

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 281-2025

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 “EM1 Prestige Employment Zone” to “HMU High-Rise Mixed-Use Zone” and “OS1 Public Open Space Zone” with a Holding Symbol “(H)” in the manner shown on the said Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1236, as follows:

Exception Number 1236	Municipal Address: 60 Talman Court
Applicable Parent Zone: HMU, OS1	
Schedule A Reference: 52	
By-law 281-2025	
14.1236.1 Permitted Uses	
<div>1. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Figure E-1818 herein, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the <i>Planning Act</i>:</div> <div><div>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 281-2025;</div><div>b. Removal of the Holding Symbol “(H)” from the Subject Lands or any portion thereof, shall be contingent on the following:<div><div>i. A site plan is approved to the satisfaction of the City addressing all comments from internal city departments and external agencies (including CN Rail) in accordance with Section 41 of the <i>Planning Act</i>.</div><div>ii. Owner is to provide an updated Land Use Compatibility Study with detailed mitigation strategies that are to the satisfaction of the City</div><div>iii. 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;</div><div>iv. The Owner shall provide a detailed flood plain analysis report to confirm the required flood plain mitigation measures which may include on-site and / or off-site works. If required, the Owner shall enter into a Development Agreement with the City to design and construct at no cost to the City, all applicable external works or municipal infrastructure, including any required modifications of the existing drainage channel that are necessary to benefit the Development to the satisfaction of the City. The Development Agreement shall be registered against the Subject Lands to which it applies, and upon execution, the Owner shall satisfy conditions of the City, financial or otherwise, all to the satisfaction of the City;</div><div>v. The Owner contributes their share of the cost of infrastructure works and/or undertakes the necessary improvement works and enters into a Development Agreement (if required) with the City, for the works associated with implementing the municipal servicing improvements for the build-out of the ultimate condition. The Owner’s contributions are to be based on the conclusions and recommendations of the Integrated Urban Water Master Plan Environmental Assessment specifically the Vaughan Metropolitan Centre Secondary Plan Area Functional Servicing Strategy Report, as required to the satisfaction of the City;</div><div>vi. The Owner is to provide a Parking Study to the satisfaction of the City that can support the parking rates identified in this</div></div></div></div>	

zoning by-law. In the event the Parking Study is not to the satisfaction of the City the final Zoning By-law instrument is to be revised to incorporate parking rates that follow the parent (HMU) High-Rise Mixed Use Zone as defined in the Comprehensive Zoning By-law 001-2021;

- vii. The Owner is to provide a Phase Two Environmental Site Assessment (ESA) to the satisfaction of the City. Should the Phase Two ESA identify contamination requiring remediation, this holding condition shall not be removed until a Record of Site Condition (RSC) is filed on the Ontario Ministry of the Environment, Conservation and Parks (MECP) Environmental Site Registry, to the satisfaction of the City;
- viii. The Owner is to provide an updated Environmental Impact Study outlining an updated Environmental Constraints map that is to the satisfaction of the City along with other related studies/materials that may be required.
- ix. Proposed Park/Adjacent Park Expansion:
The Owner shall provide the City of Vaughan with Financial Security in the amount of 10% of the value of the gross land area (approximately 0.0858 hectares), which is equivalent to the amount the Owner would otherwise be required to provide to the City as payment-in-lieu of parkland. Such Financial Security shall be held by the City until both the following requirements have been met:
 - a 0.175 hectare public park block on the site directly north of the Subject Lands (known as 8083 Jane Street) has been conveyed to the City; and,
 - the Owner shall convey an approximately 0.0491 hectare public park block at the north limit of the Subject Land, free and clear of all charges, encumbrances, and encroachments, and in a condition and configuration satisfactory to the City of Vaughan and in accordance with all applicable City of Vaughan standards and requirements.

The approximately 0.0491 hectares park block on the Subject Land shall not be accepted as parkland conveyance without coordinated conveyance with 8083 Jane Street. The City of Vaughan reserves the right to draw upon the Financial Security in the case where it is determined the conveyance of both park blocks described above is not achievable.

