

Appendix B: Benchmarking

MZO Benchmarking							
Location	Ontario Regulation	Description	Date	Use	Zoning	Status	O. Reg. link
Ajax	O. Reg. 438/20 - ZONING ORDER - TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM - Lake ridge Health's Ajax Pickering Hospital	The order appears to permits a 192-bed long-term care home and 320-unit retirement home on the lands described below.	31-Jul-20	Long-term Care	Institutional - A	Approved	https://www.ontario.ca/laws/regulation/200438
	O. Reg. 475/20 - ZONING ORDER - TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM	The order appears to permit the development of a 320-bed capacity long-term care facility and related uses including retirement residences as part of the continuum of care, community facilities, administrative offices and gardens, in addition to food, retail and personal service uses operating in conjunction with the long-term care facility.	06-Apr-21	Long-term Care	Downtown Central Area – Institutional, Zoning Exception 120	Approved	https://www.ontario.ca/laws/regulation/200475

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Ajax	O. REG. 261/21: ZONING ORDER - TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM -	<p>The Minister of Municipal Affairs and Housing filed an Amending Zoning Order with the Registrar of Regulations as Ontario Regulation (O. Reg.) 261/21 which amends O. Reg. 475/20 to provide relief from certain zoning requirements to facilitate the development of a 320-bed long-term care home and associated uses.</p> <p>Ontario Regulation 475/20 is revoked and the following substituted: Section 6 of the Regulation is amended by adding the following paragraphs:</p> <p>A minimum of one parking space per four long-term care beds shall be provided.</p>	06-Apr-21	Long-term Care	<p>Downtown Central Area</p> <p>Institutional, Zoning Exception 120</p>	Approved	https://www.ontario.ca/laws/regulation/R21261
	O. Reg. 773/21 - ZONING ORDER - TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM	<p>This order appears to provide relief from certain zoning requirements to facilitate the development of a multi-storey distribution centre and associated uses.</p>	15-Nov-21	Employment	<p>Lands are currently Zoned Prestige employment Golf Facility Zone and Environmental Protection Zone</p>	Approved	https://www.ontario.ca/laws/regulation/210773

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Caledon	O. REG. 171/21: ZONING ORDER - TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL -	This order permits mixed-use residential, institutional, commercial and retail uses on the lands along an existing rail corridor.	05-Mar-21	Mobility Hub & Residential	Designated for a future Caledon GO rail site	Approved	https://www.ontario.ca/laws/regulation/210171
	O. REG. 362/20: ZONING AREA - TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL	This order appears to facilitates the development of townhouses, mixed-use residential/commercial uses and associated stormwater management facilities. The area covered by the order is approximately 101 hectares of land, located in the community of Mayfield West in the Town of Caledon.	10-Jul-20	Residential	MZOs issued on lands that were previously zoned for agricultural use and/or natural heritage protection	Approved	https://www.ontario.ca/laws/regulation/200362
Innisfil	O. REG. 568/21: ZONING ORDER - TOWN OF INNISFIL	This order appears to permit a range of urban commercial and residential uses to support the establishment of a transit oriented community in the vicinity of a planned GO train station. Existing environmental features are identified and protected within the Zoning Order.	06-Aug-21	Transit Oriented Community	Change in Zoning may be required	Approved	https://www.ontario.ca/laws/regulation/210568

