

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2024**

Item 2, Report No. 28, of the Committee of the Whole (Public Meeting), which was adopted, as amended, by the Council of the City of Vaughan on September 24, 2024, as follows:

***By receiving the following Communications:***

- C5. Antonella Di Martino, Wedgewood Place, Concord, dated September 9, 2024;***
- C6. Jeannine Bryan, Sherwood Park Drive, Vaughan, dated September 9, 2024;***
- C7. Reuben Piryatinsky, Alberta Drive, Vaughan, dated September 9, 2024;***
- C8. Yuriy Komarov & Irina Komarova, Sherwood Park Drive, Concord, dated September 9, 2024;***
- C11. Lei Wang, Sherwood Park Drive, Vaughan, dated September 9, 2024; and***
- C12. Caroline David, Sherwood Park Drive, Concord, dated September 9, 2024.***

#### **2. CITY-WIDE ZONING BY-LAW AMENDMENTS COMPREHENSIVE ZONING BY-LAW 001-2021 ZONING BY-LAW 1-88 PROTECTED MAJOR TRANSIT STATION AREAS FILE NO.: Z.024.011**

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

- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 10, 2024, be approved;**
- 2. That the comments and communication of the following speaker be received:**
  - 1. Pina Cestra, Sherwood Park Drive, Concord, and Communication C43., dated September 9, 2024; and**
- 3. That the following communications be received:**
  - C3. Kelly A., dated September 6, 2024;**
  - C4. Vince Cimadamore, Alberta Drive, Concord, dated September 6, 2024;**
  - C5. Frank Covello, Sherwood Park Drive, Vaughan, dated September 6, 2024;**
  - C6. Angela Luongo/Panza, Sherwood Park Drive, Vaughan, dated September 6, 2024;**
  - C7. Enzo Luongo, Sherwood Park Drive, Vaughan, dated September 6, 2024;**
  - C8. Linda Schaefer, Wedgewood Place, Concord, dated September 6, 2024;**
  - C9. Simone and Ryan Beredo, Alberta Drive, Vaughan, dated September 6, 2024;**

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- C10. Atheer Al-Zubaidi, Wedgewood Place, Concord, dated September 6, 2024;**
- C11. Guenrikh and Marina Kaplan, Sherwood Park Drive, Concord, dated September 6, 2024;**
- C12. Patricia Belli, Alberta Drive, Vaughan, dated September 6, 2024;**
- C13. Anna Belli, Sherwood Park Drive, Vaughan, dated September 6, 2024;**
- C14. Lisa Charow and Curtis Jay, Sherwood Park Drive, Vaughan, dated September 6, 2024;**
- C15. Ranjana Mehta, Sherwood Park Drive, Vaughan, dated September 6, 2024;**
- C16. Kelly Alevar, Alberta Drive, Vaughan, dated September 6, 2024;**
- C17. David, Alberta Drive, Concord, dated September 6, 2024;**
- C18. John Ferraro, Sherwood Park Drive, Concord, dated September 6, 2024;**
- C19. Meena Tanna and Harshad Panchal, Alberta Drive, Concord, dated September 6, 2024;**
- C20. Diethard K. Bohme, Alberta Drive, Concord, dated September 6, 2024;**
- C21. Xiaoyun Xu, Alberta Drive, Vaughan, dated September 6, 2024;**
- C22. Jose Coppola, Sherwood Park Drive, Concord, dated September 7, 2024;**
- C23. Vince DeGiorgio, Sherwood Park Drive, Vaughan, dated September 7, 2024;**
- C24. Gianni and Maria Cusin, Alberta Drive, Concord, dated September 7, 2024;**
- C25. Stefano M. Alidrisi, Sherwood Park Drive, Concord, dated September 7, 2024;**
- C26. Jacqueline Gray, Alberta Drive, Concord, dated September 6, 2024;**
- C27. Christinel Ciaus, Sherwood Park Drive, Concord, dated September 7, 2024;**
- C29. Robert Cestra, Sherwood Park Drive, Concord, dated September 8, 2024;**
- C30. Ronilo Barril, Alberta Drive, Concord, dated September 8, 2024;**
- C31. Caroline Ferraro, Sherwood Park Drive, Concord, dated September 8, 2024;**
- C32. Ben, dated September 8, 2024;**
- C33. Samantha Pechenik, Alberta Drive, Vaughan, dated September 8, 2024;**

