

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 107-2026

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

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, is hereby further amended by:
 - a) Rezoning a portion of the lands shown as “Subject Lands” on Schedule “1” attached hereto from A Agriculture Zone to FD Future Development Zone, R3A Third Density Residential Zone, R4 Fourth Density Residential Zone, and RT1 Townhouse Residential One Zone, all with a Holding Symbol “(H)”, and EP Environmental Protection Zone, OS1 Open Space One Zone, U Utility Zone, in the manner shown on the said Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1258, as follows:

Exception Number 14.1258	Municipal Address: 2720 King-Vaughan Road
Applicable Parent Zone: FD, R3A, R4, RT1	
Schedule A Reference: 285, 286	
By-law: 107-2026	
14.1258.1 Permitted Uses	
<p>1. The following provisions shall apply to all lands <u>zoned</u> with the Holding Symbol “(H)” as shown on Figure E-1846 herein, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the Planning Act:</p> <ul style="list-style-type: none"> a. Lands <u>zoned</u> with the Holding Symbol “(H)” shall be used only for a <u>use</u> legally existing as of the date of enactment of By-law 107-2026. b. Removal of the Holding Symbol “(H)” from the Subject Lands or any portion thereof, shall be contingent on the following: <ul style="list-style-type: none"> i. Vaughan Council adopts 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, ii. York Region commissions its Pressure District 9 (PD 9) water booster station, and a suitable local connection point is identified for the Draft Plan of Subdivision in the City’s local Pressure District 9 service area, to the satisfaction of the City; and iii. York Region commissions its Jane Street Sanitary Trunk Sewer and the City’s ultimate local sanitary sewer is constructed between Shipwill Street and Jane Street and connected to the Jane Street Sanitary Trunk Sewer, and a suitable outlet is constructed through Block 35 East for the Draft Plan of Subdivision (Integrated Urban Water Master Plan Wastewater Project No.’s 15 and 16), to the satisfaction of the City. 	
14.1258.2 Lot and Building Requirements	
<p>1. The following provisions shall apply to the lands <u>zoned</u> R3A Third Density Residential Zone, as shown on Figure “E-1846”:</p> <ul style="list-style-type: none"> a. The minimum <u>lot frontage</u> shall be 11.0 m; b. The minimum <u>interior side yard</u> on one side may be reduced to 0.6 m where the abutting interior side yard is 0.6 m or greater; c. The following shall apply in place of Note 3 to Table 7-4: The minimum <u>interior side yard</u> shall be 2.4 m where the <u>interior side lot line</u> abuts a walkway, <u>greenway</u>, or <u>stormwater management facility</u>; d. The minimum <u>exterior side yard</u> shall be 2.4 m; e. The following shall apply in place of Note 4 to Table 7-4: Where <u>lot coverage</u> exceeds 40%, the maximum <u>building height</u> shall be 11.0 m; f. Where the <u>lot frontage</u> exceeds 11.99 m, the minimum <u>landscape</u> requirement for a <u>yard</u> with a <u>driveway</u> shall be 50%, of which 40% shall be <u>soft landscaping</u>; and 	

<p>g. Notwithstanding the line in Table 4-1 which identifies eave, eavestrough and gutter requirements: Eaves, eavestroughs, and gutters are permitted to encroach 0.5 m into a required <u>yard</u>, but in no case shall the encroachment be closer than 0.15 m from any <u>lot line</u>.</p> <p>2. The following provisions shall apply to the lands <u>zoned</u> R4 Fourth Density Residential Zone, as shown on Figure “E-1846”:</p> <p>a. Where a <u>single detached dwelling</u> is proposed, the following shall apply in place of Note 1 to Table 7-5: The minimum <u>interior side yard</u> on one side may be reduced to 0.6 m where the abutting interior side yard is 0.6 m or greater;</p> <p>b. The minimum <u>exterior side yard</u> for a <u>single detached dwelling</u> shall be 2.4 m;</p> <p>c. Where the <u>lot frontage</u> exceeds 10.5 m, the minimum <u>landscape</u> requirement for a <u>yard</u> with a <u>driveway</u> shall be 33%, of which 40% shall be <u>soft landscaping</u>; and</p> <p>d. Notwithstanding the line in Table 4-1, which identifies eave, eavestrough and gutter requirements: Eaves, eavestroughs, and gutters are permitted to encroach 0.5 m into a required <u>yard</u>, but in no case shall the encroachment be closer than 0.15 m from any <u>lot line</u>.</p> <p>3. The following provisions shall apply to the lands <u>zoned</u> RT1 Townhouse Residential Zone, as shown on Figure “E-1846”:</p> <p>a. The maximum <u>lot coverage</u> shall be 60%.</p>
14.1258.3 Figures
Figure E-1846

