



File: P-2174

May 5, 2025

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

**C3**

**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)  
Lindvest Properties (Pine Valley) Limited, Lindvest Properties (Pine Valley  
RB) Limited, 1387700 Ontario Limited, and Roybridge Holdings Limited  
Part of Lots 24 and 25, Concession 7, City of Vaughan, Region of York**

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Hon. Mayor Del Duca & Members of Council,

KLM Planning Partners Inc. is the land use planner representing Lindvest Properties (Pine Valley) Limited, Lindvest Properties (Pine Valley RB) Limited, 1387700 Ontario Limited, and Roybridge Holdings Limited with respect to the above noted lands (the “Subject Lands”).

A Decision to approve site-specific Zoning By-law 069-2018, amending Zoning By-law 1-88, was issued by the Ontario Municipal Board (“OMB”) on April 27, 2018 (OMB File No. PL150872) along with By-law 143-2020, on October 21, 2020, by Council of the Corporation of the City of Vaughan. Subsequently, the site-specific amendment was incorporated into Zoning By-law 001-2021 through a series of settlement of appeals with the City. A Decision on this matter was issued by the Ontario Land Tribunal (“OLT”) on September 11, 2024.

We have reviewed the Committee of the Whole (1) Report and recommendation with respect to agenda 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, 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.

We also understand from our discussions with staff that some of the proposed amendments have not been finalized internally and will be brought forward to a future meeting (e.g., definitions of uncovered platform, balcony, porch etc.). We kindly request that Committee defer this matter to provide staff time to finalize the drafts of the proposed amendments prior to being brought for consideration by Committee.

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 participate. Should you require additional information or clarification, please contact Aya Omar at [aomar@klmplanning.com](mailto:aomar@klmplanning.com) or the undersigned.

Sincerely,

**KLM PLANNING PARTNERS INC.**



**Aidan Pereira**

Associate

cc. Client  
Davies Howe  
Clerks Department  
Michael Torres, City of Vaughan