

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 111-2026

**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 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 "C9(H) Corporate Centre Zone" with a Holding Symbol "(H)" and "OS2(H) Open Space Zone" with a Holding Symbol "(H)", both subject to site-specific Exception 9(144) to "C9(H) Corporate Centre Zone" with a Holding Symbol "(H)" and "OS2(H) Open Space Zone" with a Holding Symbol "(H)", both subject to site-specific Exception 9(1601) in the manner shown on the said Schedule "1".
  - b) Deleting Exception 9(144) in its entirety from Section 9.0 "EXCEPTIONS" and substituting the word "Deleted".
  - c) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"(1601) A. The following provisions shall apply to all lands zoned within the Holding Symbol "(H)" as shown on Schedule "E-1849" 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 *Planning Act*.

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

- i. A use legally existing 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) temporary sales office, in accordance with Subsection 5.11 respecting Temporary Sales Offices 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.

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

- 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:
  - 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 Toronto and Region Conservation Authority (TRCA) from any risk associated with developing in a flood prone area;
  - 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.

B. Notwithstanding the provisions of:

- a) Subsection 2.0 respecting Definitions;
- b) Subsection 3.5 respecting Height Exceptions;
- c) Subsection 3.8 d) respecting Accessible parking spaces;
- d) 3.8.1 respecting Parking Requirements;
- e) Subsection 3.8.2 a) and c) respecting Bicycle Parking Requirements;
- f) Subsection 3.9 a) respecting Loading Space Requirements;
- g) Subsection 3.13 and 5.1.1 a) and c) respecting Minimum Landscape Area and Landscaped Strip;
- h) Subsection 3.14 respecting Permitted Yard Encroachments and Restrictions
- i) Subsection 3.17 respecting portions of Buildings Below Grade
- j) Subsection 5.10 respecting Permitted Uses in the C9 Zone;
- k) Schedule "A2" respecting the zone standards in the C9 Zone;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1849":

- ai) BUILDING HEIGHT – Means the vertical distance measured between the following Canadian Geodetic Datum elevation, and the highest point of the roof surface or parapet, whichever is the greater, as follows:
  - Block A: 203.52 m
  - Block B: 202.82 m
  - Block C: 202.38 m
  - Block D: 202.40 m
- aii) GROUND FLOOR FRONTAGE – Means the portion of the ground floor that:
  - a. Faces any street line or faces an urban square that abuts a street line;
  - b. Is contained in a building that is partially or wholly located within 15.0 m of a street line or an urban square abutting a street line;

and,

c. Is measured from the main wall to a depth of 7.5 m into the building

- aiii) GROSS FLOOR AREA (GFA) – 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.
- aiv) PARKING SPACE – Means a rectangular area, exclusive of any aisles or driveways, used for the temporary parking of a motor vehicle, and is capable of being directly accessed via a driveway or aisle and shall be unobstructed, and shall have a minimum width of 2.7 metres and a minimum length of 5.7 metres.
- av) PODIUM – Means the base of a building, inclusive of the ground floor, that projects horizontally from the tower.
- avi) STOREY – Means a level of a building located between the surface of a floor and the ceiling or roof immediately above it, but shall not include a basement, attic, mezzanine, or mechanical penthouse. Any portion of a building partially below grade shall be deemed a storey where its ceiling is at least 1.8 m above grade.
- 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.
- aviii) TOWER SEPARATION - Means the minimum required distance between the exterior faces of two or more towers, located on the same lot, but shall not include the projection of a balcony.
- avix) TOWER STEP-BACK – Means the horizontal distance that the main wall of a tower is recessed from the main wall of a podium on all sides.
- bi) A rooftop mechanical penthouse shall be permitted to exceed the maximum building height to a maximum of 8.0 m.
- bii) A rooftop mechanical penthouse shall not be considered a storey for the

purposes of this By-law.

