and an executed Site Plan Letter of Undertaking / Agreement.

2. THAT a Committee of the Whole (Public Hearing) be held to:

a) consider amendments to OPA #705 (Complete Application Requirements) and By-law 278-2009 (Pre-Application Consultation Meetings) and modifications to the new City of Vaughan Official Plan 2010 (Volume 1) to exempt the following classes of development from the requirement to hold a Pre-Application Consultation Meeting prior to the submission of a planning application:

i) street townhouse dwellings on a Block within an approved Plan of Subdivision or a registered plan of subdivision;

ii) minor additions to an existing building which comply with Zoning By-law 1-88, where the Commissioner of Planning or designate is of the opinion that the use and development of the lands provided for in the original Site Plan Letter of Undertaking / Agreement remains substantially unaltered, and where no City Department or Public agency objects to the application;

iii) minor changes to existing or approved buildings or site alterations (e.g. changes to windows and doors, landscaping, etc.); and,

iv) applications for new signage or changes to existing signage;

b) consider modifications to the City of Vaughan Official Plan 2010, to require that the following classes of development be implemented using a Site Plan Agreement:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 3

- i) all classes of new development in an Intensification Area including the Vaughan Metropolitan Centre, a Primary Centre, Local Centre, Primary Intensification Corridors, and Primary Intensification Corridors within Employment Areas as defined by Vaughan Official Plan 2010. Additions, expansions, and alterations to existing development will be implemented as either an amendment to the original implementing document (i.e. Site Plan Agreement or Letter of Undertaking) or as a minor modification to existing approvals;
 - ii) all Mid and High Rise buildings as defined by the new City of Vaughan Official Plan 2010 (i.e. buildings over 6 storeys in height);
 - iii) all classes of development utilizing strata parking and/or park arrangements, and/or Section 37 bonussing provisions;
 - iv) all classes of development where the Commissioner of Planning or designate is of the opinion that a Site Plan Agreement is required to secure specific City interests;
 - v) where a public / private partnership funding for community infrastructure is proposed; and,
 - vi) all other classes of development will continue to be implemented using a Site Plan Letter of Undertaking;
- c) amend the City's Site Plan Control By-law to require site plan control for development on employment lots abutting an Open Space Zone;
- d) enact a consolidated Site Plan Control By-law for the City of Vaughan appended to this report as Attachment #3 and that the Development Planning Department be directed to incorporate any amendments to the Site Plan Control By-law as may be approved by Council through this Site Plan Process review.
3. THAT the Policy Planning Department undertake a review of the City of Vaughan Official Plan 2010 (VOP 2010) with respect to the appropriateness of:
- i) redesignating lands currently designated "Employment Area General" that abut a provincial highway or a future planned highway right-of-way including those "Employment Area General" lands separated from a provincial highway or right-of-way by an intervening land use (e.g. valley lands) that provides high visibility to the employment area, to "Prestige Areas"; and,
 - ii) redesignating those employment areas that are currently designated "Employment Area General" and are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, to "Prestige Areas".

Economic Impact

N/A

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 4

Communications Plan

The Development Planning Department has consulted with relevant stakeholders in the Site Plan Process Review including City Departments, the Region of York Transportation and Community Planning Department, the Toronto and Region Conservation Authority (TRCA), representatives from the Development Industry, and the Building Industry and Land Development Association (BILD) as outlined in more detail later in this report.

On May 15, 2012, the Development Planning Department provided written notice of the consideration of this report by the Committee of the Whole to those building industry representatives that participated in the Stakeholder meetings.

A Public Hearing is required to amend OPA #705 (Complete Application Requirements) and By-law 278-2009 (Pre-Application Consultation Meetings) to implement the changes recommended in this report to exempt certain classes of development from the requirement to hold a Pre-Application Consultation Meeting prior to the submission of a planning application should Council approve the recommendations contained in this report. The appropriate newspaper advertisement(s) would be required to implement the changes outlined in this report.

This specific program review exercise represents the Development Planning Department's commitment towards continuous improvement in the planning review and approval process in order to deliver high quality service to all stakeholders in the development process. The initiatives resulting from this review are intended to streamline the delivery of planning services as they relate to the Site Plan Approval process where possible, while at the same time meeting the needs of all parties involved in the process to the greatest extent possible, and ensuring the City's interests are protected. This exercise was conducted completely by the Development Planning Department, and it required significant staff time to complete, including contribution from several staff members and significant staff time in addition to regular work hours.

Purpose

This report has been prepared in response to the following resolution (in part) adopted by Council on January 28, 2008, in response to a report prepared by the Development Planning Department to review and evaluate the Site Plan Control Process, to provide a more efficient and streamlined process resulting in increased time savings:

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

1.0 Background - Analysis and Options

1.1 Background

On November 27, 2007, the Committee of the Whole (Working Session) considered a comprehensive report from the Commissioner of Planning respecting the Site Plan Control Process Review including various options, and resolved the following, which was ratified by Vaughan Council on December 10, 2007:

“That staff bring forward a report to the Committee of the Whole meeting of January 21, 2008 incorporating the comments and concerns expressed by Members of Council and the deputants.”

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 5

On January 21, 2008, the Committee of the Whole considered a report from the Commissioner of Planning respecting proposed changes to the City of Vaughan's Site Plan Control Process, which included recommendations to provide for a more efficient and streamlined Site Plan approval process and procedures. The report included a recommendation with specific modifications to the Site Plan Control Process including:

- i) implementation of mandatory Pre-Application Consultation (PAC);
- ii) elimination of the Site Plan Review Team (SPRT) Process;
- iii) introduction of the Letter of Undertaking as an instrument to implement Site Plan approval;
- iv) eliminating the tri-party Site Plan Agreement between the City, Region of York and the applicant in favour of a separate City and Regional Letter of Undertaking and Site Plan Agreement, respectively;
- v) implementation of the expiration of Site Plan Approval after 18 months;
- vi) the requirement for a "Complete Application";
- vii) accepting minor red-line revisions on the final site plans being approved by the Development Planning Department, where appropriate;
- viii) utilizing a shorter staff report with emphasis on clear visual report attachments;
- ix) amending the Official Plan and Site Plan Control By-law to apply Site Plan Control to Freehold Street Townhouse development located on public roads; and,
- x) changes to Vaughan's Site Plan Letter of Credit Process.

The changes to the Site Plan Review Process resulting from the review undertaken in 2007/2008 and other recent amendments to the process are outlined in more detail on Attachment #2. A flow chart illustrating the current Site Plan Approval process is shown on Attachment #4.

1.2 Current Site Plan Approval - Official Plan and Zoning By-law

The in-force Official Plan Amendment (OPA) that implements Site Plan Approval in the City of Vaughan is OPA #200, as amended by OPA's #553, #658, and #684. It is noted these amendments are consolidated into Chapter 10 of Volume 1 of the new City of Vaughan Official Plan 2010, which was adopted by Council on September 7, 2010 (as modified September 27, 2011 and April 17, 2012), and is pending approval from the Ontario Municipal Board.

The in-force By-law that implements Site Plan Control in the City of Vaughan is By-law 228-2005, as amended by By-laws 134-2007, 237-2007, 127-2008, 214-2008 and 279-2009. Staff has prepared a consolidated Site Plan Control By-law as shown on Attachment #3. This By-law represents a consolidation of Site Plan Control By-law 228-2005 and all of the subsequent amendments only, and does not incorporate any of the proposed changes outlined in this report. Should Council approve the recommendations in this report, in whole or in part, the draft consolidated By-law shown on Attachment #3 will be amended to incorporate the additional amendments.

1.3 Current Site Plan Review Process

The 2007/2008 Site Plan process review resulted in the model shown on Attachment #4 being adopted by Council as the City's preferred Site Plan Control Process. At the time, it was estimated that this model would result in an average Site Development Application processing time of approximately 31.5-32.5 weeks, saving up to 15-16 weeks from the previous site plan process. The time savings were expected to be achieved throughout the approval process.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(W/S) Report No. 28 – Page 6

1.4 Processing Times - Site Development Applications Since the 2008/2009 Review

Similar to the 2007/2008 review, the Development Planning Department undertook a review of the processing times for Site Development Applications for the period from mid 2009 to mid 2011, which covers an approximate 2 year time frame, after which the 2007/2008 recommended changes to the Site Plan approval process were implemented. A total of 26 development applications were reviewed that covered four main classes of development being Residential, Commercial, Industrial and Institutional. The results of this review are shown on Attachment #5. Overall, the processing time for a Site Development Application was reduced from an average of 10.7 months in 2007 to 8.5 months in 2009-2011. Residential Site Development Applications on average took 232.1 days to process during this review being approximately 113 days quicker than in 2007/2008 when the average processing time was 345.5 days. Site Development Applications for industrial/employment uses were processed approximately 70 days quicker in 2011 than in 2007 (274.3 days versus 345.8 days). Similarly, Site Development Applications for institutional uses were processed on average in 272.7 days or 72.3 days quicker than the period prior to the 2007/2008 review (345 days).

