

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 207-2025

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 “WMS Main Street Mixed-Use – Woodbridge Zone” to “RM1 Multiple Unit Residential Zone” in the manner shown on the said Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1224, as follows:

Exception Number 14.1224	Municipal Address: 248, 252, 256, 260 Woodbridge Avenue
Applicable Parent Zone: RM1	
Schedule A Reference: 45, 46	
By-law 063-2021, 207-2025	
14.1224.1 Lot and Building Requirements	
<div>1. The following provisions shall apply to the lands identified as “Subject Lands”, as shown on Figure E-1803:</div> <div><div>a. The maximum permitted <u>height</u> shall be seven (7) <u>storeys</u> (23.9 m to top of roof, excluding the decorative parapet and <u>mechanical penthouse</u>, which shall be used only for mechanical purposes);</div><div>b. The maximum number of apartment <u>dwelling units</u> shall be 93;</div><div>c. The minimum <u>lot area</u> shall be 29.9 m² per <u>dwelling unit</u>;</div><div>d. The minimum <u>front yard</u> shall be 3.4 m to the second-<u>storey podium</u> as shown on Figure E-1803;</div><div>e. The minimum <u>rear yard</u> shall be:<div><div>i. 1.4 m to the first-<u>storey</u> portion as shown on Figure E-1803; and</div><div>ii. 3.7 m and 10.5 m to the seventh-<u>storey</u> portion as shown on Figure E-1803;</div></div></div><div>f. The minimum westerly <u>interior side yard</u> shall be 4 m;</div><div>g. The minimum easterly <u>interior side yard</u> shall be 20 m;</div><div>h. The maximum <u>lot coverage</u> shall be 65%;</div><div>i. The maximum <u>balcony</u> encroachment into an <u>interior side yard</u> shall be 1.05 m;</div><div>j. The minimum <u>front yard setback</u> to portions of a <u>building</u> below <u>grade</u> (underground garage) shall be 0.8 m along Woodbridge Avenue; and</div><div>k. The minimum <u>landscape</u> strip along Woodbridge Avenue shall be 1.6 m.</div></div>	
14.1224.2 Parking	
<div>1. The following parking requirements shall apply to the lands identified as “Subject Lands”, as shown on Figure E-1803:</div> <div><div>a. A minimum of 116 <u>parking spaces</u> shall be provided, which shall include a minimum of 20 <u>visitor parking spaces</u>;</div><div>b. The minimum dimensions for a <u>parking space</u> shall measure at least 2.4 m in width by 4.8 m in length for a maximum of 12 <u>parking spaces</u> (residential and visitor);</div><div>c. The <u>loading area</u> shall consist of heavy-duty unit pavers and concrete; and</div></div>	

d. The requirements of Section 6.5 shall not apply.	
14.1224.3	Other Provisions
<p>1. The following provisions shall apply to the lands identified as “Subject Lands”, as shown on Figure E-1803:</p> <p>a. The minimum overall <u>amenity area</u> shall be 1,559 m²; and</p> <p>b. A retaining wall, not exceeding 5 m in <u>height</u>, shall be permitted to be <u>setback</u> a minimum of 0 m from the <u>rear lot line</u>.</p> <p>2. Pursuant to Section 37 of the <i>Planning Act</i>, the increase in the maximum height and density otherwise permitted on the lands shown on Figure E-1803, is subject to compliance with the conditions set out in this By-law and in the Section 37 Density Bonusing Agreement executed between the Owner of the Subject Lands and the City of Vaughan in return for the provisions of the following facilities, services and matters:</p> <p>a. The Owner of the Subject Lands shall make a cash contribution in the amount of \$210,000.00 to the City of Vaughan, payable prior to the application for the first Building Permit for any above grade structure(s) for the development. Such funds may be used by the City of Vaughan for the following potential benefits: outdoor fitness equipment, improvements to the Woodbridge Library, Pollinator Gardens within the Woodbridge Core Area.</p> <p>3. Notwithstanding any provision of By-law 001-2021, including without limitation Section 15, or any other by-law, By-law 063-2021 is not repealed, but nothing in Zoning By-law 1-88 and By-law 063-2021 shall prevent the development of the Subject Lands in accordance with this Exception 14.1224.</p>	
14.1224.4	Figures
Figure E-1803	

