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Communication

Council – October 29, 2024

CW(1) – Report No. 32 Item No. 3

DATE: October 22, 2024

TO: Mayor and Members of Council

FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management

RE: COMMUNICATION – Council, October 29, 2024

Report #32, Item #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**

Recommendation

1. THAT Attachment 2 to Item 3 of the October 8, 2024, Committee of the Whole (1) Report No.32 be DELETED AND REPLACED with the revised Attachment 2, attached hereto to this Communication, to reinstate 11151 Highway 50 into the list of site-specific amendments proposed to the Comprehensive Zoning By-law (“CZBL”).

Background

Council, on September 24, 2024, resolved to receive a public meeting report for proposed general and site-specific amendments to the CZBL (Zoning By-law Amendment File Z.24.018) and adopted to defer a site-specific zoning amendment proposed for 11151 Highway 50 to a later date.

The technical report prepared for File Z.24.018 was heard at the October 8, 2024, Committee of the Whole (1) Meeting, and excluded 11151 Highway 50 from the list of site-specific amendments.

The Committee of the Whole, on October 8, 2024, resolved to reinstate the proposed site-specific amendment for 11151 Highway 50, as shown on the revised Attachment 2, attached hereto to this Communication. A Zoning By-law reflecting the site-specific zoning amendment for 11151 Highway 50 is also proposed to be heard at the October 29, 2024, Council Meeting.

For more information, contact Michael Torres, Acting Senior Planner - Comprehensive Zoning By-law ext. 8933.

Respectfully submitted by

A handwritten signature in black ink, appearing to read 'Haiqing Xu', written in a cursive style.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Attachments

1. Attachment 2 – Site-specific Amendments Proposed to Comprehensive Zoning By-law 001-2021 (“CZBL”)

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

Property/ Address	File Number	Committee/ Council Date	Objective of Amendment	Proposed Amendment
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 11, 2020 Council	To correct the site-specific development standards and mapping of the CZBL to accurately reflect the zoning applicable to the lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 088-2021.	To amend site-specific exception 14.628 of the CZBL to include the Zoning By-law 1-88 site-specific approvals granted under 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 22, 2022 Council	To correct the site-specific development standards and mapping of the CZBL to accurately reflect the zoning applicable to the lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 060-2022.	To rezone the lands from A Agricultural Zone to SC Service Commercial Zone subject to a new site-specific exception in accordance with Zoning By-law 1-88 site-specific approvals granted under By-law 060-2022.
10951 Highway 50	Z.00.064, Z.14.012	August 25, 2003 Council	To correct the site-specific development standards and mapping of the CZBL to accurately reflect the zoning applicable to the lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 265-2002.	To rezone the lands from A Agricultural Zone to GC General Commercial Zone subject to a new site-specific exception in accordance with Zoning By-law 1-88 site-specific approvals granted under 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 in the CZBL to GC General Commercial Zone which is contrary to Vaughan Official Plan, 2010 ("VOP 2010").	To rezone the lands from GC General Commercial Zone to A – Agricultural Zone to conform 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 correct site-specific provisions in the CZBL for minimum landscape strip width and minimum setbacks from site-	To amend site-specific exception 14.1123 of the CZBL to include the minimum requirement of a 3.2 m landscape strip abutting

			specific amendment 9(1505) in Zoning By-law 1-88 and correct zone boundaries shown in Schedule 'A' for the lands.	the east lot line, correct reference to minimum setbacks where the building height exceeds 10.2 m to 9.0 m and 8.5 m, and to amend Schedule 'A' of the CZBL to reflect the correct zone boundaries as shown in Figure E-1636 in exception 14.1123.
2871, 2899, 2907 Highway 7	Z.21.010	June 28, 2022 Council	To correct the site-specific development standards and mapping of the CZBL to accurately reflect the zoning applicable to the lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-laws 157-2022, 018-2023 and 099-2023.	To amend site-specific exception 14.1124 of the CZBL to include the Zoning By-law 1-88 site-specific approvals granted under By-laws 157-2022, 018-2023 and 099-2023.
6640 Highway 7	Z.21.037	June 28, 2022 Council	To correct the site-specific development standards and mapping of the CZBL to accurately reflect the zoning applicable to the lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 137-2022.	To amend site-specific exception 14.1021 of the CZBL to include the Zoning By-law 1-88 site-specific approvals granted under By-law 137-2022.
7899 Huntington Road	N/A	N/A	To correct the inadvertent rezoning of the lands in the CZBL to EM1 Prestige Employment Zone which is contrary to VOP 2010.	To rezone the lands from EM1 Prestige Employment Zone to EM2 General Employment Zone to conform with VOP 2010.
161 Innovation Drive	N/A	N/A	To correct the inadvertent rezoning of the lands in the CZBL	To rezone the lands from SC Service Commercial Zone to