Attachment #5 illustrates that Site Plan Applications for commercial developments are taking approximately 68 days longer to process in 2011 than in the period prior to 2007/2008 (313.6 and 245.3 days respectively). The additional processing time can be contributed to the increased complexity of the applications, negotiating contentious issues for commercial uses such as drive-through locations and building designs, and delays by applicant providing requested information.

1.5 The Site Plan Approval Process Since 2008

When the Site Plan Review Process was amended in 2007/2008, it was estimated that the changes implemented would save approximately 15 to 16 weeks in processing time. Attachment #5 identifies that based on a survey sample of 26 Site Development Applications, the average overall processing time for processing Site Development Applications was reduced from 10.7 months to 8.5 months, thereby expediting the approval process by 2.2 months or approximately 9.5 weeks.

There are several factors since the 2007/2008 review that contributed to not achieving the estimated 15 to 16 week time savings to process a Site Development Application, including:

- i) the Site Plan review process was already efficient and in order to achieve the estimated 15 - 16 weeks of processing time, every aspect of the suggested changes would have been required to be implemented, which was not the case. For example, the electronic circulation of development applications was not implemented since the additional resource request for a Development Tracking Applications (DTA) Co-ordinator was not approved through the City's budget process. The electronic circulation of development applications, comments and processing would have contributed to an estimated 2 to 3 weeks in time savings alone. This issue is discussed later in this report;
- ii) most Site Development Applications involve one or more external public review and approval agencies such as the Region of York, the Toronto and Region Conservation Authority, or a Ministry of the Provincial government over which, the City has no control over the timing of comments / clearances provided;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 7

- iii) the parameters for comparing the 2007/2008 and the current review would need to have remained unchanged, which is not the case. For example, Council Meetings are currently scheduled every 3 weeks instead of 2 weeks during the 2007/2008 review, thereby adding one week (or sometimes more with statutory holidays or celebrations) to the approval process and fewer Council meetings throughout the calendar year;
- iv) the sample applications analyzed for this review were processed by the Development Planning Department from mid 2009 to mid 2011, after the changes to the 2007/2008 Site Plan Process review were approved and implemented. This review period included both a summer recess period of Council (July 13 to September 7) and an election recess (September 8 to mid December 13) in 2010 resulting in only 11 Council meetings in 2010 of which, only 2 of these Council meetings took place after July 13, 2010. Consequently, the processing time for some Site Development Applications requiring Council approval in 2010 is increased;
- v) an increasing number of development applications that propose intensification, which require more time devoted to public consultation (e.g. Ward community meetings), review, and analysis, and generally longer Ontario Municipal Board hearings if the related Zoning By-law Amendment Application) is appealed;
- vi) increased attention being paid to urban design and built form which resulted in the resubmission of plans and additional review; and,
- vii) the adoption of the new City of Vaughan Official Plan 2010 in September 2010 by Vaughan Council which includes several design related criteria and policies for which the Development Planning Department must have regard.

In consideration of the above, making a direct comparison of the time required to process a Site Development Application between the previous Site Plan Review in 2007/2008 and this review is not possible. However, staff has endeavoured to provide an accounting of the time currently required to process a Site Development Application as discussed further in this report.

2.0 Consultation

As part of this update, the Development Planning Department Staff met with the following:

- July 18, 2011: Representatives from the Development Planning Department;
- July 20, 2011: Representatives from the Legal Services, Building Standards, Development / Transportation Engineering and Finance Departments;
- August 18, 2011: Invitations were extended to the same development industry that participated in the site plan review process undertaken in 2008/2009. The meeting included representatives from: Remington Homes; Arista Homes; MAM Group; Intra Architects; History Hill Group; and Solmar Developments. Other industry representatives that participated in the original site plan process review but either chose or were unable to attend included: ZZEN Group; TACC Developments; Metrus Developments; and, A. Baldassarra Architects.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 8

Following the meeting, an email was sent to all invited participants soliciting additional input if they attended the meeting and wanted to provide further comments or if they did not attend the meeting and wanted to provide input. The deadline for providing additional comments was September 7, 2011;

- September 16, 2011: Representatives from the Toronto and Region Conservation Authority;
- October 6, 2011: Representatives from the Region of York Transportation and Community Planning Department; and,
- January 16, 2012: Representatives from the Building Industry and Land Development Association (BILD). It is noted that BILD was not a consulted stakeholder in the 2007/2008 review.

At each meeting, the representatives were asked the same specific questions about the Site Plan Approval process and also offered the opportunity to discuss any additional comments. The Development Planning Department has considered the comments received at these consultation sessions and are proposing a number changes to the Site Plan approval process in order to improve the efficiency of this approval process as outlined in Section 3.0 of this report.

3.0 Recommended Amendments to the Site Plan Approval Process

The following changes to the Site Plan Approval process are recommended for Council's consideration and disposition:

3.1 Use of a Site Plan Agreement (SPA) to Implement Site Plan Approval

As part of the 2007/2008 Site Plan Process Review, the Letter of Undertaking (LOU) was introduced as an additional document to implement Site Plan approval. The option to use a Site Plan Agreement (SPA) remained in the City's Official Plan and Site Plan Control By-law. As with any approval process, there are strengths and weaknesses associated with particular procedures or aspects of the process.

As a practical matter, experience with both implementation documents has demonstrated strengths and weaknesses associated with each implementation document. In particular, complex development proposals, which required the City to enter into other agreements or require specific conditions to secure interests on title lend themselves to implementation by way of a Site Plan Agreement. For example, development in the Vaughan Metropolitan Centre (VMC) where complex development issues such as specific arrangements respecting the subway, provision of infrastructure for district energy, strata parking and parks arrangements, access and maintenance easements are required to be secured, a Site Plan Agreement registered on title is enabled by legislation in the Planning Act, and is the best option for securing City interests. Less complicated development, such as a neighbourhood commercial development, with fewer associated development issues, is more efficiently implemented using the Letter of Undertaking.

Accordingly, the Development Planning Department is proposing the following recommendation to utilize the current authority provided under the Official Plan and the City's Site Plan Control By-law to utilize a SPA where more complex development warrants such as in the Vaughan Metropolitan Centre (VMC), and a Letter of Undertaking in less complicated development scenarios as follows:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 9

Recommendation:

The Development Planning Department recommends that a Site Plan Agreement be used to implement Site Plan Approval in the following circumstances:

- i) all classes of new development in an Intensification Area including the Vaughan Metropolitan Centre, Primary Centres, Local Centres, Primary Intensification Corridors, and Primary Intensification Corridors within Employment Areas as defined by the Vaughan Official Plan 2010. Additions, expansions, and alterations to existing development will be implemented as either an amendment to the original implementing document (i.e. SPA or LOU) or as a minor modification to existing approvals;
- ii) all Mid and High Rise buildings as defined by the new City of Vaughan Official Plan 2010 (i.e. buildings over 6 storeys in height);
- iv) all classes of development utilizing strata parking and/or park arrangements, and/or Section 37 bonussing provisions;
- v) all classes of development where the Commissioner of Planning or designate is of the opinion that a Site Plan Agreement is required to secure specific City interests; and,
- v) where a public / private partnership funding for community infrastructure is proposed.

All other classes of development will continue to be implemented using a LOU.

As noted, the City's Official Plan and Site Plan Control By-law currently facilitate the use of a SPA and LOU. However, in order to clearly implement the approach outlined above, it is recommended that the City's Site Plan Control By-law be amended and that the new City of Vaughan Official Plan 2010 and the Vaughan Metropolitan Centre Secondary Plan be modified. A condition in this respect is included in the "Recommendation" section of this report.

The Development Planning Department recommends that the City continue to enter into bi-party (City and Owner) Agreements (SPA and LOU) only and that the Region of York continue to enter into a separate agreement with the landowner to secure Regional interests. When a SPA is used to implement a development approval, the document will be circulated to relevant City Departments before it is executed and will be registered electronically by the City's Legal Services Department. The current fee for electronic registration is \$325.00 which is paid by the applicant.

