

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 209-2024**

**A By-law to amend City of Vaughan By-law 001-2021, as amended.**

**WHEREAS** there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are in conformity;

**AND WHEREAS** subsection 24(2) of the *Planning Act*, R.S.O. 1990, c.P.13 provides that Council may pass a by-law that does not conform to the Official Plan on lands that are subject to an adopted amendment, and that once the amendment comes into effect, the By-law shall then conform; and

**AND WHEREAS** subsection 24(2.1) of the *Planning Act*, R.S.O. 1990, c.P.13 provides that the By-law comes into force and effect upon the Official Plan Amendment coming into effect;

**NOW THEREFORE** the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 001-2021, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “V1-S(5-25)\_D(2.5-4.5)-635, Vaughan Metropolitan Centre Station Zone, subject to Exception 14.635”, “V3-S(3-10)-D(1.5-3)-635, Vaughan Metropolitan Centre Neighbourhood Zone, subject to Exception 14.635” and “V4-S(5-25)-D(2.5-4.5)-635”, Vaughan Metropolitan Centre Employment Zone, subject to Exception 14.635” to “V1(H)-S(5-55)-D(2.5-9.31), Vaughan Metropolitan Centre Station Zone, with a Holding “(H)” Symbol”, in the manner shown on the said Schedule “1”.
  - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1193, as follows:

Exception Number 14.1193	<b>Legal Description:</b> Part of Lot 5, Concession 5, designated as Part 1 on Plan 65R-40816
Applicable Parent Zone: V1	
Schedule A Reference: 30 and 31	
By-law 209-2024	
14.1193.1 Permitted Uses	
<p>1. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule E-1767” herein, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the <i>Planning Act</i>:</p> <p>a. Removal of the Holding Symbol “(H)” from the Subject Lands or any portion thereof, shall be contingent on the following:</p> <p style="padding-left: 40px;">i. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy to the Subject Lands;</p> <p style="padding-left: 40px;">ii. Draft Plan of Subdivision File 19T-23V001 is registered.</p> <p>2. Note 4 of Table 10-2 shall not apply for the Apartment Dwelling unit use.</p>	
14.1193.2 Lot and Building Requirements	
<p>1. The following provisions shall apply to the “Subject Lands”, as shown on Figure “E-1767”:</p> <p>a. The minimum required Front Yard (Commerce Street) shall be 2.0 m;</p> <p>b. The minimum required Rear Yard (Street ‘E’) shall be 2.0 m;</p> <p>c. The minimum required Exterior Side Yard shall be 2.0 m;</p> <p>d. The required Build-To-Zone shall be 2.0 m – 5.50 m;</p> <p>e. A minimum of thirty (30) percent of the length of the street line abutting the north, south, west, and east streets shall have buildings located within the Build-to-Zone.</p> <p>f. The maximum Height shall be 55 storeys;</p> <p>g. The minimum required Street Wall shall be 8.40 m;</p> <p>h. The maximum Floor Space Index shall be 9.31 times the area of the lot;</p> <p>i. The Podium and Tower Requirements shall be as follows:</p> <p style="padding-left: 40px;">i. The minimum podium height shall be 8.0 m;</p> <p style="padding-left: 40px;">ii. The minimum tower step-back shall be 2.0 m;</p> <p style="padding-left: 40px;">iii. The minimum residential tower setback from any lot line shall be 4.0 m;</p> <p style="padding-left: 40px;">iv. The maximum tower floor plate shall be: 850 m<sup>2</sup> for Towers A1 and B, and, 895 m<sup>2</sup> for Tower A2 for any building up to 18 storeys in height; or 850 m<sup>2</sup> for Tower A2 for any building exceeding 18 storeys in height;</p> <p style="padding-left: 40px;">v. The minimum tower separation distance shall be:</p>	

- a) Between Towers A1 and A2: 30 m
- b) Between Towers A1 and B: 80 m
- c) Between Towers A2 and B: 40 m;

j. No minimum landscape strip abutting a street line shall apply;

k. The following additional encroachments shall be permitted within a required yard or landscape strip:

- i. Art and landscape features, bicycle racks, exhaust ventilation shafts (for the purposes of ventilating the parking garage only and shall not exceed 150 mm above grade or shall be flush with grade or embedded as part of planters), uncovered porches, and stairs may encroach a maximum of 1.0 m into any required yard.
- ii. Awnings and canopies may encroach a maximum of 1.8 m into any required yard, provided all projections remain 1.0 m from the lot line.
- iii. Outdoor patios: 1.6 m, provided all projections are setback 1.0 m from all lot lines.

l. The maximum gross floor area of all buildings above grade shall not exceed 113,500 m<sup>2</sup> for all uses, with maximum residential gross floor area of 110,500 m<sup>2</sup> and minimum non-residential gross floor area of 3,000 m<sup>2</sup>; and

m. The maximum number of dwelling units shall be 1,560.

