COMMUNICATION – C68
ITEM 1
Committee of the Whole (Public Meeting)
October 29, 2020

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

Statutory Public Meeting

October 29th, 2020

wsp BrookMcIlroy/ VAUGHAN

Meeting Agenda

1. Purpose of Tonight's Meeting
2. Purpose of the Zoning By-law Review
3. Project Timeline
4. Public Consultation
5. What We Heard and Key Improvements
6. Next Steps

Purpose of Tonight's Meeting

1. Statutory Public Meeting under Section 34 of the *Planning Act*
2. The purpose of tonight's meeting is to receive formal input from Council and members of the public on the Draft City-wide Comprehensive Zoning By-law
3. The Project Team will consider this input to prepare the Final Zoning By-law
4. The Final Zoning By-law will be presented to Council for adoption at a later date

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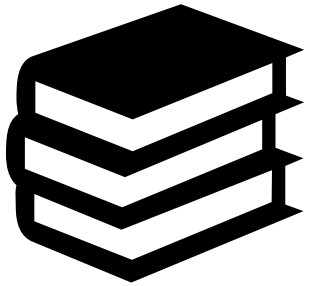
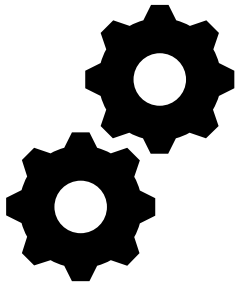
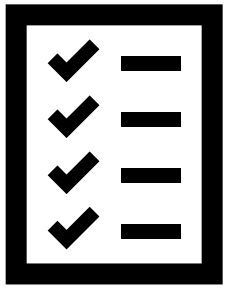
Purpose of the Zoning By-law Review



Implement the 2010 Vaughan Official Plan



Modernize the provisions and standards



Adhere to the key principles and recommendations of the Zoning Strategy Report

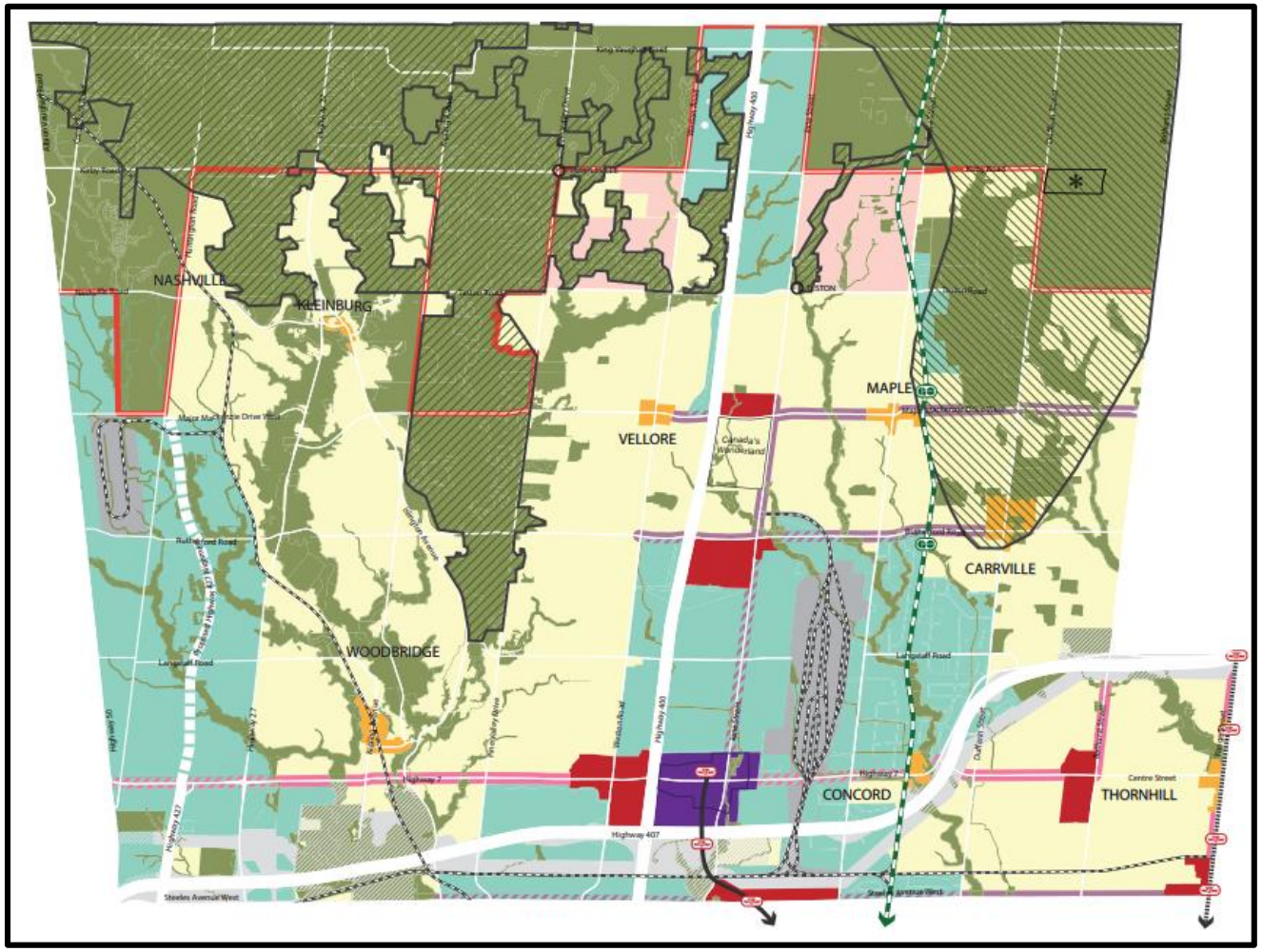
Project Timeline

Project Consultation

- 15 Ward Based Open Houses
- 3 “Pop Up” Events
- Meetings with Steering Committee
- Workshops with City staff
- ZoneVaughan.ca
- Interactive map
- e-Blasts
- 400+ public comments

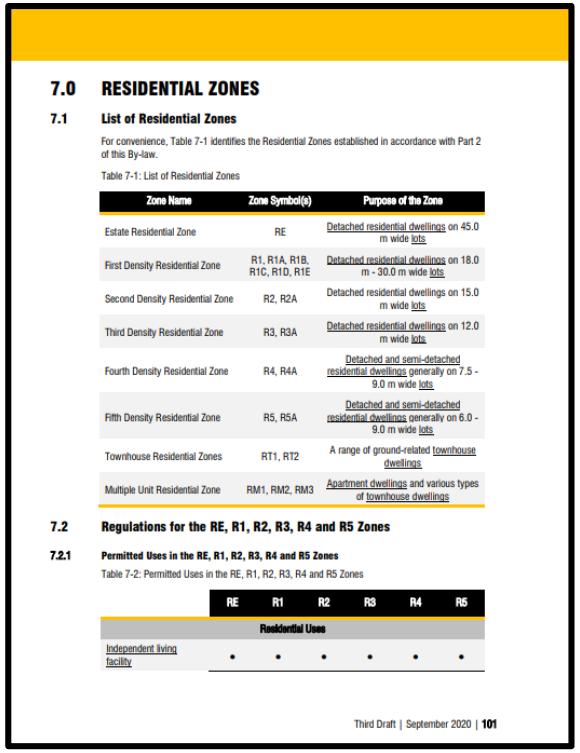
Key Highlights

- Implement the City structure as contemplated by VOP 2010



Key Highlights

- **Streamlined, accessible and contemporary document**



7.0 RESIDENTIAL ZONES

7.1 List of Residential Zones

For convenience, Table 7-1 identifies the Residential Zones established in accordance with Part 2 of this By-law.

Table 7-1: List of Residential Zones

Zone Name	Zone Symbol(s)	Purpose of the Zone
Estate Residential Zone	RE	Detached residential dwellings on 45.0 m wide lots
First Density Residential Zone	R1, R1A, R1B, R1C, R1D, R1E	Detached residential dwellings on 18.0 m - 30.0 m wide lots
Second Density Residential Zone	R2, R2A	Detached residential dwellings on 15.0 m wide lots
Third Density Residential Zone	R3, R3A	Detached residential dwellings on 12.0 m wide lots
Fourth Density Residential Zone	R4, R4A	Detached and semi-detached residential dwellings generally on 7.5 - 9.0 m wide lots
Fifth Density Residential Zone	R5, R5A	Detached and semi-detached residential dwellings generally on 6.0 - 9.0 m wide lots
Townhouse Residential Zones	RT1, RT2	A range of ground-related townhouse dwellings
Multiple Unit Residential Zone	RM1, RM2, RM3	Apartment dwellings and various types of townhouse dwellings

