

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2024**

Item 3, Report No. 28, of the Committee of the Whole (Public Meeting), which was adopted, as amended, by the Council of the City of Vaughan on September 24, 2024, as follows:

**By receiving the following Communications:**

- C3. *Katie Pandey, Weston Consulting, dated September 10, 2024;***
- C4. *Katie Pandey, Weston Consulting, dated September 10, 2024; and***
- C10. *Anusha Singh, Wood Bull LLP, Queen Street West, Toronto, dated September 10, 2024.***

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**3. CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 GENERAL AND SITE-SPECIFIC AMENDMENTS ZONING BY-LAW AMENDMENT FILE Z.24.018 THE CORPORATION OF THE CITY OF VAUGHAN**

**The Committee of the Whole (Public Meeting) recommends:**

- 1. That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 10, 2024, be approved;**
- 2. That the site-specific amendments proposed for 11151 Highway 50 be deferred for future consideration; and**
- 3. That the comments of the following speaker be received:**
  - 1. Japji Mangat, 11151 Highway 50, Vaughan, on behalf of 2631622 Ontario Corp.**

**Recommendations**

- 1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.018 (THE CORPORATION OF THE CITY OF VAUGHAN) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.**

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, September 10, 2024

**WARD(S):** ALL

**TITLE:** CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021  
GENERAL AND SITE-SPECIFIC AMENDMENTS  
ZONING BY-LAW AMENDMENT FILE Z.24.018  
THE CORPORATION OF THE CITY OF VAUGHAN

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** FOR INFORMATION

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**Purpose**

To receive comments from the public and the Committee of the Whole on proposed general and site-specific amendments to 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, as shown in Attachments 2 and 3.
- A technical report considering the noted corrections and amendments will be brought forward to a future Committee of the Whole meeting.

**Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.018 (THE CORPORATION OF THE CITY OF VAUGHAN) 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**

Location: City-wide and for the specific sites identified in Attachment 2

On October 20, 2021, Council adopted the new CZBL, which affects all properties within the City of Vaughan, with the exception of lands in the vicinity of Young Street and Steeles Avenue West, as shown on Attachment 1. The CZBL replaces Zoning By-law 1-88 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') by a number of appellants. The OLT issued an order on December 28, 2022, which was subsequently corrected on March 28, 2023, bringing into effect sections of the CZBL that have not been appealed.

On May 17, 2022, Council approved site-specific and general amendments to correct errors in the CZBL. Since that time, staff have identified additional errors in the CZBL that are recommended for correction and have identified other provisions that require clarification. This Report identifies further recommended amendments to correct: (1) site-specific amendments as shown on Attachment 2; and (2) general amendments as shown on Attachment 3.

Reports detailing further recommended site-specific and general amendments to the CZBL will be brought forward to correct errors that may be identified in the future, as required.

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

- a) Date the Notice of Public Meeting was circulated: August 16, 2024.
- b) The Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca).
- c) No comments have been received as of August 27, 2024 by the Development Planning Department.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a technical report to be considered at a future Committee of the Whole meeting.

**Previous Reports/Authority**

The following link is to the CZBL approval report (adopted, as amended, by Council on October 20, 2021):

[October 13, 2021, Committee of the Whole \(2\) \(Item 9, Report No. 46\)](#)

The following links are to previous reports granting authority to make general and site-specific amendments to the CZBL (File Z.21.052):

[March 8, 2022, Committee of the Whole \(Public Meeting\) \(Item 1, Report No. 14\)](#)

[May 10, 2022, Committee of the Whole \(2\) \(Item 14, Report No. 24\)](#)

## **Analysis and Options**

### ***Site-specific amendments to the CZBL are proposed, as shown on Attachment 2.***

The site-specific amendments to the CZBL identified in Attachment 2 are intended to address site-specific zoning exceptions that were not carried forward from Zoning By-law 1-88 to the CZBL, or were carried forward with errors in the CZBL version of the site-specific exceptions. The proposed amendments are intended to ensure that current and future owners and tenants of the lands are not adversely impacted by legal non-conforming status or site-specific discrepancies between Zoning By-law 1-88, as amended, and the CZBL.

