

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 218-2025

A By-law to amend City of Vaughan By-law 1-88, 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 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 “C8 Office Commercial Zone” subject to site-specific Exception 9(678), to “C8(H) Office Commercial Zone” with a Holding “(H)” Symbol subject to Exception 9(1592), in the manner shown on the said Schedule “1”.
 - b) Deleting Exception 9(678) in its entirety.
 - c) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1592) A. The following provisions shall apply to all the lands zoned within the Holding Symbol “(H)” as shown on Schedule “E-1811” herein, until the Holding Symbol “(H)” is removed pursuant to Subsection 36 (1) or (3) of the *Planning Act*.

 - a. Lands subject to the Holding Symbol “(H)” shall only be used

for a use legally existing as of the date of enactment of this By-law.

b. Removal of the Holding Symbol “(H)” from the Subject Lands or a portion or phase thereof shall be contingent upon the following:

- i. Submission of an updated Hydrogeological Report to the satisfaction of the City;
- ii. Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands;
- iii. New Park Place from Edgeley Boulevard to Commerce Street to be operational in its ultimate condition, including underlying servicing (storm, watermain and sanitary sewer), and as a public highway, to ensure legal access (ingress and egress) to and from the Subject Lands;
- iv. Installation and operation of the following municipal services to the satisfaction of the City:
 1. The storm sewer within the New Park Place right-of-way from Commerce Street to Applewood Road.
 2. The planned 900 millimeter sanitary sewer within the Edgeley Boulevard right-of-way.

B. Notwithstanding the provisions of:

- a) Subsection 2.0 respecting Definitions;
- b) Subsection 3.13 respecting Minimum Landscaped Area;
- c) Subsection 3.14 a) and 4.15.3 respecting Permitted Yard Encroachment and Restrictions;
- d) Subsection 3.17 respecting Portions of Buildings Below Grade;
- e) Subsection 3.8.1 a), d) and f) respecting Parking

Requirements for the Vaughan Metropolitan Centre;

- f) Subsection 3.8.2 a) respecting Bicycle Parking in the Vaughan Metropolitan Centre;
- g) Subsection 5.1.1 respecting Landscape Area;
- h) Subsection 5.1.4 and 5.9 respecting Permitted Uses;
- i) Subsection 5.15 and Schedule “A2” respecting the zone standards in the C8 Zone;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1811”.

- ai) GROSS FLOOR AREA – Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade.
- a ii) LOT – The Subject Lands are deemed to be one lot, regardless of the number of dwellings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private or public roads, strata title arrangements or other permissions and any easements or registration that are granted, shall be deemed to comply with this By-law.
- a iii) LOT LINE, FRONT – Means the lot line abutting Highway 7.
- a iv) PARKING SPACE – Means a rectangular area measuring 2.7 metres by 5.7 metres, exclusive of any aisles or ingress and egress lanes used for the temporary parking of motor vehicles and shall include a private garage or carport and private driveway leading thereto.
- a v) DWELLING, PODIUM TOWNHOUSE – A townhouse dwelling that is located within the podium of a building.
- a vi) PODIUM – Means the base of a building, inclusive of the ground

floor, that projects horizontally from the tower.

avii) TOWER - Means the portion of a building that is located above the podium and every individual storey of which encompasses a smaller gross floor area than the individual storeys of the podium.

bi) The minimum required landscape area shall not apply.

ci) The maximum permitted encroachment and/or projection for balconies and architectural features shall be 1.0 metre into any yard.

di) The only minimum required setback of a below-grade parking structure to a lot line shall be 1.0 metre to Highway 7.

ei) Parking Requirements in Section 3.8.1 a) shall not apply.

eii) Notwithstanding Section 3.8.1 d), Accessible Parking Spaces shall have minimum dimensions of:

i. Type A: 3.4 metres x 5.7 metres x 2.0 metres

ii. Type B: 2.4 metres x 5.7 metres x 2.0 metres

eiii) Notwithstanding Section 3.8.1 g), a driveway and/or aisle which serves the movement of trucks to and from a loading space shall have a minimum width of 6.0 metres and a maximum width of 9.0 metres.

fi) The following Bicycle Parking Requirements shall apply:

i. Residential Short Term: 0.2 spaces per unit.

ii. Residential Long Term: 0.8 spaces per unit.

iii. Retail Short Term: 0.2 spaces per 100 square metres of gross floor area.

iv. Retail Long Term: 0.1 spaces per 100 square metres of gross floor area.

v. Office Short Term: 0.2 spaces per 100 square metres of gross floor area.

vi. Office Long Term: 0.2 spaces per 100 square metres of gross floor area.

