

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 172-2026**

**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 the lands shown as “Subject Lands” on Schedule “1” attached hereto from “CMU Community Commercial Mixed-Use Zone” to “MMU(H) Mid-Rise Mixed-Use Zone” with a Holding Symbol “(H)” and “OS1 Public Open Space Zone” in the manner shown on the said Schedule “1”.
  - b) Deleting the “Legal Description” in Exception 14.835 and replacing it with the following:

“Municipal Address: 7894-8118 Dufferin Street”.
  - c) Deleting the “Legal Description” in Exception 14.1038 and replacing it with the following:

“Municipal Address: 7818 and 7828 Dufferin Street”.

d) Deleting Figure E-1538 in Exception 14.1038 and replacing it with Figure E-1538 attached hereto as Schedule “2”.

e) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1270, as follows:

Exception Number 14.1270	Municipal Address:
Applicable Parent Zone: MMU	7838, 7848, 7850, 7868 and 7878
Schedule A Reference: 56	Dufferin Street
By-law: 172-2026	
14.1270.1 Permitted Uses	
<p>1. That the Holding Symbol “(H)” shall not be removed from the lands identified as “Phase 1”, as shown on Figure E-1861, until the following conditions are addressed to the satisfaction of the City:</p> <ol style="list-style-type: none"> <li>a. Phase 1 is proposed to be connected to the local sanitary sewer along King High Drive on an interim servicing arrangement subject to the obligation to decommission the interim wastewater service connections and reconnect the sanitary service connections for Phase 1 to the new local sanitary sewer when it becomes available. The Owner shall provide a cost estimate for the decommissioning and reconnection work and agree that such costs will be secured prior to the Site Plan Agreement or through a Development Agreement for the Phase 1 lands.</li> <li>b. Phase 1 is proposed to be connected to the Regional storm sewer along Dufferin Street on an interim servicing arrangement subject to the obligation to decommission the interim stormwater service connection and reconnect the stormwater service connection for Phase 1 to the new local storm sewer when it becomes available. The Owner shall provide a cost estimate for the decommissioning and reconnection work and agree that such costs will be secured prior to the Site Plan Agreement or through a Development Agreement for the Phase 1 lands.</li> <li>c. The owner successfully obtain necessary approvals, easements, and/or permits from all parties including but not limited to City of Vaughan, York Region, Hydro One and Infrastructure Ontario to construct a private access road connecting the Subject Lands to the Dufferin Street and Beverley Glen Boulevard intersection (the subject intersection) to the satisfaction of the City and York Region. The Owner shall enter into an agreement with the City and/or York Region, satisfactory to both parties, to secure for the works required to complete the subject intersection at the Owner’s expense prior to the Site Plan Agreement.</li> <li>d. The owner successfully obtains the Region’s approval with respect to the northbound left-turn storage length that will be modified to accommodate the projected northbound queue of 73.9 m at the subject intersection and agree to implement same through the agreement described above, if necessary.</li> <li>e. The owner shall satisfy the conditions of approval and register any easements required for Consent Application B030/25.</li> </ol>	

- f. For Vaughan Council to adopt 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.
2. That the Holding Symbol "(H)" shall not be removed from the lands identified as "Phase 2", as shown on Figure E-1861, until the following conditions are addressed to the satisfaction of the City:
  - a. The owner shall enter into and execute an agreement with the City to provide securities and undertake the necessary works for the provision of external municipal sanitary services or appurtenances thereto, and appropriate easements (if necessary) and any required studies and/or detailed design drawings to the satisfaction of the City. Where the extension of external services is proposed to enter onto and/or cross adjacent private lands, the Owner shall demonstrate to the satisfaction of the City that it has entered into a private agreement with the affected landowner(s) and that an appropriate servicing easement in favour of the Owner and the City has been registered on title to the affected lands, all to the satisfaction of the City. The agreement shall recognize that Phase 2 can proceed with development on an interim servicing arrangement subject to an obligation for the Owner to contribute its share of the cost of infrastructure works and undertake any necessary improvement works, as determined by the City, associated with implementing the external municipal servicing improvements relating to:
    - i. the finalized Integrated Urban Water Master Plan EA all to the satisfaction of the City.
  - b. The owner shall enter into and execute an agreement with the City to provide securities and undertake the necessary works for the provision of any external municipal stormwater infrastructure, and appropriate easements and any required studies and/or detailed design drawings, to the satisfaction of the City and the Region. Where the extension of external services is proposed to enter onto and/or cross adjacent private lands, the Owner shall demonstrate to the satisfaction of the City that it has entered into a private agreement with the affected landowner(s) and that an appropriate servicing easement in favour of the owner and the City has been registered on title to the affected lands, all to the satisfaction of the City.
  - c. For Vaughan Council to adopt 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.
  - d. The owner shall satisfy the conditions of approval and register any easements required for Consent Application B030/25.
  - e. The owner will enter into an agreement with the City, on terms satisfactory to the City, agreeing to provide 7818 Dufferin St. an access easement in perpetuity over the entirety of the private access road on 7850 Dufferin St. from its southerly limit adjacent to the 7818 Dufferin St. lands to the proposed full moves intersection at Beverley Glen Boulevard and Dufferin Street. Fundamental terms of this obligation to be included in the agreement with the City and/or York Region shall include:
    - i. the easement is only required in the instance that either the City or the Region or ultimately the Tribunal determines that a full moves access at Dufferin Street and Beverly Glen Boulevard is required to service the proposed development at 7818 Dufferin St.;