- x. Conveyance:
The Owner shall execute a Development Agreement with the City of Vaughan and other approval authorities as required, a satisfactory site plan, and the execution of applicable agreement for dedication of public parks, inclusive of 8083 Jane Street park, with the first phase of residential development which shall be completed to the satisfaction of the City. All parkland shall meet Base Park Conditions and shall be conveyed in a physical condition satisfactory to the City and in accordance with the policies, practice and guidelines of the City.
- xi. Park Developer Build Agreement:
The Owner shall enter into a Park Developer Build Agreement with the City to construct the entire public park block (including 8083 Jane Street park) in accordance with the City of Vaughan's Developers Build Parks Policy (Policy No. 07.2.05), shall be

<p>entered into and executed according to Base Park Conditions;</p> <p>xii. That channel works and floodplain remediation/mitigation measures both external and internal to the Subject Lands are completed to the Toronto and Region Conservation Authority satisfaction prior to final Site Development approval;</p> <p>xiii. The Owner shall pay all professional fees and City administration cost (in accordance with the City’s Fees and Charges By-law) to complete a third-party peer review of a Environmental Noise and Vibration Feasibility Study. If, following the City’s peer review, it is determined that a Class 4 Area acoustical designation is required for the Subject Lands the Owner shall pay the surcharge fee in accordance with the City’s Fees and Charges By-Law to amend the City’s Noise By-law to recognize the Class 4 Area designations on the Subject Lands. Should the massing and built form of the proposed development be materially revised during the planning process, the Owner shall provide a revised Environmental Noise and Feasibility Study that reflects the most up-to-date design being considered for the peer review process;</p> <p>xiv. A resolution is passed by Vaughan Council classifying the Subject Lands as a ‘Class 4 Area’ as defined by the Noise Control By-law, as amended.</p>	
14.1236.2	Lot and Building Requirements
<p>1. The following provisions shall apply to the lands zoned HMU High-Rise Mixed-<u>Use Zone</u>, as shown on Figure “E-1818”:</p> <p>a. The minimum <u>front yard</u> setback shall be 4 metres;</p> <p>b. The maximum <u>podium height</u> shall be 28 metres;</p> <p>c. The minimum <u>tower separation</u> shall be 25 metres;</p> <p>d. The minimum <u>tower step-back</u> shall not apply;</p> <p>e. The minimum <u>tower setback</u> from a <u>lot line, interior side</u> abutting an (OS1) Public Open Space <u>Zone</u> shall be 7.8 metres;</p> <p>f. The minimum <u>tower setback</u> from an <u>interior side lot line</u> not abutting an (OS1) Public Open Space <u>Zone</u> shall be 10 metres;</p> <p>g. The maximum building <u>height</u> shall be 182 metres;</p> <p>h. The required <u>build-to-zone</u> shall not apply; and</p> <p>i. The minimum <u>landscape strip</u> (width) abutting a <u>street line</u> shall be 1.25 metres.</p>	
14.1236.3	Parking
<p>1. The following parking requirements shall apply to the lands zoned HMU High-Rise Mixed-<u>Use Zone</u>, as shown on Figure E-1818:</p> <p>a. The minimum parking rate for <u>apartment dwelling</u> shall be 0.406 spaces per <u>dwelling unit</u>;</p> <p>b.; The minimum parking rate for visitors shall 0.15 spaces per <u>dwelling unit</u>;</p>	

- c. The minimum parking rate for hotel shall be 0.26 spaces per guest room;
- d. The minimum parking rate for office shall be 0.61 spaces for every 100 metres square of gross floor area;
- e. The minimum parking rate for clinic shall be 1 space for every 100 metres square of gross floor area;
- f. The minimum parking rate for retail shall be 0 spaces for every 100 metres square of gross floor area;
- g. 9 layby surface parking spaces shall be permitted in the front yard abutting Talman Court;
- h. A long-term bicycle parking space may have indirect access to the exterior of the building; and
- i. The minimum required Change and Shower Facilities for bicycle parking shall not apply.

