

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 110-2026

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 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 it is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “V1(H)-S(6-35)-D(3.5-6)-66 Vaughan Metropolitan Centre Station Zone”, “V1(H)-S(5-30)-D(2.5-5)-66 Vaughan Metropolitan Centre Station Zone” and “OS1(H)-66 Open Space Zone”, subject to Exception 14.66 to “V1(H)-S(6-68)-D(3.5-15.8)-1260 Vaughan Metropolitan Centre Station Zone”, “V1(H)-S(6-73)-D(3.5-16.77)-1260 Vaughan Metropolitan Centre Station Zone”, “V1(H)-S(6-55)-D(3.5-13.24)-1260 Vaughan Metropolitan Centre Station Zone”, “V1(H)-S(6-55)-D(3.5-13.10)-1260 Vaughan Metropolitan Centre Station Zone”, and “OS1(H) Open Space Zone-1260” in the manner shown on Schedule “1”.
 - b) Deleting Exception 14.66 in Part 14 Exception Zones in its entirety.

- c) Adding a new Part 14 Exception Zones on the Subject Lands with a new Subsection, being Subsection 14.1260, as follows:

Exception Number 14.1260	Municipal Address: 3131 Highway 7
Applicable Parent Zone: V1, OS1	
Schedule A Reference: 31, 51	
By-law 110-2026	
14.1260.1 Permitted Uses	
<p>1. The following provisions shall apply to the lands <u>zoned</u> within the Holding Symbol “(H)” as shown on Figure E-1848 herein, exclusive of below-surface lands owned by the Toronto Transit Commission (TTC), until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the <i>Planning Act</i>:</p> <p>a. Lands subject to the Holding Symbol “(H)” shall only be used for:</p> <ol style="list-style-type: none"> i. A <u>use legally existing</u> as of the date of enactment of this By-law; ii. A use permitted at the time of the passing of this By-law, within an existing building; iii. One (1) <u>temporary sales office</u>, in accordance with Subsection 5.11 respecting <u>Temporary Sales Offices</u> in the City of Vaughan By-law Number 001-2021 as amended, subject to approval from the Toronto Region Conservation Authority (TRCA) and the Policy Planning and Special Programs, VMC Program; and iv. Shoring and excavation works. <p>b. Removal of the Holding Symbol “(H)” from the Subject Lands or a portion of the Subject Lands shall be contingent on the following:</p> <ol style="list-style-type: none"> i. Prior to removal of the Holding Symbol “(H)” on Mixed-Use Blocks A-D, Vaughan Council will be required to adopt a resolution allocating sewage and water capacity for each phase in accordance with the City’s approved Servicing Capacity Distribution Policy to the Subject Lands; ii. Prior to removal of the Holding Symbol “(H)” on Mixed-Use Blocks A-D and Parkland Blocks 5-8, the Owner will be required to implement the accepted Remediation Action Plan and submit a copy of a Ministry of the Environment, Conservation and Parks (MECP) Record of Site Condition (RSC) filed on the environmental site registry for each phase or portion thereof, to the satisfaction of the City; iii. Prior to removal of the Holding Symbol “(H)” on Mixed-Use Blocks B and C, the Owner shall enter into a Site Plan Agreement with the City, which shall include, but is not limited to, the following commitments: <ol style="list-style-type: none"> a. Providing a construction schedule that coordinates with the design-build schedule for the City of Vaughan’s Black Creek Renewal Project, to the satisfaction of Deputy City Manager, Planning and Infrastructure Development; b. Indemnifying the City and the TRCA from any risk associated with developing in an existing floodplain; c. Notification provisions to confirm when the Subject Lands are removed from the floodplain to provide (i) 	

TRCA approved floodplain mapping and modeling and (ii) written confirmation from the Policy and Special Programs Department, VMC Program that the Black Creek Renewal Works associated with removal of the floodplain are completed or substantially advanced to the satisfaction of the TRCA and the City.