- ii. the terms of the easement are to be negotiated between the Owner and the owner of 7818 Dufferin St. and shall be on such terms that are satisfactory to the City and the Region; and
- iii. Any issue of cost share regarding the private access road on 7850 Dufferin St. is explicitly recognized to be a private matter between the owners of 7818 Dufferin St. and 7850 Dufferin St.

14.1270.2 Lot and Building Requirements

1. The following provisions shall apply to the lands zoned “MMU Mid-Rise Mixed-Use Zone”, as shown on Figure E-1861:
  - a. The minimum front yard shall be 4.0 m.
  - b. The minimum height shall be 4.2 m for “Building A” and 7.5 m for “Building D”.
  - c. Note 4 of Table 8-2 shall not apply.
  - d. The maximum number of dwelling units shall be 610.
  - e. The maximum building height shall be as shown on Figure E-1861.
  - f. The minimum street wall height shall be 3.8 m for “Building C” and 7.5 m for “Building D”.
  - g. The minimum ground floor height shall be 3.8 m.
  - h. The build-to zone shall not apply.
  - i. The podium and tower requirements of Table 8-3 shall not apply.
  - j. The minimum landscape strip shall be 1.5 m along the north lot line and 4 m along Dufferin Street.

14.1270.3 Parking

1. The following parking requirements shall apply to the lands zoned “MMU Mid-Rise Mixed-Use Zone”, as shown on Figure E-1861:
  - a. A short-term bicycle parking space shall be permitted to be located within the minimum required landscape strip.
  - b. Bicycle parking space dimensions shall be as follows:
    - i. Horizontal: 1.2 m (l) x 0.6 m (w) x 1.9 m (v); and
    - ii. Vertical: 1.2 m (l) x 0.45 m (w) x 1.2 m (clearance from wall).
  - c. The minimum width of an aisle providing access to a bicycle parking space shall be 1.2 m.
  - d. Surface parking shall be permitted in all yards except the front yard.

14.1270.4 Other Provisions

1. The following provisions shall apply to the lands zoned “MMU Mid-Rise Mixed-Use Zone”, as shown on Figure E-1861:

<ul style="list-style-type: none"> <li>a. A canopy may encroach a maximum of 2.0 m into any <u>yard</u>.</li> <li>b. The maximum total <u>gross floor area</u> of a <u>mechanical penthouse</u> shall be 300 m<sup>2</sup>.</li> <li>c. The minimum total <u>amenity area</u> for “Building C” shall be 572 m<sup>2</sup>.</li> <li>d. A minimum <u>gross floor area</u> of 450 m<sup>2</sup> for non-<u>residential uses</u> is required.</li> <li>e. The total <u>gross floor area</u> for “Phase 1” and “Phase 2” shall not exceed 51,204m<sup>2</sup>.</li> </ul>
14.1270.5    Figures
Figure E-1861

- f) Adding a new Figure E-1861 in Subsection 14.1270 attached hereto as Schedule “1”.
- g) Amending Map 56 in Schedule A in the form attached hereto as Schedule “3”.

