

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 061-2025**

**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 “FD Future Development Zone” subject to site-specific Exception 14.1110 and “EP Environmental Protection Zone” to “RM3 Multiple Unit Residential Zone” with a Holding Symbol “(H)”, “RT1 Townhouse Residential Zone”, “FD Future Development Zone”, and “EP Environmental Protection Zone” in the manner shown on the said Schedule “1”.
  - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1207, as follows:

Exception Number 14.1207	Municipal Address
Applicable Parent Zone: RM3, RT1	11211 Weston Road
Schedule A Reference: 223	
By-law 061-2025	
14.1207.1 Permitted Uses	
<p>1. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Figure E-1780 herein, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the Planning Act:</p> <ul style="list-style-type: none"> <li>a. Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of enactment of By-law 061-2025</li> <li>b. Removal of the Holding Symbol “(H)” from the Subject Lands or any portion thereof, shall be contingent on the following: <ul style="list-style-type: none"> <li>i. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands.</li> </ul> </li> </ul> <p>2. The following additional <u>uses</u> shall be permitted on the lands <u>zoned</u> RM3 Multiple Unit Residential Zone, as shown on Figure E-1780:</p> <ul style="list-style-type: none"> <li>a. <u>Street Townhouse Dwelling</u></li> <li>b. <u>Block Townhouse Dwelling</u></li> <li>c. <u>Multiple Unit Townhouse Dwelling</u>; and</li> <li>d. <u>Stacked Townhouse Dwelling</u></li> </ul>	
14.1207.2 Lot and Building Requirements	
<p>1. The following <u>lot</u> and <u>building</u> provisions shall apply to the lands <u>zoned</u> RT1 Townhouse Residential Zone, as shown on Figure “E-1780”:</p> <ul style="list-style-type: none"> <li>a. The minimum <u>rear yard</u> for Block 1 shall be 2.6 m.</li> <li>b. The minimum <u>rear yard</u> for Blocks 2 to 6 shall be 6.0 m.</li> <li>c. The minimum <u>interior side yard shall</u> be 3.0 m where the <u>interior side yard</u> abuts a walkway, <u>greenway</u>, or <u>stormwater management facility</u>.</li> </ul> <p>2. The following <u>lot</u> and <u>building</u> provisions shall apply to the lands <u>zoned</u> RM3 Multiple Unit Residential Zone, as shown on Figure “E-1780”:</p> <ul style="list-style-type: none"> <li>a. The maximum <u>lot area</u> shall be 20 m<sup>2</sup> per <u>dwelling unit</u>.</li> <li>b. The minimum <u>front yard</u> shall be 3.0 m.</li> <li>c. The minimum <u>rear yard</u> shall be 3.0 m.</li> <li>d. The minimum <u>interior side yard</u> shall be 3.0 m.</li> <li>e. The minimum <u>exterior side yard</u> shall be 3.0 m.</li> </ul>	

f. A 45-degree <u>angular plane</u> shall not be required for any building under 6-storeys in <u>height</u> .
14.1207.3 Other Provisions
1. The following provisions shall apply to the lands zoned RM3 Multiple Unit Residential Zone, as shown on Figure E-1780:  a) The minimum <u>amenity area</u> requirement shall be 4.0 m <sup>2</sup> per <u>dwelling unit</u> .
14.1207.4 Figures
Figure E-1780

