

**4. OFFICIAL PLAN AMENDMENT FILE OP.08.006
SITE PLAN CONTROL BY-LAW AMENDMENT FILE 12.28
CITY OF VAUGHAN**

P.2008.18

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.08.006 and 12.28 (City of Vaughan) to consider amendments to the Site Plan Control policies contained within the City's Official Plan Amendment #200 and Site Plan Control By-laws 228-2005 and 237-2007, BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

On April 4, 2008, a Notice of Public Hearing was advertised in the Vaughan Today, which satisfies the public notification requirements of the *Planning Act*. As of April 24, 2008, no comments have been received by the Development Planning Department. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

On January 28, 2008, Vaughan Council adopted a new Site Plan Control process, which requires amendments to the Site Plan Control policies contained within the City's Official Plan Amendment #200 and Site Plan Control By-laws 228-2005 and 237-2007, to implement the following changes to the Site Plan Control Process:

- a) apply Site Plan Control to freehold townhouse developments on public streets; and,
- b) include reference in the Site Plan Control By-law to require a "Site Plan Letter of Undertaking" (not registered on title), and wording authorizing the Mayor and City Clerk to sign Site Plan Letters of Undertaking, and deleting reference to "Site Plan Agreement" (and registration on title).

Background - Analysis and Options

On January 21, 2008, the Committee of the Whole considered a comprehensive staff report from the City Manager and the Commissioner of Planning on the Site Plan Control Process Review, which evaluated various options for creating a more streamlined and modernized Site Plan Control Process. On January 28, 2008, Council approved a Site Plan Control Process Model (Option 2 modified), as shown on Attachment #1. It is estimated that this model will take approximately 31.5 – 32.5 weeks, and can save up to 15 – 16 weeks from the existing site plan process.

The following Council approved recommendations are required to implement the new Site Plan Control Process Model (Option 2 modified), which requires amendments to the existing policies

within OPA #200, as amended, and to Site Plan Control By-laws 228-2005 and 237-2007, as follows:

- a) apply Site Plan Control to freehold townhouse developments on public streets; and,
- b) include reference in the Site Plan Control By-law to require a "Site Plan Letter of Undertaking" (not registered on title), and wording authorizing the Mayor and City Clerk to sign "Site Plan Letters of Undertaking", and deleting reference to "Site Plan Agreement" (and registration on title).

The proposed amendments to OPA #200 and Site Plan Control By-laws 228-2005 and 237-2007, are applicable on a City-wide basis.

Preliminary Review

Through the City's comprehensive review of its' Site Plan Control Process between June 2007 to January 28, 2008, the Development Planning Department has identified the above-noted matters that require an amendment to the Official Plan and Site Plan Control By-law, to implement the new Site Plan Control Process approved by Council on January 28, 2008. Accordingly, it will be necessary to undertake the following actions for implementation:

- i) unless there are matters identified at this Public Hearing, which require further consideration, the Development Planning Department will proceed with a technical report to the Committee of the Whole meeting on May 20, 2008; and,
- ii) proceed with facilitating Council's adoption and enactment of the implementing Official Plan Amendment and Site Plan Control By-law, respectively, at the Council Meeting of May 26, 2008, thereby allowing for implementation in June 2008, if there are no appeals to the Official Plan Amendment only.

Relationship to Vaughan Vision 2020

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The above-noted changes to OPA #200 and Site Plan Control By-laws 228-2005 and 237-2007 will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to the next Committee of the Whole meeting on May 20, 2008. This will be followed up immediately with the adoption and enactment of the implementing Official Plan Amendment and Site Plan Control By-law at the Council meeting on May 26, 2008, thereby facilitating implementation in June 2008, if there are no appeals to the Official Plan Amendment only.

