

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2020**

Item 1, Report No. 50, of the Committee of the Whole (Public Meeting), which was adopted, as amended, by the Council of the City of Vaughan on November 17, 2020, as follows:

***By receiving the following communications:***

- C1. Sonia Zorzi, dated October 19, 2020***
- C2. Christopher J. Tanzola, Overland LLP, Yonge Street, Toronto, dated October 28, 2020;***
- C3. Christopher J. Tanzola, Overland LLP, Yonge Street, Toronto, dated October 28, 2020;***
- C4. Christopher J. Tanzola, Overland LLP, Yonge Street, Toronto, dated October 28, 2020;***
- C5. Paula Bustard, SmartCentres, Highway 7, Vaughan, dated October 28, 2020;***
- C6. Mary Mauti, Vaughanwood Ratepayers Association, Forest Circle Court, Woodbridge;***
- C7. Christopher J. Tanzola, Overland LLP, Yonge Street, Toronto, dated October 28, 2020;***
- C8. Aaron Gillard, Larkin Land Use Planners Inc., Kingdale Road, Newmarket, dated September 30, 2020;***
- C9. Rosemarie Humphries, Humphries Planning Group, Pippin Road, Vaughan, dated October 28, 2020;***
- C10. Rosemarie Humphries, Humphries Planning Group, Pippin Road, Vaughan, dated October 28, 2020;***
- C11. Rosemarie Humphries, Humphries Planning Group, Pippin Road, Vaughan, dated October 28, 2020;***
- C12. Rosemarie Humphries, Humphries Planning Group, Pippin Road, Vaughan, dated October 28, 2020;***
- C13. Rosemarie Humphries, Humphries Planning Group, Pippin Road, Vaughan, dated October 28, 2020;***
- C14. Rosemarie Humphries, Humphries Planning Group, Pippin Road, Vaughan, dated October 28, 2020;***
- C15. Rosemarie Humphries, Humphries Planning Group, Pippin Road, Vaughan, dated October 28, 2020;***
- C16. Rosemarie Humphries, Humphries Planning Group, Pippin Road, Vaughan, dated October 28, 2020;***
- C17. Rosemarie Humphries, Humphries Planning Group, Pippin Road, Vaughan, dated October 28, 2020;***
- C18. Christopher J. Tanzola, Overland LLP, Yonge Street, Toronto, dated October 29, 2020;***
- C19. Rosemarie Humphries, Humphries Planning Group, Pippin Road, Vaughan, dated October 28, 2020;***
- C20. Kurt Franklin, Weston Consulting, Millway Avenue, Vaughan, dated October 29, 2020;***
- C21. Sandra K. Patano, Weston Consulting, Millway Avenue, Vaughan, dated October 29, 2020;***
- C22. Oz Kemal, MHBC Planning, Weston Road, Woodbridge, dated October 29, 2020;***

- C23. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 29, 2020;**
- C24. Saint John the Evangelist Committee, Old Orchard Grove, Toronto, dated October 29, 2020;**
- C25. Rosemarie Humphries, Humphries Planning Group, Pippin Road, Vaughan, dated October 28, 2020;**
- C26. Michael Bissett, Bousfields Inc., Church Street, Toronto, dated October 27, 2020;**
- C27. Michael Bissett, Bousfields Inc., Church Street, Toronto, dated October 27, 2020;**
- C28. Michael Bissett, Bousfields Inc., Church Street, Toronto, dated October 27, 2020;**
- C29. Joe Di Giuseppe, Greenpark Group, dated October 29, 2020;**
- C30. Rosemarie Humphries, Humphries Planning Group, Pippin Road, Vaughan, dated October 29, 2020;**
- C31. Rosemarie Humphries, Humphries Planning Group, Pippin Road, Vaughan, dated October 28, 2020;**
- C32. Rosemarie Humphries, Humphries Planning Group, Pippin Road, Vaughan, dated October 29, 2020;**
- C33. Rosemarie Humphries, Humphries Planning Group, Pippin Road, Vaughan, dated October 29, 2020;**
- C34. Rosemarie Humphries, Humphries Planning Group, Pippin Road, Vaughan, dated October 29, 2020;**
- C35. Mark Condello, Glen Schnarr & Associates Inc., Kingsbridge Garden Circle, Mississauga, dated October 30, 2020; and**
- C40. T.J. Cieciura, Design Plan Services, The East Mall, Toronto, dated October 22, 2020.**

**1. CITY-WIDE COMPREHENSIVE ZONING BY-LAW THE CORPORATION OF THE CITY OF VAUGHAN**

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

- 1) That the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated October 29, 2020, be approved; and**
- 2) That the presentation by the following, consultants for the City of Vaughan, and communication, be received:**
  - 1. Bobby Gauthier, WSP, Planning, Landscape Architecture and Urban Design Commerce Valley Drive West, Thornhill, and communication C68, presentation material; and**