In order to secure Engineering and Landscape works, the Owner is required to post a Letter of Credit (LC). When the LOU was introduced, the formula for calculating the required dollar value amount of the LC was increased to 100% of the landscape cost estimate plus 100% of the estimated Engineering works calculated at \$40,000 per hectare (minimum \$50,000) to a maximum of \$120,000 to cover the Engineering works associated with the proposed development. It is recommended that this formula remain unchanged, and that the same policies respecting the release of the LC also be maintained, as follows.

- require the first inspections for the release of the Letter of Credit by each of the Development Planning and Engineering Departments to commence within 18 months of the issuance of a Building Permit;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 10

- a 100% Letter of Credit release for the Engineering component upon completion of all required servicing works being constructed;
- a two stage Letter of Credit release for the landscaping component, based on:
 - i) a first stage release of 80% of the landscaping component upon completion of all soft and hard landscaping works being constructed; and,
 - ii) a second stage release of the remaining 20% holdback of the landscaping component upon completion of a 12 month warranty period (following the first stage release) for the hard and soft landscaping.

Inspection fees will continue to apply to recover the costs associated with the Letter of Credit inspections process.

It is proposed that the Letter of Credit posted to secure landscaping and engineering works continue to be calculated on this basis whether a development approval is secured using a LOU or SPA. This method of securing and releasing LC's is supported by the development industry and works well from the City's perspective.

It is also recommended that the SPA and LOU be circulated to all relevant City Departments for final review and clearance with each Department provided four (4) business days to respond, after which, if comments are not provided, the SPA or LOU will be executed. It is recognized that this will add time to the approval process, however when considered in the context of the potential implications resulting from inadvertently omitting a City or agency condition of approval, the minimal additional processing time is considered prudent.

3.2 Delegation of Site Plan Approval to Staff in Whole or in Part

Site Plan Approval Authority can be delegated to Staff (no staff reports) to the Commissioner of Planning and/or designate (i.e. Director of Development Planning) for all or some classes of development. The City's Site Plan Control By-law currently delegates approval authority to the Commissioner of Planning for the following classes of development:

- employment development, except retail, service commercial and retail warehouse development;
- office buildings located on internal subdivision roads; and,
- amendments to a Site Plan Agreement or Letter of Undertaking where the application conforms to the zoning by-law and where the Commissioner of Planning is of the opinion that the use and development of the lands provided for by the original agreement or undertaking remains substantially unaltered and no City Department or public agency objects to the application.

Delegation will reduce processing times associated with report preparation, Committee and Council schedules, and the review and consideration of the application by the Committee of the Whole and Council.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 11

Delegation to the Commissioner of Planning can occur either partially (certain classes of development) or in full (all classes). The Development Planning Department currently approves minor amendments to existing site plan approvals for matters such as changes to doors, windows, small additions, signage, landscaping, outdoor patios, etc. These amendments are typically processed in one to two weeks. The efficiencies realized through partial or full delegation will expedite the overall process as discussed below.

a) Partial Delegation

Partial delegation of Site Plan Approval to the Commissioner of Planning or designate includes:

1. Delegation authority for site plan approval for certain classes of development; and,
2. Not requiring Development Planning Department reports for Council approval for those delegated classes of development.

Partial delegation of Site Plan Approval authority to the Commissioner of Planning and/or designate for specified classes of development will determine whether or not staff reports are prepared. Council may choose to delegate partial site plan approval authority to the Commissioner of Planning and/or designate, the Director of Development Planning, to approve only certain classes of development such as industrial; office; and, commercial (other than in the Vaughan Metropolitan Centre and historical districts), with the remaining classes (e.g. residential; institutional; and mixed-use) requiring full site plan approval from Council including their consideration of a staff report.

The time saved through partial delegation can be substantial for the classes of development that are delegated due to the elimination of the reporting time required to Committee of the Whole and Council. The actual time saved will vary depending on the classes of development that would be delegated to Staff. It is conceivable that up to 2 months could be saved in the approval process for Site Development Applications simply due to the reporting schedules to the Committee of the Whole and Council. The classes of development that are not delegated approval authority will require staff reports and be processed through the regular Site Plan Approval process.

b) Full Delegation

Full delegation of Site Plan approval to the Commissioner of Planning and/or designate includes:

1. Full delegation authority to staff for site plan approval of all classes of development; and,
2. No Staff reports required to be prepared for Council approval.

Full Delegation of Site Plan Approval to the Commissioner of Planning or designate has the potential to save the most application processing time due primarily to two factors:

- full delegation will eliminate the need to prepare staff reports and the time involved with their preparation and scheduling; and,

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 12

- the ability to approve an application at any point in time throughout the calendar year as opposed to scheduling items for consideration by the Committee of the Whole and Council that generally meet every third week and with less frequency during certain periods of the year (i.e. summer months, festive season and election recess).

Full delegation authority to the Commissioner of Planning and/or designate, for site plan approval of all classes of development (industrial, office, commercial, residential, institutional, and mixed use), would not require staff reports to be prepared.

c) Implementation of Partial or Full Delegation

A Public Hearing must be held to consider amendments to OPA #200, as amended, and Site Plan Control By-law 228-2005, as amended, to implement partial or full delegation of Site Plan Approval to the Commissioner of Planning and/or designate by Council. Delegation by By-law is consistent with Policy 1.33, *Delegation of Powers and Duties Policies*, of the City of Vaughan Policy Manual.

If partial delegation of Site Plan Approval to the Commissioner of Planning and/or designate is considered by Council, it is recommended that a follow-up report be prepared to review and examine the classes of development that could be subject to delegated approval authority.

If site plan approval is partially or fully delegated, it is proposed that a member of Council may request that a specific delegated application proceed with a report to the Committee of the Whole.

Partial or full delegation could be implemented within 6-12 months.

Should Council decide not to delegate partial or full Site Plan Approval authority to the Commissioner of Planning or designate, the current approval structure as set out in the City's Site Plan Control By-law will be maintained.

Recommendation:

A recommendation is included in this report (Recommendation 1 a)) requesting that Council provide direction with respect to the partial or full delegation of Site Plan Approval authority to the Commissioner of Planning or designate or maintain the current approval authority structure.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 13

3.3 Amendments to Site Plan Approval for Street Townhouse Dwelling Units Within a Registered Plan of Subdivision

The development industry representatives expressed significant concern with respect to the application of Site Plan Approval to street townhouse dwellings (i.e. freehold dwellings on a public street) within blocks on a registered draft plan of subdivision, where the block(s) is intended for street townhouse dwellings. Through the City's consultation with development industry representatives and BILD, this issue was clearly the most discussed matter during the consultation process. In short, the representatives of the development industry and BILD indicated that Site Plan Approval for Street Townhouse Dwellings within a registered plan of subdivision represents a duplication of effort since engineering related matters are already considered through the subdivision approval process and building design is managed through the architectural control process. The Development Planning Department staff also identified that Site Plan Approval for this class of townhouse dwelling units is time consuming and should be reviewed.

The Development Planning Department has reviewed these concerns and recommends that Site Plan Control continue to apply to all street townhouse dwellings, particularly given Council's recent concerns respecting proposed side and rear elevations and in an effort to ensure that attractive streetscapes are developed wherever street townhouse dwellings are proposed in the City. However, the Development Planning Department is recommending the following two Options proposing amendments to the Site Plan Approval process for street townhouse dwellings for consideration and direction by Council in order to create an expedited review process for this specific class of development:

a) Option 1 - Delegation of Site Plan Approval For Street Townhouse Dwellings to the Development Planning Department

Option 1 provides for the delegation of Site Plan Approval to the Commissioner of Planning and/or designate (i.e. Director of Development Planning) for all street townhouse dwellings proposed on a Block in a Registered Plan of Subdivision.

Full Delegation of Site Plan Approval to Staff for street townhouse dwellings has the potential to save the most application processing time since it will eliminate the need to prepare staff reports and the time involved with their preparation and scheduling and applications can be approved at any point in time throughout the calendar year without consideration for Council schedules and recess periods (e.g. summer, festive and election periods).

A Public Hearing must to be held to consider amendments to OPA #200 and Site Plan Control By-law 237-2007, as amended, to implement this option. Amendments are also required to the new City of Vaughan Official Plan 2010 to implement changes resulting from the delegation of Site Plan approval to Staff, if approved by Council.

It is also proposed that should Council delegate Site Plan Approval authority to the Development Planning Department for this specific class of development that amendments i), ii), iv), v), vi) and vii) identified in Option 2 discussed next will also apply to Option 1. When a Site Development Application for street townhouse dwellings is approved, the Development Planning Department would send a letter to the Building Standards Department (and copied to the applicant) together with a copy of the approved plans advising of the approval. The letter would take the form of Attachment #6, with the reference to Council's approval date being removed.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 14

If site plan approval for street townhouse dwellings is delegated to staff, it is proposed that a member of Council may request that a specific delegated application proceed with a report to the Committee of the Whole.

