

Committee of the Whole (Public Meeting) Report

DATE: Wednesday, June 4, 2025

WARD(S): ALL

TITLE: CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021
GENERAL AND SITE-SPECIFIC AMENDMENTS
ZONING BY-LAW AMENDMENT FILE Z.25.011
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 001-2021 was enacted by Council on Oct. 20, 2021.
- Since the enactment of the Comprehensive Zoning By-law 001-2021, staff have identified technical omissions and clarifications in the Comprehensive Zoning By-law 001-2021 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.25.011 (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 as shown on Attachment 1, and for the site-specific amendments identified in Attachment 2.

On Oct. 20, 2021, Council adopted the Comprehensive Zoning By-law 001-2021. The Ontario Land Tribunal ordered the Comprehensive Zoning By-law into force by its Order on Dec. 28, 2022, and as corrected on March 28, 2023, with exceptions.

The Comprehensive Zoning By-law 001-2021 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 001-2021 replaces Zoning By-law 1-88 with the exception of matters of transition pursuant to section 1.6 of the Comprehensive Zoning By-law 001-2021 and the Yonge-Steeles Corridor Secondary Plan area.

The Comprehensive Zoning By-law 001-2021 has been appealed to the Ontario Land Tribunal by a number of appellants. The Ontario Land Tribunal issued an Order on Dec. 28, 2022, which was subsequently corrected on March 28, 2023, bringing into effect sections of the Comprehensive Zoning By-law 001-2021 that have not been appealed.

On May 17, 2022, Oct. 29, 2024, and May 27, 2025, Council approved site-specific and general amendments to correct omissions in the Comprehensive Zoning By-law 001-2021.

Since that time, staff have identified additional omissions in the Comprehensive Zoning By-law 001-2021 that are recommended for correction and have identified other provisions that require clarification. This report identifies further recommended amendments to correct site-specific amendments as shown on Attachment 2, and general amendments as shown on Attachment 3.

Reports detailing further recommended site-specific and general amendments to the Comprehensive Zoning By-law 001-2021 will be brought forward to correct omissions 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: May 09, 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 May 20, 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 001-2021 approval report (adopted, as amended, by Council on Oct. 20, 2021):

[Oct. 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 001-2021:

(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):

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

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

(File Z.25.005):

[April 1, 2025, Committee of the Whole \(Public Meeting\) \(Item 2, Report No. 14\)](#)

[May 6, 2025, Committee of the Whole \(1\) \(Item 1, Report No. 18\)](#)

Analysis and Options

Site-specific amendments to the Comprehensive Zoning By-law 001-2021 are proposed, as shown on Attachment 2.

The site-specific amendments to the Comprehensive Zoning By-law 001-2021 identified in Attachment 2 are intended to address site-specific zoning exceptions that were not carried forward into the Comprehensive Zoning By-law 001-2021 from Zoning By-law 1-88 or were carried forward, but omissions occurred in the Comprehensive Zoning By-law 001-2021 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 00-2021.

General amendments to the Comprehensive Zoning By-law 001-2021 are proposed, as shown on Attachment 3.

The general amendments to the Comprehensive Zoning By-law 001-2021 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. The description of each general amendment is identified in Attachment 3.

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 Development and Parks Planning and Building Standards Departments 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 001-2021 identified in Attachments 2 and 3 are intended to correct omissions identified in the Comprehensive Zoning By-law 001-2021 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 Comprehensive Zoning By-law 001-2021
2. Site-specific Amendments Proposed to Comprehensive Zoning By-law 001-2021
3. General Amendments Proposed to Comprehensive Zoning By-law 001-2021

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