

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2022

Item 14, Report No. 24, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 17, 2022, as follows:

By receiving the following Communications:

- C2. Robert G. Miller, Davies Howe LLP, Adelaide Street, Toronto, dated May 10, 2022;***
- C3. Robert G. Miller, Davies Howe LLP, Adelaide Street, Toronto, dated May 10, 2022;***
- C6. Natalie Lam, Malone Givens Parsons, Renfrew Drive, Markham, dated May 12, 2022;***
- C7. Robert G. Miller, Davies Howe LLP, Adelaide Street, Toronto, dated May 12, 2022;***
- C8. Aidan Pereira, KLM Planning Partners Inc., Jardin Drive, Concord, dated May 12, 2022;***
- C11. Quinto M. Annibale, Loopstra Nixon LLP, Queens Plate Drive, Toronto, dated May 16, 2022;***
- C12. Quinto M. Annibale, Loopstra Nixon LLP, Queens Plate Drive, Toronto, dated May 16, 2022;***
- C13. Quinto M. Annibale, Loopstra Nixon LLP, Queens Plate Drive, Toronto, dated May 16, 2022;***
- C15. Quinto M. Annibale, Loopstra Nixon LLP, Queens Plate Drive, Toronto, dated May 16, 2022; and***
- C16. Quinto M. Annibale, Loopstra Nixon LLP, Queens Plate Drive, Toronto, dated May 16, 2022.***

14. GENERAL AND SITE SPECIFIC AMENDMENTS TO COMPREHENSIVE ZONING BY-LAW 001-2021 ZONING BY-LAW AMENDMENT FILE Z.21.052

The Committee of the Whole recommends:

- 1. That the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 10, 2022, be approved; and**
- 2. That the following communication be received:**
 - C4. Tanzeela Mahmood, Anthony Lane, Vaughan, dated May 7, 2022.**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2022

Item 14, CW Report 24 – Page 2

Recommendations

1. THAT the City initiated Zoning By-law Amendment (File Z.21.052) respecting general and site-specific amendments to Comprehensive Zoning By-law 001-2021 BE APPROVED in the manner set out in Attachments 2 and 3 to this report;
2. THAT Council authorize the Deputy City Manager, Planning and Growth Management to make any stylistic and technical changes to the amendments set out in Attachments 2 and 3, as may be required, before introducing the necessary by-law(s) for enactment; and
3. THAT all necessary by-law(s) be enacted.

Committee of the Whole (2) Report

DATE: Tuesday, May 10, 2022

WARD(S): ALL

**TITLE: GENERAL AND SITE-SPECIFIC AMENDMENTS TO
COMPREHENSIVE ZONING BY-LAW 001-2021
ZONING BY-LAW AMENDMENT FILE Z.21.052**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek Council approval of amendments to Comprehensive Zoning By-law 001-2021 (“**CZBL**”) as identified in Attachment 2 (site-specific amendments) and Attachment 3 (general amendments).

Report Highlights

- The CZBL was enacted by Council on October 20, 2021.
- Since the enactment of the CZBL, staff have identified errors and clarifications in the CZBL that are recommended for correction and amendment.
- The site-specific amendments to the CZBL, as shown on Attachment 2, relate to exceptions that were not carried forward from Zoning By-law 1-88, as amended, to the CZBL, or were carried forward but error(s) occurred in the CZBL version of the site-specific exceptions.
- The general amendments to the CZBL are shown on Attachment 3.
- Amendments are proposed to the “RT - Residential Townhouse Zone” to clarify permitted building types, and lot and building requirements by distinguishing “RT1” and “RT2” zones in Schedule A of the CZBL.
- Amendments are proposed to provide clarity respecting lands subject to a Minister’s Zoning Order (“**MZO**”), a Minister’s Order, or lands subject to stayed appeals by the Minister of Urban Affairs and Housing.

Report Highlights continued

- Reports detailing further recommended amendments to the CZBL will be brought forward on a regular basis to reflect recent approvals respecting zoning by-law amendment applications in process and to correct errors that may be identified in the future.

Recommendations

1. THAT the City initiated Zoning By-law Amendment (File Z.21.052) respecting general and site-specific amendments to Comprehensive Zoning By-law 001-2021 BE APPROVED in the manner set out in Attachments 2 and 3 to this report;
2. THAT Council authorize the Deputy City Manager, Planning and Growth Management to make any stylistic and technical changes to the amendments set out in Attachments 2 and 3, as may be required, before introducing the necessary by-law(s) for enactment; and
3. THAT all necessary by-law(s) be enacted.

Background

On October 20, 2021, Council enacted the CZBL which affects all properties within the City of Vaughan, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue. The CZBL, when in force, will replace Zoning By-law 1-88, as amended, with the exception of matters subject to transition pursuant to the Section 1.6 of the CZBL and the Yonge-Steeles Corridor Secondary Plan Area.

The CZBL has been appealed to the Ontario Land Tribunal (“**OLT**”). The CZBL does not come into force until all appeals have been withdrawn or finally disposed of, or an order of the OLT is issued bringing into effect sections of the CZBL that have not been appealed or have been resolved.

Since the enactment of the CZBL, staff have identified errors in the CZBL that are recommended for correction and have identified other provisions that require clarification. This Report details recommended amendments to correct: (1) site-specific amendments as shown on Attachment 2; and (2) general amendments as shown on Attachment 3.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

- a) Date Notice of Public Meeting was circulated: February 10, 2022.
- b) A Notice of the Public Meeting was published in the February 10, 2022, edition of the Vaughan Citizen and the Thornhill Liberal newspapers.
- c) Notification of the Public Meeting was posted on the City's website at www.vaughan.ca.

A Committee of the Whole (Public Meeting) was held on March 8, 2022 to receive comments from the public and the Committee of the Whole on proposed general and site-specific amendments to the CZBL. Council, on March 22, 2022, ratified the recommendations of the Committee of the Whole to receive the Public Meeting report of March 8, 2022, and to forward a comprehensive report to the Committee of the Whole.

No written or oral communications were received at the Public Meeting.

Previous Reports/Authority

[Item 9, Report No. 46](#), of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on October 20, 2021.

[Item 1, Report No. 14](#) of the Committee of the Whole (Public Meeting), which was adopted by the Council of the City of Vaughan on March 22, 2022.

Analysis and Options

Site-specific amendments to the CZBL are proposed, as shown on Attachment 2, that relate to exceptions that were not carried forward from Zoning By-law 1-88, as amended, to the CZBL, or were carried forward but error(s) occurred in the CZBL version of the site-specific exceptions.

The site-specific amendments to the CZBL as shown on Attachment 2 of this Report are intended to ensure that current and future owners and tenants are not adversely impacted by legal non-conforming status or discrepancies between Zoning By-law 1-88, as amended for these specific sites, and the CZBL.

Reports detailing further recommended amendments to the CZBL will be brought forward on a regular basis to reflect recent approvals respecting zoning by-law amendment applications in process and to correct errors that may be identified in the future.

General amendments to the CZBL identified in Attachment 3 of this Report are proposed to provide clarity with respect to various maps and text provisions of the CZBL.

The amendments to the CZBL in Attachment 3 of this Report will provide clarity with respect to permitted uses, definitions, lot and building requirements, notes, tables, and special provisions.

Schools will be permitted as-of-right in residential and mixed-use zones in conformity with Vaughan Official Plan 2010.

As a result of the CZBL applying a new Institutional Zone for existing school sites and other Institutional uses, an unintended consequence is that an application for zoning by-law amendment would be required for school sites which have previously been approved or may be in the future through the planning approval process.

An amendment to the CZBL in Attachment 3 will permit schools as-of-right in all residential and mixed-use zones, except for the “EMU” employment mixed-use zone. This will ensure that as school sites are developed, an additional re-zoning process will not be required. Staff support this additional use in residential and mixed-use zones, which conforms to the City of Vaughan Official Plan, 2010 (“VOP 2010”).

Lands within the “RT - Residential Townhouse Zone” which have been developed, or have approval for development, are proposed to be amended to differentiate “RT1” and “RT2” zones on Schedule A.

Amending the “RT” zone to differentiate “RT1” and “RT2” zones will define permitted uses based on building type (i.e., street townhouse, stacked townhouse, multiple family dwelling, block townhouse, etc.) and tenure (freehold lots fronting onto a public road or lots that form part of a common element condominium) and will ensure that each dwelling type is subject to appropriate lot and building requirements of the CZBL. To implement the “RT1” and “RT2” zone requirements, amendments as set out in Attachment 3 are required to improve the organization of applicable tables and provisions respecting the permitted uses and lot and building requirements for various forms of townhouse development. The general amendments to the “RT” zone are minor and conform to the VOP 2010.

A Temporary Use By-law is proposed for 8750 Jane Street in order to permit a Personal Service Shop (Hair Salon) in unit 14 for a maximum of three (3) years.

The temporary use by-law reflects the existing use of this unit as initially applied for prior to the adoption of the CZBL. The temporary use of a personal service shop conforms to VOP 2010, which permits a range of ancillary retail uses, subject to percentage

restrictions. As the site is currently developed as a multi-unit employment building with smaller unit sizes, it is appropriate to recognize a temporary permission for the Personal Service Shop (Hair Salon), which was previously permitted under Zoning By-law 1-88, as amended. If approved on a temporary basis, relief from the CZBL would be required three (3) years after the passing of an implementing by-law.

Amendments to Sections 14.2 and 15.1, and Schedule A of the CZBL are set out in Attachment 3 to ensure that lands subject to an MZO are appropriately reflected by the CZBL.

An amendment to Section 14.2 of the CZBL would ensure that the requirements of the CZBL will not apply lands subject to an MZO. Section 15.1 of the CZBL is proposed to be amended to exclude from the repeal of Zoning By-law 1-88, as amended, lands subject to an MZO, so that the MZO can be implemented in its full Zoning By-law 1-88 context. Schedule A is also proposed to be amended to identify the MZO Ontario Regulation number for clarification purposes.

The amendments to Zoning By-law 001-2021 identified in Attachments 2 and 3 to this Report are consistent with the Provincial Policy Statement, 2020

In accordance with Section 3 of the Planning Act, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 ("PPS"). The PPS provides policy direction on matters of provincial interest related to land use planning and development. Key policy objectives include: building strong, healthy communities; the wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. The proposed amendments are consistent with the PPS.

The general and site specific amendments to Zoning By-law 001-2021 identified in Attachments 2 and 3 to this Report conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020, as amended

The Provincial Growth Plan: A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020, as amended ("Growth Plan") is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe, including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council's planning decisions, including zoning by-laws, are required by the Planning Act to conform, or not conflict with, the Growth Plan.

Section 5.1 of the Growth Plan identifies a municipal zoning by-law as an appropriate regulatory tool to implement the policies of the Growth Plan. The proposed general and

site specific amendments are wide-ranging, as identified in Attachments 2 and 3 to this Report. The proposed amendments conform to the Growth Plan.

The general and site specific amendments to Zoning By-law 001-2021 identified in Attachments 2 and 3 to this Report conform to the York Region Official Plan 2010

The York Region Official Plan 2010 (“YROP”) guides economic, environmental and community building decisions across York Region. The YROP also encourages pedestrian scaled safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes. Section 8.3.2 of the YROP 2010 requires lower-tier municipalities to adopt municipal zoning by-laws that conform to the YROP 2010 in a timely manner. The proposed amendments conform to the YROP 2010.

The general and site specific amendments to Zoning By-law 001-2021 identified in Attachment 2 and 3 to this Report conform to the VOP 2010

VOP 2010 establishes the planning framework for development throughout the City to the year 2031, and fulfills the City’s obligations to conform to Provincial policies and meet regionally imposed targets for residential and employment growth. VOP 2010 served as the primary source of policy direction for Zoning By-law 001-2021. The proposed amendments conform to the VOP 2010.

For a number of parcels of land, Schedule A of the CZBL incorrectly identifies a site-specific exception as being applicable.

In order to provide additional clarity, several references are proposed to be deleted on Schedule A of the CZBL as identified in Attachment 2 to this Report to ensure that landowners and staff can efficiently identify whether further site-specific provisions apply, as found in Section 14 of the CZBL.

Financial Impact

There are no financial implications associated with this Report.

Broader Regional Impacts/Considerations

Not applicable.

Conclusion

The general and site-specific amendments of the CZBL as set out in Attachments 2 and 3 are intended to correct errors identified in the CZBL and to provide clarification in respect of certain provisions. The amendments also correct site-specific amendments to

the CZBL that relate to exceptions that were not carried forward from Zoning By-law 1-88, as amended, to the CZBL, or were carried forward but error(s) occurred in the CZBL version of the site-specific exceptions. Reports detailing further recommended amendments to the CZBL will be brought forward as needed to reflect recent approvals respecting zoning by-law amendment applications in process and to correct errors that may be identified in the future.

For more information, please contact: Brandon Correia, Manager of Special Projects, ext. 8227.

Attachments

1. Location Map
2. Site Specific Amendments Proposed to By-law 001-2021
3. General Amendments Proposed to By-law 001-2021

Prepared by

Brandon Correia, Manager of Special Projects, extension 8227

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager

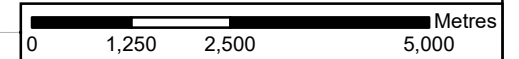
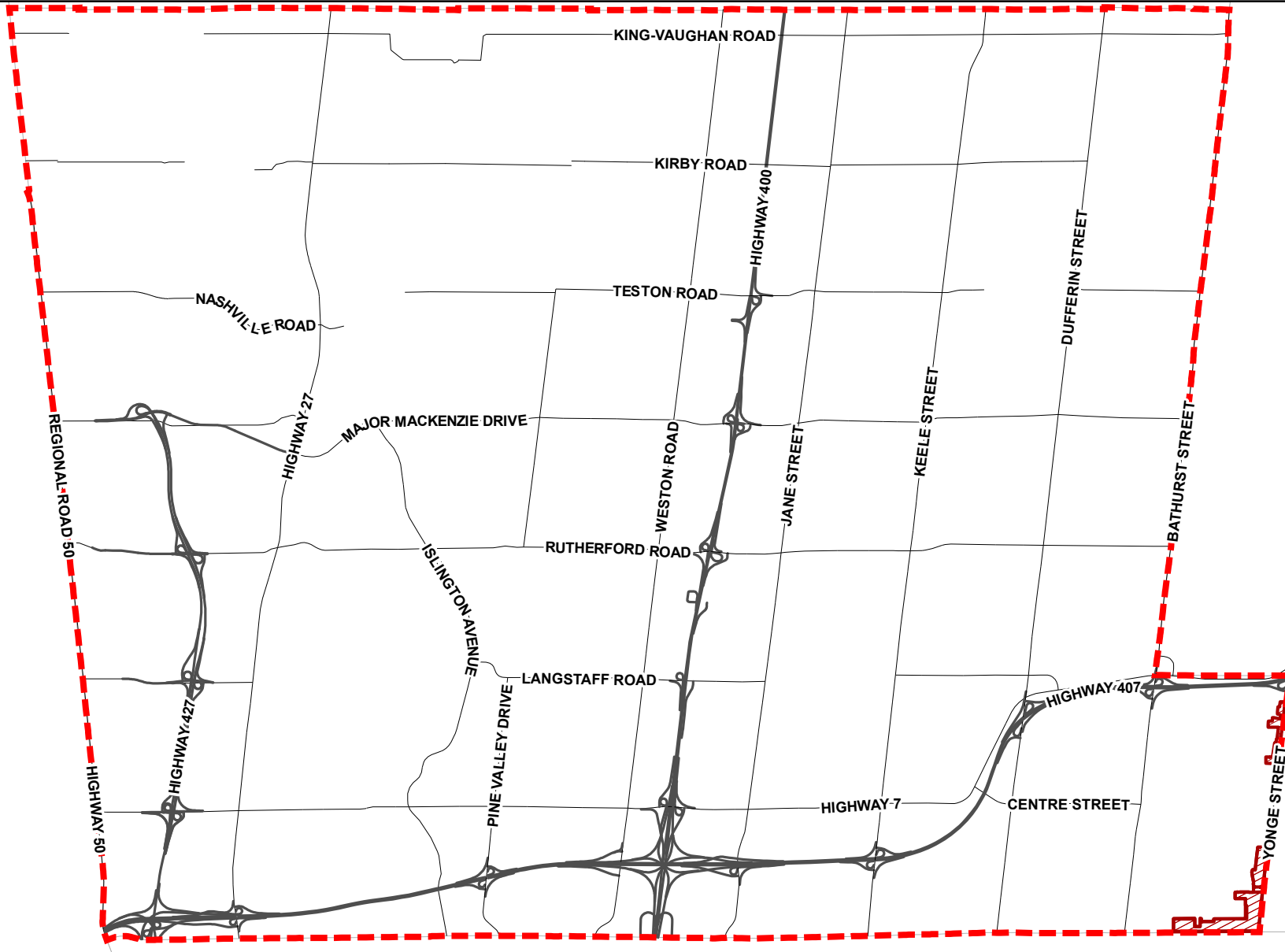
Attachment 1



City of
Brampton



City
of Richmond
Hill

City of
Markham



Applicant: City of Vaughan

Location Map to By-Law 001-2021 Z.21.052

-  Lands Subject to Zoning By-law 01-21
-  Lands Subject to Zoning By-law 01-88

ATTACHMENT 2: Site-specific Amendments Proposed to By-law 001-2021

Property/ Address	File Number	Committee/ Council Date (If Applicable)	Objective of amendment	Proposed Amendment
"Schedule A" 1252 Centre Street	DA.17.008	NA	Inadvertent reference to special provisions 14.776, 14.1120.	Amend 001-2021, "Schedule A" to delete reference error to 14.776 and 14.1120 and amend Schedule "A" to delete incorrect reference on the subject property.
325 Woodbridge Ave	Z.21.007	Council Approved By-law 123-2021, Sept 27, 2021	By-law 123-2021 in effect since Sept 27, 2021 which has not been reflected in by- law 001-2021, as approved by by-law 123-2021	Amend 001-2021 to reflect amendments made as per by-law 123-2021 . A "Retail Store" Shall be permitted as an accessory use to the existing educational programs operating within the building at 325 Woodbridge Avenue as part of the Toronto District Christian High School Campus educational experiential learning programs; (maximum gross floor area of 330 m2).
62 Administratio n Road	Z.20.020	Council Approved By-law 85- 2021, June 22, 2021	By-law 85-2021 is in effect and should apply to the Subject Lands	Amend 001-2021 to reflect amendments made as per by-law 085-2021 . "EM2 General Employment Area Zone", subject to special provisions to accommodate pre-existing conditions present on the Subject Lands and restrict uses that have been deemed not permitted through by-law 085-2021 .
2661, 2685 and 2703 Highway 7 and 44 Killaloe Road	Z.20.015	Council Approved By-law 94- 2021 , June 22, 2021	By-law is in effect and should apply to the Subject Lands	Amend 001-2021 to reflect amendments made as per by-law 094-2021 . Amendment required to permit motor vehicles sales establishment, their accessory uses and the outside storage of motor vehicles on the Subject