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Innisfil	O. Reg. 251/19: ZONING ORDER - TOWN OF INNISFIL, COUNTY OF SIMCOE	This order appears to facilitates the development of a 160-bed capacity long-term care home, a 52-unit home for special care, a 388-unit retirement home, and accessory uses, buildings and structures. The rear portion of the property is identified as an environmental protection area.	30-Jul-19	Long Term Care	MZOs issued on lands that were previously zoned for agricultural use and/or natural heritage protection	Approved	https://www.ontario.ca/laws/regulation/190251
	O. Reg. 451/00: ZONING ORDER - TOWN OF INNISFIL	This order appears to authorize in addition to all other uses permitted in the M5 Zone, the following uses are also permitted: a horse racing track, slot machine gaming facility, a restaurant and any other incidental or accessory use or structure. Changing the zone of the lands described in section 1 of this Order from Light Industrial-Commercial Zone (M5-H) to Light Industrial-Commercial Exception four (M5-4)	28-Jul-00	To permit the operation of slot machines at Georgian Downs		Approved	https://www.ontario.ca/laws/regulation/000451
Mississauga	O. Reg. 477/20: ZONING ORDER	This order appears permits one or more long-term care homes with a combined capacity of 640 beds, a retirement home, hospital, hospice facility, adult day care facility for seniors, medical office and accessory uses, buildings and structures on the land. The zoning requirements in the Institutional Zone in the zoning by-law apply to the uses, buildings and structures.	31-Aug-20	Long Term Care	Zoning Change Required, Currently Zoned E2-5 - Employment Zone - EMZO Institutional Zone	Approved	https://www.ontario.ca/laws/regulation/200477

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Location	O. Reg / Location	Description	Date	Use	Change in Land Use or zoning	Status	O. Reg. link
Mississauga	O. Reg. 448/20: ZONING AREA -	This order appears to facilitates the development of long-term care homes, together with accessory buildings, uses and structures, and a range of residential uses including detached dwellings, semi-detached dwellings, townhouses and apartments. The Zoning Order expands the current permitted uses on the site. The area covered by the order is approximately 11.7 hectares of land owned by the Province of Ontario, located in the City of Mississauga.	12-Aug-20	Long Term Care	Zoning change Required, Currently Zoned PB2-1 Prk Way Blt Zone	Approved	https://www.ontario.ca/laws/regulation/200448
	O. Reg. 602/21: ZONING ORDER	This order appears to permits a film studio and provides relief from certain zoning requirements, including landscaped buffers and parking requirements.	27-Aug-21	Film Studio	Zoning Change Required, Currently Zoned 02 Office-2	Approved	https://www.ontario.ca/laws/regulation/210602
Markham	O. Reg. 599/21: ZONING ORDER - CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK	This order appears to provides relief from certain zoning requirements to facilitate the development of the following employment uses: studio and film production facilities, a science park innovation hub, which includes life science research facilities, innovation and office space, a hotel; and commercial uses, including art galleries, childcare, restaurants, retail stores, theatres etc.	27-Aug-21	Film Studio & Employment Uses	Zoning Change Required, Currently Zoned AG - Agriculture	Approved	https://www.ontario.ca/laws/regulation/210599
	O. REG. 172/21: ZONING ORDER - CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK	This order appears to permit the development of residential, office, retail, and recreational uses, together with accessory buildings, uses and structures on the lands.	05-Mar-21	Residential	Zoning change Required, Currently Zoned AG - Agriculture	Approved	https://www.ontario.ca/laws/regulation/210172

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Markham	O. REG. 169/21: ZONING ORDER - CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK	This order appears to permit the development of a retirement home, long-term care home, a senior residence, a public authority use, use of a building or part of a building as a place of worship, community centre, library or government office; and an accessory use, building or structure.	30-Jul-21	Long Term Care	Zoning Change Required, Currently Zoned Industrial	Approved	https://www.ontario.ca/laws/regulation/210169
	O. REG. 172/20: ZONING ORDER - TOWN OF WHITCHURCH-STOUFFVILLE AND CITY OF MARKHAM, REGIONAL MUNICIPALITY OF YORK	This order appears to permits residential, office, retail, and recreational uses, together with accessory buildings, uses and structures on the land within Markham and Whitchurch-Stouffville. Specifically, the order will facilitate a proposed housing development (townhouses and apartments) along with associated commercial development on approximately 12 hectares (ha) of land.	24-Apr-20	Residential	Zoning Change May be Required	Approved	https://www.ontario.ca/laws/regulation/r20172
Toronto	O. REG. 42/22: ZONING ORDER - CITY OF TORONTO	This order appears to provides relief from certain zoning requirements to facilitate the development of a 348-bed long term care facility, and related ancillary uses.	28-Jan-22	Long Term Care	Zinging Change Required, Currently Zoned OP - Open Space - & CRE - Commercial Residential Employment	Approved	https://www.ontario.ca/laws/regulation/r22042