#### 14.1193.3 Parking

1. The following parking requirements shall apply to the "Subject Lands", as shown on Figure E-1767:

- a. The minimum parking space dimension shall be 2.6 m x 5.7 m;
- b. Access to long-term bicycle parking spaces shall be through the elevator access to the main lobby area;
- c. Short-term bicycle parking spaces located wholly within the building may be located on P1 level;
- d. The minimum number of required loading spaces shall be as follows:
  - i. Phase 1 (Building A1):
    - a) Type B: 1 space
    - b) Type C: 1 space
    - c) Type D: 1 space
  - ii. Phase 2 (Buildings A2 + B):
    - a) Type C: 2 spaces
    - b) Type D: 1 space
- e. Minimum required height of the Type D loading space shall be 7.5 m.

#### 14.1193.4 Other Provisions

1. The following definitions shall apply to the "Subject Lands", as shown on Figure E-1767:

- a) For the purposes of zoning conformity, the Subject Lands shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units, and/or lots by way

of plan of condominium, consent, conveyance or private or public roads, strata title arrangements, or other permissions, and easements or registrations that are granted.

2. The minimum amenity area shall be 1.5 m<sup>2</sup> per dwelling unit indoor amenity area, and an additional 1.5 m<sup>2</sup> per dwelling unit outdoor amenity area;
3. The minimum outdoor amenity area requirement of at least one contiguous outdoor area of 55.0 m<sup>2</sup> located at grade shall not apply;
4. The maximum of 20% of the minimum outdoor amenity area required to be located on a rooftop or terrace shall not apply;
5. The minimum setback of a below grade parking structure shall be 0 m from any lot line;
6. The minimum required setback for any accessory structure above grade and air shafts located at grade for a below grade parking structure shall be 0 m from any lot line;
7. The maximum rooftop mechanical penthouse height shall be 9.0 m.

14.1193.5 Figures

Figure E-1767

- c) Adding a new Figure E-1767 in Subsection 14.1193 attached hereto as Schedule "1".
  - d) Deleting Maps 30 and 31 in Schedule A and substituting therefore Map 30 and 31 attached hereto as Schedule "2" and Schedule "3", thereby deleting Exception 14.635 off the Subject Lands and adding Exception 14.1193 on the Subject Lands.
  - e) Deleting Schedule E-1042 and substituting therefore the Schedule E-1042 attached hereto as Schedule "4". Thereby removing the Subject Lands from Schedule E-1042.
  - f) Deleting Schedule E-1042A and substituting therefore the Schedule E-1042A attached hereto as Schedule "5", thereby removing the Subject Lands from Schedule E-1042A.
2. Schedules "1", "2", "3", "4" and "5" shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 19<sup>th</sup> day of November, 2024.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 6 of Report No. 37 of the Committee of the Whole.  
Report adopted by Vaughan City Council on November 19, 2024.  
City Council voted in favour of this by-law on November 19, 2024.  
Approved by Mayoral Decision MDC 015-2024 dated November 19, 2024.  
**Effective Date of By-Law: November 19, 2024**

FUTURE CELEBRATION AVENUE



FUTURE STREET 'E'

COMMERCE STREET

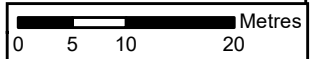
**V1(H)-S(5-55)-D(2.5-9.31)**

THIS IS FIGURE 'E-1767'  
TO BY-LAW 001-2021  
SECTION 14.1193

FUTURE STREET



Subject Lands



**File:** Z.22.019  
**Related File:** OP.22.010  
**Location:** Part of Lot 5, Concession 5  
**Applicant:** 2748355 Canada Inc.  
**City of Vaughan**

This is Schedule '1'  
To By-Law 209-2024  
Passed the 19th Day of November, 2024