				Lands, for a maximum period of 1 year for 2703 Highway 7 (Area A), and 2661 Highway 7 (Area B) and 3 years for 44 Killaloe Road and the south (rear) portion of 2685 Highway 7(Area C)
NE corner of Huntington Road and Major Mackenzie Drive W	Z.19.004	CW October 6, 2020, Council Approved January 26, 2021	Inadvertent reference in "Schedule A" to 14.1006 which does not apply to the subject lands.	Amend 001-2021, Schedule "A" to remove reference to 14.1006 from subject lands.
5315 Kirby Road	Z.17.007	CW June 1, 2021, Council Approved June 22, 2021	By-law 78-2021 is in effect and should apply to the Subject Lands.	Amend 001-2021, "Schedule A" in a manner reflective of by-law 078-2021 , re-zoning a portion of the subject lands on "Schedule A" from the "A" Agriculture Zone to "R2" Second Density Residential Zone, "R3" Third Density Residential Zone, "R4" Fourth Density Residential Zone, and "OS1" Public Open Space Zone.
SE corner of Langstaff Road and Highway 50	Z.21.015	CW October 5, 2021, Council Passed November 16, 2021	Reflect recent by-law amendment as per Zoning By-law Amendment File Z.21.015.	Amend 001-2021, "Schedule A" from "A" Agriculture to "EM1" Prestige Employment in a manner consistent with Zoning By-law Amendment File Z.21.015.
Part of Lot 22 and part of the west half of Lot 21, Concession 9	Z.19.004	CW October 21, 2020; passed March 2, 2021	The exception 14(1006) in 001-2021 does not pertain to the Subject Lands. Exception needs to be revised to reflect By-law 005-2021	Amend 001-2021 to reflect amendments made as per by-law 005-2021 by amending "Schedule A" to re-zone the lands from "A" Agriculture to "RT1" Townhouse Residential Zone subject to part 14 exceptions.
7300 Major Mackenzie	Z.19.021	CW June 1, 2021, Council Passed June 22, 2021	001-2021 zones property "FD" Future Development Zone, which is not consistent with By-law 092-2021	Amend 001-2021 to reflect amendments made as per by-law 092-2021 by adding a site-specific exception to part 14 which permits outside storage of 46 trucks cabs, and an accessory administrative office on a temporary basis for a maximum period of 3 years from the date of passing of by-law 092-2021 .

9630 Islington Avenue	Z.20.001	CW October 5, 2021, Council Passed October 20, 2021	Exception 633 for the Subject Lands should be revised to reflect By-law 137-2021 , approved by Council on October 20, 2021	Amend 001-2021, Part 14.633 to reflect recent amendments made by exception 14.663 to reflect lot and building requirements approved through by-law 137-2021
8500 Huntington Road	Z.18.003 Z.21.017	Council Approved By-law Council 168-2018 (passed September 27, 2018) and Council passed By-law 062-2021 (passed May 18, 2021) to remove the holding from the lands	001-2021 Schedule "A" identifies the subject lands as being zoned "Agricultural" subject to exception 14(1092). By-law 168-2018 zones the lands "EM1" and By-law	Amend 001-2021 to re-zone lands EM1 "Prestige Employment" subject to new site-specific exception in Part 14, in order to implement by-law 168-2018 to recognize the previously approved 6-storey office building and accessory uses.
77 Woodstream Blvd	Z.11.009	Council Approved By-law 087-2020 ; passed June 29, 2020	001-2021 identifies exception 265 as being applicable to the subject lands, whereas the exceptions of by-law 087-2020 should apply	Amend 001-2021, "Schedule A" to delete reference to exception 14.265 from the subject lands. As well, amend the subject lands on "Schedule A" to the "RM2" Multiple Residential Zone, "RM3", subject to Part 14 Special Provisions as per by-law 087-2020 .
9560, 9570, 9580 and 9590 Islington Avenue	Z.17.011	Council Approved By-law 128-2018; passed June 19, 2018	Schedule A of 001-2021 zones the lands "A" Agriculture Zone, however the lands should be zoned RM2, which is correctly reflected on Exception 14.1090. Part 14.1090 implements by-law 128-2018 to recognize the approval of 88 back-to-back stacked townhouse units and 16 stacked townhouse units accessed by a private road, subject to Part 14 special provisions.	Amend 001-2021 001-2021 re-zoning the subject lands on "Schedule A" from "A" Agriculture to "RM2" Multiple Unit Residential Zone subject to Part 14 Special Provisions.

248, 252, 256, 260 Woodbridge Avenue	Z.17.041	Council Approved By-law 063-2020 ; passed December 15, 2020	001-2021 needs to be updated to reflect the site-specific exceptions approved by Council through By-law 063-2020 .	Amend 001-2021, Part 14 by adding a site-specific amendment to Part 14, in a manner which implements Council's previous approval of a 7-storey residential building with 93 units as per by-law 063-2020 .
7938 Kipling Avenue	Z.19.005	CoW Approved on Dec 3, 2019. By-law 122-2020 passed on Sept 29, 2020	14(722) Requires revisions in order to be consistent with recent approval under By-law 122-2020 . By-law permits Local Commercial Zone uses on the ground floor and one residential unit on the second floor of the existing building on the subject lands.	Amend 001-2021, 14.722 to permit ground floor commercial uses and one residential unit on the second floor as per by-law 122-2020 .
8265 and 8277 Islington Avenue.	Z.21.003	OLT approved PL170558, Sept 13, 2018	001-2021 does not recognize the OLT approval of exception 1471 under By-law 200-2018	Amend 001-2021, Part 14 by adding a site-specific amendment which reflects amendments made as per by-law 200-2018
2 Lansdowne Avenue	Z.19.019	CoW Approved on Oct 5, 2021. By-law 152-2021 passed on Nov 16, 2021	Recently approved by-law 152-2021 has not been reflected within by-law 001-2021.	Amend 001-2021, Schedule A, rezoning the subject lands from "R3" Third Density Residential Zone to "RM3" Multiple Unit Residential Zone, subject to Part 14 Special Provisions in a manner which is consistent with by-law 152-2021 .
Plan 19T-16V010 (Block 61 W)	Z.21.045	Plan 19T-16V010	By-law 001-2021, Map 175 zones the lands as "A" Agricultural. The lands should have a range of R and OS Zones. 339 Mactier Dr. zoned RD4 (H) subject to File Z.21.045 to remove the Holding Symbol ("H").	Amend 001-2021, Schedule A re-zoning the subject lands from "A" Agriculture Zone to "R4" Fourth Density Residential Zone, reflective of the previous residential zoning by-law permissions approved.
Part of Lot 21, Conc. 6	Z.16.043, 19T-17V004 + DA.21.009	By-law 84-2020 passed June 29, 2020	By-law 84-2020 not carried over into By-law 001-2021	Amend 001-2021, Schedule A re-zoning the subject lands from "RE" Estate Residential Zone to "RT1" Townhouse Zone, subject to Part 14 Special Provisions,