2. The following provisions shall apply to the lands zoned V1 as shown on Figure "E-1848":

a. Additional requirement 4. to Table 10-2 shall not apply.

14.1260.2 Lot and Building Requirements

1. The following provisions shall apply to the lands zoned V1 as shown on Figure "E-1848":

a. The required build-to-zone shall not apply;

b. The minimum required northerly interior side yard for Tower D1 shall be 0 metres to the lot line abutting the TTC lands;

c. The maximum permitted height shall be as follows:

i. Block A

Tower 1: 215 metres (68 storeys)

Tower 2: 176 metres (55 storeys)

Tower 3: 200 metres (63 storeys)

Tower 4: 188 metres (59 storeys)

Tower 5: 176 metres (55 storeys)

ii. Block B:

Tower 1: 231 metres (73 storeys)

Tower 2: 177 metres (55 storeys)

Tower 3: 188 metres (59 storeys)

Tower 4: 165 metres (51 storeys)

Tower 5: 165 metres (51 storeys)

iii. Block C:

Tower 1: 177 metres (55 storeys)

Tower 2: 141 metres (43 storeys)

Tower 3: 153 metres (47 storeys)

Tower 4: 141 metres (43 storeys)

iv. Block D:

Tower 1: 173 metres (37 storeys)

Tower 2: 165 metres (51 storeys)

Tower 3: 177 metres (55 storeys)

d. For the purpose of this By-law, when calculating FSI, the following net lot areas shall be used:

Block A: 17,232 square metres

Block B: 15,979 square metres

Block C: 13,189 square metres

Block D: 12,030 square metres

e. The maximum gross floor area (GFA) shall be:

i. Block A: 272,160 square metres

ii. Block B: 267,980 square metres

iii. Block C: 174,560 square metres

iv. Block D: 157,480 square metres

- f. A minimum of 10% of the total gross floor area (GFA) of the Subject Lands shall be attributed to non-residential uses, with the following minimum requirements per block:
 - i. Block A: 1.43% of the total GFA of the Subject lands
 - ii. Block B: 0.88% of the total GFA of the Subject Lands
 - iii. Block C: 0.21% of the total GFA of the Subject lands
 - iv. Block D: 2.0% of the total GFA of the Subject Lands
- g. The minimum office use requirements under Section 4.14 and Schedule B-1 shall not apply;
- h. The minimum podium height shall be 10.5 metres along all lot lines abutting a public road or public park. Where a building does not front on a public road or public park, the minimum podium height shall be 4.5 metres;
- i. The maximum podium height shall be 23.0 metres;
- j. The minimum required tower step-backs shall be as per Table 10-3 except as follows:
 - i. Block B: 1.5 metres on the northeast corner of Tower 3
 - ii. Block C: 2.1 metres at the pinch-point of the northeast corner of Tower 2 and 0 metres at the southeast corner of Tower 3
 - iii. Block D: 2.8 metres at the pinch-point of the southeast corner of Tower 1;
- k. The minimum residential tower and office tower setback from any rear lot line and interior side lot line shall not apply;
- l. The maximum residential tower floor plate shall be 850 square metres;
- m. A minimum distance of 3.0 metres is required from any above grade building or structure to a transportation use building or structure that is owned and/or operated by the Toronto Transit Commission (TTC), with the exception of underground pedestrian connections to the subway station; and
- n. The maximum number of dwelling units shall not exceed:
 - i. Block A: 3,294 units
 - ii. Block B: 3,298 units
 - iii. Block C: 2,190 units
 - iv. Block D: 1,168 units
 - v. Notwithstanding the above, the maximum number of dwelling units within Blocks A to D individually may be increased, provided the maximum number of dwelling units does not exceed 9,950 for the entirety of the Subject Lands.