Signing Officers

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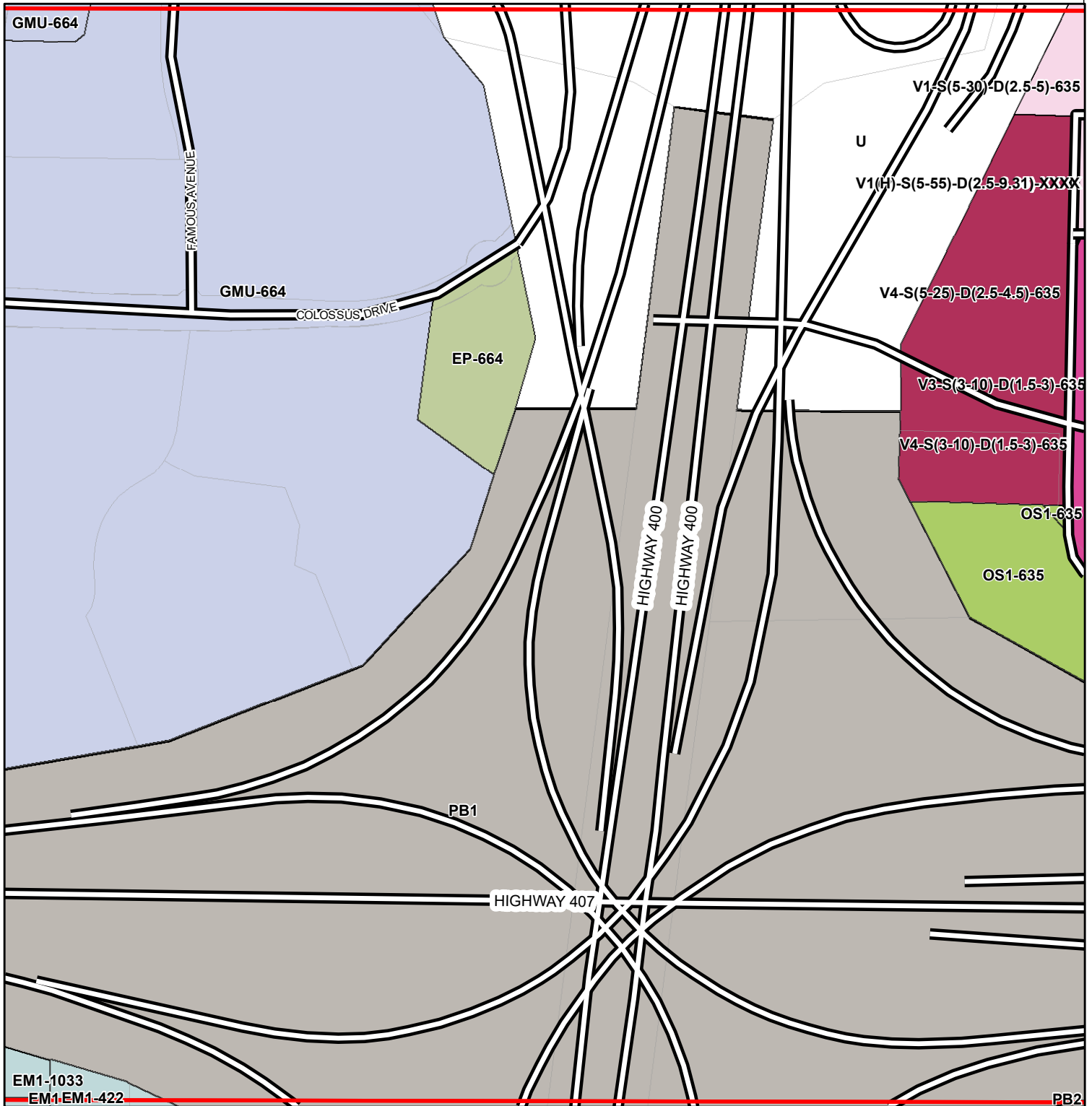
Mayor

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Clerk

# Zoning By-law 001 - 2021

## Schedule A | Map 30



<p><b>Conservation, Open Space and Agricultural Zones</b></p> <ul style="list-style-type: none"> <li>A (Agriculture Zone)</li> <li>OS1 (Open Space Zone)</li> <li>OS2 (Open Space Zone)</li> <li>EP (Environmental Protection Zone)</li> </ul> <p><b>Vaughan Metropolitan Centre Zones</b></p> <ul style="list-style-type: none"> <li>V1 (VMC Station Zone)</li> <li>V2 (VMC South Zone)</li> <li>V3 (VMC Neighbourhood Zone)</li> <li>V4 (VMC Employment Zone)</li> </ul>	<p><b>Residential Zones</b></p> <ul style="list-style-type: none"> <li>R1 (First Density Residential Zone)</li> <li>R2 (Second Density Residential Zone)</li> <li>R3 (Third Density Residential Zone)</li> <li>R4 (Fourth Density Residential Zone)</li> <li>R5 (Fifth Density Residential Zone)</li> <li>RT (Townhouse Residential Zone)</li> <li>RT1 (Townhouse Residential Zone)</li> <li>RT2 (Townhouse Residential Zone)</li> <li>RM1 (Multiple Unit Residential Zone)</li> <li>RM2 (Multiple Unit Residential Zone)</li> <li>RM3 (Multiple Residential Zone)</li> <li>RE (Estate Residential Zone)</li> </ul>	<p><b>Commercial Zones</b></p> <ul style="list-style-type: none"> <li>GC (General Commercial Zone)</li> <li>NC (Neighbourhood Commercial