				reflective of the previous residential zoning by-law permissions approved as per by-law 84-2020 .
300 Atkinson Avenue	Z.19.002, Z.19.028	By-law 098-2021 Council Approved - June 22, 2021	001-2021 zones the lands Institutional, should zone lands as per approved 098-2021 , which approved the development of 114 condominium townhouse units which are served by a private condominium road, underground parking, at grade visitor parking and amenity areas.	Amend 001-2021, Schedule A re-zoning the subject lands from "I1" Institutional to "RM2" Multiple Family Residential Zone, subject to Part 14 Special Provisions reflective of previously approved by-law 098-2021 .
1238 Centre Street	DA19.008, Z.19.001	Council approved Oct 21, 2020	Zoning by-law 142-2020 was approved for the subject lands, which results in additional technical amendments respecting landscape strip and setback requirements and permitting a Day Nursery on the subject lands.	Amend 001-2021, part 14.766, 14.1120 to permit a Day Nursey subject to Part 14 Special Provisions to include amendments previously approved as per by-law 142-2020
Part of Lots 32-37, 39, 40, 42-48, Plan 65M-4692	PLC.21.00 9	By-law 022-2020 passed March 11, 2020 By-law 136-2021 passed October 20, 2021 - Removal of the Holding (H) Symbol	001-2021 does not carry over the approved site-exception 9(1489). Coldwell Bay Circle was not included in an exception to Part 14. As a result, Part 14 should be updated to include lot and building requirements as per approved 022-2020 and 136-2021 in order to avoid legal non-conforming status.	Amend 001-2021, by adding a new Part 14 Special Provision which includes amendments previously approved through by-law 022-2020 and 136-2021 .

6100 Langstaff Road	Z.21.001	Council Approved By-law 039-2021 on April 13 2021 to permit a rezoning of the lands to EM1 Prestige Employment Area Zone with site-specific exceptions to permitted uses	001-2021 does not recognize By-law 039-2021 which rezoned the subject lands from "A Agricultural Zone" to "EM1 Prestige Employment Area Zone" with site-specific exceptions for definitions and permitted uses.	Amend 001-2021, Schedule A re-zoning the subject lands from "A" Agriculture Zone to "EM1 Prestige Employment Zone, subject to Part 14 Special Provisions, reflective by-law 039-2021
10390 Pine Valley Drive 65M-4694	DA.21.065	By-law 101-2018 passed June 19, 2018, rezoning lands from Agricultural to Residential zoning. Board Order PL150864.	001-2021 does not recognize the approved residential zoning (Board Order). 001-2021 also does not carry approved residential zoning to entire 65M-4694.	Amend 001-2021, "Schedule A", Re-zoning the lands from "A" Agriculture Zone to "RT1" Residential Townhouse Zone,"R2" Second Density Residential Zone, "R3" Third Density Residential Zone, "OS1" Public Open Space Zone, subject to exceptions found in Part 14 of the by -law in a manner which reflects Board Order PL150864 and by-law 101-2018.
12368 and 12370 Keele Street	DA.21.003	NA	The subject lands were zoned M1 industrial under by-law 1-88. 001-2021 zones these properties "RE" Estate Residential. An active Site Plan application is under review to permit an industrial building.	Amend 001-2021, on a site-specific basis by amending part 14, adding a new exception which permits the industrial building use to the subject lands.
Part of Lots 24 and 25, Conc. 6	Z.18.036 + Z.03.026	Implementing By-law 67-2018 approved by OLT	In By-law 001-2021, Schedule A indicates that the lands are Future Residential. But Exception 1080 has the correct exceptions and Figure E-1585B has the correct zoning.	Amend 001-2021, "Schedule A" and Part 14 re-zoning the subject lands from "FD" Future Development Zone to "R3 Third Density Residential Zone, subject to Part 14 Special Provisions in a manner which implements by-law 67-2018 .
14.1005 8700 Huntington Road	DA.21.029	14.1005	In 001-2021 Schedule A, an exception number is incorrectly applied to these lands. Exception 14.1005 does not apply here	Amend 001-2021, "Schedule A" to delete reference to exception 14.1005 from the subject lands.

14.1005	NA	14.1005	Inadvertent reference to "Schedule A" Exception 14.1005 for 8700 Huntington Road	Amend 001-2021, "Schedule A" to delete reference to exception 14.1005 from the subject lands.
14.676	NA	14.676	Requirements for minimum lot frontage and area were not intended for entirety of the subject lands on Exception 14.676. however, 14.676 applies the requirements to all lots. A technical amendment is required to correct.	Amend 001-2021, Part 14.676 to ensure lot frontage provisions only apply lands shown/ described as 'RV2' and 'RV4' on figure E-1097.
14.440	NA	14.440	14.440 requires an amendment to permit a personal service (hair salon) in unit 14 for a temporary basis (3 years). This is as a result of an active building permit process which was initiated prior to the passing of by-law 001-2021.	Amend 001-2021, Part 14.440 to permit a personal service in unit 14 on a temporary basis (3 years).
14 & Schedule A	NA	14.699 & Map 110	Map 110 inadvertently shows exception 14.699 applying to 8960 & 9000 Jane street and 27 Korda Gate while the subject lands on E-1126 do not include those addresses.	Amend 001-2021, "Schedule A" to delete reference to exception 14.699 from the subject lands.
Exception 1040	NA	14.1040.2.2	Lot and Building Requirements – inadvertently apply to all lands shown on Figure E-1540.	Amend 01-2021, 14.1040.2.2 to reflect separate building requirements for single detached and townhouse dwellings. Specifically, amendments to 14.1040.2 are required to ensure that these exceptions only apply to townhouse dwellings.

