

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 060-2026

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

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

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”, to “R5A Fifth Density Residential Zone”, “R5A(H-1) Fifth Density Residential Zone” with a Holding Symbol “(H-1)”, “R5A(H-3) Fifth Density Residential Zone” with a Holding Symbol “(H-3)”, “RT1 Townhouse Residential Zone”, “RT1(H-1) Townhouse Residential Zone” with a Holding Symbol “(H-1)”, “LMU(H-2) Low-Rise Mixed-Use Zone” with a Holding Symbol “(H-2)”, “OS1 Public Open Space Zone”, “OS1(H-1) Public Open Space Zone” with a Holding Symbol “(H-1)”, “EP Environmental Protection Zone”, and “U(H-1) Utility Zone” with a Holding Symbol “(H-1)”, in the manner shown on the said Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1251, as follows:

Exception Number 14.1251	Municipal Address:
Applicable Parent Zone: R5A, RT1, LMU, OS1, EP, U	2270 and 2400 Teston Road
Schedule A Reference: 205, 206, 207, 226, and 227	
By-law 060-2026	
14.1251.1 Permitted Uses	
<p>1. The following provisions shall apply to all lands zoned with the Holding Symbol “(H-1)”, Holding Symbol “(H-2)”, and Holding Symbol “(H-3)” as shown on Figure E-1836 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"> 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 060-2026. b. Removal of the Holding Symbol “(H-1)” from Lots 177 - 271, 275 - 314, Blocks 315 - 331, Blocks 393 - 395, Blocks 398 - 400, and 408, or any portion (phase) thereof, shall not take place until either of the following conditions are completed to the satisfaction of the City: <ul style="list-style-type: none"> i. If York Region confirms that they have withdrawn their objection to the use of Table 3 Standards, the Owner may submit Phase One Environmental Site Assessment and Phase Two Environmental Site Assessment reports for the Lots and Blocks subject to Holding Symbol “(H-1)” to the City for review. Should these reports confirm that all soil and groundwater samples collected from these lands meet the Table 3 Standards and no further assessment is proposed, then the City's Contaminated Sites Policy would be satisfied, and this condition can be cleared; or ii. If York Region continues to object to the use of the Table 3 Standards and more stringent standards are applied, then this condition can be cleared through the remediation of the identified contamination and the submission of a Record of Site Condition covering these lands acknowledged by the Ministry of the Environment, Conservation and Parks and filed on the Environmental Site Registry. c. Removal of the Holding Symbol “(H-2)” from Blocks 385 and 386 (Future Low-Rise Mixed-Use) or any portion (phase) thereof, shall be contingent on the following: <ul style="list-style-type: none"> 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. d. Removal of the Holding Symbol “(H-3)” from Lots 272, 273, and 274, or any portion (phase) thereof, shall not take place until either of the conditions i or ii are completed to the satisfaction of the City, and until condition iii is completed to the satisfaction of Metrolinx: <ul style="list-style-type: none"> i. If York Region confirms that they have withdrawn their objection to the use of Table 3 Standards, the Owner may submit Phase One Environmental Site Assessment and Phase Two Environmental Site 	

Assessment reports for the Lots subject to Holding Symbol “(H-3)” to the City for review. Should these reports confirm that all soil and groundwater samples collected from these lands meet the Table 3 Standards and no further assessment is proposed, then the City's Contaminated Sites Policy would be satisfied, and this condition can be cleared to the satisfaction of the City; or

- ii. If York Region continues to object to the use of the Table 3 Standards and more stringent standards are applied, then this condition can be cleared through the remediation of the identified contamination and the submission of a Record of Site Condition covering these lands acknowledged by the Ministry of the Environment, Conservation and Parks and filed on the Environmental Site Registry to the satisfaction of the City; and
- iii. No occupancy of any building or structure within the northeast development blocks including Lots 272-274, shall be permitted until all required rail safety works, including but not limited to crash walls, berms, fencing, and/or other protective measures deemed necessary, have been fully constructed and certified to the satisfaction of Metrolinx and their technical advisor, AECOM.

14.1251.2 Lot and Building Requirements

1. The following lot and building provisions shall apply to the lands zoned R5A Fifth Density Residential Zone, as shown on Figure “E-1836”:
 - a. For a single detached dwelling, the minimum rear yard shall be 6.0 m.
 - b. For a single detached dwelling, the maximum height shall be 11.0 m.
 - c. For a semi-detached dwelling, the minimum rear yard shall be 6.0 m.
 - d. For a semi-detached dwelling, the maximum height shall be 11.0 m.
 - e. For Lot 201, the minimum east interior side yard shall be 5.0 m.
 - f. For Block 398, a school building may have a maximum building height of 20 m.
2. The following lot and building provisions shall apply to the lands zoned RT1 Townhouse Residential Zone, as shown on Figure “E-1836”:
 - a. The minimum rear yard shall be 6.0 m.
 - b. The minimum interior side yard shall be 1.2 m and note (2) to Table 7-7 shall not apply.
 - c. The minimum exterior side yard shall be 2.4 m and note (1) to Table 7-7 shall apply and Note (3) to Table 7-7 shall not apply.
 - d. The maximum lot coverage shall be 60%.
 - e. For Block 315, the minimum east interior side yard shall be 5.0 m.
 - f. For Block 332, the minimum east interior side yard shall be 4.9 m.
 - g. For Block 333, the minimum east interior side yard shall be 4.8 m.

