

C58  
Communication  
CW (2) – June 8, 2021  
Item# - 8

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

Committee of the Whole

June 8<sup>th</sup>, 2021

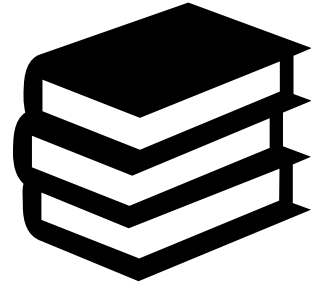
# Overview

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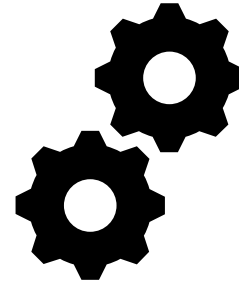
# Project Timeline

1. **2010:** The City adopts a new Official Plan
2. **2017:** WSP was retained to prepare a new City-wide comprehensive Zoning By-law and implement the policy directives of the VOP 2010
3. **2017-2018: Phase 1** included the Zoning Strategy Report and the first round of community engagement
4. **2019-2020: Phase 2** included the first, second and third drafts of the draft Zoning By-law, as well as the Statutory Public Meeting
5. **2021: Phase 3** seeks approval of the Final Zoning By-law

# Purpose of the Zoning By-law Review



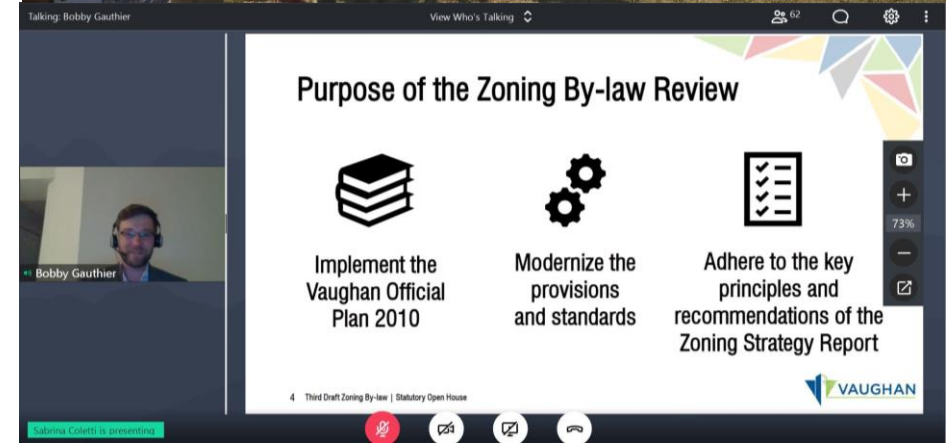
**Implement the 2010  
Vaughan Official Plan**



**Modernize the  
provisions  
and standards**

# Public Consultation

- 15 Ward Based Open Houses
- 3 “Pop Up” Events
- Meetings with Steering Committee
- Meetings with SAG
- ZoneVaughan.ca
- Interactive map
- e-Blasts
- 400+ public comments
- Statutory Public OH/Meeting
- 88 statutory communications

