

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 101-2025

A By-law to amend City of Vaughan By-law 1-88, 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 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “C1 Restricted Commercial Zone” to “RA3(H) Residential Apartment Zone” together with a Holding Symbol “(H)”, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1585) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1786”, until the Holding Symbol “(H)” is removed from the Subject Lands, or any portion of thereof, pursuant to Subsection 36(1) or (3) of the *Planning Act*. Lands subject to the Holding Symbol “(H)” shall not be used for any other use, other than the following:

 - a) uses legally existing as of the date of the enactment of the By-law; or
 - b) site remediation, shoring and excavation works to address contamination of the soil

B. Removal of Holding Symbol “(H)” from the Subject Lands shall

be contingent on the following:

- a) the Owner has received confirmation from York Region that the proposed storm connection to the regional storm sewer and the associated flows are acceptable
- b) the Owner shall implement the accepted Remedial Action Plan ('RAP') for the removal of contamination in soil to the satisfaction of the Ministry of Environment, Conservation and Parks ('MECP') and shall provide the City with a copy of the MECP Record of Site Condition ('RSC') filled on the Environmental Registry to the satisfaction of the City. This condition shall not preclude the issuance of a conditional building permit, at the discretion of the Building Standards Department, to permit the implementation of the RAP and RSC

C. Notwithstanding the provisions of:

- a) Subsection 3.8 a) respecting Parking Requirements;
- b) Subsection 3.8.1 a) respecting Bicycle Parking in the VMC;
- c) Subsection 3.13 respecting Minimum Landscape Area;
- d) Subsection 4.1.6 a) respecting Minimum Amenity Area;
- e) Subsection 4.12 respecting permitted uses in the RA3 Zone;
- f) Schedule "A" respecting the zone standards in the RA3 Zone;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1786":

- ai) The following minimum parking rates shall apply:
 - i) Residential:
Apartment Dwelling: 1 space/unit
Visitor: 0.2 spaces/unit
 - ii) Commercial:
Dance Studio, Personal Service Uses or Retail Uses
4.5 spaces/100 m²

- iii) Office:
1.8 spaces/100m²
 - bi) Long-term Bicycle Parking:
A minimum of 8 Long-Term Bike Parking spaces shall be provided at grade within the building to support that shared parking reduction;
 - bii) Short-term Bicycle Parking:
A minimum of 6 short-term bicycle parking spaces shall be provided;
 - ci) The minimum landscape strip abutting a street line, shall be 1m this shall not prevent the provision of access driveways across the said strip;
 - di) The minimum amenity area shall be a total of 109 m²;
 - ei) In addition to apartment dwelling units, the following additional uses are permitted on the ground floor only:
 - i) Dance Studio
 - ii) Office
 - iii) Personal Service Uses
 - iv) Retail Uses
 - fi) The minimum front yard setback to Keele Street shall be 1 m;
 - fii) The minimum interior yard setback shall be as follows:
 - i) 6.9 m north side
 - ii) 0.3 m south side"
 - c) Adding Schedule "E-1786" attached hereto as Schedule "1".
 - d) Deleting Key Map 3E and substituting therefor Key Map 3E 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 23rd day of April, 2025.

Steven Del Duca, Mayor

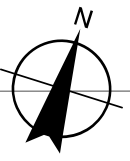
Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 22 of the Committee of the Whole.
Adopted by Vaughan City Council on June 25, 2024.
City Council voted in favour of this by-law on April 23, 2025.
Approved by Mayoral Decision MDC 006-2025 dated April 23, 2025.
Effective Date of By-Law: April 23, 2025

SUMMARY TO BY-LAW 101-2025

The lands subject to this By-law are located near the northeast corner of Keele Street and Major Mackenzie Drive, municipally known as 10037 Keele Street, City of Vaughan.

The purpose of this by-law is to rezone the lands to this By-law from “C1 Restricted Commercial Zone” to “RA3(H) Apartment Residential Zone” with a Holding Symbol “(H)” with a maximum building height of 3-storeys (11.7 m). The development consists of a mixed-use building with three ground floor commercial units (two offices and commercial unit) having a gross floor area of 333.47 m² and 8 apartment units on the upper floor and a maximum FSI of 0.8 times the area of the lot.