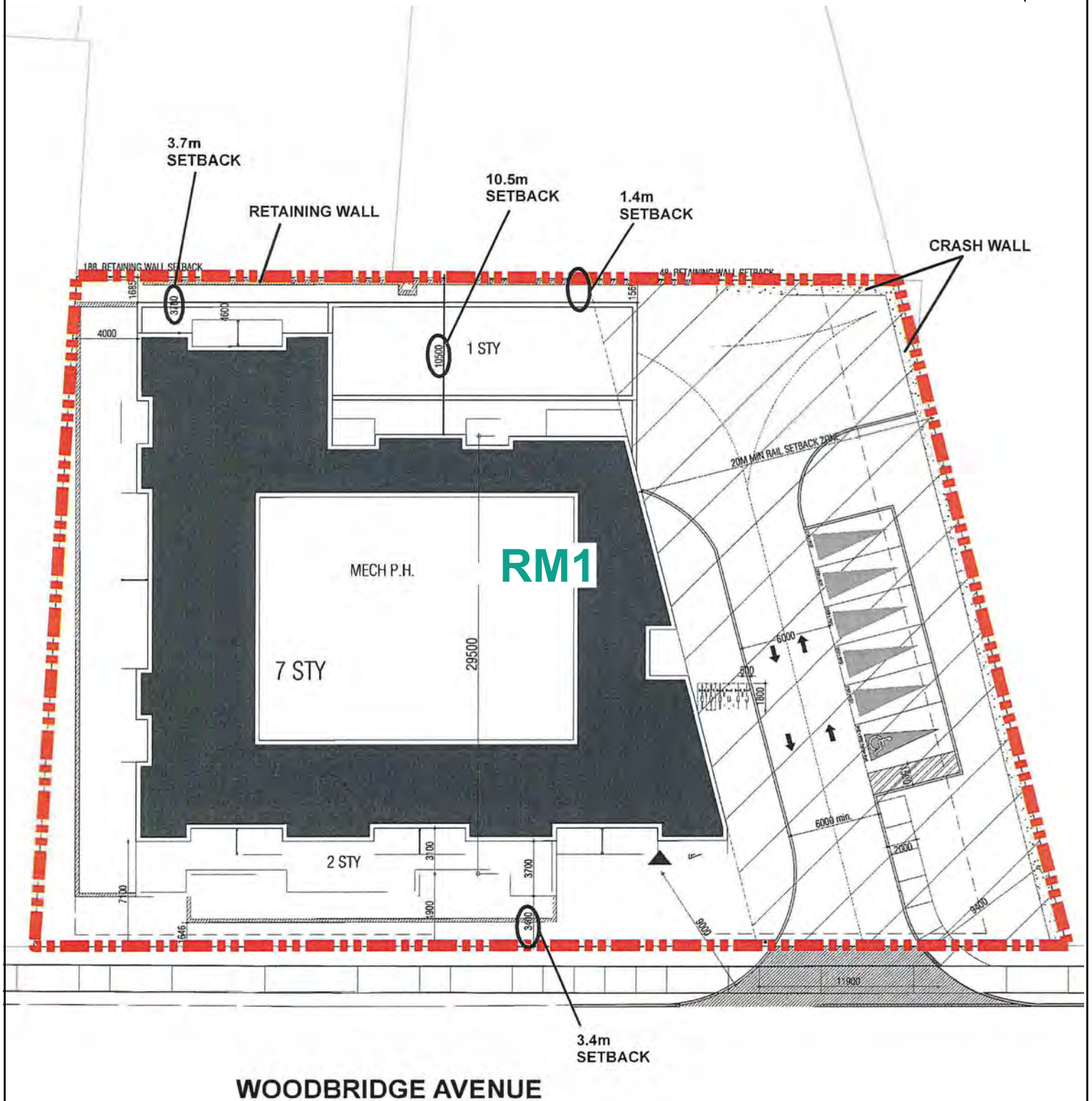
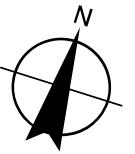
- c) Adding a new Figure E-1803 in Subsection 14.1224 attached hereto as Schedule “1”.
- d) Amending Map 45 in Schedule A in the form attached hereto as Schedule “2”.
- e) Amending Map 46 in Schedule A in the form attached hereto as Schedule “3”.
2. Schedules “1”, “2”, and “3” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 22nd day of September, 2025.

