

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, April 1, 2025

WARD(S): ALL

TITLE: CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021
GENERAL AND SITE-SPECIFIC AMENDMENTS
ZONING BY-LAW AMENDMENT FILE Z.25.005
THE CORPORATION OF THE CITY OF VAUGHAN

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

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 as identified in this report.

Report Highlights

- The Comprehensive Zoning By-law was enacted by Council on October 20, 2021.
- Since the enactment of the Comprehensive Zoning By-law, staff have identified errors and clarifications in the Comprehensive Zoning By-law 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.25.005 (THE CORPORATION OF THE CITY OF VAUGHAN) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: *City-wide and for the site-specific amendments identified in Attachment 2.*

On October 20, 2021, Council adopted the Comprehensive Zoning By-law, which affects all properties within the City of Vaughan, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue West, as shown on Attachment 1. The Comprehensive Zoning By-law replaces Zoning By-law 1-88 with the exception of matters of transition pursuant to section 1.6 of the Comprehensive Zoning By-law and the Yonge-Steeles Corridor Secondary Plan.

The Comprehensive Zoning By-law 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 Comprehensive Zoning By-law that have not been appealed.

On May 17, 2022, and October 29, 2024, Council approved site-specific and general amendments to correct errors in the Comprehensive Zoning By-law. Since that time, staff have identified additional errors in the Comprehensive Zoning By-law 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 Comprehensive Zoning By-law 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: March 7, 2025.

The Notice of Public Meeting was also posted on the City’s website at www.vaughan.ca.

- b) No comments have been received as of March 18, 2025, by the Development and Parks 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 and Parks Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following link is to the Comprehensive Zoning By-law 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 Comprehensive Zoning By-law:

(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 \(2\) \(Item 14, Report No. 24\)](#)

(File Z.24.018):

[September 10, 2024, Committee of the Whole \(Public Meeting\) \(Item 3, Report No. 28\)](#)

[October 8, 2024, Committee of the Whole \(1\) \(Item 3, Report No. 32\)](#)

Analysis and Options

Site-specific amendments to the Comprehensive Zoning By-law are proposed, as shown on Attachment 2.

The site-specific amendments to the Comprehensive Zoning By-law 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 Comprehensive Zoning By-law or were carried forward with errors in the Comprehensive Zoning By-law 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 and the Comprehensive Zoning By-law.

General amendments to the Comprehensive Zoning By-law are proposed, as shown on Attachment 3.

The general amendments to the Comprehensive Zoning By-law 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 Department and the City's legal counsel 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 Comprehensive Zoning By-law identified in Attachments 2 and 3 are intended to correct errors identified in the Comprehensive Zoning By-law and to provide clarification in respect of certain provisions.

For more information, please contact Michael Torres, Acting Senior Planner, Development and Parks Planning Department, ext. 8933.

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

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