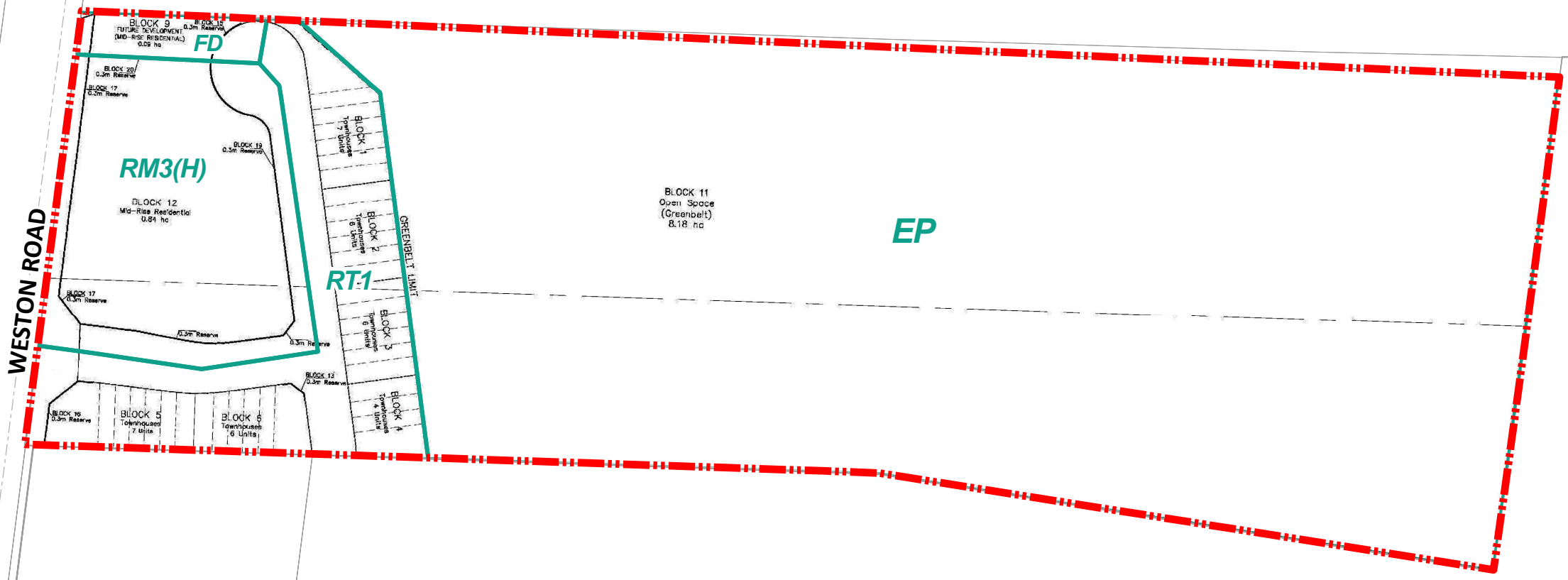
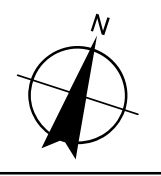
- b) Removing the Subject Lands on Schedule “1” from Exception 14.1110
  - c) Adding a new Figure E-1780 in Subsection 14.1207 attached hereto as Schedule “1”.
  - d) Deleting Map 223 in Schedule A and substituting therefore Map 223 attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 25<sup>th</sup> day of February, 2025.


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Steven Del Duca, Mayor

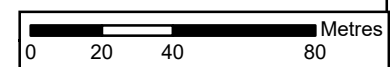
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Todd Coles, City Clerk

Authorized by Item No. 4 of Report No. 1 of the Committee of the Whole.  
Report adopted by Vaughan City Council on January 28, 2025.  
City Council voted in favour of this by-law on February 25, 2025.  
Approved by Mayoral Decision MDC 002-2025 dated February 25, 2025.  
**Effective Date of By-Law: February 25, 2025**



This is Figure 'E-1780'  
 To By-Law 001-2021  
 Section 14.1207

 **Subject Lands**



**File:** Z.22.038  
**Related Files:** OP.22.018, 19T-22V012  
**Location:** Part of Lots 28 and 29, Concession 5  
**Applicant:** Weston Real Estate Holdings Inc.  
**City of Vaughan**

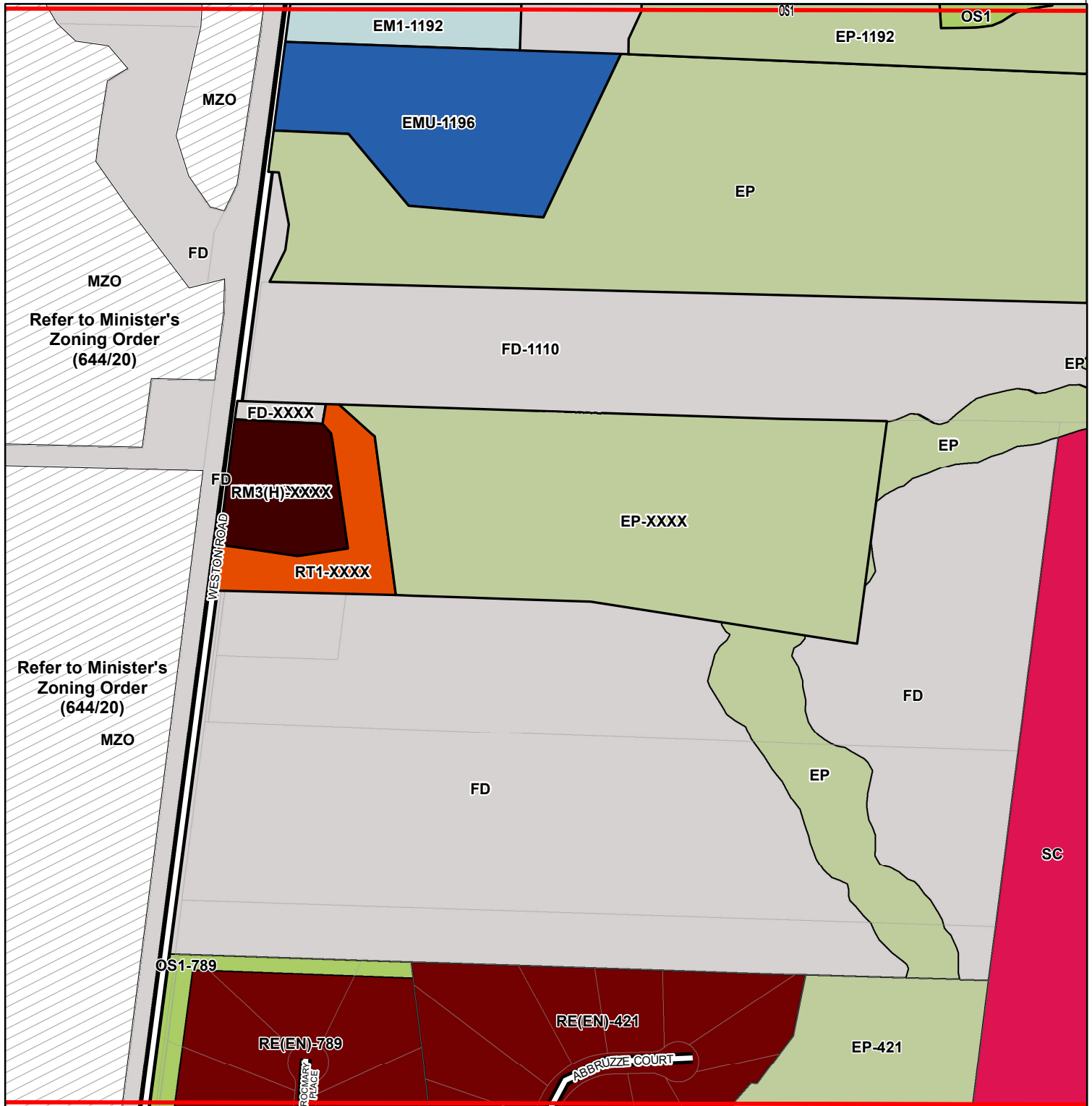
This is Schedule '1'  
 To By-Law 061-2025  
 Passed the 25th Day of February, 2025

