

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 219-2025**

**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;

**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 is hereby further amended by:
  - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “V1-S(5-30)-D(2.5-5.0)-413 Vaughan Metropolitan Centre Station Zone” subject to Exception 14.413 to “V1(H)-S(5-59)-D(2.5-9.0)-1231 Vaughan Metropolitan Centre Station Zone” with a Holding “(H)” Symbol and Subject to Exception 14.1231, in the manner shown on Schedule “1”.
  - b) Deleting Exception 14.413 in its entirety.
  - c) Adding a new Part 14 Exception Zone on the Subject Lands with a new Subsection, being Subsection 14.1231, as follows:

Exception Number 14.1231	Municipal Address: 3300 Highway 7
Applicable Parent Zone: V1	
Schedule A Reference: 51	
By-law 219-2025	
14.1231.1 Permitted Uses	
<div><div>1. The following provisions shall apply to all the lands <u>zoned</u> 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 <i>Planning Act</i>:</div><div><div>a. Lands subject to the Holding Symbol “(H)” shall only be used for a <u>use</u> legally <u>existing</u> as of the date of enactment of this By-law.</div><div>b. Removal of the Holding Symbol “(H)” from the Subject Lands or a portion or phase thereof shall be contingent on the following:<div><div>i) Submission of an updated Hydrogeological Report to the satisfaction of the City;</div><div>ii) 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;</div><div>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;</div><div>iv) Installation and operation of the following municipal services to the satisfaction of the City:<div><div>i. The storm sewer within the New Park Place right-of-way from Commerce Street to Applewood Road.</div><div>ii. The planned 900 millimeter sanitary sewer within the Edgeley Boulevard right-of-way</div></div></div></div></div></div></div>	
2. All <u>uses</u> listed in the V1 Vaughan Metropolitan Centre Station <u>Zone</u> per Table 10-2 of Zoning By-law 001-2021 shall be permitted.	
14.1231.2 Lot and Building Requirements	
<div><div>1. The following provisions shall apply to the “Subject Lands”, as shown on Figure “E-1811”:</div><div><div>a. The minimum <u>front yard</u> (south property line) shall be 3.0 metres. Notwithstanding this, above a <u>height</u> of 5.0 metres, the <u>podium</u> shall be <u>setback</u> a minimum of 1.0 metre.</div><div>b. The minimum <u>rear yard</u> (north property line) shall be 2.0 metres. Notwithstanding this, above a <u>height</u> of 5.0 metres, the <u>podium</u> shall be <u>setback</u> a minimum of 1.0 metre.</div><div>c. The minimum <u>exterior side yard</u> (west property line) shall be 10.5 metres. Notwithstanding this, above a <u>height</u> of 5.0 metres, the <u>podium</u></div></div></div>	

shall be setback a minimum of 8.5 metres.

- 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 interior side yard (northwest corner) shall be 1.0 metre.
- f. The minimum required setback to a sight triangle shall be 1.0 metre.
- g. The minimum required build-to-zone shall not apply.
- h. The minimum street wall shall not apply.
- i. The maximum height shall be:
  - i) Tower A: 59-storeys (186.0 metres);
  - ii) Tower B: 59-storeys (186.0 metres); and
  - iii) Building C: 7-storeys (39.0 metres).
- j. The maximum floor space index (FSI) shall not exceed 9.0 times the area of the lot.
  - i) When calculating FSI, the lot area shall be 11,790 square metres.
  - ii) 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.
  - iii) A minimum of 11 percent of the total gross floor area (GFA) shall be attributed to non-residential uses.
- k. The podium and tower requirements shall be as follows:
  - i) The maximum podium height shall be 7-storeys (26.5 metres).
  - ii) The minimum tower step-back for Tower A shall be 3.0 metres along the west portion of the tower and 2.0 metres along the south portion of the tower.
  - iii) The minimum tower step-back for Tower B shall be 4.0 metres along the west portion of the tower and 2.0 metres along the north portion of the tower.
  - iv) The minimum residential tower setback from the rear lot line shall be 3.0 metres for Tower B.
  - v) The minimum residential tower setback from the interior side lot line shall be 5.0 metres for Tower B.
  - vi) The minimum residential tower setback to the exterior (west) lot line for Tower A shall be 11.5 metres at the northwest corner of the tower and 12.5 metres at the southwest corner of the tower.
  - vii) The maximum residential tower floorplate shall be 815 square metres.
- l. A minimum 1.0 metre wide landscape strip is required along the lot lines abutting Edgeley Boulevard and Highway 7.
- m. No minimum landscape strip is required abutting an Open Space Zone.
- n. The maximum number of dwelling units shall not exceed 1,349.

14.1231.3     Parking, Stacking and Loading Requirements

- 1. The following parking requirements shall apply to the “Subject Lands”, as shown on Figure “E-1811”:

<div><div><div><div><div><div></div><div>a. Section 6.3.5, Table 6-2, minimum vehicular parking rates shall not apply to the Subject Lands.</div></div></div><div><div><div></div><div>b. The following bicycle parking requirements shall apply to residential <u>uses</u>:</div></div><div><div><div></div><div>i) 0.8 <u>long-term bicycle parking spaces</u> per unit.</div></div><div><div></div><div>ii) 0.2 <u>short-term bicycle parking spaces</u> per unit.</div></div></div><div><div><div></div><div>c. The following bicycle parking requirements shall apply to <u>office uses</u>:</div></div><div><div><div></div><div>i) 0.2 <u>long-term bicycle parking spaces</u> per 100 square metres of <u>gross floor area</u> (GFA).</div></div><div><div></div><div>ii) 0.2 <u>short-term bicycle parking spaces</u> per 100 square metres of <u>gross floor area</u> (GFA).</div></div></div><div><div><div></div><div>d. The following bicycle parking requirements shall apply to any commercial <u>uses</u>, including <u>retail uses</u>:</div></div><div><div><div></div><div>i) 0.1 <u>long-term bicycle parking spaces</u> per 100 square metres of <u>gross floor area</u> (GFA).</div></div><div><div></div><div>ii) 0.2 <u>short-term bicycle parking spaces</u> per 100 square metres of <u>gross floor area</u> (GFA).</div></div></div><div><div><div></div><div>e. <u>Long-term bicycle parking spaces</u> located within level P1 do not require direct access from the exterior of the <u>building</u>.</div></div></div><div><div><div></div><div>f. A minimum of three Type D <u>loading spaces</u> shall be provided.</div></div></div></div></div></div></div></div></div>
14.1231.4 Other Provisions
<div><div><div><div><div><div></div><div>1. The following definitions shall apply to the Subject Lands, as shown on Figure “E-1811”:</div></div></div><div><div><div></div><div>a. Lot – The Subject Lands are deemed to be one <u>lot</u>, regardless of the number of dwellings constructed thereon, the creation of separate units and/or <u>lots</u> 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.</div></div><div><div></div><div>b. Lot Line, Front – Means the <u>lot line</u> abutting Highway 7.</div></div></div></div><div><div><div></div><div>2. Subsection 4.20.4 shall not apply.</div></div><div><div></div><div>3. Air ventilation shafts shall be permitted within the minimum required front and <u>exterior side yards</u> and are permitted to be located a minimum of 0.0 metres to the <u>lot line</u> and within the minimum required <u>landscape</u> strip.</div></div><div><div></div><div>4. The maximum permitted encroachments for <u>balconies</u> and/or <u>ornamental building features</u> shall be 1.0 metre into any <u>yard</u>.</div></div><div><div></div><div>5. The only minimum required <u>setback</u> of a <u>below-grade parking structure</u> to a <u>lot line</u> shall be 1.0 metre to Highway 7.</div></div><div><div></div><div>6. The minimum <u>amenity area</u> requirement shall be provided at a rate of 8.0 square metres per <u>unit</u>.</div></div><div><div></div><div>7. A minimum of 55 percent shall be provided as common space.</div></div><div><div></div><div>8. The minimum outdoor <u>amenity area</u> requirement of at least one contiguous outdoor area of 55.0 square metres located at <u>grade</u> shall</div></div></div></div></div>

not apply.	
9. The <u>height</u> of elements for the functional operation of a <u>building</u> , 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 permitted maximum <u>height</u> by 9.5 metres.	
10. For the purpose of this development, <u>Building</u> C does not contain a <u>podium</u> or <u>tower</u> .	
14.1231.5	Figures
Figure E-1811	