14.1236.4	Other Provisions
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1. The following provisions shall apply to the lands zoned HMU High-Rise Mixed-Use Zone, as shown on Figure E-1818:
 - a) Notwithstanding the definition of tower and podium in Section 3.0, a podium shall refer to the portion of the building up to and including the 6 storey and a tower refers to portion of the building above the 6 storey;
 - b) The maximum gross floor area on a lot for hotel and retail use shall be 13,500 metres square combined;
 - c) The minimum required amenity area for both indoor and outdoor space combined shall be 4120.6 metre square; of which a minimum of 90% shall be provided as a common space; and
 - d) The minimum required outdoor amenity area shall be 38 % of the total required amenity area.

14.1236.5 Figures

Figure E-1818

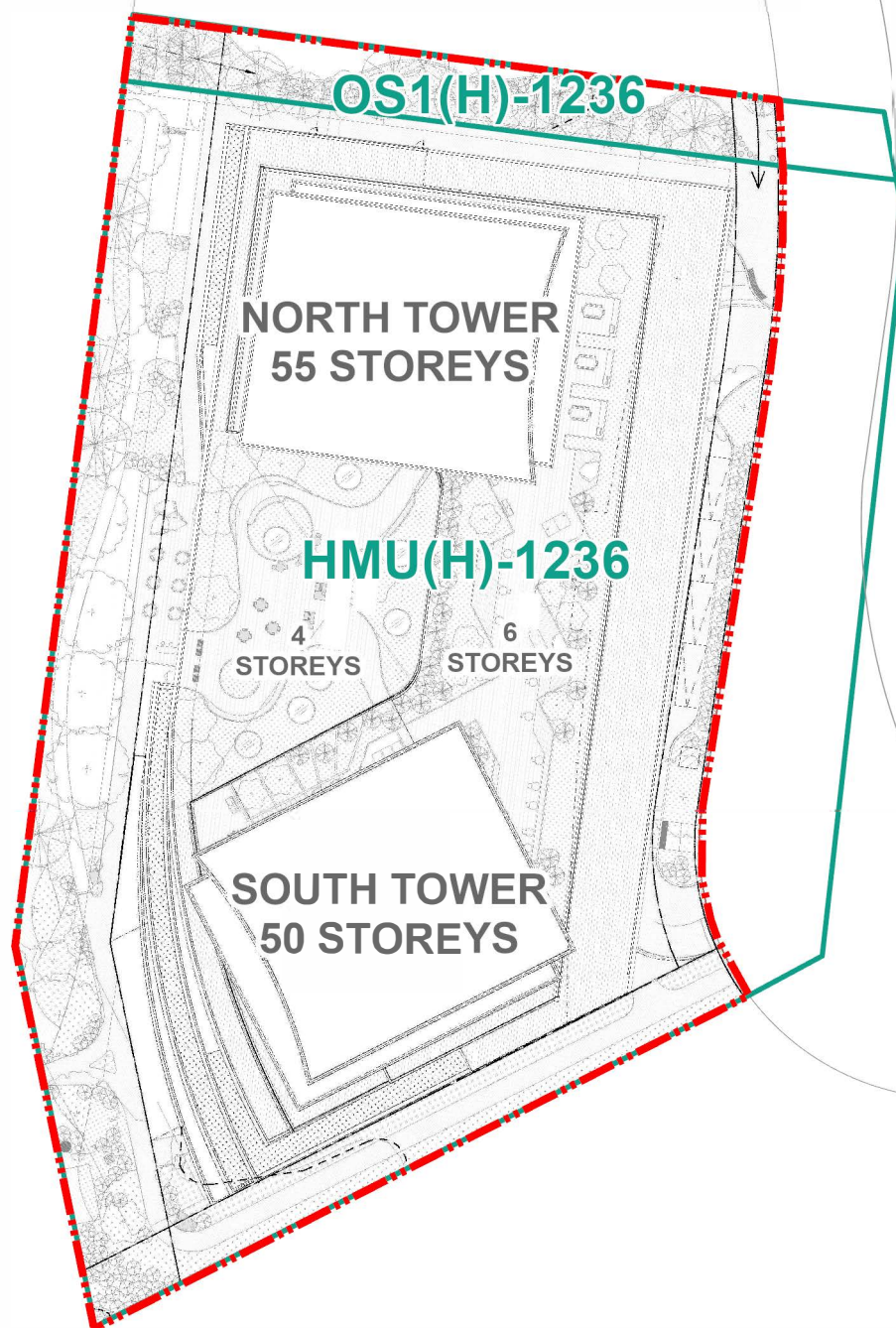
- e) Adding a new Figure E-1818 in Subsection 14.1236 attached hereto as Schedule “1”.
 - f) Deleting Map 52 in Schedule A and substituting therefore Map 52 attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 16th day of December, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 1 of Report No. 42 of the Committee Whole.
Report adopted by Vaughan City Council on November 25, 2025.
City Council voted in favour of this by-law on December 16, 2025.
Approved by Mayoral Decision MDC 018-2025 dated December 16, 2025.
Effective Date of By-Law: December 16, 2025