2. **Sabrina Coletti, WSP, Planning, Landscape Architecture and Urban Design Commerce Valley Drive West, Thornhill;**
- 3) **That the comments and communications by the following, be received:**
  1. **Grant Uyeyama, KLM Planning, KLM Planning Partners Inc., Jardin Drive, Concord, and communication C37, dated October 27, 2020;**
  2. **Fred Winegust, Reena, Clark Avenue West, Vaughan, and communications C31, dated October 26, 2020, and C49 presentation material;**
  3. **Michael Larkin, LARKIN+ Land Use Planners, Kingdale Road, Newmarket;**
  4. **Mario Racco, Brownridge Ratepayers Association, Checker Court, Thornhill;**
  5. **Elisa Testa, Bruce Street, Woodbridge, and communication C67, dated October 29, 2020;**
  6. **TJ Cieciura Design Plan Services Inc. The East Mall, Toronto;**
  7. **Paula Bustard, SmartCentres, Highway 7, Vaughan;**
- 4) **That the following communications be received:**
  - C1 **Michele Freethy, Larkin Land Use Planners Inc., dated October 8, 2020;**
  - C2 **Draga Barbir, Barbir and Associates Planning Consultants, Melrose Street, Etobicoke, dated October 13, 2020;**
  - C3 **Draga Barbir, Barbir and Associates Planning Consultants, Melrose Street, Etobicoke, dated October 13, 2020;**
  - C4 **Johanna R. Shapira, Wood Bull, Barristers Solicitors, Queen Street West, Toronto, dated October 13, 2020;**
  - C5 **Sonia Zorzi, dated October 9, 2020;**
  - C6 **Lezlie Phillips, Liberty Development Corporation, Steelcase Rd. W., Markham, dated October 7, 2020;**
  - C7 **Michele Freethy, Larkin Land Use Planners Inc., dated October 8, 2020;**

- C8 Michele Freethy, Larkin Land Use Planners Inc., dated October 8, 2020;**
- C9 Frank Gulas, Canadian Pacific Railway Company, Proximity-Ontario, dated October 23, 2020;**
- C10 Mark R. Flowers, Davies Howe LLP, Adelaide Street West, Toronto, dated October 26, 2020;**
- C11 Ronald and Alessandra Basso, Sunset Terrace, Woodbridge, dated October 25, 2020;**
- C12 Jack Wong, Malone Given Parsons, Renfrew Drive, Markham, dated October 26, 2020;**
- C13 Jack Wong, Malone Given Parsons, Renfrew Drive, Markham, dated October 26, 2020;**
- C14 Kevin Ayala Diaz, EMC Group, Keele Street, Vaughan, dated October 23, 2020;**
- C15 Christopher J. Tanzola, Overland LLP, Yonge Street, Toronto, dated October 26, 2020;**
- C16 Kevin Ayala Diaz, EMC Group, Keele Street, Vaughan, dated October 23, 2020;**
- C17 Draga Barbir, Barbir and Associates Planning Consultants, Melrose Street, Etobicoke, dated October 26, 2020;**
- C18 Christopher J. Tanzola, Overland LLP, Yonge Street, Toronto, dated October 26, 2020;**
- C19 Draga Barbir, Barbir and Associates Planning Consultants, Melrose Street, Etobicoke, dated October 26, 2020;**
- C20 Draga Barbir, Barbir and Associates Planning Consultants, Melrose Street, Etobicoke, dated October 26, 2020;**
- C21 Rosemarie Humphries, Humphries Planning Group, Pippin Road, Vaughan, dated October 26, 2020;**
- C22 Rosemarie Humphries, Humphries Planning Group, Pippin Road, Vaughan, dated October 26, 2020;**
- C23 Mark R. Flowers, Davies Howe LLP, Adelaide Street West, Toronto, dated October 26, 2020;**
- C24 David A McKay, MHBC, Weston Road, Woodbridge, dated October 26, 2020;**

- C25 David A McKay, MHBC, Weston Road, Woodbridge, dated October 26, 2020;**
- C26 Draga Barbir, Barbir and Associates Planning Consultants, Melrose Street, Etobicoke, dated October 27, 2020;**
- C27 Michael A. Vani, Weston Consulting, Millway Avenue, Vaughan, dated October 27, 2020;**
- C28 Nadia Zuccaro, EMC Group, Keele Street, Vaughan, dated October 27, 2020;**
- C29 Luch Ognibene, Nine-Ten West Limited, Keele Street, Vaughan;**
- C30 Fred Winegust and Bryan Keshen, Reena, Clark Avenue West, Vaughan, dated October 26, 2020**
- C32 Sabrina Sgotto, Weston Consulting, Millway Avenue, Vaughan, dated October 27, 2020;**
- C33 Maurizio Rogato, Blackthorn Developments, dated October 27, 2020;**
- C34 Maurizio Rogato, Blackthorn Developments, dated October 27, 2020;**
- C35 Maurizio Rogato, Blackthorn Developments, dated October 27, 2020;**
- C36 Maurizio Rogato, Blackthorn Developments, dated October 27, 2020;**
- C38 Jim Baird, Liberty Development Corporation, dated October 27, 2020;**
- C39 Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, dated October 27, 2020;**
- C40 Michael A. Vani, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C41 Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, dated October 27, 2020;**
- C42 Roy Mason, KLM Planning Partners, Jardin Drive, Concord, dated October 27, 2020;**
- C43 Martin Quarcoopome, Weston Consulting, Millway Avenue, Vaughan, dated October 27, 2020;**
- C44 Mark Emery, Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**