Signing Officers

\_\_\_\_\_  
 Mayor  
 \_\_\_\_\_  
 Clerk

# Zoning By-law 001 - 2021

Schedule A | Map 223



**Conservation, OpenSpace and Agricultural Zones**

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
- EP (Environmental Protection Zone)

**Vaughan Metropolitan Centre Zones**

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

**Residential Zones**

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone)
- RT1 (Townhouse Residential Zone)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)

**Commercial Zones**

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

**Mixed-Use Zones**

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

**Employment Zones**

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)
- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)

**Other Zones**

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)
- These Lands shall not be subject to Zoning By-law 001-2021

**VAUGHAN**

261	262	263	264	265
241	242	243	244	245
221	222	223	224	225
201	202	203	204	205
181	182	183	184	185

1:5,000  
January, 2025

This is Schedule '2'  
To By-Law 061-2025  
Passed the 25th Day of February, 2025

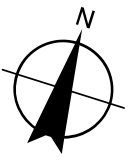
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City of Vaughan

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

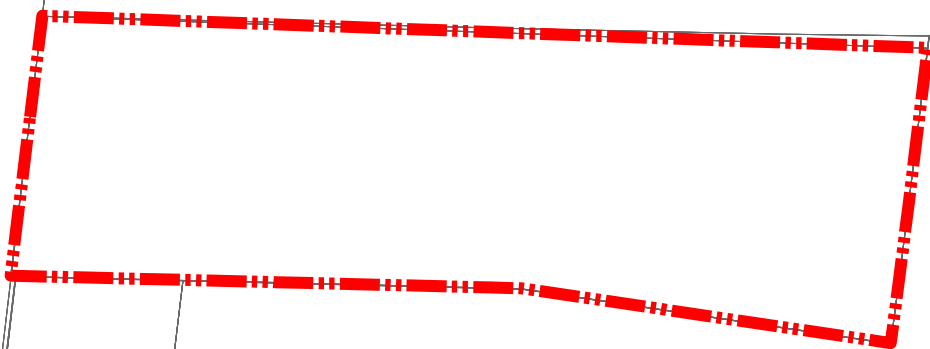
## **SUMMARY TO BY-LAW 061-2025**

The lands subject to this By-law are located on the east side of Weston Road, south of Kirby Road, municipally known as 11211 Weston Road, being Part of Lots 28 and 29, Concession 5, Parts 1-2, 65R40923, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to rezone the Subject Lands from “FD Future Development Zone” subject to site-specific Exception 14.1110 and “EP Environmental Protection Zone” to “RM3 Multiple Unit Residential Zone” with a Holding Symbol “(H)”, “RT1 Townhouse Residential Zone”, “FD Future Development Zone”, and “EP Environmental Protection Zone” and to add site-specific exceptions to facilitate the proposed Subdivision Plan development.



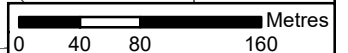
WESTON ROAD



ROCMARY PLACE

ABBRUZE COURT

MATTUCCI COURT



# Location Map To By-Law 061-2025

**File:** Z.22.038

**Related Files:** OP.22.018, 19T-22V012

**Location:** Part of Lots 28 and 29, Concession 5

**Applicant:** Weston Real Estate Holdings Inc.

**City of Vaughan**



Subject Lands