14.1251.3 Other Provisions
<p>1. The following provisions shall apply to the Subject Lands, as shown on Figure E-1836:</p> <p>a. In addition to the permitted encroachments provided in Table 4-1, a <u>porch</u>, including access stairs from <u>grade</u>, may encroach 3.5 m into a minimum required <u>yard</u>, but no closer than 0.9 m from the applicable <u>lot line</u>.</p> <p>b. The minimum <u>building setback</u> to the Metrolinx Rail Corridor shall be 30.0 m.</p>
14.1251.4 Figures
Figure E-1836

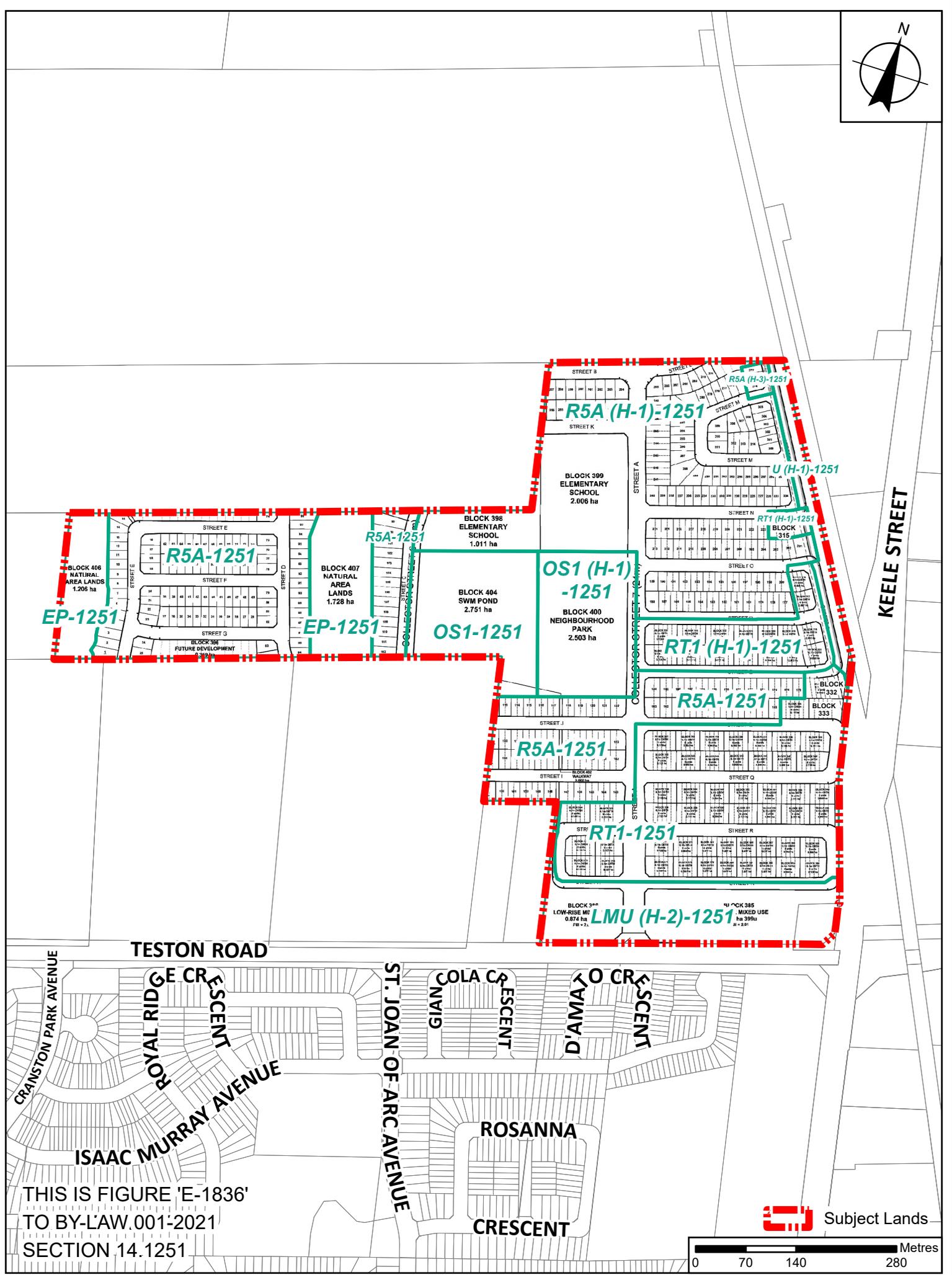
- c) Adding a new Figure E-1836 in Subsection 14.1251 attached hereto as Schedule “1”.
- d) Deleting Maps 205, 206, 207, 226, and 227 in Schedule A and substituting therefore Maps 205, 206, 207, 226, and 227 attached hereto as Schedule “2”, Schedule “3”, Schedule “4”, Schedule “5”, and Schedule “6”.
2. Schedules “1”, “2”, “3”, “4”, “5”, and “6” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 24th day of March, 2026.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 6 of the Committee of the Whole.
Report adopted by Vaughan City Council on February 24, 2026.
City Council voted in favour of this by-law on March 24, 2026.
Approved by Mayoral Decision MDC 006-2026 dated March 24, 2026.
Effective Date of By-Law: March 24, 2026



TESTON ROAD

CRAWSTON PARK AVENUE

ROYAL RIDGE CRESCENT

ISAAC MURRAY AVENUE

THIS IS FIGURE 'E-1836'
TO BY-LAW 001-2021
SECTION 14.1251

ST. JOAN OF ARC AVENUE

GIAN GIAN CRESCENT

D'AMALIO CRESCENT

ROSANNA CRESCENT

 Subject Lands

0 70 140 280 Metres

This is Schedule '1'
To By-Law 060-2026
Passed the 24th Day of March, 2026

File: Z.25.009
Related Files: 19T-25V004
Location: 2270 and 2400 Teston Road
Part of Lots 26 and 27, Concession 4
Applicant: Ferrara Glade Investment Inc.
City of Vaughan

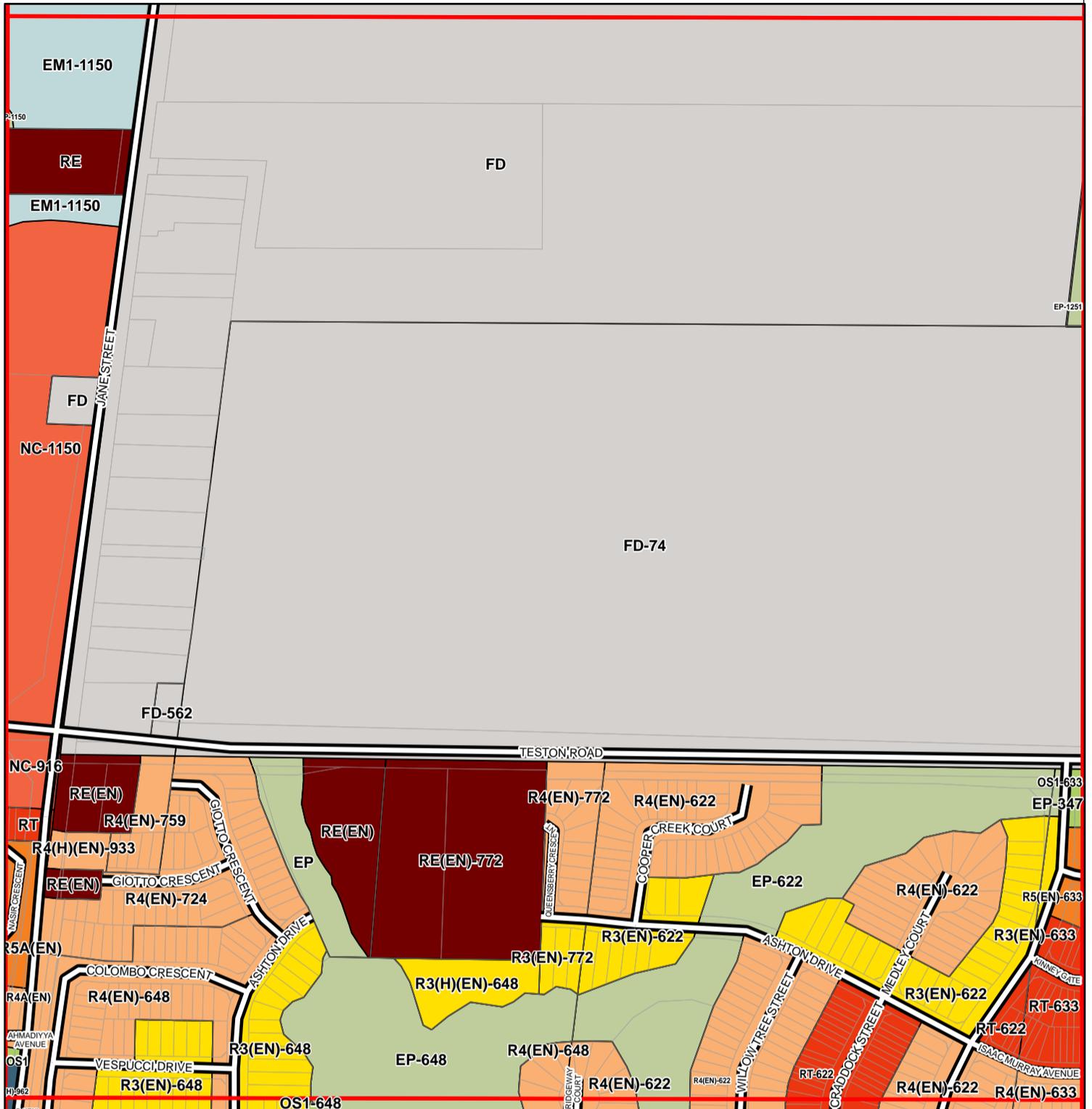
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 205



