

COMMITTEE OF THE WHOLE (WORKING SESSION) OCTOBER 16, 2001

**AMENDMENT TO ZONING BY- LAW FILE Z.01.016
CITY OF VAUGHAN - DESIGN STANDARDS REVIEW**

Recommendation

The Commissioner of Planning recommends:

THAT Staff be directed to prepare the necessary amendments to the Zoning By-law to implement the amended design standards contained in Attachment 1 and forward them to a future meeting of Council for enactment.

Purpose

The Design Standards Review (the "Review") consists of a review of the current residential zoning standards and determining a revised zoning framework which reflects the objectives, principles and policies set out in OPA #600 to guide the development of the City's new communities. The revised zoning standards will be applied in the Blocks which are not yet approved for development, (ie Blocks 11, 18, 33W, 39N and 40). The purpose of the Review is to establish a zoning framework that encourages more innovative forms of housing, meets community urban design objectives and market expectations, and enables implementation through both consumer and development industry support.

Background - Analysis and Options

On June 25, 2001, Item 50, Report No. 49 of the Committee of the Whole was adopted without amendment by Council, stating that ***"this matter be deferred to a Committee of the Whole meeting to be held in September/October of 2001, in accordance with Council's resolution of June 11, 2001."***

Since this time, Staff have met with representatives from the development and building industry, ratepayers associations and local stakeholders to address interests and concerns raised. By way of a series of meetings throughout the summer months, as well as further discussions with Committee members, consensus has been reached with respect to the revised design standards and related zoning amendments.

Conclusion

A primary objective of both OPA #400 and OPA #600 is to provide attractive streetscapes through the attention to the design of the public realm, built-form and the relationship between private development and public areas. The public and Council have come to perceive that the by-law implementing OPA #400 has led to problematic urban design approaches to suburban development, especially with respect to monotonous and poorly functioning streetscapes. Now that the City has had working experience with the by-law standards, it is intended that revisions to certain aspects of the by-law will achieve a higher quality of urban design objectives for the future communities. To this end, Staff recommends that the revised design standards as contained in Attachment 1 be approved, and that Staff be directed to bring forward the implementing by-law to a future Council meeting.

Should Council concur, the Recommendation of this report can be adopted.

Attachments

1. Amended Design Standards

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Respectfully submitted,

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