

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 176-2026**

**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, is hereby further amended by:
  - a) Deleting Subsection 14.1155 in Part 14 Exception Zones.
  - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1279 as follows:

Exception Number 14.1279	Municipal Address: 3836 and 3850
Applicable Parent Zone: RM3	Major Mackenzie Drive West
Schedule A Reference: 163	
By-law 176-2026	
14.1279.1 Holding Provisions	
<p>1. The following shall apply to the lands <u>zoned</u> with the Holding Symbol “(H)”, as shown on Figure E-1870, until the Holding Symbol “(H)” is removed:</p> <p>a. Notwithstanding anything in this By-law to the contrary, lands zoned with the Holding Symbol “(H)” shall be used only for the production of field crops, or a use legally existing as of the date of the enactment of By-law 176-2026. Notwithstanding the foregoing, the following <u>uses</u> are permitted prior to the removal of the Holding Symbol “(H)”:</p> <p>i. One <u>temporary sales office</u> in accordance with Subsection 5.11.2; and</p> <p>ii. Below-grade parking structure including shoring, excavation and servicing work (with the exception of the area 13 metres west of the easterly <u>lot line</u> planned for the construction of the potential future Sunset Terrace extension, if required) for a <u>use</u> permitted under the RM3 Zone, including site-specific exceptions permitted herein.</p> <p>b. The removal of the Holding Symbol “(H)” from the “Subject Lands” is contingent on satisfying the following conditions to the satisfaction of the respective City departments:</p> <p>i. Submit a revised Functional Servicing and Stormwater Management Report that addresses all outstanding comments and includes the following information to the satisfaction of the Development Engineering Department:</p> <p>a) Short-term construction and long-term dewatering information and recommendations provided in the Geotechnical Investigation prepared by Englobe Corp., dated Nov. 5, 2025, and the Hydrogeological Assessment prepared by Englobe Corp., dated April 28, 2026;</p> <p>b) Unit count information for approved and proposed development applications within the immediate vicinity including the following, to identify any required wastewater and/or water infrastructure improvements to service the Development: Vaughan NW RR Propco LP – OP.20.008, Z.20.016, DA.20.022; G Group Major Mackenzie Inc. – 3812 Major Mackenzie Dr. West (Files OP.21.019 &amp; Z.21.040); Calvin Estates Inc. – 101309/10144/10160 Weston Rd. (Files Z.16.018 &amp; 19T-16V003); and Maplequest (Vaughan) Developments Inc. (Files DA.17.082 &amp; DA.17.118). Should any infrastructure improvements be identified external to the Subject Lands, as required to service the development, the Owner shall enter into any land development agreements necessary with the City to secure for the construction and conveyance of the identified improvements to the satisfaction of the City, including an agreement by the City and/or Region for any applicable Development Charge credit for any</p>	

infrastructure improvement including front-ended infrastructure.

- ii. A peer review of the Noise Report prepared by Valcoustics Canada Ltd., shall be undertaken to determine the feasibility of the Class 4 acoustical area designation for the Subject Lands, to the satisfaction of the Development Engineering Department. Should the Subject Lands be designated as a Class 4, the Owner shall pay the surcharge fee in accordance with the fees and charges by-law, and the noise bylaw shall be amended to reflect the Class 4 designation for the Subject Lands.
- iii. The Holding Symbol “(H)” shall only be lifted where the City is satisfied that the intended function and connectivity of the planned transportation network, whether through the Sunset Terrace extension or an alternate roadway solution, are appropriately achieved through one of the following:
  - a) An alternate roadway for the Sunset Terrace extension as proposed by the Owner be approved to the satisfaction of the City, including but not limited to the following:
    - i. Revisions to the Transportation Impact Study (TIS) and functional design drawings in accordance with the City’s Engineering Design Criteria and Standards, to the satisfaction of the Development Engineering Department;
    - ii. Submission of a revised Transportation Mobility Plan (TMP) addressing outstanding comments, to the satisfaction of the Development Engineering Department;
    - iii. The final design of the extension/terminus of Sandwell Street, in accordance with the City’s Engineering Design Criteria and Standards, or an alternative road design, shall be approved to the satisfaction of the Development Engineering Department. The final road design for Sandwell Street may result in changes to the proposed development, including the reconfiguration of “Block 01”, as shown on Figure E-1870; and
    - iv. The Owner shall identify and secure any necessary lands required to facilitate the alternate solution, if required, including lands external to the Subject Lands to be conveyed to the City, free of all costs and encumbrances, prior to the occupancy of any units on the Subject Lands; or
  - b) Should the alternate roadway solution in a) above not be deemed sufficient to the City, the Sunset Terrace extension shall be constructed by the Owner or adjacent landowner to the east (known as G Group Major Mackenzie Drive Inc. – 3812 Major Mackenzie Dr. West Files OP.21.019 & Z.21.040), and the Owner has secured the necessary lands external to the Subject Lands to be conveyed to the City, free of all costs and encumbrances and at no cost to the City, prior to the occupancy of any units on the Subject Lands.