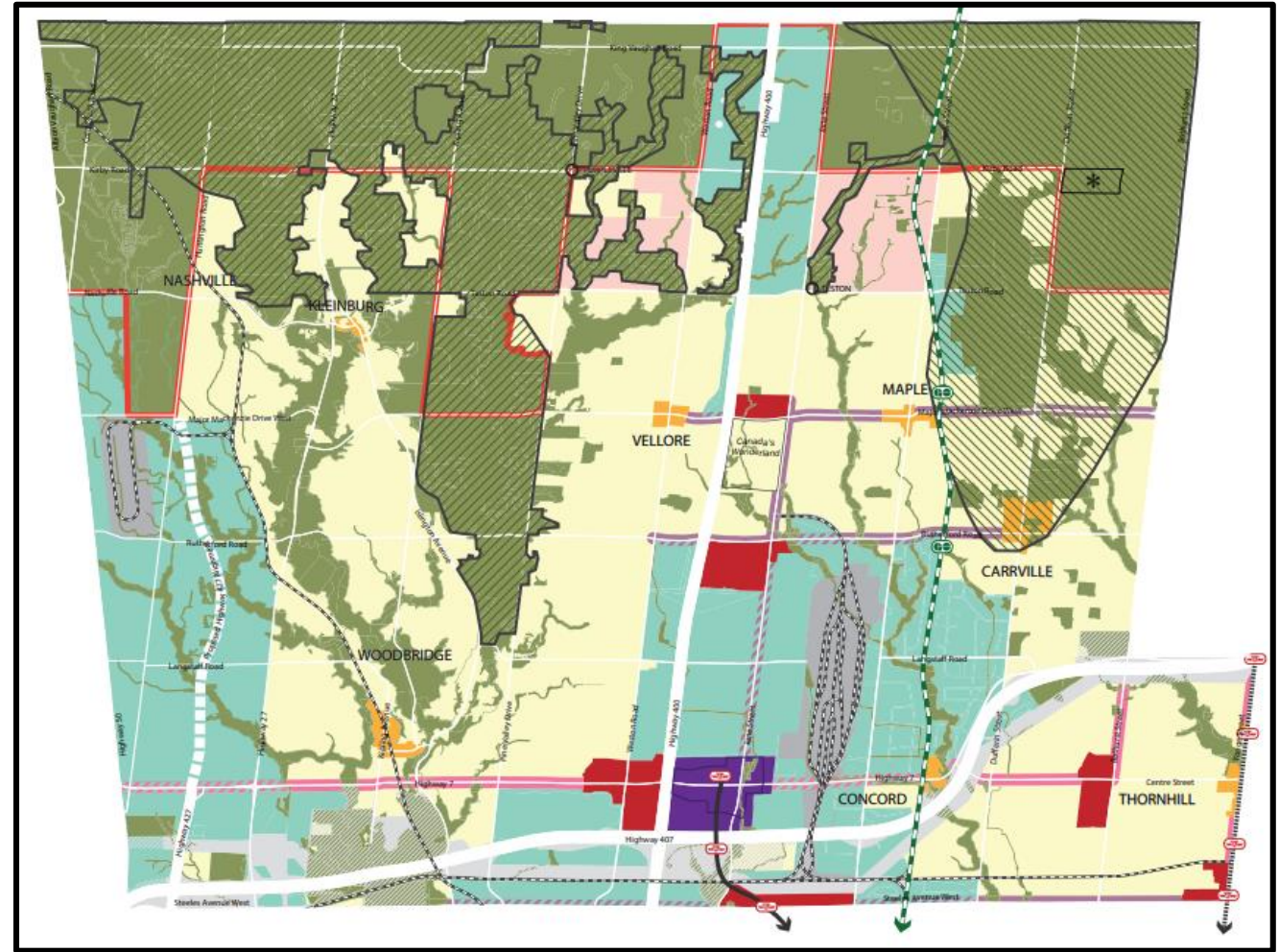


# Final Comprehensive Zoning By-law

- The Zoning By-law is organized into 15 concise and distinct chapters that make it easy to navigate, administer and interpret
- Schedule A establishes the zone mapping
- Schedules B-1 through B-6 are established as follows:
  - 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

# Key Highlights

- Implement the City structure as contemplated by VOP 2010



# Key Highlights

- Transition provisions that treat previous and on-going site specific approvals under By-law 1-88
- Modernized and updated the parking and loading requirements
- Reviewed and updated nearly 1,500 exception zones

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;
- ci) 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 m.