Zone)</li> <li>CC (Convenience Commercial Zone)</li> <li>SC (Service Commercial Zone)</li> <li>LMU (Low-Rise Mixed-Use Zone)</li> <li>MMU (Mid-Rise Mixed-Use Zone)</li> </ul>	<p><b>Employment Zones</b></p> <ul style="list-style-type: none"> <li>EM1 (Prestige Employment Zone)</li> <li>EM2 (General Employment Zone)</li> <li>EM3 (Mineral Aggregate Operation Zone)</li> </ul>	<p><b>Other Zones</b></p> <ul style="list-style-type: none"> <li>I1 (General Institutional Zone)</li> <li>I2 (Major Institutional Zone)</li> <li>U (Utility Zone)</li> <li>FD (Future Development Zone)</li> <li>PB1 (Parkway Belt Public Use Zone)</li> <li>PB2 (Parkway Belt Complementary Use Zone)</li> <li>PB3 (Parkway Belt West Recreational Zone)</li> </ul> <p>These Lands shall not be subject to Zoning By-law 001-2021</p>	<p><b>VAUGHAN</b></p> <table border="1"> <tr><td>68</td><td>69</td><td>70</td><td>71</td><td>72</td></tr> <tr><td>48</td><td>49</td><td>50</td><td>51</td><td>52</td></tr> <tr><td>28</td><td>29</td><td>30</td><td>31</td><td>32</td></tr> <tr><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr> </table> <p>1:5,000 October, 2024</p>	68	69	70	71	72	48	49	50	51	52	28	29	30	31	32	8	9	10	11	12
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48	49	50	51	52																					
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This is Schedule '2'  
To By-Law 209-2024  
Passed the 19th Day of November, 2024

