

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 181-2025**

**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 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; and

**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 A Agriculture Zone and EP Environmental Protection Zone to RM3(H) Multiple Residential Zone, OS2(H) Private Open Space Zone and EP(H) Environmental Protection Zone, all subject to the Holding Symbol, in the manner shown on the said Schedule “1”.
  - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1223, as follows:

Exception Number 1223	Municipal Address:
Applicable Parent Zone: RM3, OS2, EP	5850 Langstaff Road
Schedule A Reference: 84	Legal Description:
By-law 181-2025	Part of Lot 11, Concession 8
14.1223.1 Permitted Uses	
<p>1. The following provisions shall apply to the lands <u>zoned</u> with the Holding Symbol “(H)”, as shown on Figure E-1802:</p> <p>a. Lands <u>zoned</u> with the Holding Symbol “(H)” shall be used only for a <u>use</u> legally existing or permitted as of the date of the enactment of this By-law.</p> <p>b. The Holding Symbol “(H)” shall not be removed until such time that:</p> <p>i. The Owner shall prepare a comprehensive study and obtain written approvals from both York Region and the City, demonstrating that a viable sanitary servicing strategy is achievable, to the satisfaction of York Region and the City. The Owner shall also enter into an agreement, if required, with the City to design and construct the necessary works, subject to the approval of the Development Engineering Department and York Region;</p> <p>ii. Vaughan Council adopt 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;</p> <p>iii. The Owner contributes its share of the cost of infrastructure works and/or undertakes the necessary wastewater improvement works and enters into a Development Agreement (if required) with the City, for the works associated with implementing the municipal servicing improvements along Highway 27 as identified in the Integrated Urban Water Master Plan Class EA. The Owner’s contributions are to be based on the conclusions and recommendations of the final Integrated Urban Water Master Plan Class EA, as required, to the satisfaction of the City;</p> <p>iv. The Owner shall front-end finance and implement or contribute to required wastewater servicing infrastructure improvements identified in the conclusions and recommendations of the City’s Integrated Urban Water Master Plan Class EA, specifically the City’s local sanitary sewer along Highway 27 north of Langstaff Road as identified in the Integrated Urban Water Master Plan Class EA, as appropriate and to the satisfaction of the City;</p> <p>v. The Owner will be required to account for road widening requirements specified by the Region and construct the active transportation facilities on the east side of Highway 27 along the frontage of the Subject Lands in the ultimate condition consistent with the City’s Design Criteria, and to the satisfaction of the City and York Region. All required lands shall be conveyed to York Region, free of all costs and encumbrances;</p> <p>vi. The Owner shall retain the services of a qualified Transportation Consultant to provide an updated transportation impact study/plan outlining the required Regional and City road improvements and</p>	

updating the Transportation Demand Management (TDM) Plan/toolkit. The study/plan submitted to the City and York Region for review and approval, shall demonstrate that adequate road capacity is available for the proposed development, and shall explain all transportation issues and recommend mitigation measures for these issues. In addition, the study/plan shall demonstrate that the proposed parking supply can be supported by the proposed TDM measures. The Owner shall agree in the site plan agreement to implement the recommendations of the updated transportation study/plan, to the satisfaction of the City and York Region;