- C45 Tara Connor, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C46 Roy Mason, KLM Planning Partners, Jardin Drive, Concord, dated October 28, 2020;**
- C47 John Zipay, Weston Consulting, Millway Avenue, Vaughan, dated October 27, 2020;**
- C48 Mark R. Flowers, Davies Howe LLP, Adelaide Street West, Toronto, dated October 28, 2020;**
- C50 Mark R. Flowers, Davies Howe LLP, Adelaide Street West, Toronto, dated October 28, 2020;**
- C51 Kevin Bechard, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C52 Roy Mason, KLM Planning Partners, Jardin Drive, Concord, dated October 27, 2020;**
- C53 Mark McConville, Humphries Planning Group, Pippin Road, Vaughan, dated October 27, 2020;**
- C54 Ryan Guetter, Sandra Patano, Weston Consulting, Millway Avenue, Vaughan, dated October 27, 2020;**
- C55 Kurt Franklin, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C56 Kurt Franklin, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C57 Stephen Albenese, IBI Group, St. Clair Avenue West, Toronto, dated October 28, 2020;**
- C58 Stephen Albenese, IBI Group, St. Clair Avenue West, Toronto, dated October 28, 2020;**
- C59 Jenna Thibault, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C60 Nadia Zuccaro, EMC Group, Keele Street, Vaughan, dated October 28, 2020;**
- C61 Roy Mason, KLM Planning Partners, Jardin Drive, Concord, dated October 28, 2020;**
- C62 Sandra Patano, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C63 Michael A. Vani, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**

- C64 Kevin Bechard, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C65 John Zipay, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C66 Kevin Bechard, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C69 Tara Connor, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C70 Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C71 Martin Quarcoopome, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C72 Sabrina Sgotto, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C73 Sabrina Sgotto, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C74 Sabrina Sgotto, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C75 Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C76 A. Milliken Heisey, Papazian Heisey Myers, Barristers & Solicitors, King St. W., Toronto, dated October 28, 2020;**
- C77 Tara Connor, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C78 Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C79 Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C80 Michael A. Vani, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C81 Philip Stewart, Pound and Stewart Associates Ltd., dated October 28, 2020;**
- C82 Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C83 Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**

- C84 Kevin Bechard, Weston Consulting, Millway Avenue, Vaughan, dated October 28, 2020;**
- C85 Timothy J. Arnott, BA Consulting Group, St. Clair Avenue West, Toronto, dated October 28, 2020;**
- C86 Philip Stewart, Pound and Stewart Associates Ltd., dated October 28, 2020;**
- C87 Maurizio Rogato, Blackthorn Developments, dated October 28, 2020; and**
- C88 Maurizio Rogato, Blackthorn Developments, dated October 28, 2020.**

**Recommendations**

1. THAT the Public Meeting report for the City-wide Comprehensive Zoning By-law BE RECEIVED; and, any issues identified be addressed by the Planning and Growth Management Portfolio in a comprehensive report to the Committee of the Whole.
2. THAT the presentation by WSP Canada BE RECEIVED.



## **Committee of the Whole (Public Meeting) Report**

**DATE:** Thursday, October 29, 2020

**WARD(S):** ALL

**TITLE: CITY-WIDE COMPREHENSIVE ZONING BY-LAW  
THE CORPORATION OF THE CITY OF VAUGHAN**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

### **Purpose**

To receive comments from the public and Committee of the Whole on the third draft of the City-wide Comprehensive Zoning By-law (the 'CZBL'), accessible in this report as Attachments 2 to 9. This report provides a summary of the public consultation process, the proposed structure and composition of the CZBL, and the new approaches and tools being utilized to improve application of zoning in the City.

### **Report Highlights**

- To receive input from the public and Committee of the Whole on the CZBL
- The CZBL has undergone a comprehensive public consultation process and has been informed by the feedback received from stakeholders
- The CZBL implements the vision of Vaughan Official Plan 2010, consistent with provincial legislation
- The CZBL will recognize existing and in-progress site-specific zoning amendments
- Pre-zoning is being considered in some of the City's Intensification Areas
- New tools, such as overlays and GIS-based mapping, will improve interpretation, readability and access to zoning information for the users
- A technical report prepared by the Planning and Growth Management Portfolio will be considered at a future Committee of the Whole meeting

## **Recommendations**

1. THAT the Public Meeting report for the City-wide Comprehensive Zoning By-law BE RECEIVED; and, any issues identified be addressed by the Planning and Growth Management Portfolio in a comprehensive report to the Committee of the Whole.
2. THAT the presentation by WSP Canada BE RECEIVED.

## **Background**

Vaughan Council ('Council') on September 19, 1988, enacted City of Vaughan Zoning By-law 1-88 ('By-law 1-88') and the then Ontario Municipal Board (now the Local Planning Appeal Tribunal ('LPAT')) on July 17, 1989 approved the By-law. By-law 1-88 regulates the use of land throughout the City and establishes minimum development standards (e.g. minimum and maximum lot requirements, parking, setbacks, etc.).

By-law 1-88 was amended through numerous general and site-specific development applications over the last 30 years, however, a comprehensive review of By-law 1-88 has never been undertaken. Many of the development standards in By-law 1-88 are outdated and do not reflect current Provincial legislative requirements, the current policy direction of the Vaughan Official Plan 2010 ('VOP 2010'), or today's best planning and development practices.

Council on December 15, 2015, directed staff issue a Request for Proposals ('RFP') to retain a qualified external consulting team to undertake a comprehensive review of By-law 1-88, as amended, and to prepare a City-wide Comprehensive Zoning By-law to regulate the use of land throughout the City (as shown on Attachment 1). Council on January 24, 2017, awarded the RFP (being RFP 16-352) to WSP Canada (formerly MMM Group Limited).

### ***Each phase of the CZBL has undergone an extensive public consultation process***

Each phase of the CZBL review has benefited from significant public engagement. Social media directed stakeholders to the project website ([www.zonevaughan.ca](http://www.zonevaughan.ca)) where interactive GIS-based mapping provides current and proposed zoning on every property in the City. Social Media and email e-blasts were used to advertise multiple Open Houses and engagement opportunities to anyone requesting notice, keeping stakeholders informed throughout the process. One City-wide and 15 Ward based Open House meetings were held to gather input throughout the CZBL review process. Notice of these consultation opportunities and Open Houses was provided to residents by way of advertisements in the Vaughan Citizen and Thornhill Liberal newspapers.