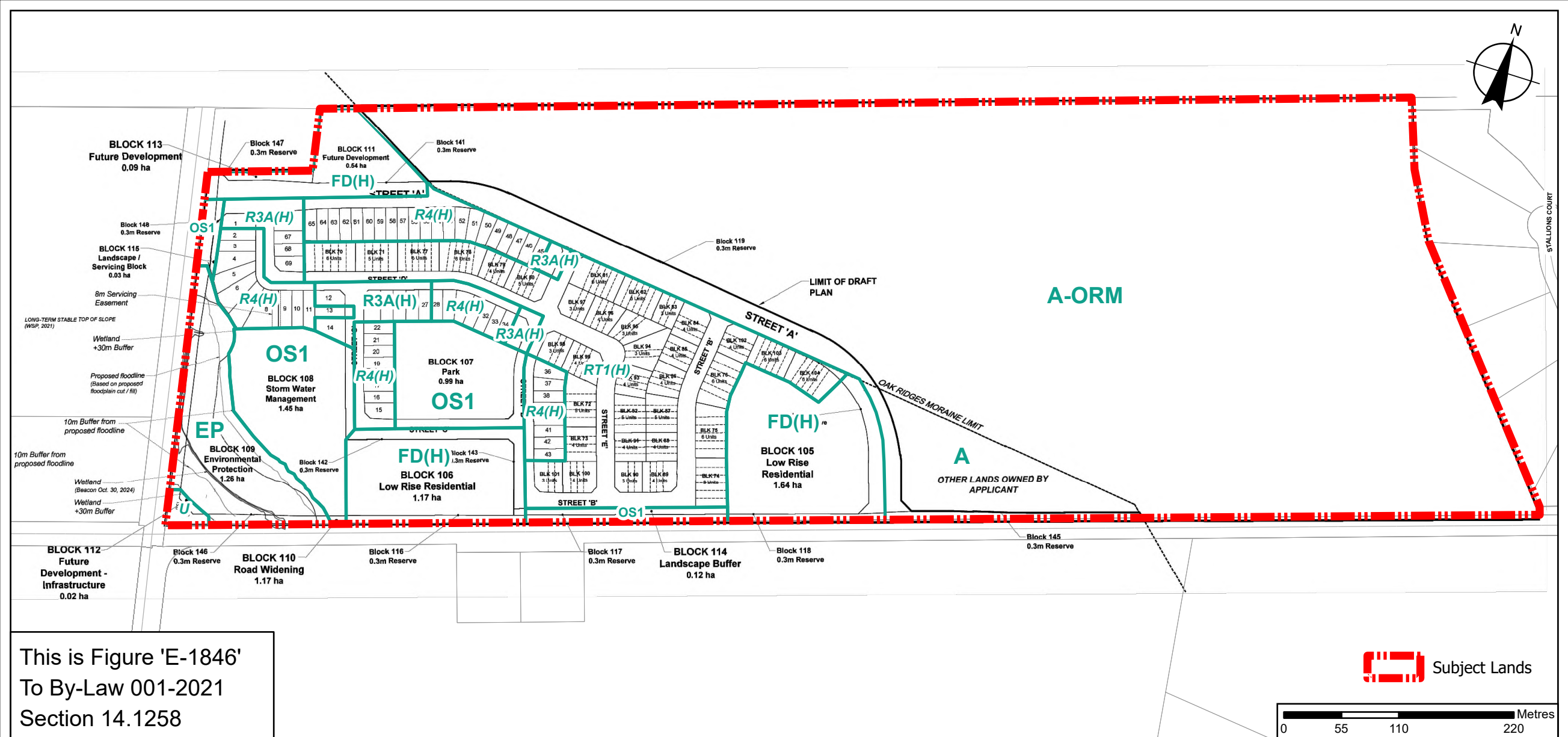
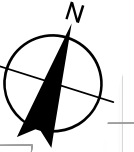
- c) Adding a new Figure E-1846 in Subsection 14.1258 attached hereto as Schedule “1”.
 - d) Amending Map 285 in Schedule A in the form attached hereto as Schedule “2”.
 - e) Amending Map 286 in Schedule A in the form attached hereto as Schedule “3”.
2. Schedules “1”, “2”, and “3” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 26th day of May, 2026.