### ***General amendments to the CZBL are proposed, as shown on Attachment 3.***

The general amendments to the CZBL identified in Attachment 3 are proposed to provide clarity with respect to various maps and text provisions relating to permitted uses, definitions, lot and building requirements, notes, tables, and special provisions.

## **Financial Impact**

There are no financial requirements for new funding associated with this Report.

## **Operational Impact**

The proposed amendments identified in Attachments 2 and 3 have been reviewed in collaboration with the Building Standards and Legal Services Departments for technical accuracy.

## **Broader Regional Impacts/Considerations**

There are no broader regional impacts or considerations associated with this Report.

## **Conclusion**

The proposed amendments to the CZBL identified in Attachments 2 and 3 are intended to correct errors identified in the CZBL and to provide clarification in respect of certain provisions.

**For more information**, please contact Chris Cosentino, Senior Planner, Development Planning Department, ext. 8215.

## **Attachments**

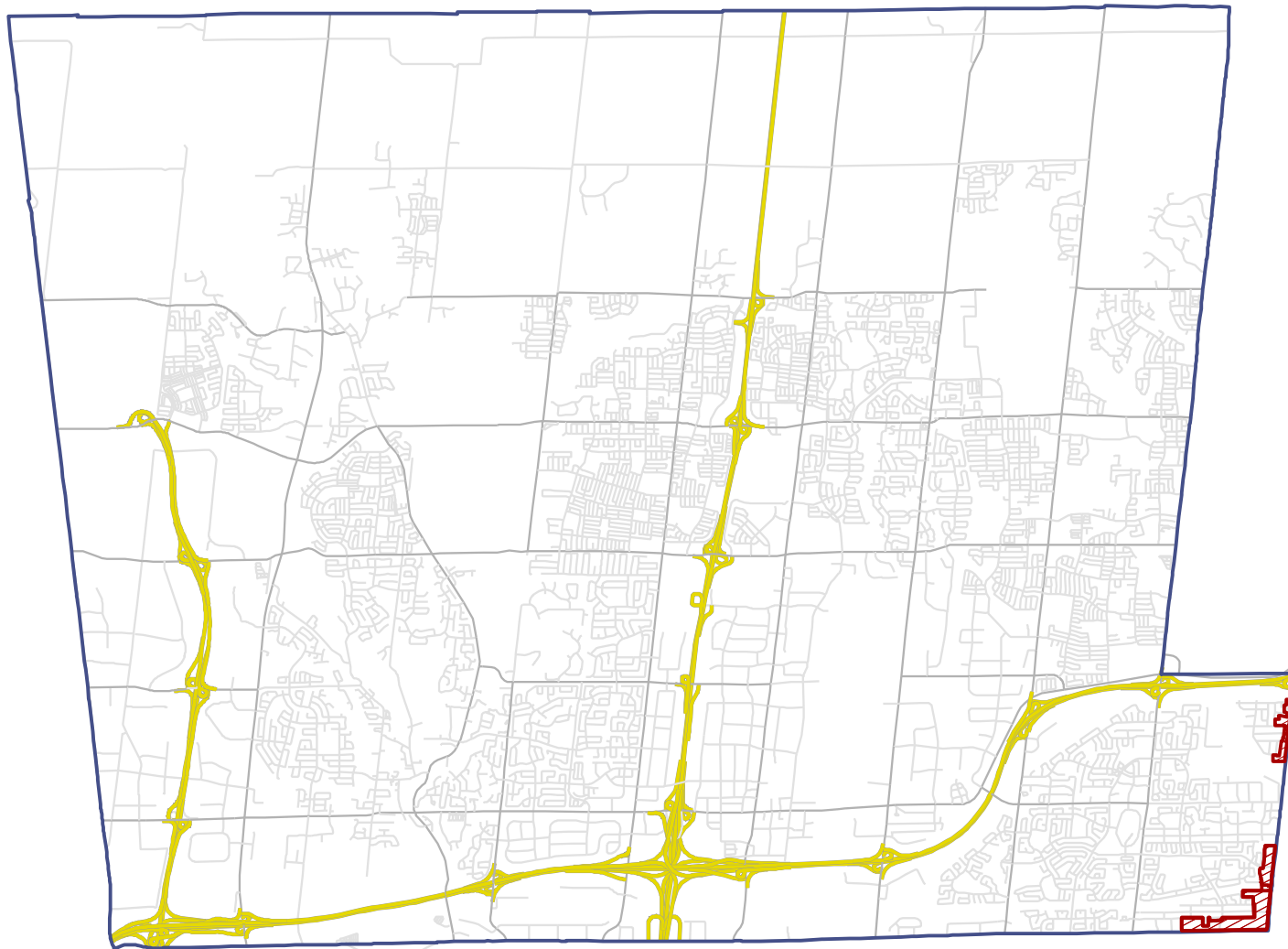
1. Lands Subject to Zoning By-law 001-2021
2. Site-specific Amendments Proposed to By-law 001-2021
3. General Amendments Proposed to By-law 001-2021