This Option could be implemented within 6-12 months.

b) Option 2 - Streamlined Site Plan Approval Process for Street Townhouse Dwellings on a Block Within a Registered Plan of Subdivision

Should Council deem that the delegation of Site Plan approval for street townhouse dwellings located on a block within a Registered Plan of Subdivision is not desirable, the Development Planning Department recommends the following expedited approval process for this specific class of development:

- i) a pre-application consultation (PAC) meeting is not required. The application requirements for street townhouse dwellings is fairly routine and eliminating this step in the process will save both staff time and the need for the developer/land owner to attend or send representatives to a PAC meeting;
- ii) the complete application requirements will include only the proposed building elevations, site plan, and landscape plans (grading and servicing plans will no longer be required to be reviewed by the Development / Transportation Engineering Department as these matters were previously reviewed through the Subdivision Approval process); the application will only be reviewed by the Building Standards Department to determine compliance to Zoning By-law 1-88, as amended, and by the Development Planning/Urban Design Department to review the proposed building elevations, site layout, and landscaping plan(s);
- iii) the Development Planning Department will prepare a short-form report to Council providing a review of only the proposed site plan, building elevations and landscape plan(s) with appropriate graphics;
- iv) the Owner will not be required to execute a Letter of Undertaking to implement Site Plan approval for street townhouse dwellings on a Block within an approved plan of subdivision. The Development Planning Department (Commissioner of Planning, or designate - Director of Development Planning) will forward an approval letter (Attachment #6) to the Building Standards Department (and copied to the applicant) advising of the date when Council approved the Site Development Application together with a copy of the approved site plan, building elevations, and landscaping plan(s) and advising that the Owner may apply for a Building Permit;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 15

- v) the Owner will be required to enter into a Landscape Letter of Credit Agreement (Attachment #7) with the City of Vaughan to secure the required landscaping component of the development. The Agreement identifies basic information about the file such as the Owner's name, municipal property address and Parcel Identification Number and provides for the requirement to post the LC and the conditions related to the release of the LC. The draft Agreement was drafted in consultation with the Legal Services Department. In order to expedite the approval process, it is recommended that this Agreement be signed by the Owner only. The Mayor and/or City Clerk will not be required to execute the Agreement given that its only purpose is to secure the LC for the landscape works associated with the street townhouse development. If approved, the Agreement will be circulated to the Finance and Reserves Department for review prior to implementing the final version.

In order to further expedite the approval process, the Urban Design Division of the Development Planning Department has advised that the LC amount required to secure landscape works may be calculated on a fixed rate of \$5,000 per unit, thereby eliminating the time required for the Owner's consultant to prepare a landscape cost estimate and the City to review and approve the estimate;

- vi) It is proposed that the landscape package for street townhouse dwellings remain a requirement for approval for street townhouse dwellings. The landscaping package will contribute to a higher quality streetscape, screen foundation walls and utilities such as hydro metres, and provide visual relief of the building elevations for street townhouse units, which are often comprised of up to 6 units.
- vii) It is proposed that upon approval by Vaughan Council of a Site Development Application that the Landscape Letter of Credit Agreement is signed by the Owner, the LC is posted and then the Development Planning Department will forward the above-noted Letter of Approval (Attachment #6) and approved drawings to the Building Standards Department advising of Vaughan Council's approval of the application and that a Building Permit may be issued.

These recommended changes will provide the Development Planning Department and Council the opportunity to continue to review the building elevations and landscaping, while at the same time it is expected to significantly reduce the time required to obtain a Building Permit for townhouse dwelling units on Blocks within a registered plan of subdivision.

No changes to the Official Plan or Site Plan Control By-law are required to implement this Option 2. However, minor changes to the City's Pre-Application Consultation (PAC) and Complete Application Package (CAP) Guidelines will be required. The recommended changes could be implemented in 1-2 months.

Should Council deem that neither of these two options are desirable, the current Site Plan Approval process for street townhouse dwellings on a block within a registered plan of subdivision will continue to apply (i.e. approval by Council and an executed Site Plan Letter of Undertaking used to implement the development).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 16

Proposals for street townhouse dwellings that represent infill development in existing areas not planned for townhouses or where land is proposed to be redeveloped (e.g. single family lot being redeveloped for townhouses) shall remain subject to the full site plan approval process and requirements.

Recommendation:

The Development Planning Department recommends that Council provide direction with respect to these proposed options, including maintaining the status quo as set out in Recommendation 1b) of the “Recommendation” of this report. The Development Planning Department supports Option 1 given that it facilitates review of a Site Development Application to ensure City objectives are achieved while at the same time providing the potential to shorten approval time flexibility with respect to dealing with a Site Development Application for street townhouse dwellings throughout the year.

3.4 Permit the Land Owner to Apply for a Building Permit Earlier in the Site Plan Approval Process

During the consultation with the development industry representatives, a suggestion was made to implement a process whereby the Building Standards Department would be allowed to accept a Building Permit application upon receipt of a letter from the Development Planning Department advising that the Site Plan Application is substantially complete and that no changes are anticipated to the location of a building(s). It was suggested that this approach can advance construction up to 2 months prior to the execution of the final Site Plan Letter of Undertaking / Agreement. Currently, the landowner must wait until the LOU or SPA is executed and the LC security and certificate of liability insurance are posted before an application for a Building Permit can be filed with the Building Standards Department.

The Development Planning Department has reviewed this suggestion with the Building Standards Department and recommends that a process be implemented to allow landowners to apply for a building permit when the Site Development Application is substantially complete and that no changes are anticipated to a building(s) location. For example, if a Site Development Application has been approved by Council and the Development Planning Department is satisfied with the proposed building location, however, are working on landscape details or minor building elevation changes, or finalizing the drafting of the LOU or SPA, the Development Planning Department will forward a letter (Attachment #8) signed by the Director of Development Planning allowing the applicant to apply for a Building Permit. The Owner will be required to submit all fees and securities required for a Building Permit Application, however, the final Letter of Credit to secure the engineering and landscape works and the Certificate of Liability Insurance for the site plan works will be submitted together with the executed Site Plan Letter of Undertaking or Site Plan Agreement.

This will allow the Building Permit review to commence while the Site Plan is being finalized and facilitate earlier issuance of the Building Permit. The Building Permit will only be issued once the final Site Plan Letter of Undertaking / Site Plan Agreement is executed by the landowner and the City. It is noted that a conditional foundation permit may be issued by the Building Standards Department prior to the execution of the Site Plan Letter of Undertaking / Agreement in order to further expedite the process.

This amendment can be implemented within 1 month as no changes to the Site Plan Control Official Plan or By-law is required. The revised process would only require administrative changes on behalf of the Development Planning and Building Standards Departments.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 17

This change will increase Vaughan's competitiveness in the GTA with respect to facilitating the release of a Building Permit on a timelier basis and is consistent with Vaughan Vision 2020, particularly "Economic Vitality".

Recommendation:

The Development Planning Department recommends the process outlined above be implemented to allow landowners to apply for a building permit when the Site Development Application is substantially complete and that no changes are anticipated to a building(s) location.

3.5 Elimination of Pre-Application Consultation (PAC) Meetings for Minor Applications

Council adopted Official Plan Amendment #705 and enacted By-law 278-2009 to implement the requirement for a Pre-Application Consultation (PAC) meeting prior to a Site Development Application being submitted to the City. The purpose of the PAC meeting is solely to identify the necessary requirements for submission of a complete Site Development Application. The Development Planning Department concurs with the suggestion made by staff to eliminate the requirement for a PAC meeting for a Site Development Application proposing development that is considered either routine or minor in nature including the following:

- street townhouse dwellings within an approved Draft Plan of Subdivision or a registered plan of subdivision (as discussed earlier);
- minor additions to an existing building that comply with Zoning By-law 1-88 where the Commissioner of Planning or designate is of the opinion that the use and development of the lands provided for in the original Site Plan Letter of Undertaking / Agreement remains substantially unaltered, and where no City Department or Public agency objects to the application;
- minor changes to existing or approved buildings or site alterations (e.g. changes to windows and doors, landscaping, parking arrangement, etc.) to an existing or approved building elevation(s) or site plan, not including heritage districts; and,
- proposals for new signage or changes to existing signage.