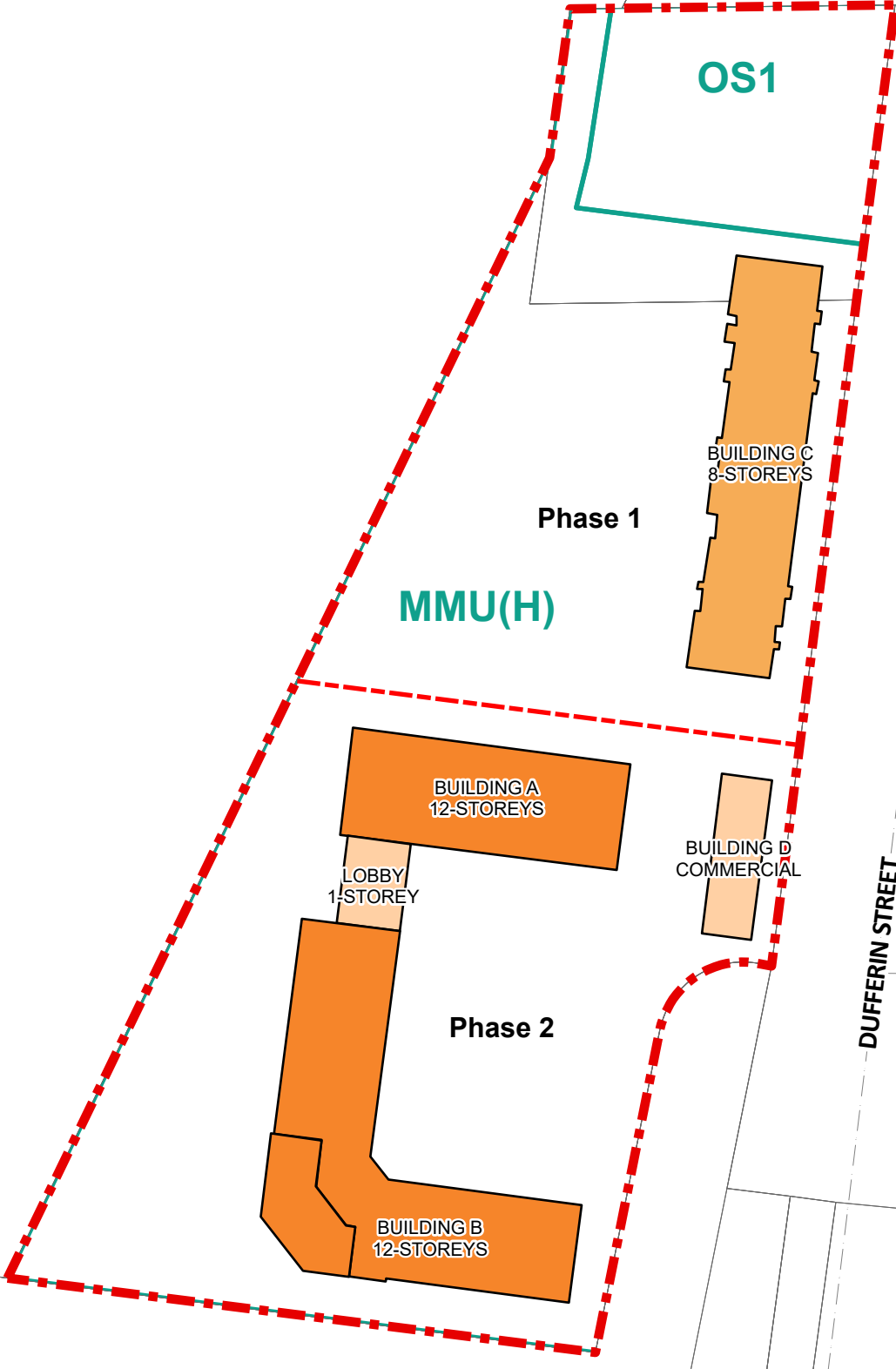
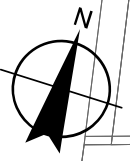
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

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

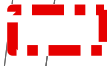
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Steven Del Duca, Mayor

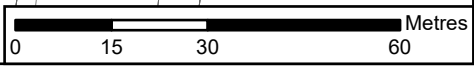
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Todd Coles, City Clerk

Authorized by Item No. 10 of Report No. 29 of the Committee of the Whole.  
 Report adopted by Vaughan City Council on June 23, 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**



