

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 167-2026

A By-law to amend City of Vaughan By-law 001-2021, as amended.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

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) Deleting Subsection 14.1057 in Part 14 Exception Zones and replacing it with a new Subsection 14.1057 as follows:

Exception Number 1057	Municipal Address: 5390-5400 Steeles Avenue West
Applicable Parent Zone: RM1, EP, OS1	
Schedule A Reference: 5	
By-law: 167-2026	
14.1057.1 Permitted Uses	
<p>1. The following additional <u>use</u> shall be permitted on lands within Phase 1 <u>zoned</u> RM1 Multiple Unit Residential One Zone, as shown on Figure E-1562:</p> <p>a. <u>Dwelling, Street Townhouse</u></p>	
14.1057.2 Lot and Building Requirements	
<p>1. The following <u>lot</u> and <u>building</u> requirements shall apply to all lands within Phases 1 and 2, as shown on Figure E-1562:</p> <p>a. The minimum <u>lot area</u> shall be 59,973.36 m².</p> <p>b. A minimum <u>landscape</u> strip abutting a <u>parking area</u> shall not be required.</p> <p>c. The minimum <u>setback</u> from the north <u>lot line</u> shall be 27.2 m.</p> <p>2. The following <u>lot</u> and <u>building</u> requirements shall apply to the lands <u>zoned</u> RM1 Multiple Unit Residential One Zone as shown on Figure E-1562:</p> <p>a. The minimum <u>front yard</u> for Block 16, shall be 3.5 m.</p> <p>b. The minimum <u>front yard</u> for Block 35, shall be 3.6 m.</p> <p>c. The minimum <u>front yard</u> for Block 36, shall be 3.2 m.</p> <p>d. The maximum <u>height</u> for Block 36 shall be 13.4 m.</p> <p>3. The following <u>lot</u> and <u>building</u> requirements shall apply to the lands within Phase 2 <u>zoned</u> RM1 Multiple Unit Residential One Zone as shown on Figure E-1562:</p> <p>a. The minimum <u>landscape</u> strip abutting a <u>street line</u> shall be 0 m along Steeles Avenue West.</p> <p>b. A minimum of 45% of the required <u>amenity area</u> for a <u>multiple-unit townhouse dwelling</u> shall be provided as a common space.</p>	
14.1057.3 Parking	
<p>1. The following parking requirements shall apply to the lands <u>zoned</u> RM1 Multiple Unit Residential One Zone, as shown on Figure E-1562:</p> <p>a. The minimum required <u>parking spaces</u> shall be 1.0 <u>parking space per dwelling unit</u>.</p> <p>b. The minimum required <u>visitor parking spaces</u> shall be 0.15 <u>visitor parking space per dwelling unit</u>.</p> <p>2. The following <u>bicycle parking space</u> requirement shall apply to the lands within Phase 2 <u>zoned</u> RM1 Multiple Unit Residential One Zone, as shown</p>	

<p>on Figure E-1562:</p> <ol style="list-style-type: none"> a. <u>Long-term bicycle parking spaces</u> are not required. b. A <u>short-term bicycle parking space</u> shall have a minimum <u>setback</u> of 1.0 m from a <u>parking area</u>.
<p>14.1057.4 Other Provisions</p>
<ol style="list-style-type: none"> 1. The following provisions shall apply to the lands <u>zoned</u> RM1 Multiple Unit Residential One Zone, as shown on Figure E-1562: <ol style="list-style-type: none"> a) The minimum required <u>amenity area</u> shall be: <ol style="list-style-type: none"> i. Phase 1 – 6,563 m² ii. Phase 2 – 950 m² b) The following requirements shall apply to a <u>back-to-back townhouse dwelling</u>: <ol style="list-style-type: none"> i. The maximum number of <u>dwelling units</u> in a block shall be 12. ii. The maximum number of <u>dwelling units</u> in a row shall be 6. c) The following requirements shall apply to a <u>multiple-unit townhouse dwelling</u>: <ol style="list-style-type: none"> i. The maximum number of <u>dwelling units</u> in Blocks 32, 33, and 35 shall be 8. ii. The maximum number of <u>dwelling units</u> in Block 34 shall be 4. iii. The maximum number of <u>dwelling units</u> in Block 36 shall be 11. d) The maximum number of <u>street townhouse dwelling</u> units in a row shall be 6. 2. The following definition shall apply to all lands in Phases 1 and 2, as shown on Figure E-1562: <ol style="list-style-type: none"> a) <u>Lot</u> means a parcel of land, being approximately 6 ha in area, that is deemed to be one <u>lot</u>, regardless of the number of <u>buildings</u> and units, and the creation of any new <u>lot</u> by plan of subdivision, plan of condominium, part lot control, consent and any easement or restrictions therein.
<p>14.1057.5 Figures</p>
<p>Figure E-1562</p>

b) Deleting Figure E-1562 in Subsection 14.1057 and replacing it with Figure E-1562 attached hereto as Schedule “1”.

c) Deleting Map 5 in Schedule A and substituting therefore Map 5 attached hereto as Schedule “2”.