7.2 Regulations for the RE, R1, R2, R3, R4 and R5 Zones

7.2.1 Permitted Uses in the RE, R1, R2, R3, R4 and R5 Zones

Table 7-2: Permitted Uses in the RE, R1, R2, R3, R4 and R5 Zones

	RE	R1	R2	R3	R4	R5
Residential Uses						
Independent living facility	•	•	•	•	•	•

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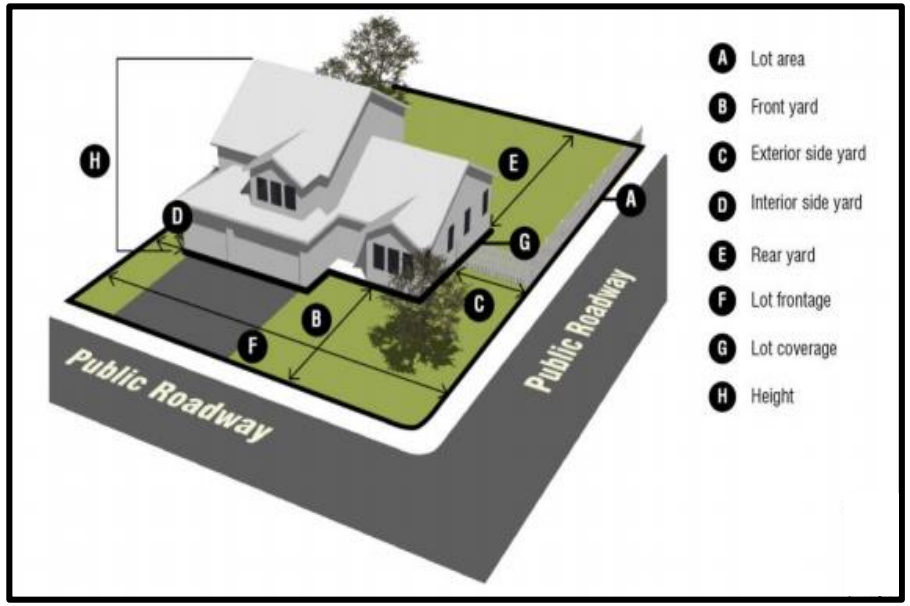
Document Wayfinding and Design



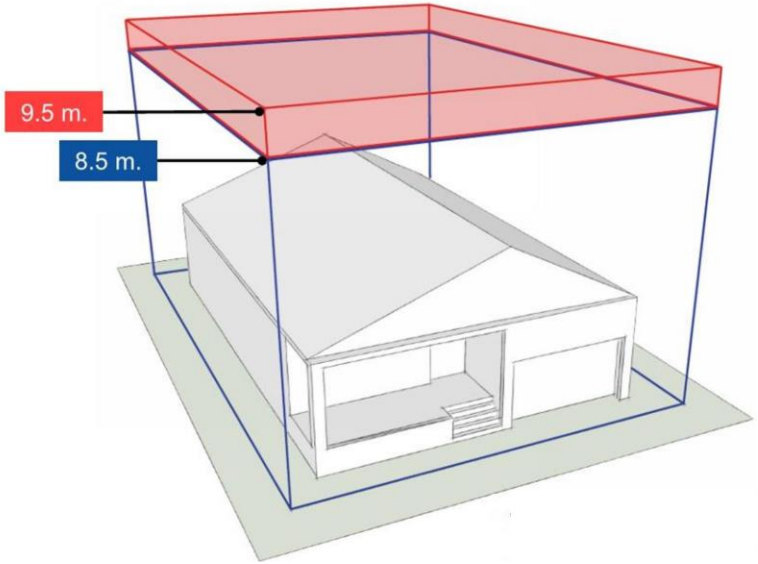
Non-operative Illustrations

"Legal non-conformity" refers to situations where land or buildings are being used for a purpose which is no longer in compliance with this new By-law. This can occur where a use was legally established under a previous Zoning By-law, but this By-law has been updated in a manner that no longer permits the use. This By-law allows a legal non-conforming use to continue. However, an expansion of a non-conforming use may require a minor variance or zoning by-law amendment application.

