

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2017

Item 6, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 11, 2017.

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COMPREHENSIVE ZONING BY-LAW REVIEW UPDATE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager of Planning and Growth Management, dated December 5, 2017:

Recommendation

The Deputy City Manager of Planning and Growth Management, in consultation with the Director of Development Planning, Director of Policy Planning and Environmental Sustainability, and Director of By-law and Compliance, Licensing and Permit Services, recommends:

1. That this report regarding the status of the City of Vaughan Comprehensive Zoning By-law Review be received for information.

Contribution to Sustainability

Contribution to Sustainability through the Comprehensive Zoning By-law Review has been designed to be consistent with the Green Directions Vaughan mandate by supporting:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy – 2031

Goal 4: To create a vibrant community where citizens, business and visitors thrive

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st Century

Economic Impact

There are no requirements for funding associated with this report.

Communications Plan

City staff, in consultation with Corporate Communications and the expert Consulting Team ("WSP") has developed a comprehensive communication and outreach program designed for each phase of the work plan that will provide the opportunity for stakeholders including residents, land owners, developers, businesses, professional consultants and community groups to participate throughout the review.

The consultation program has been designed in accordance with the strategic phases of the project being:

Phase 1: Background Research, Zoning Analysis and Strategy (Q2 2017 – Q1 2018)

- Educate the public about the purpose of the review, why it is needed and how they can get involved.

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- Develop an online presence that is recognizable and easy to use.
- Seek feedback from all stakeholders on zoning issues, analysis and findings.

Phase 2: Comprehensive Zoning By-law Preparation (Q2 2018 – Q3 2019)

- Reach out and inform stakeholders of the Draft Zoning By-law through a City-wide engagement program that exceeds minimum statutory requirements.
- Consult with stakeholders on the multiple, iterative drafts of the new Zoning By-law to identify concerns and opportunities.
- Involve stakeholders in a detailed review and potential revisions to the new Zoning By-law.

Phase 3: Consultation and Adoption (Q4 2019 – Q1 2020)

- Council's passage of the new Zoning By-law and undertaking implementation tasks.
- Collaborate with stakeholders to resolve outstanding conflicts.

In addition to the minimum requirements prescribed by the Planning Act, the consultation program includes consultation in each Ward at every major milestone of the review including the Zoning By-law strategy report (described below), the first and second formal draft of the new Zoning By-law, and post Zoning By-law adoption implementation workshops.

Digital engagement tools will provide an online presence including a web-based GIS consultation tool, an online survey with interactive mapping, social media updates, and project videos available to the public. The project website, once live, will include comment forms (stand-alone and selectable for individual properties), as well as links to sign up for the project email list. The email list is the best way for any individual to receive project news and the most up-to-date information about the status of the project. All project information will be archived on the project website.

The project team will be available for one-on-one meetings with stakeholders to address comments throughout the review process, as contemplated throughout the work program. The review process is designed to establish a collaborative and transparent environment for all interested stakeholders to participate in the process. Comment and issues tracking databases will allow the project team to review and respond to comments throughout the project.

A Stakeholder Advisory Group (SAG) will be initiated in Q1 2018 to facilitate input into the project. The SAG will include representatives specializing in various sectors such as but not limited to affordable housing, architecture, real estate, urban design, urban and environmental sustainability, and heritage preservation. The process for selecting SAG members is being developed, including a communication plan to invite and select participants.

Local outreach initiatives are strategically planned in each Ward to bring awareness to the project which will be confirmed in 2018. A By-law orientation workshop(s) for staff and agency representatives will be delivered once the new Zoning By-law is passed by Council. Overall, the consultation program exceeds the requirements of the Planning Act, and provides significant opportunities for collaborative consultation.

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Purpose

The purpose of this report is to provide Council with an update on the status of the Comprehensive Zoning By-law Review.

Background – Analysis and Options

The preparation of a new Zoning By-law provides the opportunity to produce a progressive document and GIS mapping to implement the City of Vaughan Official Plan (VOP 2010). Council, on December 15, 2015, directed staff to issue a Request for Proposals for the purposes of retaining a qualified external consulting team to undertake a Comprehensive review of City of Vaughan Zoning By-law 1-88 as amended, and to prepare a city-wide Zoning By-law. Council, on January 24, 2017, awarded RFP16-352 to WSP Canada (formerly MMM Group Limited).