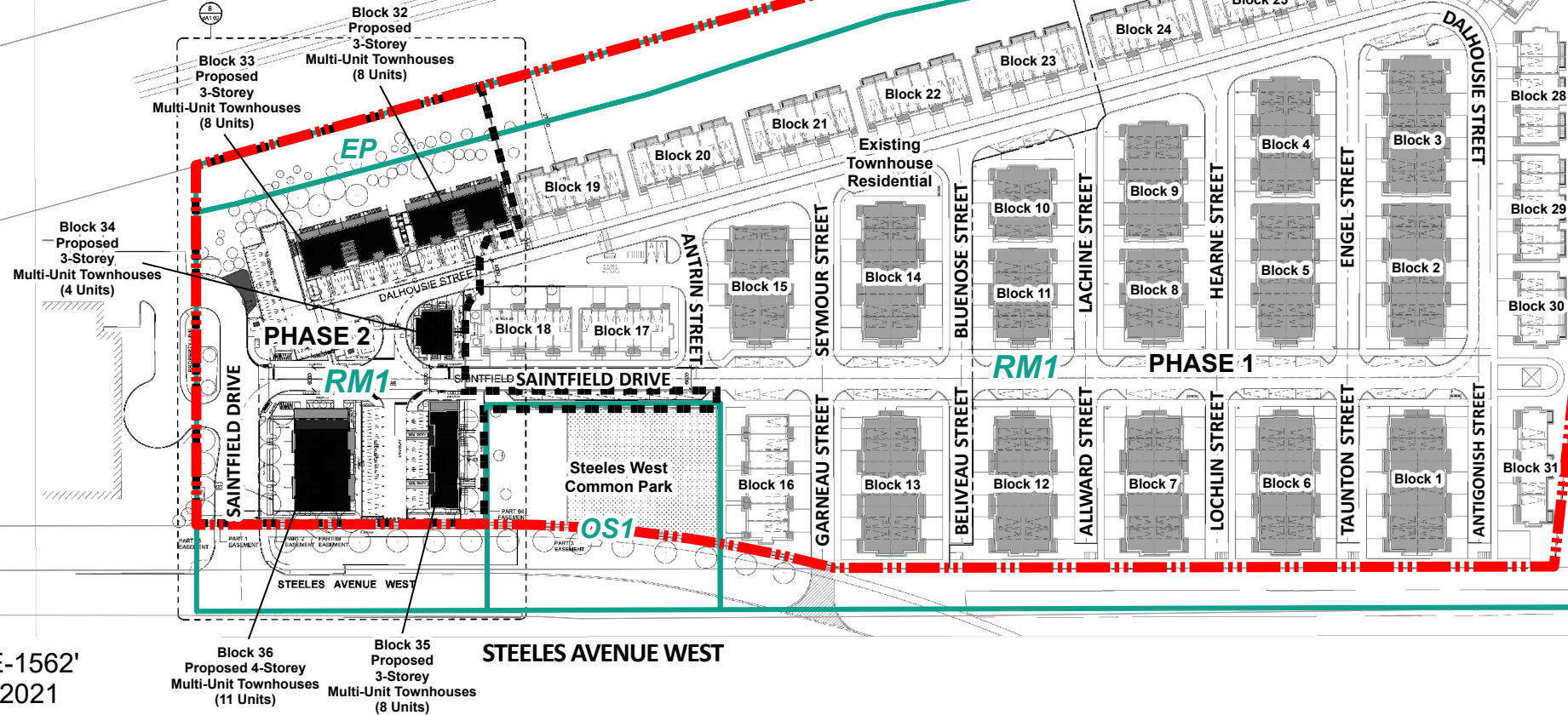
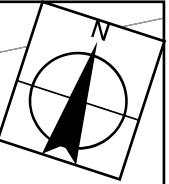
2. Schedules “1” and “2” shall be and hereby form part of this By-law.


Voted in favour by City of Vaughan Council this 23rd day of June, 2026.