**File:** Z.22.019  
**Related File:** OP.22.010  
**Location:** Part of Lot 5, Concession 5  
**Applicant:** 2748355 Canada Inc.  
**City of Vaughan**

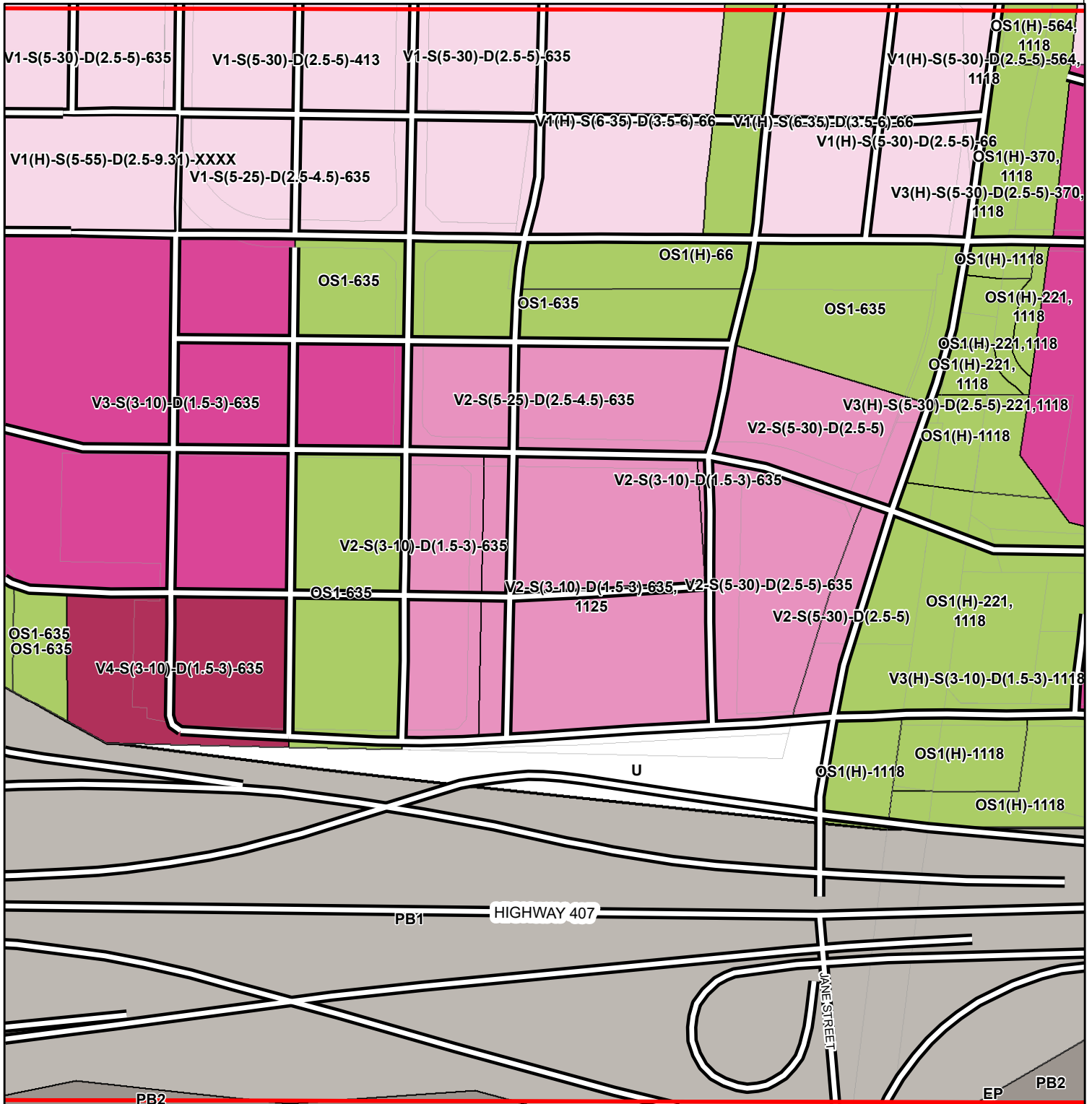
Signing Officers

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Mayor

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Clerk

# Zoning By-law 001 - 2021

## Schedule A | Map 31



<p><b>Conservation, Open Space and Agricultural Zones</b></p> <ul style="list-style-type: none"> <li>A (Agriculture Zone)</li> <li>OS1 (Open Space Zone)</li> <li>OS2 (Open Space Zone)</li> <li>EP (Environmental Protection Zone)</li> </ul> <p><b>Vaughan Metropolitan Centre Zones</b></p> <ul style="list-style-type: none"> <li>V1 (VMC Station Zone)</li> <li>V2 (VMC South Zone)</li> <li>V3 (VMC Neighbourhood Zone)</li> <li>V4 (VMC Employment Zone)</li> </ul>	<p><b>Residential Zones</b></p> <ul style="list-style-type: none"> <li>R1 (First Density Residential Zone)</li> <li>R2 (Second Density Residential Zone)</li> <li>R3 (Third Density Residential Zone)</li> <li>R4 (Fourth Density Residential Zone)</li> <li>R5 (Fifth Density Residential Zone)</li> <li>RT (Townhouse Residential)</li> <li>RT1 (Townhouse Residential Zone)</li> <li>RT2 (Townhouse Residential Zone)</li> <li>RM1 (Multiple Unit Residential Zone)</li> <li>RM2 (Multiple Unit Residential Zone)</li> <li>RM3 (Multiple Residential Zone)</li> <li>RE (Estate Residential Zone)</li> </ul>	<p><b>Commercial Zones</b></p> <ul style="list-style-type: none"> <li>GC (General Commercial Zone)</li> <li>NC (Neighbourhood Commercial Zone)</li> <li>CC (Convenience Commercial Zone)</li> <li>SC (Service Commercial Zone)</li> <li>LMU (Low-Rise Mixed-Use Zone)</li> <li>MMU (Mid-Rise Mixed-Use Zone)</li> </ul>	<p><b>Employment Zones</b></p> <ul style="list-style-type: none"> <li>EM1 (Prestige Employment Zone)</li> <li>EM2 (General Employment Zone)</li> <li>EM3 (Mineral Aggregate Operation Zone)</li> </ul>	<p><b>Other Zones</b></p> <ul style="list-style-type: none"> <li>I1 (General Institutional Zone)</li> <li>I2 (Major Institutional Zone)</li> <li>U (Utility Zone)</li> <li>FD (Future Development Zone)</li> <li>PB1 (Parkway Belt Public Use Zone)</li> <li>PB2 (Parkway Belt Complementary Use Zone)</li> <li>PB3 (Parkway Belt West Recreational Zone)</li> </ul> <p>These Lands shall not be subject to Zoning By-law 001-2021</p>
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**VAUGHAN**

69	70	71	72	73
49	50	51	52	53
29	30	31	32	33
9	10	11	12	13

October, 2024

This is Schedule '3'  
To By-Law 209-2024  
Passed the 19th Day of November, 2024