KEELE STREET

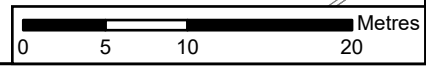
GOLDEN SPRUCE LANE

RICHMOND STREET

RA3(H)
9(1585)

This is Schedule 'E-1786'
To By-Law 1-88
Section 9(1585)

 Subject Lands



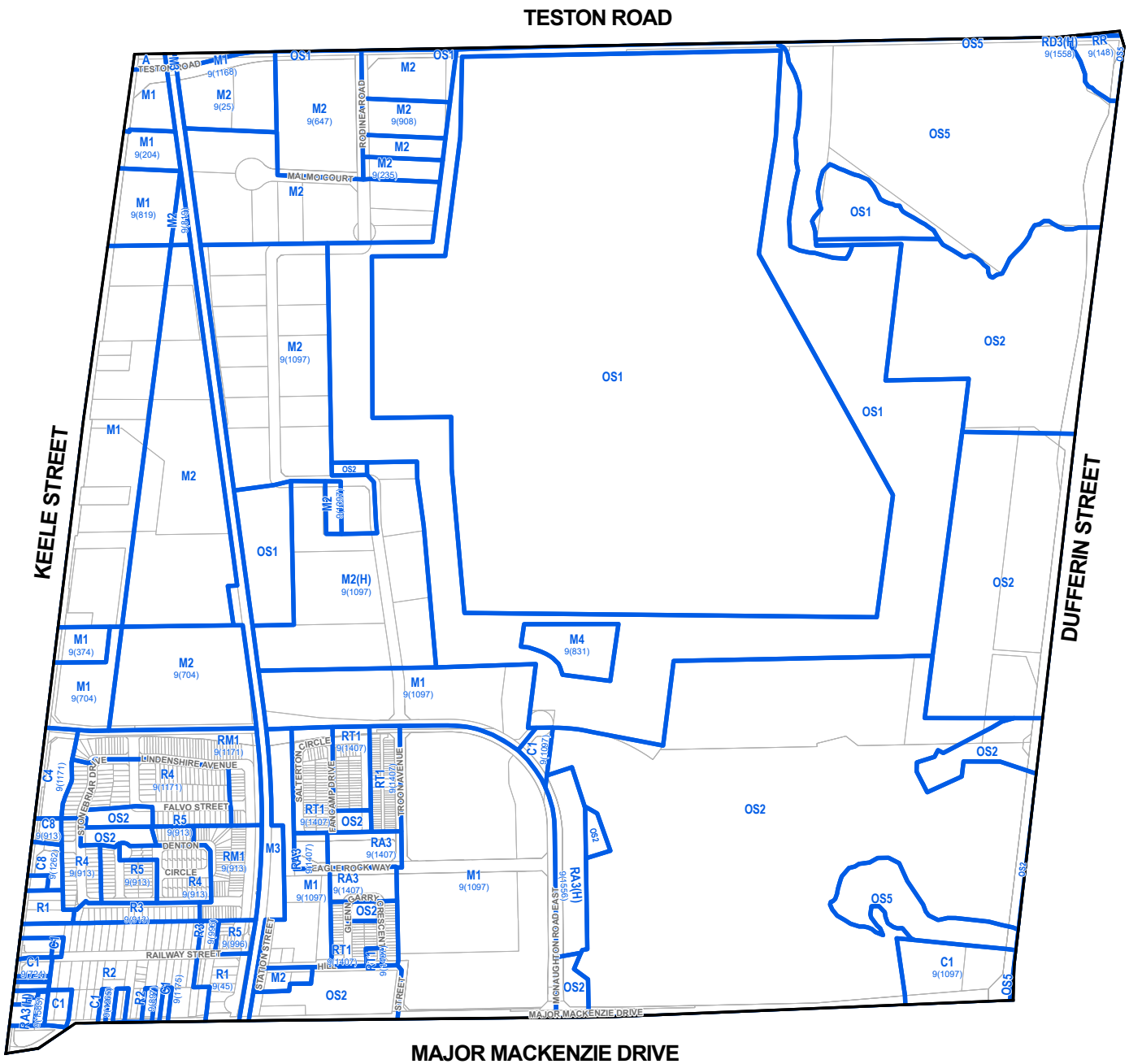
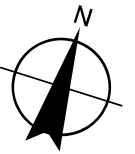
This is Schedule '1'
To By-Law 101-2025
Passed the 23rd Day of April, 2025

File: Z.21.029
Related File: DA.21.034
Location: 10037 Keele Street. Part of Lot 21, Concession 3
Applicant: Keele Street Developments Inc.
City of Vaughan

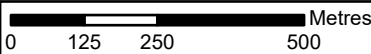
Signing Officers

Mayor

Clerk



Key Map 3E
By-Law No. 1-88



This is Schedule '2'
To By-Law 101-2025
Passed the 23rd Day of April, 2025

File: Z.21.029
Related File: DA.21.034
Location: 10037 Keele Street. Part of Lot 21, Concession 3
Applicant: Keele Street Developments Inc.
City of Vaughan

Signing Officers

Mayor

Clerk