

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 11, 2018

Item 3, Report No.16, of the Committee of the Whole (Working Session), which was adopted without amendment by the Council of the City of Vaughan on April 11, 2018.

3 COMPREHENSIVE ZONING BY-LAW REVIEW - STRATEGY

The Committee of the Whole (Working Session) recommends:

- 1) That the Zoning Strategy Report (Attachment 1), be approved;
- 2) That the report of the Deputy City Manager, Planning and Growth Management, dated April 9, 2018, be received;
- 3) That the presentation and Communication C3, presentation material entitled, "*City of Vaughan Comprehensive Zoning By-law Review*", be received; and
- 4) That Communication C4, photographs submitted by Councillor Iafrate, be received.

Purpose

This report seeks Council's endorsement of the attached Zoning Strategy Report (Attachment 1) regarding the development of a new City-wide Comprehensive Zoning By-law.

Report Highlights

- The Strategy provides strategic recommendations to advance a formal first draft of the new Zoning By-law.
- The Strategy establishes how to achieve legislated conformity to the vision of the City of Vaughan Official Plan (VOP 2010).
- The Strategy will inform the City's Comprehensive Zoning By-Law Review while also identifying opportunities to inform the Official Plan Review by providing recommendations for suggested studies, policy updates and development standards for consideration.
- The Strategy integrates the findings and recommendations of the VMC Parking Strategy, the City-wide Urban Design Guidelines, the IBI Parking Strategy and other related studies.

Recommendations

1. THAT the Zoning Strategy Report (Attachment 1) BE ENDORSED.

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Background

The Strategy was developed in consultation with a corporate team, the lead consultant and the public.

The City-wide Comprehensive Zoning By-law Review (the “Comprehensive Review”) has continued to benefit from an engaged community that participated throughout the first strategic phase of the review. An extensive consultation enabled the broad exchange of ideas between the expert consulting team and various impacted Departments and stakeholders. A City-wide project launch and five (5) ward based Open House meetings were held to gather input on the strategic elements of drafting a new City-wide zoning by-law. City staff have received both formal and informal feedback from the business community, particularly the development and construction industry, including many inquiries from architectural, design and planning consultants, current and prospective land owners, BILD and many like associations on the challenges and shortcomings of the Zoning By-law 1-88 (“ZBL 1-88”), and the opportunities and goals for the new zoning by-law.

A Stakeholder Advisory Group (“SAG”) is a facilitated advisory group of industry professionals, developers, community advocates, and external agencies which provide diverse interests informing the development of a zoning by-law. The SAG was advertised through standard mailing lists and the City of Vaughan website. A facilitated conversation approach engages stakeholders in an equitable and transparent public forum where input is received and reviewed by the corporate team. SAG meetings are contemplated in the work program throughout each major draft of the new zoning by-law.

A dedicated project website (www.zonevaughan.ca) provides up-to-date information regarding the status of the Comprehensive Review, including an integrative GIS mapping tool, facilitating transparent feedback throughout the duration of the review.

Previous Reports/Authority

https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW0117_17_6.pdf
https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW1205_17_6.pdf

Analysis and Options

The Strategy supports the development of the first draft of a new Zoning By-law.

The Strategy provides a best practice analysis and related recommendations, which provide strategic direction on a wide range of zoning issues, themes and considerations. The recommendations contained in the Strategy will form the basis of the first draft of a new zoning by-law. The Strategy is organized as a compendium of the

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following chapters:

1. General Technical Analysis;
2. Development Design Guidelines;
3. Structure Format and Editorial Changes;
4. Map Schedules and GIS Review;
5. Minor Variance Review and Transition;
6. Review of Ontario Municipal Board Appeals and Decisions;
7. Zoning for Intensification Areas;
8. Official Plan Conformity;
9. Parking Provisions;
10. Short Term Accommodations; and,
11. Special Provisions (Existing Site-Specific Zoning By-laws).

Each chapter includes specific options and recommendations for consideration when drafting the new zoning by-law. A summary of the recommendations is provided at the end of each chapter of the Strategy. A further summary of the recommendations can be found in the executive summary of the Strategy (Attachment 1).

The Strategy establishes how to achieve legislated conformity to the vision of the City of Vaughan Official Plan (“VOP 2010”).

The first and foremost principal that guides the Comprehensive Review is that VOP 2010 serves as the primary source of policy direction on all zoning related matters. The Strategy recognizes that to achieve conformity with VOP 2010, an adaptive, context specific approach to zoning which supports the City’s transition from a suburban form of development into a more contemporary urban form is paramount. Flexible strategies will help to guide the built form transition within existing and planned contexts.

The Strategy responds to an evolving provincial policy framework.

An approach to integrated planning involves the coordination of infrastructure planning, investment and land use planning. This is a focal point of the City’s effort to manage sustainable growth. The *Growth Plan for the Greater Golden Horseshoe (2017)* (the “2017 Growth Plan”) provides that better use of land and infrastructure can be made by directing growth to *settlement areas* and prioritizing intensification, with a focus on *strategic growth areas*, including *urban growth centres* and *major transit station areas*. The concept of a “Major Transit Station Area” is new to the 2017 Growth Plan, and finds itself in new provincial legislation as well. A Major Transit Station Area is defined within the 2017 Growth Plan as “The area including and around existing or planned higher order transit station or stop within a settlement area; or the area including and around a

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major bus depot in an urban core. Major transit station areas generally are defined as the area within an approximate 500 metre radius of a transit station, representing about a “10-minute walk”.