### Phase 1: The Strategy and First Draft

Council in April 2018, endorsed the Zoning By-law Strategy Report (the 'Strategy') to inform the direction of the CZBL. The Strategy identified options with respect to the structure, format and strategic recommendations in drafting a CZBL to implement the policy framework of VOP 2010.

The first draft of the CZBL was publicly released in April 2019, and was received by Council on June 4, 2019. One City-wide and ten Ward based Open House meetings were held to obtain input on the Strategy and first draft of the CZBL.

City staff received both formal and informal feedback, including inquiries from residents; prospective residential, commercial and employment landowners; architectural, design and planning consultants; the Building Industry and Land Development Association (York Chapter) ('BILD'), and various Ratepayer associations.

### Phase 2: Second Draft, Statutory Open House and Public Meeting

The second draft of the CZBL was released on January 28, 2020. The second draft CZBL benefitted from continued engagement with stakeholders. An additional five Ward based Open Houses were held between January and February of 2020.

Input received on the second draft of the CZBL helped inform the third draft (accessible in this report as Attachments 2 to 9), which was released on September 24, 2020. This phase includes the review of the third draft, the statutory Open House, which took place on October 14, 2020, and the Committee of the Whole (Public Meeting) on October 29, 2020.

### Phase 3: Final CZBL

The completion of the CZBL will occur with Council's adoption of the final draft at future Committee of the Whole and Council meetings. The final technical report will include the consideration of all comments received during the public consultation process. It is anticipated that the final CZBL will be brought forward for final approval in winter 2020.

### ***Significant stakeholder input was received as a result of an extensive public consultation process***

Input received through the non-statutory consultation and engagement process focused on the Natural Heritage Network, parking standards, New Community Areas, established neighbourhoods, and transition clauses, as outlined below.

### Natural Heritage Network, Existing Greenspace, and Tree Protection

Through the consultation process stakeholders identified the need to protect the Natural Heritage Network, existing green space, landscape requirements, and the protection of trees throughout the City. Staff, in response, provided a summary of the proposed Open Space Zone locations and requirements intended to ensure the protection of the Natural Heritage Network and recognize the floodplain limits as regulated by the Toronto and Region Conservation Authority ('TRCA'). Staff also identified the City has a Tree Protection By-law (By-law 52-2018) to manage tree protection and enforcement.

### Parking Standards

Stakeholder input was received regarding the desirability to permit paved front yards for driveways, sufficient parking minimums to ensure that adequate parking is provided to support businesses, and on-lot parking enforcement throughout the City. In response, Staff advise the proposed parking rates/ratios have been reviewed in consultation with the City's Transportation Engineering Department and WSP Canada to establish appropriate minimum and maximum parking rates informed by the City's Draft IBI Parking Study (2010). Revised draft parking rates/ratios are proposed based on various land uses, scales and forms of development and are consistent with best practices and standards in other municipalities.

### New Community Areas

Stakeholder input was received respecting the status of New Community Areas of VOP 2010, such as Blocks 27 and 41, and how these areas will be zoned. The CZBL includes a new Future Development ('FD') Zone to recognize the development of these New Community Areas. The FD Zone requires a future Zoning By-law Amendment application(s) to implement the land uses and policies of the respective Secondary Plans.

### Protecting Established Neighbourhoods

Stakeholder input was received regarding the need to protect established, mature neighbourhoods. The CZBL includes a refined set of residential zones across the City to preserve the general character of different neighbourhoods and includes an Established Neighbourhood ('-EN') suffix in specific neighbourhoods to implement Official Plan Amendment 15 (regarding the compatibility of infill development in Community Areas with a Low-Rise Residential designation). The intent of the -EN suffix is to ensure the redevelopment of residential dwellings within existing communities occurs in a manner consistent with the Official Plan and is sensitive to community character.

The -EN suffix guides the appropriate scale of development and redevelopment in established neighbourhoods; and includes additional regulations respecting the minimum front yard setback and building heights based on the existing location and height of a dwelling(s). To date, positive feedback from the public has been received on this approach.

### Transition Clauses

The public and development industry have provided a significant amount of feedback focused on the transition clauses to address the status of previously approved amendments, as well as active and future development applications, approvals and building permits. The transition clauses of the CZBL focus on development applications and/or building permit applications previously approved or currently in progress. The transition clauses are necessary to recognize previous planning approvals lawfully obtained in accordance with Zoning By-law 1-88, as well as recently approved amendments and planning approvals.

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

a) Date of Notice of Public Meeting was circulated: September 24, 2020

A Notice of Public Meeting was distributed to all individuals requesting notice, all City of Vaughan Registered Community Ratepayer Associations and BILD.

In accordance with Ontario Regulation 545/06, notice was also provided to:

- York Region
- School boards having jurisdiction in the City, including the York Region District School Board, York Catholic District School Board, Conseil Scolaire de District Catholique Centre-Sub and Conseil Scolaire Viamonde
- The TRCA
- Alectra (formerly PowerStream)
- Enbridge Gas
- Ontario Power Generation
- Hydro One Network Inc.
- TC Energy (formerly TransCanada Pipeline)
- Canadian National Railway ('CNR') and Canadian Pacific Railway ('CPR')
- All neighbouring municipalities, including the City of Toronto, Peel Region, City of Brampton, Town of Caledon, Township of King, City of Richmond Hill, and City of Markham
- Ministry of Municipal Affairs and Housing (Central Ontario)

- b) A Notice of this Public Meeting was published in the September 24, 2020 and October 1, 2020 editions of the Vaughan Citizen the Thornhill Liberal newspapers.
- c) Notification of this Public Meeting was posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca).
- d) Notification of this Public Meeting was also distributed in the City Update eNewsletter, appeared on Vaughan's social media channels consistent with the City's campaign to promote all Council and Committee meetings, and appeared on the City's digital sign network.