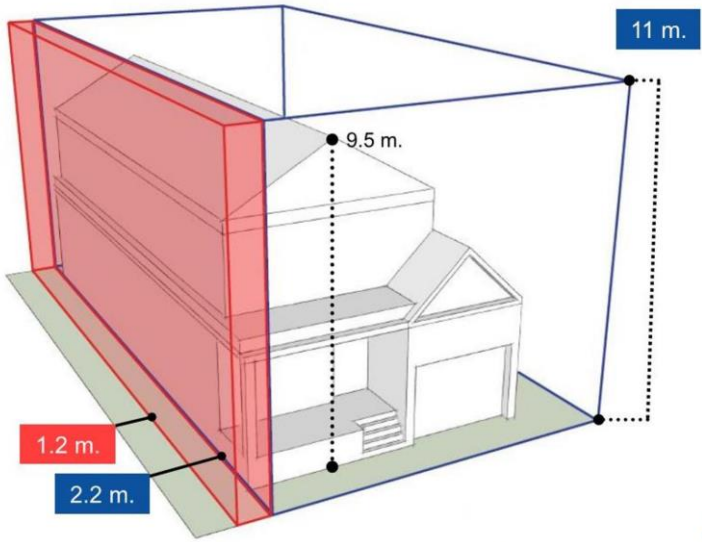
Non-operative Notations

Key Highlights

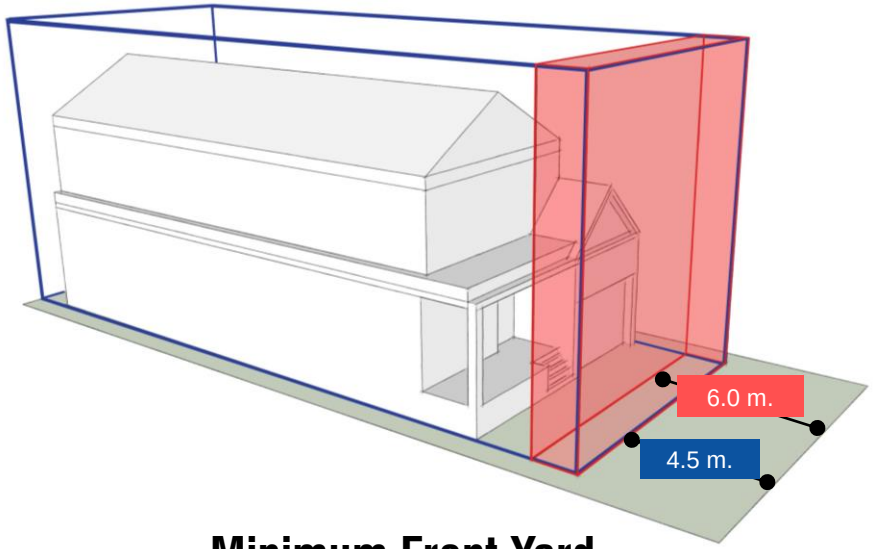
- **Established Neighbourhood (-EN) Suffix**



Maximum Height



Minimum Interior Side Yard



Minimum Front Yard

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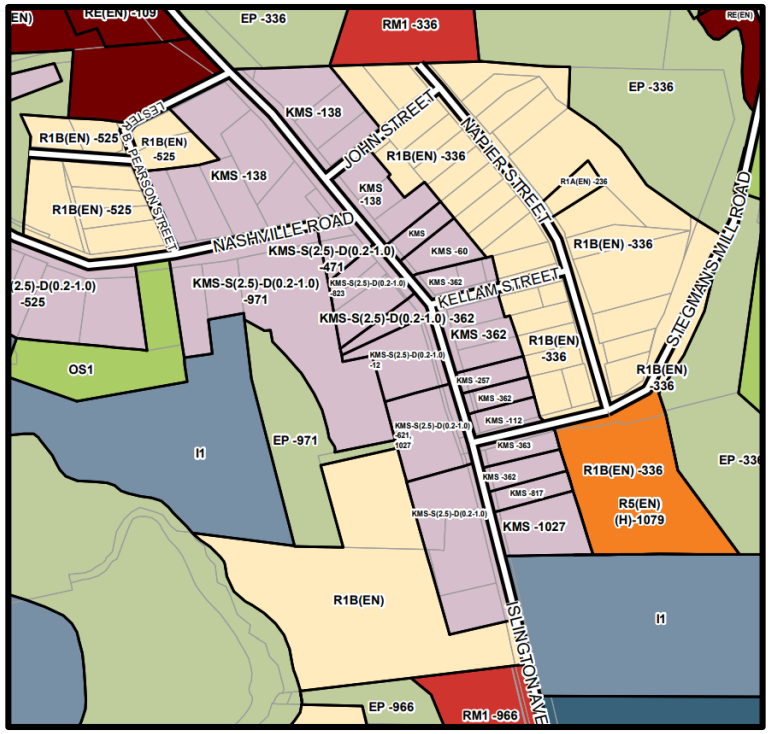
Key Highlights