- vii. The Owner shall provide copy of an agreement established with a car-sharing operator/provider with a minimum two-year full subsidy of membership for each designated car-sharing space, if required;
- viii. The Owner shall submit revised Phase One and Phase Two Environmental Site Assessment reports, to address the comments provided by the Development Engineering Department, to the satisfaction of the City. Should no further subsurface investigation be required following these revisions, or any additional studies completed identify no contamination requiring remediation, no further work would be required and the Holding Symbol "H" for these lands can be removed. However, should these revisions result in further subsurface investigation that identifies contamination, then in accordance with the City's *Policy and Procedures for Dealing with Contaminated or Potentially Contaminated Sites (January 2014)* this Holding Symbol "H" shall not be removed until:
  - a. A Remedial Action Plan (RAP), in accordance with the City's RAP Checklist, is provided;
  - b. The RAP is successfully executed to address any contamination identified; and
  - c. A Record of Site Condition (RSC) is filed on the Ministry of the Environment, Conservation and Parks (MECP) Environmental Site Registry, all to the satisfaction of the City.Depending on the extent of the contamination identified, alternative approaches to a Record of Site Condition may be considered, to be determined following review of the revised reports. A letter of reliance in accordance with the City's reliance letter template will also be required for all reports submitted to the City;
- ix. The Owner shall submit a revised noise report to the City for review and approval that addresses revisions requested by the City as well as all requirements identified in the City-initiated peer review (report titled Environmental Noise Feasibility Study Peer Review – Proposed Residential Development – Hwy 27 & Langstaff Road, dated May 23, 2025), including, but not limited to, the following:
  - a. Confirming the locations of all enclosed noise buffers;
  - b. Confirming the methodology used to predict transportation noise impacts to demonstrate alignment with more well-established road traffic noise prediction tools;
  - c. Clarification regarding aspects of the stationary noise impact assessment, including the addition of stationary noise sources not previously addressed; and
  - d. Ensuring noise receptors on Building "C" as shown on Figure E-1802 receive appropriate shielding from stationary sources prior to issuance of an Occupancy Permit.
- x. The Owner shall submit a phasing plan for construction in accordance with all noise mitigation measures (including enclosed

<p>noise buffers) through an updated noise report, to the satisfaction of the City. This includes, but is not limited to: confirming Building Permit issuance and construction of Buildings “A” and “B”, as shown on Attachment 3, to ensure such noise mitigation measures (including enclosed noise buffers) are implemented prior to construction of Building “C”, as shown on Attachment 3; or, providing additional noise mitigation measures for Building “C”, to the satisfaction of the City, should construction of Building “C” advance prior to construction of Buildings “A” and “B”. The removal of the Holding Symbol “(H)” may be implemented in phases, to the satisfaction of the City;</p> <p>xi. The Owner shall submit a revised Environmental Impact Study report for review and approval, to the satisfaction of the City; and</p> <p>xii. The Owner and the owner of the lands west of the Subject Lands, municipally known as 6100 Langstaff Rd., shall provide to the City written confirmation that arrangements have been agreed upon regarding coordination of the proposed signalized intersection on Highway 27 between the Subject Lands and 6100 Langstaff Rd., to the satisfaction of the City.</p> <p>2. In addition to the uses permitted in Section 12.2.1, an access driveway to a stormwater management facility shall be permitted on the lands labelled “OS2 Private Open Space Zone (1223)” and “EP Environmental Protection Zone (1223)” on Figure E-1802.</p>
14.1223.2 Lot and Building Requirements
<p>1. The following provisions shall apply to the lands zoned “RM3 Multiple Unit Residential Zone (1223)”, as shown on Figure “E-1802”:</p> <p>a. The minimum lot area shall not apply;</p> <p>b. The minimum required yard setbacks shall be:</p> <p>i. Front yard = 4 m</p> <p>ii. Interior side yard = 4 m</p> <p>iii. Air ventilation shaft to any lot line = 1 m</p> <p>c. The maximum building height shall be 94 m;</p> <p>d. The maximum podium height shall be 26 m;</p> <p>e. The 45-degree angular plane shall not apply;</p> <p>f. The minimum tower separation shall be 25 m;</p> <p>g. The minimum amenity area that can be provided as common space shall be 62%; and</p> <p>h. The maximum width of a driveway shall be 13 m.</p>
14.1223.3 Parking
<p>1. The following parking requirements shall apply to the lands zoned “RM3 Multiple Unit Residential Zone (1223)”, as shown on Figure E-1802:</p> <p>a. The minimum resident parking shall be 0.9 parking spaces per unit;</p> <p>b. The minimum width of a long-term stacked bicycle parking space shall</p>

be 0.46 m; and
c. A long-term bicycle parking space may be located within the ground floor, the story above the ground floor or any storey below grade.
14.1223.4     Figures
Figure E-1802

- c) Adding a new Figure E-1802 in Subsection 14.1223 attached hereto as Schedule “1”.
- d) Deleting Map 84 in Schedule A and substituting therefore Map 84 attached hereto as Schedule “2”.