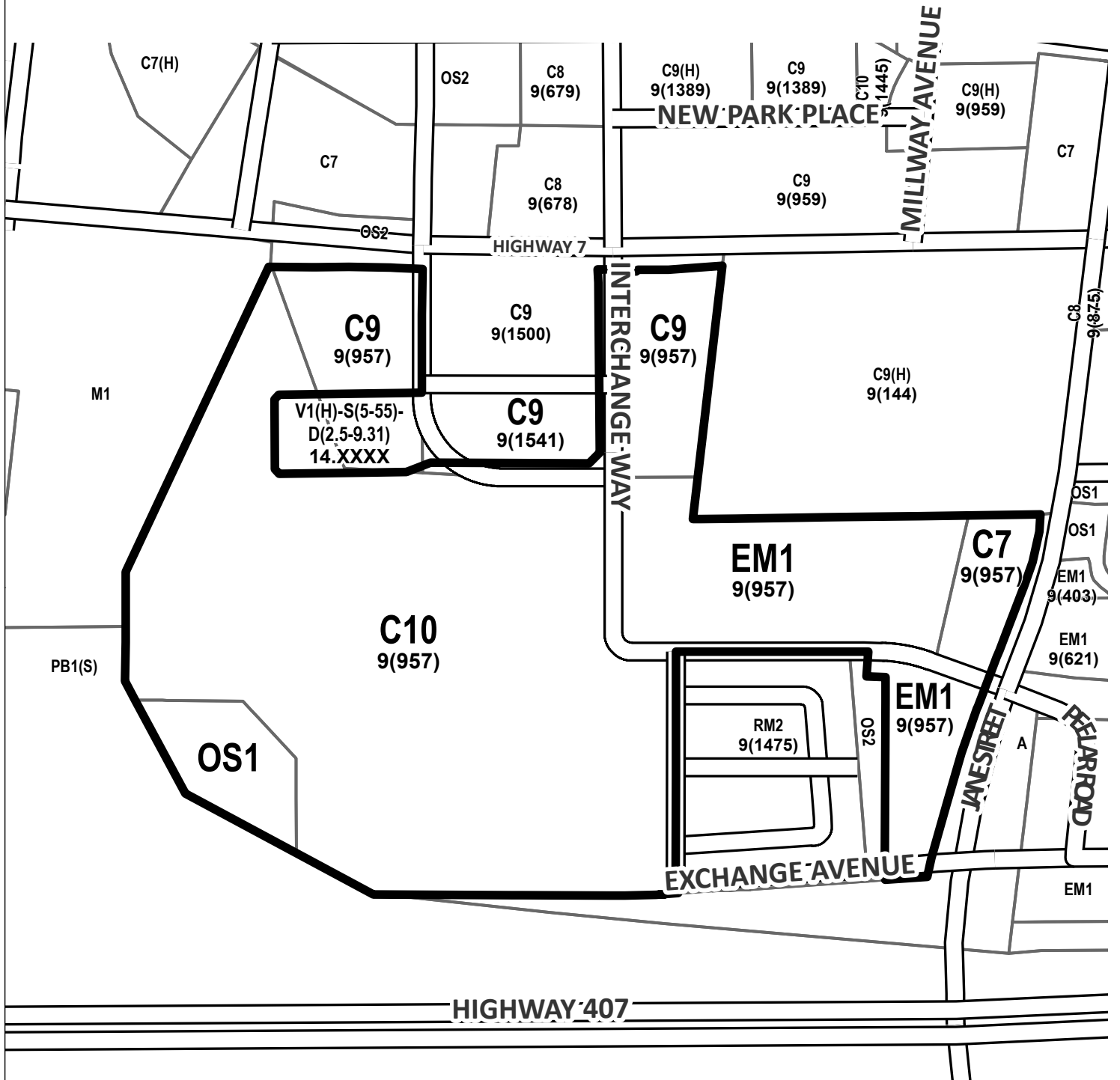
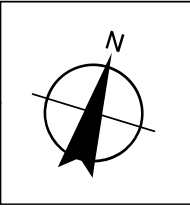
**File:** Z.22.019  
**Related File:** OP.22.010  
**Location:** Part of Lot 5, Concession 5  
**Applicant:** 2748355 Canada Inc.  
**City of Vaughan**