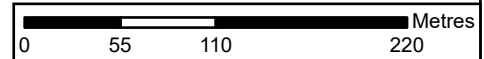
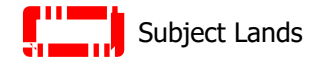
Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 17 of the Committee of the Whole.
Report adopted by Vaughan City Council on April 28, 2026.
City Council voted in favour of this by-law on May 26, 2026.
Approved by Mayoral Decision MDC 007-2026 dated May 26, 2026.
Effective Date of By-Law: May 26, 2026



This is Figure 'E-1846'
 To By-Law 001-2021
 Section 14.1258



File: Z.25.002
Related Files: OP.25.001, 19T-25V001
Location: 2720 King-Vaughan Road
 Part of Lot 1, Concession 4
Applicant: DG (Vaughan) Inc.
City of Vaughan

This is Schedule '1'
 To By-Law 107-2026
 Passed the 26th Day of May, 2026

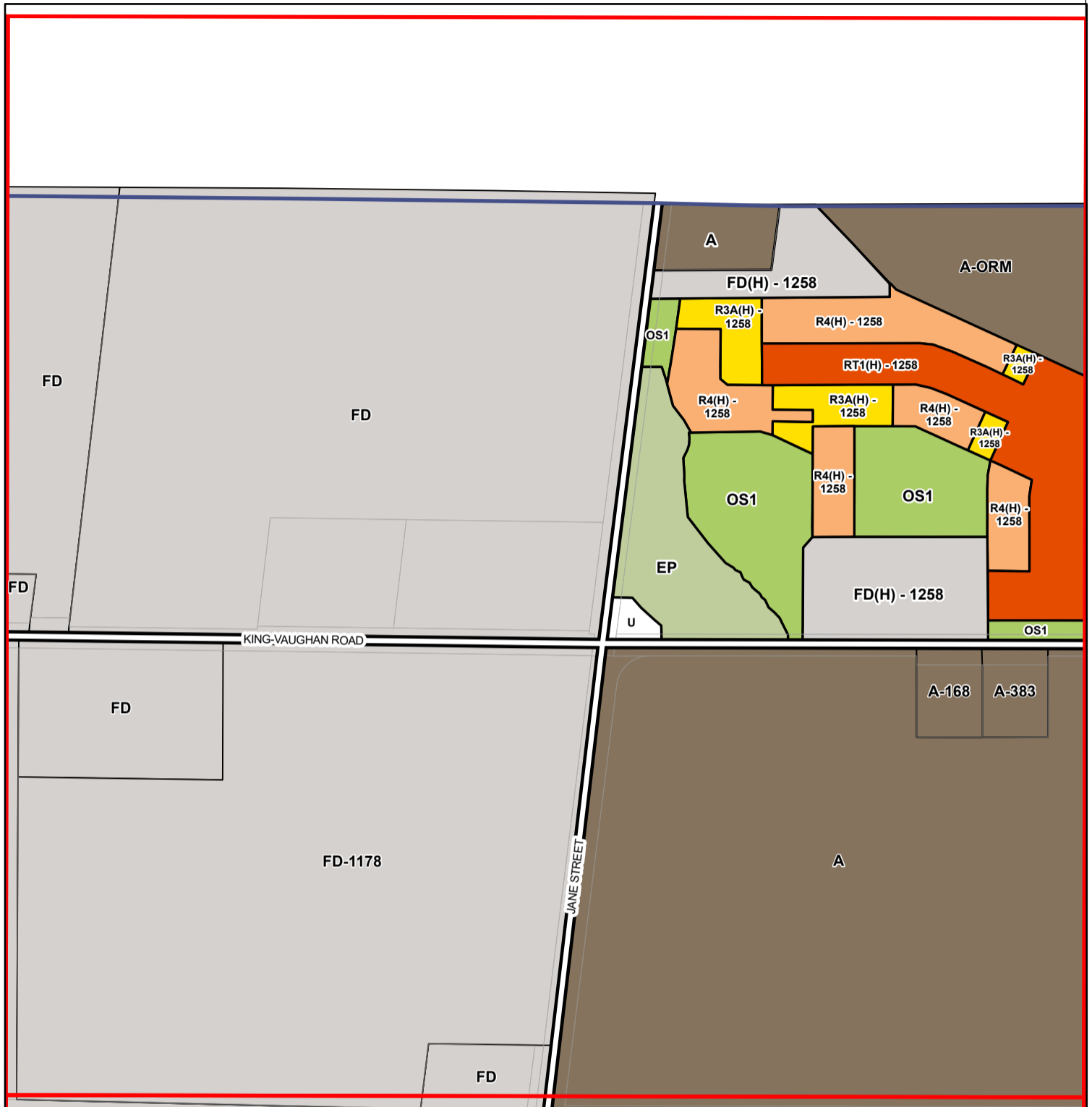
Signing Officers

 Mayor

 Clerk

Zoning By-law 001 - 2021

Schedule A | Map 285



Conservation, OpenSpace and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

Residential Zones

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone); R4A(H)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit 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)

Employment Zones

- 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)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

Other Zones

- EM3 (Mineral Aggregate Operation Zone)
- 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