			to SC Service Commercial Zone which is contrary to VOP 2010.	EM2 General Employment Zone to conform with VOP 2010.
7034 & 7040 Islington Avenue	Z.21.024	October 17, 2023 Council	To correct the site-specific development standards and mapping of the CZBL to accurately reflect the zoning applicable to the lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 215-2023.	To rezone the lands from A Agricultural Zone and EM1 Prestige Employment Zone to RM3 Multiple Unit Residential Zone and OS1 Public Open Space Zone (or other similar zone as appropriate) subject to a new site-specific exception in accordance with Zoning By-law 1-88 site-specific approvals granted under By-law 215-2023.
7082 Islington Avenue	Z.19.035, 19T- 17V006, DA.18.015 DA.20.007 & Z.22.016	February 17, 2021 Council	To correct the site-specific development standards and mapping of the CZBL to accurately reflect the zoning applicable to the lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 096-2021.	To amend site-specific exception 14.959 of the CZBL to rezone a portion of the lands from RT1(H) Townhouse Residential Zone to OS2 Private Open Space Zone and carry over revised site-specific exceptions in accordance with Zoning By-law 1-88 site-specific approvals granted under approved By-law 096-2021.
8750 Jane Street	Z.21.052	May 17, 2022 Council	To permit the temporary use of a personal service shop in unit 14 which was previously permitted under the C7 Service Commercial Zone in Zoning By-law 1-88 and afford time for the City's next Official Plan Review to be completed which is	To extend the duration of the existing temporary use permissions established in Zoning By-law 1-88 under By-law 095-2022 to permit the temporary use of Personal Service (hair salon) in Unit 14 for an additional 3 years.

			anticipated to permit the use as of right	
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 in 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 correct the site-specific development standards and mapping of the CZBL to accurately reflect the zoning applicable to the lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 105-2023.	To amend site-specific exception 14.404 of the CZBL to include the Zoning By-law 1-88 site-specific approvals granted under By-law 105-2023.
7938 Kipling Avenue	Z.19.005, A001/22	December 17, 2019 Council	To correct the site-specific development standards and mapping of the CZBL to accurately reflect the zoning applicable to the lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 105-2023 and Minor Variance Application A001/22.	To amend site-specific exception 14.722 of the CZBL to include the Zoning By-law 1-88 site-specific approvals granted under 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 correct the site-specific development standards and mapping of the CZBL to accurately reflect the zoning applicable to the lands pursuant to Zoning By-law 1-88 site-	To rezone the lands from A Agricultural Zone to RM2 Multiple Unit Residential Zone (or other similar zone(s) as appropriate) and OS1 Public Open Space Zone in accordance with the Zoning By-law 1-88 site-

			specific approvals granted under By-law 193-2022.	specific approvals granted under 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 "GR Zone" which does not exist under the CZBL to 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 in the CZBL to EP Environmental Protection Zone which is contrary to VOP 2010 and the related OLT Decision.	To rezone the lands from EP Environmental Protection Zone to R3 Residential Zone to conform with VOP 2010.
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 ² under the GMU General Mixed-Use Zone.	To add to site-specific exception 14.443 of the CZBL permission for a Shopping Centre to have a maximum GFA of 10,419 m ² which was previously permitted in 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 where a Restaurant was previously permitted under site-specific exception 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 a Restaurant use on the lands.
7979 Weston Road	Z.21.030	February 15, 2022 Council	To correct the site-specific development standards and mapping of the CZBL to accurately reflect the zoning applicable to the lands pursuant to Zoning By-law 1-88 site-	To amend site-specific exception 14.604 of the CZBL to include the Zoning By-law 1-88 site-specific approvals granted under By-law 045-2022 and to restore Supermarket and Service or Repair Shop as permitted uses.

			<p>specific approvals granted under By-law 045-2022.</p> <p>Additionally, the permitted uses of a Supermarket and Service or Repair Shop were inadvertently not carried forward into the CZBL for the lands from site-specific exception 9(222) in Zoning By-law 1-88.</p>	
14.205	N/A	N/A	To delete site-specific exception 14.205 in the CZBL which was erroneously applied in Zoning By-law 1-88 and carried forward into the CZBL.	To delete site-specific exception 14.205 from the CZBL and amend Schedule A to remove all references to it.
14.272 - Part Lots 28 & 29, Concession 1)	N/A	N/A	To carry forward into the CZBL the provisions of Schedule T-12 of site-specific exception 9(471) in Zoning By-law 1-88.	To amend site-specific exception 14.272 of the CZBL to include the lot and building provisions of Schedule T-12 of site-specific exception 9(471) in Zoning By-law 1-88.
14.676	N/A	N/A	To correct the inadvertent removal of RV2 Zone and RV4 Zone categories from site-specific exception 14.676 of the CZBL.	Add reference to RV2 Zone to Section 14.676.1.1 and reference to RV4 Zone to Section 14.676.1.2 of site-specific exception 14.676 in the CZBL.
14.891	N/A	N/A	To correct references to the RD3 Zone category instead of the R3 Zone category 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 RD3 Zone to R3 Zone, consistent with Figure E-1377 in exception 14.891, 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)".