14.1260.3 Parking and Loading Requirements

- 1. The following parking and loading requirements shall apply to the lands zoned V1, as shown on Figure E-1848:
 - a. For the purpose of this By-law, and consistent with Zoning By-law 001-2021 as it read on the date of the passing of this By-law, no minimum parking rates shall apply;
 - b. Any residential visitor parking spaces provided may be shared with non-residential parking spaces, in accordance with Section 6.8;
 - c. The minimum loading space requirement for an office use shall be as follows:

Office Gross Floor Area	Minimum Number Loading Spaces Required
0 to 499 square metres	None required
500 to 999 square metres	1 Type "B"
1,000 to 1,999 square metres	1 Type "B" and 1 Type "C"
2,000 to 3,999 square metres	1 Type "B" and 2 Type "C"
4,000 to 27,999 square metres	2 Type "B" and 2 Type "C"
28,000 to 51,999 square metres	2 Type "B" and 3 Type "C"
52,000 square metres or greater	2 Type "B" and 3 Type "C"

- d. In a mixed-use development, the requirement for a Type C loading space is satisfied if a Type A loading space, Type B loading space, or Type C loading space provided for non-residential uses is constructed to the larger applicable length, width or vertical clearance dimensions of a Type C loading space; and
- e. In a mixed-use development, the requirement for a Type D loading space is satisfied if a Type A loading space or a Type B loading space provided for the non-residential uses is constructed to the larger applicable length, width, or vertical clearance dimensions for a Type D loading space.

14.1260.4 Other Provisions

1. The following definitions shall apply to the lands zoned V1, as shown on Figure E-1848:
 - a. Height: Means the vertical distance measured between the following Canadian Geodetic Datum elevations and the highest point of the roof surface or parapet, whichever is the greater:
 - i. Block A: 203.52 metres
 - ii. Block B: 202.82 metres
 - iii. Block C: 202.38 metres
 - iv. Block D: 202.40 metres
2. The following provisions shall apply to the lands zoned V1, as shown on Figure E-1848:
 - a. The Subject Lands, as they pertain to Blocks A to D, each individually, are deemed one lot, regardless of the number of buildings constructed thereon, the creation of separate units, and/or lots by way of plan of condominium, or other permissions, and any easements or registrations that are granted.
 - b. The minimum amenity area shall be 4.0 square metres per dwelling unit of which a minimum of 2.0 square metres per dwelling unit shall be indoor amenity area, subject to the following:
 - i. A minimum of 50% of the amenity area shall be provided as common space.
 - ii. For an apartment dwelling, apartment dwelling units or podium townhouse dwelling units, the minimum outdoor amenity area requirement shall be the provision of at least one contiguous outdoor area of 55.0 square metres;

- c. In addition to the permitted encroachments provided in Table 4-1, balconies, eaves, cornices, columns, landscape features, balustrades, awnings, canopies, minor architectural features, and window washing equipment may project 3.0 metres into any required yard, provided that no permitted encroachment projects closer than 1.0 metres from a lot line;
- d. Balconies, eaves, cornices, columns, landscape features, balustrades, awnings, canopies, minor architectural features, and window washing equipment may project within a landscape strip, provided that no permitted encroachment projects closer than 1.0 metres from a lot line;
- e. In addition to those uses listed in Section 4.28(1), residential lobbies and indoor amenity areas, and other commercial uses, employment uses, and community uses permitted in the V1 Zone may be used to satisfy the ground floor frontage requirements for active use frontages;
- f. The minimum required ground floor height for active use frontages in Section 4.28(2) shall only apply to non-residential uses; otherwise, a minimum ground floor height of 3.5 metres shall be provided;
- g. The minimum setback to a below-grade parking structure shall be 0.8 metres to a street line, except any street line which abuts Highway 7 shall be setback a minimum of 1.0 metres;
- h. A minimum distance of 3.0 metres is required from a below-grade parking structure to a transportation use building or structure owned and/or operated by the TTC, except for underground pedestrian connections to the subway station;
- i. Air ventilation shafts shall be permitted to encroach within the minimum required front and exterior side yards and within the minimum required landscape strip, provided that they are located a minimum of 1.0 metres from any lot line; and
- j. Any portion of a parking structure located above ground shall be subject to the minimum lot and building requirements of the zone in which the lot is located.

