

Welcome to the City-wide Comprehensive Zoning By-law Review

Open House

Please Sign In



Welcome

Welcome to the City-wide Comprehensive Zoning By-law Review. This is a three-year project to update Zoning By-law 1-88, initiated and led by the City of Vaughan.

Through this Open House, you will learn more about what a Zoning By-law is, its relationship with the Official Plan, how it shapes the form and function of the City, and how you can stay involved and up to date as the project progresses.

Purpose

The purpose of the City-wide Comprehensive Zoning By-law Review is to conform to and be consistent with the City of Vaughan 2010 Official Plan.

The current Zoning By-law 1-88, dates to 1988 and does not necessarily reflect the new land use vision as articulated by the community through the Official Plan. The new Zoning By-law will be updated to reflect the Official Plan and will be more user-friendly.

What is a Zoning By-law?

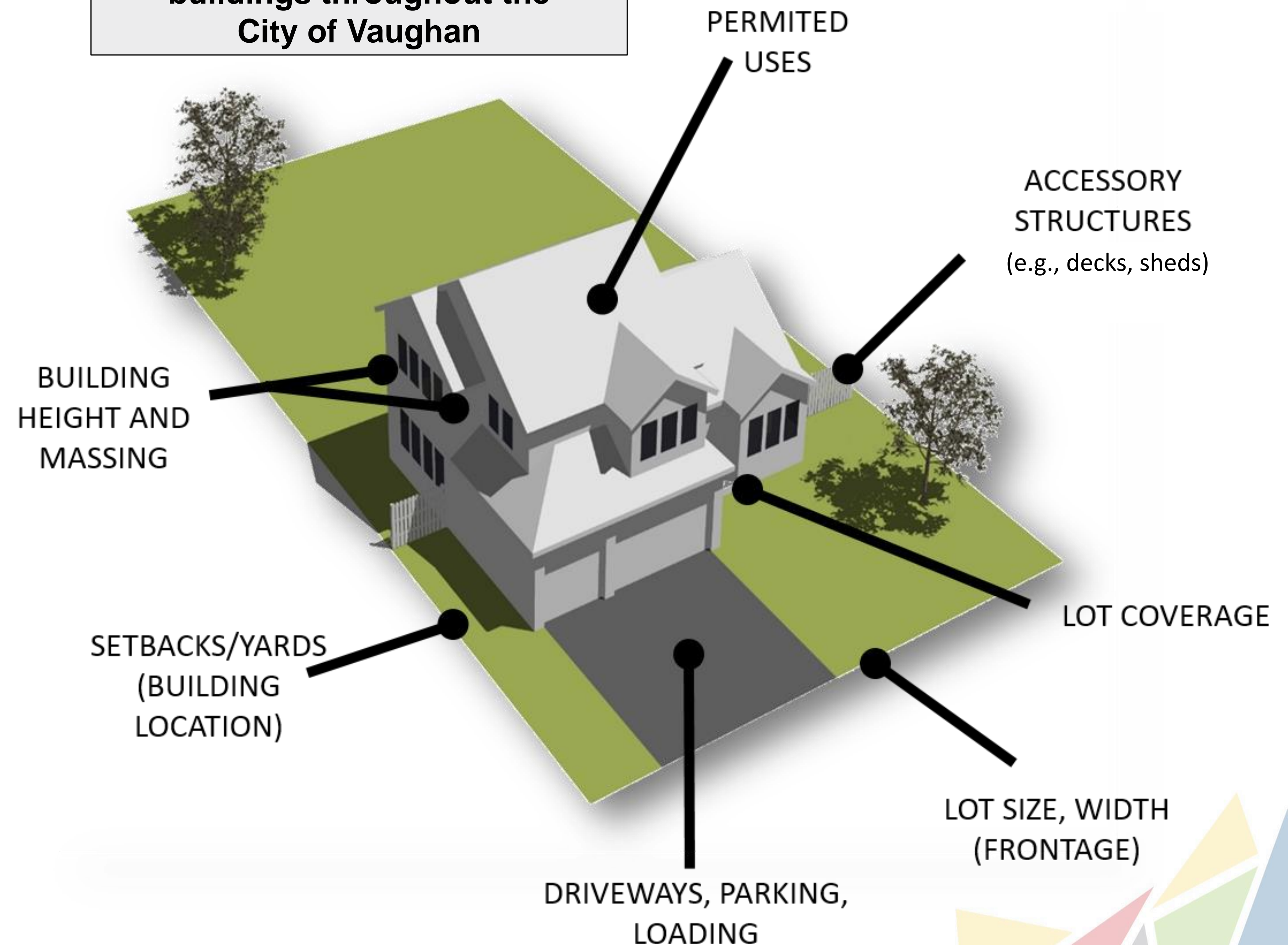
A Zoning By-law is a legal document that regulates the use of land and contains standards for how development can occur within the City.