Maps 216 and 236	NA	14.1009	14.1009 requires a technical amendment to reflect lands shown on Figure E-1507 and should include E-1506.	Amend 001-2021, 14.1009 to replace Figure E-1507 and add Figure E-1506 and any technical amendments to 14.1009 to ensure previous approvals are reflected in part 14.1009.
14.7	NA	Figure E-1127	Reference error to two "Figure E-1127. There are two (2) Figure E-1127's. As a result, confusion could occur. Re-numbering is required.	Amend 001-2021, 14.700, to re-label the duplicated E-1127, and clarify text ensuring additional permissions do not apply to residential zones
1252 Centre St. "Schedule A"	NA	"Schedule A"	E-SCHEDULE for 1120 do not depict the correct lands, which are 1252 Centre St. Lands immediately to the east are shown, which are 1238 Centre St	Amend 001-2021, "Schedule A" and Part 14.1120.4 to apply to 1252 Centre Street.
Schedule A (14.655)	NA	"Schedule A" Map 28	Exception 14.655 shown to apply to various properties. However, 14.655 is only applicable to 135 Haist Avenue.	Amend 001-2021, "Schedule A" to delete incorrect references to 14.655 on map 28, thereby only applying 14.655 to 135 Haist Avenue.
Schedule A		"Schedule A", Part 14 Located at Islington and Hartman Avenue	1 Hartman Avenue – 01-2021 is zoned R2A (EN) (1476) which permits Single Detached only – site exception has provisions for townhouses as approved through by-law 055-2019 .	Amend 001-2021, "Schedule A" by re-zoning a portion of the subject lands from "R2A (EN)" Second Density Residential Zone to "RM1" Multiple Unit Residential Zone, subject to Part 14 special provisions to reflect previously approved townhouse dwellings as per by-law 055-2019 .
Schedule A (14.534)	NA	Map 148	Map shows exception 14.534 inadvertently applying to lands where the exception does not apply.	Amend 001-2021, "Schedule A" to delete references to 14.334 on map 148.

Schedule A (14.277)	NA	Maps 69 and 49	E-693 shows lands to which Exception 277 appears to be subject. The maps do not show these lands as subject to the exception	Amend 001-2021, "Schedule A" to delete references to 14.277 on map 69, and map 49.
Schedule A (14.336)	NA	Lands zoned R1B (EN)- 336	"Schedule A", map 177, inadvertently applies exception 14.336 on lots zoned "R1B" on, where the exception does not apply.	Amend 001-2021, "Schedule A" to delete incorrect reference to 14.335 on map 177.
14.1040.2	NA	All lands on E-1540 are subject to same requirements, regardless of zones.	9(1413) specifies zone standards for various zones on E-1540. Example 14.1040.2.2 (d-f) should be for lands zoned RT1, 9(1413) and RT-1040	Amend 001-2021, 14.1040 to clarify text references to Figure E-1540
"Schedule A" (14.336)	NA	12-77 Donbay Drive are not on Schedules E-627, E-628, E-629, and E-630	12- 77 Donbay Drive are zoned R1B (EN) without the exception 14.336.	Amend 001-2021, "Schedule A" to delete incorrect reference to 14.336 on the subject lands.
14.707 T-113	NA	14.707	T- Schedule T-113 is missing in the 14.707 exception. 113 (T-113 was previously applied to subject lands under by-law 1-88) and ensures consistent zoning requirements which avoid legally non-conforming structures.	Amend 001-2021, 14.707 to add T-Schedule "T-113", (which previously applied to subject lands).
14 & Schedule A	NA		Exception 9(528G) is missing from the lands at 10 Buttermill	Amend 001-2021, to permit an eating establishment on Block #56, Plan 2545 provided that the total gross floor of such establishment shall not exceed 463 sq.m. As well, a minimum exterior side yard setback of 4.5m should be included.

<p>“Schedule A” 835 Clark Ave</p>	<p>NA</p>	<p>Mapping Error inadvertently shows exception 14.192 applying to 835 Clark Ave.</p>	<p>835 Clark Ave exception 192 was placed on lands which should only apply to lands to the east on the corn of Clark and Bathurst</p>	<p>Amend 001-2021 “Schedule A” to delete incorrect reference to 14.192 on “Schedule A”</p>
<p>10083 Weston Road</p>	<p>Z.19.029</p>	<p>CW February 9, 2021, Council approved by-law 034-2021 Committee of the Whole for Zoning By-law Amendment File Z.19.029 and Draft Plan of Subdivision File 19T-19V005</p>	<p>By-law 034-2021 was not reflected in by-law 001-2021. (Vaughan NW Residences Inc.) to permit the development of 130 street and 44 back-to-back townhouse dwelling units (174 total units).</p>	<p>Amend 001-2021, “Schedule A” re-zoning the lands from “GMU” General Mixed-Use Zone to “RT1” Residential Townhouse Zone and “OS2” Open Space Zone, subject to new Part 14 Special provisions which reflect By-law 034-2021</p>
<p>10101, 10083 Weston Road</p>	<p>Z.19.029</p>	<p>CW February 9, 2021, Council approved by-law 034-2021</p>	<p>Inadvertent reference to Special Provision 14. 963</p>	<p>Amend 001-2021, “Schedule A” to Delete inadvertent reference to 14.963 from the subject property.</p>
<p>“Schedule A” 14.690</p>	<p>NA</p>	<p>“Schedule A” 14.690</p>	<p>Special Provisions previously applicable to the subject lands previously included in By-law 1-88 under exception 9(1019). As a result, amendments to 14.690 are required to include provisions inadvertently omitted and previously included in By-law 1-88 under Exception 9(1019) and Schedule E-1114:</p>	<p>Amend Exception 14.690 in By-law 001-2021, by deleting Paragraph 3 in 14.690.2 “Lot and Building Requirements” and replacing it with provisions inadvertently omitted and previously included in By-law 1-88 under Exception 9(1019) and Schedule E-1114: Amend Exception 14.690 in By-law 001-2021, by deleting the incorrect reference to Figure “E-111E” in Paragraph 3 in 14.690.3 “Parking” and replacing it with the correct reference to Figure “E-1114E”. Amend Exception 14.690 in By-law 001-2021, by deleting incorrect reference to Figure “E-1373” in Paragraph 4 in 14.690.3 “Parking” and replacing it with the correct reference to Figure “E-1114D”.</p>