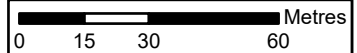
Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 8 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 June 23, 2026.
Approved by Mayoral Decision MDC 008-2026 dated June 23, 2026.
Effective Date of By-Law: June 23, 2026



 Subject Lands



This is Figure 'E-1562'
To By-Law 001-2021
Section 14.1057

File: Z.25.048
Related Files: OP.21.012, Z.21.019, DA.24.059
Location: 5390-5400 Steeles Avenue West
Part of Lot 1, Concession 8
Applicant: Woodbridge Park Limited
City of Vaughan

This is Schedule '1'
To By-Law 167-2026
Passed the 23rd Day of June, 2026

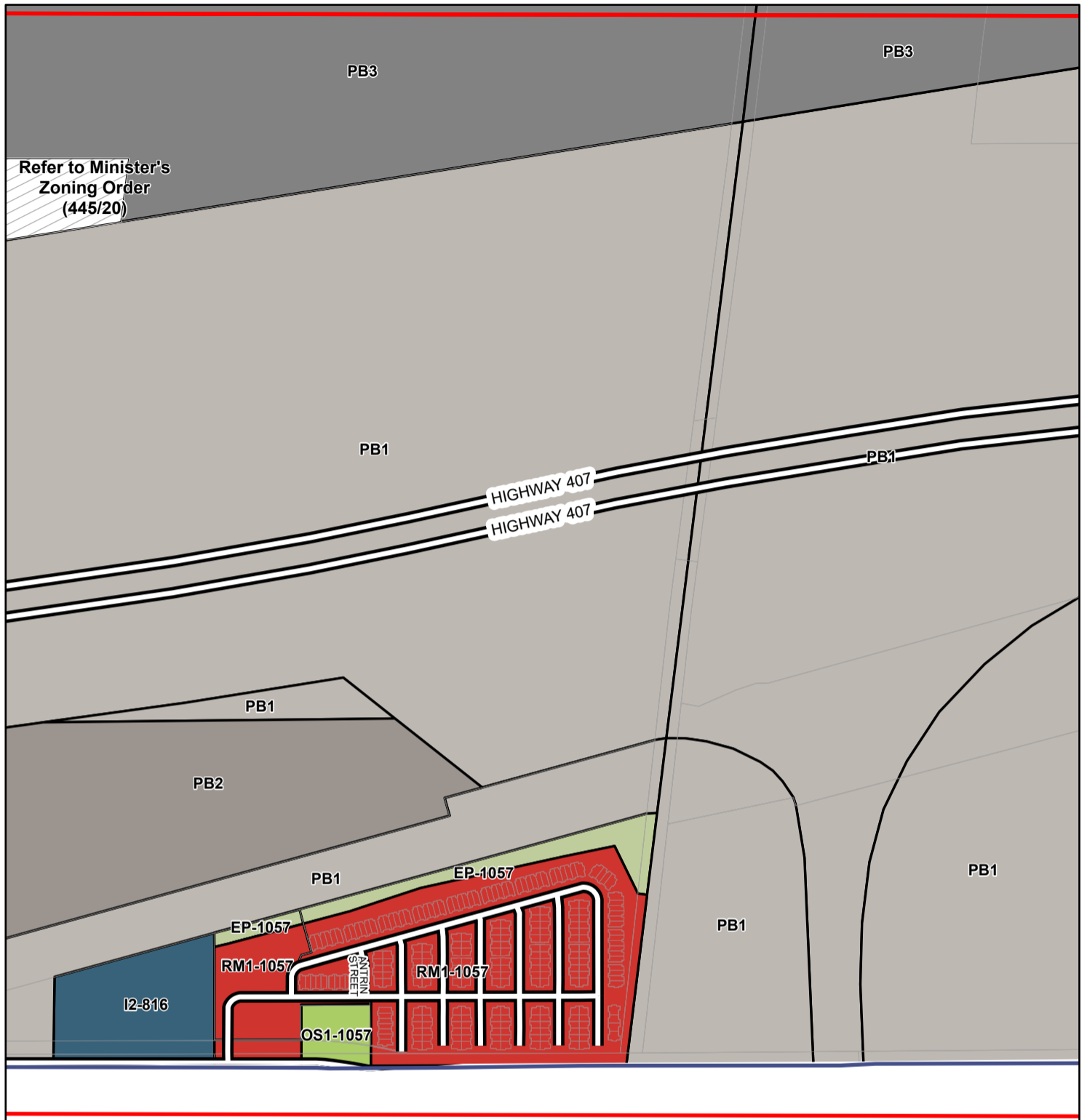
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 5