## **Prepared by**

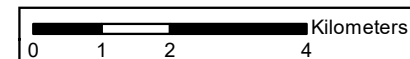
Chris Cosentino, Senior Planner, ext. 8215

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development Planning, ext. 8529



-  Lands Subject to Zoning By-law 1-88
-  Lands Subject to Zoning By-law 001-2021



## Lands Subject to Zoning By-law 001-2021



## Attachment

FILE:  
Z.24.018

DATE:  
September 10, 2024

1

**ATTACHMENT 2**  
**Site-specific Amendments Proposed to By-law 001-2021 (“CZBL”)**

<b>Property/ Address</b>	<b>File Number</b>	<b>Committee/ Council Date</b>	<b>Objective of Amendment</b>	<b>Proposed Amendment</b>
7117 Bathurst Street	N/A	N/A	To correct the inadvertent removal of Clinic as a permitted use in site-specific exception 14.572 of the CZBL, which was permitted as a Business and Professional Office under Zoning By-law 1-88 but is now defined separately as a Clinic in the CZBL	To add a Clinic as a permitted use to site-specific exception 14.572 of the CZBL
156 Chrislea Road	Z.19.012	March 3, 2020 Committee of the Whole	To carry forward the approved amended version of site-specific amendment 9(950) in Zoning By-law 1-88 into the CZBL	To amend site-specific exception 14.628 of the CZBL to include the approved amendments made through By-law 088-2021
7681 Highway 27	N/A	N/A	To correct the inadvertent removal of Clinic as a permitted use in site-specific exception 14.1047 of the CZBL, which was permitted as a Business and Professional Office under Zoning By-law 1-88 but is now defined separately as a Clinic in the CZBL	To add a Clinic as a permitted use to site-specific exception 14.1047 of the CZBL for Buildings A, B and C on the lands
8298, 8310, 8320 Highway 27	Z.19.026	March 1, 2022 Committee of the Whole	To carry forward approved site-specific amendment 9(1535) in Zoning By-law 1-88 into the CZBL	To rezone the lands from the A – Agricultural Zone to the SC Service Commercial Zone with site-specific exceptions in accordance with approved By-law 060-2022

10951 Highway 50	Z.00.064, Z.14.012		To carry forward approved site-specific amendment 9(1144) in Zoning By-law 1-88 into the CZBL	To rezone the lands from the A – Agricultural Zone to the GC General Commercial Zone together with site-specific exceptions in accordance with approved By-law 265-2002
11065 and 11133 Highway 50, 11050 Cold Creek Road, Lot 28, Concession 11	N/A	N/A	To correct the inadvertent rezoning of the lands to the GC General Commercial Zone which is contrary to VOP 2010	To rezone the lands from the GC General Commercial Zone to the A – Agricultural Zone in conformity with VOP 2010
11151 Highway 50	N/A	N/A	To correct the inadvertent rezoning of the lands to the GC General Commercial Zone which is contrary to VOP 2010, while maintaining the provisions of site-specific exception 14.714	To rezone the lands from the GC General Commercial Zone to the A – Agricultural Zone subject to site-specific exception 14.714 in conformity with VOP 2010
2851 Highway 7	Z.19.024		To carry forward and correct site-specific provisions for minimum landscape strip width and minimum setbacks from site-specific amendment 9(1505) in Zoning By-law 1-88 into the CZBL and correct zone boundaries shown in Schedule 'A' for the lands	To amend site-specific exception 14.1123 of the CZBL to include the minimum requirement of a 3.2 m landscape strip abutting the east lot line, correct reference to minimum setbacks where the building height exceeds 10.2 m to 9 m and 8.5 m and to amend Schedule 'A' of the CZBL to match Schedule E-1636
2871, 2899, 2907 Highway 7	Z.21.010	June 28, 2022 Committee of the Whole	To carry forward the approved amended version of site-specific amendment 9(1473) in Zoning By-law 1-88 into the CZBL	To amend site-specific exception 14.1124 of the CZBL to include the approved amendments made through By-laws 157-2022, 018-2023 and 099-2023

