

Committee of the Whole (Public Meeting) Report

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

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.
- 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