- biii) A rooftop mechanical penthouse may include an elevator foyer not exceeding 15 m<sup>2</sup> per elevator.
- ci) The minimum accessible parking space dimensions shall be (width x length x vertical clearance):
  - a. Type A: 3.4 metres by 5.7 metres by 2.0 metres
  - b. Type B: 2.4 metres by 5.7 metres by 2.0 metres
- cii) Where an accessible parking space is required, the minimum barrier-free access aisle shall be 1.5 metres by 5.7 metres
- di) The parking requirements under Section 3.8.1. shall not apply
- ei) Notwithstanding the bicycle parking rates under Section 3.8.2.a), the following minimum bicycle parking requirements shall apply:
  - i. Residential Long-Term: 0.8 spaces per dwelling unit
  - ii. Residential Short-Term: 0.2 spaces per dwelling unit
  - iii. Commercial (including Retail and Shopping Centre) - Long-Term: 0.1 spaces per 100 square metres of GFA
  - iv. Commercial (including Retail and Shopping Centre) - Short-Term: 0.2 spaces per 100 square metres of GFA, or 6 spaces, whichever is greater
  - v. Clinic - Long-Term: 0.2 spaces per 100 square metres of GFA
  - vi. Clinic - Short-Term: 0.2 spaces per 100 square metres of GFA, or 6 spaces, whichever is greater
  - vii. Community Centre - Long-Term: 0.1 space per 100 square metres of GFA
  - viii. Community Centre - Short-Term: 0.4 spaces per 100 square metres of GFA, or 6 spaces, whichever is greater
  - ix. Office Building or Business and Professional Office - Long-Term: 0.2 spaces per 100 square metres of GFA
  - x. Office Building or Business and Professional Office - Short-Term: 0.2 spaces per 100 square metres of GFA, or 6 spaces, whichever is greater

- xi. Eating Establishment (including Outdoor Patio and Eating Establishment, Take-Out)- Long-Term: 0.1 spaces per 100 square metres of GFA
  - xii. Eating Establishment (including Outdoor Patio and Eating Establishment, Take-Out) - Long-Term: 0.2 spaces per 100 square metres of GFA, or 6 spaces, whichever is greater
  - xiii. School (including Technical School) - Long-Term: 0.1 spaces per 100 square metres of GFA
  - xiv. School (including Technical School) - Short-Term: 0.4 spaces per 100 square metres of GFA, or 6 spaces, whichever is greater
- fi) The minimum loading space dimensions shall be (width x length x vertical clearance):
- i. Type A: 3.5 metres by 17 metres by 4.4 meters
  - ii. Type B: 3.5 metres by 11 metres by 4.0 metres
  - iii. Type C: 3.5 metres by 6.0 metres by 3.0 metres
  - iv. Type D: 4.0 metres by 13.0 metres by 6.1 metres
- fii) The minimum loading space requirement for Residential uses shall be:
- i. 0-30 dwelling units in the building: None
  - ii. 31-399 dwelling units in the building: 1 Type D
  - iii. 400 or greater dwelling units in the building: 1 Type D and 1 Type C
- fiii) The minimum loading space requirement for Office Building or Business and Professional Office uses shall be:
- i. 0 to 499 square metres: None
  - ii. 500 to 999 square metres: 1 Type B
  - iii. 1,000 to 1,999 square metres: 1 Type B and 1 Type C
  - iv. 2,000 to 3,999 square metres: 1 Type B and 2 Type C
  - v. 4,000 to 27,999 square metres: 2 Type B and 2 Type C
  - vi. 28,000 to 51,999 square metres: 2 Type B and 3 Type C
  - vii. 52,000 square metres or greater: 2 Type B and 3 Type C
- fiv) The minimum loading space requirement for Industrial or Commercial uses including the shipping of persons, animals, goods, wares or merchandise,

except Supermarket, Hotel, Convention Centre or Office shall be:

- i. 0 to 499 square metres: None
  - ii. 500 to 1,999 square metres: 1 Type B
  - iii. 2,000 to 4,999 square metres: 2 Type B
  - iv. 5,000 to 9,999 square metres: 3 Type B
  - v. 10,000 to 19,000 square metres: 1 Type A and 3 Type B
  - vi. 20,000 square metres or greater: 1 Type A and 3 Type B and  
1 Type C
- fv) The minimum loading space requirement for Supermarket uses shall be:
- i. 0 to 499 square metres: None
  - ii. 500 to 999 square metres: 1 Type B
  - iii. 1,000 to 1,999 square metres: 1 Type A
  - iv. 2,000 to 4,999 square metres: 1 Type A and 1 Type B
  - v. 5,000 to 9,999 square metres: 1 Type A and 2 Type B
  - vi. 10,000 to 19,999 square meters: 2 Type A and 2 Type B
  - vii. 20,000 square metres or greater: 2 Type A and 3 Type B
- fvi) The minimum loading space requirement for Hotel or Convention Centre uses shall be:
- i. 0 to 4,999 square metres: 1 Type B
  - ii. 5,000 to 9,999 square metres: 1 Type B and 1 Type C
  - iii. 10,000 to 19,999 square metres: 2 Type B and 1 Type C
  - iv. 20,000 to 49,999 square metres: 2 Type B and 2 Type C
  - v. 50,000 square metres or greater: 1 Type A, 1 Type B, and 2 Type C
- fvii) In a mixed-use building, the residential requirement for a Type D loading space is satisfied if a Type A loading space or a Type B loading space required for the non-residential uses in the building is constructed to the larger applicable length, width or vertical clearance dimensions of a Type D loading space.
- fviii) 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.