Steven Del Duca, Mayor

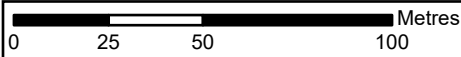
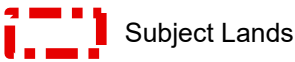
Todd Coles, City Clerk

Authorized by Item No. 14 of Report No. 24 of the Committee of the Whole.
Report adopted by Vaughan City Council on May 17, 2022.
City Council voted in favour of this by-law on September 22, 2025.
Approved by Mayoral Decision MDC 013-2025 dated September 22, 2025.
Effective Date of By-Law: September 22, 2025



WOODBIDGE AVENUE

THIS IS FIGURE 'E-1803'
TO BY-LAW 001-2021
SECTION 14.1224



This is Schedule '1'
To By-Law 207-2025
Passed the 22nd Day of September, 2025

File: Z.21.052
Related File: OP.17.015, Z.17.041
Location: Part of Lot 7, Concession 7
248, 252, 256, 260 Woodbridge Avenue
Applicant: City of Vaughan
City of Vaughan

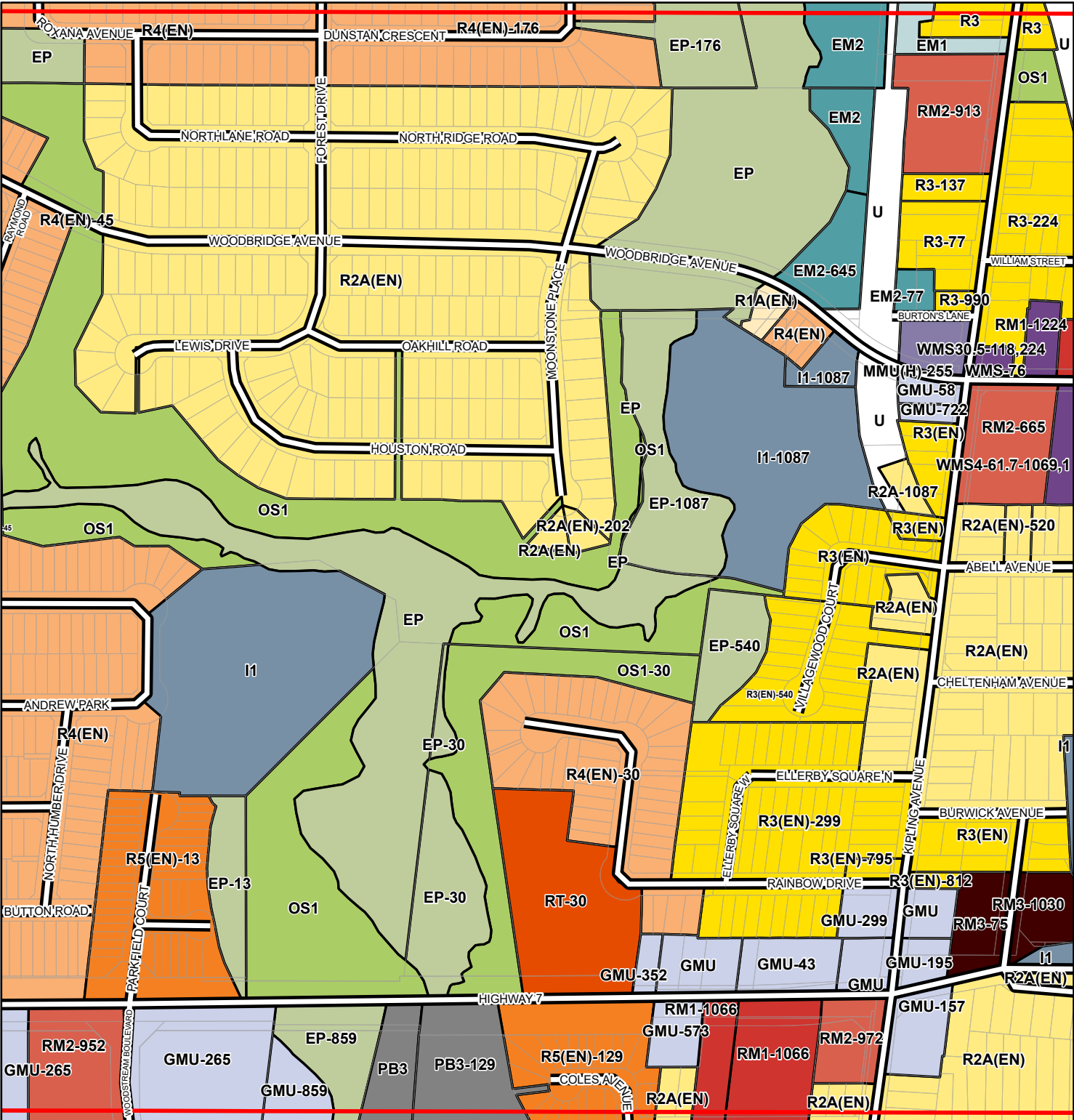
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 45



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)

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

VAUGHAN

83	84	85	86	87
63	64	65	66	67
43	44	45	46	47
23	24	25	26	27
3	4	5	6	7

Final: September 2025

This is Schedule '2'
To By-Law 207-2025
Passed the 22nd Day of September, 2025

File: Z.21.052
Related File: OP.17.015, Z.17.041
Location: Part of Lot 7, Concession 7
248, 252, 256, 260 Woodbridge Avenue
Applicant: City of Vaughan
City of Vaughan

