



An Introduction to Vaughan's City-wide Comprehensive Zoning By-law Review

Ward Open House

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BrookMcIlroy/

Overview

- Welcome to the Comprehensive Zoning By-law Review
- What is a Zoning By-law?
- Zoning in Vaughan Today
- City-wide Comprehensive Review
- General Principles
- Where Are We Now?
- Stay Informed



Welcome to the Comprehensive Zoning By-law Review

- A City-wide initiative to update Zoning By-law 1-88
- Three-year project
- Initiated and led by the City of Vaughan



What is a Zoning By-law?

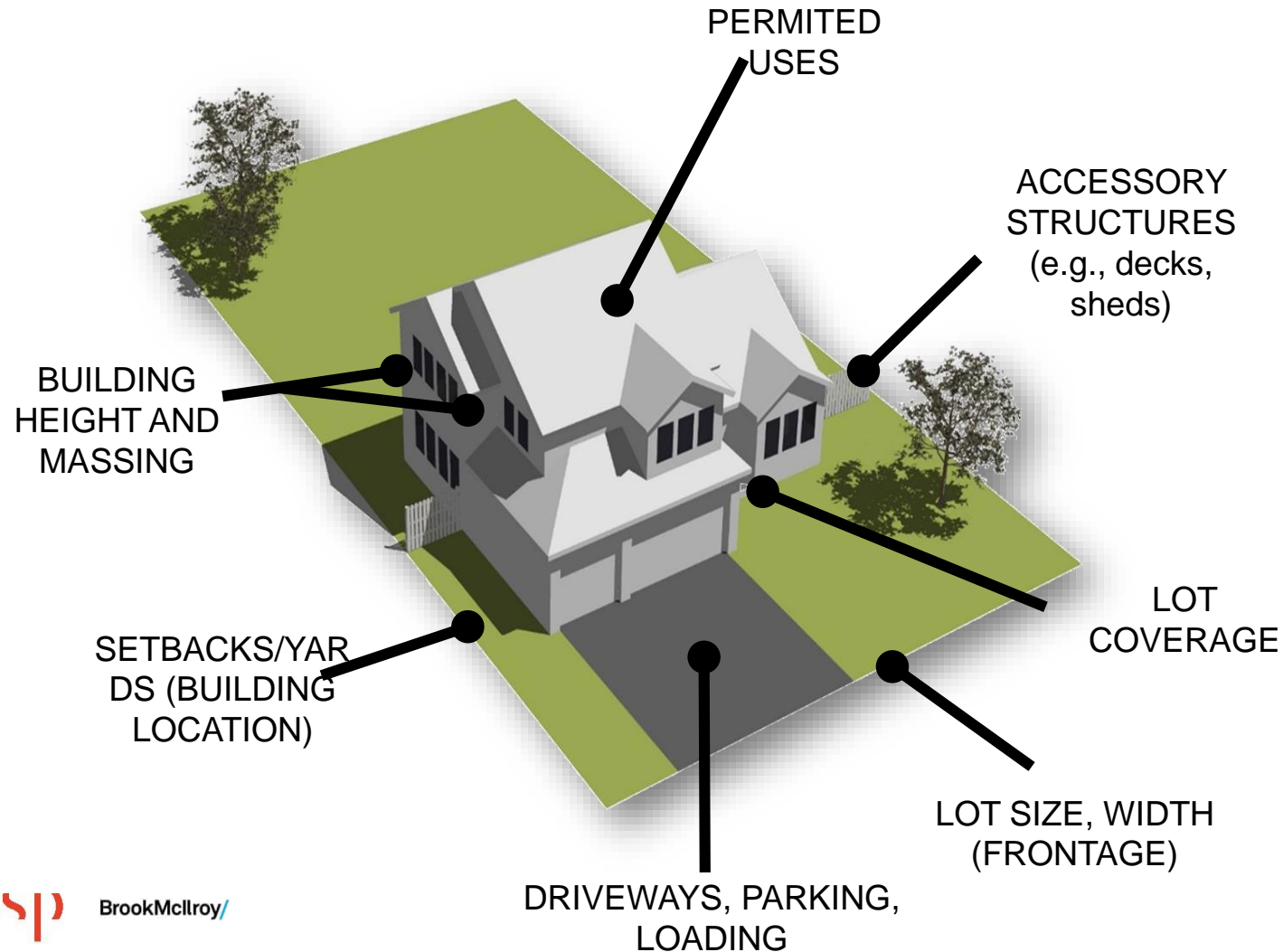
Zoning By-law

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

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

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

Year Passed by Council

1,500

Number of Individual
Amendments

360

Average Number of Minor
Variances per Year Since 2012

73

Number of Zones

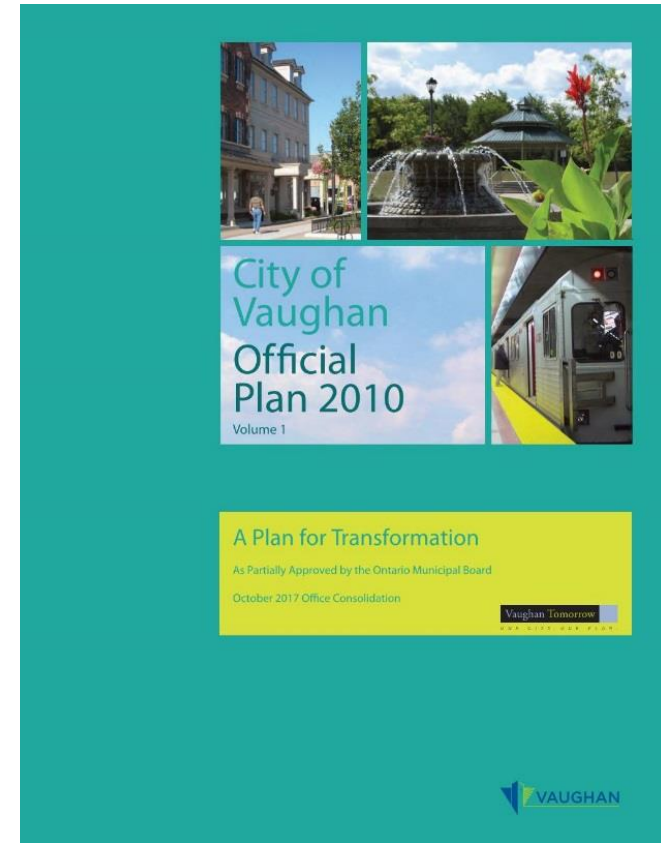
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Zone Categories

City-wide Comprehensive Review Purpose

To develop a new Zoning By-law in the City of Vaughan:

- Conforms to and is consistent with the City of Vaughan's 2010 Official Plan
- Updated, easily interpreted and administered, and more user-friendly



The Official Plan and Zoning By-law

What does the Official Plan Do?

- The Vaughan Official Plan 2010 was approved in part by the OMB (certain parts remain under appeal)