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- C34. Juan and Mariela Almeida, Alberta Drive, Concord, dated September 8, 2024;**
- C35. Chris Argiropoulos, Alberta Drive, Concord, dated September 9, 2024;**
- C36. Daisy Rey, Alberta Drive, Concord, dated September 9, 2024;**
- C37. V.R., Alberta Drive, Vaughan, dated September 9, 2024;**
- C38. Aurora Almeida Cabrera, Alberta Drive, Concord, dated September 9, 2024;**
- C39. Mona Anghelescu and Cristian Paraleste, Alberta Drive, Concord, dated September 9, 2024;**
- C40. Garry O'Brien, Alberta Drive, Concord, dated September 9, 2024;**
- C41. Claudio and Tommasina Faiella, Castlehill Road, Vaughan, dated September 9, 2024;**
- C42. The Luongo Family, Sherwood Park Drive, Vaughan, dated September 9, 2024; and**
- C49. Christina Cerra and Francesco Gaudio, Sherwood Park Drive, Concord, dated September 9, 2024.**

#### **Recommendations**

1. THAT the Public Meeting report for City-initiated amendments to Comprehensive Zoning By-law 001-2021 and Zoning By-law 1-88 File Z.24.011 BE RECEIVED, and that any issues identified be addressed by the Policy Planning and Special Programs Department in a comprehensive report to the Committee of the Whole.

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, September 10, 2024

**WARD(S):** ALL

**TITLE:** CITY-WIDE ZONING BY-LAW AMENDMENTS  
COMPREHENSIVE ZONING BY-LAW 001-2021  
ZONING BY-LAW 1-88  
PROTECTED MAJOR TRANSIT STATION AREAS  
FILE NO.: Z.024.011

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** FOR INFORMATION

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**Purpose**

To receive comments from the public and the Committee of the Whole on City-initiated amendments to Comprehensive Zoning By-law 001-2021 ("CZBL") and Zoning By-law 1-88 ("ZBL 1-88"). The purpose of the amendments is to delineate the boundaries of Protected Major Transit Station Areas ("PMTSA"), as shown on Attachment 1, and to remove vehicular parking rate requirements for lands within a PMTSA.

**Report Highlights**

- Official Plan Amendment Number 101 ("OPA 101") was adopted by Council on September 26, 2023, and approved by York Region, without modifications, on November 23, 2023, to delineate and establish PMTSA boundaries and identify minimum density targets.
- OPA 101 came into force on November 17, 2023.
- Amendments are proposed to the CZBL and ZBL 1-88 to delineate PMTSA boundaries to conform with OPA 101 and to remove vehicular parking rate requirements for lands within a PMTSA to conform with Bill 185 (Cutting Red Tape to Build More Homes Act, 2024) ("Bill 185").
- Any issues identified at the Statutory Public Meeting will be considered and addressed through a technical report to be prepared by the Policy Planning and Special Programs Department to be considered at a future Committee of the Whole meeting.

## **Recommendations**

1. THAT the Public Meeting report for City-initiated amendments to Comprehensive Zoning By-law 001-2021 and Zoning By-law 1-88 File Z.24.011 BE RECEIVED, and that any issues identified be addressed by the Policy Planning and Special Programs Department in a comprehensive report to the Committee of the Whole.