- **Pre-Zoning and Main Street Mixed Use Zone**

VMC



Kleinburg

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Key Highlights

- **Height and Density Codes**

  V3-S(3-10)-D(1.5-3), where:

  - **V3** is the base zone
  - **S** refers to height in storeys, where the minimum height is 3, and the maximum height is 10 storeys
  - **D** refers to Floor Space Index (FSI),where the minimum FSI is 1.5, and the maximum FSI is 3

VMC

Key Highlights

- Update the defined terms and broaden the permitted uses to recognize existing conditions and contemporary land uses
- Modernized and updated the parking and loading requirements
- Review and update of nearly 1,500 site-specific exceptions

1387) Notwithstanding the provisions of:

a) Subsection 3.8 g) respecting Parking Requirements;

b) Subsection 3.9 a) respecting Loading Space Requirements;

c) Subsection 3.13 respecting Minimum Landscaped Area;

d) Subsection 5.1.2 (b) respecting Open Storage;

e) Schedule "A" respecting the zone standards in the C2 General Commercial Zone;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1514":

ai) The minimum width of the joint ingress and egress driveway on Hilda Avenue shall be 10.17 metres;

aii) The inventory roof top parking area shall be accessed by a vehicle lift;

bi) Loading spaces are not required, the loading and unloading of vehicles shall only take place in the loading area shown on Schedule "E-1514";

ci) A minimum of 9.4% of the lot area shall be used for no other purpose than landscaping;

cii) A 0.40 metres wide landscaping strip shall be provided along a portion of the lot line that abuts Hilda Avenue;

di) The storage of automobiles for sale may take place in any designated parking area, and parking, for inventory purposes only, may take place on the roof top parking area;

ei) The maximum lot coverage shall be 33.5%;

eii) The maximum building height shall be 12.6

Old Format of site-specific exceptions

14.1016

Exception Number 1016	**Legal Description: 228-238 Steeles Avenue West**
Applicable Parent Zone: HMU, OS1	
Schedule A Reference: 19	**Figure E Link (if applicable)**
By-law / Tribunal Decision Reference	**Figure T Link (if applicable)**
14.1016.1 Lot and Building Requirements	
1. The following provisions shall apply to the lands shown as Subject Lands on Figure E-1514: a. The minimum width of the joint ingress and egress driveway on Hilda Avenue shall be 10.17 m; b. A minimum of 9.4% of the lot area shall be used for no other purpose than landscaping; c. A 0.40 m wide landscaping strip shall be provided along a portion of the lot line that abuts Hilda Avenue; d. The maximum lot coverage shall be 33.5%; and, e. The maximum building height shall be 12.6 m.	
14.1016.2 Parking	
1. The following parking requirements shall apply to the lands shown as Subject Lands on Figure E-1514: a. The inventory roof top parking area shall be accessed by a vehicle lift; and, b. The storage of automobiles for sale may take place in any designated parking area, and parking, for inventory purposes only, may take place on the roof top parking area.	

New format of site-specific exceptions

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Next Steps

- **Prepare the Final Zoning By-law for Council Adoption**
  - Visit zonevaughan.ca for updates and project resources
- **Council Adoption**
  - Will be presented to Council for consideration for passing following the Statutory Public Meeting

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Stay Informed and Provide Feedback

www.zonevaughan.ca

#ZoneVaughan

"Let's work together to achieve the vision for our City's future."

Manager, Special Projects
Brandon Correia, BES PMP
City of Vaughan

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