

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 240-2025

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

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law prohibiting the use of lands, buildings or structures within a defined area or areas;

AND WHEREAS Section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law to specify the use to which lands, buildings or structures may be put at such time in the future as the Holding Symbol “(H)” is removed by amendment to the by-law;

AND WHEREAS it has been confirmed to Council that all of the conditions required for the removal of the Holding Symbol “(H)” from the subject lands have been addressed to the satisfaction of the City;

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 14.72.1.1 in Exception 14.72 and replacing it with the word “Deleted”.
 - b) Deleting Subsection 14.72.1.2 in Exception 14.72 and replacing it with the word “Deleted”.
 - c) Deleting Figure E-162 in Exception 14.72 and replacing it with Figure E-162 attached hereto as Schedule ‘1’.
 - d) Deleting Map 148 and Map 167 in Schedule A and substituting therefor Map 148 and Map 167 attached hereto as Schedule “2” and “3”, thereby removing the Holding Symbol “(H)” on the lands identified as “Subject Lands” on Schedules “2” and “3” attached hereto, and effectively zoning the

Subject Lands “Main Street Mixed-Use-Maple Zone (MMS) Zone” with
Exception 72.

2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 28th day of October, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 22 of Report No. 30 of the Committee Whole.
Report adopted by Vaughan City Council on June 28, 2022.
City Council voted in favour of this by-law on October 28, 2025.
Approved by Mayoral Decision MDC 016-2025 dated October 28, 2025.
Effective Date of By-Law: October 28, 2025

SUMMARY TO BY-LAW 240-2025

The lands subject to this By-Law are located on the east side of Keele Street and south of Major Mackenzie Drive, being Part of Lot 20, Concession 3 and municipally known as 9929 Keele Street, City of Vaughan, Regional Municipality of York.

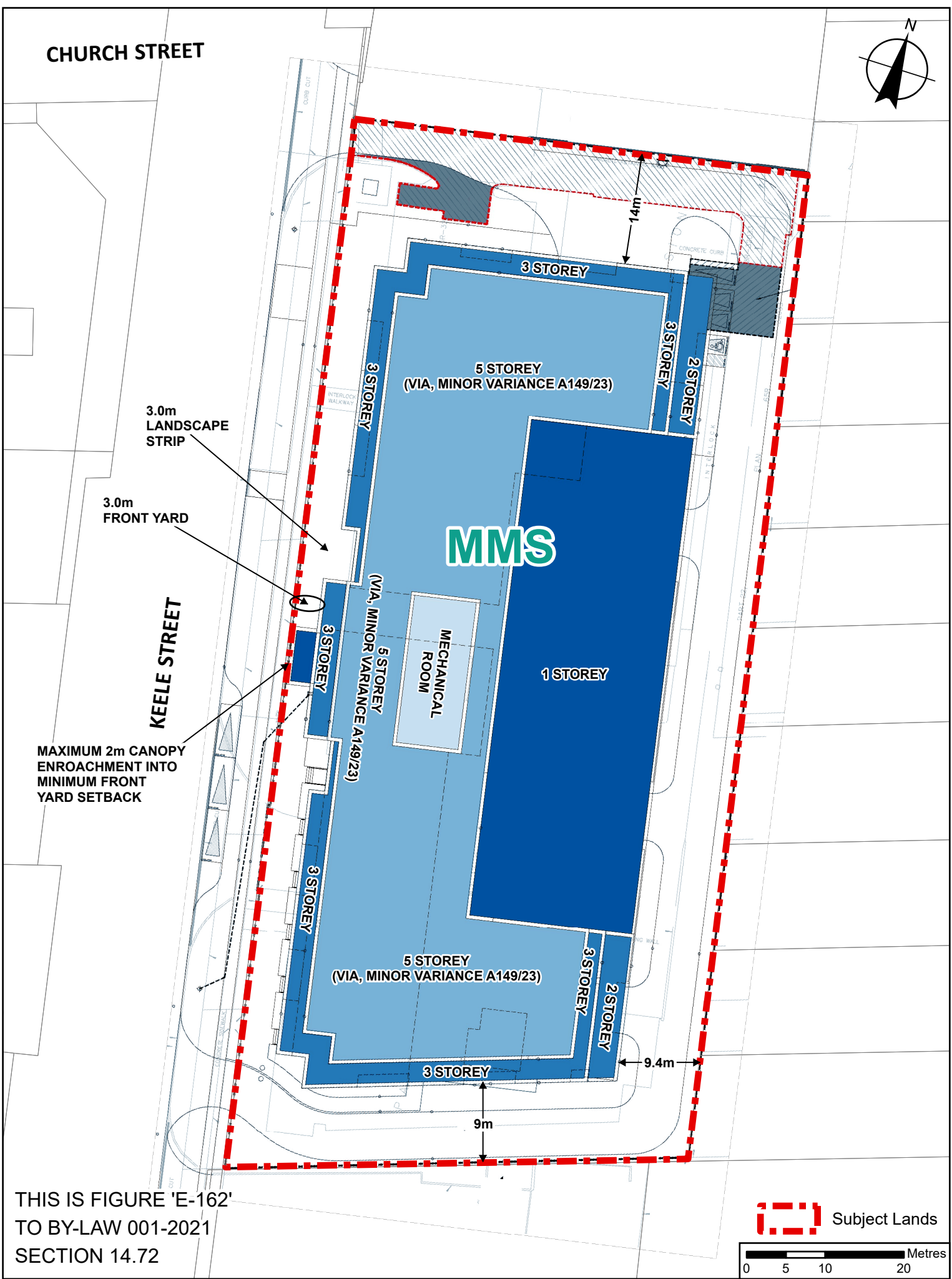
The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to remove the Holding Symbol “(H)” from the subject lands, which are zoned “Main Street Mixed-Use-Maple Zone (MMS) Zone” with exception 72, to facilitate and permit the development of a four storey mixed use building that will contain 114 residential dwelling units and 658 metre square of retail space. The subject lands were originally zoned with the Holding Symbol “(H)” by Zoning By-law amendment 163-2022. The By-law required the holding provision remain in place until conditional approval were satisfied through a Site Development Application, Council assigned servicing capacity from the York Sewage Servicing/Water Supply System and the Owner submitted a Noise Report for the Development.

