

COMMITTEE OF THE WHOLE NOVEMBER 19, 2007

THORNHILL YONGE STREET OPA 669

Recommendation

The Commissioner of Planning Recommends:

1. That the following report related to the recent removal of the Region of York deferral on City of Vaughan OPA 669, be received for information purposes only.

Economic Impact

None.

Communications Plan

Not applicable.

Purpose

The purpose of this report is to provide follow-up information related to Council's recommendation on May 22, 2007, requesting that York Region lift their deferral on Official Plan Amendment 669 and that a report regarding this matter be provided.

Background - Analysis and Options

Thornhill Yonge Street OPA 669 was approved by Vaughan Council on June 26, 2006. The Region of York approved OPA 669 on October 20, 2006, with the exception of a 0.75 hectare site municipally known as 7584 and 7610 to 7616 Yonge Street. The owner of the subject lands had submitted a development application for a greater building height and mass than the Official Plan permits. On August 3, 2006, the Region received a letter of objection to OPA 669 from the owner of the site. The Region placed a deferral on the property to permit a possible resolution between the City of Vaughan and the land owner, and to avoid a possible appeal of the entire Official Plan to the Ontario Municipal Board.

On May 22, 2007 Council approved the following resolution:

“That in light of the action taken by the Region of York to exclude a critical section of the area addressed in the Yonge/Thornhill Study and subsequent OPA 669, roughly from just north of Arnold Avenue to 7616 Yonge Street from the requirements of the OPA:

And that in light of the primary responsibility of the City of Vaughan for its planning decisions based upon an extensive study and public consultation.

- a) That the Mayor and Regional Councillors, who sit on York Region Council, take immediate action to make Vaughan Council's position that it is inappropriate and with good reason for the Region to have taken such arbitrary action against the interest of the City and of its residents.
- b) And that this Council write to the Region of York requesting that it immediately withdraw its exclusion.
- c) And that York Region immediately withdraw their exclusion and approve the OPA as presented.”

Council further recommended that a report regarding this matter be provided as soon as possible.

There has been no resolution of issues between the City and the owner since the deferral was placed in October of 2006. Subsequently, on September 27, 2007, Regional Council lifted the deferral, allowing OPA 669 to come into effect for the remaining parcel, as intended by Vaughan Council.

The Region has advised there is now a site specific appeal to OPA 669, as the owner of the previously deferred parcel, appealed the further approval of OPA 669 on October 22, 2007. The appeal does not affect the remainder of the Official Plan which came into full force and effect on November 10, 2006.

Relationship to Vaughan Vision 2007

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

Regional Implications

None.

Conclusion

This report is provided for the information of Council.

Attachments

None.

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Respectfully submitted,

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Commissioner of Planning

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