

COMMITTEE OF THE WHOLE SEPTEMBER 5, 2006

PROTECTING OUR NEIGHBOURHOODS TASK FORCE

Recommendation

Councillor Shefman recommends:

1. That the City of Vaughan establish a task force comprised of staff and Members of Council to investigate the scope of the problem of inappropriate and/or illegal infringements of commercial and institutional entities into our residential communities;
2. That the task force prepare, for Council's consideration, through a review of current practices in Vaughan, other municipalities and with consultation with residents, a compliance and enforcement strategy to address these situations; and
3. That the Task Force present its recommendations to Council by January 15, 2007.

Economic Impact

Basic staff costs to conduct research and develop a strategy. Over time, some cost savings may occur as staff will have clearer and more concise guidelines to operate under. This may result in fewer return visits to locations in violation and fewer attendances at judicial proceedings.

Background – Analysis and Options

People living in the City of Vaughan appreciate the extraordinary quality of life in our neighbourhoods. While some parts of the City allow for a variety of uses where residential and commercial activities co-mingle, most residential areas are defined by their purpose as places for people to live and play, without the commotion often associated with commercial, retail or institutional activity..

Increasingly, throughout the City, we are seeing non-complimentary uses sneaking into our residential communities that threaten to disrupt the lives of our residents through increased traffic and noise, illegal parking, litter and general commotion. Furthermore, residents are concerned that when one of these uses is allowed to exist in proximity to their homes there is the potential for property values to be lowered. Whether or not these non-complimentary uses are permissible under zoning or planning rules and regulations is irrelevant to the interests of our residents.

At the same time, we are aware of the significant increase in home-based businesses. This review is not intended to restrict these endeavours, except where the type of service generates the above noted types of problems.

Purpose

To develop a strategy to respond to the infringement of non-complementary activities in our residential neighbourhoods.

Relationship to Vaughan Vision

This report is consistent with the priorities previously set by Council.

Conclusion

The City of Vaughan needs to get a better understanding of the scope and impact of non-complimentary institutional and commercial activities taking place in its residential neighbourhoods. Once there is a better understanding, the City needs to devise a strategic approach to both preventing and where required, responding to these situations.

Attachments

none

Report prepared by:

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Respectfully submitted,

Councillor Alan Shefman