

ATTACHMENT 3

General Amendments Proposed to Comprehensive Zoning By-law 001-2021 ("CZBL")

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 that contravene subsection 35(1) of the <i>Planning Act</i> restricting zoning by-laws from containing policies and provisions that prohibit the use of up to three (3) residential units.</p> <p>The current provisions:</p> <ul style="list-style-type: none"> - restrict the use of accessory buildings and structures for human habitation and for gain and profit; - allow a maximum of one secondary suite per lot; - apply a minimum parking rate for both the principal dwelling and a secondary suite; - require a minimum gross floor area of 35 m² for a secondary suite; and - 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. <p>-</p>	Delete Subsections 4.1.1.4, 5.21.1, 5.21.3, 5.21.8 and 5.21.10.c in their entirety and add the additional residential unit permissions and minimum parking requirements from Bill 23 to Section 5.21 of the CZBL.

<p>4.19.1 Table 7-4 Table 7-5</p>	<p>Soft Landscaping Requirements</p>	<p>The provided list of residential zones where soft landscaping requirements apply is missing certain additional residential zone categories.</p> <p>The landscaping requirements in Tables 7-4 and 7-5 contradict subsection 4.19.1.2.</p>	<p>Amend subsection 4.19.1.1 to include all residential zones other than the RM zones and delete the landscaping requirements from Tables 7-4 and 7-5.</p>
<p>4.21.2 4.21.5</p>	<p>Swimming Pools</p>	<p>Subsection 4.21.5 states that an outdoor 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 swimming pool. Subsection 4.21.2 also specifies that an outdoor swimming pool shall only be permitted in the rear yard of a lot, which prohibits the location of a swimming pool in portions of the lot that are technically the rear of the dwelling but not in the 'defined' rear yard of the lot (i.e between dwelling jut-outs).</p>	<p>Delete subsection 4.21.5 and amend subsection 4.21.2 to clarify that an outdoor swimming pool shall not be permitted within any minimum required front or exterior side yard of a lot.</p>

<p>4.3.3.1.b 4.3.3.1.c</p>	<p>Outdoor Amenity Area Requirements</p>	<p>The total minimum required outdoor amenity area for an apartment dwelling is only 55.0 m² located at grade, and the current provision in subsection 4.3.3.1.c only allows for a maximum of 20% of the required minimum outdoor amenity area to be located on a rooftop or terrace. The provision allows for a maximum of 11 m² of outdoor amenity area to be allocated on a rooftop or terrace, whereas there should be no restriction.</p>	<p>Delete Subsection 4.3.3.1.c.</p>
<p>4.3.3.1.a</p>	<p>Outdoor Amenity Area Requirements</p>	<p>Subsection 4.3.3.1.a requires a minimum outdoor amenity area of 50% of the total required amenity area calculated under subsection 4.3.2 for a block townhouse dwelling or multiple-unit townhouse dwelling, however an apartment dwelling is excluded from this requirement and should be added.</p>	<p>Add apartment dwelling, apartment dwelling units and podium townhouse dwelling units to subsection 4.3.3.1.a.</p>
<p>4.3.2.2</p>	<p>Minimum Required Amenity Area</p>	<p>The current provision requires only 10.0 m² total of amenity area for the first eight (8) dwelling units, where it should be 10.0 m² <i>per dwelling unit</i> for the first eight dwelling units.</p>	<p>Amend subsection 4.3.2.2 to add “per dwelling unit” for the first eight dwelling units.</p>
<p>6.3.1</p>	<p>Parking Space Dimensions</p>	<p>There are no minimum size requirements in the by-law for a private garage.</p>	<p>Add a provision in Part 6 for a minimum interior private garage dimension of 3.0 m x 6.0 m.</p>

6.4.1.4	General Provisions for Barrier-free Parking Spaces Requirements	The by-law provision suggests that barrier-free parking spaces are not required for residential uses (including multi-family residential buildings, towers, etc.) and it should be required.	Amend Subsection 6.4.1.4 of the CZBL to clarify that barrier-free parking spaces are required for residential uses such as Apartment Dwelling, Live-work Dwelling or Multiple Unit Townhouse Dwelling, for residential visitor parking spaces, and for all non-residential 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 incorrectly references section 5.22 for Stacking Lane Requirements for a Car Wash and section 6.10 for Stacking Lane Requirements for a Drive-Through.	Remove the requirement for Car Wash and Drive Through from Table 6-2 and add notes on the permitted use tables to refer 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.

Table 8-2 Table 8-4	Additional Requirements to Tables 8-2 and 8-4 - Note 2	Specific uses subject to Note 2 on Tables 8-2 and 8-4 are only permitted as part of a Mixed-Use Development and are limited to a <i>maximum</i> of 30% of the gross floor area of all uses on the lot. However, Vaughan Official Plan, 2010 requires a <i>minimum</i> of 30% of the total gross floor area to consist of uses other than retail uses.	Remove Note 2 from the additional requirements to Tables 8-2 and 8-4 and any corresponding reference to Note 2 in the tables.
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