

City of Vaughan City-wide Comprehensive Zoning By-law Review

Committee of the Whole (2)

October 13, 2021

Overview

1. Review of comment response matrix
2. Zoning By-law – Final Draft

Transition (C. 6, C.19, C.27, C.32, C. 33, C. 34, C.35, C.36, C.37, C.39.)

- Several communications received request future consideration of the comprehensive zoning by-law for various reasons such as but not limited a range of active development applications.
- Comments made seeking to increase clarity with respect to what is subject to Transition
- Revisions to Part 1.6 made seeking to respond to concerns raised

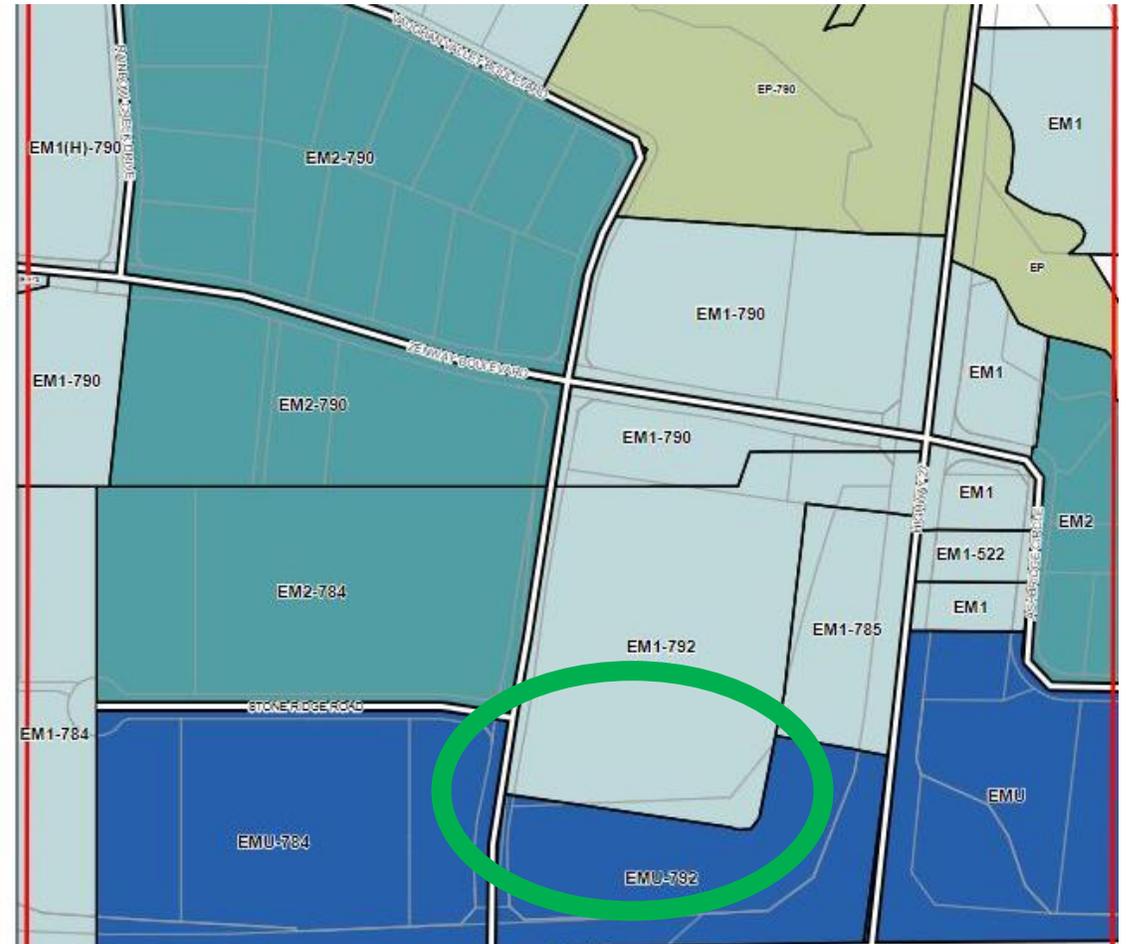
Transition



- Transition has two main aspects: Planning Act & Building Code Act (permit) approvals
- Applies to all types of development applications (Zoning By-law amendment, draft plan of subdivision approval, minor variances, site plans, etc.)
- With planning approval in place, building permits are subject to transition to avoid potential conflict with zoning requirements
- The final draft recommends that transition go back to Jan 1, 2010 and be subject to a ten year expiry **clause (new)**

C.6 – Request for revised zone line

- Minor zone boundary now follows the internal road and avoids the split zoning of two existing buildings
- Confirmation respecting accessory eating establishment to gas stations