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); R4(H)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit 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)

1:5,070

VAUGHAN

243	244	245	246	247
223	224	225	226	227
203	204	205	206	207
183	184	185	186	187
164	165	166	167	168

February 2026

This is Schedule '2
To By-Law 060-2026
Passed the 24th Day of March, 2026

File: Z.25.009

Related Files: 19T-25V004

Location: 2270 and 2400 Teston Road
Part of Lots 26 and 27, Concession 4

Applicant: Ferrara Glade Investment Inc.
City of Vaughan

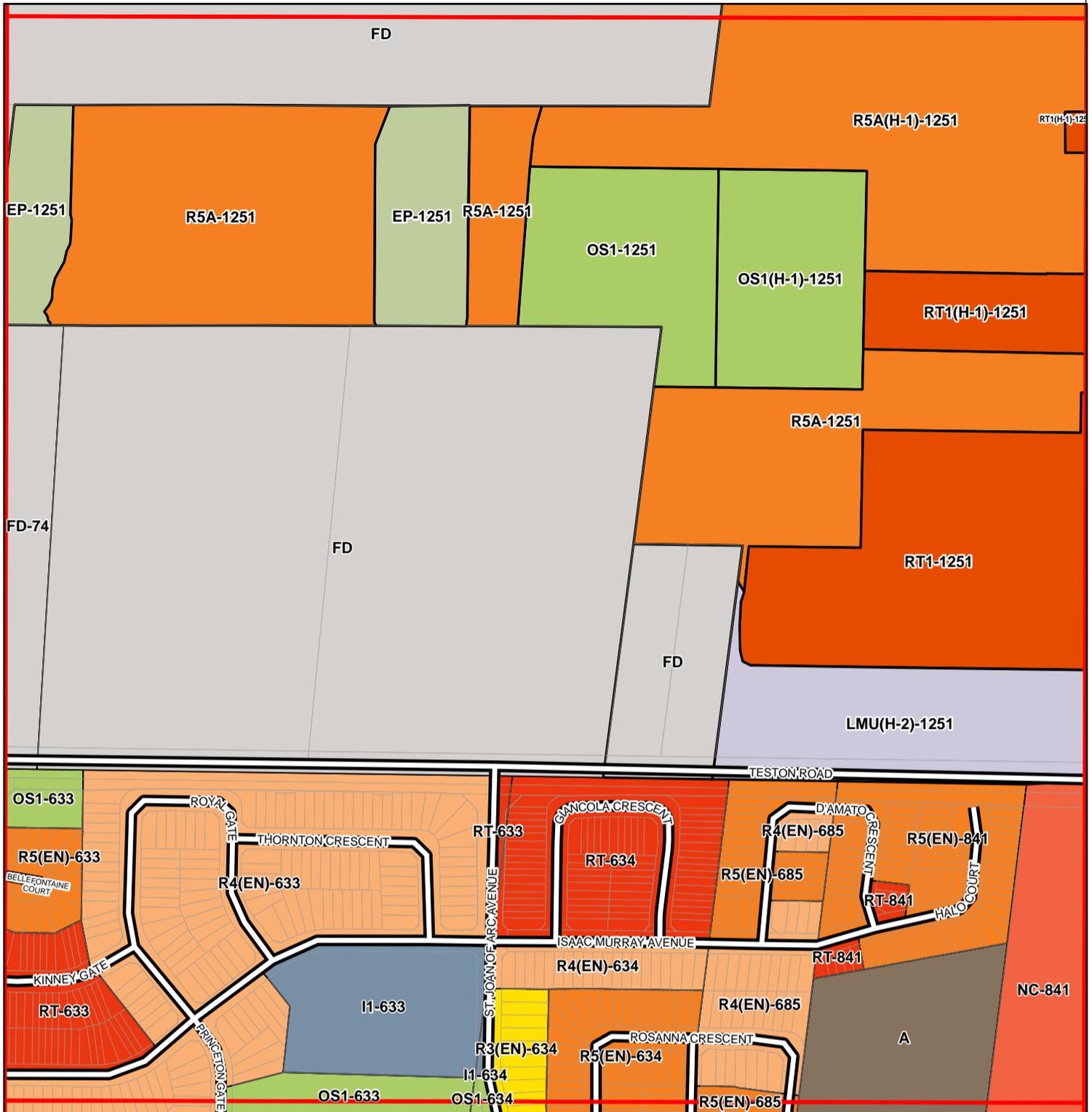
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 206