- gi) A minimum landscape strip of 3.0 metres shall be required abutting a street line or open Space Zone, and permitted encroachments may be permitted within a landscape strip, provided no projections encroach closer than 1.0 metres to the lot line.
- hi) Balconies, eaves, cornices, columns, landscape features, balustrades, awnings, canopies, architectural features, and window washing equipment may encroach a maximum of 3.0 metres into any required yard, provided no projections encroach closer than 1.0 metres to the lot line, and note (8) to Schedule "A2" shall not apply.
- ii) The minimum setback to the nearest part of a building below finished grade shall be 1.0 metres to the lot line along Highway 7 and 0.8 metres to all other lot lines.
- ji) The following additional uses shall be permitted in a C9 Zone:
  - a. Public parking lot or parking garage
  - b. Day nursery
- ki) Where a building is constructed fronting onto Highway 7, a minimum of 60% of the GFA within the ground floor frontage fronting onto Highway 7 shall be composed of Commercial uses
- kii) The following lot and building requirements shall apply to the Subject Lands:
  - a. The minimum build-to-zone provisions 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 minimum required yard shall be 3.0 metres along a street line or abutting an Open Space Zone, and to any transportation use buildings or structures owned and/or operated by the Toronto Transit Commission, with the exception of underground and pedestrian connections to the subway station
  - d. For the purpose of this By-law, the following net lot areas shall be used:
    - i. Block A: 17,232 square metres
    - ii. Block B: 15,979 square metres

- iii. Block C: 13,189 square metres
- iv. Block D: 12,030 square metres
- e. The maximum GFA on the Subject Lands 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 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 maximum number of residential dwelling units shall be:
  - 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.
- h. The maximum building heights shall be:
  - i. Block A:
    - Tower 1: 215 m (68 storeys)
    - Tower 2: 176 m (55 storeys)
    - Tower 3: 200 m (63 storeys)
    - Tower 4: 188 m (59 storeys)
    - Tower 5: 176 m (55 storeys)
  - ii. Block B:
    - Tower 1: 231 m (73 storeys)

- Tower 2: 177 m (55 storeys)
- Tower 3: 188 m (59 storeys)
- Tower 4: 165 m (51 storeys)
- Tower 5: 165 m (51 storeys)

iii. Block C:

- Tower 1: 177 m (55 storeys)
- Tower 2: 141 m (43 storeys)
- Tower 3: 153 m (47 storeys)
- Tower 4: 141 m (43 storeys)

iv. Block D:

- Tower 1: 173 m (37 storeys)
- Tower 2: 165 m (51 storeys)
- Tower 3: 177 m (55 storeys)

- i. The minimum podium height shall be 10.5 metres along all lot lines abutting a public road or park; otherwise, the minimum podium height shall be 4.5 metres.
- j. The maximum podium height shall be 23 metres (6 storeys).
- k. The minimum residential tower step-back shall be 3.0 metres, with the exception of:
  - i. Block B: 1.5 metres at 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 northeast corner of Tower 1.
- l. The minimum tower separation distance shall be 25 metres for residential towers and 20 metres for office towers.
- m. The maximum residential tower floor plate shall be 850 square metres.
- n. The minimum required Amenity Area shall be provided at a rate of 4.0 square metres per unit, of which a minimum of 2.0 square metres per unit shall be indoor Amenity Area.

2. Adding Schedule "E-1849" attached hereto as Schedule "1".

3. Deleting Key Map 5A and substituting therefor Key Map 5A attached hereto as Schedule “2”.
4. Schedules “1” and “2” shall be and hereby form part of this By-law.