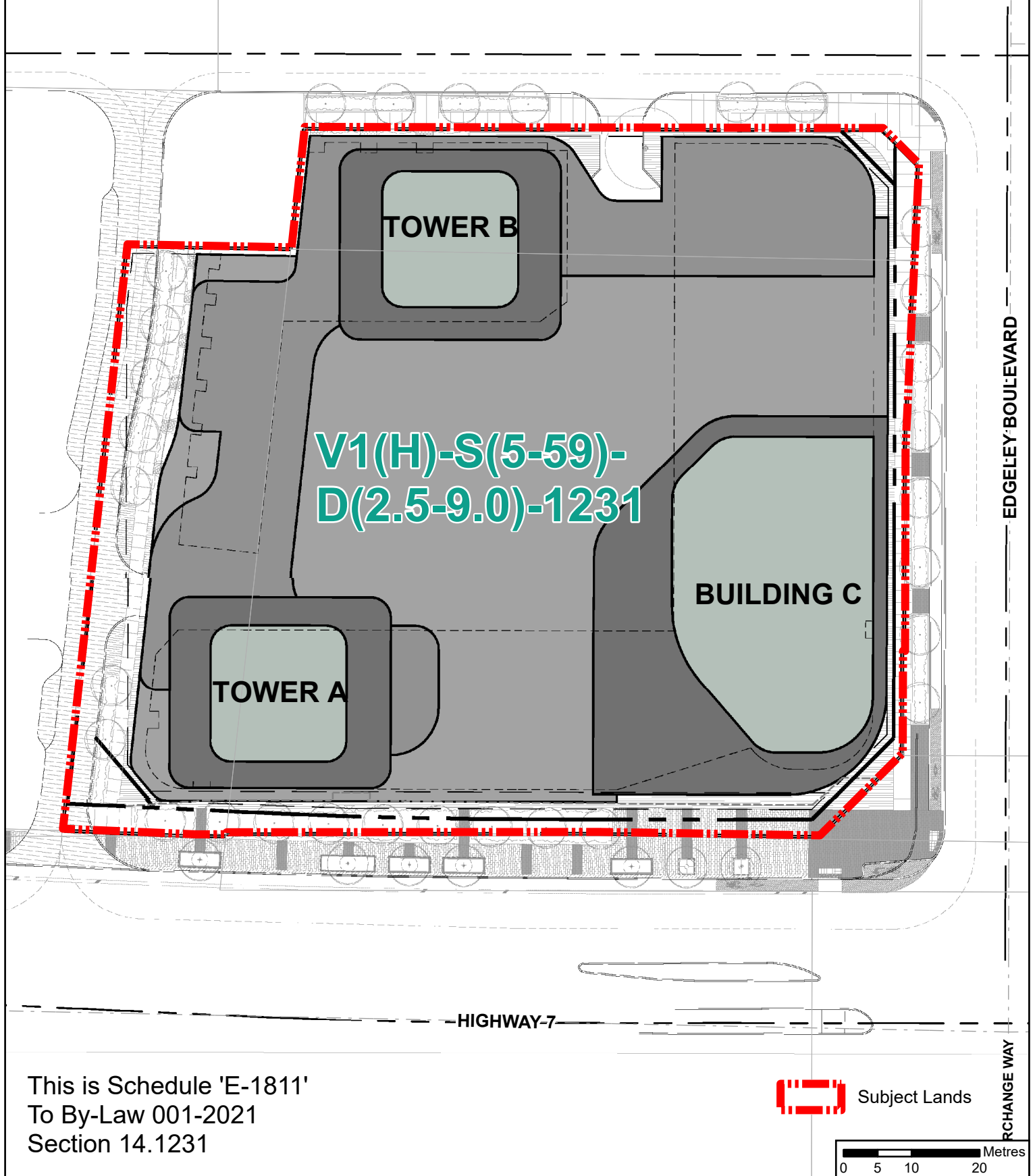
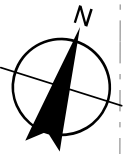
- d) Adding a new Figure E-1811 in Subsection 14.1231 attached hereto as Schedule “1”.
- e) Amending Map 51 in Schedule A in the form attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 22<sup>nd</sup> 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**



This is Schedule 'E-1811'  
To By-Law 001-2021  
Section 14.1231

 Subject Lands

0 5 10 20 Metres

This is Schedule '1'  
To By-Law 219-2025  
Passed the 22nd Day of September, 2025

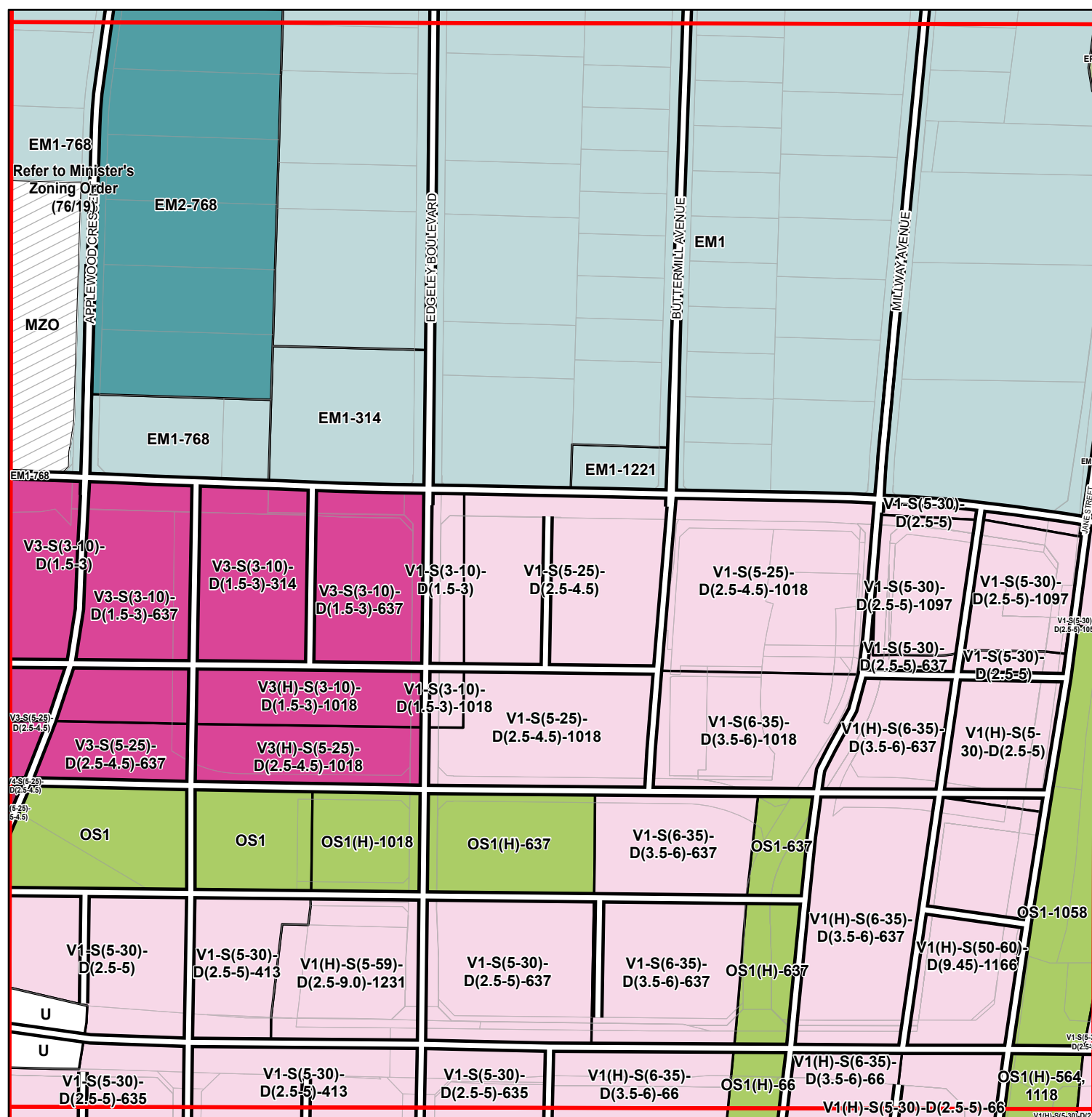
**File:** Z.19.025  
**Related Files:** OP.19.010  
**Location:** 3300 Highway 7  
Part of Lot 6, Concession 5  
**Applicant:** 1042710 Ontario Limited.  
**City of Vaughan**









Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk









## Schedule A | Map 51











- Conservation, OpenSpace and Agricultural Zones**
-  A (Agriculture Zone)
  -  OS1 (Public Open Space Zone)
  -  OS2 (Private Open Space Zones)
  -  EP (Environmental Protection Zone)
- Vaughan Metropolitan Centre Zones**
-  V11(H) (Station Precinct Zone)
  -  V2 (South Precinct Zone)
  -  V3 (Neighbourhood Precinct Zone)
  -  V4 (Employment Precinct Zone)

- Residential Zones**
- R1 (First Density Residential Zone)
  - R2 (Second Density Residential Zone)
  - R3 (Third Density Residential Zone)
  - R4 (Fourth Density Residential Zone)
  - R5 (Fifth Density Residential Zone)
  - RT (Townhouse Residential)
  - RM1 (Multiple Unit Residential Zone 1)
  - RM2 (Multiple Unit Residential Zone 2)
  - RM3 (Multiple Unit Residential Zone 3)
  - RF (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)
  -  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)
- Employment Zones**
-  EM1 (Prestige Employment Zone)
  -  EM2 (General Employment Zone)
  -  EM3 (Mineral Acreage Operation

- 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

89	90	91	92	93
69	70	71	72	73
49	50	51	52	53
29	30	31	32	33
9	10	11	12	13

September 2025

1:5 070

September 2025

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

## Signing Officers

Mayor

Clerk

## **SUMMARY TO BY-LAW 219-2025**

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 “V1 Vaughan Metropolitan Centre Station Zone” subject to site-specific exception 14.413 to “V1(H) Vaughan Metropolitan Centre Station Zone” with a Holding Symbol “(H)” subject to site-specific exception 14.1231. 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.

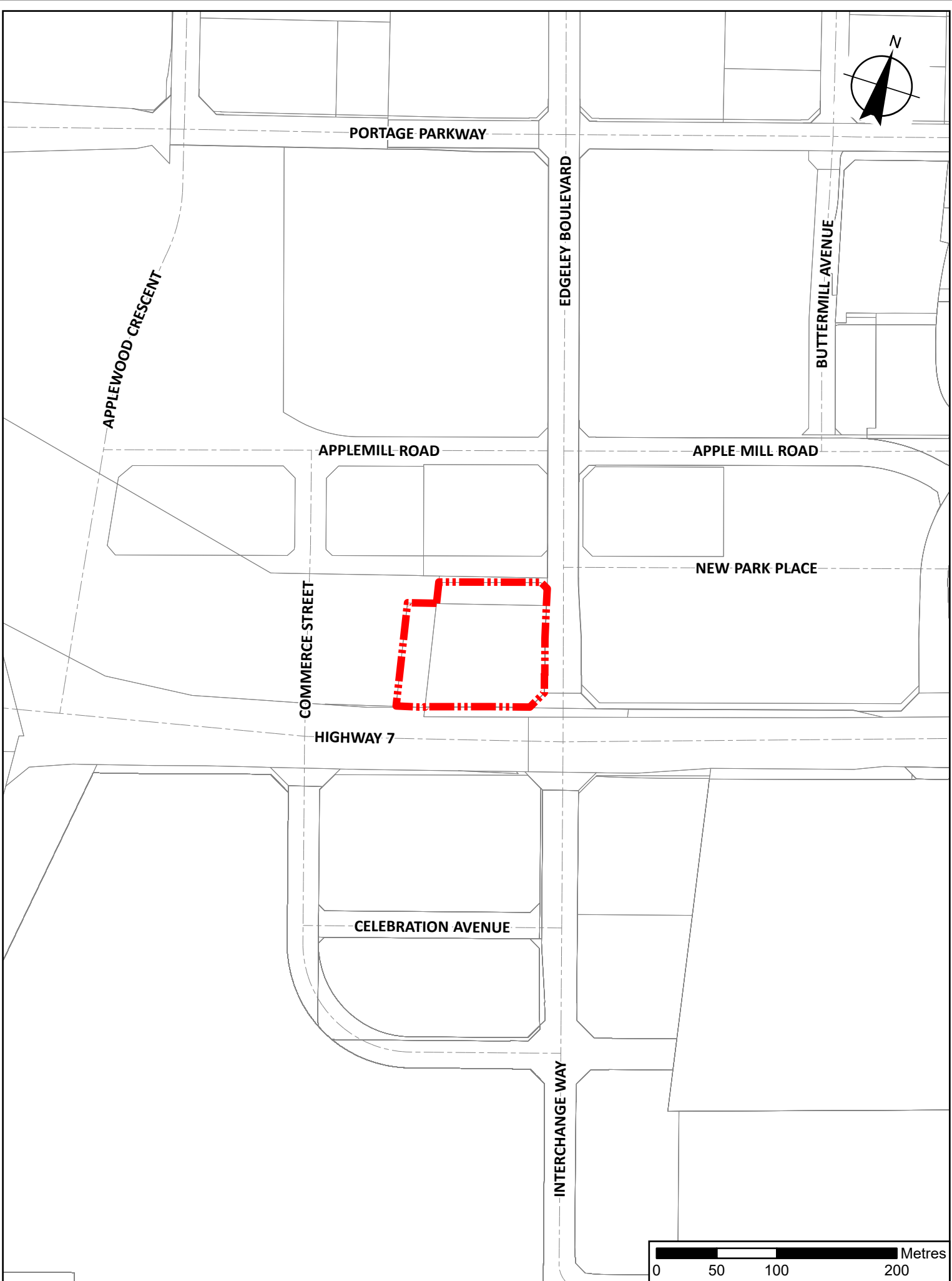
This By-law includes a Holding “(H)” Symbol on the Subject Lands. The “(H)” is permitted to be lifted in phases and is contingent upon the following conditions being satisfied:

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 14.413 in its entirety.


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 219-2025

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