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Toronto	O. REG. 774/21: ZONING ORDER - CITY OF TORONTO	This order provides relief from certain zoning requirements to facilitate the development of a 51-unit, four-storey modular building containing supportive housing units. Subject lands are located at 150 Dunn Ave.	15-Nov-21	Supportive Housing - Modular	City of Toronto Zoning Map: Unknown < https://www.arcgis.com/apps/webappviewer/index.html?id=94dc1c8af98b49d6a5c13da52f6d1880 >	Approved	https://www.ontario.ca/laws/regulation/r21774
	O. REG. 772/21: ZONING ORDER - CITY OF TORONTO	This order provides relief from certain zoning requirements to facilitate the development of a 57-unit, six-storey modular building containing supportive housing units.	15-Nov-21	Supportive Housing - Modular	Lands are currently Zoned RAC - Residential Apartment	Approved	https://www.ontario.ca/laws/regulation/r21772
	O. REG. 545/21: ZONING ORDER - CITY OF TORONTO	This order appears to permit an additional 84 dwelling units, provided the maximum permitted number of dwelling units does not exceed 208; and with respect to the 84 dwelling units, no parking spaces are required, no accessible parking spaces are required, and no bicycle parking spaces are required.	30-Jul-21	Supportive Housing	Lands are currently Zoned CR - Commercial Residential - Apartment Building is permitted	Approved	https://www.ontario.ca/laws/regulation/210545

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Toronto	O. REG. 546/21: ZONING ORDER - CITY OF TORONTO	This order appears to require a total of 20 parking spaces, no accessible parking spaces, and a total of 100 bicycle parking spaces are required, of which 76 shall be long-term spaces and 24 shall be short-term spaces.	30-Jul-21	Supportive Housing	Lands are currently Zoned CR - Commercial Residential	Approved	https://www.ontario.ca/laws/regulation/210546
	O. REG. 547/21: ZONING ORDER - CITY OF TORONTO	This order provides relief from certain zoning requirements to facilitate the development of 59 supportive housing units in a three-storey modular building.	30-Jul-21	Supportive Housing Modular	Lands are currently Zoned RD - Residential Detached Zone	Approved	https://www.ontario.ca/laws/regulation/210547
	O. REG. 170/20: ZONING ORDER - CITY OF TORONTO	This order appears to permit an increase to the maximum gross floor area of all buildings on the Sunnybrook Health Sciences Centre lands from 260,238 square metres to 270,705 square metres and to permit a three-storey addition to the existing E-Wing at Sunnybrook Health Sciences Centre. The addition would add 47 in-patient beds to increase the hospital's capacity to treat brain related disorders.	24-Apr-20	Hospital MZO's to assist with COVID-19 response	Lands are currently Zoned IH - Institutional Hospital Zone	Approved	https://www.ontario.ca/laws/regulation/200170
	O. REG. 343/20: ZONING ORDER - CITY OF TORONTO	This order appears to permit 56 dwelling units in the form of modular supportive housing.	02-Jul-20	Supportive Housing - Modular	Zoning Change Required, Currently Zoned RS - Residential Semi-Detached Zone	Approved	https://www.ontario.ca/laws/regulation/200343