Signing Officers


\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk





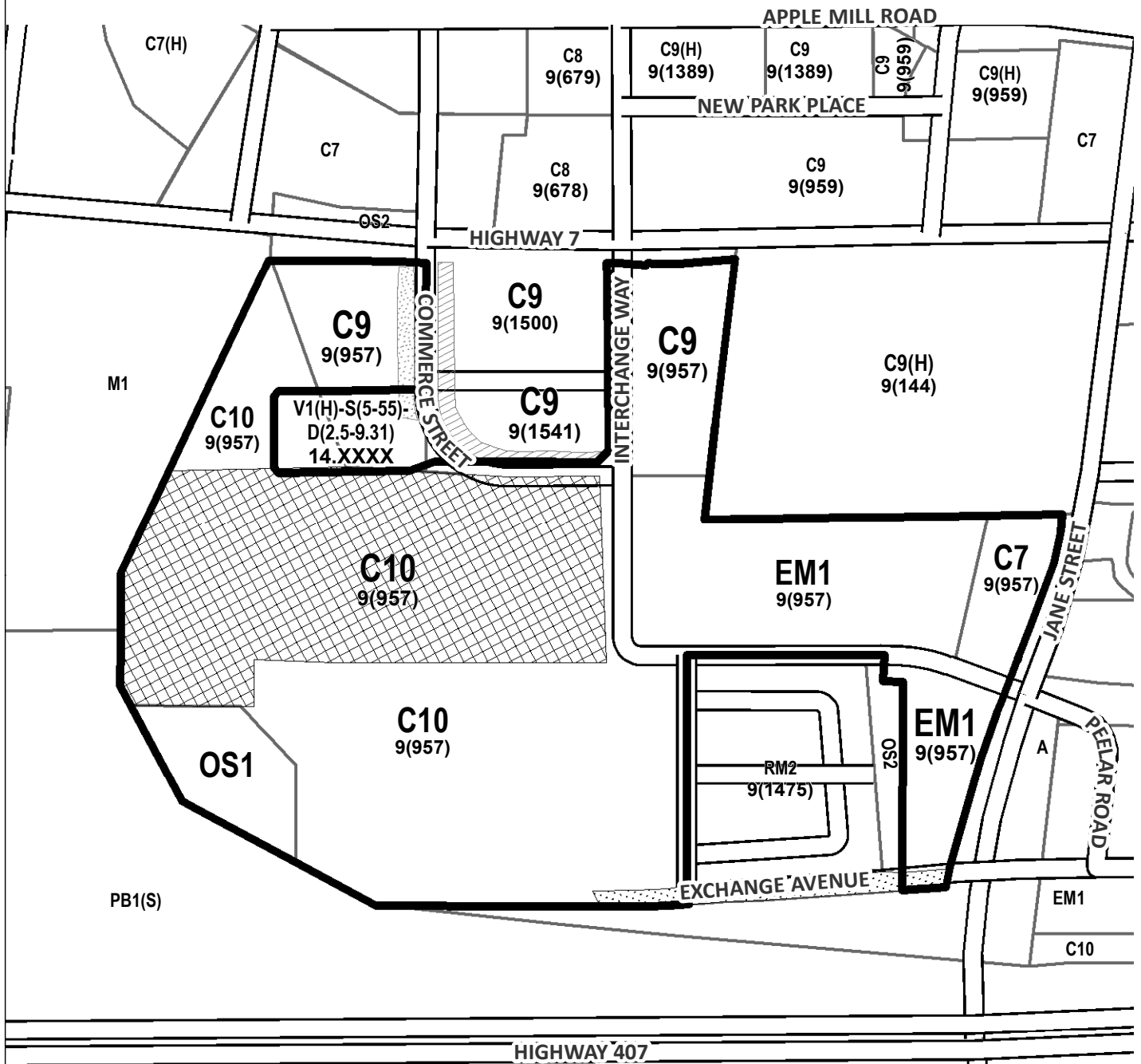
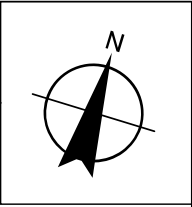
This is Figure 'E-1402'  
 To By-Law 001-2021  
 Section 14.635

 Subject Lands

This is Schedule '4'  
 To By-Law 209-2024  
 Passed the 19th Day of November, 2024

**File:** Z.22.019  
**Related File:** OP.22.010  
**Location:** Part of Lot 5, Concession 5  
**Applicant:** 2748355 Inc.  
**City of Vaughan**

Signing Officers  
 \_\_\_\_\_ Mayor  
 \_\_\_\_\_ Clerk



This is Figure 'E-1402A'  
 To By-Law 001-2021  
 Section 14.635

	Subject Lands
	Build to Zone Exemption Area*
	Part 1 Landscape Strip*
	Part 2 Landscape Strip*
	5.7 wide landscape strip*

\*May not be to scale

**This is Schedule '5'**  
**To By-Law 209-2024**  
**Passed the 19th Day of November, 2024**

**File:** Z.22.019  
**Related File:** OP.22.010  
**Location:** Part of Lot 5, Concession 5  
**Applicant:** 2748355 Canada Inc.  
**City of Vaughan**

Signing Officers

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk

## **SUMMARY TO BY-LAW 209-2024**

The lands subject to this By-law are located on northwest of Commerce Street and Interchange Way, being Part of Lot 5, Concession 5, designated as Part 1 on Plan 65R-40816 in the Vaughan Metropolitan Centre, City of Vaughan, Regional Municipality of York.