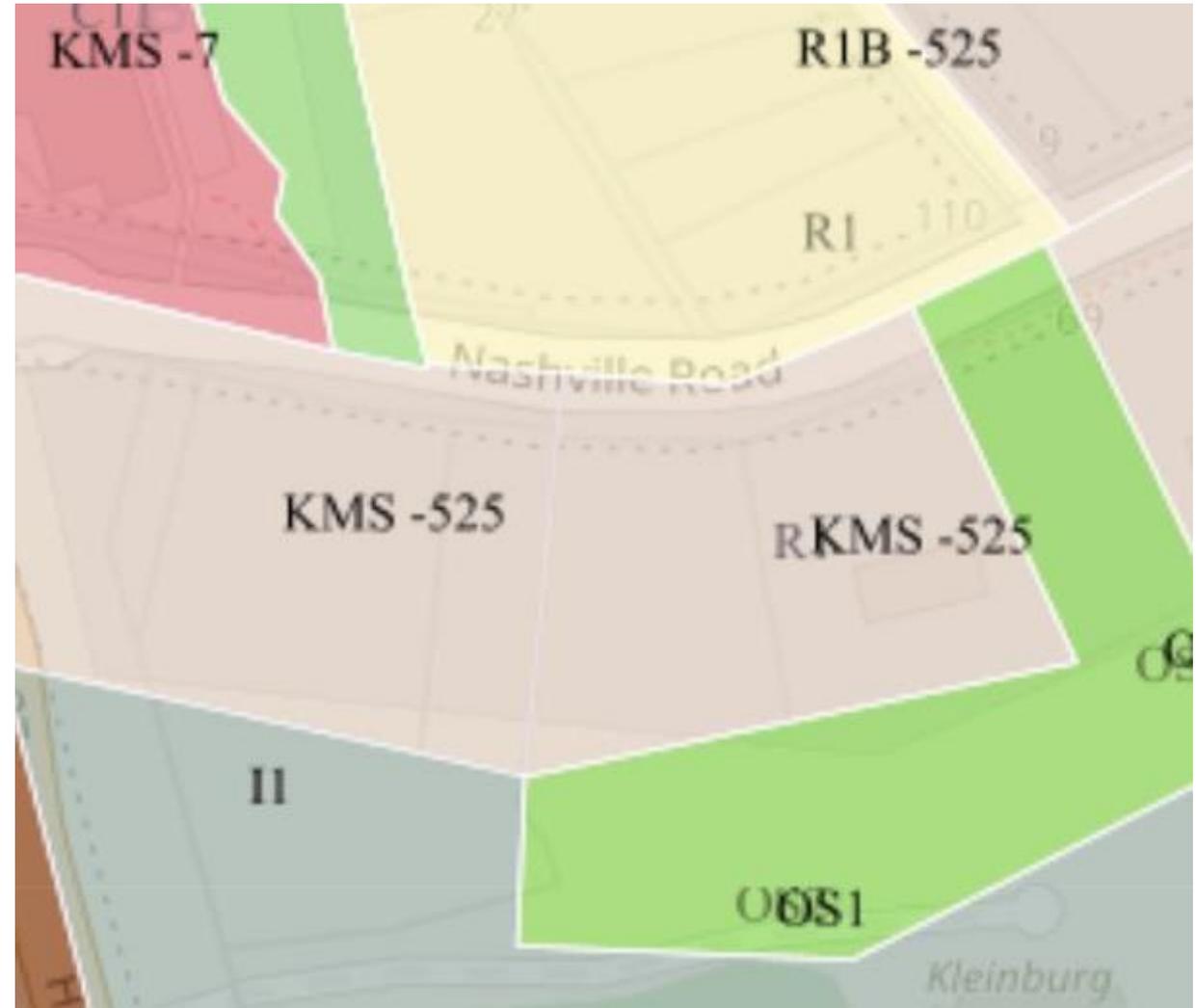
C. 22 Responding to existing conditions: Kleinburg Inn

- June draft would result in legal non-conforming of existing Kleinburg Inn
- Staff reviewed the comments and supported a commercial zone for a portion of the property which would legally recognize the Kleinburg Inn as a permitted use.
- The balance of the lands remain with the EP zone
- Special provisions amended to permit a “hotel” use only.



C.19 Consideration of site-specific exception

- Current site specific exception refers to single family dwellings being the only permitted use
- Future development limits to be aligned in consultation with TRCA
- Site specific development review recommended in order to delete the existing exception (14.525)

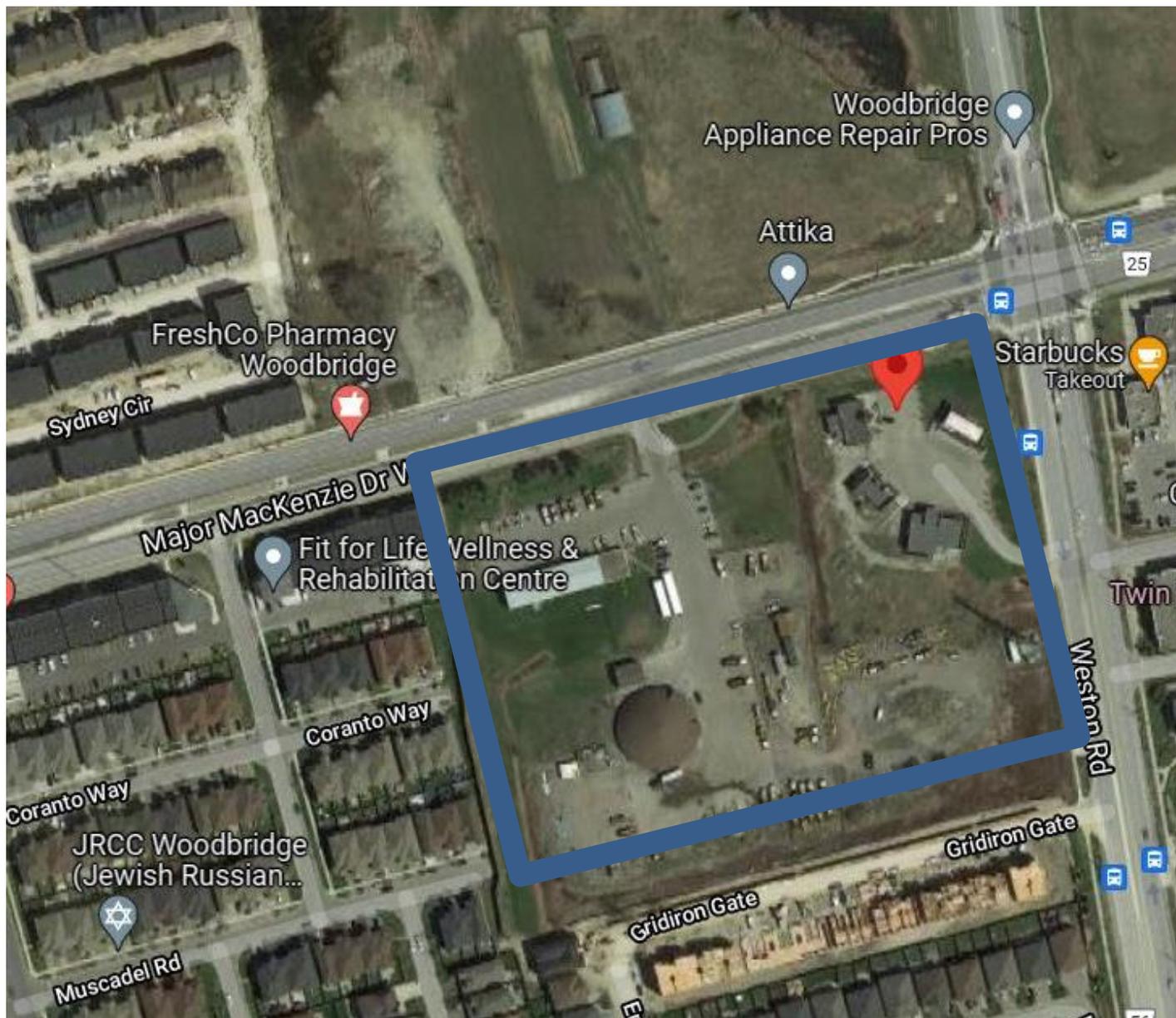


PRE-ZONING REQUESTS

- C.14, C.15, C.16, (several email requests)
- Pre-zoning is not appropriate in all circumstances
- Lands zoned with an Agriculture zone, or FD “Future Development” zone require a detailed planning process (i.e. Secondary Plan approval, etc.)
- The VOP 2010 does not require that all lands within the City are pre-zoned