- | | | | | |
|---|--|---|--|--|
| <p>Conservation, Open Space and Agricultural Zones</p> <ul style="list-style-type: none"> A (Agriculture Zone) OS1 (Public Open Space Zone) OS2 (Private Open Space Zone) EP (Environmental Protection Zone) <p>Vaughan Metropolitan Centre Zones</p> <ul style="list-style-type: none"> V1 (Station Precinct Zone) V2 (South Precinct Zone) V3 (Neighbourhood Precinct Zone) V4 (Employment Precinct Zone) | <p>Residential Zones</p> <ul style="list-style-type: none"> R1 (First Residential Zone) R2 (Second Residential Zone) R3 (Third Residential Zone) R4 (Fourth Residential Zone) R5 (Fifth Residential Zone) RT (Townhouse Zone) RM1 (Multiple Residential Zone 1) RM2 (Multiple Residential Zone 2) RE (Estate Residential Zone) | <p>Commercial Zones</p> <ul style="list-style-type: none"> GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone) <p>Mixed-Use Zones</p> <ul style="list-style-type: none"> 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) | <p>Employment Zones</p> <ul style="list-style-type: none"> EM1 (Prestige Employment Zone) EM2 (General Employment Zone) EM3 (Mineral Aggregate Operation Zone) | <p>Other Zones</p> <ul style="list-style-type: none"> 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

43	44	45	46	47
23	24	25	26	27
3	4	5	6	7

1:5,000

Final: May 2026

This is Schedule '2'
To By-Law 167-2026
Passed the 23rd Day of June, 2026

File: Z.25.048
Related Files: OP.21.012, Z.21.019, DA.24.059
Location: 5390-5400 Steeles Avenue West
 Part of Lot 1, Concession 8
Applicant: Woodbridge Park Limited
City of Vaughan

Signing Officers

_____ Mayor

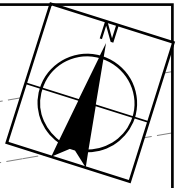
_____ Clerk

SUMMARY TO BY-LAW 167-2026

The lands subject to this By-law are located on Steeles Avenue West, being Part of Lot 1, Concession 8, municipally known as 5390-5400 Steeles Avenue West, 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 update the existing site-specific development standards and uses permitted within site-specific Exception 14.1057. The original site exception permitted 249 street townhouse and back-to-back townhouse dwellings, park, environmental protection areas at the east end of the site (Phase 1) and 19 street townhouse dwellings, 11 back-to-back stacked townhouse dwellings, 2 semi-detached dwellings, and environmental protection areas at the west end of the site (Phase 2).

The By-law carries forward the existing site development standards and uses pertaining to the 249 street townhouse and back-to-back townhouse dwellings, park, and environmental protection uses in Phase 1, and updates the site development standards and uses in Phase 2 to permit the 11 back-to-back stacked and 28 stacked townhouse dwellings.

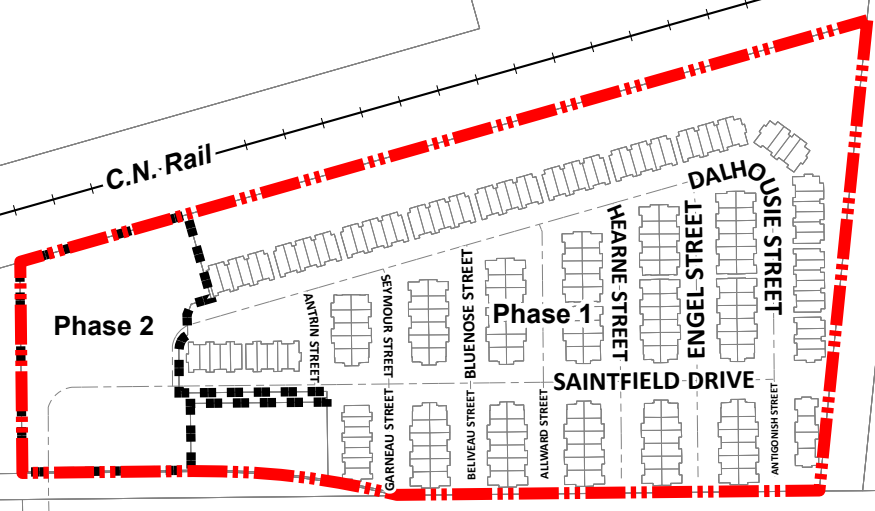


HIGHWAY 407

C.N. Rail

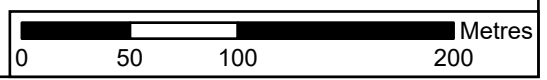
Phase 2

Phase 1



STEELES AVENUE WEST

CITY OF TORONTO



Location Map To By-Law 167-2026

File: Z.25.048

Related Files: OP.21.012, Z.21.019, DA.24.059

Location: 5390-5400 Steeles Avenue West

Part of Lot 1, Concession 8

Applicant: Woodbridge Park Limited

City of Vaughan



Subject Lands