

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015**

***By receiving Communication C1, from the Springfarm Ratepayers Association, dated January 14, 2015.***

**The Committee of the Whole (Public Hearing) recommends:**

- ## Recommendation

1. THAT the Public Hearing report for File Z.14.041 (City of Vaughan On-Lot Parking) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

The contribution to sustainability related to the on-lot parking space design (e.g. materials) will be determined when the technical report is considered.

There are no immediate economic impacts. This will be addressed in detail when the technical report is completed.

- a) Date Notice of Public Hearing was circulated: On December 19, 2014, a Notice of Public Hearing was mailed to all of the City of Vaughan Registered Community Ratepayer Associations
- b) A Notice of this Public Hearing was published in the December 12, 2014, and January 9, 2015, editions of the Vaughan Citizen and Vaughan Liberal Newspapers
- c) Notification of this Public Hearing was posted on the CityPage Online, the City Update E-Newsletter, the City's website at [www.vaughan.ca](http://www.vaughan.ca), and social media (Twitter) posts

# CITY OF VAUGHAN

## EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015

### Item 3, CW(PH) Report No. 3 – Page 2

- d) An email reminder was sent on December 12, 2014, to 32 individuals who requested notification of the City-wide on-lot parking initiative undertaken earlier by the Public Works Commission
- e) Communications received as of January 5, 2015: None

### Purpose

To receive comments from the public and Committee of the Whole on Zoning By-law Amendment File Z.14.041 to amend the City's Zoning By-law 1-88, specifically to permit parking on a hard landscaping area adjacent to a driveway (e.g. a walkway) in the front or exterior side yard of a residential lot with a lot frontage greater than 6 metres, together with the necessary site-specific zoning exceptions to implement the proposal. The intent is to allow opportunity to provide additional parking on the lot, in the manner shown on Attachments #3 and #4.

The amendment to the Zoning By-law will implement Vaughan Council's approval of the "On-Lot Parking Solution for Existing Areas" on May 27, 2014, as shown on Attachment #2.

<b>Table 1: Proposed Amendments for Residential On-Lot Parking in Zoning By-law 1-88</b>			
	<b>By-law Standard</b>	<b>Zoning By-law 1-88 Requirements</b>	<b>Proposed Amendments to Zoning By-law 1-88 to Facilitate On-Lot Parking</b>
a.	Parking and Access Requirements	<p>In Section 4.1.4 a), respecting "Parking Requirements for Single Family Detached, Semi-Detached, Zero Lot Line Detached and Street Townhouse Dwelling:</p> <ul style="list-style-type: none"> <li>i) The required parking shall be provided either by an attached or detached garage or carport, or by an uncovered space(s) located in any yard on the lot;</li> <li>ii) Notwithstanding Paragraph (i), no parking shall be permitted in the front yard except on a properly constructed and surfaced driveway used to gain direct access to a garage or carport, or rear or side yard parking space;</li> <li>iii) For the purpose of calculating required parking spaces, the portion of a driveway lying between a front or a side lot line and the nearest edge of a public sidewalk shall be included and where there is no public</li> </ul>	<p>In Section 4.0, <u>Residential Zones</u>, specifically to add a new section (paragraph 4.14h)), to permit one on-lot parking space on a lot as follows:</p> <p>Notwithstanding the provisions of Section 4.1.4 a), respecting Parking and Access Requirements, the following shall apply:</p> <ul style="list-style-type: none"> <li>i) The required parking shall be provided either by an attached or detached garage or carport, or by an uncovered space located in the front yard or exterior side yard;</li> <li>ii) Notwithstanding Paragraph (i), no parking shall be permitted in the front yard or exterior side yard except on a properly constructed and surfaced driveway used to gain direct access to a</li> </ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015**

Item 3, CW(PH) Report No. 3 – Page 3

a.	Parking and Access Requirements	sidewalk, that portion of the driveway lying between a front or side lot line and the nearest street curb shall be included.”	<p>garage or carport, or rear or side yard parking space;</p> <p>iii) In addition to Paragraph ii) above, a motor vehicle is permitted to park on a hard landscaping area adjacent to a driveway located in the front or exterior side yard, on the lot;</p> <p>iv) Parking located on a hard landscaping area adjacent to a driveway shall not be used in the calculation of required parking for the use on the lot and shall only apply to lots with a frontage greater than 6.0 metres and developed with a detached dwelling, semi-detached dwelling, or street townhouse dwelling;</p> <p>v) For the purpose of calculating required parking spaces, the portion of a driveway lying between a front or a side lot line and the nearest edge of a public sidewalk shall be included and where there is no public sidewalk, that portion of the driveway lying between a front or side lot line and the nearest street curb shall be included.</p>
b.	Definitions of “Landscaping or Landscaping Area” and “Hard Landscaping”	<p>In Section 2.0, <u>Definitions</u>:</p> <p>“Landscaping or Landscaping Area - Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but do not include open storage</p>	<p>In Section 4.0, <u>Residential Zones</u>, specifically in new paragraph 4.14 h), On-Lot Parking Space:</p> <p>Notwithstanding the provisions of Section 2.0 respecting the Definition of Landscaping or Landscaping Area and Hard Landscaping, and for the purposes of this paragraph, a Hard Landscaping area shall mean an area of land surfaced</p>

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015**

Item 3, CW(PH) Report No. 3 – Page 4

b.	Definitions of “Landscaping or Landscaping Area” and “Hard Landscaping”	display areas, parking or loading areas, or areas covered by driveways.”  “Hard Landscaping - Means an area of land surfaced by materials such as unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include areas devoted to vehicular or pedestrian use such as parking or loading areas or driveways.”	by materials in a manner other than that used for the driveway, such as, unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed to enhance the visual amenity of a property and may include an area devoted to a vehicular or pedestrian use such as parking, driveway, or walkway.
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#### **Background - Analysis and Options**

The City of Vaughan, as with many other municipalities, is experiencing parking shortages in residential areas for various reasons, including but not limited to, changes in demographics and a deficiency in available and convenient transit.