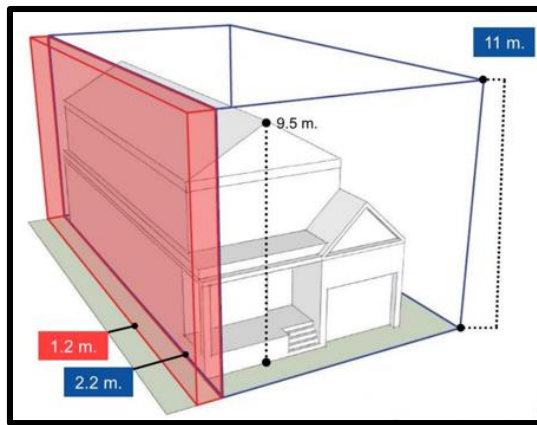
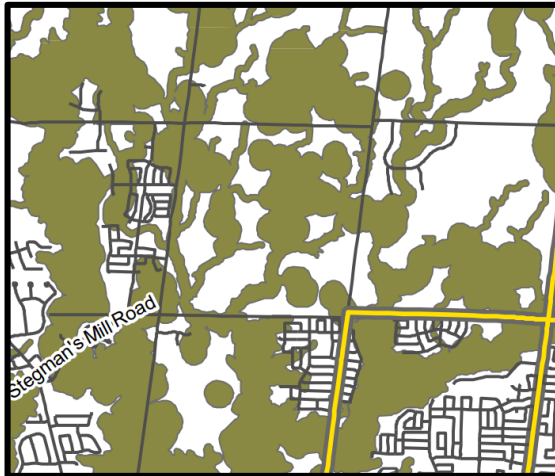
↑  
Old Format of  
site-specific  
exceptions

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



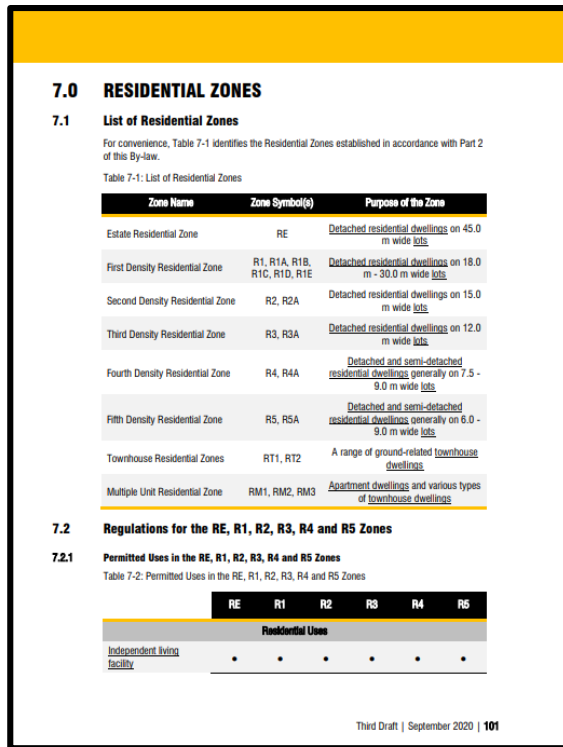
# Key Highlights



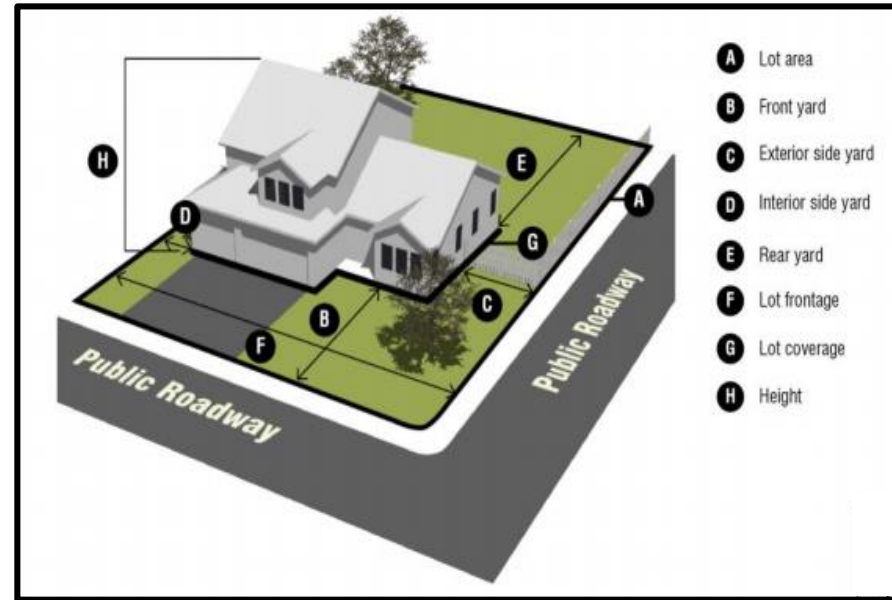
- Incorporation of the TRCA regulated area
- Establishes minimum amenity area requirements that are consistent with best practice
- Conserves the character of established neighbourhoods