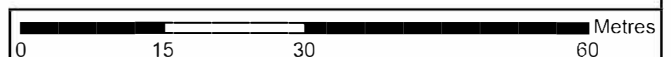
Subject Lands

Zoning By-Law 001-2021

HMU(H), High-Rise Mixed-Use Zone

OS1(H), Open Space Zone

This is Figure 'E-1818'
To By-Law 001-2021
Section 14.1236



This is Schedule '1'
To By-Law 281-2025
Passed the 16th Day of December, 2025

File: Z.25.003

Location: 60 Talman Court

Part of Lots 7 and 8, Concession 4

Applicant: MPAR Developments Inc.

City of Vaughan

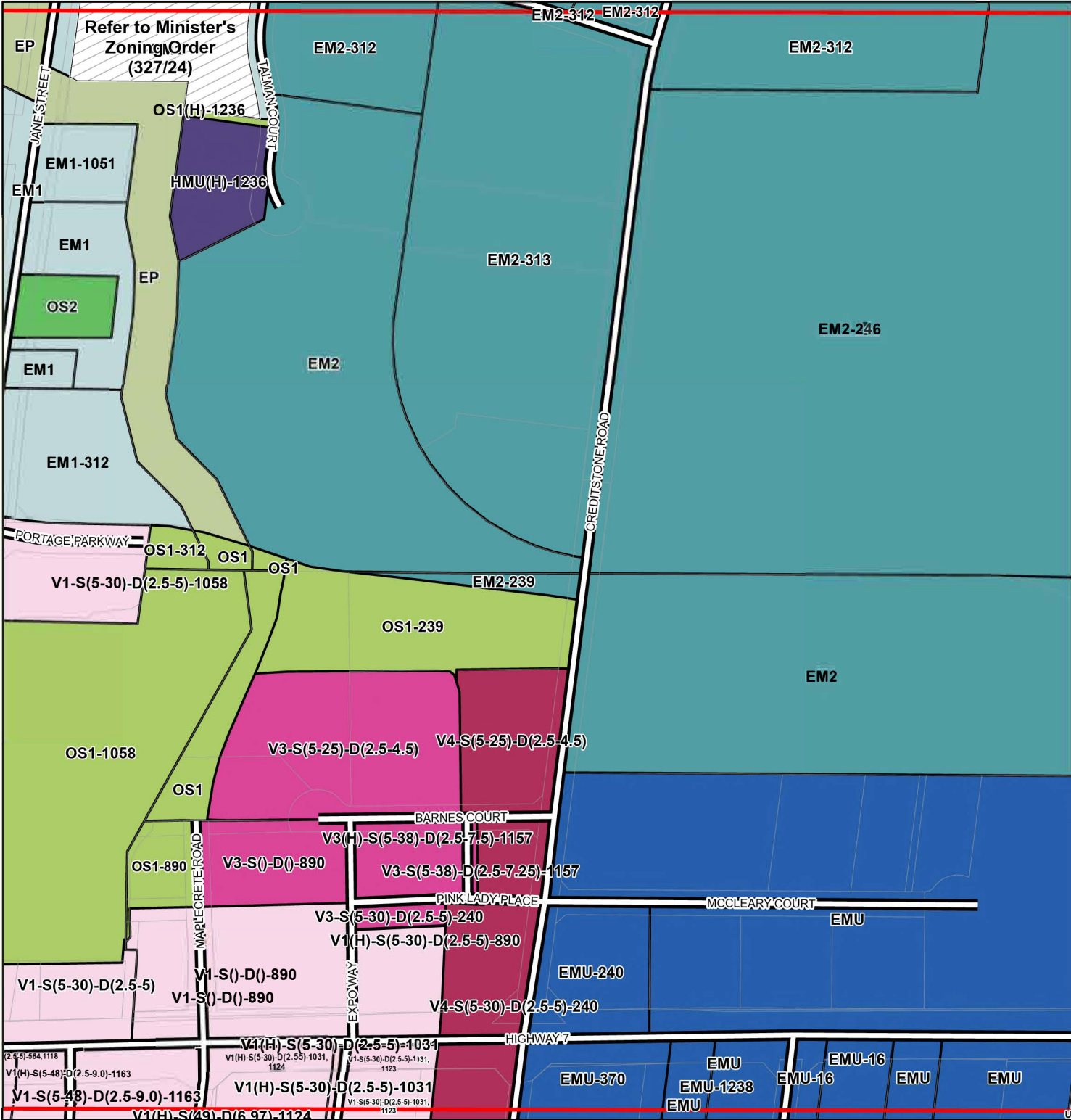
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 52