14.1260.5 Figures

Figure E-1848

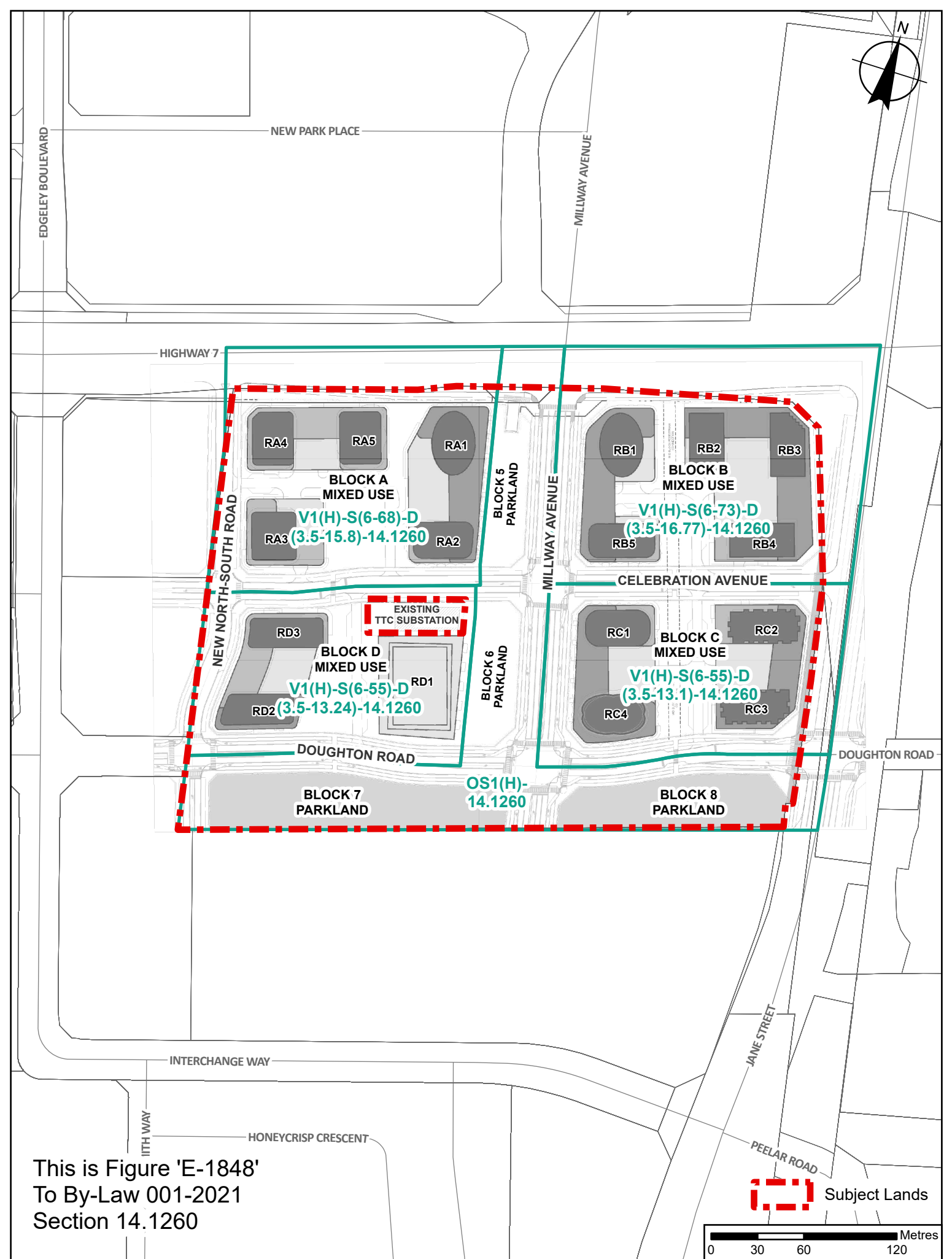
- c) Adding a new Figure "E-1848" in Subsection 14.1260.5 attached hereto as Schedule "1".
 - d) Amending Maps 31 and 51 in Schedule A in the form attached hereto as Schedules "2" and "3", respectively.
2. Schedules "1", "2", and "3" shall be and hereby form part of this By-law.