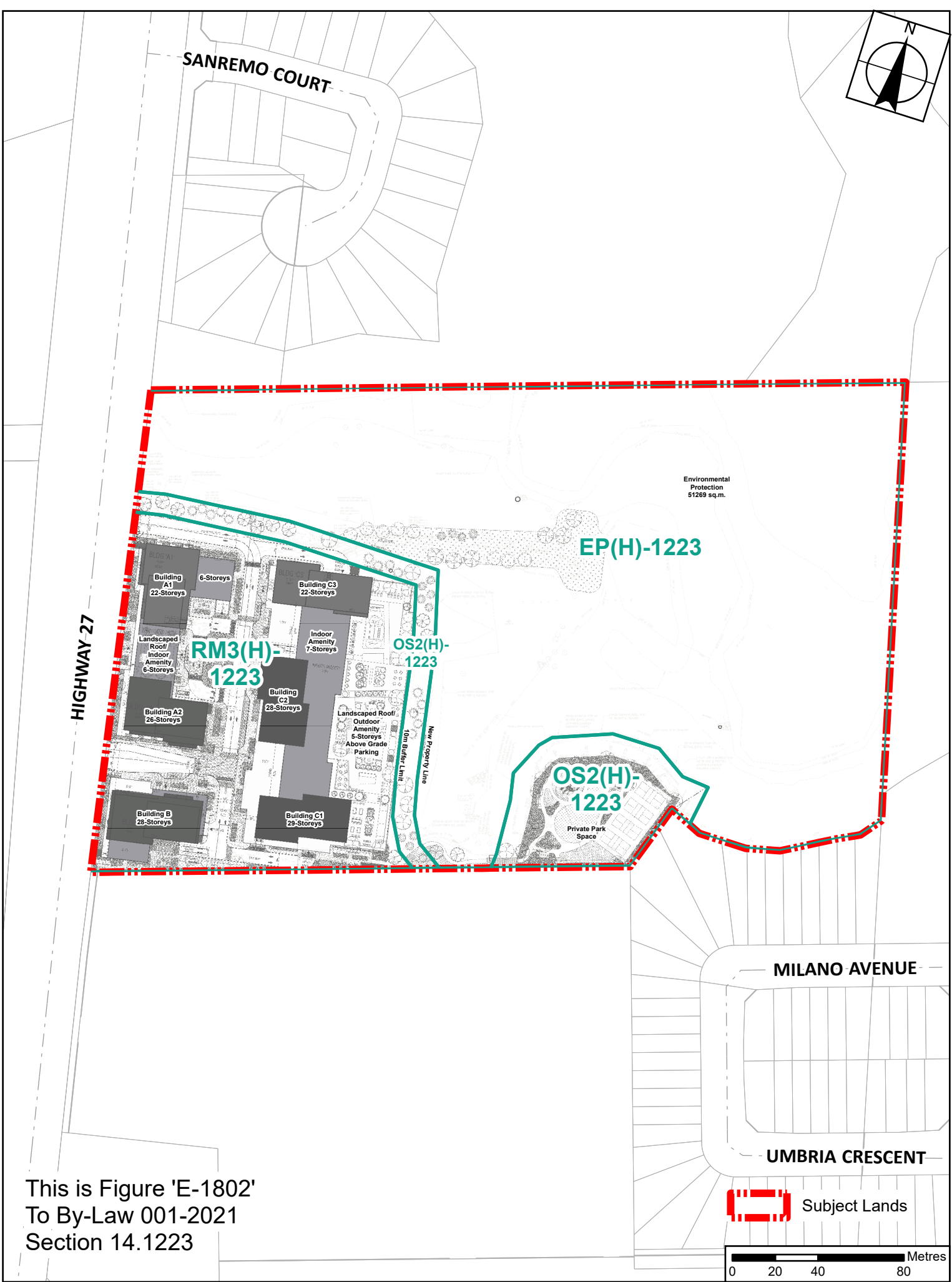
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 24<sup>th</sup> day of June, 2025.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 8 of Report No. 25 of the Committee of the Whole.  
Report adopted by Vaughan City Council on June 24, 2025.  
City Council voted in favour of this by-law on June 24, 2025.  
Approved by Mayoral Decision MDC 010-2025 dated June 24, 2025.  
**Effective Date of By-Law: June 24, 2025**