Example: Request for pre-zoning (residential)

- Currently zoned 'A' by-law 1-88
- New zoning by-law remains 'A' as pre-zoning was not proposed in this area.
- Consultant requesting a mixed-use zone
- Staff have not supported site specific re-zoning through the comprehensive zoning by-law review process



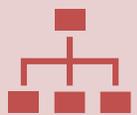
C.20 MMS zone – 9920, 10150 Keele Street



The submission request clarity respecting permitted uses in the new MMS zone and the interpretation of special provision 14.534.



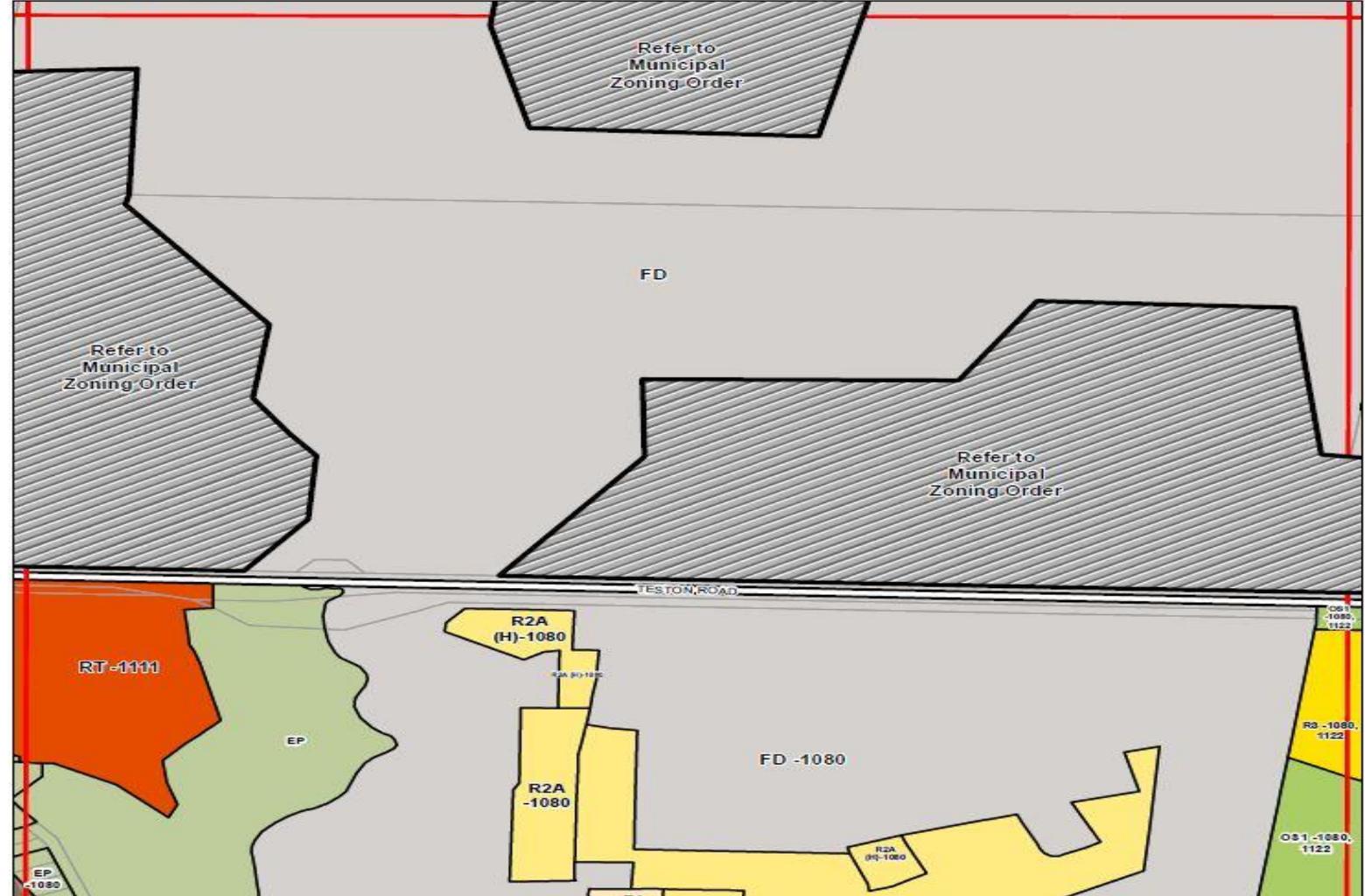
Staff have reviewed the comments and clarify that the uses of the new MMS parent zone are permitted on the subject property, subject to all other planning approvals such as but not limited to Site Plan approval being in place.



As well, Special Provision 14.534 requires that the existing Heritage structure be maintained. On this basis, minor refinements to chapter 14. 534 are recommended in the final draft.