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); R4A(H)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit 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

VAUGHAN

244	245	246	247	248
224	225	226	227	228
204	205	206	207	208
184	185	186	187	188
165	166	167	168	169

1:5,070 February 2026

This is Schedule '3
To By-Law 060-2026
Passed the 24th Day of March, 2026

File: Z.25.009
Related Files: 19T-25V004
Location: 2270 and 2400 Teston Road
 Part of Lots 26 and 27, Concession 4
Applicant: Ferrara Glade Investment Inc.
City of Vaughan

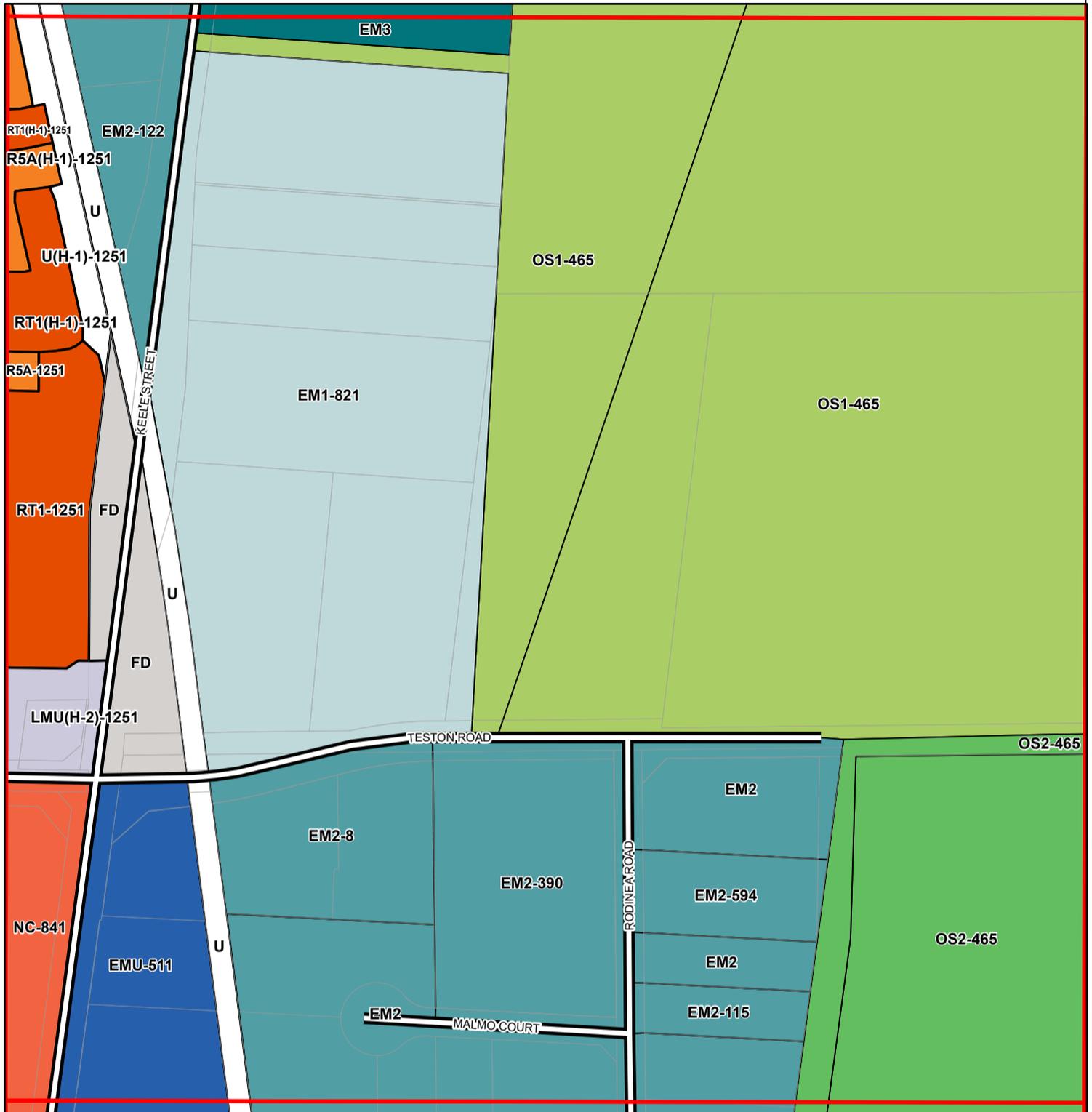
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 207



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)
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Residential Zones

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- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone); R4A(H)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit 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

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

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245	246	247	248	249
225	226	227	228	229
205	206	207	208	209
185	186	187	188	189
166	167	168	169	170

1:5,070 March 2026

This is Schedule '4'
To By-Law 060-2026
Passed the 24th Day of March, 2026

File: Z.25.009
Related Files: 19T-25V004
Location: 2270 and 2400 Teston Road
 Part of Lots 26 and 27, Concession 4
Applicant: Ferrara Glade Investment Inc.
City of Vaughan