The project team is currently in the process of undertaking the strategic work required to draft a Comprehensive Zoning By-law (Phase 1). The Comprehensive Zoning By-law review process will achieve the following goals:

- Implement VOP 2010;
- Create a current, concise and accurate city-wide Comprehensive Zoning By-law including updated standards and definitions, to eliminate redundant and repetitive provisions, and create new permissions and regulations that reflects contemporary planning practice;
- Design a Zoning By-law that seamlessly incorporates into the City's website with publicly accessible GIS content;
- Prioritize the user experience by including wayfinding elements, clear and simple text, and illustrations/graphics to support the interpretation of the regulatory text.

Council passed the current City of Vaughan consolidated Zoning By-law 1-88 on September 19, 1988, and it was approved by the Ontario Municipal Board on July 17, 1989. Since 1988 parts of Zoning By-law 1-88 have been amended and the By-law consolidated on a regular basis. However, a comprehensive review of the Zoning By-law has not been undertaken since its original passing. Zoning By-law 1-88 does not implement VOP 2010 as required by Provincial legislation and many of the development standards are outdated.

While some portions of VOP 2010 remain under appeal on a site-specific basis, the overall policy framework is in effect and legislation requires that the City's Zoning By-law implement VOP 2010. There are also other initiatives that must be monitored moving forward that must be considered throughout the project schedule including the Municipal Comprehensive Review, preparation of city-wide Urban Design Guidelines, Vaughan Vision 2020, the Low-Rise Residential Areas Review, and the Vaughan Metropolitan Centre Parking Strategy study.

Current Status:

The review is designed to occur in three phases. Staff are currently concluding the first phase of work.

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Phase 1 (Q2 2017 – Q1 2018) shall generally consist of the project team reviewing all pertinent contextual information creating a thorough understanding of the City of Vaughan's land use planning context and the current issues, trends, facts and assumptions guiding the development of a new City-wide Zoning By-law.

- Identify Official Plan policies that require implementation in the new ZBL (i.e. OP checklist);
- A review of the Official Plan to understand the City's general land use planning;
- Review the compatibility of Official Plan policies and applicable law with current zone categories, definitions and associated permissions;
- Review and prepare recommendations regarding various zoning topics in a Zoning By-law Strategy Report. This is a compendium of twelve (12) technical papers (one summary paper and eleven detailed papers) focussed on an individual project topic.

Phase 2 (Q2 2018 – Q3 2019) of the work involves the preparation of the new Comprehensive Zoning By-law document itself. This work will begin once the recommendations of the Zoning By-law Strategy Report have been endorsed by Council. The structure of the Zoning By-law will be reviewed in its entirety. This includes but is not limited to a review of the organization of the By-law, specific regulations and standards including but not limited to use permissions, zone standards, definitions, general provisions, exceptions/special provisions, parking requirements, among all other regulations within a Zoning By-law. Three total drafts are planned to be prepared, each with a round of public consultation (City-wide and online).

Phase 3 (Q3 2019 – Q4 2019) includes seeking Council endorsement of the final draft of the new Zoning By-law. The third phase shall generally include the finalization of GIS mapping, all supporting documents including delivery of the new Zoning By-law. It is prudent to anticipate that additional effort will be required to resolve any Ontario Municipal Board (OMB) appeals that result from the passage of the new By-law.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priority set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Update the Official Plan and supporting studies.

Regional Implications

There are no Regional implications resulting from the recommendations of this report.

Conclusion

Council will be presented with a "Zoning By-law Strategy Report" in Q1 2018. This document summarizes all the research, best practice analysis and recommendations of the strategic first phase of the review. This strategy will provide the framework to guide the Comprehensive Zoning By-law review, including the overall project strategy, key guiding principles and recommendations that will guide the project team through the first and each subsequent draft of a new City-wide Comprehensive Zoning By-law. The expert consulting team, together with City staff have prepared

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various technical papers analyzing key aspects that will inform the development of the first draft of the new Zoning By-law. These technical papers under development provide the strategic foundation for this report. Council will receive updates throughout the review process as substantial milestones are achieved.

This report provides an update to Council regarding the Comprehensive Zoning By-law review, and is the first of several reports that will be brought forward for Council's consideration throughout the Zoning By-law review. This project will produce a new, comprehensive and consolidated City-wide Zoning By-law that conforms to and implements VOP 2010, is clear, concise and user friendly. Staff will conclude the first phase of the project through the delivery of By-law Strategy Report to Council in Q1 2018.

Attachments

None.

Report prepared by:

Brandon Correia, Project Manager, Comprehensive Zoning By-law Review, ext. 8227

COMPREHENSIVE ZONING BY-LAW REVIEW UPDATE

Recommendation

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Regional Implications

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Attachments

None.

Report prepared by:

Brandon Correia, Project Manager, Comprehensive Zoning By-law Review, ext. 8227

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JASON SCHMIDT-SHOUKRI
Deputy City Manager
Planning & Growth Management