It is a regulatory tool implemented through the *Planning Act*, and contributes to the built form and function of the City.

Purpose of a Zoning By-law:

- Implements the Official Plan
- Provides a legal means of managing land use within the City
- Mitigates conflicting land uses
- Works with other By-laws

A Zoning By-law contains provisions that regulate the use, size, height and the location of buildings throughout the City of Vaughan



Zoning in Vaughan Today

1988

Zoning By-law 1-88 was passed by Council in 1988. It is nearly three-decades old, while many provisions contained within the By-law date prior to that.

1,500

There have been nearly 1,500 individual amendments to Zoning By-law 1-88 since passed by Council in 1988.

360

Since 2012, there have been an average of 360 minor variance applications per year.

73

There are a total of 73 distinct zones implemented through Zoning By-law 1-88 across the City of Vaughan.

8

There are a total of eight parent zones implemented through Zoning By-law 1-88. These include Residential, Commercial, and Industrial, for example.



The Official Plan

The Vaughan Official Plan 2010 was approved in part by the OMB (certain parts remain under appeal).

The Official Plan provides direction for future growth and development within the City of Vaughan.



The Zoning By-law

The Official Plan broadly identifies permitted uses and other expectations for development.

The Zoning By-law supports the implementation of the Official Plan and its land use vision.

Principle 1: Official Plan Conformity

1. New zoning by-law shall conform to the City of Vaughan Official Plan.
2. The Official Plan will guide all zoning recommendations.
3. The Zoning By-law will Implement the land use vision of the Official Plan.



Principle 2: Accessibility

1. Uphold accessibility as a core mandate of the City of Vaughan.
2. Conform to Municipal and Provincial accessibility standards.
3. Produce an accessible and inclusive document that supports a barrier-free community.



Principle 3: User Experience

1. Create a user-friendly document that can be easily interpreted.
2. Consider the wide range of users.
3. Design a modern, streamlined and harmonized Zoning By-law.



Principle 4: Fulsome and Meaningful Consultation

1. Conduct a transparent Zoning By-law Review process.
2. Encourage broad participation and meaningful input.
3. Exchange information and receive feedback.



Principle 5: Structure and Administration

1. Consolidate, streamline, and update standards and provisions.
2. Establish a clear and efficient process to address updates.
3. Preserve and maintain existing standards and permissions wherever possible.



Principle 6: Design and Context

1. Emphasize design and context-sensitive permissions and regulations.
2. Ease of interpretation to reach desirable outcomes.
3. Standards and regulations to ensure context appropriate development.

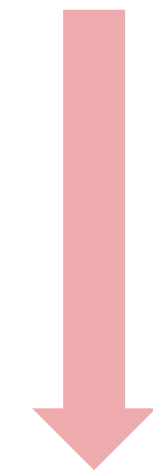


Principle 7: Best Practices and Common Principles

1. Anticipate, mitigate, and address emerging planning issues.
2. Tailor best practices to address as best as possible the needs of Vaughan: the City, its residents, and businesses.
3. Apply lessons learned in Vaughan and elsewhere to set a new standard for zoning excellence.