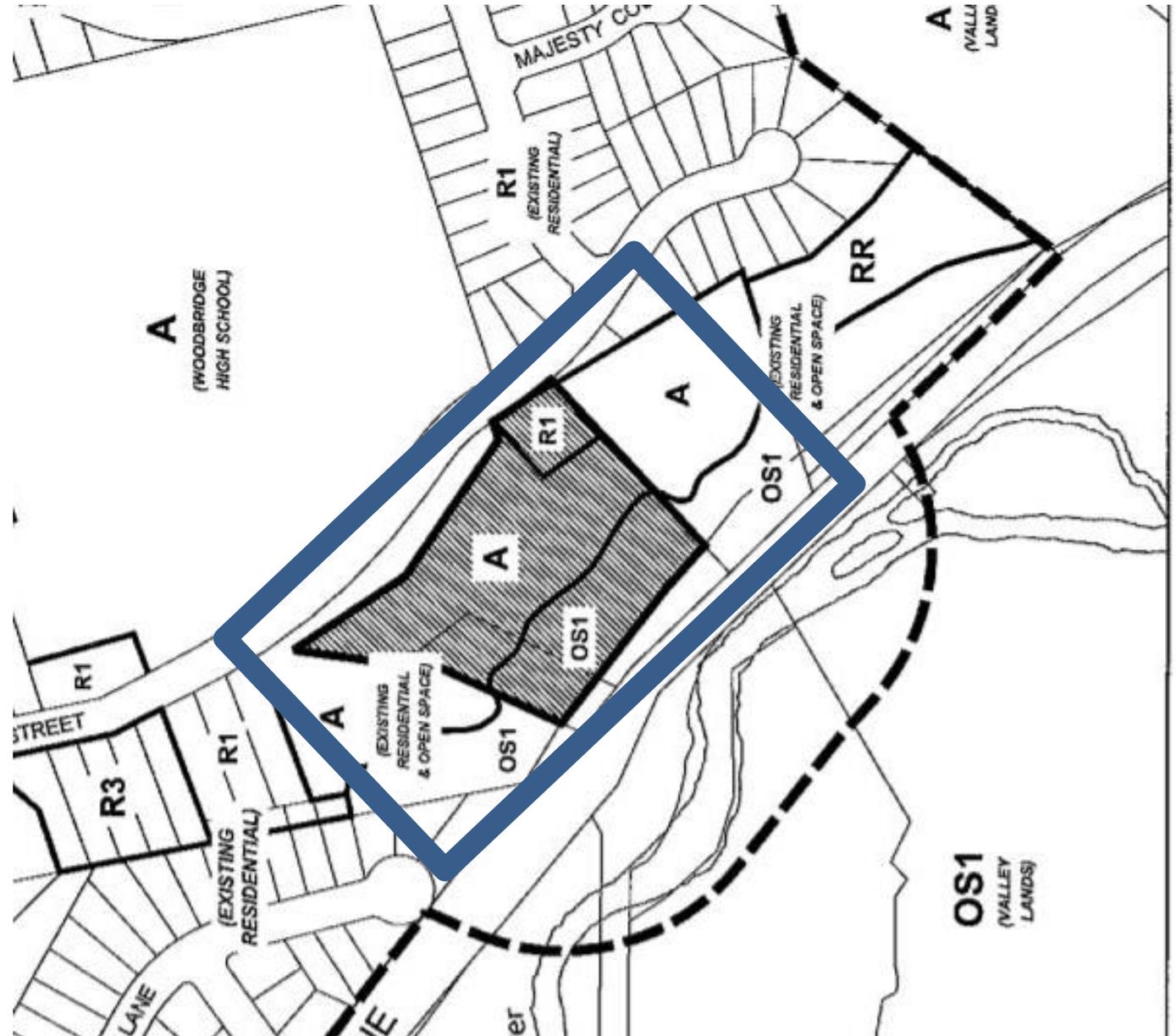
Updated reference to applicable Minister Zoning Order's