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 Planning and Growth Management Portfolio as input in the review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

### **Previous Reports/Authority**

The following are links to previous reports relating to the CZBL:

#### ***Award of CZBL RFP***

[Item 6, Report No. 2, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 24, 2017](#)

#### ***Comprehensive Zoning By-law Review Update***

[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](#)

#### ***Comprehensive Zoning By-law Review - Strategy***

[Item 3, Report No.16, of the Committee of the Whole \(Working Session\), which was adopted without amendment by the Council of the City of Vaughan on April 11, 2018](#)

#### ***Comprehensive Zoning By-law Review (Update on 1st Draft)***

[Item 19, Report No. 20, of the Committee of the Whole, which was adopted without amendment by Council of the City of Vaughan on June 12, 2019.](#)

#### ***Comprehensive Zoning By-law Review – Progress Update***

[Item 5, Report No.41, Comprehensive Zoning By-law Review Progress update, adopted without amendment by Vaughan Council on December 17, 2019.](#)

## **Analysis and Options**

### ***Zoning By-laws are one of the tools under the Planning Act to enable municipalities to regulate land use and establish development standards***

The *Planning Act* enables municipal councils to utilize a variety of implementation tools to regulate the use of land and the built environment; a zoning by-law is one of the regulatory tools to implement the policies of a municipal official plan, establish performance standards to guide the use of land and built form, and establish legally enforceable specific requirements.

Matters regulated through a zoning by-law must be consistent with the authority afforded to the municipality through provincial legislation. Accordingly, the CZBL (accessible as Attachment 2) seeks to:

- meet the legislative requirements under the *Planning Act* respecting the update of a zoning by-law following the approval of an official plan
- conform to and implement the vision of VOP 2010
- be a progressive and modernized tool to reflect Vaughan's transformation into a vibrant and sustainable City
- be concise and streamlined
- include appropriate regulations which are easy to interpret and implement by stakeholders
- provide a flexible range of zones to help facilitate the development of complete communities
- update and modernize the land use regime and development standards, and implement regulations to reflect contemporary planning practice
- respond to emerging urban issues and trends related to land use
- be agile to evolving economies that attract investment
- eliminate redundant provisions
- prioritize user experience and accessibility through the inclusion of wayfinding elements, clear and simple text, and illustrations / graphics to support the interpretation of the text
- enable web-based mapping programs for computer or mobile devices to facilitate easier access to zoning information for the public

It is acknowledged the City is presently undertaking an Official Plan Review, as required by provincial legislation. The City's CZBL will have to be amended in the future to conform to the new official plan once approved by Council.

***The 2-year moratorium on amendments to the CZBL does not apply***

The *Planning Act* prohibits applications to amend zoning by-laws for a 2-year period where a municipality passes a new comprehensive zoning by-law to conform to an official plan. This moratorium applies to comprehensive by-laws passed within three years of Council's adoption of an official plan.

Vaughan Council adopted VOP 2010 on September 7, 2010 and York Region on June 28, 2012 endorsed it with modifications. A number of landowners filed site-specific and full-plan appeals of VOP 2010 to the LPAT, but has since received partial approval. The LPAT has approved a majority of the Volume 1 and 2 policies of VOP 2010 by Orders issued on August 8, 2013; December 24, 2013; February 21, 2014; October 17, 2014; and March 25, 2015. To date, the City continues to work with appellants to resolve the ongoing appeals to the Plan.

In consideration of the number and nature of appeals to VOP 2010, undertaking the CZBL to conform to VOP 2010 within the 3-year period of its original adoption by Council and recommendation for approval by York Region was not practical or desirable. Therefore, the 2-year moratorium on zoning by-law amendments or minor variances to the CZBL does not apply.

***The structure of CZBL will be easy to use and interpret***

The CZBL will implement the vision of VOP 2010, and its structure has been modelled after the planned built form of the City as articulated by the Official Plan. The proposed CZBL structure will ensure it is easy to use and interpret for the general public and will be administrated efficiently by the City.

The CZBL is organized into the following Sections:

- Part 1 – Administration
- Part 2 – Establishment of Zones and Schedules
- Part 3 – Definitions
- Part 4 – General Provisions
- Part 5 – Specific Use Provisions
- Part 6 – Parking, Loading and Staking Requirements
- Part 7 – Residential Zones
- Part 8 – Mixed-Use Zones
- Part 9 – Commercial Zones
- Part 10 – Vaughan Metropolitan Centre Zones
- Part 11 – Employment Zones
- Part 12 – Environmental Protection, Open Space and Agricultural Zones
- Part 13 – Institutional and Other Zones



- Part 14 – Exception Zones
- Part 15 – Enactment
- Schedules A, B-1, B-2, B-3, B-4, and B-5
- Zoning Maps

***The CZBL will recognize existing site-specific zoning amendments and other planning approvals obtained on or after January 1, 2015***

The CZBL carries forward previously approved exceptions to By-law 1-88 to recognize existing site-specific amendments (accessible as Attachment 3) obtained through a public process, such as Council or the LPAT. A key principle of the CZBL is to ensure approved site-specific zoning permissions approved as exceptions to By-law 1-88 are not be deleted or removed, thereby resulting in legal non-conforming zoning on a property. Approved site-specific amendments will be deleted only if they comply with the CZBL.