## **Background**

***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.***

- a) Date Notice of Public Meeting was circulated: August 15, 2024.
- b) A Notice of Public Meeting was published in the Toronto Star on August 10, 2024.
- c) Notification of this Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca).
- d) Notification of this Public Meeting was provided via email to Vaughan Ratepayers Groups and applicable external agencies.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a communication. All written comments received will be reviewed by the Policy Planning and Special Programs Department and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

***OPA 101 was adopted by Council on September 26, 2023, and approved by York Region, without modifications, on November 23, 2023. OPA 101 came into force on November 17, 2023.***

The purpose of OPA 101 was to bring Vaughan Official Plan 2010 ("VOP 2010") policies into conformity with York Region Official Plan 2022 ("YROP") by delineating PMTSA boundaries identified in the YROP and identifying minimum density targets.

***The Planning Act requires local municipalities to amend all in-effect zoning by-laws to conform with applicable PMTSA official plan policies.***

On October 20, 2021, Council adopted the new CZBL. The CZBL affects all properties within the City of Vaughan, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue West. The CZBL replaces ZBL 1-88 with the exception of matters of transition pursuant to section 1.6 of the CZBL and the Yonge-Steeles Corridor Secondary Plan ("YSCSP") area.

The CZBL has been appealed to the Ontario Land Tribunal ("OLT") by a number of appellants. The OLT issued an order on December 28, 2022, which was subsequently

corrected on March 28, 2023, bringing into effect sections of the CZBL that have not been appealed.

Pursuant to subsection 16(20) of the *Planning Act*, the City is required to amend all in-effect zoning by-laws to ensure they conform with PMTSA policies in OPA 101 no later than one year after OPA 101 came into effect (November 17, 2023).

As such, amendments to both the CZBL and ZBL 1-88 are proposed to delineate PMTSA boundaries, as shown on Attachment 1.

***On June 6, 2024, Bill 185 received Royal Assent which includes amendments to the Planning Act with respect to parking requirements in PMTSAs.***

As amended by Bill 185, subsections 16(22) and 34(1.1) of the *Planning Act* restrict official plans and zoning by-laws from containing policies and provisions that have the effect of requiring an owner or occupant of a building or structure to provide and maintain parking facilities, other than bicycle parking facilities, on land that is located within a PMTSA.

Amendments to the CZBL and ZBL 1-88 are proposed to remove vehicular parking rate requirements for lands within a PMTSA to conform with the amendments to the *Planning Act* implemented through Bill 185.

### **Previous Reports/Authority**

Official Plan Amendment Major Transit Station Areas, Committee of the Whole (Public Meeting) Report

[May 30, 2023, Committee of the Whole Public Meeting \(Item 2, Report 26\)](#)

Official Plan Amendment (Major Transit Station Areas) City-wide – File No. 26.18, Committee of the Whole (1) Report

[September 12, 2023, Committee of the Whole \(1\) Meeting \(Item 1, Report 31\)](#)

Vaughan Official Plan Review Update Report, Committee of the Whole (1) Report

[May 7, 2024, Committee of the Whole \(1\) Meeting \(Item 1, Report 17\)](#)

### **Analysis and Options**

#### **Proposed Amendments to the CZBL**

***Amendments are proposed to specific Maps in Schedule A of the CZBL to delineate PMTSA boundaries.***

Amendments are proposed to Maps in Schedule A of the CZBL to delineate the PMTSA boundaries identified in OPA 101, as shown in Attachment 1, except the PMTSAs located within the YSCSP area, as ZBL 1-88 is the in-effect Zoning By-law for the YSCSP area. PMTSA 19 – Royal Orchard Subway Station and PMTSA 20 – Steeles

Subway Station are partially within the YSCSP area. Only the portions of the PMTSA boundaries for PMTSA 19 – Royal Orchard Subway Station and PMTSA 20 – Steeles Subway Station that are not within the YSCSP area boundary will be identified in Schedule A of the CZBL.

***Amendments are proposed to Section 3.0 Definitions and Section 6.3.5 Parking Space Rates of the CZBL.***

A new definition of “protected major transit station area” is proposed to be added to Section 3.0 Definitions of the CZBL.

To conform with the amendments to the *Planning Act* implemented through Bill 185, an amendment is proposed to Section 6.3.5 Parking Space Rates of the CZBL by adding a provision providing that the minimum required parking space rates identified in Table 6-2 shall not apply to lands located within the boundary of a PMTSA.