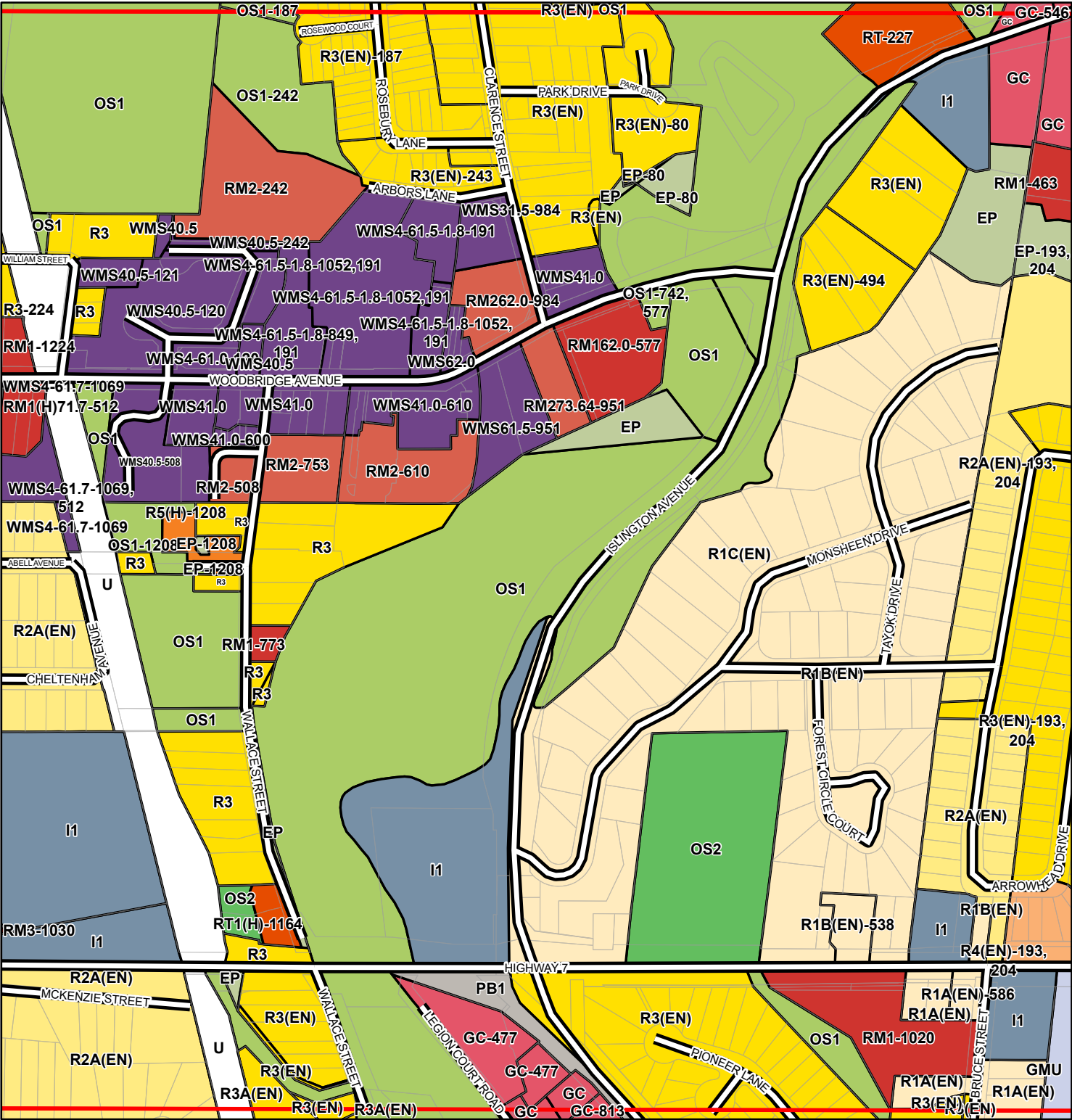
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 46



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:

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

VAUGHAN

84	85	86	87	88
64	65	66	67	68
44	45	46	47	48
24	25	26	27	28
4	5	6	7	8

Final: September 2025

This is Schedule '3'
To By-Law 207-2025
Passed the 22nd Day of September, 2025

File: Z.21.052
Related File: OP.17.015, Z.17.041
Location: Part of Lot 7, Concession 7
248, 252, 256, 260 Woodbridge Avenue
Applicant: City of Vaughan
City of Vaughan

Signing Officers

Mayor

Clerk

SUMMARY TO BY-LAW 207-2025

The lands subject to this By-law are located north of Woodbridge Avenue and east of Kipling Avenue, municipally known as 248, 252, 256, and 260 Woodbridge Avenue, 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 carry forward the development standards from site-specific exception 9(1516) in Zoning By-law 1-88 to accurately reflect the zoning applicable to the Subject Lands approved through By-law 063-2021, and as approved by the Committee of Adjustment through Minor Variance File A286/22.



Location Map To By-Law 207-2025

File: Z.21.052
Related File: OP.17.015, Z.17.041
Location: Part of Lot 7, Concession 7
248, 252, 256, 260 Woodbridge Avenue
Applicant: City of Vaughan
City of Vaughan



Subject Lands