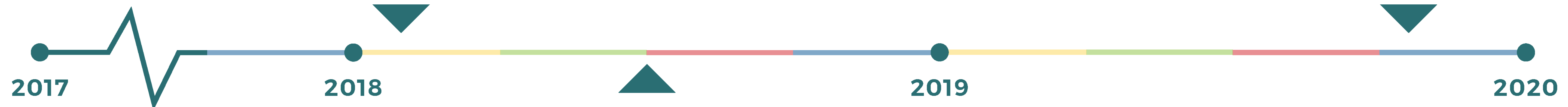
Where are We Now?

We Are Here



**PHASE 1: COMMUNITY
OUTREACH & ZONING
STRATEGY ANALYSIS**
(Winter 2017/2018)

**PHASE 3: PASSING
OF ZONING
BY-LAW**
(Winter 2019/2020)



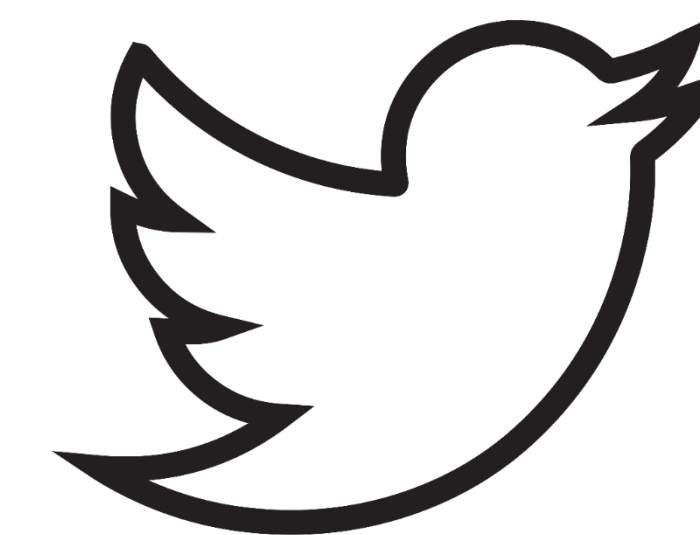
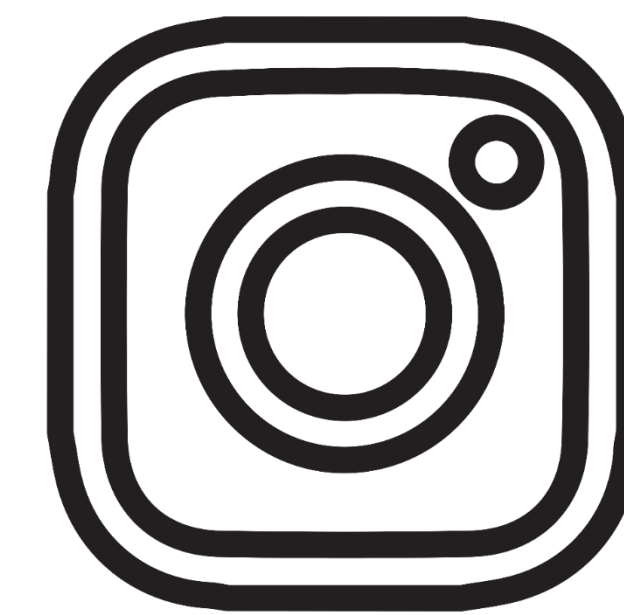
**PHASE 2: PREPARATION
OF DRAFT ZONING
BY-LAW**
(Spring 2018 - Winter 2019)



Visit the project website to sign up for the mailing list, or follow us on social media to stay informed:



www.zonevaughan.ca



[#ZoneVaughan](https://www.instagram.com/ZoneVaughan)

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