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.6 of Report No. 24 of the Committee of the Whole.
Report adopted by Vaughan City Council on May 26, 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-1848'
To By-Law 001-2021
Section 14.1260

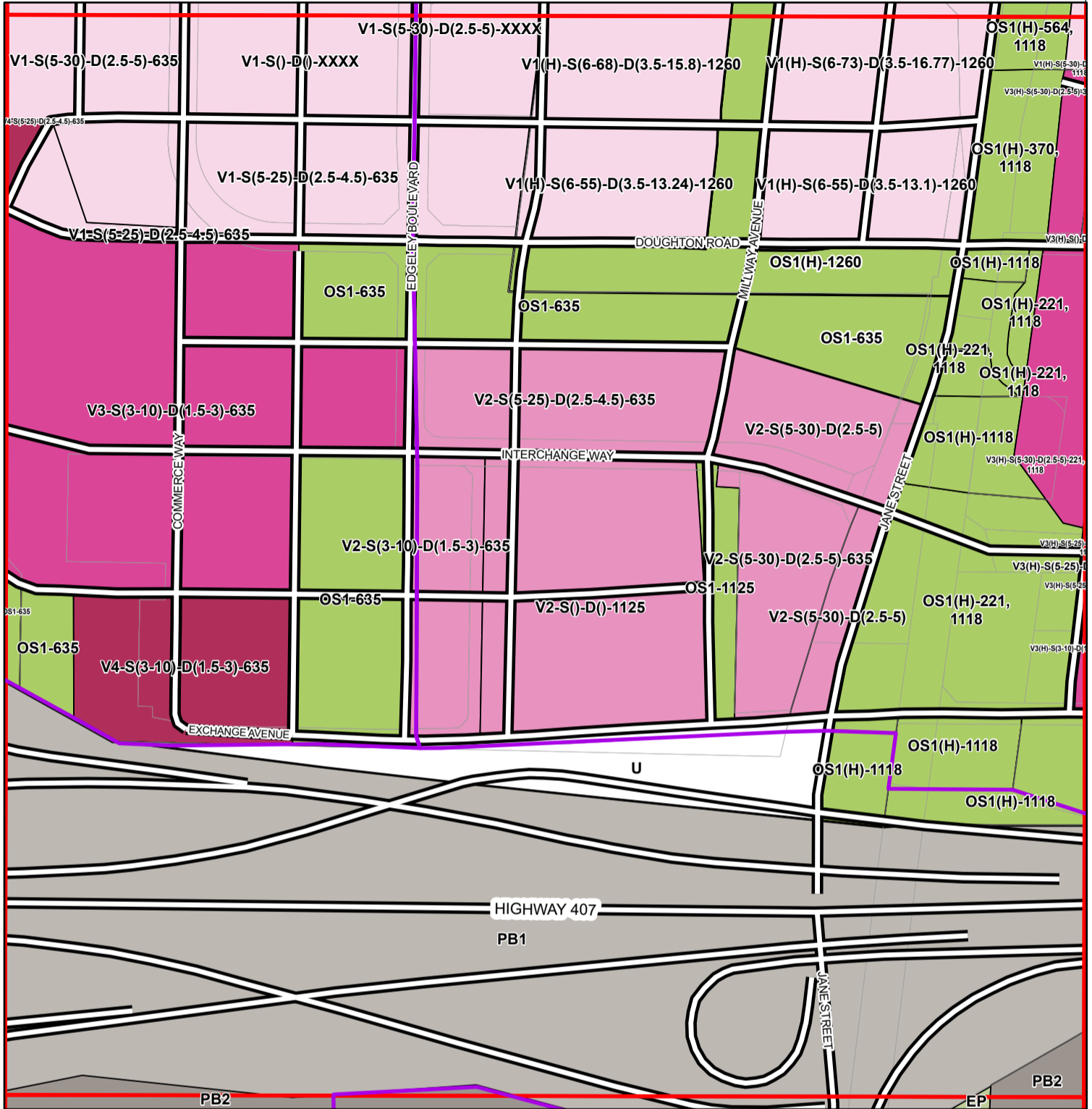
This is Schedule '1'
To By-Law 110-2026
Passed the 26th Day of May, 2026

