

COMMITTEE OF THE WHOLE NOVEMBER 19, 2001

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

Recommendation

The Commissioner of Planning recommends:

THAT the design standards contained in Attachment 1 be approved and that Staff be directed to prepare the implementing amendment to the Zoning By-law to be forwarded 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, guiding 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) and infill developments.

The objective 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 October 16, 2001, Item 2, Report No. 65 of the Committee of the Whole (Working Session) was adopted by Council, adding that ***"Staff meet with the development community and interested ratepayer associations to discuss concerns raised, and bring forward a report to a future meeting."***

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. Consensus has been reached with all parties with respect to the outstanding design standard issues.

Conclusion

The design standards has been undertaken with the on-going participation with the development industry, ratepayer associations, local stakeholders and the public. This consultation has led to a set of recommendations satisfactory to all parties. 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.

Attachments

1. Amended Design Standards

Report prepared by:

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Respectfully submitted,

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Commissioner of Planning

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Director of Community Planning

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