

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 248-2024**

**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) Deleting Subsection 14.1057 in Part 14 Exception Zones and replacing it with a new Subsection 14.1057 as follows:

Exception Number 1057	Municipal Address: 5390-5400 Steeles Avenue West
Applicable Parent Zone: RM1, EP, OS1	
Schedule A Reference: 5	
By-law: 248-2024	
14.1057.1 Permitted Uses	
<p>1. The following additional uses shall be permitted on lands labelled as “RM1” within Phase 1, on Figure E-1562:</p> <p>a. <u>Dwelling, Street Townhouse</u></p> <p>2. The following additional uses shall be permitted on lands labelled as “RM1” within Phase 2, on Figure E-1562:</p> <p>a. <u>Dwelling, Street Townhouse</u></p> <p>b. <u>Dwelling Semi-detached</u> in Block 34</p>	
14.1057.2 Lot and Building Requirements	
<p>1. The following <u>lot</u> and <u>building</u> requirements shall apply to all lands within Phases 1 and 2 as shown on Figure E-1562:</p> <p>a. The minimum <u>lot area</u> shall be 59,973.36 m<sup>2</sup>.</p> <p>b. A minimum <u>landscape</u> strip abutting a <u>parking area</u> shall not be required.</p> <p>2. The following <u>lot</u> and <u>building</u> requirements shall apply to the lands <u>zoned</u> RM1 Multiple Unit Residential One Zone as shown on Figure E-1562:</p> <p>a. The minimum <u>front yard</u> for Block 16, shall be 3.5 m.</p> <p>b. The minimum <u>front yard</u> for Block 35 and Block 36, shall be 3.2 m.</p> <p>c. The maximum <u>height</u> for Block 36 shall be 14 m.</p> <p>3. The following <u>lot</u> and <u>building</u> requirement shall apply to the lands within Phase 2 <u>zoned</u> RM1 Multiple Unit Residential One Zone as shown on Figure E-1562:</p> <p>a. The minimum <u>landscape</u> strip abutting a <u>street line</u> shall be 0 m along Steeles Avenue West.</p>	
14.1057.3 Parking	
<p>1. The following <u>parking space</u> requirements shall apply to the lands <u>zoned</u> RM1 Multiple Unit Residential One Zone, as shown on Figure E-1562:</p> <p>a. The minimum required <u>parking spaces</u> shall be 1.0 <u>parking space</u> per <u>dwelling unit</u>.</p>	

- b. The minimum required visitor parking spaces shall be 0.15 visitor parking space per unit.
2. The following bicycle parking space requirement shall apply to the lands within Phase 2 zoned RM1 Multiple Unit Residential One Zone, as shown on Figure E-1562:
- a. Long-term bicycle parking spaces are not required.

14.1057.4 Other Provisions

1. The following provisions shall apply to the lands zoned RM1 Multiple Unit Residential One Zone, as shown on Figure E-1562:
- a) The minimum required amenity area shall be:
    - i. Phase 1 – 6,563 m<sup>2</sup>.
    - ii. Phase 2 – 1,100 m<sup>2</sup>.
  - b) The following requirements shall apply to a back-to-back townhouse dwelling:
    - i. The maximum number of dwelling units in a block shall be 12.
    - ii. The maximum number of dwelling units in a row shall be 6.
  - c) Block 33 is permitted a maximum of 7 street townhouse dwelling units in a row. For all other blocks within the RM1 Zone as shown on Figure E-1562, the maximum number of street townhouse dwelling units in a row shall be 6.
  - d) The maximum number of dwelling units that shall apply to a multiple-unit townhouse dwelling use in Block 36 shall be 11.
2. The following definition shall apply to all lands in Phases 1 and 2, as shown on Figure E-1562:
- a) Lot means a parcel of land, being approximately 6 ha in area, that is deemed to be one lot, regardless of the number of buildings and units, and the creation of any new lot by plan of subdivision, plan of condominium, part lot control, consent and any easement or restrictions therein.

14.1057.5 Figures

Figure E-1562

- b) Deleting Figure E-1562 in Subsection 14.1057 and replacing it with Figure E-1562 attached hereto as Schedule “1”.