- gi) Notwithstanding Section 5.1.1, only a minimum 1.0 m wide landscape strip is required along the lot lines abutting Edgeley Boulevard and Highway 7.
- gii) No minimum landscape strip is required abutting an Open Space Zone.
- hi) The following uses shall be permitted in a C8 Zone:
 - i. Apartment Dwelling;
 - ii. Podium Townhouse Dwelling;
 - iii. Financial Institution;
 - iv. Eating Establishment;
 - v. Eating Establishment, Convenience;
 - vi. Eating Establishment, Take-out;
 - vii. Outdoor Patio;
 - viii. Health Centre;
 - ix. Personal Service Shop;
 - x. Pharmacy;
 - xi. Retail Store;
 - xii. Pet Grooming Establishment;
 - xiii. School, Commercial or Technical;
 - xiv. Store, Convenience Retail;
 - xv. Studio;
 - xvi. Supermarket;
 - xvii. Business and Professional Office; and,
 - xviii. All Institutional, Recreational and Commercial Uses permitted by Section 5.1.4 a), b) and c);
- hii) A Financial Establishment, Eating Establishment, Eating Establishment Convenience, Eating Establishment Take-out, Health Centre, Personal Service Shop, Pharmacy, Retail Store and Store, Convenience Retail are permitted on the ground floor of an Office Building Exceeding 3-storeys in height to a maximum of 15% of the GFA of the Building.

- ii) Notwithstanding Schedule A1, the Zoning Standards for the Subject Lands shall be as follows:
- i. The maximum Floor Space Index (FSI) shall not exceed 9.0 times the area of the lot.
 - a. When calculating FSI, the Lot Area shall be 11,790 square metres.
 - b. Up to 10,000 square metres of Gross Floor Area (GFA) devoted to Office uses may be excluded from the calculation of FSI if the Development contains a minimum of 10,000 square metres of Office GFA.
 - c. A minimum of 11% of the total GFA shall be attributed to non-residential uses.
 - ii. The maximum number of residential dwelling units shall be 1,349.
 - iii. The total Amenity Area including indoor and outdoor amenity shall be provided at a rate of 8.0 square metres per unit.
 - iv. The maximum building heights shall be:
 - a. Tower A: 59-storeys (186.0 metres)
 - b. Tower B: 59-storeys (186.0 metres)
 - c. Tower C: 7-storeys (39.0 metres)
 - v. Notwithstanding iv., the height of elements for the functional operation of a building, including but not limited to, mechanical equipment, air units, boilers, generators, elevator equipment, tanks, and other architectural features, including but not limited to screen walls, parapets and architectural articulations may exceed the maximum permitted building height by 9.5 metres.
 - vi. The required yards shall be as follows:
 - a. The minimum Front Yard (south property line) shall be 3.0 metres. Notwithstanding this, above a height

of 5.0 metres, the podium shall be setback a minimum of 1.0 metre.

- b. The minimum Rear Yard (north property line) shall be 2.0 metres. Notwithstanding this, above a height of 5.0 metres, the podium shall be setback a minimum of 1.0 metre
 - c. The minimum Interior Side Yard (west property line) shall be 10.5 metres. Notwithstanding this, above a height of 5.0 metres, the podium shall be setback a minimum of 8.5 metres.
 - i. Notwithstanding this, where a portion of the tower does not directly abut a Mews (at the northwest corner of the site), the podium shall be setback a minimum of 1.0 metre.
 - d. The minimum Exterior Side Yard (east property line) shall be 3.0 metres. Notwithstanding this, above a height of 5.0 metres, a minimum setback to the building of 1.0 metre is required.
 - e. The minimum required setback to a sight triangle shall be 1.0 metre.
 - f. The minimum residential tower setback from the rear lot line shall be 3.0 metres for Tower B.
 - g. The minimum residential tower setback from the interior side lot line shall be:
 - i. 11.5 metres at the northwest corner of the tower and 12.5 metres at the southwest corner of the tower for Tower A; and,
 - ii. 5.0 metres for Tower B.
- d) Adding Schedule “E-1811” attached hereto as Schedule “1”.
- e) Deleting Key Map 5B and substituting therefor Key Map 5B attached hereto as Schedule “2”.

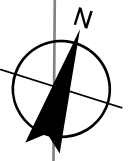
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

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

Steven Del Duca, Mayor

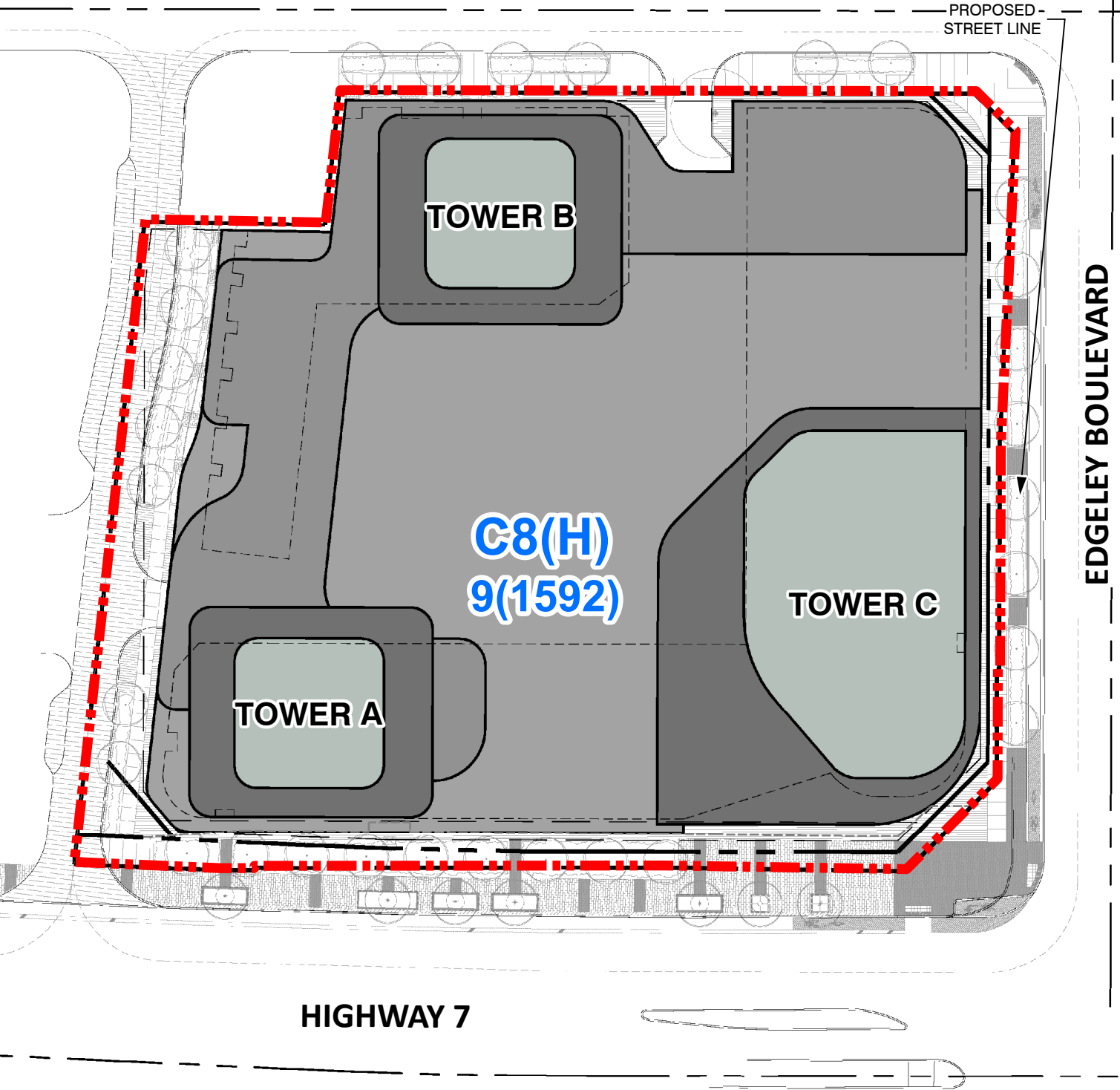
Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 28 of the Committee of the Whole.
Report adopted by Vaughan City Council on September 22, 2025.
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



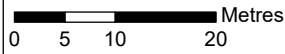
FUTURE NEW PARK PLACE

PROPOSED - STREET LINE



This is Schedule 'E-1811'
To By-Law 1-88 Section
9(1592)

 SUBJECT LANDS



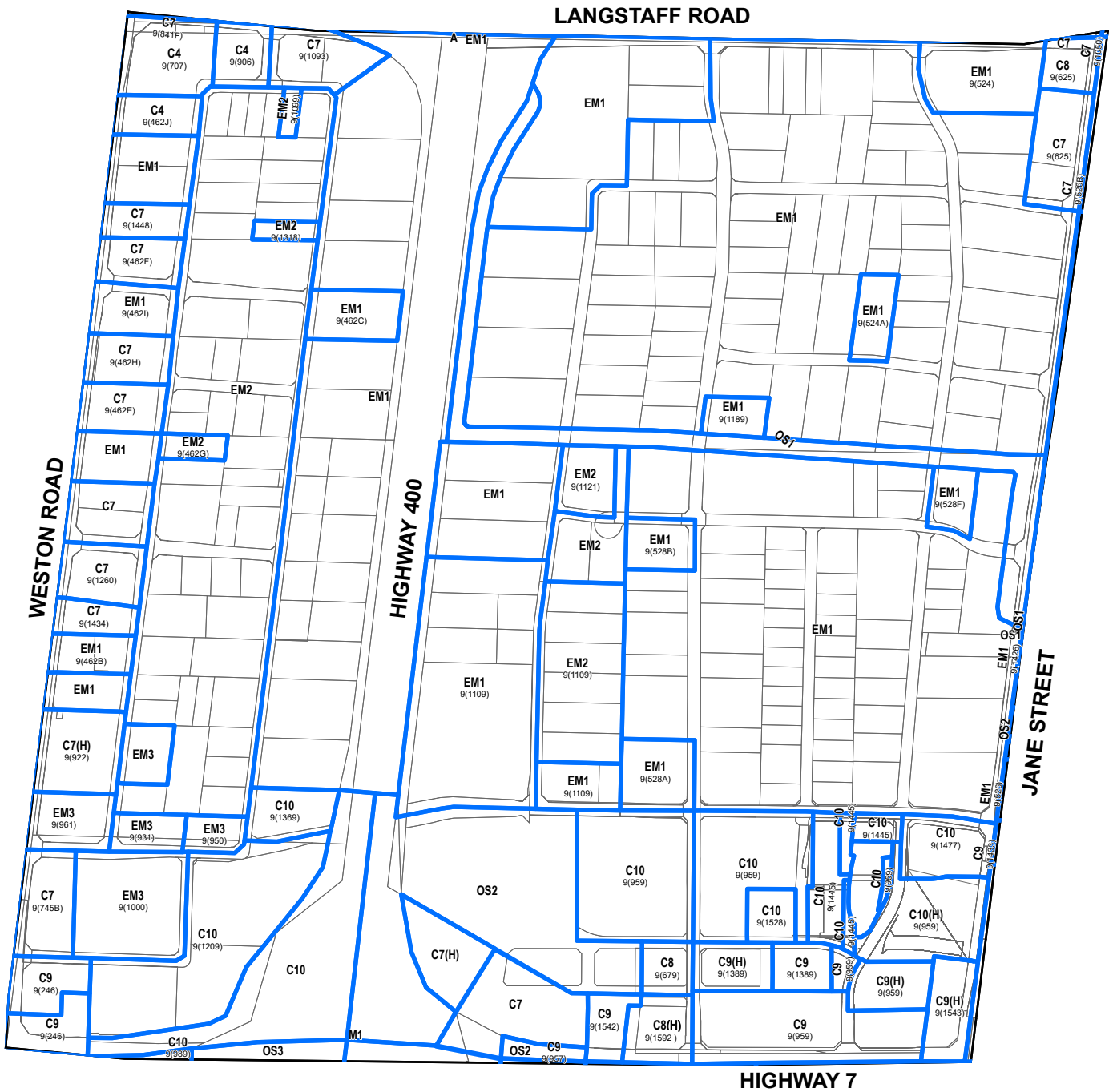
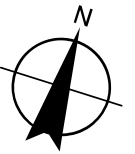
This is Schedule '1'
To By-Law 218-2025
Passed the 22nd Day of September, 2025

File: Z.19.025
Related Files: OP.19.010
Location: 3300 Highway 7
Part of Lot 6, Concession 5
Applicant: 1042710 Ontario Limited.
City of Vaughan

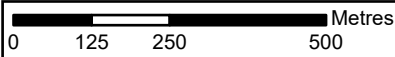
Signing Officers

Mayor

Clerk



KEY MAP 5B
BY-LAW 1-88



This is Schedule '2'
To By-Law 218-2025
Passed the 22nd Day of September, 2025

File: Z.19.025
Related Files: OP.19.010
Location: 3300 Highway 7
Part of Lot 6, Concession 5
Applicant: 1042710 Ontario Limited.
City of Vaughan

Signing Officers

Mayor

Clerk

SUMMARY TO BY-LAW 218-2025

The lands subject to this By-law are located on the north side of Highway 7, west of Edgeley Boulevard, and are municipally known as 3300 Highway 7, in the Vaughan Metropolitan Centre (VMC), City of Vaughan.

This By-law rezones the subject Lands from “C8 Office Commercial Zone” subject to site-specific Exception 9(678), to “C8(H) Office Commercial Zone” with a Holding “(H)” Symbol subject to Exception 9(1592). It creates new site-specific development standards to facilitate a high-rise mixed-use development consisting of two residential towers and one office tower atop a podium. The site-specific standards relate to:

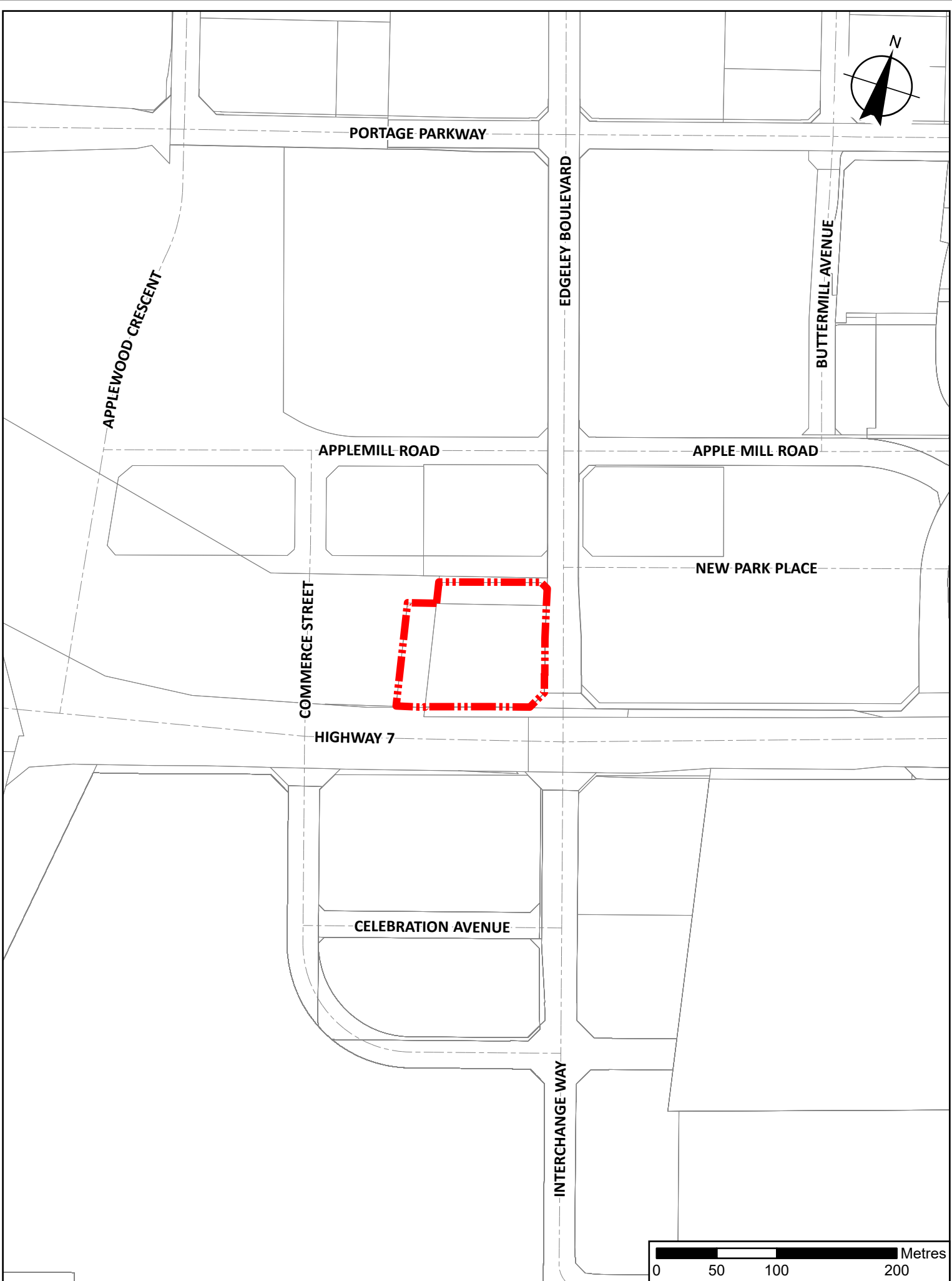
- a. Site specific definitions for Lot and Lot Line, Front.
- b. Reduced minimum landscape requirements.
- c. Increased height and density permissions.
- d. Site-specific standards for building setbacks, encroachments, amenity area requirements, maximum number of dwelling units and minimum requirements for non-residential components.
- e. Parking requirements.

This By-law includes a Holding “(H)” Symbol on the Subject Lands. The “(H)” is permitted to be lifted in phases and is contingent upon the following conditions being satisfied:

1. Submission of an updated Hydrogeological Report to the satisfaction of the City;
2. Vaughan Council adopting a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy to the Subject Lands;
3. New Park Place from Edgeley Boulevard to Commerce Street to be operational in its ultimate condition, including underlying servicing (storm, watermain and sanitary sewer), and as a public highway, to ensure legal access (ingress and egress) to and from the Subject Lands;
4. Installation and operation of the following municipal services to the satisfaction of the City:
 - a. The storm sewer within the New Park Place right-of-way from Commerce Street to Applewood Road.
 - b. The planned 900 millimeter sanitary sewer within the Edgeley Boulevard right-of-way.


Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of this By-law. This By-law also deletes Exception 9(678) and associated Schedule “E-757” that apply to the development lands.

This By-law shall not come into force and effect until Official Plan Amendment Number 145 (OPA #145) (File OP.19.010) is in full force and effect.



Location Map To By-Law 218-2025

File: Z.19.025
Related Files: OP.19.010
Location: 3300 Highway 7
Part of Lot 6, Concession 5
Applicant: 1042710 Ontario Limited.
City of Vaughan

 Subject Lands