This is Schedule '1'  
To By-Law 181-2025  
Passed the 24th Day of June, 2025

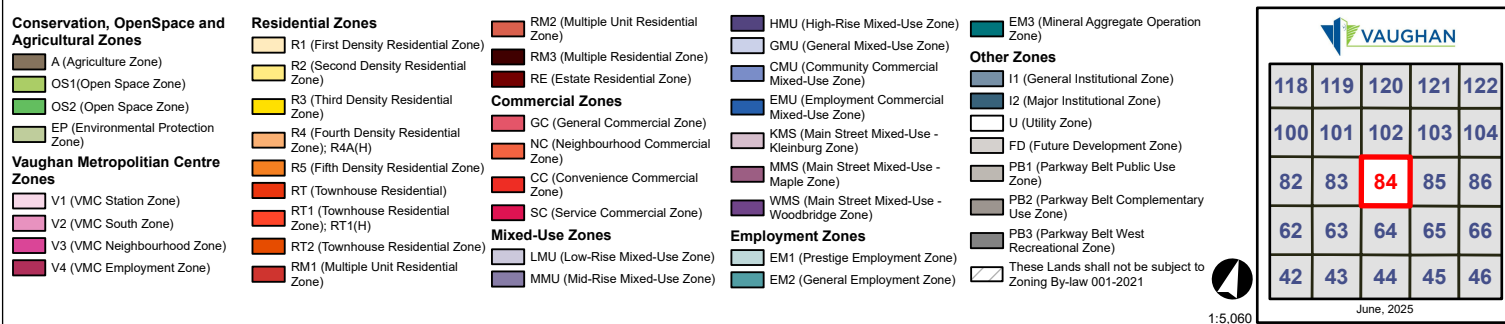
**File:** Z.24.031  
**Related File:** OP.24.014  
**Location:** 5850 Langstaff Road  
Part of Lot 11, Concession 8  
**Applicant:** City Park (Hwy 27) Homes Inc.  
**City of Vaughan**

Signing Officers

\_\_\_\_\_  
Mayor

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Clerk

## Schedule A | Map 84



**File:** Z.24.031  
**Related File:** OP.24.014  
**Location:** 5850 Langstaff Road  
 Part of Lot 11, Concession 8  
**Applicant:** City Park (Hwy 27) Homes Inc.  
**City of Vaughan**

Clerk

## **SUMMARY TO BY-LAW 181-2025**

The lands subject to this By-law are located on the east side of Langstaff Road and north of Highway 27, being Part of Lot 11, Concession 8, municipally known as 5850 Langstaff Road, 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 the A Agriculture Zone and EP Environmental Protection Zone to the RM3(H) Multiple Residential Zone subject to the Holding Symbol, OS2 Private Open Space Zone and EP Environmental Protection Zone, subject to site-specific exception 14.1223. The amendment will permit a high-rise residential development that consists of six towers across three buildings ranging from 22-29 storeys in height, a Floor Space Index of 5.03 times the area of the lot, and a total of 1,953 residential units.