On November 29, 2024 the Development and Parks Planning Department issued a Notice of Approved Conditions (NOAC’) to the Owner the Site Development Application process. The NOAC identifies the requirements needed in order to proceed with site plan approval. The Owner has addressed the majority of the requirements identified in the Notice of Approved Condition.

On October 28, 2025 the Development Engineering Department confirmed the allocation of servicing capacity for the subject lands by receiving a Council Resolution. Therefore, service allocation has been provided for the subject lands.

Through the Site Development Application process the Owner submitted a Noise Impact Study that was reviewed by the City’s Development Engineering Department. Based on the review of the report, the development of the four-storey building is feasible provided appropriate acoustic design are incorporated into the development of the mixed-use building. This will be secured through the finalization of the Site Plan Agreement associated with the Site Development Application.

This By-law is associated with the removal a Holding Symbol (‘H’) at 9929 Keele Street. However, it should also be read in conjunction with Minor Variance A149/23 which permits an additional one storey height for the development, along with other zoning relief provisions from the “Main Street Mixed-Use-Maple Zone (MMS) zone” of Comprehensive Zoning By-law 001-2021. Through Minor Variances A149/23, the total height of the development is five storeys.



This is Schedule '1'
To By-Law 240-2025
Passed the 28th Day of October, 2025

File: Z.25.030
Related Files: Z.20.043, OP.20.016
Location: 9929 Keele Street
Part of Lot 20, Concession 3
Applicant: Everlook Investments Inc.
City of Vaughan