The 2017 Growth Plan provides that Major Transit Station Areas on *priority transit corridors* (*priority transit corridors* are shown on Schedule 5 to the *2017 Growth Plan*) or subway lines will be planned to achieve minimum gross density targets by 2041 or earlier of a) 200 residents and jobs combined per hectare for those areas served by subways; b) 160 residents and jobs combined per hectare for those areas served by light rail transit or bus rapid transit; or c) 150 residents and jobs combined per hectare for those areas served by the GO Transit rail network. It is anticipated that a significant portion of these growth projections can be accommodated within the City’s planned intensification areas. An analysis of the recent 2017 Growth Plan identifies that a significant proportion of residential and mixed-use development can be accommodated in areas planned for intensification. One tool being considered through the Strategy is the use of “pre-zoning” in strategic areas of the City. Pre-zoning is the application of a zone that mirrors exactly the permissions contained in an official plan. Given the unique characteristics around zoning for intensification areas, a specific chapter of the Strategy provides a more substantial review of available options, conditions and analysis that is required in consideration of these tools.

The new subway line into the VMC is recognized as a Priority Transit Corridor in the *2017 Growth Plan*, which requires York Region to identify this in their Municipal Comprehensive Review. The Growth Plan directs that planning will be prioritized for *major transit station areas on priority transit corridors*, including zoning in a manner that implements the policies of the plan. The *Building Better Communities and Conserving Watersheds Act, 2017* received Royal Assent on December 12, 2017, contains provisions, which once proclaimed, will amend the *Planning Act* and restrict the nature of an appeal to the parts of a zoning by-law that establishes permitted uses, the minimum/maximum densities or heights with respect to building and structure on lands which are designated as a Major Transit Station Area in the official plan, providing municipalities with new tools to consider when developing zoning for these identified areas.

Working in collaboration with the Comprehensive Review team, a Zoning By-law Review Committee comprised of City staff will complete housekeeping reviews and updates to ZBL1-88, incrementally improving the efficient use of this by-law, particularly during the transition from the old and the existent to the new City-wide by-law. The first series of housekeeping amendments are expected in Q2 of 2018.

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The Strategy integrates the findings and recommendations of many ongoing City initiatives.

The VMC Parking Strategy, the City-wide Urban Design Guidelines, and the IBI Parking Study are among the key studies that were considered by the project team in the preparation of the Strategy. This Strategy will inform the Comprehensive Review while also identifying opportunities to inform the City's Official Plan Review and on-going studies.

The Strategy provides a best practice analysis of the related mapping and GIS technologies that will continue to support the delivery of readily available information.

The Comprehensive Review includes the innovation of GIS mapping technologies and considers the use of overlays to display complex information in a simple graphical format. A major deliverable of the Comprehensive Review is a separate internal and external facing mapping solution which will provide accurate, readily available information to the public.

Financial Impact

There are no economic impacts resulting from this report. The Comprehensive Review is within the current capital budget BS-1006-15.

Broader Regional Impacts/Considerations

York Region's Official Plan (April 2016 Office Consolidation) (the "YROP") outlines the Region's policies respecting community growth, development and land use. The YROP makes several references to municipal zoning by-laws, including the following specific policies for consideration in this review:

- The need to identify and protect for key natural heritage features and key hydrologic features (2.2.9);
- The need to minimize risks to human health and safety and property within natural hazard areas by containing mapping and policies that address floodplains, hazardous lands, hazardous sites (2.1.18).
- The need to protect for regulated lands through permitted uses, setbacks, buffers and identification of Special Policy Areas (2.3.29);
- The need to permit a mix and range of housing types (3.5.4);
- The need to promote value-added agricultural uses (e.g., local farm markets and farm-gate sales) (6.3.17); and,
- The incorporation of intake protection zones and wellhead protection policies and mapping, in consultation with the Region (7.3.36).

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York Region will be consulted throughout the Comprehensive Review process.

Conclusion

The Strategy (Attachment 1) outlines the options and recommendations that will facilitate the development of a new City-wide zoning by-law which conforms to VOP 2010. A new comprehensive zoning by-law will ensure the effective implementation of VOP 2010 and provide for greater clarity and precision, which will improve the usability of the zoning by-law for all potential users, and be instrumental in facilitating growth in Vaughan. The development of the Strategy will provide the City with the capability to proactively address the rapidly changing principles of urban development in support of complete communities, a healthy natural environment and a strong economy.

For more information, please contact: Brandon Correia, Project Manager, Comprehensive Zoning By-law Review, ext. 8227.

Attachments

1. Zoning Strategy Report – accessed at:
https://www.vaughan.ca/services/business/zoning_services/Pages/Comprehensive-Zoning-By-law-Review.aspx

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.)