Conservation, Open Space and Agricultural Zones

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

Vaughan Metropolitan Centre Zones

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

Residential Zones

- R1 (First Residential Zone)
- R2 (Second Residential Zone)
- R3 (Third Residential Zone)
- R4 (Fourth Residential Zone)
- R5 (Fifth Residential Zone)
- RT (Townhouse Zone)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- 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)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial 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)

Legend:

- 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:

- These lands shall not be subject to Zoning By-law 001-2021

90	91	92	93	94
70	71	72	73	74
50	51	52	53	54
30	31	32	33	34
10	11	12	13	14

Final: November 2025

This is Schedule '2'
To By-Law 281-2025
Passed the 16th Day of December, 2025

File: Z.25.003
Location: 60 Talman Court
Part of Lots 7 and 8, Concession 4
Applicant: MPAR Developments Inc.
City of Vaughan

Signing Officers

Mayor

Clerk

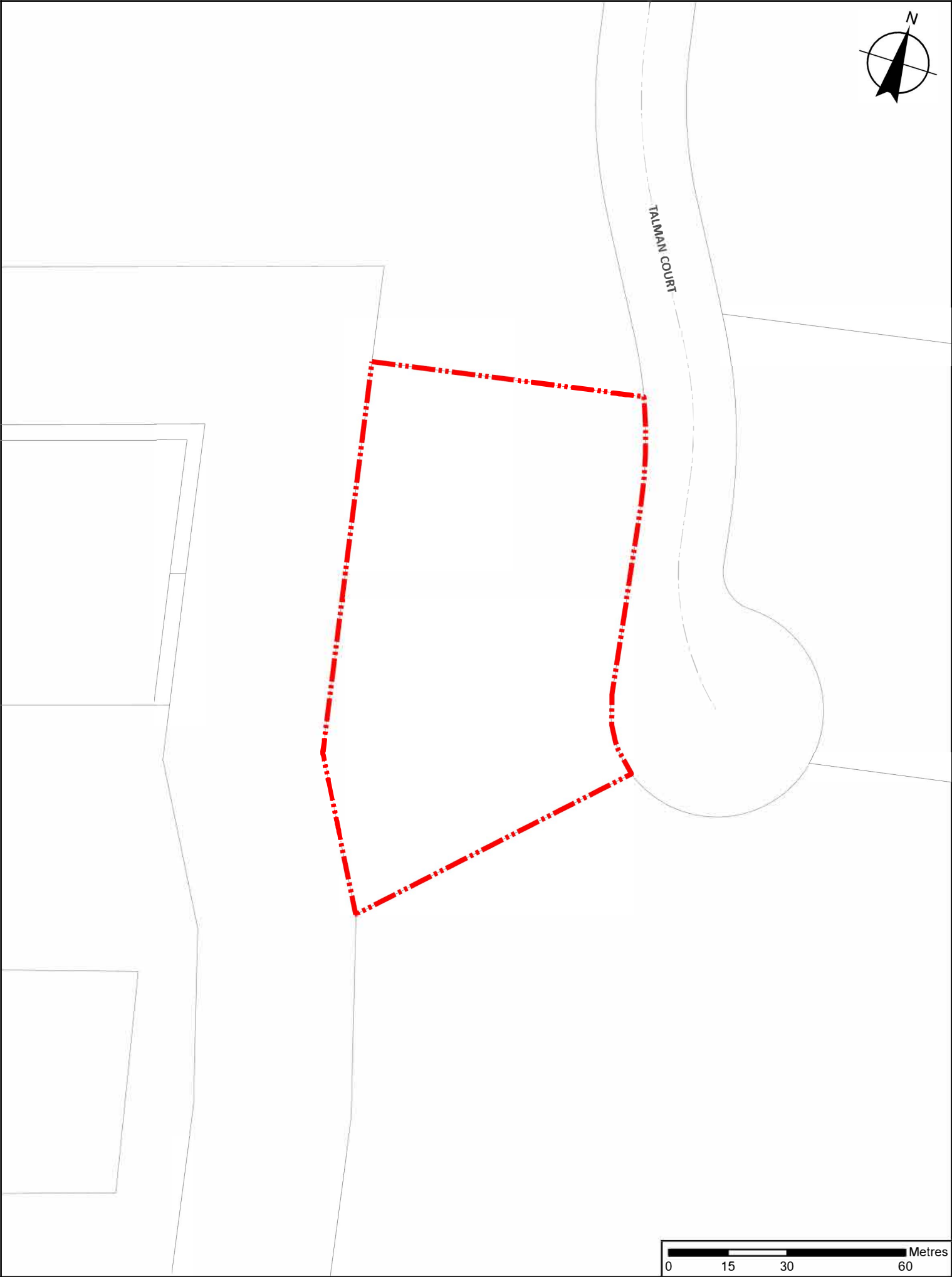
SUMMARY TO BY-LAW 281-2025

