

City of Vaughan City-wide Comprehensive Zoning By-law Review

Committee of the Whole (Working Session)

Vaughan City Hall

April 9th, 2018



BrookMcIlroy/



Presentation Overview

- Comprehensive Review
- General Principles
- Zoning Strategy Report
- Phase 1 Engagement Program
- Next Steps

Comprehensive Review

Purpose and Objective

- Mandated by the *Planning Act*
- Achieve conformity with the Vaughan Official Plan (2010):
 - Implement and support VOP 2010
 - Achieve the community's land use vision
- Responsive and anticipatory of emerging planning policy and opportunities
- Updates definitions, provisions, standards, and schedules

Zoning Strategy Report

General Principles

1. Official Plan Conformity
2. Accessibility
3. User Experience
4. Fulsome and Meaningful Consultation
5. Structure and Administration
6. Design and Context
7. Best Practices and Common Principles



Zoning Strategy Report

Chapter 1: General Technical Analysis



Purpose

- A high-level framework to guide the Zoning By-law Review

Options for consideration:

- Consolidation, streamlining, and harmonization
- Clarity and consistency of terminology and provisions
- Consistency of provisions with other legal documents (where applicable)
- Rationalize and standardize approach to cross references

Zoning Strategy Report

Chapter 2: Development Design Guidelines

Purpose:

- Key principles to guide urban design excellence

Options for consideration:

- Zoning By-law should reflect VOP 2010
- Balance ease of administration with effectiveness at shaping design outcomes
- Zoning By-law should support three-dimensional outcomes

Zoning Strategy Report

Chapter 3: Structure, Format & Editorial Changes

Purpose:

- Opportunities to improve administration, effectiveness, user friendliness, clarity, and ease of interpretation

Options for consideration:

- Structural improvements
- Communicate process for site-specific amendments and associated schedules
- Zone standards located in standardized locations
- Contemporary formatting approaches (tables, matrices, diagrams, etc.)
- Accessibility and user experience (formatting, design, way-finding, etc.)

Zoning Strategy Report

Chapter 4: Map Schedule & GIS Review



Purpose:

- Enhance accessibility, wayfinding, organization, and administration

Options for consideration:

- Distinct, consistent and clear zone boundaries
- Web-based mapping
- Administration and management of mapping updates
- Meet requirements under the Accessibility for *Ontarians with Disabilities Act*

Zoning Strategy Report

Chapter 5: Minor Variance Review and Transition

Purpose:

- To review and identify provisions or sections of the By-law that may require a different approach in the new By-law

Options for consideration:

- Minimize the need for minor variances through flexibility and permissiveness
- Implement context appropriate standards and regulations
- A more in-depth analysis in consideration of geographical information and spatial trends will be conducted

Zoning Strategy Report

Chapter 6: Review of OMB Appeals and Decisions

Purpose:

- Analysis of trends in OMB appeals and decisions over last 7 years

Options for consideration:

- Existing low-rise residential areas
- Permitted uses
- Specific zone standards
- General provisions
- Landscaping
- Parking provisions and standards

Zoning Strategy Report

Chapter 7: Zoning for Intensification Areas

Purpose:

- A review of options and strategies to implement intensification and growth policies through the new Zoning By-law

Options for consideration:

- Not all areas appropriate for intensification
- Recognize specific distinctions throughout the City
- Recognize variation in Height and Floor Space Index maximums
- Nuances and special development policies can be incorporated
- Inclusionary zoning to be monitored for implications to the Review

Zoning Strategy Report

Chapter 8: Official Plan Conformity



Purpose:

- Ensure new Zoning By-law is in conformity with the VOP 2010

Options for consideration:

- Implement the policy requirements of VOP 2010
- Zoning regime that responds to the City's land use function and built form
- Better reflect current planning approaches and practice
- Minimize the creation of legal non-conformity for existing uses
- Streamline the Zoning By-law and reduce duplication

Zoning Strategy Report

Chapter 9: Parking Provisions



Purpose:

- Reviews and addresses key parking issues

Options for consideration:

- Review, simplify, consolidate, and update parking provisions
- Transitional arrangements away from existing provisions
- Ensure new minimum and maximum provisions are technically sound
- Requirements for parking lot landscape buffers
- Screening requirements for above grade parking

Zoning Strategy Report

Chapter 10: Short Term Accommodations

Purpose:

- Provide an understanding and outline impacts and benefits

Options for consideration:

- Permissive approach: permitted in all zones
- Selected permissive approach: limited to certain zones or areas of the City
- Very restrictive approach: all short term accommodations are required to undergo a Zoning By-law Amendment application review process

Zoning Strategy Report

Chapter 11: Reviewing Special Provisions

Purpose:

- Organize, eliminate, and consolidate special provisions to ensure new Zoning By-law is more legible and consistent

Options for consideration:

- Manage special provisions through new Zoning By-law process
- Itemized review of all provisions and assess each provision individually
- Options to consolidate and eliminate special provisions will be implemented

Phase 1 Engagement

Communications and Engagement Strategy

Principles:

- Respect the community's diversity, needs and values.
- To be accessible to the broadest range of people.
- To be transparent.
- To improve service delivery through current tools and techniques.

Phase 1 Engagement Objectives:

- Educate the public about the role of zoning and the purpose of the project.
- Develop a recognizable and user-friendly online presence.
- Seek input from the public on the zoning issues that matter to them.

Phase 1 Engagement

Digital Framework



- www.zonevaughan.ca that incorporates interactive zoning map
- Project video
- Social media content
- E-blasts prior to each event



Phase 1 Engagement

Open Houses

Dates:

- Launch Open House on December 11, 2017 at City Hall
- Five ward-based Open Houses (January and February 2018)

Format:

- Drop-in, followed by presentation and Q & A
- One-on-one discussions with project team
- Comments documented through notes, comment forms and online submissions.



Phase 1 Engagement

Open Houses - Results

Attendance:

- 50 members of the community
- Local residents, developers, consultants, councillors

Summary of Feedback:

- Stressed the importance of public participation
- Encouraged transparency in the process
- Perceived lack of consistency in Committee of Adjustment decisions
- Prioritized the preservation of inner residential neighbourhoods

Future Engagement Activities

Q1 2019



Draft Zoning By-law to be presented to Council in Q1 of 2019

- Engagement Activities that will follow:
 - Stakeholder Advisory Group meetings
 - Continuation of digital framework
 - Booths at community events and festivals
 - Facilitated discussion panels
 - Statutory events

Next Steps

Preparation of Draft Zoning By-law



Thank You



Questions