- Provides direction for future growth and development within the City of Vaughan

Relationship to Zoning

- 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.

General Principles in Writing New Zoning By-laws

Principle 1: Official Plan Conformity

1. 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



General Principles in Writing New Zoning By-laws

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**

General Principles in Writing New Zoning By-laws

Principle 3: User Experience

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



General Principles in Writing New Zoning By-laws

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



General Principles in Writing New Zoning By-laws

Principle 5: Structure and Administration

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

General Principles in Writing New Zoning By-laws

Principle 6: Design and Context

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

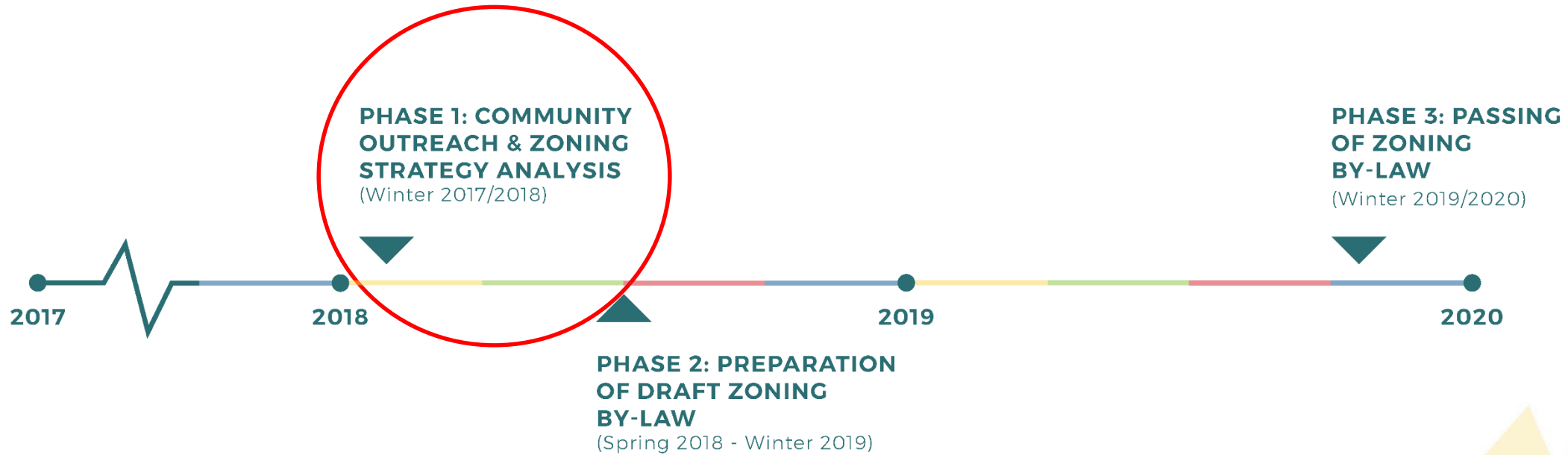


General Principles in Writing New Zoning By-laws

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?



Stay Informed

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



www.zonevaughan.ca



#ZoneVaughan

Thank You for Attending

Questions?

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**“Let’s work together to achieve
the vision for our City’s future”**