Upon the final approval of the CZBL, it is possible some existing uses presently complying with By-law 1-88 may no longer comply with the CZBL. These scenarios will be minimized to the greatest extent possible through the careful drafting of the new zoning regulations and carrying forward previously approved site-specific exceptions.

The CZBL also seeks to recognize planning approvals (such as consents, minor variances and site plans) that are in-progress or approved as of January 1, 2015, subject to the proposed transition clauses. The transitions clauses seek to protect planning applications that have been filed with the City, or approvals that have been granted through a public process, such as Council or the LPAT, and not prohibit the applicants from obtaining a Building Permit.

***The CZBL includes new mixed-use zones to conform to VOP 2010***

The CZBL includes a comprehensive range of mixed-used zones to implement the mixed-use land use designations of VOP 2010. The permitted uses and development standards in these mixed-use zones are consistent with the corresponding land use designations in VOP 2010. For example, there are three main street mixed-used zones proposed for the heritage conservation districts of Kleinburg-Nashville, Maple, and Woodbridge designed to permit a mix of low-rise residential uses with grade-related commercial uses. Additionally, an Employment Commercial Mixed-use Zone was created specifically to implement the Employment Commercial Mixed-use land use designation of VOP 2010.

The proposed mixed-used zones in the CZBL include the following:

- Low-Rise Mixed-Use Zone ('LMU Zone')
- Mid-Rise Mixed-Use Zone ('MMU Zone')
- High-Rise Mixed-Use Zone ('HMU Zone')
- General Mixed-Use Zone ('GMU Zone')
- Community Commercial Mixed-Use Zone ('CMU Zone')
- Employment Commercial Mixed-Use Zone ('EMU Zone')
- Main Street Mixed-Use – Kleinburg Zone ('KMS Zone')
- Main Street Mixed-Use – Maple Zone ('MMS Zone')
- Main Street Mixed-Use – Woodbridge Zone ('WMS Zone')

There are some instances where the application of these mixed-used zones does not permit the full range of uses currently permitted, or the building heights and densities contemplated by the VOP 2010; this applies to properties where the maximum range of permissions contemplated by VOP 2010 is subject to a detailed planning process, such as a Secondary Plan and/or Block Plan, to inform a future pre-zoning exercise. In these circumstances, a zoning by-law amendment will be required to permit uses and standards not permitted by the CZBL.

***The Vaughan Metropolitan Centre ('VMC') area is proposed to be pre-zoned***

The VMC is identified as an "Urban Growth Centre" by A Place to Grow: Growth Plan for the Greater Golden Horseshoe (May 2019), and as a "Regional Centre" by York Region Official Plan, 2010 ('YROP 2010') and VOP 2010. The VMC is presently characterized by its existing land uses including large format retail uses, convention centres and banquet halls, a mix of industrial and employment uses, and new development including mid-rise office buildings and high-rise, mixed-use (residential, commercial and office) buildings.

The Vaughan Metropolitan Centre Secondary Plan ('VMCSP') provides a detailed and progressive vision for this Regional Centre, and includes policies for permitted land uses, building heights and setbacks, densities and design elements, within an urban structure designed around a new open space and road network. Additional built form policies informed by the City's VMC Design Guidelines are incorporated into the VMCSP and include policies such as active use frontages and built-to lines within four precinct areas. The four precincts have been established based on the different policies, permitted land use, building heights and densities in the different parts of the VMCSP areas.

To correspond with the four precincts, four detailed VMC zones have been established to implement the development standards of the VMCSP. These zones provide for as-of-right land use permissions and development standards consistent with the VMCSP;

while mixed-use land use permissions and design-based zoning tools (including angular planes, tower separation distances, minimum proportions of ground floor active use frontages, etc.) create a contemporary set of standards to shape the build-out of this Regional Centre.

The implementation of a Holding Symbol “(H)” within the VMC zones have been applied where certain lands require additional studies, for example as a result of the required completion of the Black Creek Environmental Assessment, to the satisfaction of the TRCA. Conditions related to the Holding Symbol “(H)” have been incorporated into the CZBL.

***Pre-zoning the Yonge Steeles Corridor Secondary Plan (‘YSCSP’) area prior to LPAT approval is being considered***

Vaughan Council adopted the YSCSP on September 7, 2010, and York Region Council endorsed it on June 28, 2012. The YSCSP has been appealed to the LPAT by a number of landowners within the Plan area. There are presently 14 appellants with appeals to the entirety of the YSCSP. The nature of the appeals generally pertain to the maximum permitted heights and densities of the YSCSP, office policies, and the proposed parkland and road configurations.

In recognition of the planned Yonge-North Subway Extension (‘YNSE’), the emerging importance of the YSCSP area to Vaughan’s urban fabric, and current development pressures, pre-zoning the YSCSP area with the Holding Symbol “(H)” is being considered. The pre-zoning for the YSCSP area is based on Vaughan Council and York Region’s adoption of the YSCSP.

It is anticipated that if the YSCSP lands are pre-zoned, they will require future modifications based on the outcome of any upcoming LPAT Hearings, and will be brought forward for Council’s consideration to ensure conformity with the final in-effect YSCSP. In the interim, existing land use permissions and development standards will continue to be legally permitted within the proposed zones.

The merits of pre-zoning the YSCSP area prior to final approval of the Plan will continue to be evaluated, taking into consideration the tools available under the *Planning Act*, the LPAT process including ongoing appeals and mediation, the submission of development applications in this area, public input, and the impacts of new provincial legislation (e.g. *Building Transit Faster Act*, 2020).