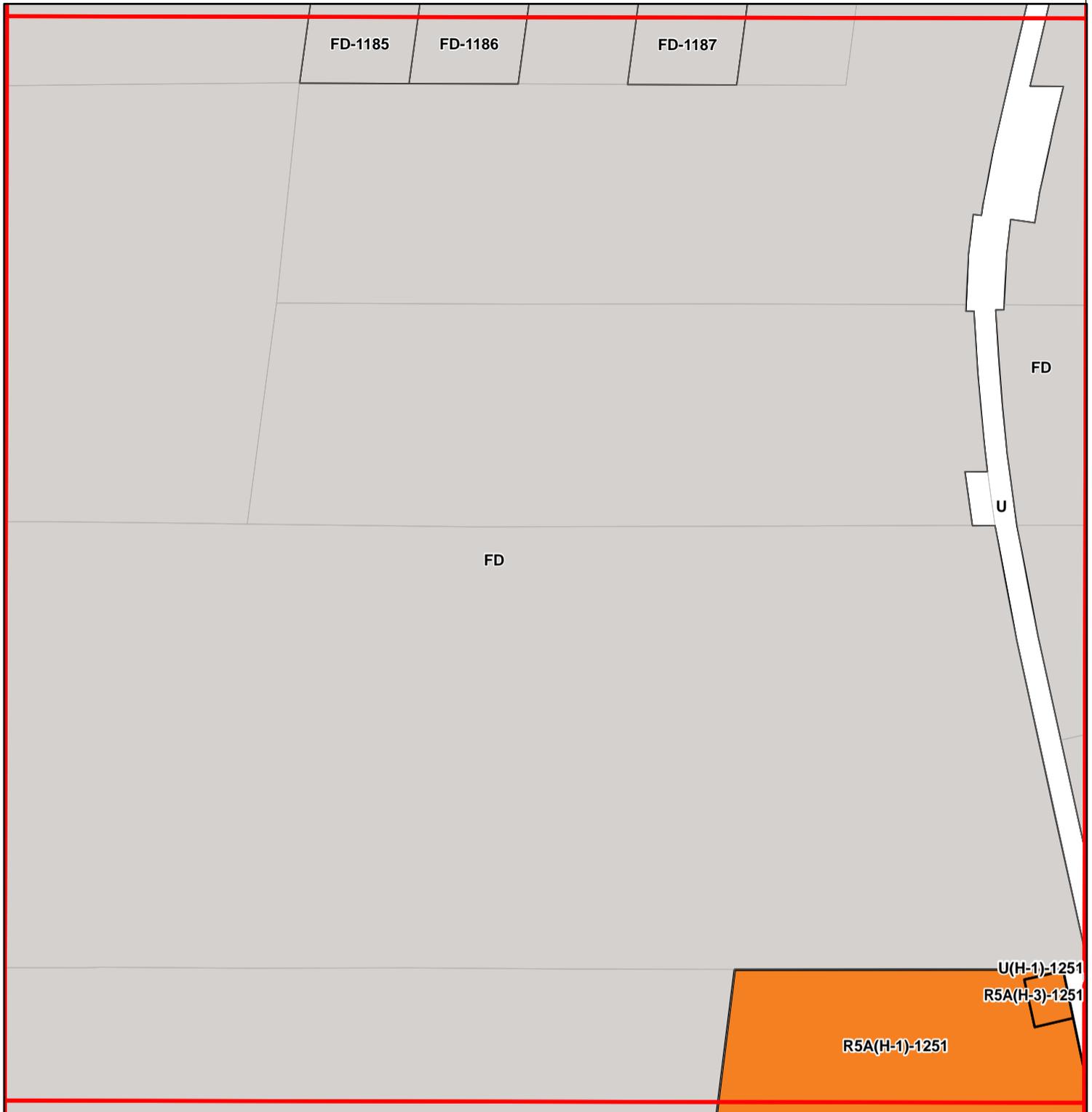
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 226



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)
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Residential Zones

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- RT (Townhouse Residential Zone)
- RT1 (Townhouse Residential Zone); RT1(H)
- 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

- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
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- EMU (Employment Commercial Mixed-Use Zone)
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- WMS (Main Street Mixed-Use - Woodbridge Zone)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

Other Zones

- EM3 (Mineral Aggregate Operation Zone)
- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
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- These Lands shall not be subject to Zoning By-law 001-2021

264	265	266	267	268
244	245	246	247	248
224	225	226	227	228
204	205	206	207	208
184	185	186	187	188