Proposed Amendments to ZBL 1-88

***An amendment is proposed to add a new Schedule “B1” to ZBL 1-88 to delineate PMTSA boundaries.***

Proposed Schedule “B1” to ZBL 1-88 will include a series of Maps specific to each PMTSA and will delineate the boundaries of all 20 PMTSAs in the City of Vaughan, as shown in Attachment 1.

***Amendments are proposed to Section 1.0 Interpretation and Administration, Section 2.0 Definitions, Section 3.8 Parking Requirements, and Section 3.8.1 Parking Requirements for the Vaughan Metropolitan Centre of ZBL 1-88.***

A new section is proposed to be added to Section 1.0 Interpretation and Administration of ZBL 1-88 to clarify the purpose of Schedule “B1” and to recognize Schedule “B1” as forming part of ZBL 1-88.

A new definition of “protected major transit station area” is proposed to be added to Section 2.0 Definitions of ZBL 1-88.

To conform with the amendments to the *Planning Act* implemented through Bill 185, amendments are proposed to Section 3.8 Parking Requirements and Section 3.8.1 Parking Requirements for the Vaughan Metropolitan Centre of ZBL 1-88 by adding a provision providing that the minimum required parking space rates identified in Sections 3.8 a), b), c) and n) and 3.8.1 a), b) and c) shall not apply to lands located within the boundary of a PMTSA.

***The City has been working towards updating the VOP 2010 through the Official Plan Review (“OPR”) process.***

A review of the CZBL will be undertaken following the completion of the OPR process to ensure the CZBL conforms to the land use designations, height and density

requirements in the updated official plan, as well as all other new or updated official plan policies. Lands located within a PMTSA boundary will be reviewed as part of the conformity exercise to ensure the zoning of site-specific lands within a PMTSA boundary conform to the PMTSA policies of the updated official plan following the completion of the OPR process.

### **Financial Impact**

There are no financial requirements for new funding associated with this Report.

### **Operational Impact**

Policy Planning staff consulted Legal Services to understand the requirements of the *Planning Act* with respect to the proposed Zoning By-law Amendments. Building Standards/Zoning staff, Development Planning staff, Legal Services, and Yonge-Steeles Policy Planning and Special Programs staff were substantially engaged during the development of the draft amendments. The draft amendments were circulated to all applicable City departments, York Region, and the Toronto and Region Conservation Authority for review and comment. Comments will be addressed by the Policy Planning and Special Programs Department in a technical report to be considered at a future Committee of the Whole meeting.

### **Broader Regional Impacts/Considerations**

OPA 101 brought the VOP 2010 into conformity with YROP policies and Provincial Plans by delineating PMTSA boundaries identified in the YROP and identifying minimum density targets. OPA 101 came into force on November 17, 2023, and was approved by the Region on November 23, 2023. Pursuant to the *Planning Act*, the City is required to amend the CZBL and ZBL 1-88 to ensure they conform with the PMTSA policies in VOP 2010.

### **Conclusion**

The proposed amendments to the CZBL and ZBL 1-88 are intended to bring the zoning by-laws into conformity with VOP 2010 PMTSA policies by delineating PMTSA boundaries and to remove vehicular parking rate requirements for lands within a PMTSA to conform with the *Planning Act* amendments implemented through Bill 185.

**For more information**, please contact Carly Murphy, Planner, Policy Planning and Special Programs Department, ext. 8630.

### **Attachments**

1. Location Map of Protected Major Transit Station Areas in Vaughan





### **Prepared by**

Carly Murphy, Planner, Policy Planning, ext. 8630

Fausto Filippetto, Senior Manager of Policy Planning, ext. 8699

Christina Bruce, Director of Policy Planning and Special Programs, ext. 8231

## Location Map of Protected Major Transit Station Areas in Vaughan

-  PMTSA
-  Railway
-  Road Network
-  Municipal Boundary

0 0.3750.75 1.5 2.25 3 Km

