

# Committee of the Whole (1) Report

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**DATE:** Tuesday, October 8, 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:** DECISION

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**Purpose**

To seek Council approval of 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 Protected Major Transit Station Area (“PMTSA”) boundaries, 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 minimum vehicular parking rate requirements for lands within a PMTSA to conform with Bill 185, the *Cutting Red Tape to Build More Homes Act, 2024* (“Bill 185”).
- The statutory Public Meeting for the amendments was held on September 10, 2024.
- This report addresses comments received from the September 10, 2024, Committee of the Whole (Public Meeting).

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.24.011 BE APPROVED, to amend Comprehensive Zoning By-law 001-2021 and Zoning By-law 1-88 to delineate Protected Major Transit Station Area boundaries, as shown on Attachment 1, and to remove vehicular parking rate requirements for lands within a PMTSA, as set out in this report; and
2. THAT all necessary by-law(s) be enacted.

## **Background**

Location: City-wide Zoning By-law Amendments that apply to all 20 PMTSAs in the City of Vaughan, as shown on Attachment 1.

### ***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 the Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca).
- d) Notification of the Public Meeting was provided via email to Vaughan Ratepayers Groups and applicable external agencies.
- e) Date of Public Meeting: September 10, 2024, ratified by Council on September 24, 2024.

A Committee of the Whole (Public Meeting) was held on September 10, 2024 to receive comments from the public and the Committee of the Whole on the proposed amendments. Council, on September 24, 2024, ratified the recommendations of the Committee of the Whole to receive the Public Meeting report of September 24, 2024, and to forward a comprehensive report to the Committee of the Whole.

One (1) deputation was heard, and 41 written submissions were received at the Committee of the Whole (Public Meeting) of September 10, 2024. A summary of the comments provided and received to date are shown on Attachment 2.

***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 the 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 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 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). Under subsections 34(19.5) and (19.9) of the *Planning Act*, if the zoning by-law amendment is passed prior to November 17, 2023, it cannot be appealed.

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. Pursuant to subsections 16(23) and 34(1.2) of the *Planning Act*, a policy or provision that contravenes this restriction is of no effect.

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 \(Item 4, Report 2\)](#)

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 \(Item 6, Report 1\)](#)

Vaughan Official Plan Review Update Report, Committee of the Whole (1) Report  
[May 7, 2024, Committee of the Whole \(1\) Meeting \(Item 6, Report 1\)](#)

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, Committee of  
the Whole (Public Meeting) Report  
[September 10, 2024, Committee of the Whole Public Meeting \(Item 4, Report 2\)](#)

## **Analysis and Options**

### **Amendments are proposed to the CZBL.**

The following are the amendments proposed to the CZBL:

- Amendments to specific Maps in Schedule A to delineate the boundaries of all 20 PMTSAs in the City of Vaughan identified in OPA 101, as shown in Attachment 1.
- A new definition of “protected major transit station area” is proposed to be added to Section 3.0 Definitions.
- 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.

### **Amendments are proposed to ZBL 1-88.**

The following are the amendments proposed to ZBL 1-88:

- Adding a new Schedule “B1” to delineate PMTSA boundaries. The proposed Schedule “B1” will include a series of Maps specific to each PMTSA and will delineate the boundaries of all 20 PMTSAs in the City of Vaughan identified in OPA 101, as shown in Attachment 1.
- A new subsection is proposed to be added to Section 1.0 Interpretation and Administration 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.
- Amendments are proposed to Section 3.8 Parking Requirements and Section 3.8.1 Parking Requirements for the Vaughan Metropolitan Centre 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 requirements for new funding associated with this report.

**Operational Impact**

Policy Planning and Special Programs 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. Staff comments have been addressed through internal discussions and have resulted in minor revisions to the proposed draft amendments, where applicable.

Policy Planning and Special Programs staff met with Toronto and Region Conservation Authority staff to discuss suggested additions to the Zoning By-law Amendments. The suggested additions are outside the scope of this conformity exercise and Toronto and Region Conservation Authority comments will be considered as part of the ongoing OPR process and subsequently, the comprehensive review of the CZBL that will follow the completion of the OPR process.

**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 York 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.

In accordance with the amendments to the *Planning Act* implemented through Bill 185, York Region became a Region without planning responsibilities effective July 1, 2024. Pursuant to subsection 70.13(2) of the *Planning Act*, the YROP is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

Notwithstanding, York Region staff were circulated the proposed amendments and confirmed they have no comments as the purpose is to delineate the boundaries of PMTSAs to conform with Schedule 1C - Protected Major Transit Station Areas of the VOP 2010, add a new definition of “protected major transit station areas”, and remove the minimum vehicular parking rate requirements in accordance with amendments to the *Planning Act*.

### **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.

The Policy Planning and Special Programs Department recommends that Zoning By-law Amendment File Z.24.011 to amend the CZBL and ZBL 1-88 as set out in this report, be approved.

**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.
2. Summary Table of Public Comments and City Staff Responses.

### **Prepared by**

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