The Site Development Application submission requirements for these classes of development are routine and can be identified by a Planner via email, over the counter or phone without the need to convene a full PAC meeting with all relevant City Department representatives, thereby making more efficient use of staff time, and time and cost savings for the landowner.

Amendments to OPA #705 and By-law 278-2009 are required in order to exempt the above classes of development from the requirement for a PAC meeting. The appropriate modifications to the City of Vaughan Official Plan 2010 are also required to recognize these amendments in the final approved plan. A condition of approval is included in the recommendation of this report that Council direct the Development Planning Department to hold a Public Hearing to consider the required amendments to OPA #705 and By-law 278-2009 to implement this change, if approved by Council.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 18

Recommendation:

The Development Planning Department recommends that OPA #705 and By-law 278-2009 be amended to exempt the above noted classes of development from the requirement for a PAC meeting.

3.6 Circulation of Pre-Application Consultation (PAC) request to the Toronto and Region Conservation Authority and the Region of York

Under the current process, applicants are to pre-consult directly with the Toronto and Region Conservation Authority (TRCA) and the Region of York, however, both the TRCA and the Region have expressed to the City an alternative consultation approach. Both the TRCA and the Region of York advised that they do not have the required staff to attend all PAC meetings, however, suggested that all PAC meeting requests be circulated to them and if the application is of significant interest to either agency, that respective staff would attend the PAC meeting. The Development Planning Department concurs with this request. PAC meeting requests are sent by email and therefore, adding both the TRCA and Region to the circulation list is easily accommodated and in the event that either party is of the opinion that there are requirements for a Site Development Application that needs to be identified at the beginning of the application process, appropriate staff can attend the PAC meeting. This would facilitate the identification of all application requirements early in the process with the intent of streamlining the timing of the application approval. This change can be implemented immediately and does not require any amendments to the Official Plan or Site Plan Control By-law.

Recommendation:

The Development Planning Department recommends that the Toronto and Region Conservation Authority (TRCA) and the Region of York be advised electronically (email) of all PAC meetings.

3.7 Increase Certificate of Liability Insurance from \$2,000,000 to \$5,000,000

The City currently requires the Owner to provide a Certificate of Public Liability Insurance in the amount of \$2,000,000 wherein the City is named as a co-insured, which remains in effect until such time as the Letter of Credit is released by the City. The purpose of this insurance certificate is to confirm that insurance is available to cover any damage to public infrastructure (e.g. roads, sidewalks, sewers, watermains, etc.) during construction of an approved development.

With the increased number of development applications proposing higher density projects with buildings located close to the street line, and the potential for strata title arrangements in the future, the \$2,000,000 insurance amount was reviewed to determine if it is sufficient to insure City infrastructure. The \$2,000,000 figure has also been used for several years and was not reviewed as part of the Site Plan process review in 2007/2008.

The Development Planning Department reviewed this matter with Staff of the City Clerk's Department, which advised that the Canadian Construction Documents Committee currently recommends that the minimum public liability insurance in the amount of \$5,000,000 be provided by the landowner. This is the same amount currently being secured by the Region of York. Accordingly, it is recommended that the LOU and SPA documents will be amended to reflect this change.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 19

Recommendation:

The Development Planning Department recommends that the minimum public liability insurance amount provided in support of a Site Plan Letter of Undertaking or Agreement be increased from \$2,000,000 to \$5,000,000.

3.8 Application of Site Plan Approval for Employment Lots in the Vicinity of an Existing or Planned Provincial Highway

The City's Site Plan Control By-law currently requires that the development of employment lots abutting arterial roads and a Provincial Highway are subject to site plan control. Employment lots abutting internal roads are not subject to Site Plan Control.

The industrial, manufacturing, and warehousing sectors have been a major component to Vaughan's economic success. These employment lands will continue to play a critical role in Vaughan's economic base. The City of Vaughan's employment area structure is established by OPA #450 (Employment Area Plan) and is carried through to the new City of Vaughan Official Plan 2010, which generally provides for Prestige Employment Areas along the City's arterial roads and Provincial Highways forming the edges of the employment areas with General Employment Areas located to the interiors of these areas. This structural plan is implemented by Zoning By-law 1-88.

Prestige Employment areas are intended for those employment uses that are required to be located on key transportation routes that provide for locational opportunities, high visibility and an attractive work environment. The Prestige Employment areas are typically characterized by a high level of urban design, which establishes a positive image for the City's employment areas. Maintaining a positive image of the City's employment areas and establishing a high quality of urban design and architecture, particularly where employment areas are visible from major transportation corridors such as Provincial Highways or other open space areas (e.g. valley lands) is critical to the promotion of the employment areas as the location of choice for businesses and industry in the Greater Toronto Area.

In consideration of the above, the Development Planning Department recommends that the City's Site Plan Control By-law continue to apply to all employment lots abutting an existing Provincial Highway. Through the Site Plan review process, the City can ensure that high quality design and architecture will be achieved along these critical transportation corridors and highly visible areas and that site plan details such as appropriate landscaping, buffering/screening, site layout, rooftop screening and signage will be reviewed by the Development Planning Department and approved by Council prior to a building permit being issued for development on these lands.

However, there may be instances where an intervening land use (e.g. valley lands, other open space corridor) lies between a highway or highway right-of-way and an employment area, and therefore, the employment lot(s) does not directly abut a Provincial highway or right-of-way, and therefore, Site Plan Control will not apply to development on the lot, but the lot may be visible from the Provincial highway or right-of-way.

In order to address this situation and ensure that development that may be visible from an existing or planned highway remains subject to site plan control, it is recommended that the Site Plan Control By-law be amended to apply to any employment lot that abuts an intervening land use (e.g. valley land, hydro corridor, parkway belt lands) which is adjacent to an existing or planned Provincial highway. Therefore, if a valley or hydro corridor lies between an employment lot and a Provincial Highway, that lot would be subject to site plan control.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 20

On April 17, 2012, Council adopted the following recommendation of the Committee of the Whole (in part) respecting high quality development in the vicinity of highways:

“AND THAT in the current review of the City's site plan policies and future secondary plans as part of the Vaughan Official Plan review and in the future review of the Comprehensive Zoning By-law to implement the Official Plan that consideration be given to the best means of achieving the design and development objectives of the City for these critical high profile areas.”

Site plan control only enables the City to review matters relating to the design of development on employment lands. The Official Plan and Zoning By-law 1-88 regulate the use of land. OPA #450 utilizes the “Employment Area General” designation to provide locational opportunities for uses that do not require high profile locations and may require outside storage. This designation is implemented by the “EM2 General Employment Area Zone” of Zoning By-law 1-88, which permits a wide range of general employment uses such as a truck terminal, building supply outlet and open storage. General employment uses would be permitted on any lands abutting a Provincial highway, which are designated and zoned for general employment area purposes. The site plan control process will only enable the City to review matters such as the design of the building, the screening of open storage areas, signage and on-site circulation.

In order to prohibit general employment uses from highly visible areas such as those in the vicinity and visible from an existing or planned Provincial highway, the appropriate planning response to achieve this objective is to amend the Official Plan and Zoning By-law 1-88 to designate and zone all lands abutting an existing or planned Provincial Highway or potentially other corridors of high visibility (e.g. valley lands, hydro corridors, parkway belt, etc.) for prestige employment purposes. As noted earlier, the structural land use plan in OPA #450 already implements this land use regime in the City's employment areas. A detailed review must be undertaken to more specifically identify those employment areas where an intervening land use such as a valley exists to ensure that employment lands that abut the intervening land use and are therefore highly visible, are designated and zoned for prestige employment uses.

In addition, there are employment areas in the City (e.g. west of Regional Road 27 and south of Langstaff Road, and east of Keele Street and north of Steeles Avenue) where lands are designated “Employment Area General” by the Official Plan but are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88. Consequently, there is an inconsistency between the Official Plan designation and Zoning By-law. This creates a situation whereby a landowner wishing to file an application to amend Zoning By-law 1-88 to rezone lands for general employment (i.e. EM2 Zone) purposes (e.g. open storage) in an area zoned for prestige employment uses, but designated Employment Area General by the Official Plan, and conforms to the Official Plan. This matter should be reviewed in greater detail through the comprehensive Official Plan review currently being undertaken by the City. A recommendation in this respect is included in this report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 21

As part of the approval process for all employment area subdivisions, urban design and architectural control guidelines are prepared for all employment areas and approved through Council. Employment lots abutting arterial roads and Provincial highways are subject to Site Plan Control and therefore, a Site Development Application must be filed by the Owner which is reviewed by the appropriate City Departments and approved through Council. In cases where significant development such as an office building is proposed in an employment area, the development may be subject to review by the Design Review Panel depending on the location and surrounding land use context. Zoning By-law 1-88 establishes development standards to regulate the development of land including the location of loading areas, providing minimum landscape buffers, etc. The City and the Ministry of Transportation also regulate signage along Provincial Highways. The Development Planning Department is satisfied that there is sufficient review processes and regulation in place in order to achieve the development objectives for the employment areas abutting 400 series and other highways in the City of Vaughan.