Zoning By-law 01-2021
Schedule A | Map 201



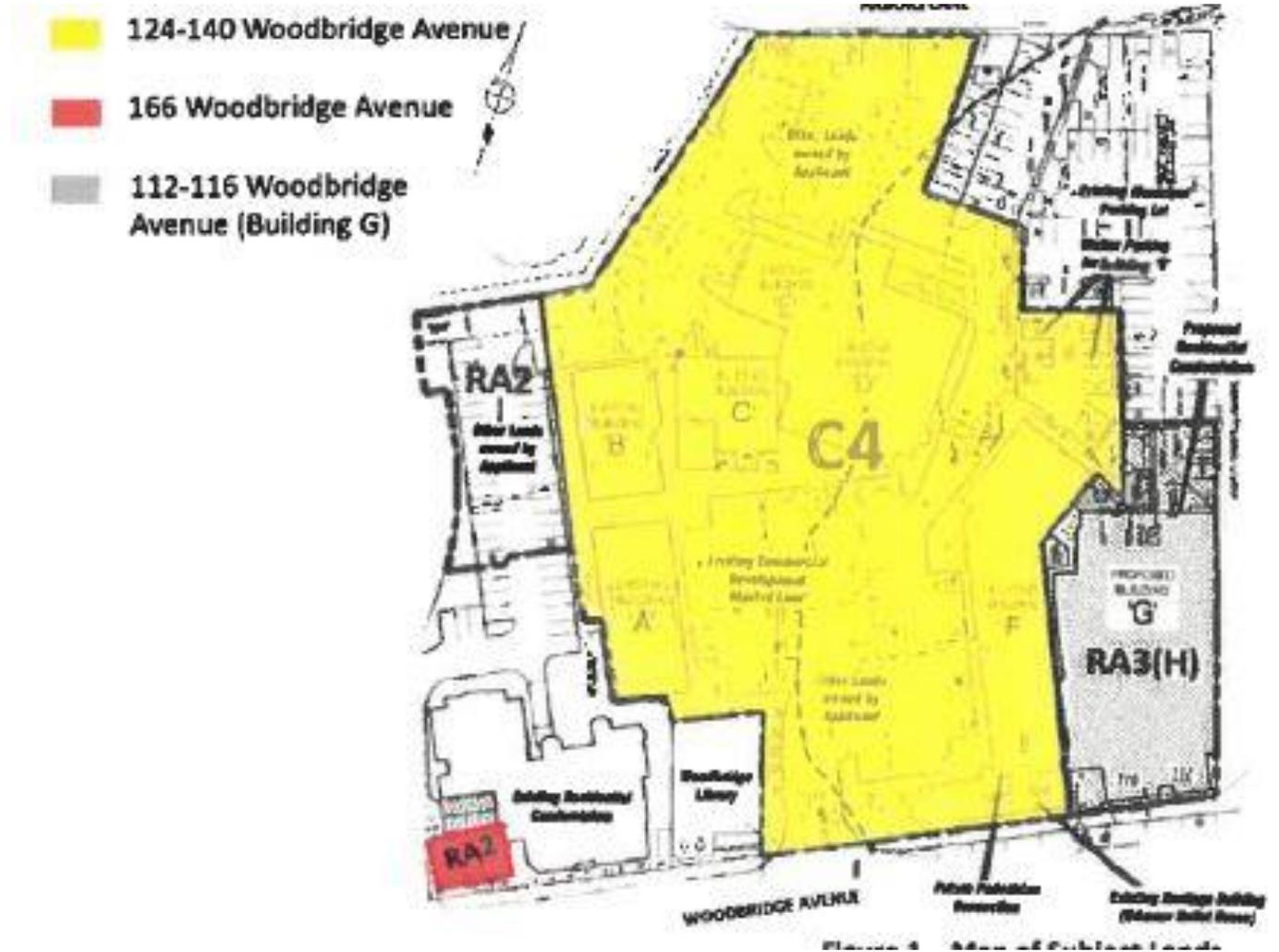
Request on Nashville

- Comments refer to on-going planning process awaiting decision and request that the equivalent open space zone apply until such time as a decision is made by the OLT/LPAT.
- Staff have reviewed these comments and recommend the use of the Agriculture and Open Space zones

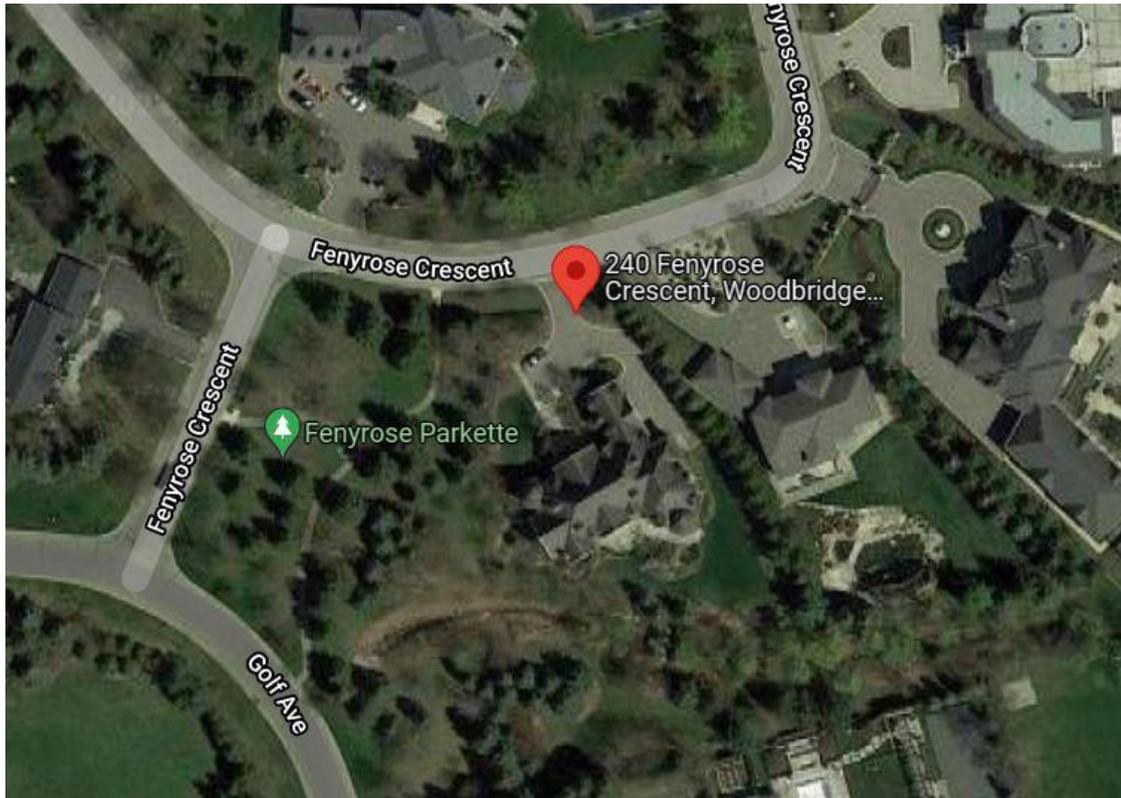


Market lane (Email communication)

- Request to re-consider wording respecting waste storage for existing locations and permitted uses
- Comments request that the patio requirements reflect the existing by-law rather than the draft provisions in the new comprehensive zoning by-law.
- Staff have amended the exception to recognize the previously applicable patio regulations, and have made text revisions respecting waste storage
- Several revisions made over each draft