Attachments

1. Flow Chart: Approved Site Plan Control Process Model

Report prepared by:

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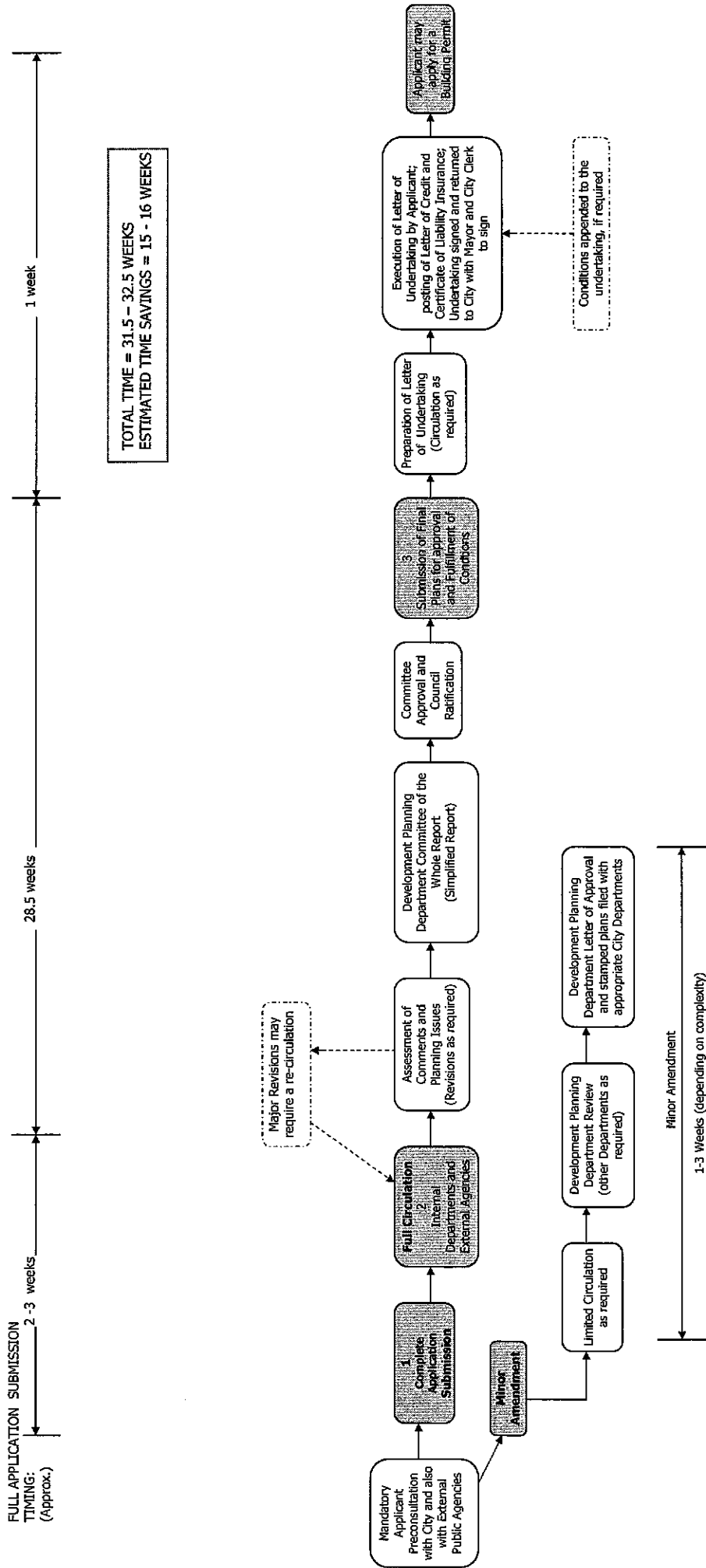
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Manager of Development Planning

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APPROVED SITE PLAN CONTROL PROCESS MODEL (OPTION 2 MODIFIED)



3. It is the responsibility of the applicant to meet the 'Conditions of Approval' as imposed by the City and other Agencies.

2. It is recommended that applicant maintain close contact with external agencies to assist in facilitating their application.

1. Ensure that all supporting documents are submitted with application to facilitate review of your application. Refer to Site Development Application for a complete list of submission requirements. Application will not be accepted until it is deemed complete.

NOTES: