



Ramsay Planning Inc.

MEMORANDUM

COMMUNICATION – C61 ITEM 1

Special Committee of the Whole
July 8, 2020

Date: July 3, 2020

To: Keep Vaughan Green

From: Allan Ramsay, Allan Ramsay Planning Associates Inc.

Re: Review of City of Vaughan Staff Memorandum – Communication Item C17, Special Committee of the Whole July 8, 2020 (Item 1)

As requested Allan Ramsay Planning Associates Inc. has undertaken a review of the above-noted City of Vaughan Staff memorandum dealing with Keep Vaughan Green's request for an Interim Control By-law (hereinafter "ICBL"). Our comments are as follows:

1. Requirement for Land Use Planning Study: Section 38(6) of the Planning Act directs that a municipality may pass a ICBL when it has directed that a review or study be undertaken with respect to land-use policies. The City staff memorandum interprets this provision to be a requirement for a land use planning study to be undertaken and further states that several of the studies requested by Keep Vaughan Green are not land-use planning studies.⁽¹⁾ In our experience the studies to be undertaken as part of an ICBL process can be quite varied, and can address a wide range of topics that are not land-use planning studies. For example, traffic studies, culture heritage landscape assessments, air quality studies, servicing reviews, urban structure reviews are routinely completed as part of an ICBL. These studies are not land-use planning studies but do relate to land-use policy as contained in official plans and regulations in zoning by-laws. In our opinion City Staff have taken a narrow view of the types of studies that can be undertaken during an ICBL.

2. Commentary of Proposed Studies: The Staff memorandum does not provide any evaluation or assessment of the relevancy of each of the studies requested. For example there is nothing in the Staff memorandum that explains why a cultural heritage landscape assessment or a traffic study (other than costs) is not relevant.

3. Estimated Costs and Study Duration: City staff has estimated the cost for the studies to range between \$750,000 and \$1,500,000 and further estimate that it would take a minimum of 18 to 24 months to complete the studies ⁽²⁾ City staff acknowledge that these estimates are

¹ City of Vaughan Staff Memorandum dated June 30, 2020, page 5

² City of Vaughan Staff Memorandum dated June 30, 2020, page 6

dependent upon the terms of reference and scope of each study to be completed. In our opinion, more accurate estimate of the study costs and duration is required in order to better inform City Council. More accurate estimates can be readily determined through a careful review of the scope of the studies and an assessment of the available information. As we understand it City Staff have not been in contact with representatives of Keep Vaughan Green to ascertain the proposed scope of the studies requested.

Conclusion:

In our opinion further dialogue is necessary between the City of Vaughan and Keep Vaughan Green representatives in to ascertain the proposed scope of the studies requested.

Please feel free to contact the undersigned should you have any questions or require additional information.

Yours truly,



Allan Ramsay, MCIP, RPP