283	284	285	286	287
263	264	265	266	267
243	244	245	246	247

May 2026

1:5,070

This is Schedule '2'
To By-Law 107-2026
Passed the 26th Day of May, 2026

File: Z.25.002

Related Files: OP.25.001, 19T-25V001

Location: 2720 King-Vaughan Road
Part of Lot 1, Concession 4

Applicant: DG (Vaughan) Inc.
City of Vaughan

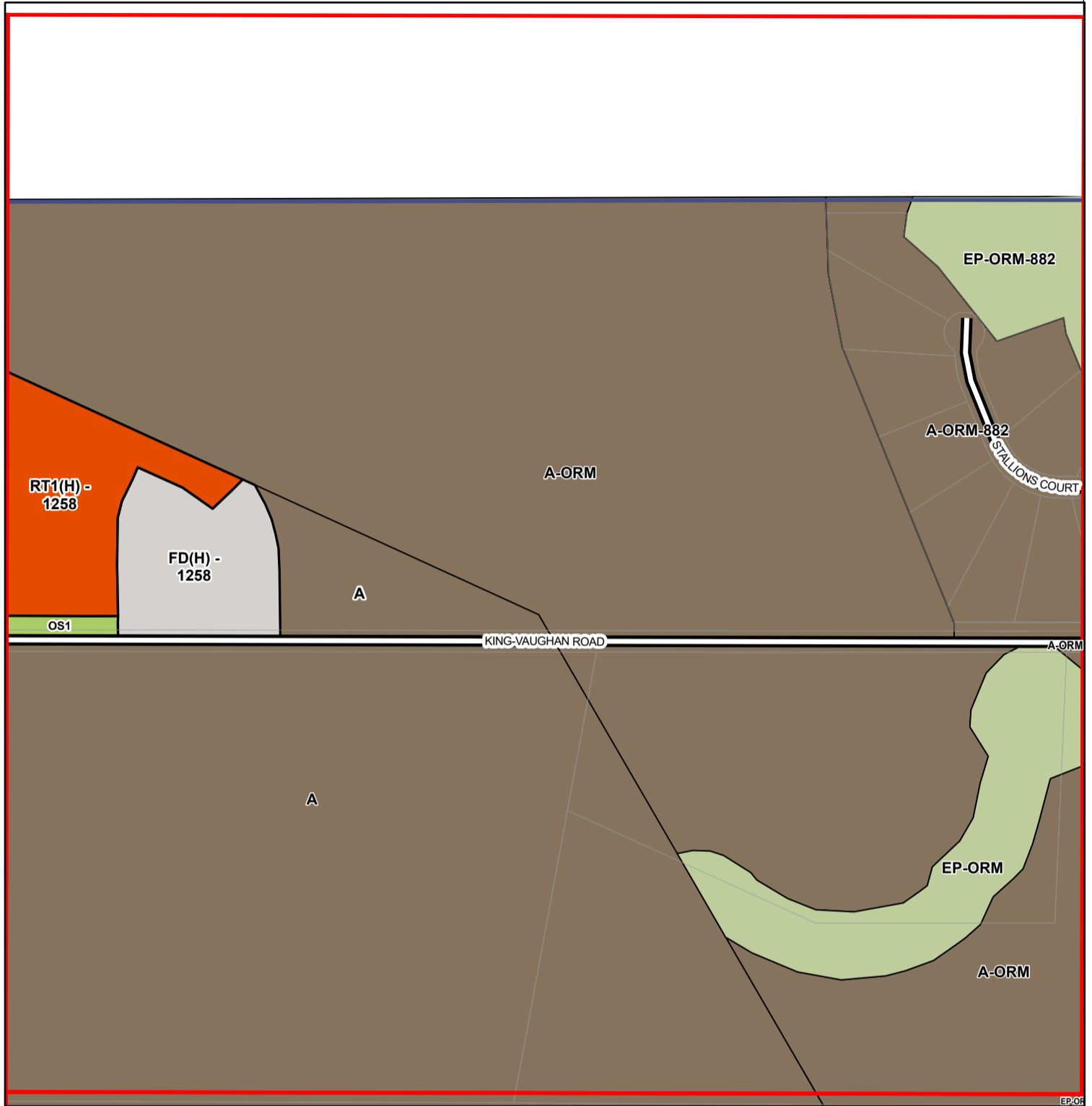
Signing Officers

_____ Mayor

_____ Clerk

Zoning By-law 001 - 2021

Schedule A | Map 286



Conservation, OpenSpace and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

Residential Zones

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone); R4A(H)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone); RT1(H)
- RT1 (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- 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)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation 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)

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

284	285	286	287	288
264	265	266	267	268
244	245	246	247	248

May 2026

1:5,070

This is Schedule '3'
To By-Law 107-2026
Passed the 26th Day of May, 2026

File: Z.25.002
Related Files: OP.25.001, 19T-25V001
Location: 2720 King-Vaughan Road
 Part of Lot 1, Concession 4
Applicant: DG (Vaughan) Inc.
City of Vaughan