C.19 240 Fenyrose Crescent

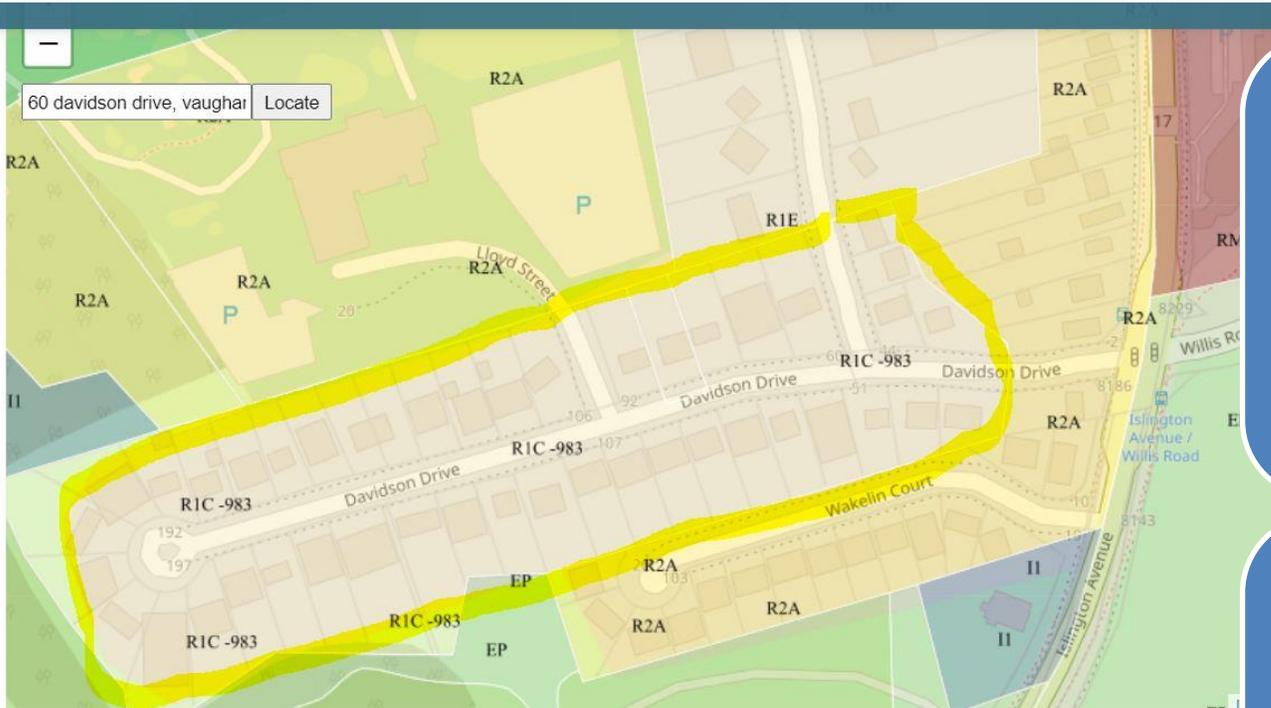


Request to have zone line reflective of building footprint

Consultant provided an easement line which would avoid a portion of the existing single-family dwelling from being legal-nonconforming

On this basis, a minor zone line adjustment is recommended in the final draft

Davidson Drive (Email)



Request to re-consider applicable zone (R1A vs R1C) as June draft may result in Non-conformity

Staff reviewed the comments and lot and building requirements and recommend a minor change to R1A.

LPAT/ OLT Approvals prevail

- An order made by the approval authority will be consolidated on a case-by-case basis, as development planning staff bring forward site specific by-law (instruments) as / if directed by the board or approval authority



- 1.6 – Transition provisions allow for LPAT / OLT matters to reach their logical conclusion with a decision and any required passing of a site-specific by-law becomes a matter of consolidation



Zoning By-law Overview

Parts 1-3 deal with Administration & Interpretation

- 1 Administration
- 2 Establishment of Zones and Schedules
- 3 Definitions

Parts 4-6 deal with Provisions that apply to all Zones

- 4 General Provisions
- 5 Specific Use Provisions
- 6 Parking and Loading Requirements



Transition

- Provisions to aid with interpretation, transition and administration
- Section 1.6. Transition Provisions
 - 1.6.1 – Building Permit Applications
 - 1.6.2 – Planning Act Approvals
 - 1.6.3 – Planning Applications in Process
 - 1.6.4 – Lapse of Transition Provisions