This is Figure 'E-1861'  
To By-Law 001-2021  
Section 14.1270

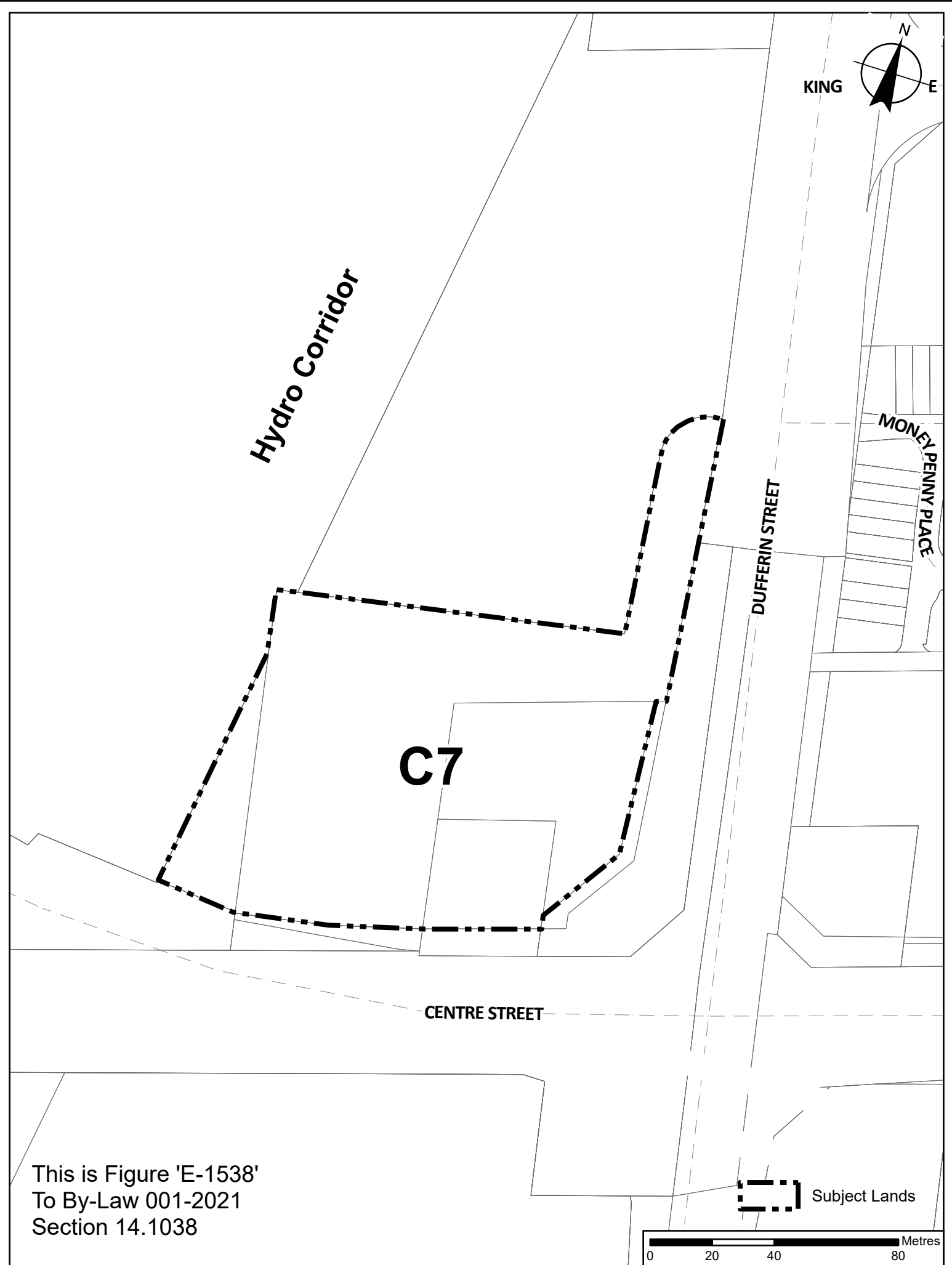
 Subject Lands



This is Schedule '1'  
To By-Law 172-2026  
Passed the 23rd Day of June, 2026

**File:** Z.25.023  
**Related Files:** OP.25.010  
**Location:** 7838, 7848, 7850,  
7868 and 7878 Dufferin Street  
Part of Lot 6, Concession 3  
**Applicant:** Dufcen Construction Inc.  
**City of Vaughan**

Signing Officers  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
Clerk



This is Figure 'E-1538'  
 To By-Law 001-2021  
 Section 14.1038

This is Schedule '2'  
 To By-Law 172-2026  
 Passed the 23rd Day of June, 2026

**File:** Z.25.023  
**Related Files:** OP.25.010  
**Location:** 7838, 7848, 7850,  
 7868 and 7878 Dufferin Street  
 Part of Lot 6, Concession 3  
**Applicant:** Dufcen Construction Inc.  
**City of Vaughan**