Signing Officers

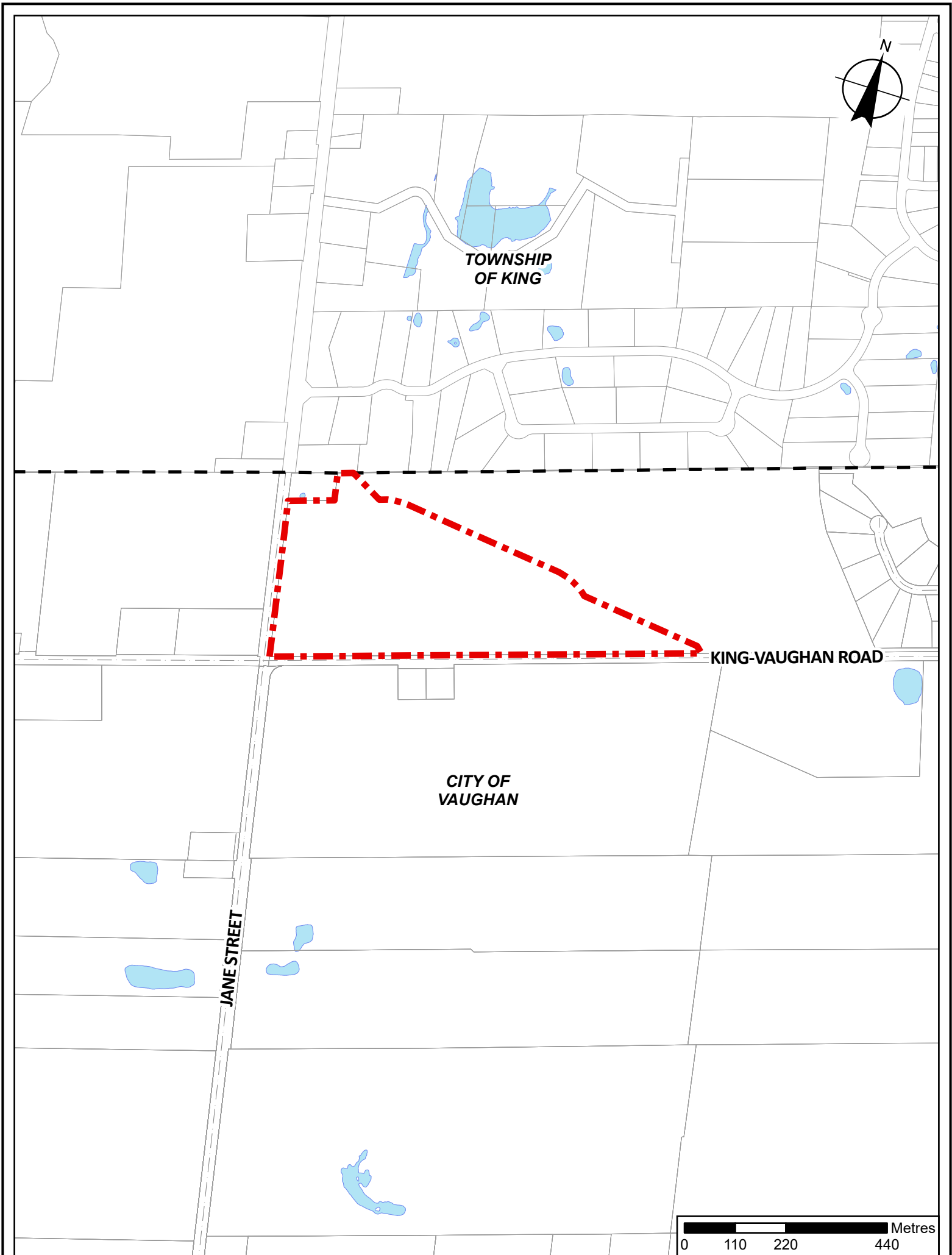
Mayor

Clerk

SUMMARY TO BY-LAW 107-2026

The lands subject to this By-law are located on the east side of Jane Street, north of King-Vaughan Road, being Part of Lot 1, Concession 4, geographic Township of King, municipally known as 2720 King-Vaughan 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 permit a residential subdivision consisting of 158 street townhouses, 69 single detached dwellings, two low-rise residential blocks, two future development blocks, a stormwater management facility block, a natural heritage feature block, neighbourhood park block, and five new public roads.



Location Map To By-Law 107-2026

File: Z.25.002


Related Files: OP.25.001, 19T-25V001

Location: 2720 King-Vaughan Road

Part of Lot 1, Concession 4

Applicant: DG (Vaughan) Inc.

City of Vaughan

 Subject Lands