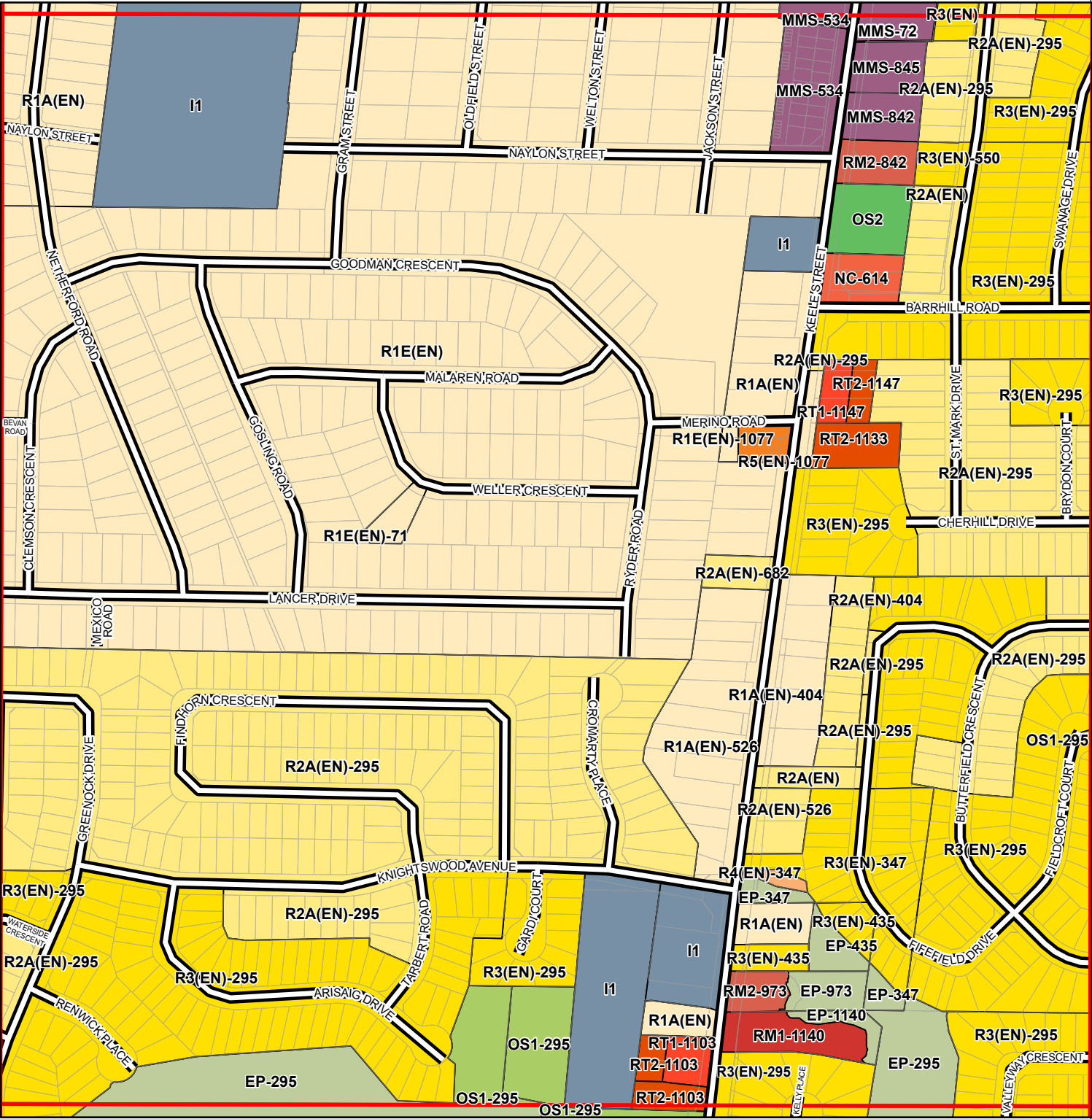
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 148



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)

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

184	185	186	187	188
165	166	167	168	169
146	147	148	149	150
128	129	130	131	132
110	111	112	113	114

August 2025

This is Schedule '2'
To By-Law 240-2025
Passed the 28th Day of October, 2025

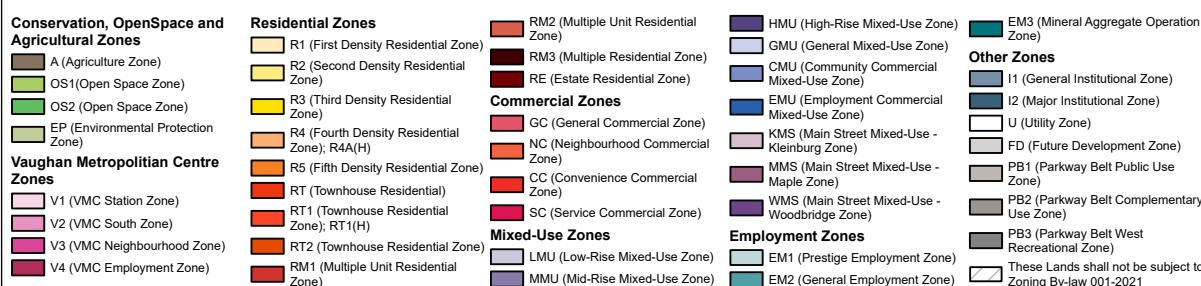
File: Z.25.030
Related Files: Z.20.043, OP.20.016
Location: 9929 Keele Street
Part of Lot 20, Concession 3
Applicant: Everlook Investments Inc.
City of Vaughan

Signing Officers

Mayor

Clerk

Schedule A | Map 167





VAUGHAN

204	205	206	207	208
184	185	186	187	188
165	166	167	168	169
146	147	148	149	150
128	129	130	131	132

1.5 060

August 2025

File: Z.25.030
Related Files: Z.20.043, OP.20.016
Location: 9929 Keele Street
 Part of Lot 20, Concession 3
Applicant: Everlook Investments Inc.
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