

June 7, 2021

CFN 59720

Communication : C 46
Committee of the Whole (2)
June 8, 2021
Item # 8

Office of the City Clerk (clerks@vaughan.ca)
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Re: City of Vaughan Committee of the Whole Report - City-Wide Comprehensive Zoning By-Law Review (Item 6.8)

Toronto and Region Conservation Authority (TRCA) understand that, through the above noted report (the “Report”), City staff are seeking approval from the Committee of the Whole (the “Committee”) at the upcoming June 8, 2021 meeting to enact the final phase of Vaughan’s new City-Wide Comprehensive Zoning By-law (the “CZBL”), in order to update By-law 1-88 and implement the policy directives of the Vaughan Official Plan 2010, as amended. We recognize that this review has taken course over four years and is the result of extensive research and consultation and appreciate TRCA staff being engaged throughout this important undertaking.

TRCA has provided comments to City staff throughout the development of the draft CZBL, which are based on our role as: a resource management agency, a public commenting body under the *Planning Act* (delegated to represent the provincial interest for natural hazards as per Section 3.1 of the Provincial Policy Statement), service provider in accordance with our Memorandum of Understanding with York Region, a regulator under section 28 of the *Conservation Authorities Act*; as a Source Protection Authority under the *Clean Water Act*, and, as a landowner.

We note that the Report provides a high-level overview of TRCA’s comments, which are described as having been reviewed and incorporated, where appropriate. For example, TRCA’s Regulated Area is to be included for information purposes as Schedule (B-4) to help identify lands affected by TRCA’s regulation. TRCA appreciates this inclusion, however, the Report also notes that some of TRCA’s commentary would be more appropriately applied on a site-specific basis through a zoning by-law amendment or minor variance application, where property conditions can be reviewed in greater detail.

TRCA provided our most recent comments on this CZBL through our May 5, 2021 letter to City staff regarding the 3rd draft CZBL. These comments generally reflect consistent feedback expressed through correspondence with City staff regarding the 1st and 2nd iterations of the draft CZBL. Throughout this collaborative process, TRCA and City staff detailed our respective recommendations and subsequent responses through written letters (provided in October 2019 and May 2020) and meetings (held in November 2020, and April and June of 2021). Based on our review of the current CZBL, we agree with City staff’s assertion that not all TRCA’s comments have been addressed. However, we continue to maintain that some of our comments should be addressed prior to the enactment of the CZBL, including the following:

- **Woodbridge Special Policy Area (SPA):** The City’s ZBL and Schedules should specify that the zoning permissions within the SPA are contingent on first satisfying the SPA zoning provisions, which must be consistent with the SPA policies and designations in the Woodbridge Secondary Plan. The provincially approved Woodbridge SPA policies are prescriptive, and as such need to be appropriately reflected within the zoning provisions in the City’s ZBL.
- **TRCA-owned lands:** Certain properties in TRCA ownership do not appear to reflect the appropriate zoning.
- **Zoning Schedules and Natural Hazards and Natural Features:** Reconciling some mapping discrepancies related to natural hazards (flooding and erosion) and consistency with zoning permissions.

TRCA met with City staff on June 3, 2021 to discuss how TRCA comments are being addressed, particularly for TRCA owned lands. The Report recommends that the final CZBL be brought forward for adoption by Council on September 27, 2021, including “any minor modifications required as a result of input received.” The Report maintains that staff will continue to review any potential discrepancies noted, allowing for “housekeeping to occur prior to the enactment of the new CZBL.” TRCA staff look forward to working collaboratively with City staff to reach mutually acceptable resolution of our outstanding comments prior to the September meeting of Council. However, we note that these comments may not fall into scope of “technical changes” as per the staff Recommendation 2 in the Report.

Please contact the undersigned at 416.661.6600, ext. 5281 or at laurie.nelson@trca.ca, if you have any questions regarding the above comments.

Sincerely,



Laurie Nelson, MCIP, RPP

Director, Policy Planning

cc: (by email)

- Augustine Ko, Senior Planner, York Region
- Brandon Correia, Manager, Special Project, City of Vaughan
- Tony Iacobelli, Manager of Environmental Sustainability, City of Vaughan
- Natalie Wong, Senior Planner, City of Vaughan
- Mary-Ann Burns, Senior Manager, Regional and Provincial Policy, TRCA
- Quentin Hanchard, Associate Director, Development Planning and Permits
- Trina Seguin, Senior Property Agent, Property Management, TRCA
- Jeff Thompson, Senior Planner, Policy Planning, TRCA