COMMUNICATION CW (WS) - April 9/2018 ITEM - 3

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



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





Chapter 1: General Technical Analysis



Purpose

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

- 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





Chapter 2: Development Design Guidelines

Purpose:

Key principles to guide urban design excellence

- 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



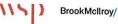


Chapter 3: Structure, Format & Editorial Changes

Purpose:

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

- 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.)





Chapter 4: Map Schedule & GIS Review

Purpose:

• Enhance accessibility, wayfinding, organization, and administration

- 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





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

- 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





Chapter 6: Review of OMB Appeals and Decisions

Purpose:

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

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





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

- 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







Chapter 8: Official Plan Conformity

Purpose:

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

- 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



Chapter 9: Parking Provisions



Purpose:

Reviews and addresses key parking issues

- 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





Chapter 10: Short Term Accommodations

Purpose:

Provide an understanding and outline impacts and benefits

- 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





Chapter 11: Reviewing Special Provisions

Purpose:

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

- 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





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.



Digital Framework

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





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.







Open Houses - Results



- 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