2. Schedule "1" shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 17<sup>th</sup> day of December, 2024.

\_\_\_\_\_  
Steven Del Duca, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 5 of Report No. 44 of the Committee of the Whole.  
Report adopted by Vaughan City Council on December 17, 2024.  
City Council voted in favour of this by-law on December 17, 2024.  
Approved by Mayoral Decision MDC 017-2024 dated December 17, 2024.  
**Effective Date of By-Law: December 17, 2024**

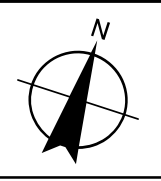
## **SUMMARY TO BY-LAW 248-2024**

The lands subject to this By-law are located on Steeles Avenue West, being Part of Lot 1, Concession 8, municipally known as 5390-5400 Steeles Avenue West, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend and update the existing site-specific development standards and uses within City of Vaughan Zoning By-law 001-2021. The original site exception permitted 249 street townhouse and back-to-back townhouse dwellings, park, environmental protection areas ('Phase 1') and two commercial-residential mixed-use buildings ('Building A' and 'Building B') at the west end of the site ('Phase 2'). The owner wishes to permit the development of street townhouse dwelling, multiple-unit townhouse dwelling, semi-detached dwelling and environmental protection uses in place of Buildings 'A' and 'B'.

The By-law carries forward and updates the existing site development standards and uses developed under By-law 1-88 pertaining to the 249 street townhouse and back-to-back townhouse dwellings, park, and environmental protection uses in Phase 1 in the context of By-law 001-2021, removes the Phase 2 site development standards and uses tied to Buildings 'A' and 'B', and replaces them with townhouse dwelling, multiple-unit townhouse dwelling, semi-detached dwelling and environmental protection uses and associated site development standards.

**Schedule "1"**



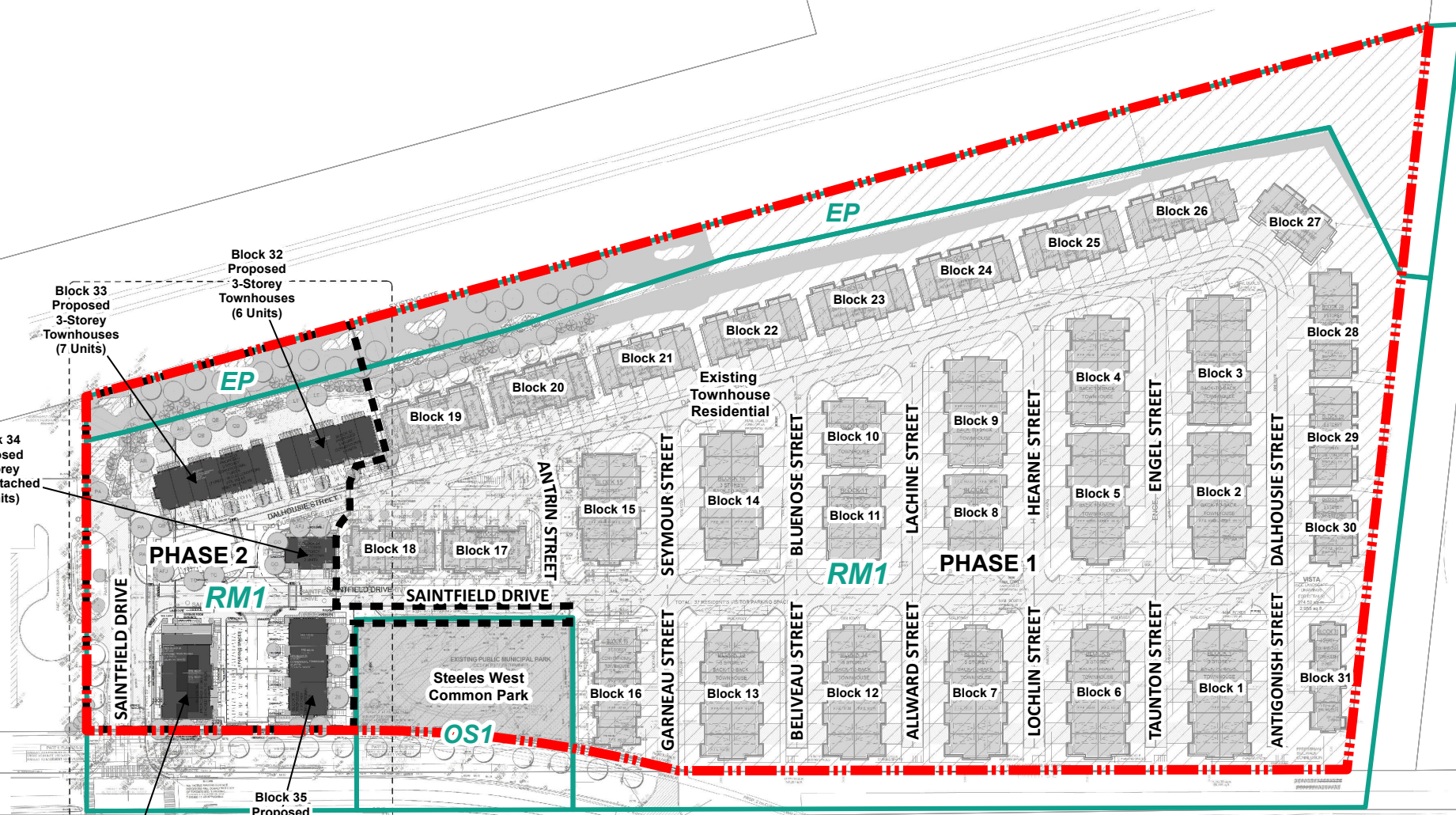
Block 33 Proposed 3-Storey Townhouses (7 Units)