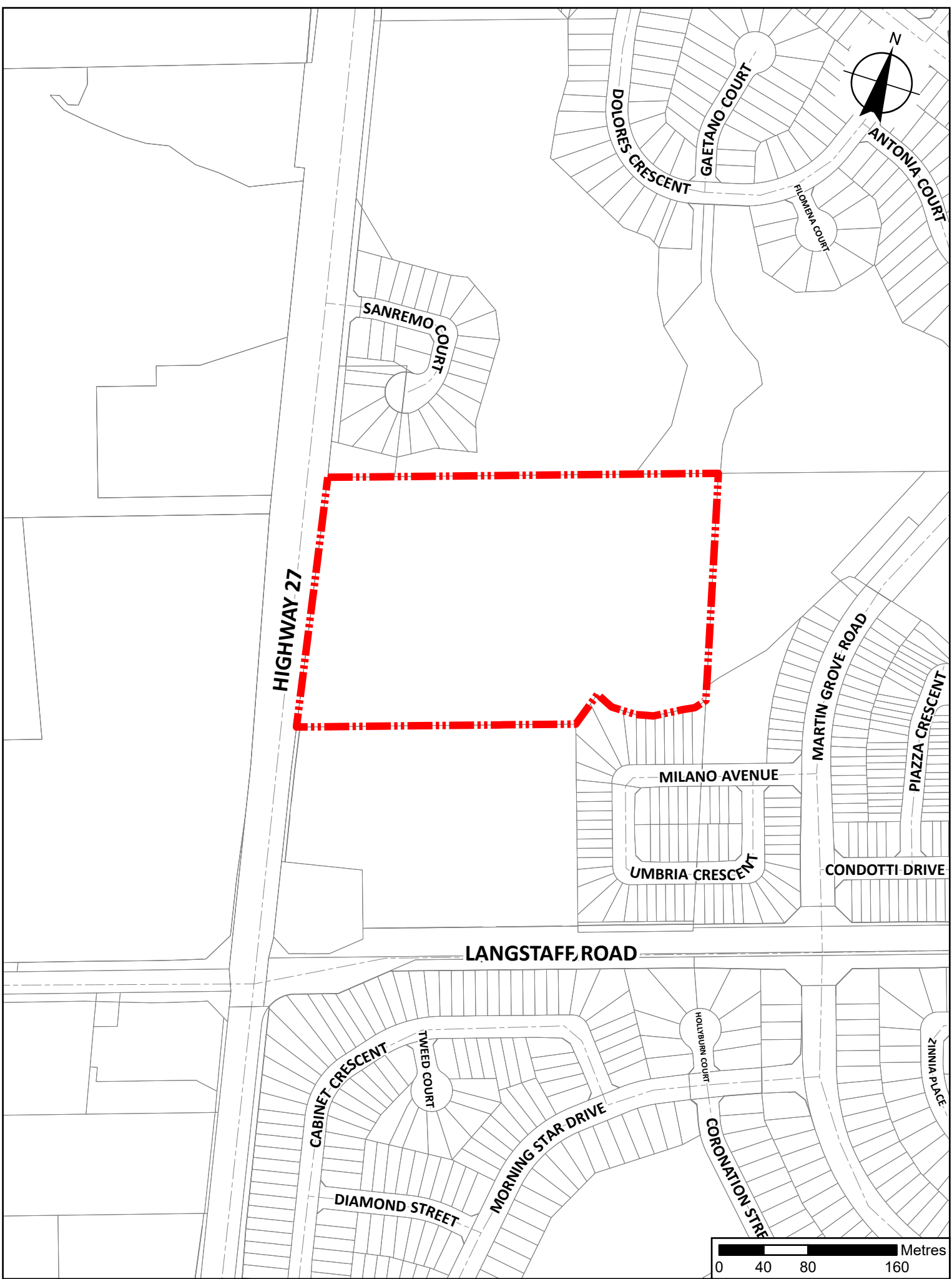
The removal of the Holding Symbol “(H)” is contingent upon the following conditions being satisfied:

- a) The Owner shall prepare a comprehensive study and obtain written approvals from both York Region and the City, demonstrating that a viable sanitary servicing strategy is achievable, to the satisfaction of York Region and the City. The Owner shall also enter into an agreement, if required, with the City to design and construct the necessary works, subject to the approval of the Development Engineering Department and York Region;
- b) That Vaughan Council adopt 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;
- c) The Owner contributes its share of the cost of infrastructure works and/or undertakes the necessary wastewater improvement works and enters into a Development Agreement (if required) with the City, for the works associated with implementing the municipal servicing improvements along Highway 27 as identified in the Integrated Urban Water Master Plan Class EA. The Owner’s contributions are to be based on the conclusions and recommendations of the final Integrated Urban Water Master Plan Class EA, as required, to the satisfaction of the City;
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- e) The Owner will be required to account for road widening requirements specified by the Region, and construct the active transportation facilities on the east side of Highway 27 along the frontage of the Subject Lands in the ultimate condition consistent with the City’s Design Criteria, and to the satisfaction of the City and York Region. All required lands shall be conveyed to York Region, free of all costs and encumbrances;
- f) The Owner shall retain the services of a qualified Transportation Consultant to provide an updated transportation impact study/plan outlining the required Regional and City road improvements. The study/plan submitted to the City and York Region for review and approval, shall demonstrate that adequate road capacity is available for the proposed development, and shall explain all transportation issues and recommend mitigation measures for these issues. The Owner shall agree in the site plan agreement to implement the recommendations of the updated transportation study/plan, to the satisfaction of the City and York Region;
- g) The Owner shall provide copy of an agreement established with a car-sharing operator/provider with a minimum 2-year full subsidy of membership for each




designated car-sharing space, if required;

- h) The Owner shall submit revised Phase One and Phase Two Environmental Site Assessment reports, to address the comments provided by the Development Engineering Department, to the satisfaction of the City. Should no further subsurface investigation be required following these revisions, or any additional studies completed identify no contamination requiring remediation, no further work would be required and the Holding Symbol “H” for these lands can be removed. However, should these revisions result in further subsurface investigation that identifies contamination, then in accordance with the City’s *Policy and Procedures for Dealing with Contaminated or Potentially Contaminated Sites (January 2014)*. This Holding Symbol “H” shall not be removed until:
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- j) The Owner shall submit a phasing plan for construction in accordance with all noise mitigation measures (including enclosed noise buffers) through an updated noise report, to the satisfaction of the City. This includes, but is not limited to: confirming Building Permit issuance and construction of Buildings “A” and “B”, as shown on Attachment 3, to ensure such noise mitigation measures (including enclosed noise buffers) are implemented prior to construction of Building “C”, as shown on Attachment 3; or, providing additional noise mitigation measures for Building “C”, to the satisfaction of the City, should construction of Building “C” advance prior to construction of Buildings “A” and “B”. The removal of the Holding Symbol “(H)” may be implemented in phases, to the satisfaction of the City;
- k) The Owner shall submit a revised Environmental Impact Study report for review and approval, to the satisfaction of the City; and
- l) That the necessary arrangements between the Owner and the owner of the lands west of the Subject Lands, municipally known as 6100 Langstaff Road, regarding coordination of the proposed signalized intersection on Highway 27 between the Subject Lands and 6100 Langstaff Rd., are implemented to the satisfaction of the City.



Location Map  
To By-Law 181-2025

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**Related File:** OP.24.014  
**Location:** 5850 Langstaff Road  
Part of Lot 11, Concession 8  
**Applicant:** City Park (Hwy 27) Homes Inc.  
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 Subject Lands