Zoning By-law Overview

Parts 7-13 deal with Zone Categories



Residential Zones



Mixed-Use Zones



Commercial Zones



Vaughan Metropolitan Centre Zones



Employment Zones



Institutional and Other Zones



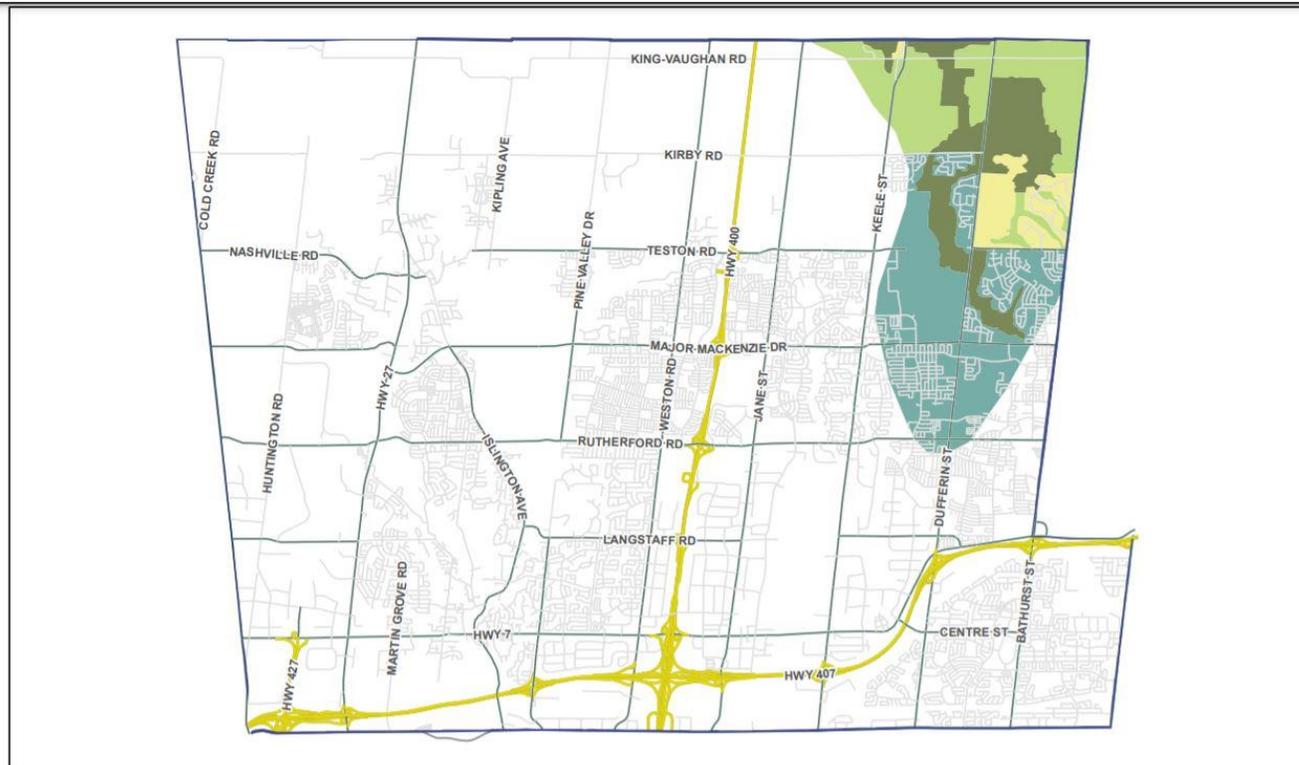
Site-specific Exceptions



Zoning By-law Schedules A and B

Maps and Schedules

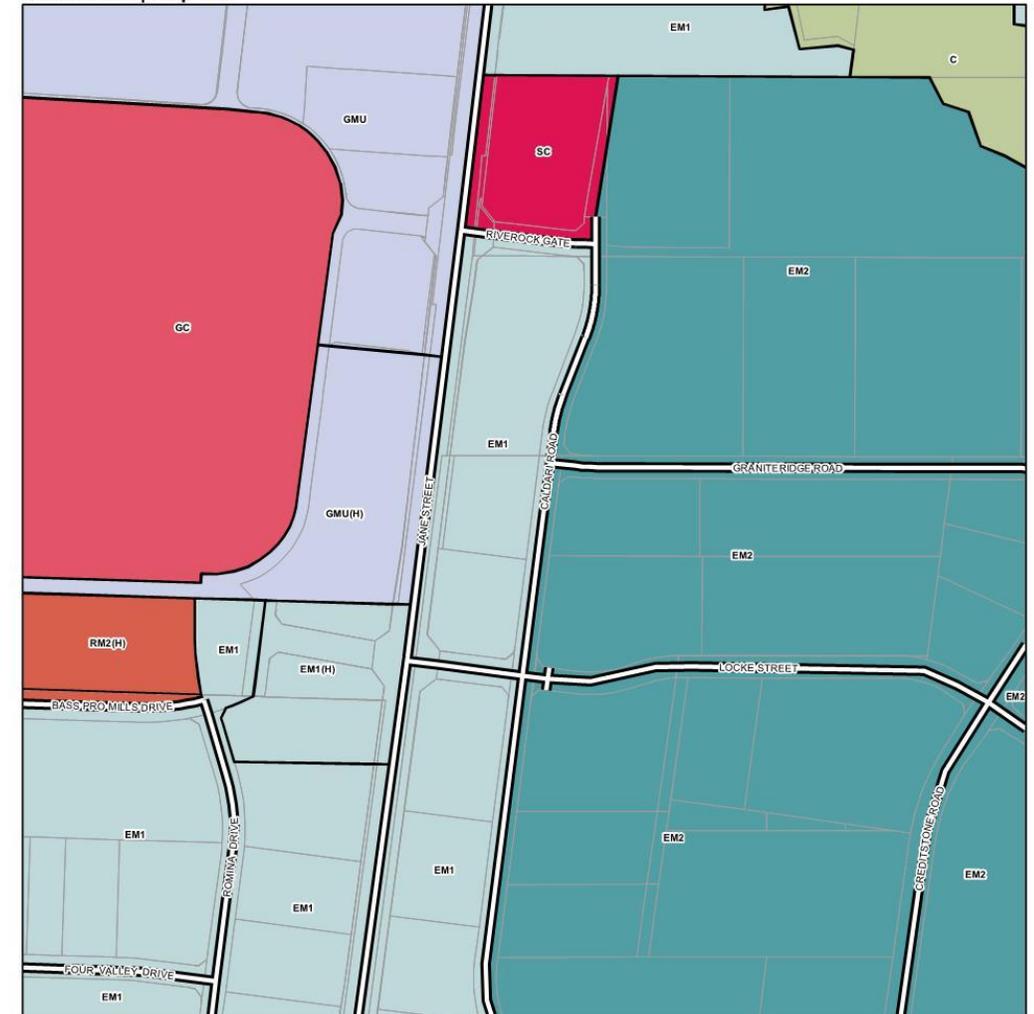
- Schedule A: Zone Mapping
- B- Schedules (overlay)



- Oak Ridges Moraine Settlement Area
- Oak Ridges Moraine Natural Core Area
- Oak Ridges Moraine Natural Linkage Area
- Oak Ridges Moraine Countryside



Zoning By-law _ - 2020 Schedule A | Map 110



Conservation, Open Space and Agricultural Zones A (Agriculture) OS1 (Public Open Space Zone) OS2 (Private Open Space Zone) C (Conservation Zone)		Residential Zones R1 (Residential First Density Zone) R2 (Residential Second Density Zone) R3 (Residential Third Density Zone) R4 (Residential Fourth Density Zone) R5 (Residential Fifth Density Zone) RT1 (Street Townhouse) RT2 (Back-to-Back Townhouse) RM1 (Multiple Residential Zone 1) RM2 (Multiple Residential Zone 2) RE (Rural and Estate Residential Zone)		Commercial Zones GC (General Commercial) NC (Neighbourhood Commercial) CC (Convenience Commercial) SC (Special Commercial) Mixed-Use Zone LMU (Local Medium Density Residential) MMU (Main Street Mixed-Use - Main Street) MMU (Main Street Mixed-Use - Maple) WMS (Main Street)		Other Zones EMU (Employment Commercial Mixed-Use) MMS (Main Street Mixed-Use - Main Street) MMS (Main Street Mixed-Use - Maple) WMS (Main Street) I1 (General Institutional Zone) I2 (Major Institutional Zone) U (Utility Zone)	
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144	145	146	147	148
126	127	128	129	130
109	110	111	112	
91	92	93	94	
71	72	73	74	

VAUGHAN WSP

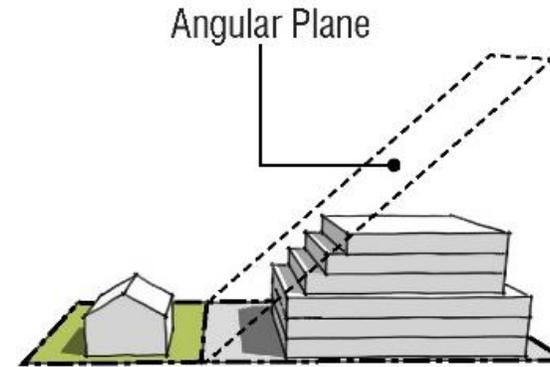
VAUGHAN

101 Working Draft, March 22, 2019

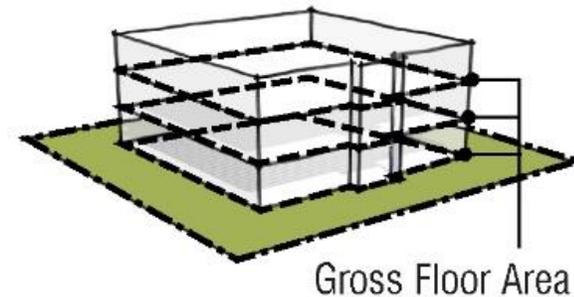
Part 3: Definitions

Angular Plane: Means an imaginary plane extending from a lot line and above the entirety of the lot at an inclined angle that is specified by this By-law. Where an angular plane requirement applies, no portion of a building or structure shall be permitted to encroach above the angular plane unless an encroachment is expressly permitted by this By-law.