Signing Officers

\_\_\_\_\_ Mayor

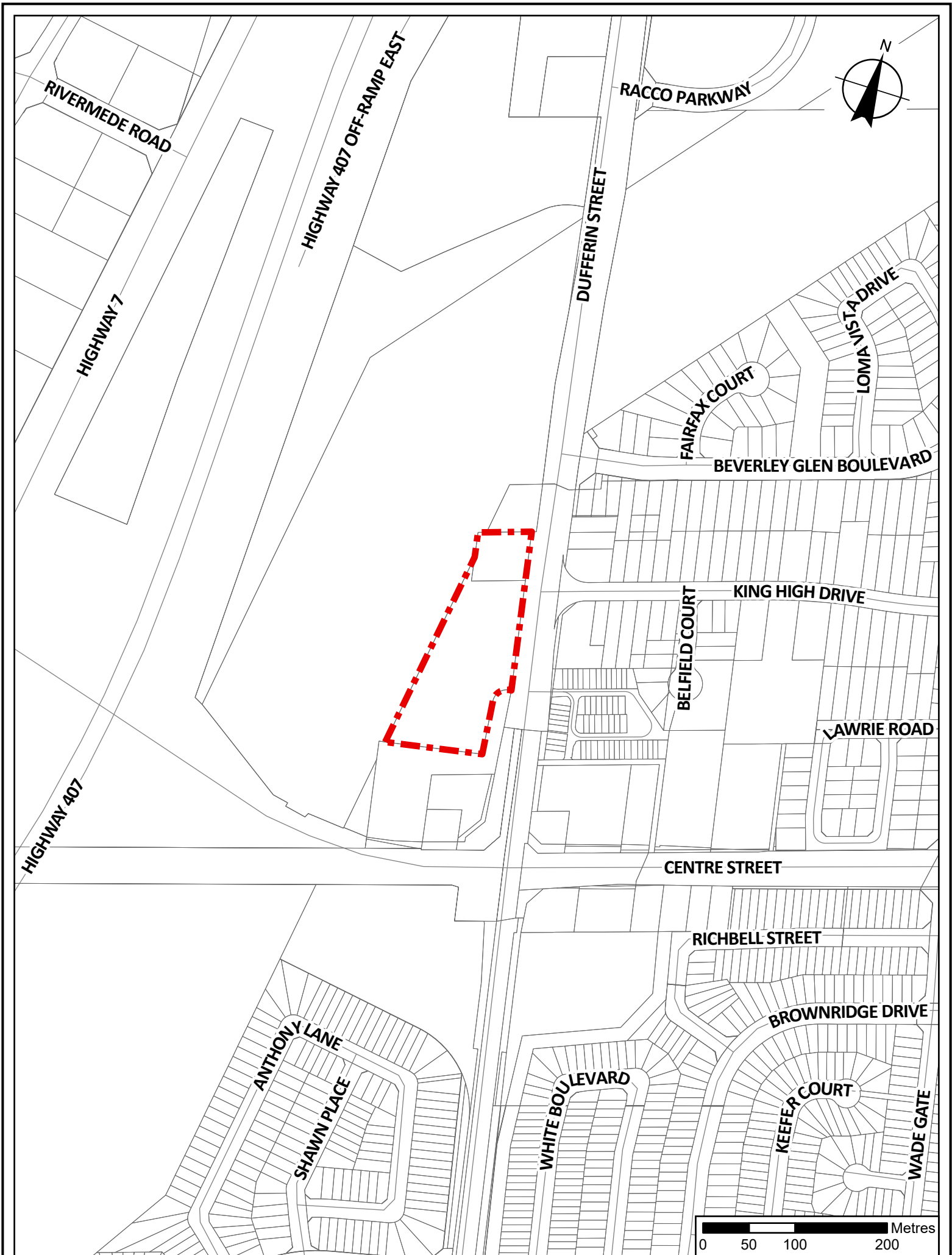
\_\_\_\_\_ Clerk



## **SUMMARY TO BY-LAW 172-2026**

The lands subject to this By-law are located on the west side of Dufferin Street, north of Centre Street, being Part of Lot 6, Concession 3, municipally known as 7838, 7848, 7850, 7868 and 7878 Dufferin St., City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to modify the existing Ontario Land Tribunal approval on the subject lands to permit a phased development to increase the total residential units from 600 to 610, remove a six-storey residential apartment building, and replace three stacked back-to-back townhouse blocks with an 8-storey purpose built rental apartment building within Phase 1 (160 units) and an additional standalone one-storey commercial building within Phase 2 along with two, 12-storey mid-rise residential apartment buildings (153 and 297 units) subject to holding provisions for each phase.



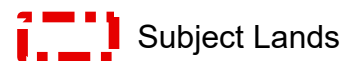
## Location Map To By-Law 172-2026

**File:** Z.25.023

**Related Files:** OP.25.010

**Location:** 7838, 7848, 7850,  
7868 and 7878 Dufferin Street  
Part of Lot 6, Concession 3

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Subject Lands