

**1. PUBLIC MEETING NOTIFICATION FOR PLANNING APPLICATIONS
CITY OF VAUGHAN
FILE 12.29
WARDS 1- 5**

P.2009.12

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File 12.29 (City of Vaughan) 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 March 6, 2009, a Notice of a Public Meeting was advertised in the Vaughan Today, which satisfies the public notification requirements of the *Planning Act*. An additional notice was placed in the Vaughan Citizen on March 12, 2009. As of March 19, 2009, 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 February 3, 2009, Vaughan Council adopted the following recommendation (in part) of the Commissioner of Planning with respect to proposed changes to the public hearing notification for planning applications and policy studies:

“1. THAT a Public Meeting be held to:

- i) amend the public notification procedures outlined in OPA #478, specifically to increase the minimum public notification area for planning applications requiring a public meeting from 120 m to 150 m; and,
- ii) amend Zoning By-law 1-88, specifically to permit a temporary sales office for the sale of or the taking of reservations for the purchase of residential units in a residential apartment condominium building only when the zoning is in place, whereas By-law 1-88 currently permits a temporary sales office when the Official Plan is in effect.”

The purpose of this Public Meeting is to obtain input from the public regarding the proposed changes to the City’s minimum public notification area and By-law 1-88 as noted above.

Background - Analysis and Options

On May 13, 2008, the Committee of the Whole (Working Session) considered a report from the Commissioner of Planning regarding several issues respecting the public meeting notification for planning applications and policy studies, in response to Council’s desire to engage the public in the land use planning process. The report considered the existing notification policies and procedures currently utilized within the City of Vaughan, examined the notification policies and

procedures of other municipalities, and established options and recommendations to improve and reinforce the notification process for planning applications and policy studies requiring a public meeting.

On January 12, 2009, the Committee of the Whole (Working Session) considered a supplementary report from the Commissioner of Planning in response to the initial discussions and input received at the May 13, 2008 Committee of the Whole (Working Session) meeting. The recommendations of the Commissioner of Planning in the report dated January 12, 2009, were ratified by Council on February 3, 2009, and specifically included two recommendations with respect to scheduling a Public Meeting to consider the proposed changes to the minimum public notification area for planning applications requiring a public meeting, and an amendment to Zoning By-law 1-88 regarding the timing of when a temporary sales office for a residential condominium building may be erected.

The intent of increasing the minimum notification area for all planning applications requiring a public meeting from 120 m, as prescribed by the *Ontario Planning Act*, to 150 m is to allow the City and to provide an increased opportunity for public participation in the planning process. An amendment to OPA #478 is required to increase the minimum notification area from 120 m to 150m

The proposed amendment to Zoning By-law 1-88, specifically to permit a temporary sales office for the sale of or the taking of reservations for the purchase of residential units in residential apartment and condominium buildings only when the zoning is in place, is intended to ensure that the appropriate zoning is in place for a proposed residential condominium building, prior to the advertising or sales of a new development, and to provide greater certainty with respect to the development status of the project for the public when considering potential purchases in the development.

Preliminary Review

Through the City's comprehensive review of the existing public hearing notification process and By-law 1-88, the Development Planning Department has identified that amendments to OPA #478, and Zoning By-law 1-88, are required to implement the Recommendations of the Commissioner of Planning which were approved by Council on February 3, 2009. Accordingly, it will be necessary to undertake the following actions for implementation:

- i) unless there are matters identified at this Public Meeting, which require further consideration, the Development Planning Department will proceed with a technical report to the Committee of the Whole Meeting on May 12, 2009; and,
- ii) proceed with facilitating Council's adoption and enactment of the implementing Amendments to OPA #478, and Zoning By-law 1-88, respectively, at the Council Meeting of May 26, 2009, thereby allowing for implementation in June 2009, if there are no appeals to the Amendments to OPA #478 and Zoning By-law 1-88.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

N/A

Conclusion

The above-noted changes to OPA #478 and Zoning By-law 1-88 will be considered in the technical review of the application, 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 and Zoning By-law Amendments, if there are no appeals to the proposed amendments.

Attachments

N/A

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Respectfully submitted,

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