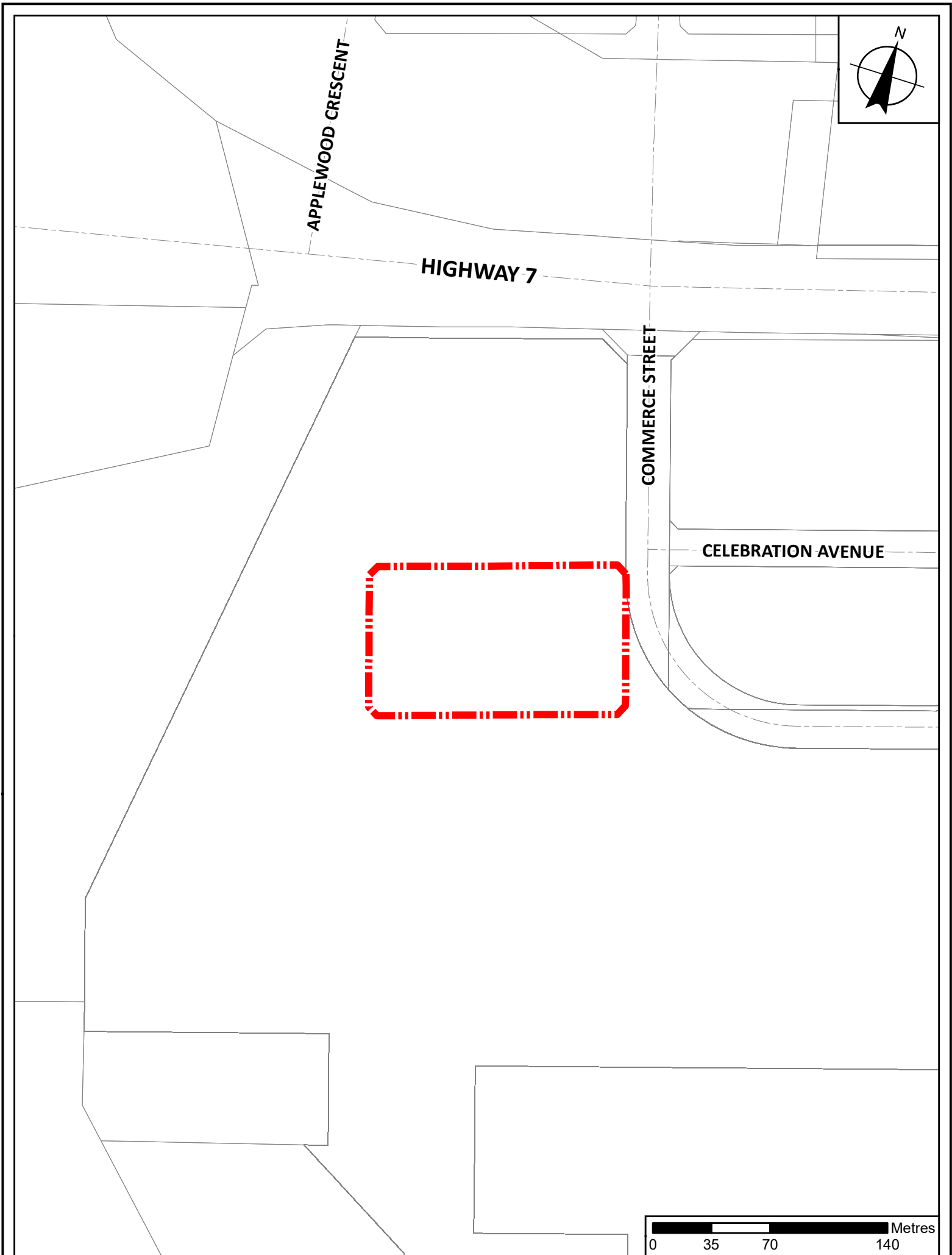
The purpose of this By-law is to delete Exceptions 14.635 from the Subject Lands and rezone the Subject Lands from “V1-S(5-25)-D(2.5-4.5)-635, Vaughan Metropolitan Centre Station Zone, subject to Exception 14.635”, “V3-S(3-10)-D(1.5-3)-635, Vaughan Metropolitan Centre Neighbourhood Zone, subject to Exception 14.635” and “V4-S(5-25)-D(2.5-4.5)-635, Vaughan Metropolitan Centre Employment Zone, subject to Exception 14.635” to “V1(H)-S(5-55)-D(2.5-9.31)-1193, Vaughan Metropolitan Centre Station Zone, with a Holding “(H)” Symbol:, and subject to Exception 14.1193, and to create a new site-specific exception 14.1193 and schedules that includes the following provisions and development standards to facilitate the development of Site Development File DA.22.031:

- a) Site-specific definition for “lot”
- b) Modifications to short-term bicycle parking requirements
- c) Reduction in loading space requirements
- d) Removal of landscape strip requirement
- e) Reduction in building setbacks and separation distances
- f) Increasing maximum building heights
- g) Increasing maximum density provisions
- h) Allowing additional yard encroachments and restrictions
- i) Reducing minimum amenity area requirements
- j) Establishing gross floor area requirements

This By-law includes Holding Symbol “(H)” for the Subject Lands. The “(H)” is permitted to be lifted upon the following conditions being satisfied:

- a. Vaughan Council adopts a resolution allocating sewer and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands.
- b. Draft Plan of Subdivision File 19T-23V001 is registered.

This By-law shall not come into effect until Official Plan Amendment Number 125 (OPA 125) is in full force and effect (File OP.22.010).



## Location Map To By-Law 209-2024

**File:** Z.22.019

**Related File:** OP.22.010

**Location:** Part of Lot 5, Concession 5

**Applicant:** 2748355 Canada Inc.

**City of Vaughan**



Subject Lands