Recommendation:

The Development Planning Department recommends that the Policy Planning Department review the City of Vaughan Official Plan 2010 (VOP 2010) with respect to:

- i) the appropriateness of designating employment lands that are adjacent to an existing or planned provincial highway but separated by an intervening land use (e.g. valley lands) that may provide high visibility to the employment area, for prestige employment purposes; and,
- ii) employment lands that are designated in the Official Plan as “General Employment” but zoned “Prestige Employment Area” Zone.

Should it be determined that this is appropriate, modifications to VOP 2010 can be incorporated into the Plan.

3.9 Application of Site Plan Approval for Employment Lots Abutting Open Space Lands

The Development Planning Department recommends that Site Plan Approval apply to all employment lots abutting an Open Space Zone. Open space areas such as storm water ponds, valley lands, woodlots and parks are important community facilities that increasingly are playing a role in providing amenity areas within an urbanizing city. As the City continues to develop trail systems, connections and amenity areas through the open space lands it is important that their interface with abutting employment uses remains attractive and encourage the safe use of open space connections. By requiring site plan approval for these employment lots, opportunities for the development of trail systems through open spaces for passive use can be implemented as conditions of approval for the development. City facilities in open space lands represent a significant investment to construct and maintain, and therefore, it is in the public interest to ensure that the interface with abutting land uses be developed in a manner to complement these valuable community resources. In certain cases, employment lands zoned EM2 General Employment Area Zone, which permits open storage areas at the rear of the lot, abut valley systems. The City’s Site Plan Control By-law requires Site Plan Approval for employment buildings abutting arterial roads and existing or planned highways in order to maintain and enhance the streetscape and urban design realm along these corridors. Applying Site Plan Control to employment lots abutting lands zoned for open space purposes will serve a similar purpose.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 22

An amendment to the City's Site Plan Control By-law is required in order to implement this recommendation, which will require a Public Hearing. This amendment can be implemented within 6 months.

Recommendation:

The Development Planning Department recommends that Site Plan Approval apply to all employment lots abutting an Open Space Zone.

3.10 Increase the Expiration Date for Site Plan Approval

As noted earlier, currently upon the execution of a Site Plan Letter of Undertaking the Owner has 18 months to obtain a Building Permit, otherwise Site Plan Approval will expire. The intent of including the expiration date clause in the Letter of Undertaking is to ensure that Site Development Approvals remain appropriate in the context of current land use policies and permissions within the vicinity of the subject lands. The development industry representatives suggested that the 18 month expiration date be increased because often phased development (e.g. a multi-building commercial development) that includes more than one building could take more than 18 months to obtain a Building Permit.

The Development Planning Department recommends that the expiration date to obtain a Building Permit for Site Plan Approval be increased from 18 to 36 months. The suggested 36 month time frame is consistent with the lapsing period provided for a Draft Plan of Subdivision approval in the Planning Act and is not expected to materially alter the intent of originally implementing this requirement. Accordingly, it is recommended that the expiration date for Site Plan Approval be increased from 18 to 36 months in the Site Plan Letter of Undertaking and Site Plan Agreement.

The development industry representatives also recommended that a process be implemented at a staff level to extend the expiration date of Site Plan Approval in the event that the 36 month period is not achieved. The Development Planning Department is supportive of providing extensions to Site Plan approval, provided the reason for the extension is appropriate.

The Development Planning Department recommends that the Owner be required to submit a letter providing reasonable justification for the request to extend Site Plan approval to the Commissioner of Planning, or his designate the Director of Development Planning. The request will be reviewed to ensure the approved plan(s) conform to current Official Plan policies, comply with all in-force Zoning By-law standards and complies with all current City requirements (e.g. servicing). Should the approved site plan meet these requirements, and the reason for extension is reasonable and appropriate, an extension will be granted for a maximum of 1 (one) year. Subsequent extension requests would be reviewed on the same basis and also granted for a maximum 1 (one) year period. If the approved site plan cannot meet these criteria at the time that the extension request is made, the Owner will be required to submit the appropriate planning application (e.g. Official Plan or Zoning By-law Amendment Application or a Committee of Adjustment Application) in order to remedy the non-conformity/compliance, which will be reviewed on its merits. If the Amendment or Committee of Adjustment Application is approved, a maximum 1 (one) year extension to Site Plan approval will be granted. If the application is not approved, Site Plan approval shall lapse. Site Development applications that meet all of the requirements but where the justification to extend site plan approval is inappropriate, Site Plan approval shall lapse.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 23

Recommendation:

The Development Planning Department recommends that the expiration date to obtain a Building Permit for Site Plan Approval be increased from 18 to 36 months.

3.11 Amendments to Registered Tri-Party Site Plan Agreements

At the meeting with the Region of York, representatives from Regional Staff identified that when the City amended the Site Plan Approval process in 2009 to utilize a bi-party (City and Landowner) Letter of Undertaking (LOU) in place of a tri-party (City, Region and Landowner) Site Plan Agreement that a mechanism was not implemented to administer amendments to executed and registered tri-party Site Plan Agreements initiated by landowners for works within the regional right-of-way for a property. Regional Staff identified an example where a land owner initiated changes to already approved works within the Regional right-of-way and where an existing tri-party Site Plan Agreement is registered on title. The Region approved the proposed changes and when an amending Site Plan Agreement was circulated, the City of Vaughan (party to the agreement) chose not to execute the amendment, as it did not affect City interests. The City was previously responsible for drafting and executing the said tri-party agreements. Today, the City and Region draft their own respective Undertakings / Agreements to address their respective interests. That is, the applicant should enter into a LOU where only City interests are being secured; a Regional Site Plan Agreement where only Regional interests must be secured; and, both an LOU and a Regional Site Plan Agreement where both City and Regional interests must be secured.

Recommendation

The Development Planning Department recommends that going forward, that any amendment(s) to a registered Site Plan Agreement wherein the City is a party, will be reviewed on a case-by-case basis and the appropriate action will be taken. Should it be necessary to amend the registered Site Plan Agreement, the Development Planning Department will facilitate the amendment process at a Staff level.

3.12 Accessibility for Ontarians With Disabilities Act, 2005

As of January 1, 2010, Ontario municipalities and other public sector organizations were required to comply with the legislation that was passed in 2005 as the [Accessibility for Ontarians with Disabilities Act, Ontario Regulation 429/07 Accessibility Standards for Customer Service](#). The Act requires that every municipality having a population of not less than 10,000 establish an accessibility advisory committee that shall (in part):

“advise the Council about the requirements and implementation of accessibility standards and the preparation of accessibility report and such other matters for which Council may seek its advice; and,

review in a timely manner the site plans and drawings described in Section 41 of the Planning Act that the Committee selects.”

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.”

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 24

On March 27, 2012, the Accessibility Advisory Committee adopted the following resolution (in part):

“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.”

On April 24, 2012, the Committee of the Whole considered a report from the City Clerk, which included this resolution (in part) adopted by the Accessibility Advisory Committee noted above.

In response to the Accessibility Advisory Committee’s resolution, the Development Planning Department prepared a Communication (C6) to the April 24, 2012 Committee of the Whole meeting, indicating the following:

- i) a brief overview of the requirements respecting accessibility and Site Development Applications under the Accessibility for Ontarians with Disabilities Act, 2005, the Planning Act, R.S.O. 1990, c.P.13, and the Building Code Act;
- ii) that the Development Planning Department Staff (Planners and Urban Designers) proactively review Site Development applications to ensure developments are accessible for persons with disabilities including (but not limited to) the provision of ramps, appropriate grades, and handrails in accordance with the requirements of the Ontario Building Code Act. The Building Standards Department also reviews all Building Permit applications with regard to accessibility under the Ontario Building Code Act;
- iii) buildings in Heritage Conservation Districts are reviewed by the Cultural Services Division with regard to accessibility;
- iv) streetscape and urban design studies provide detailed designs that are accessible for persons of all ages and abilities in accordance with the Ontario Accessible Built Environment Standards, such as (but not limited to) tactile warning strips, depressed curbs and directional pavers;
- v) the City of Vaughan Official Plan 2010 includes policies addressing accessibility;
- vi) future changes to the Ontario Building Code Act are expected to enhance accessibility requirements;
- vi) the number of Site Development Applications received by the Planning Department and the potential workload for the Accessibility Advisory Committee and the requirement for timely review and comments; and,
- viii) the report presented a potential alternative to reviewing all Site Development Applications being the preparation of an accessibility checklist for consideration when the City reviews Site Development applications.