1:5,070
February 2026

This is Schedule '5
To By-Law 060-2026
Passed the 24th Day of March, 2026

File: Z.25.009

Related Files: 19T-25V004

Location: 2270 and 2400 Teston Road
Part of Lots 26 and 27, Concession 4

Applicant: Ferrara Glade Investment Inc.
City of Vaughan

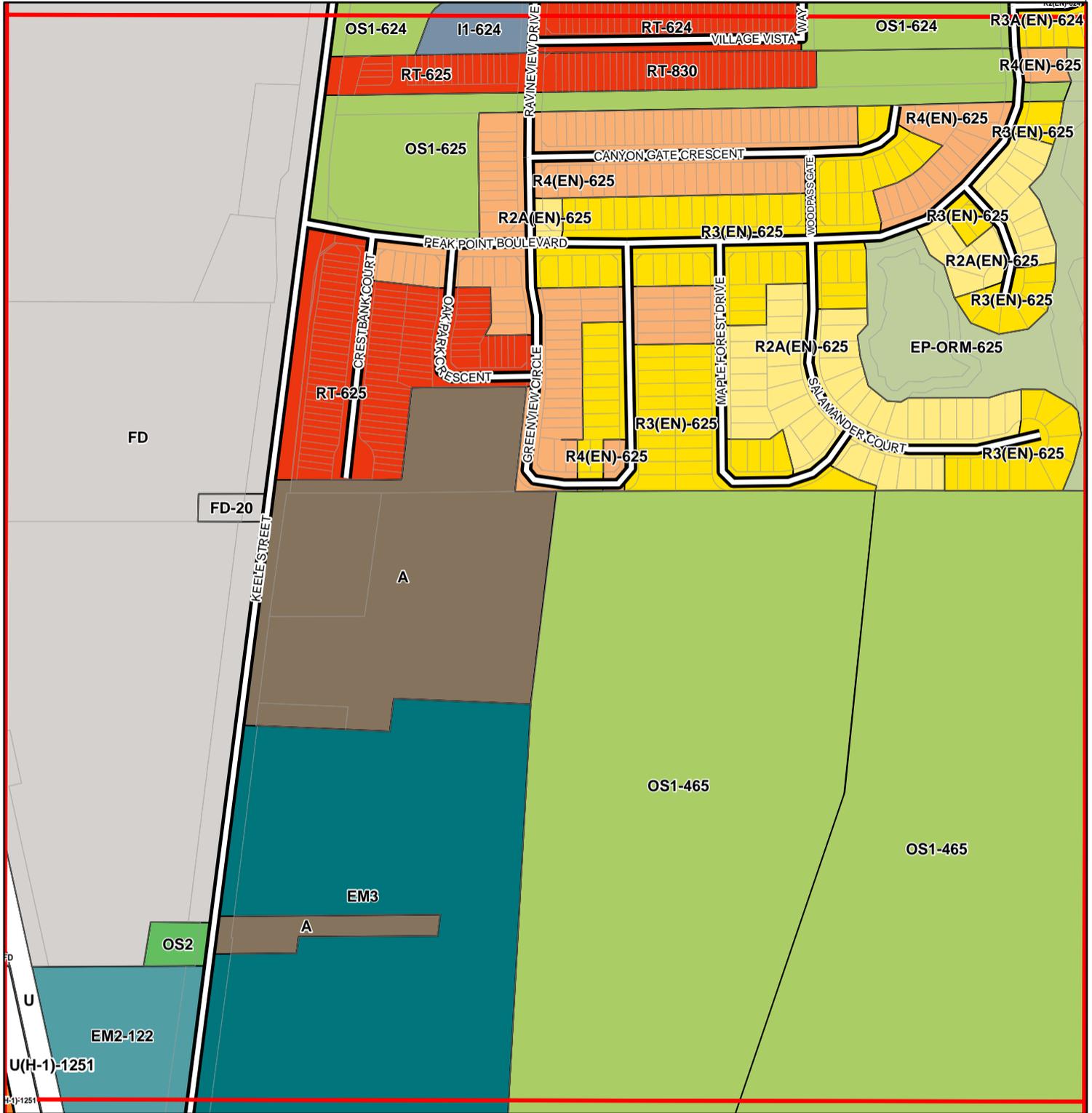
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 227



- Conservation, Open Space 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)
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- Residential Zones**
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- Commercial Zones**
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 - 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**
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- Other Zones**
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 - 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				
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245	246	247	248	249
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205	206	207	208	209
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1:5,070 February 2026

This is Schedule '6
To By-Law 060-2026
Passed the 24th Day of March, 2026

File: Z.25.009
Related Files: 19T-25V004
Location: 2270 and 2400 Teston Road
 Part of Lots 26 and 27, Concession 4
Applicant: Ferrara Glade Investment Inc.
City of Vaughan