The lands subject to this By-law are located west side of Talman Court south of MacIntosh Boulevard, in the general vicinity of Jane Street, being Part of Lots 7 and 8, Concession 4 and municipally known as 60 Talman Court, 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 “EM1 Prestige Employment Zone” to “HMU High-Rise Mixed-Use Zone” and “OS1 Public Open Space Zone” with a Holding Symbol “(H)” and site-specific exceptions to facilitate the Development comprising of the following:


- North Building (‘Tower A’) 55-storey;
- South Building (‘Tower B’) 50-storey;
- 933 residential dwelling units (495 condominium units and 438 rental units);
- 17,437.5 square metres of non-residential uses
 - i. 13,061.8 square metres of hotel space (225 hotel suites/guest room)
 - ii. 2,041.7 square metres of office space
 - iii. 1,967.9 square metres of medical office (Clinic) space
 - iv. 366.1 square metres of retail space;
- 491.1 metre square of public park space (OS1); and
- 611 vehicular parking spaces contained within 5 levels of underground parking.

Development on the Subject Lands shall not proceed until the City is satisfied that the Owner has fulfilled all conditions associated with the Holding Symbol “(H)” as outlined in this by-law and has submitted a formal application for the removal of the Holding provision.



**Location Map
To By-Law 281-2025**

File: Z.25.003
Location: 60 Talman Court
Part of Lots 7 and 8, Concession 4
Applicant: MPAR Developments Inc.
City of Vaughan

 Subject Lands