# Key Highlights

- Streamlined, accessible and contemporary document



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.

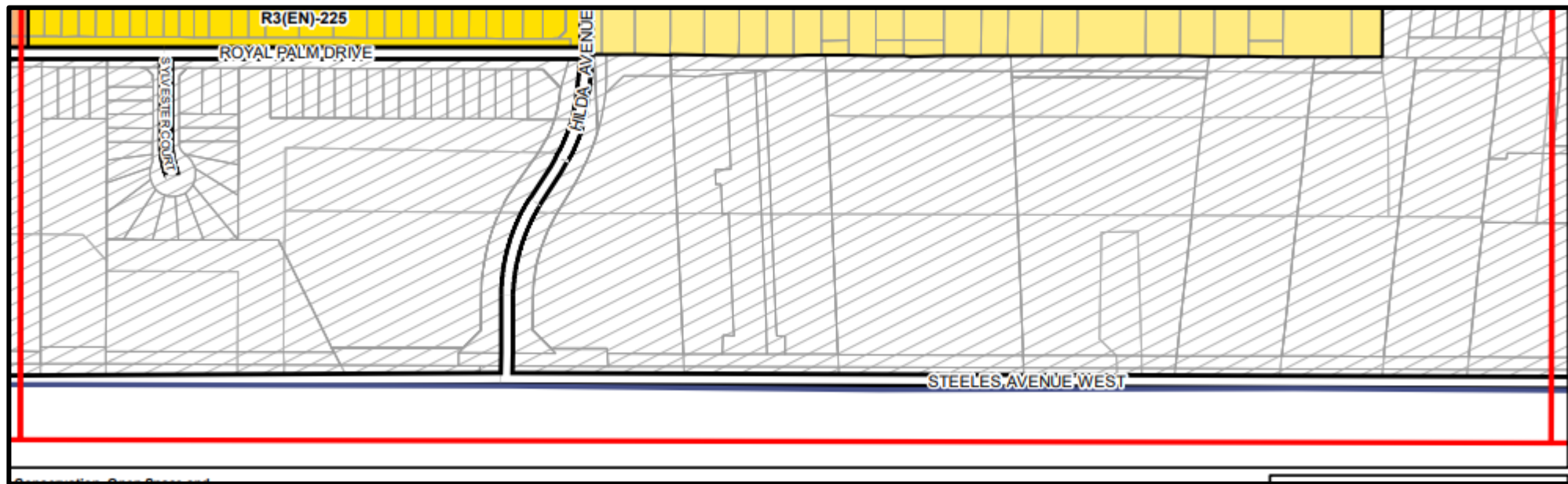
Non-operative Notations

# Actions Taken Since Statutory Meeting

- One-on-one meetings as requested by members of the public, agencies and landowners
- Scoped refinement to the Zoning By-law based on input from staff, landowners, agencies, and the public
- Review of the exception zones based on clarifications offered by land owners and to capture recently approved applications

# Actions Taken Since Statutory Meeting

- By-law 1-88 will continue to apply to the Yonge Steeles Centre Secondary Plan area



# Thank you