Signing Officers

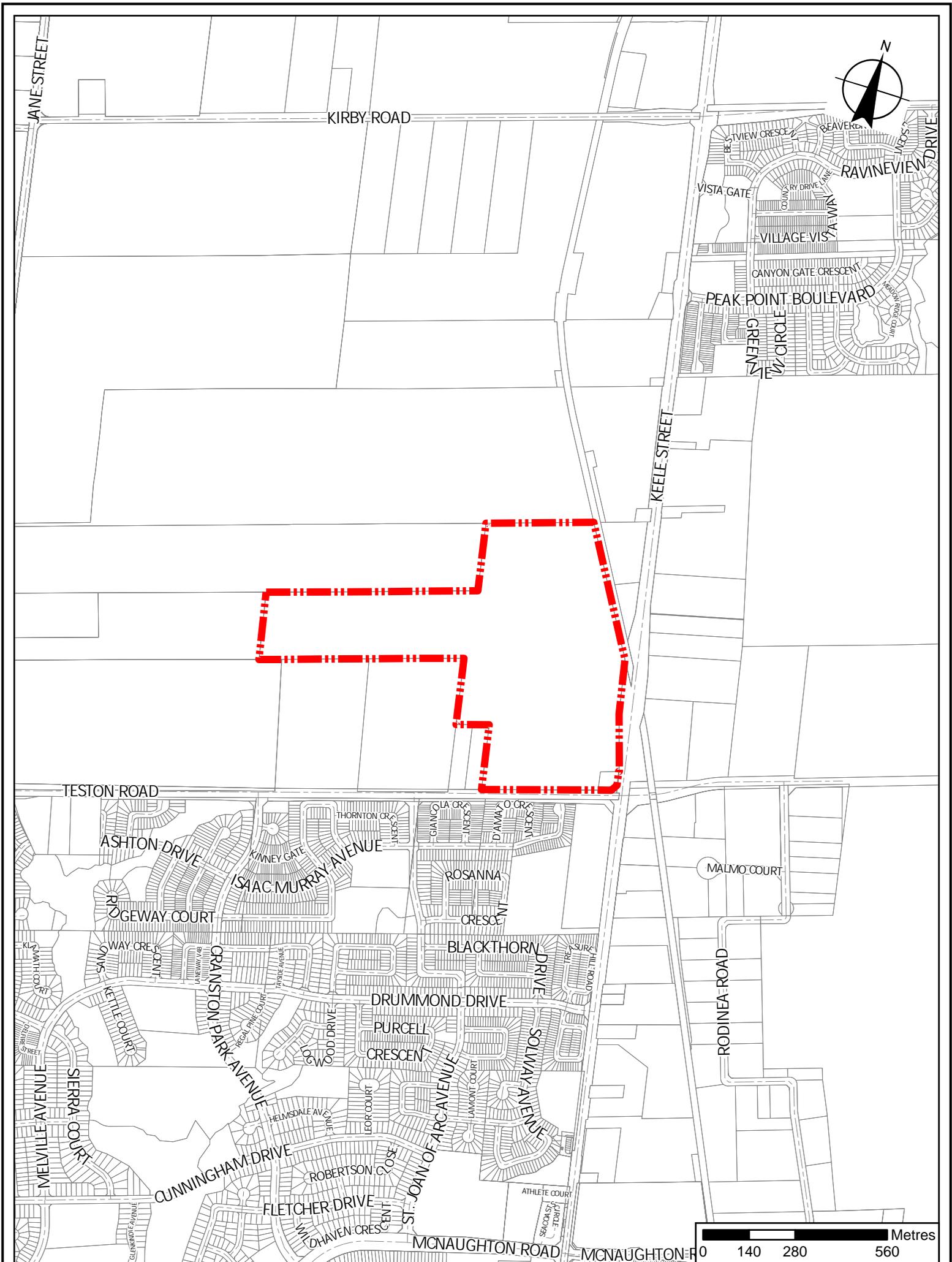
Mayor

Clerk

SUMMARY TO BY-LAW 060-2026

The lands subject to this By-law are located on the west side of Keele Street, north of Teston Road, municipally known as 2270 & 2400 Teson Road, being Part of Lots 26 and 27, Concession 4, Parts 1-5, 65R31636, and Part 1, 65R40125, 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” to “R5A Fifth Density Residential Zone”, “R5A (H-1) Fifth Density Residential Zone” with a Holding Symbol “(H-1)”, “R5A (H-3) Fifth Density Residential Zone” with a Holding Symbol “(H-3)”, “RT1 Townhouse Residential Zone”, “RT1 (H-1) Townhouse Residential Zone” with a Holding Symbol “(H-1)”, “LMU (H-2) Low-Rise Mixed-Use Zone” with a Holding Symbol “(H-2)”, “OS1 Public Open Space Zone”, “OS1 (H-1) Public Open Space Zone” with a Holding Symbol “(H-1)”, “EP Environmental Protection Zone”, and “U (H-1) Utility Zone” with a Holding Symbol “(H-1)”, and to add site-specific exceptions to facilitate the related subdivision plan development (File 19T-25V004).



Location Map To By-Law 060-2026

File: Z.25.009

Related Files: 19T-25V004

Location: 2270 and 2400 Teston Road
Part of Lots 26 and 27, Concession 4

Applicant: Ferrara Glade Investment Inc.
City of Vaughan



Subject Lands