

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, March 8, 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 receive comments from the public and the Committee of the Whole on proposed general and site-specific amendments to the City-Wide Comprehensive Zoning By-law 001-2021 (the “CZBL”) as identified in this Report.

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, 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 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.
- 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.

Recommendation

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.21.052 BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

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, as shown on the Location Map attached to this Report as Attachment 1. The CZBL, when in force, will replace Zoning By-law 1-88, as amended, with the exception of matters of transition pursuant to 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”) and 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 proposed as shown on Attachment 2; and (2) general amendments proposed 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 this Public Meeting was published in the February 10, 2022, edition of the Vaughan Citizen and the Thornhill Liberal newspapers.
- c) Notification of this Public Meeting was posted on the City's website at www.vaughan.ca.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as communications. All written comments received will be reviewed by the Planning and Growth Management Portfolio as input in the review process and will be addressed in a technical report to be considered at a future Committee of the Whole 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. [Council Meeting Minutes – October 20, 2021](#), page 6.

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 proposed in Attachment 2 of this Report are intended to ensure that future tenants, residents, and/or business owners are not adversely impacted by legal non-conforming status, or discrepancies between Zoning By-law 1-88, as amended, 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 proposed 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. A proposed amendment to the CZBL in Attachment 3 will permit Schools as-of-right in all residential and mixed-use zones. This will ensure that as School sites are developed, an additional re-zoning process will not be required.

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. To implement the “RT1” and “RT2” zone requirements, amendments are proposed to the mapping zone categories under Schedule A and, where required, site-specific amendments for the proposed changes to the text and Schedules under the section 14 exceptions of the CZBL.

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 years.

The temporary use by-law reflects the existing use of this unit as initially applied for prior to the adoption of the new CZBL. If approved on a temporary basis, relief from the CZBL would be required three years after the passing of an implementing by-law.

Amendments to Sections 14 and 15.1, and Schedule A of the CZBL are proposed in Attachment 3 to ensure that lands subject to an MZO are appropriately reflected by the CZBL.

An amendment to section 14 of the CZBL is proposed to ensure that the requirements of the CZBL will not apply to 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. Schedule A is also proposed to be amended to identify the MZO Ontario Regulation number for clarification purposes.

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

Not Applicable.

Broader Regional Impacts/Considerations

Not Applicable.

Conclusion

The preliminary issues identified in this Report and any other issues identified through the processing of the general and site-specific amendments as shown on Attachments 2 and 3 will be considered in the technical review. Comments from the public and the Committee of the Whole expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Brandon Correia, Manager of Special Projects, Office of the Deputy City Manager, Planning & Growth Management, ext. 8227.

Attachments

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

Prepared by

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Approved by



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Reviewed by



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