6640 Highway 7	Z.21.037	June 7, 2022 Committee of the Whole	To carry forward the approved amended version of site-specific amendment 9(1392) in Zoning By-law 1-88 into the CZBL	To amend site-specific exception 14.1021 of the CZBL to include the approved amendments made through By-law 137-2022
7899 Huntington Road	N/A	N/A	To correct the inadvertent rezoning of the lands to the EM1 Prestige Employment Zone which is contrary to VOP 2010	To rezone the lands from the EM1 Prestige Employment Zone to the EM2 General Employment Zone in conformity with VOP 2010
161 Innovation Drive	N/A	N/A	To correct the inadvertent rezoning of the lands to the SC Service Commercial Zone which is contrary to VOP 2010	To rezone the lands from the SC Service Commercial Zone to the EM2 General Employment Zone in conformity with VOP 2010
7034 & 7040 Islington Avenue	Z.21.024	October 17, 2023 Committee of the Whole	To carry forward approved site-specific amendment 9(1183) in Zoning By-law 1-88 into the CZBL	To rezone the lands from the A – Agricultural Zone and the EM1 Prestige Employment Zone to the RM3 Multiple Unit Residential Zone and the OS1 Public Open Space Zone (or other similar zone as appropriate) with site-specific exceptions in accordance with approved By-law 215-2023
7082 Islington Avenue	Z.19.035, 19T-17V006, DA.18.015 DA.20.007 & Z.22.016	February 9, 2021 Committee of the Whole	To carry forward approved site-specific amendment 9(1323) in Zoning By-law 1-88 into the CZBL	To amend site-specific exception 14.959 of the CZBL to rezone a portion of the lands from the RT1(H) Townhouse Residential Zone to the OS2 Private Open Space Zone and carry over revised site-specific exceptions in accordance with approved By-law 096-2021
8750 Jane Street	Z.21.052	May 10, 2022 Committee of the Whole	To recognize the legally existing personal service shop use in unit 14 previously permitted under	To extend the duration of the temporary use permissions established under approved By-



			Zoning By-law 1-88 and afford time for the City's next Official Plan Review to be completed which is anticipated to permit the use as of right	law 095-2022 to permit a Personal Service Shop in Unit 14 for an additional 3 years
9505 Keele Street	N/A	N/A	To carry forward the permitted use of a take-out restaurant from site-specific amendment 9(810) in Zoning By-law 1-88 which was inadvertently removed from site-specific exception 14.506 of the CZBL	Add take-out restaurant as a permitted use in exception 14.506 of the CZBL
9675, 9687, 9697 Keele Street	Z.20.025	May 2, 2023 Committee of the Whole	To carry forward the approved amended version of site-specific amendment 9(1568) in Zoning By-law 1-88 into the CZBL	To amend site-specific exception 14.404 of the CZBL to include the approved amendments made through approved By-law 105-2023
7938 Kipling Avenue	Z.19.005, A001/22	December 3, 2019 Committee of the Whole	To carry forward the approved amended version of site-specific amendment 9(1054) in Zoning By-law 1-88 and the associated approved minor variance application into the CZBL	To amend site-specific exception 14.722 of the CZBL to include the approved amendments made through approved By-law 122-2020 and Minor Variance Application A001/22
2057 Major Mackenzie Drive West	Z.16.006, DA.19.070	October 24, 2019 LPAT (OLT) Order Case No. PL170305	To carry forward approved site-specific amendment 9(1549) in Zoning By-law 1-88 into the CZBL	To rezone the lands from the A – Agricultural Zone to the RM2 Multiple Unit Residential Zone (or other similar zone(s) as appropriate) and the OS1 Public Open Space Zone with site-specific exceptions in accordance with approved By-law 193-2022

