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**Communication**

**CW(1) – May 6, 2025**

**Item No. 1**

**DATE:** May 5, 2025

**TO:** Mayor and Members of Council

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

**RE: COMMUNICATION – Committee of the Whole (1), May 6, 2025**

**Report #18, Item #1**

**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**

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**Recommendation**

1. THAT Attachment 3 to Item No. 1 of the May 6, 2025, Committee of the Whole (1) Report No.18 be DELETED AND REPLACED with the revised Attachment 3, attached hereto to this Communication, to remove the following general amendments proposed to the Comprehensive Zoning By-law 001-2021: “Definitions: Uncovered Platform, Balcony, Porch”; “Independent Living Facility, Long Term Care Facility, Supportive Living Facility, and Retirement Residence”; and, “Industrial Mall and Shopping Centre”.

**Background**

Council, on April 23, 2025, resolved to receive a public meeting report for proposed general and site-specific amendments to Comprehensive Zoning By-law 001-2021 (Zoning By-law Amendment File Z.25.005). A technical report with recommendations to approve the proposed amendments is being heard at the May 6, 2025, Committee of the Whole (1) Meeting as Item No. 1.

In response to comments received by the Toronto and Region Conservation Authority with respect to the “Independent Living Facility, Long Term Care Facility, Supportive Living Facility, and Retirement Residence” item identified on Attachment 3, the item has been removed from the report, as identified in the revised Attachment 3 attached hereto to this Communication, to allow for further time for staff to resolve outstanding issues identified by the Toronto and Region Conservation Authority.

The items regarding “Definitions: Uncovered Platform, Balcony, Porch” and “Industrial Mall and Shopping Centre” have also been removed from Attachment 3, as identified in the revised Attachment 3 attached hereto to this Communication, in response to requests by various stakeholders in the development industry to review the proposed amendments. The removal of these items will allow additional time for staff, the Toronto

and Region Conservation Authority, and those requesting to review the items, to consider the proposed amendments.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "V. Musacchio". The signature is fluid and cursive, with a prominent initial "V" and a long, sweeping underline.

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

**Attachments:**

1. Attachment 3 – General Amendments Proposed to By-law 001-2021

## ATTACHMENT 3: General Amendments Proposed to By-law 001-2021

By-law 001-2021 Section #	Item	Description of Issue/Concern	Proposed Amendments
3.0	Definitions: Podium, Tower, Tower Step-Back	The definitions for “podium”, “tower” and “tower step-back” creates complications with the administration of zoning provisions with regards to setback and height.	Amend definitions to bring clarity to the application of zoning provisions with regards to podiums, towers and tower step-backs.
3.0	Definitions: Residential Accessory Structure	The definition of “residential accessory structure” is not required. Zoning regulations for accessory buildings and structures in residential zones can be addressed using existing definitions.	Delete the definition of “residential accessory structure”.
4.1.1 4.1.2 4.1.4 5.21	Accessory Uses, Buildings and Structures	Subsection 4.1 requires additional clarification with respect to carports, requirements for accessory buildings and structures, and height provisions.	To amend: <ul style="list-style-type: none"> <li>- subsection 4.1 to include references to carports</li> <li>- subsection 4.1.2 to specify requirements for accessory buildings and structures with a height of less than 2.8 m and a height of 2.8 m or greater</li> <li>- subsection 4.1.4 to include a provision that identifies how height and grading shall be calculated</li> </ul>

			<p>for an accessory building or structure</p> <ul style="list-style-type: none"> <li>- remove references to a residential accessory structure</li> </ul>
4.1.5	Requirements for Detached Private Garages in Residential Zones	Subsection 4.1.5 does not include provisions for carports and requires revisions to the setback and minimum distances requirements for detached private garages accessed by a driveway.	<p>To amend subsection 4.1.5 as follows:</p> <ul style="list-style-type: none"> <li>- including carports within the requirements of this subsection</li> <li>- reorganizing provisions for a detached private garage or carport accessed from a driveway crossing the exterior lot line for clarity</li> <li>- clarifying the requirements for the minimum distance between a detached private garage or carport and a principal building</li> <li>- clarifying provisions for minimum yard requirements for detached private garage and carports</li> </ul>

4.5.1.b	Height requirement for Established Neighbourhoods	The existing provision requires the height of any new proposed dwelling to be based on the existing metric height of the current dwelling. This requires the applicant to provide information that may not be easily available and may need to solicit a land surveyor to obtain the necessary information creating unnecessary expenses for the applicant.	Amend the height requirement in subsection 4.5.1.b to determine the permitted building height of a proposed building based on the number of stories for the existing dwelling and increase the maximum permitted building height from 8.5 metres to 9.5 metres.
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