File: OP.24.012
Related File: Z.24.027, 19T-24V008
Location: 3131 Highway 7, Part of Lot 5, Concession 5
Applicant: Toromont Industries Limited
City of Vaughan

Signing Officers
 _____ Mayor
 _____ Clerk

Zoning By-law 001 - 2021

Schedule A | Map 31



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)
- HMU (High-Rise Mixed-Use Zone)

Other Zones

- 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)
- 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)

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
- Protected Major Transit Station Area (PMTSA)

VAUGHAN				
69	70	71	72	73
49	50	51	52	53
29	30	31	32	33
9	10	11	12	13

1:5,070

May 2026

This is Schedule '2'
To By-Law 110-2026
Passed the 26th Day of May, 2026

File: OP.24.012

Related File: Z.24.027, 19T-24V008

Location: 3131 Highway 7, Part of Lot 5, Concession 5

Applicant: Toromont Industries Limited

City of Vaughan

Signing Officers

Mayor

Clerk

SUMMARY TO BY-LAW 110-2026

The lands subject to this By-law are located on the south side of Highway 7, west of Jane Street, and are municipally known as 3131 Highway 7, in the Vaughan Metropolitan Centre (VMC), City of Vaughan.

The purpose of this by-law is rezone the Subject Lands from “V1(H) Vaughan Metropolitan Centre Station Zone” with a Holding Symbol “(H)” and “OS1(H) Open Space Zone” with a Holding Symbol “(H)”, both subject to site-specific exception 14.66, to “V1(H) Vaughan Metropolitan Centre Station Zone” with a Holding Symbol “(H)” and “OS1(H) Open Space Zone” with a Holding Symbol “(H)”, both subject to site-specific exception 14.1280. The by-law creates new site-specific development standards to facilitate a high-rise mixed-use development across four development blocks consisting of 16 residential towers and one office tower atop mixed-use podiums.

The site-specific standards relate to:

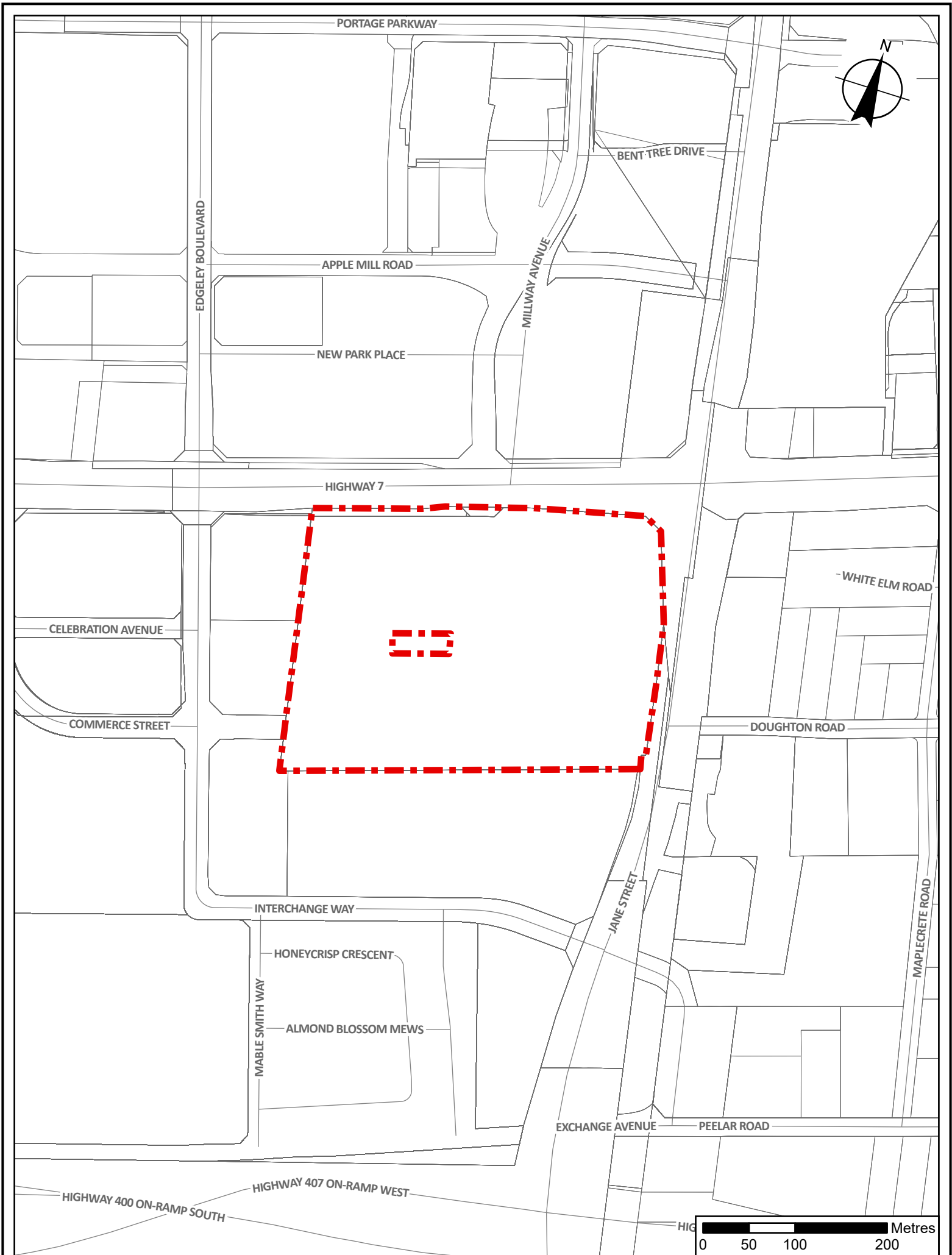
- a. Site-specific definitions for height;
- b. Increased height and density permissions;
- c. Site-specific standards for building setbacks, tower step-backs, encroachments, amenity area requirements, maximum number of dwelling units, and minimum requirements for non-residential components; and
- d. Parking and loading requirements.

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

- a. Vaughan Council adopts a resolution allocating sewage and water supply capacity for each phase in accordance with the City’s approved Servicing Capacity Distribution Policy to the Subject Lands.
- b. The Owner implements the accepted Remediation Action Plan and submit a copy of a Ministry of the Environment Conservation and Parks Record of Site Condition filed on the environmental site registry for to the satisfaction of the City.
- c. The Owner commits to a construction schedule for their site to be in-line with the design-build schedule for the City of Vaughan’s Black Creek Renewal Project, to the satisfaction of Deputy City Manager, Planning and Infrastructure Development, and acknowledges and indemnifies the City and Toronto and Region Conservation Authority (TRCA) from the risk they are accepting in advancing this Development within a flood prone area. The Owner shall confirm when the Subject Lands are removed from the floodplain to the satisfaction of the TRCA and the City.

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 14.66 in its entirety.

This By-law shall not come into force and effect until Official Plan Amendment Number 152 (OPA #152) (File OP.24.012) is in full force and effect.



Location Map To By-Law 110-2026


File: OP.24.012

Related File: Z.24.027, 19T-24V008

Location: 3131 Highway 7, Part of Lot 5, Concession 5

Applicant: Toromont Industries Limited

City of Vaughan

 Subject Lands