On May 8, 2012, Council adopted the following resolution (in part) of the Committee of the Whole, as recommended by the Development Planning Department:

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 25

Recommendation:

On May 15, 2012, Development Planning Department Staff met with representatives of the Accessibility Advisory Committee to discuss and address accessibility as it relates to Site Development applications and will report back to a future Committee of the Whole meeting. Representatives from the Development Planning/Urban Design and Building Standards Departments will be attending the June 26, 2012, meeting of the Accessibility Advisory Committee to further discuss this issue with the Committee members. The outcome of these meetings with the ACC and any additional changes to the Site Plan Approval process will be addressed in a future separate report to the Committee of the Whole.

4.0 Related Site Plan Approval Process Issues

There are other issues relevant to the Site Plan Approval process that either currently, or in the future, will play a role in the processing, review and disposition of Site Development Applications, as follows:

4.1 Investment in the Development Tracking Application (DTA) Software

One item addressed in the 2007/2008 Site Plan Process Review was the feasibility to enhance the existing Development Tracking Applications (DTA) System used by the Development Planning Department to manage and track development applications. The anticipated potential for DTA upgrades, particularly the electronic circulation of development applications to City Departments and commenting agencies was an important factor in the Site Plan Approval processing time reductions estimated in 2007/2008. The DTA has the capability to facilitate the instant electronic circulation of applications, and faster receipt of comments and approvals from all involved parties. Time and financial savings could be realized through electronic communication.

However, since the 2007/2008 review, the Development Planning Department and the Information Technology Department have submitted Additional Resource Requests to obtain a staff complement (DTA Co-coordinator) with the necessary expertise to enable the electronic circulation capability and enhance existing functions of the DTA software. This request was unsuccessful through the operating budget process on three separate occasions and therefore, to date, the electronic circulation feature of the DTA remains unutilized and the software has not been upgraded. Other valuable software features such as the integration of the DTA with the City's GIS software also remains unused. Until the appropriate staff complement is approved, or alternatively adequate funding is provided to retain the consultants required to undertake DTA improvements, the electronic circulation and other DTA software capabilities will not be implemented. The Cities of Brampton and Niagara, which also use the same DTA software, each employ a DTA co-coordinator to enhance the system's functionality and respond to each City's business process and needs. It is also noted that the City's Information and Technology Management Department has recently initiated "DTA Roadmap" meetings with the Development Planning Department and other City Department users of the DTA to determine a future course of action with respect to the DTA.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(W/S) Report No. 28 – Page 26

4.2 Digital and Physical Modeling of the Vaughan Metropolitan Centre

The Development Planning Department has investigated opportunities for creating a digital and physical model of the Vaughan Metropolitan Centre (VMC) as planning and urban design tools to evaluate development proposals and as marketing and educational tools to showcase the City's future downtown. The funding associated with the implementation of these models has been approved in the City's 2012 Capital Budget. The Development Planning Department envisages that the implementation of these models will have an impact on the Site Plan Approval process with respect to the application submission requirements as follows:

a) Digital Model

A base digital model of the VMC is proposed that will represent existing, proposed and potential development in the VMC and will provide many benefits to the City including:

- a highly effective model that can assist the public, Council and staff to better understand the nature of proposed development, what it will look like, and its relationship to surrounding developments, and consequently to make better and more informed decisions; the software delivers photorealistic renderings and walk and fly-through animation of the proposed development at an accurate scale;
- a tool that will allow trained staff to undertake more detailed analysis of development applications and their potential impacts. The electronic modeling will allow staff to undertake "what if?" scenarios through 3D height and massing demonstration plans. If for example, a development is proposed at a significant density and height, staff could analyze the impacts of lowering, or redistributing density in a different built form and understanding shadow and transition impacts; and,
- a highly effective and portable tool to market the VMC to potential investors in a manner that demonstrates the potential of this area.

This digital model is expected to provide the highest quality 3D modeling capabilities for the VMC to be used by the Development Planning Department.

In addition, representatives from the Development Planning Department, Information Technology Management Department, Development Transportation/Engineering Department and the Economic Development Department met representatives from the Region of York on January 10, 2012. The purpose of the meeting was to investigate the 3D Modeling capabilities of the Geomatics Services Division of the Region of York. Through the Yorkinfo Partnership, the City of Vaughan has entered into a Partnership Agreement to participate in the Region's 3D program which has currently collaborated with the Towns of Aurora, East Gwillimbury, Markham, Newmarket and Richmond Hill.

The initial phases of the 3D digital model with the Region of York will focus on the following areas of the City:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 27

- the Vaughan Metropolitan Centre;
- the Vaughan Hospital lands;
- Regional Intensification Corridors (Regional Road 7 and Yonge Street);
- the Vaughan Mills Secondary Plan Area; and,
- the Maple Highway #400 bridge crossing.

The software enables users to generate and view 3D visualizations (e.g. video clips, fly-throughs and stills) in a three-dimensional (3D) representation of buildings and landscapes that can be used for analysis and presentation of the City's urban environments. The 3D visualization model will also be used as a consultation tool for the public and an analytical tool by staff to understand the most appropriate typologies for growth within the city's future urban structure. This model includes the VMC area but also other areas of the City such as the Vaughan Mills Secondary Plan Area, Yonge Street corridor, and the Hospital lands. The City has recently executed a Project Charter and a Partnership Agreement with the Region of York.

b) Physical Model

The development of a VMC scaled physical model base for display in the new City Hall will create a comprehensive contextual integrated land use vision, which can be used as a tool to help develop, guide and implement future development projects and promote private sector investment in the VMC. This base model will include low detailed painted finish massing of contextual buildings based on the development policies in the VMC Secondary Plan. However, as development proceeds in the VMC all land Owners will be required as a condition of Site Plan Approval to provide a 1:500 scale detailed model of the final approved development which can be installed onto the model base. The model base will consist of the following: 1:500 model scale; 5.5 m X 3.0 m (18" X 10") size model base; plywood construction topped with a 25mm (1") rigid foam (to facilitate future excavations) clad with plexiglas; and, landscape pods (i.e. curbs, sidewalks) to be fixed in place semi-permanently to better facilitate future changes, roads, concrete paving and grass.

c) Site Development Application and Letter of Credit Respecting Models

Implementing both these models will require that the electronic and physical base for each model be created. Upon completion, it is proposed that the appropriate planning applications be amended to add the submission requirement for each model.

In the case of the digital model, it will be expected that the Owner proposing development will be required to submit in support of a planning application a digital model of the proposed development in a format compatible with the City's software. This will allow City staff to electronically insert the proposed development into the base digital model. In order to implement this initiative it is important that all electronic data submitted to the City in support of a development application be properly geo-referenced to accurately incorporate new development into the base model.

In the case of the physical model, the Owner will be required to produce a physical scaled model meeting City specifications to be inserted into the base model, once the project is final approved. The model will be to scale and represent the appropriate building materials, colours and location on the site.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 28

In both cases, the Development Planning Department is proposing that the Owner be required to post a separate Letter of Credit to secure the delivery of the final electronic and physical models. In addition, the application submission requirements for the various planning applications must be updated.

It is not expected that the requirement for materials to populate the proposed digital and physical models will add to the time required to obtain site plan approval.

4.3 Design Review Panel

On September 27, 2011, Council approved a report from the Commissioner of Planning which initiated the Design Review Panel (DRP). The DRP was established as an advisory body to the Development Planning Department, and takes place as an additional stream of consultation within the existing framework of development review. As an advisory group, the DRP makes recommendations only. It is not a decision making body and does not have the authority to approve or refuse a development application. Council remains the decision making body on any recommendation brought forward by the Development Planning Department.

The functions of the DRP are as follows:

- to assist Council in fulfilling Official Plan objectives related to urban design and sustainability by providing City staff, the applicant and their consultants with independent design advice on public and private development within the Vaughan Metropolitan Centre and other areas of intensification within the City of Vaughan;
- to aid development proponents to deliver design excellence through the development approvals process, including high quality architecture, landscape architecture, urban design and environmental sustainability;
- to promote understanding of design excellence and the importance of good design to the City of Vaughan; and,
- to foster an effective working relationship with the development industry.