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

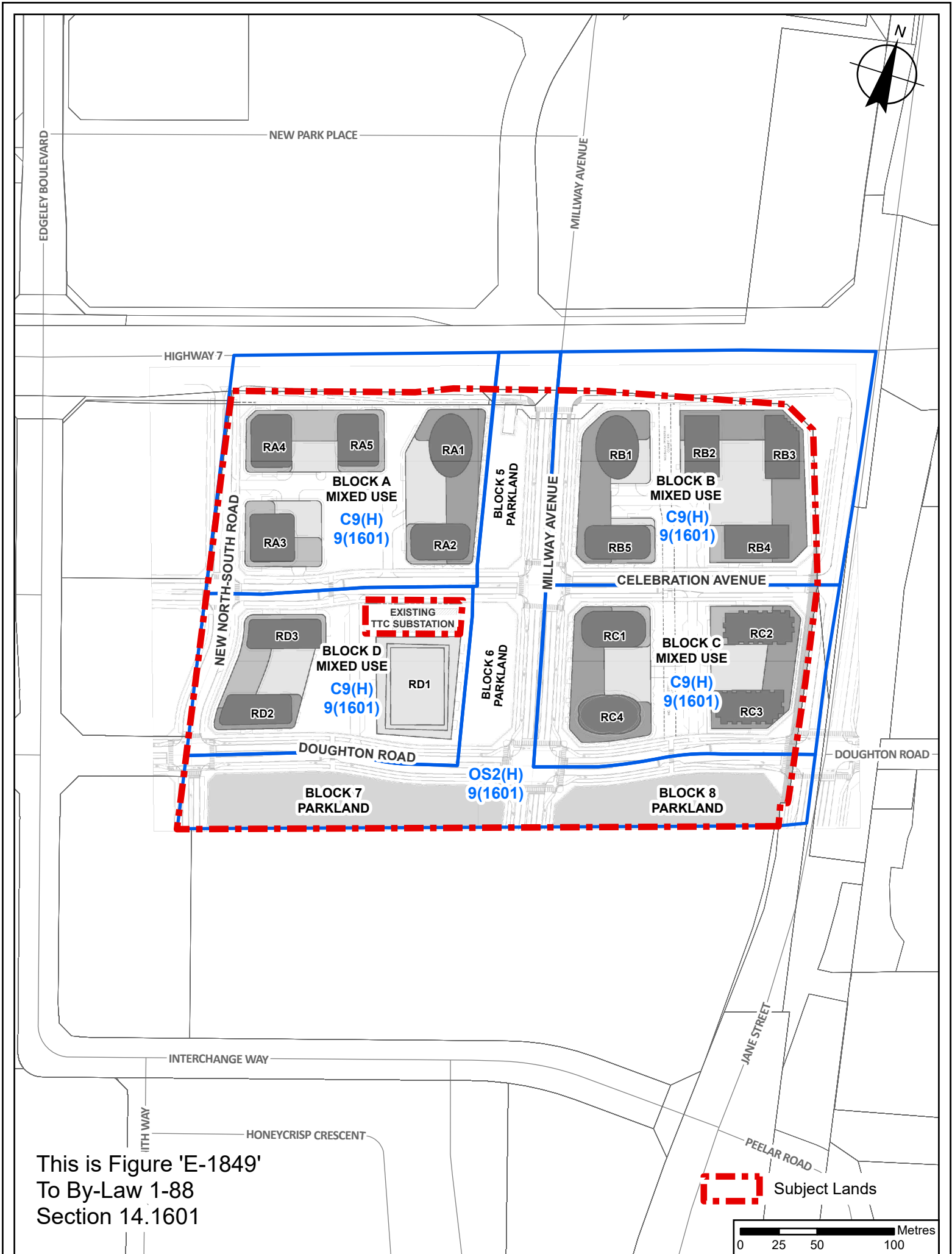
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Steven Del Duca, Mayor


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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**