#### **Vaughan Public Works Commission**

In May 2012, through a report prepared by the Vaughan Public Works Commission, in consultation and participation with Vaughan’s citizens, Vaughan Council directed staff to review parking on the front yard as a possible solution for parking in residential low density areas, which resulted in the establishment of a City Parking Working Group (“Working Group”) in the Fall of 2013. The Working Group was comprised of representatives from the Vaughan Development/Transportation Engineering, Engineering Services, Public Works, Planning, By-law Enforcement, Fire, Building Standards, Finance and Legal Services Departments. The purpose of the Working Group was to provide feedback to the Public Works Commission on residential parking solutions for the entire City of Vaughan.

A public engagement and communication strategy (“strategy”) was developed by the Public Works Commission and was implemented in March 2014 to solicit feedback from Vaughan’s residents on a residential parking policy. The strategy revealed a strong citizen interest in residential parking policies, in particular, on-lot parking, which is supported by City staff. Additionally, the preservation of the existing streetscape character has been identified as an important element to developing design criteria for on-lot parking with the intent to maintain and encourage sustainable neighbourhood streetscapes. The draft urban design criteria are being finalized by the City concurrently with the proposed amendments to Zoning By-law 1-88, for consideration at a future Committee of the Whole meeting with respect to the technical report, and will provide guidance on the design and materials for the hard landscaping area as it pertains to the on-lot driveway solution.

#### **Vaughan Planning Department**

The result from the strategy was presented by the Commissioners of Public Works and Planning to the May 21, 2014, Committee of the Whole (Working Session) and the report was recommended for approval and ratified by Vaughan Council on May 27, 2014, with the

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015

#### Item 3, CW(PH) Report No. 3 – Page 5

recommendation that staff (the Vaughan Planning Department) draft the amendments to the City's Zoning By-law 1-88 to permit parking on hard landscaping areas traditionally used for only pedestrian access (i.e. a walkway), specifically for residential lots with greater than 6 m frontages, in the manner shown on Attachments #3 and #4, and pursuant to the Technical Report dated November 5, 2014, shown on Attachment #2. Zoning By-law Amendment File Z.14.041 represents the Planning Act application that facilitates the statutory public engagement that has been completed by the Public Works Commission and implements the recommendation of Vaughan Council.

#### Preliminary Review

Following the review of the report by the Commissioners of Public Works and Planning to the May 21, 2014 Committee of the Whole (Working Session) and the Vaughan Council-approved City of Vaughan On-Lot Parking Solution for Existing Areas document shown on Attachment #2, the Vaughan Planning Department has identified the following matters that will be reviewed to implement the direction of Vaughan Council:

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
a.	Implementation of Previous Vaughan Council Decision	<ul style="list-style-type: none"><li>▪ The implementation of the proposed amendments to City of Vaughan Zoning By-law 1-88 to permit on-lot parking on a hard landscaping area adjacent to the driveway (e.g. walkway) in the front or exterior side yard of a residential lot with frontages 6 metres and greater will be reviewed in consideration of the following:<ul style="list-style-type: none"><li>▪ The City's May 21, 2014 report, as prepared by the Commissioners of Public Works and Planning, to the Vaughan Committee of the Whole (Working Session) where the City of Vaughan On-Lot Parking Solution for Existing Areas document as shown on Attachment #2, was approved by Vaughan Council.</li><li>▪ The existing and proposed (fine tuning the wording) definitions of "Landscaping or Landscaped Area" and "Hard Landscaping" and the general provisions in the General Provisions for Residential Zones of Zoning By-law 1-88, as identified in Table 1.</li><li>▪ Inclusion of schematic drawings shown on Attachments #3 and #4 into Zoning By-law 1-88 to provide clarity on the intent of the On-Lot Parking provisions.</li></ul></li></ul>
b.	Draft City of Vaughan Urban Design Criteria for Residential Driveway Modifications	<ul style="list-style-type: none"><li>▪ The proposed Zoning By-law amendment will be reviewed in consideration of the City's draft Urban Design Criteria, particularly with respect to driveway design and materials appropriate to address the on-lot parking solution.</li></ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015**

Item 3, CW(PH) Report No. 3 – Page 6

b.	Draft City of Vaughan Urban Design Criteria for Residential Driveway Modifications	▪ The City's draft Urban Design Criteria is anticipated to be completed by the Vaughan Planning Department for consideration by Vaughan Council in conjunction with the technical report for the on-lot parking solution in the first quarter of 2015.
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**Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of facilitating on-lot parking in residential areas to the Vaughan Vision will be determined when the technical report is considered.

**Regional Implications**

There are no Regional implications as on-lot parking will be provided on private property.

**Conclusion**

The preliminary issues identified in this report and any other issues identified through the preparation of zoning standards to implement on-lot parking for lots with a frontages greater than 6 metres will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

As Vaughan Council has approved the "On-Lot Parking Solution for Existing Areas" on May 27, 2014, the intent of the subject zoning by-law amendment is to implement the solution into the City's By-law 1-88.

**Attachments**

1. Location Map
2. City of Vaughan On-Lot Parking Solution for Existing Areas Technical Report (May 21, 2014, and approved by Vaughan Council on May 27, 2014)
3. On-Lot Parking Schematic - With Sidewalk
4. On-Lot Parking Schematic - Without Sidewalk

**Report prepared by:**

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)