It is expected that in the case where a landowner provides preliminary development information to the City prior to formally submitting a development application that the DRP will expedite the time required to process a development application since the landowner will have the benefit of the DRP's comments very early in the development approval process and can modify their development proposal before an application is submitted. The DRP is a two year pilot project with reports to be prepared for Council's consideration at the end of the first and second year with respect to the future direction of the DRP.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 29

4.4 PowerStream – Site Plan and Building Permit Submission Guideline

PowerStream, in consultation with the City including the Development Planning Department and the Building Standards Department has prepared the *Site Plan and Building Permit Submission Guideline* to assist the applicant, consultant and contractor to achieve approval from PowerStream for the integration of proposed development into PowerStream's existing electrical distribution system. The Guidelines clearly identifies PowerStream's submission requirements in support of a Site Development application. Applicants will be directed to meet with PowerStream prior to filing a Site Development Application to understand and fulfill the necessary requirements. The Guideline will be attached to the Site Development application available at the Development Planning Department and on the City's website.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Pursue Excellence in Service Delivery", "Ensure Financial Sustainability", and "Plan & Manage Growth & Economic Well Being".

Regional Implications

The recommended changes in this report will not affect the current arrangement with the Region of York as it relates to Site Plan Approval. It is recommended that the City continue to execute bi-party Agreements (City and Landowner) and that the Region of York continue to execute its' own Site Plan Agreement to secure Regional interests. The City will invite Regional staff to PAC meetings as requested and this report outlines a process for amendments initiated by a landowner for works within the Regional right-of-way to be reviewed on a case-by-case basis to determine the appropriate action to be taken as identified earlier in this report.

Conclusion

In 2007, Council directed that the Development Planning Department review the Site Plan Approval process in order to expedite the process where possible and to prepare an evaluation report respecting the initiatives taken. In 2008/2009 the Development Planning Department responded with a report and recommendations. At that time, the most significant changes recommended to the Site Plan Approval process were that a Letter of Undertaking (LOU) was introduced as a document used to secure Site Plan Approvals in addition to a Site Plan Agreement, and that the City enter into a bi-party (City and Landowner) agreement instead of a tri-party agreement (City, Region and landowner). In addition, Site Plan Approval was applied to street townhouse dwellings on public roads.

The Development Planning Department and all other involved City Departments and commenting agencies have worked with the revisions to the Site Plan approval process for the last 2-1/2 years. Development Planning Department Staff conducted meetings with City Staff (i.e. Building Standards Department, Development / Transportation Engineering Department, Legal Services Department and Finance Department), representatives from the building industry (including BILD) and public commenting agencies (Region of York and the Toronto and Region Conservation Authority) in an effort to assess the effectiveness of the changes implemented in 2009.

In consideration of the comments made by stakeholders in the Site Plan Approval process, the experience working with the current process, and a review of the process since the changes to the Site Plan Approval process were implemented in 2009, the Development Planning Department recommends further amendments briefly identified as follows:

- utilize a Site Plan Agreement to implement the following classes of development:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 30

- i) all classes of new development in an Intensification Area including the VMC, Primary Centres, Local Centres, Primary Intensification Corridors, and Primary Intensification Corridors within Employment Areas as defined by the Vaughan Official Plan 2010. Additions, expansions, and alterations to existing development will be implemented as either an amendment to the original implementing document (i.e. Site Plan Agreement or Letter of Undertaking) or as a minor modification to existing approvals;
- ii) all Mid and High-Rise Residential and High-Rise Mixed-Use development as defined by the new City of Vaughan Official Plan 2010 (i.e. buildings over 6 storeys in height);
- iv) all classes of development utilizing strata parking and/or park arrangements, and/or Section 37 bonussing provisions with the City;
- v) all classes of development where the Commissioner of Planning or designate is of the opinion that a Site Plan Agreement is required to secure specific City interests; and,
- vi) where a public / private partnership funding for community infrastructure is proposed.

All other classes of development will continue to be implemented using a Letter of Undertaking;

- implement a streamlined process for Site Plan Approval for townhouse dwelling units on a block within a registered plan of subdivision. In this respect, the Development Planning Department has proposed two options for Council's consideration and direction including the delegation of Site Plan approval for this class of development to the Commissioner of Planning or designate (i.e. Director of Development Planning) or alternatively, a streamlined approval process as outlined in this report;
- permit a landowner to apply for a Building Permit earlier in the approval process;
- eliminate Pre-Application Consultation (PAC) meetings for routine development applications (e.g. minor amendments to building elevations, street townhouse dwellings on block in a registered plan of subdivision, approval or changes to signage, single family dwellings in Heritage Districts);
- circulate Pre-Application Consultation Meeting requests to the Region of York and the Toronto and Region Conservation Authority; and,
- increase the expiration date for Site Plan Approval from 18 to 36 months.

The Development Planning Department also identified options for partial and full delegation of authority to approve Site Development Applications to the Commissioner of Planning or designate, which both option could expedite the site plan approval process. Should Council consider delegation to be appropriate, it is recommended that a report outlining the delegation process(es) and classes of development subject to delegation be prepared for consideration at a future Committee of the Whole meeting. The Development Planning Department further recommends that Site Plan Approval be applied to employment/industrial lots abutting an Open Space Zone.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 31

The Development Planning Department has also recommended that the Policy Planning Department review City of Vaughan Official Plan 2010 (VOP 2010) with respect to the appropriateness of:

- i) redesignating lands currently designated “Employment Area General” that abut an existing or planned Provincial highway, including those “Employment Area General” lands separated from a provincial highway by an intervening land use (e.g. valley lands) that provides high visibility to the employment area, to “Prestige Areas”; and,
- ii) redesignating those employment areas that are currently designated “Employment Area General” but are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, to “Prestige Areas”.

The recommended changes, if approved by Council, can be implemented relatively soon. However, the proposal to exempt certain classes of development from the requirement to hold a Pre-Application Consultation (PAC) meeting, if approved by Council, will require a Public Hearing to amend the Official Plan and Site Plan Control By-law. Also, the review of the Official Plan with respect to redesignating lands for Prestige Employment purposes will take time to be implemented, if determined to be appropriate. At the same time, the Development Planning Department has prepared a consolidated Site Plan Control By-law that will be considered together with the proposed changes to the PAC requirements, should Council approve the recommendations in this report.

In addition, the City of Vaughan Accessibility Advisory Committee (AAC) has adopted a resolution with respect to the relationship of the Committee’s mandate and the site plan approval process. In response, the Development Planning Department prepared a Communication to the Committee of the Whole, which was adopted by Council, recommending that the matter be referred back to Staff for a future report to the Committee of the Whole. The report identified that City Departments including the Development Planning / Urban Design and Building Standards Departments and the Cultural Services Division all proactively review Site Development Applications to ensure new development is designed to be accessible and meet all legislated requirements (e.g. Ontario Building Code Act). The Development Planning Department and other City Staff met with representatives of the Accessibility Advisory Committee on May 15, 2012 with respect to this issue. City Staff, including representatives from the Development Planning / Urban Design and Building Standards Departments will be attending the June 26, 2012, meeting of the AAC to engage in further dialogue on this issue and a report will be prepared for Council’s consideration and direction at a future date.

In consideration of the review undertaken, comments received from stakeholders in the process, and in an effort to streamline the Site Plan Approval process, the Development Planning Department recommends approval of the amendments to the Site Plan Approval process identified in this report.

Attachments

1. Summary of Proposed Changes to the Site Plan Approval Process
2. Recent History of Amendments to the Site Plan Control Process
3. Consolidated Site Plan Control By-law
4. Flow Chart: Existing Site Plan Control Process
5. Comparative Average Application Processing Time Per Use 2007 and 2011
6. Memorandum to the Building Standards Department for the Approval of Street Townhouse Dwellings
7. Draft – Landscape Letter of Credit Agreement
8. Memorandum to Building Standards Department to Permit an Application for Building Permit

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 4, CW(WS) Report No. 28 – Page 32

Report prepared by:

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 5, Report No. 28, of the Committee of the Whole (Working Session), which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

5

OTHER ITEMS CONSIDERED BY THE COMMITTEE

5.1 RECESS & RECONVENE

The Committee of the Whole (Working Session) recessed at 1:02 p.m. and reconvened at 1:30 p.m., with the following Members present:

**Councillor Alan Shefman, Chair
Hon. Maurizio Bevilacqua, Mayor (1:41 p.m.)
Regional Councillor Michael Di Biase
Regional Councillor Deb Schulte
Councillor Tony Carella
Councillor Rosanna DeFrancesca
Councillor Marilyn Iafrate
Councillor Sandra Yeung Racco**