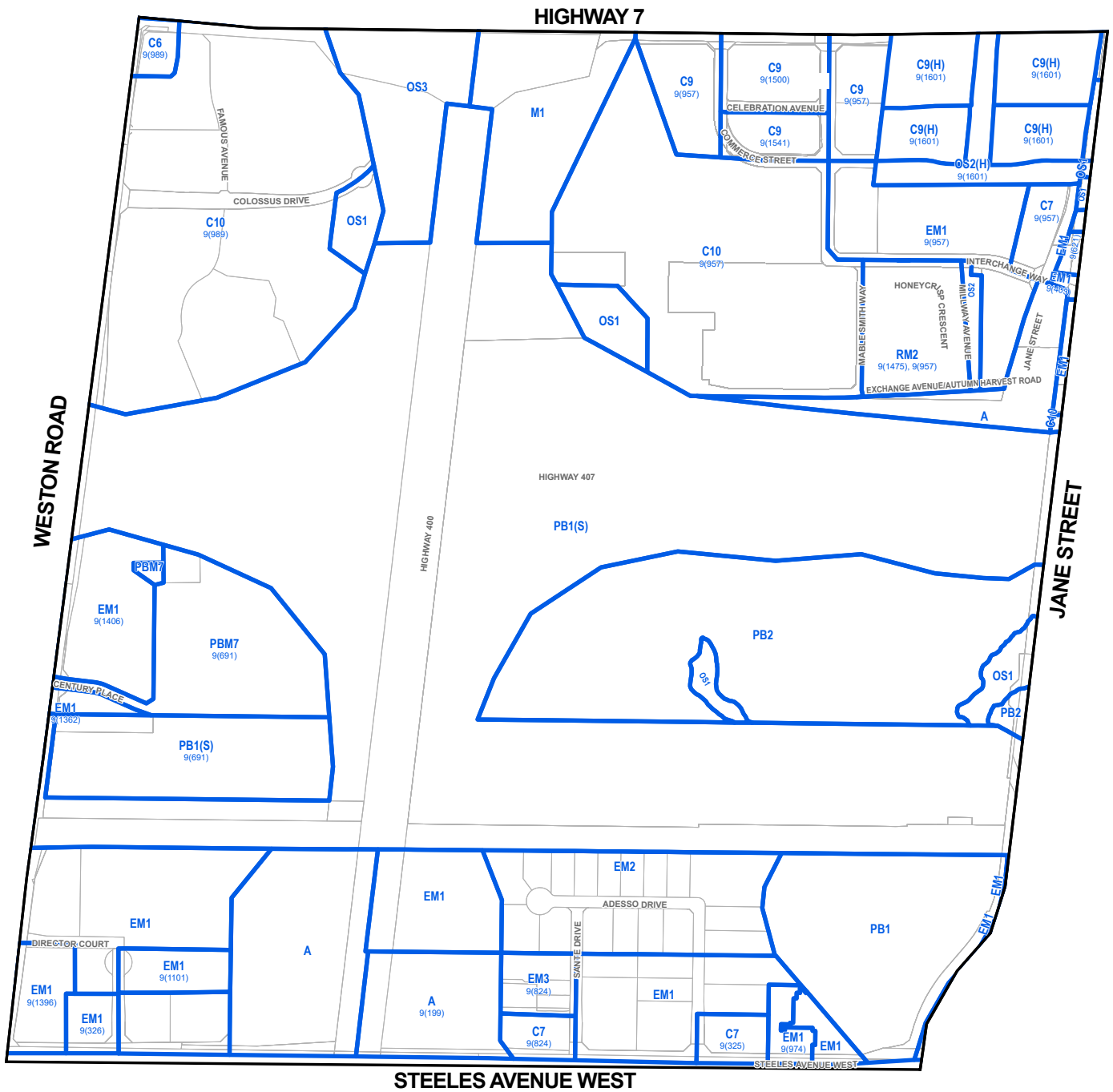
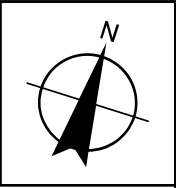
This is Figure 'E-1849'  
 To By-Law 1-88  
 Section 14.1601

 Subject Lands  
 0 25 50 100 Metres

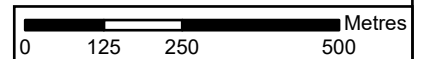
This is Schedule '1'  
 To By-Law 111-2026  
 Passed the 26th Day of May, 2026

**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



**Key Map 5A**  
**By-Law No. 1-88**



This is Schedule '2'  
To By-Law 111-2026  
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 111-2026**

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 “C9(H) Corporate Centre Zone” with a Holding Symbol “(H)” and “OS2(H) Open Space Zone” with a Holding Symbol “(H)”, both subject to site-specific Exception 9(144) to “C9(H) Corporate Centre Zone” with a Holding Symbol “(H)” and “OS2(H) Open Space Zone” with a Holding Symbol “(H)”, both subject to site-specific Exception 9(1601) in the manner shown on the said Schedule “1”.