46 Uplands Avenue	N/A	N/A	To correct reference to incorrect zone categories within site-specific exception 14.496 of the CZBL	Change reference to the “GR Zone” which does not exist under the CZBL to the OS2 Private Open Space Zone
236 Wallace Street	N/A	September 18, 2020 OLT Order Case No. PL111184	To correct the inadvertent rezoning of the lands to the EP Environmental Protection Zone which is contrary to VOP 2010 and the related OLT Decision	To rezone the lands from the EP Environmental Protection Zone to the R3 Residential Zone
7600 Weston Road	N/A	N/A	To recognize the gross floor area (“GFA”) of the existing Shopping Centre located on the lands which exceeds the permitted 10,000 m <sup>2</sup> under the GMU General Mixed-Use Zone	To add permission for a Shopping Centre to have a GFA of 10,419 m <sup>2</sup> to site-specific exception 14.443 of the CZBL, which was previously permitted by Zoning By-law 1-88.
7777 Weston Road	N/A	N/A	To correct the inadvertent inclusion of a Restaurant as a prohibited use in site-specific exception 14.124 of the CZBL whereas a Restaurant was previously permitted under site-specific amendment 9(246) in Zoning By-law 1-88	To delete reference to “Restaurant” under section 14.124.1.3.c of site-specific exception 14.124 of the CZBL, thereby permitting the use on the lands
7979 Weston Road	Z.21.030	February 2, 2022 Committee of the Whole	To carry forward the approved amended version of site-specific amendment 9(922) in Zoning By-law 1-88 into the CZBL  Additionally, the permitted uses of a Supermarket and Service or Repair Shop where inadvertently not carried over from site-specific exception 9(222)	To amend site-specific exception 14.604 of the CZBL to include the approved amendments made through By-law 045-2022 and to restore Supermarket and Service or Repair Shop as permitted uses

14.205	N/A	N/A	To delete site-specific exception 14.205 which was erroneously applied in Zoning By-law 1-88 and carried over to the CZBL	To delete site-specific exception 14.205 from the CZBL and amend Schedule A to remove all reference to it
14.272 - Part Lots 28 & 29, Concession 1)	N/A	N/A	To carry forward the provisions of Schedule T-12 into in site-specific amendment 9(471) of Zoning By-law 1-88 into the CZBL	To amend site-specific exception 14.272 of the CZBL to include the lot and building provisions of Schedule T-12
14.676	N/A	N/A	To correct the inadvertent removal of RV2 and RV4 Zone category references from site-specific exception 14.676 of the CZBL	Add reference to the RV2 Zone to Section 14.676.1.1 and reference to the RV4 Zone to Section 14.676.1.2 of site-specific exception 14.676 of the CZBL
14.891	N/A	N/A	To correct references to the RD3 Zone category instead of the R3 Zone and the inadvertent removal of front yard and rear yard requirements for certain lots	To amend site-specific exception 14.891 to change reference to the RD3 Zone to say R3 Zone, consistent with Schedule E-1377, and to carry over the minimum required rear yard setback of 6.8 m for Lot 44 and the minimum required front yard setback of 5.8 m for lots in the R4 Zone on Streets "A" and "D"
14.1118	N/A	N/A	To clarify the permitted uses on lands subject to site-specific exception 14.1118 that are zoned with a Holding Symbol "(H)"	To permit uses within an existing building that were permitted by the corresponding zone under Zoning By-law 1-88, notwithstanding the Holding Symbol "(H)"

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

By-law 001-2021 Section	Item	Description of Issue/Concern	Proposed Amendments
4.1.1.4 5.21.1 5.21.3 5.21.8 5.21.10.c.	Accessory Structures and Secondary Suites	<p>Remove provisions in conflict with amendments to the <i>Planning Act</i> implemented through Bill 23 (<i>More Homes Built Faster Act, 2022</i>).</p> <p>The current provisions:</p> <ul style="list-style-type: none"> <li>- restrict the use of accessory buildings and structures for human habitation and for gain and profit;</li> <li>- allow a maximum of one secondary suite per lot;</li> <li>- apply a minimum parking rate for both the principal dwelling and a secondary suite;</li> <li>- require a minimum gross floor area of 35 m<sup>2</sup> for a secondary suite; and</li> <li>- require a secondary suite entrance to not be located closer to the front lot line than the main entrance of a dwelling unit on the abutting lot.</li> </ul> <p>Subsection 35.1 of the <i>Planning Act</i> removes the authority for a By-law to prohibit:</p> <ul style="list-style-type: none"> <li>- three residential</li> </ul>	Delete Subsections 4.1.1.4, 5.21.1, 5.21.8 and 5.21.10.c. in their entirety and replace 5.21.3 with the requirements for parking from Bill 23, thereby allowing up to three units on a parcel of urban residential land.

