



File: P-2171

May 5, 2025

City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

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Communication
Council – May 27, 2025
CW(1) – Report No. 18 Item No. 1

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Attn: Hon. Mayor Del Duca & Members of Council

RE: Committee of the Whole (1) Report – Agenda Item 6.1
City-Wide Comprehensive Zoning By-law (“CZBL”) General and Site-
Specific Amendments (File No. Z.25.005)
2097500 Ontario Limited c/o Lormel Homes
Part of Lot 25, Concession 6, City of Vaughan, Region of York

Hon. Mayor Del Duca & Members of Council,

KLM Planning Partners Inc. is the land use planner representing 2097500 Ontario Limited c/o Lormel Homes with respect to the above noted lands (the “Subject Lands”). We have reviewed the Committee of the Whole (1) Report and Staff’s recommendation with respect to item 6.1 and have some concerns regarding the proposed amendments outlined in Attachment 3. In particular, the proposed amendments being applied to Section 4.1.5 – Requirements for Detached Private Garages in Residential Zones in the City-Wide Comprehensive Zoning By-law.

Upon review of the draft By-law obtained directly from City staff, we understand a new Subsection 4.2.1.1 is being added to the Comprehensive Zoning By-law 001-2021 to introduce minimum interior dimensions for private garages and carports. This requirement is similar to language previously found in Zoning By-law 1-88 (“By-law 1-88”), however, the draft amendment does not consider the potential encroachment of stairs/risers within the garage area as was previously contemplated under By-law 1-88.

We respectfully request the inclusion of a footnote to be included within the minimum interior dimensions of a private garage or carport to permit the encroachment of stairs/risers into the minimum interior garage dimensions. We are of the opinion that as long as the minimum parking space requirement (e.g., 2.7m x 5.7m) is maintained than encroachments should be permitted in order to provide greater design flexibility without reducing the homeowner’s ability to utilize the functionality of the garage area.

Additionally, we would like to express our concerns with the public notification process utilized for a document which has a wide-ranging impact on existing, proposed and future developments within Vaughan. A chart detailing the general amendments proposed does not provide sufficient information to ascertain the potential impacts of the proposed amendments. Draft copies of the by-laws outlining the detailed proposed amendment language should be included alongside the report to ensure a thorough review can be completed. We respectfully request that the City review its procedure of providing sufficient information in advance of a report proceeding to the Committee of the Whole/Council.

Kindly ensure, that we receive notice of any decision(s) made by the Committee and/or City Council regarding general amendments to the City-wide Comprehensive Zoning By-law 001-2021, as well as any further meetings so we can continue to monitor this matter and continue to participate. Should you require additional information or clarification, please contact Aya Omar at aomar@klmplanning.com or the undersigned.

Sincerely,

KLM PLANNING PARTNERS INC.



Aidan Pereira

Associate

cc. 2097500 Ontario Limited c/o Lormel Homes
Clerks Department
Michael Torres, City of Vaughan