The site-specific standards relate to:

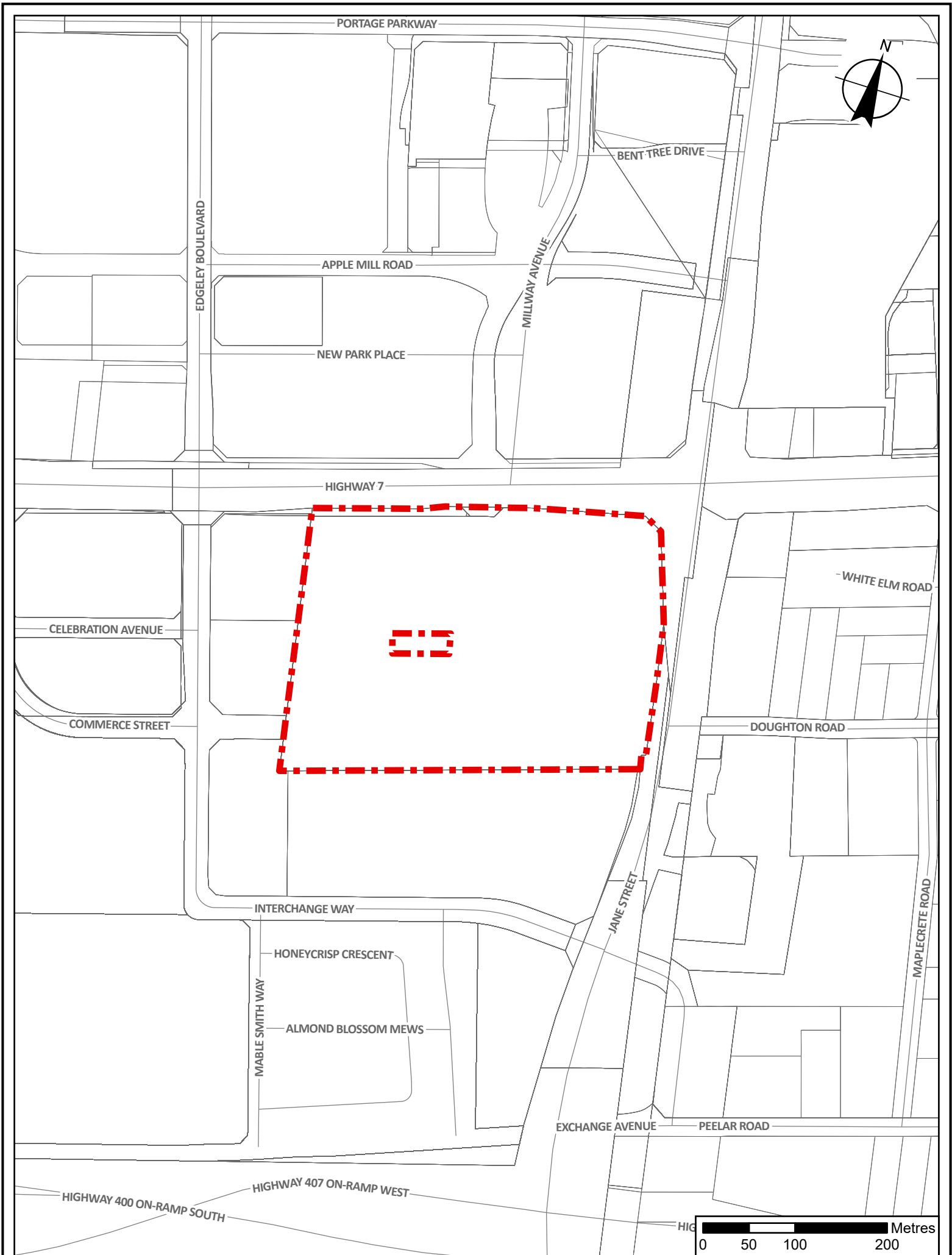
- a. Site-specific definitions for building height, ground floor frontage, ground floor area, podium, storey, tower, tower step-back, and tower separation;
- b. Increased height and density permissions;
- c. Site-specific standards for building setbacks, tower step-backs, encroachments, amenity area requirements, maximum number of dwelling units, and minimum requirements for non-residential components; and
- d. Parking, bicycle 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 shall implement 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 shall commit 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, acknowledge and indemnify the City and Toronto and Region Conservation Authority (TRCA) from the risk they are accepting in advancing this Development within a flood prone area, and 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 9(144) and associated Schedule “E-148” 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 111-2026


**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