Block 32 Proposed 3-Storey Townhouses (6 Units)

Block 34 Proposed 3-Storey Semi-Detached (2 Units)

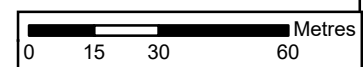
Block 35 Proposed 3-Storey Townhouses (6 Units)

Block 36 Proposed 4-Storey Multi-Unit Townhouses (11 Units)



This is Figure 'E-1562'  
To By-Law 001-2021  
Section 14.1057

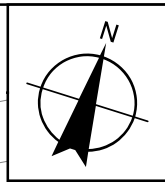
 Subject Lands



**File:** Z.21.019  
**Related File:** OP.21.012  
**Location:** 5390-5400 Steeles Avenue West  
Part of Lot 1, Concession 8  
**Applicant:** Woodbridge Park Limited  
**City of Vaughan**

This is Schedule '1'  
To By-Law 248-2024  
Passed the 17th Day of December, 2024

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

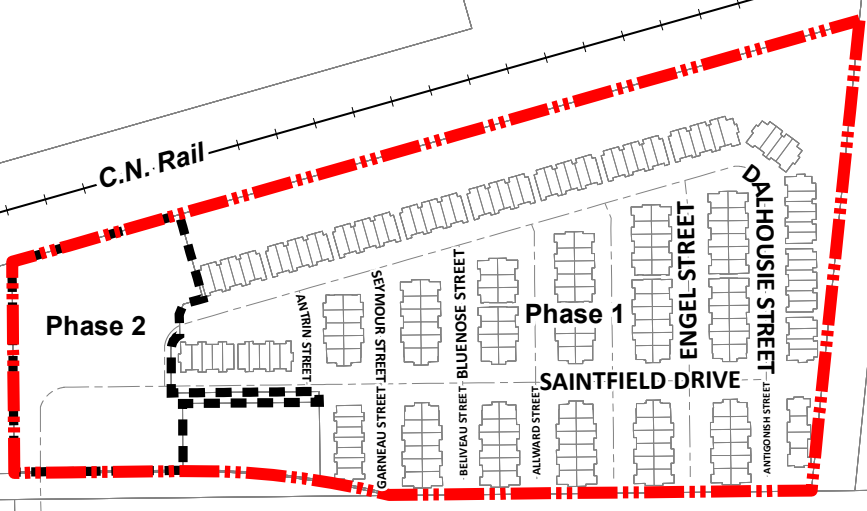


HIGHWAY 407

C.N. Rail

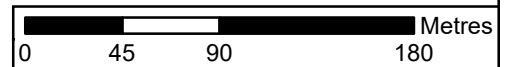
Phase 2

Phase 1



STEELES AVENUE WEST

CITY OF TORONTO



# Location Map To By-Law 248-2024

**File:** Z.21.019

**Related File:** OP.21.012

**Location:** 5390-5400 Steeles Avenue West  
Part of Lot 1, Concession 8

**Applicant:** Woodbridge Park Limited  
**City of Vaughan**



Subject Lands