		<p>units on a parcel of urban residential land, which can include one residential unit in an ancillary building or structure to a detached house, semi-detached house or rowhouse;</p> <ul style="list-style-type: none"> <li>- more than one parking space per residential unit; and</li> <li>- the minimum floor area of a residential unit.</li> </ul>	
4.19.1 Table 7-4 Table 7-5	Soft Landscaping Requirements	<p>The list of residential zones that apply to section 4.19.1 is missing certain additional residential zones categories.</p> <p>The landscaping requirements in Tables 7-4 and 7-5 contradict subsection 4.19.1.2.</p>	Amend subsection 4.19.1 to include additional residential zones and delete the landscaping requirements from Tables 7-4 and 7-5.
4.21.2 4.21.5	Swimming Pools	4.21.5 states that a swimming pool shall not be located closer to the exterior side lot line than the dwelling. For “pie-shaped” lots, it is unclear which part of the dwelling is used to determine the correct exterior side yard setback to a pool.	Delete Subsection 4.21.5 and amend subsection 4.21.2 to indicate that an outdoor swimming pool shall not be permitted within any front or exterior side yard of a lot.

4.3.3.1.b. 4.3.3.1.c.	Outdoor Amenity Area Requirements	The total minimum required outdoor amenity area for an apartment dwelling is 55 m <sup>2</sup> located at grade, and subsection 4.3.3.1.c. allows for a maximum of 20% of that total to be located on a rooftop or terrace.	Delete Subsection 4.3.3.1.c. to allow greater flexibility for rooftop amenity space
4.3.3.1.a.	Outdoor Amenity Area Requirements	Section 4.3.3.1.a requires a minimum outdoor amenity area of 50% of the total required amenity area for a block townhouse and multiple-unit townhouse dwelling, calculated under subsection 4.3.2., however an apartment dwelling is excluded from this requirement.	Add apartment dwelling, apartment dwelling units and podium townhouse dwelling units to subsection 4.3.3.1.a.
4.3.2.2	Minimum Required Amenity Area	The current section requires 10 m <sup>2</sup> total of amenity area for eight (8) dwelling units, where it should be 10 m <sup>2</sup> per dwelling unit for the first eight units.	Amend subsection 4.3.2.2 to add “per dwelling unit” for the first eight (8) dwelling units.
6.3.1	Parking Space Dimensions	There are no minimum size requirements in the by-law for a private garage.	Add a provision in Part 6 for a minimum interior private garage dimension of 3.0 m x 6.0 m.
6.4.1.4	General Provisions for Barrier-free Parking Spaces	The by-law provision currently suggests that barrier free parking spaces are not required for residential uses (including multi-family	Amend this sentence to clarify that barrier-free parking spaces are required for residential uses as

		residential buildings, towers, etc.)	well as residential visitor uses.
Table 6-2	Parking Rate Calculation for Independent Living Facility and Supportive Living Facility	The current parking rate calculation for an Independent Living Facility and Supportive Living Facility is one (1) parking space per four (4) beds.	Amend the parking rate in Table 6-2 to one (1) parking space per bedroom for an Independent Living Facility and Supportive Living Facility.
Table 6-2 Section 6.10 Table 8-2 Table 9-2 Table 11-2	Multiple requirements regarding Car Wash and Drive-Through Stacking Lane Requirements	Table 6-2 references the incorrect section in the by-law for Stacking Lane Requirements for a Car Wash and Drive-Through.	Remove the requirement for Car Wash and Drive Through from Table 6-2 and add notes on the permitted use tables to direct to Section 6.10 for Stacking Lane Requirements.
Table 7-5	Lot and Building Requirements for the R4 and R5 Zones	Minimum required setback to a garage in the front or exterior side yard is missing.	Add Note 2 for Single Detached Dwellings for R4, R4A, R5 and R5A Zones for front and exterior side yard requirements.