### ***Pre-zoning is not appropriate for all areas of the City***

There is no one-size-fits-all approach to pre-zoning lands for conformity with Schedule 13-Land Use of VOP 2010, as the policy context and the range of existing uses and built-form varies considerably. The CZBL can be more restrictive than VOP 2010, and the Official Plan does not direct pre-zoning as a requirement for any areas in the City. Accordingly, the appropriateness of pre-zoning is dependent on the site and area-specific context, and can be constrained by technical issues, such as servicing capacity. Pre-zoning, apart from the VMCSPP and potentially the YSCSP, is considered to be premature, and is dependent on the completion of the Official Plan Review, on-going Secondary Plan/Block Plan processes and other related plans and studies.

### ***A FD Zone was created for New Community Areas***

The Secondary Plan and Block Plan processes for the New Community Areas, identified on Schedule 1-Urban Structure of VOP 2010 as Blocks 27 and 41, will establish land uses and built forms of these future communities. The CZBL includes an FD Zone designed to recognize existing legally permitted uses and will only permit new interim uses for passive recreation and conservation. The FD Zone will remain in-effect on Blocks 27 and 41 until such time development proceeds through the development approval process. This approach will afford the public the benefit of public consultation throughout the development of these New Community Areas.

### ***Lower minimum vehicle parking standards and new requirements for barrier-free parking and bicycle parking standards are incorporated into the CZBL***

Development and Committee of Adjustment applications illustrate a marked demand to amend the minimum required vehicular parking standards of By-law 1-88. The CZBL includes generally reduced minimum parking standards and introduces maximum parking standards throughout various mixed-use zones in the City as well as the VMC. Reduced vehicle parking standards are in response to improved public transit access (e.g. subway and bus rapid transit routes) within the City's Intensification Areas. The proposed parking standards also respond to the Green Directions Vaughan policy to reduce single occupant vehicle trips by encouraging active transportation, carpooling and public transit use.

New requirements for barrier-free parking are included in the CZBL to implement the requirements of the *Accessibility for Ontarians with Disabilities Act* ('AODA'). New requirements for bicycle parking are included in the CZBL for a specific range of residential, commercial and employment uses; the bicycle parking requirements also differentiate between long- and short-term parking requirements. The bicycle parking standards are intended to encourage and promote active transportation, particularly within the Intensification Areas, and along established public transit routes.

***Overlays identify additional criteria and requirements for specific geographic areas***

Overlays are a mapping tool used in the CZBL, applied as Schedules B-1 to B-5 ('B-Schedules'), to identify additional criteria and requirements required within a specific geographic area. The B-Schedules are used where there is a subtle difference in the zone requirements or permissions for an area and to provide additional land use permissions or development standards.

The B-Schedules also implement additional regulation. For example, a TRCA Regulation Limit overlay is included as Schedule B-4 to identify the regulation limit boundaries confirmed by the TRCA, and identify lands in the City subject to Ontario Regulation (O. Reg.) 166/06, and require a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses permit from the TRCA prior to issuance of a Building Permit.

The B-Schedules of the CZBL (accessible as Attachments 5 to 9) are:

- B-1: Vaughan Metropolitan Centre – Special Provisions
- B-2: Wellhead Protection Areas
- B-3: Woodbridge Special Policy Area
- B-4: TRCA Regulated Area
- B-5: TransCanada Pipeline and Facilities

***GIS-based mapping will provide an interactive and intuitive user experience***

The CZBL includes GIS-based mapping to provide an interactive and intuitive user experience and allows users to navigate through the different zone boundaries and categories in an online format. Traditional paper-based mapping will still be available (accessible as Attachment 4), however, the GIS-based format improves the usability of the mapping, and quickly allows users to identify property boundaries, zone categories and apply B-Schedule overlays. The GIS-based mapping will be accessible from a computer or mobile device.

**Financial Impact**

Upon Council's final approval of the CZBL through a future Committee of the Whole meeting, it is reasonable to expect appeals will be filed to the LPAT against the CZBL. These appeals will have a financial impact. The extent of the financial impact will depend on the nature and number of appeals and cannot be determined at this time.

## **Broader Regional Impacts/Considerations**

York Region and the TRCA are important partners in the CZBL's Stakeholder Advisory Group. Consultation with York Region and the TRCA has occurred throughout the development and review of the CZBL. The City will continue to work with York Region and the TRCA to address any outstanding matters prior to final Council approval of the CZBL.

## **Conclusion**

The CZBL will implement the vision for the City's growth set out in VOP 2010, as required by provincial legislation, and provide for greater use, clarity and precision in the application of zoning. The CZBL will also update Zoning By-law 1-88, last reviewed on a consolidated basis in 1988. It will implement and establish a modern approach to zoning regulation and improve the usability of the zoning by-law for all users.

The purpose of this Public Meeting is to receive comments from stakeholders for consideration in the final CZBL, expected to be brought forward for Council's consideration later in 2020. The comments received at the Public Meeting and including those received in writing or a future non-statutory public and stakeholder consultation will be considered in a future technical report and in the final form of the CZBL.

**For more information**, please contact: Brandon Correia, Manager of Special Projects, Planning and Growth Management Portfolio, ext. 8227.