<p>“Schedule A” 14.790</p>	<p>NA</p>	<p>“Schedule A” 14.790</p>	<p>By-law 067-2021 enacted May 18, 2021, Re-zoned a portion of the subject lands in Zoning By-law 1-88 from OS1(H) Open Space Conservation Zone with the Holding Symbol “(H)” to EM1 Prestige Employment Area Zone and OS1 Open Space Conservation Zone together with a number of other deletions and additions to the site-specific text contained in Exception 9(1134).</p>	<p>Amend “Schedule A” Exception and Section 14.790 specifically to reflect the amendments made in By-law 067-2021 rezoning a portion of the subject lands from “EP” Environmental Protection Zone to “EM1” Prestige Employment Area Zone and OS1 Open Space Zone, subject to Part 14 Special Provisions which will replace Schedule “E-1252”;</p> <p>Amend Exception 14.790 in By-law 001-2021, by adding the following as Paragraph 2 in 14.790.3 “Parking” in order to reinstate a paragraph that existed in By-law 1-88 but was inadvertently deleted;</p> <p>Amend 14.790 requiring that the minimum number of required parking spaces within Units 12 and 13 in “Building A” shown on Figure E-1252A shall be calculated on the maximum design capacity of one parking space for every four patrons.”</p>
<p>“Schedule A” 14.792</p>	<p>NA</p>	<p>“Schedule A” 14.792</p>	<p>Amendment required to recognize two (2) legally existing hotels located on the subject lands which was inadvertently not carried forward in the Special Provisions of by-law 001-2021</p>	<p>Amend Exception 14.792 in By-law 001-2021, by adding a “Hotel” use in 14.792.2 “Permitted Uses</p> <p>Amend Exception 14.792 in By-law 001-2021, specifically Figure E-1255 so that the zone boundaries on this Figure coincide with the recently revised and correct zone boundaries on Zone Map 43 of the New Zoning By-law.</p>
<p>“Schedule A” 14.932</p>	<p>NA</p>	<p>“Schedule A” 14.932</p>	<p>Reference to E-figure requires correction in Section 14.932.</p> <p>By-law law 145-2014 that was enacted on September 9, 2014</p>	<p>Amend Exception 14.932 in By-law 001-2021, by deleting the incomplete reference to Figure “E-” in Paragraph 1 in 14.932.1 “Permitted Uses” and replacing it with the correct reference to Figure “E-1422”.</p>

			and was assigned Exception	Amend By-law 001-2021, by deleting the incorrect Figure "E-1422" and replacing it with the correct Figure "E-1422" 9(1294) in Zoning By-law 1-88. The Figure E-1422 currently shown in By-law 001-2021 is reflective of an older By-law 331-2007 that originally zoned the subject lands and was later superseded by By-law 145-2014 .
"Schedule A" 14.974	NA	"Schedule A" 14.974	Definition of "Retail Warehouse" contained in By-law 001-2021 is inconsistent with the definition for "Retail Warehouse" contained in By-law 1-88 as amended, resulting in the need for a technical amendment.	Amend Exception 14.974 in By-law 001-2021, by deleting Paragraph 1 in 14.974.3 "Other Provisions" and replacing it with the definition for a "Retail Warehouse" as previously defined by by-law 1-88.
"Schedule A" 14.1021	NA	"Schedule A" 14.1021	Definition of "Retail Warehouse" contained in By-law 001-2021 is inconsistent with the definition for "Retail Warehouse" contained in By-law 1-88 as amended, resulting in the need for a technical amendment.	Amend Exception 14.1021 in By-law 001-2021, by deleting Paragraph 2 in 14.1021.4 "Other Provisions" and replacing it with the definition for a "Retail Warehouse" as previously defined by by-law 1-88.
"Schedule A" 14.1119	NA	"Schedule A" 14.1119 Map 21	By-law 083-2021 (enacted June 22, 2021) was not reflected in by-law 001-2021. Map 21 in By-law 001-2021 inadvertently shows a small parcel within the overall subject lands at the southeast corner of Highway 50 and Huntington Road as Agricultural Zone when the lands should correctly be	Amend 001-2021 "Schedule A" and Exception 14.1119 in By-law 001-2021, rezoning a portion of the subject lands from "A" Agriculture Zone to "EM1" Prestige Employment Area Zone together with deletions and additions to the site-specific text to remove reference to the "H" Holding Symbol and to reflect the amendments made as per By-law 083-2021 ,

			identified as EM1 Prestige Employment Area Zone subject to Exception 14.1119, which will require Figure E-1632 and Zone Map 21 to be corrected.	
Block 188, Registered Plan 65M-4145	Z.20.003	approved by Vaughan Council on October 20, 2021.	By-law 024-2022 permitted 30 3-storey townhouse dwellings accessed by a common element road	Amend 001-2021, "Schedule A" re-zoning the lands from "A" Agriculture Zone to "RT1" Residential Townhouse Zone, subject to a Part 14 exception in accordance with By-law 024-2022 .
Block 214 Plan 65M-4004	PLC.21.007	By-law 126-2020 , September 29, 2020	approved zoning not carried over into 001-2021	Amend 001-2021, "Schedule A" re-zoning the lands from "R3" Residential Density Zone Three to "RT1" Residential Townhouse Zone, subject to Part 14 special provisions to reflect previously approved By-law 126-2020 .

ATTACHMENT 3: General Amendments Proposed to By-law 001-2021

By-law 001-2021 Section #	Item	Description of Issue/Concern	Proposed Amendments
Schedule A, 14 and 15.1	MZO	Schedule A does not include reference to the MZO Ontario Regulation number which is beneficial for clarification purposes.	<p>Amend Schedule A of the CZBL to include the MZO Ontario Regulation Number for lands subject to an MZO.</p> <p>Amend section 14 to clarify that the CZBL requirements do not apply to lands subject to an MZO.</p> <p>Amend section 15.1 to exclude from the repeal of Zoning By-law 1-88, as amended, lands subject to an MZO, a Minister's Order, or lands subject to stayed appeals by the Minister of Urban Affairs and Housing.</p>
Schedule A and 7.3.1, 7.3.2. 7.3.3	Mapping and Regulations for the RT and RM Zones	"RT" zones on Schedule A do not distinguish if they are RT1 or RT2 as required per table 7-6.	Properties shown as "RT" in "schedule A" will be updated to differentiate between "RT1" and "RT2" permitted uses and lot and building requirements.
1.11	Interpretation	Clarification regarding 'and' and 'or' in the interpretation section to clarify provisions.	Amend subsection 1.11 as follows: Unless the context indicates otherwise:

			(A) "and" indicates that all connected items or regulations apply; and (B) "or" indicates that the connected items or regulations may apply singularly, alternatively or in combination.
3.0, 4.3.2 4	Definition "Amenity Area"	Where an amenity area is required in accordance with this section, a minimum of 90% shall be provided as a common space. Amenity Area: Means an indoor or outdoor communal space designed and maintained for active recreational uses or passive recreational uses for residents of a dwelling or building with residential uses.	Amend the definition of "amenity area" to clarify that an amenity area shall be common and communal, "unless otherwise provided by this by-law"
3.0, 9.2, Table 9-2	Definition "Clinic" NC zone	Definition of Clinic was intended to permit a standalone Pharmacy and Office of a Regulated Professional	Amend section 3.0 definition of "Clinic" to include regulated health professionals and a standalone pharmacy as permitted uses. Add "Clinic" as a permitted use in the "NC" Neighbourhood Commercial zone in Table 9-2
3.0, 4.15	Emergency Services and Telecommunication	Clarification that a fire station and telecommunication tower	Amend section 3.0 definition of "Public Use" to include "fire

	Towers (Public Uses permitted in all zones)	are permitted as a public use in all zones. As well adding public use to all permitted use tables as required.	station” and “telecommunication tower” and delete the word “Emergency Service” throughout the by-law (replaced by “Public Use”).
3.0	Definition “Public Hall”	“Public Hall” is referenced in certain definitions (i.e. Hotel, Golf Course) as a defined term however no definition is provided.	Amend section 3.0 to remove the underline for undefined terms, including “Public Hall”.
3.0 6.3.5	Definition “Industrial Mall”	“Industrial Mall” definition is not listed in permitted use tables for EM1 or EM2 zone. This definition intends to provide a blended parking rate for all permitted uses in these zones, provided the lands are designed, developed, and managed as a unit by a single owner or tenant, or by a group of owners or tenants. This intends to avoid varying parking requirements as tenants change over time in a multi-unit employment building.	Amend by-law to permit “Industrial Mall” within the EM1 and EM2 zones and to clarify that this definition is intended for determining minimum required parking only.
3.0	Definition “Lot Coverage”	Definition of “Lot Coverage”: Means the percentage of the lot area covered by all buildings and covered structures located above grade, as measured to the exterior limits of a building, or covered structure. This inadvertently requires the measurement of “Lot	Amend section 3.0 definition of “Lot Coverage” to omit eaves and gutters from the calculation.

		Coverage” to consider the eaves.	
3.0 & 4.19.2	Definition’s “Landscape” & “Soft Landscape”	Definition of ”Landscape”: “Landscape”: Means an area of land used exclusively for soft landscape.	Amend section 3.0 and subsection 4.19.2 to differentiate landscape and soft landscape definitions and requirements.
3.0	Definition “Office”	Definition of “Office” should permit a brokerage office.	Amend section Part. 3.0 definition of “Office” to include brokerages within the definition.
4.13	Permitted encroachments	Additional clarity required respecting permitted encroachments for the interior side yard for an uncovered platform more than 1.2 m height.	Amend subsection 4.13 to permit encroachments for an uncovered platform more than 1.2 m in height.
4.13	Permitted Encroachments	Hard landscape is inadvertently required to be setback a minimum of 0.6m from any lot line.	Amend subsection 4.13 to delete reference to the setback requirement of 0.6m from any lot line.
4.15.2	Temporary Sales Office	4.15.2 - permitted in all zones, however not specifically listed as a “specified accessory use” in some zones. I.e. Agricultural zone.	Amend subsection 4.15.2 and permitted use tables to clarify that Temporary Sales Offices are permitted in all zones.
4.19	Residential landscaping requirements	The requirements for soft landscaping in the front or exterior yard are only required when there is a driveway in a Residential Zone. Clarity required if there is no driveway in a yard.	Amend subsection 4.19 requiring that soft landscape requirements apply with or without a driveway in the front and/or exterior yard.

5.13.3	Reference to Fence By-law	5.13.3 Screening height Outside Storage refers to Fence By-law.	Amend subsection 5.13.3 to delete reference to “Fence By-law”.
6.3, 3.0	Parking space definition 6.1.3 Exclusivity 6.3.3 Obstruction of a Parking space	Parking Space is defined as an “obstructed” area. Section 6.1.3 states that all parking space types, driveways and aisles shall be “unobstructed”. Section 6.3.3 allows for certain obstructions within a parking space to allow for a compact motor vehicle.	Amend subsection 6.1.3 to provide additional clarity respecting permitted obstructions in accordance with 6.3.3. Amend section 3.0, definition of “Parking Space” and replace “obstructed” with “unobstructed” (unless otherwise provided).
6.3.1	Temporary Sales Office	Parking requirement for “other uses” listed twice – one with a maximum, one without.	Amend subsection 6.3.1 to delete reference to maximum parking for Temporary Sales Office
6.5.1 Sentence 5	Bicycle Parking	The requirements of this sentence are also in sections 6.5.4 and 6.5.5. Suggest deletion of this sentence.	Amend by-law, to delete subsection 6.5.1.
7.2.1, 7.3.1, 8.2.1	Schools in a residential zone	Schools were inadvertently not permitted in all residential and mixed-use zones.	Amend subsections 7.2.1, 7.3.1 and 8.2.1 by adding “School” to the list of permitted uses.
7.2.4	Table 7-5, Note 1	Clarification respecting interior side yard setback requirements.	Replacing the text “The minimum interior side yard

			<p>shall be 0.6 m where the abutting interior side lot line is 1.2 m or greater.</p> <p>“The minimum interior side yard shall be 0.6 m where the interior side yard of the abutting lot is 1.2 m or greater.”</p>
7.3.3, Table 7-8	Lot and Building Requirements for the RM Zones Landscaping Requirements	<p>Minimum landscape (%)</p> <p>Clarity respecting minimum % being calculated based on lot area.</p>	Amend subsection 7.3.3 and Table 7-8 to refer to minimum landscape being calculated based on the area of the lot.
9.2.1, Table 9-2	Commercial Uses	Restaurant (3) has a spelling error. It is currently spelled as Retaurant (3).	Amend by-law to replace “Retaurant” with the word “Restaurant”
15.1	Enactment	Remove reference to “those lands described in Section 1.2 of this By-law as shown on Schedule A.	Amend subsection 15.1 to amend enactment language not to include reference to “Schedule A”.
Table 6-2	Parking Space Rates	Unclear parking requirements for a semi-detached dwelling.	Amend table 6-2 to require two (2) parking spaces for a semi-detached dwelling.
Table 12-2	Undefined terms	“Decommissioning Activities former landfill” inadvertently underlined in Table 12-2.	Amend Table 12-2 to remove underline for an undefined term “Decommissioning Activities former landfill”.