Floor Space Index (FSI): Means the quotient obtained by dividing the total gross floor area of all buildings on the lot, excluding any storeys below grade and excluding any bicycle parking spaces located in the building, by the lot area



Floor Space Index (FSI)
= Gross Floor Area/Lot Area



Part 3: Definitions

Independent Living Facility: Means premises containing four (4) or more independent dwelling units intended to accommodate people of common circumstance the ability to reside together and is managed and operated for the purposes of encouraging and supporting the independence of its residents

Long Term Care Facility: Means premises containing four or more sleeping units, without individual kitchen or cooking facilities, used for the accommodation of persons with common circumstance, and who require a 24-hour supervised living arrangement for their well-being, and is regulated by the Province of Ontario or the Government of Canada.

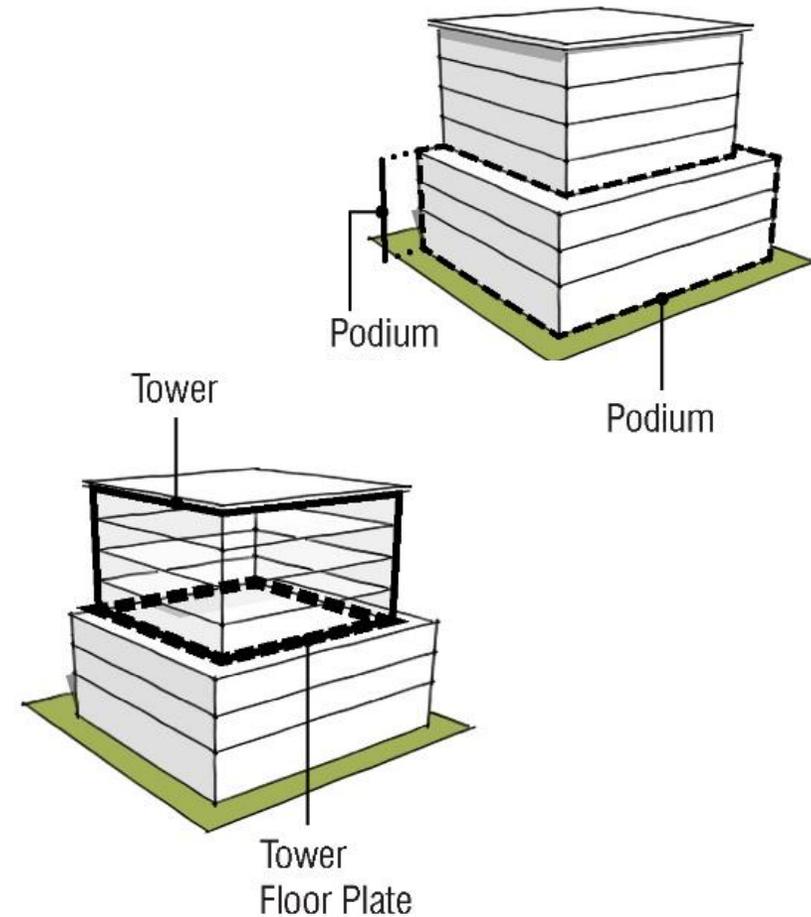
Supportive Living Facility: Means building or part of a building containing four (4) or more sleeping units with or without individual kitchens or cooking facilities, used for the accommodation persons requiring semi-independent living arrangements, where limited supervision and assistance is provided to support the health, safety and well-being of its residents.

Part 3: Definitions

Podium: Means the base of a building, inclusive of the ground floor, that projects horizontally from the tower.

Tower: Means the portion of a building that is located above the podium and every individual storey of which encompasses a smaller gross floor area than the individual storeys of the podium.

Tower Floor Plate: Means the gross floor area of any storey within a tower.



5. Specific Use Provisions – Home Occupations

- Section 5.9 Home Occupation
 - Means a business or occupation that is operated as an ancillary use to a dwelling unit.
 - Permitted uses:
 - Art studio, business service (no retail), clinic, home based day care, home based catering (no retail), massage establishment, personal service, office, instruction, education or tutoring

2. A home occupation for instruction of personal fitness, music or dance shall only be permitted in a single detached dwelling.
3. For any massage establishment, personal service, art studio, clinic, business service, office or instruction home occupation use, a maximum of one client shall be permitted on the premises at any given time.
4. A maximum of one home occupation shall be permitted per dwelling unit.
5. A home occupation shall be operated solely by the person or persons whose principal residence is the dwelling in which the home occupation is operated. For greater clarity, a home occupation shall not include employment of a person or persons whose principal residence is not the dwelling in which the home occupation is operated.
6. A home occupation shall not occupy an area greater than 25% of the gross floor area of the dwelling, or have a total area greater than 50.0 m², whichever is less.
7. An accessory building or structure, or any part thereof, shall not be used for a home occupation. For clarity, an attached private garage shall be permitted to be used for a home occupation provided the required minimum number of parking spaces is maintained.
8. Outside storage or an outdoor display area associated with a home occupation shall be prohibited.
9. Advertising or signs shall not be permitted to be displayed on a lot, except in accordance with the City of Vaughan's Sign By-law where it relates specifically to home occupations.

Part 14 – Special Provisions

- Decisions respecting on-going development applications (or future applications) would form new Special provisions to the CZBL.
- The re-writing of special provisions ensures the reduction of occurrence in legal Non-conformity
- Standard template to increase administrative ease

14.938

Exception Number 938	Legal Description: 177-201 Townsgate Drive
Applicable Parent Zone: R3	
Schedule A Reference: 18	Figure E Link (if applicable)
By-law / Tribunal Decision Reference	Figure T Link (if applicable)
14.938.1 Lot and Building Requirements	
1. The lands subject to the R3 Zone shown on Figure E-1429 shall be developed in accordance with the schedule of lot and building requirements set out in Figure T-122.	

Thank you !