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Toronto	O. REG. 354/20: ZONING ORDER - CITY OF TORONTO	This order appears to permit 44 dwelling units in the form of modular supportive housing	08-Jul-20	Affordable and Supportive Housing -	Lands are currently Zoned R - Residential, Apartments are permitted	Approved	https://www.ontario.ca/laws/regulation/200354
	O. REG. 450/20: ZONING ORDER - CITY OF TORONTO	This order appears to permit a mix of residential development as well as one or more long-term care homes, together with accessory uses, buildings and structures in Etobicoke - Heritage Property	12-Aug-20	Long Term Care Facility	Lands are currently Zoned I - Institutional, Nursing Home is permitted	Approved	https://www.ontario.ca/laws/regulation/200450
	O. REG. 474/20: ZONING ORDER - CITY OF TORONTO	This order appears to permit a 320 bed long term care home. Additionally, the order applies to a portion (approximately 1.6 ha) of the property, known municipally as 2111 Finch Avenue West in the City of Toronto.	06-Apr-21	Long Term Care Facility	Lands are currently Zoned IH - Institutional Hospital Zone	Approved	https://www.ontario.ca/laws/regulation/200474

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Toronto	O. REG. 594/20: ZONING ORDER - CITY OF TORONTO	The Minister of Municipal Affairs and Housing filed a Zoning Order with the Registrar of Regulations as Ontario Regulation 594/20 to permit 661 total rental units. This order appears to permit a temporary sales office, a commercial parking garage, and a car-share.	22-Oct-20	Mixed Use Residential with Affordable Housing Units	Lands are Unassigned < https://www.arcgis.com/apps/webappviewer/index.html?id=94dc1c8af98b49d6a5c13da52f6d1880 >	Approved	https://www.ontario.ca/laws/regulation/200594
	O. REG. 596/20: ZONING ORDER - CITY OF TORONTO	The Minister of Municipal Affairs and Housing filed a Zoning Order, to facilitate the development of housing on lands known municipally as 373 Front Street East and 90 Mill Street, City of Toronto. This order appears to permit a temporary leasing office, a community centre, a commercial parking garage, a car-share.	22-Oct-20	Mixed Use Residential with Affordable Housing Units	Lands area currently Zoned CRE - Commercial Residential Employment Zone	Approved	https://www.ontario.ca/laws/regulation/200596
Oakville	O. Reg. 446/20: ZONING ORDER - TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON	This order appears to authorize one or more long-term care homes, together with accessory uses, buildings and structures.	12-Aug-20	Long Term Care	Institutional	Approved	https://www.ontario.ca/laws/regulation/200446

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Milton	O. REG. 549/21: ZONING ORDER - TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON	This order appears to adjust development permissions (floor space and parking).	30-Jul-21	Warehouse	NA	Approved	https://www.ontario.ca/laws/regulation/210549
	O. Reg. 476/21: ZONING ORDER - MILTON EDUCATION VILLAGE, TOWN OF MILTON	This order appears to authorize a mix of residential, commercial, employment, retail, places of worship, long term care home and institutional uses to help facilitate the development of key elements of the Milton Education Village.	17-Jul-21	Institutional	Change in zoning required	Approved	https://www.ontario.ca/laws/statute/90p13
Vaughan	O. Reg. 643/20: ZONING ORDER - CITY OF VAUGHAN, REGION OF YORK	This order appears to permit residential, commercial, institutional, and recreational uses, together with accessory buildings, uses and structures on the lands.	06-Nov-20	Mixed use high density development	Lands were formally zoned as Agriculture	Approved	https://www.ontario.ca/laws/regulation/200643

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Vaughan	O. Reg. 644/20: ZONING ORDER - CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK	This order appears to permit a mix of residential, commercial, institutional, recreational uses comprising approximately 178 hectares (440 acres) and does not apply to any lands within the Greenbelt Area.	06-Nov-20	Mixed use	Agricultural	Approved	https://www.ontario.ca/laws/regulation/200644
	O. Reg. 170/21: ZONING ORDER - CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK	This order appears to permit residential, office, retail, institutional, long-term care facility and recreational uses, together with accessory buildings, uses and structures.	05-Mar-21	Employment	Employment	Approved	https://www.ontario.ca/laws/regulation/20170