## **Attachments**

1. Location Map
2. Comprehensive Zoning By-law (Third Draft | September 2020) Text – Accessible at: [http://zonevaughan.ca/sites/default/files/inline-files/Vaughan\\_ZBL\\_Final%20Third%20Draft.pdf](http://zonevaughan.ca/sites/default/files/inline-files/Vaughan_ZBL_Final%20Third%20Draft.pdf)
3. Comprehensive Zoning By-law (Third Draft | September 2020) Section 14:
  - Exceptions 1-100 – Accessible at: <http://zonevaughan.ca/sites/default/files/inline-files/Section%2014%20Exceptions%201-100%20-%20City%20of%20Vaughan%20Zoning%20By-law%20Review.pdf>
  - Exceptions 101-200 – Accessible at: <http://zonevaughan.ca/sites/default/files/inline-files/Section%2014%20Exceptions%20101-200%20-%20City%20of%20Vaughan%20Zoning%20By-law%20Review.pdf>
  - Exceptions 201-300 – Accessible at: <http://zonevaughan.ca/sites/default/files/inline->

- [files/Section 14 Exceptions 201-300 - City of Vaughan Zoning By-law Review.pdf](#)
- Exceptions 301-400 – Accessible at:  
<http://zonevaughan.ca/sites/default/files/inline-files/Section%2014%20Exceptions%20301-400%20-%20City%20of%20Vaughan%20Zoning%20By-law%20Review.pdf>
  - Exceptions 401-500 – Accessible at:  
<http://zonevaughan.ca/sites/default/files/inline-files/Section%2014%20Exceptions%20401-500%20-%20City%20of%20Vaughan%20Zoning%20By-law%20Review.pdf>
  - Exceptions 501-600 – Accessible at:  
<http://zonevaughan.ca/sites/default/files/inline-files/Section%2014%20Exceptions%20501-600%20-%20City%20of%20Vaughan%20Zoning%20By-law%20Review.pdf>
  - Exceptions 601-700 – Accessible at:  
<http://zonevaughan.ca/sites/default/files/inline-files/Section%2014%20Exceptions%20601-700%20-%20City%20of%20Vaughan%20Zoning%20By-law%20Review.pdf>
  - Exceptions 701-800 – Accessible at:  
<http://zonevaughan.ca/sites/default/files/inline-files/Section%2014%20Exceptions%20701-800%20-%20City%20of%20Vaughan%20Zoning%20By-law%20Review.pdf>
  - Exceptions 801-900 – Accessible at:  
<http://zonevaughan.ca/sites/default/files/inline-files/Section%2014%20Exceptions%20801-900%20-%20City%20of%20Vaughan%20Zoning%20By-law%20Review.pdf>
  - Exceptions 901-1000 – Accessible at:  
<http://zonevaughan.ca/sites/default/files/inline-files/Section%2014%20Exceptions%20901-1000%20-%20City%20of%20Vaughan%20Zoning%20By-law%20Review.pdf>
  - Exceptions 1001-1100 – Accessible at:  
<http://zonevaughan.ca/sites/default/files/inline-files/Section 14 Exceptions 1001-1100 - City of Vaughan Zoning By-law Review.pdf>
  - Exceptions 1101-1126 – Accessible at:  
<http://zonevaughan.ca/sites/default/files/inline-files/Section%2014%20Exceptions%201101-1126%20-%20City%20of%20Vaughan%20Zoning%20By-law%20Review.pdf>
4. Comprehensive Zoning By-law (Third Draft | September 2020) Schedule A – Accessible at: [http://zonevaughan.ca/sites/default/files/inline-files/Vaughan\\_ZBLR\\_Schedule\\_A\\_MXD\\_20200922\\_0.pdf](http://zonevaughan.ca/sites/default/files/inline-files/Vaughan_ZBLR_Schedule_A_MXD_20200922_0.pdf)

5. Comprehensive Zoning By-law (Third Draft | September 2020) Schedule B-1 – Accessible at: [http://zonevaughan.ca/sites/default/files/inline-files/Vaughan\\_ZBLR\\_Schedule\\_B1\\_VMC.pdf](http://zonevaughan.ca/sites/default/files/inline-files/Vaughan_ZBLR_Schedule_B1_VMC.pdf)
6. Comprehensive Zoning By-law (Third Draft | September 2020) Schedule B-2 – Accessible at: [http://zonevaughan.ca/sites/default/files/inline-files/Vaughan\\_ZBLR\\_Schedule\\_B2\\_WHPA.pdf](http://zonevaughan.ca/sites/default/files/inline-files/Vaughan_ZBLR_Schedule_B2_WHPA.pdf)
7. Comprehensive Zoning By-law (Third Draft | September 2020) Schedule B-3 – Accessible at: [http://zonevaughan.ca/sites/default/files/inline-files/Vaughan\\_ZBLR\\_Schedule\\_B3\\_Woodbridge\\_SPA.pdf](http://zonevaughan.ca/sites/default/files/inline-files/Vaughan_ZBLR_Schedule_B3_Woodbridge_SPA.pdf)
8. Comprehensive Zoning By-law (Third Draft | September 2020) Schedule B-4 – Accessible at: [http://zonevaughan.ca/sites/default/files/inline-files/Vaughan\\_ZBLR\\_Schedule\\_B4\\_TRCA.pdf](http://zonevaughan.ca/sites/default/files/inline-files/Vaughan_ZBLR_Schedule_B4_TRCA.pdf)
9. Comprehensive Zoning By-law (Third Draft | September 2020) Schedule B-5 – Accessible at: [http://zonevaughan.ca/sites/default/files/inline-files/Vaughan\\_ZBLR\\_Schedule\\_B5\\_TCPL.pdf](http://zonevaughan.ca/sites/default/files/inline-files/Vaughan_ZBLR_Schedule_B5_TCPL.pdf)

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