<p>iv. 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.</p>
<p>14.1279.2 Permitted Uses</p>
<p>1. Only the following <u>use</u> shall be permitted on the lands identified as "Subject Lands", as shown on Figure E-1870:</p> <p>a. <u>Multiple-unit townhouse dwelling</u>.</p>
<p>14.1279.3 Lot and Building Requirements</p>
<p>1. The following provisions shall apply to the lands identified as "Subject Lands", as shown on Figure E-1870:</p> <p>a. The minimum required <u>lot area</u> shall be 8,800 m<sup>2</sup>.</p> <p>b. The minimum required <u>front yard</u> abutting Major Mackenzie Drive shall be 3 m.</p> <p>c. The minimum required <u>rear yard</u> abutting Sandwell Street shall be 3 m.</p> <p>d. The minimum required <u>exterior side yard</u> abutting Sydney Circle shall be 3 m.</p> <p>e. The minimum required westerly <u>interior side yard</u> shall be 3.0 m.</p> <p>f. The minimum required easterly side <u>yard</u> shall be 4.5 m.</p> <p>g. The 45-degree <u>angular plane</u> requirements shall not apply.</p> <p>h. The maximum required <u>building height</u> for a <u>multiple-unit townhouse dwelling</u> shall be 13.0 m (4 <u>storeys</u>).</p>
<p>14.1279.4 Parking Requirements</p>
<p>1. The following provisions shall apply to the lands identified as "Subject Lands", as shown on Figure E-1870:</p> <p>a. The minimum required width for a stacked <u>bicycle parking space</u> shall be 0.45 m.</p> <p>b. Direct access from the exterior of a building for <u>long-term bicycle parking space</u> shall not be required.</p>
<p>14.1279.5 Other Provisions</p>
<p>1. The following definitions shall apply to the lands identified as "Subject Lands", as shown on Figure E-1870:</p> <p>a. <b>Front lot line:</b> Means the <u>lot line</u> of the Subject Lands that abuts the Major Mackenzie Drive West <u>street line</u>.</p> <p>b. <b>Lot:</b> Means that regardless of the number of <u>buildings</u> constructed, the creation of separate units and/or lots by way of Plan of Condominium, Consent, conveyance of private or public roads; strata title arrangements, or other permissions, and any easements or registrations that are granted, the Subject Lands shall be deemed to be one (1) <u>lot</u>.</p>

- c. **Dwelling, Multiple Unit:** Means a building, other than a townhouse dwelling, containing four or more dwelling units, each unit having direct pedestrian access from the exterior of the building.
- d. A retaining wall with a maximum height of 1.80 m shall be permitted within 0.0 m from any lot line.
- e. Sills, air conditioners, other than central air conditioning units, belt cornices, eaves, gutters, canopies, chimney pilasters and windows, shall not project more than 1.25 m into any required yard.
- f. An intake shaft that is incidental to a below-grade parking structure shall have a minimum setback of 0.6 m from any lot line and shall be located in any minimum yard.
- g. The minimum required setback to a below-grade parking structure shall be 0.0 m from any ultimate street line, after any road widenings.
- h. The minimum required landscape strip width abutting a street line or interior side lot line shall be 1.0 m abutting Sandwell Street and Major Mackenzie Drive, and 3.0 m along the eastern lot line.
- i. Bicycle parking, hard and soft landscape such as raised planters, patio stones, and walkways, intake shafts and transformers shall be permitted in the landscape strip.
- j. Short-term bicycle parking spaces shall be permitted within the required landscape strip and shall be setback 1.0 m from a street line.

14.1279.6 Figures

Figure E-1870

c) Adding a new Figure E-1870 in Subsection 14.1279 attached hereto as Schedule "1".

d) Amending Map 163 in Schedule A in the form 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 23<sup>rd</sup> day of June, 2026.

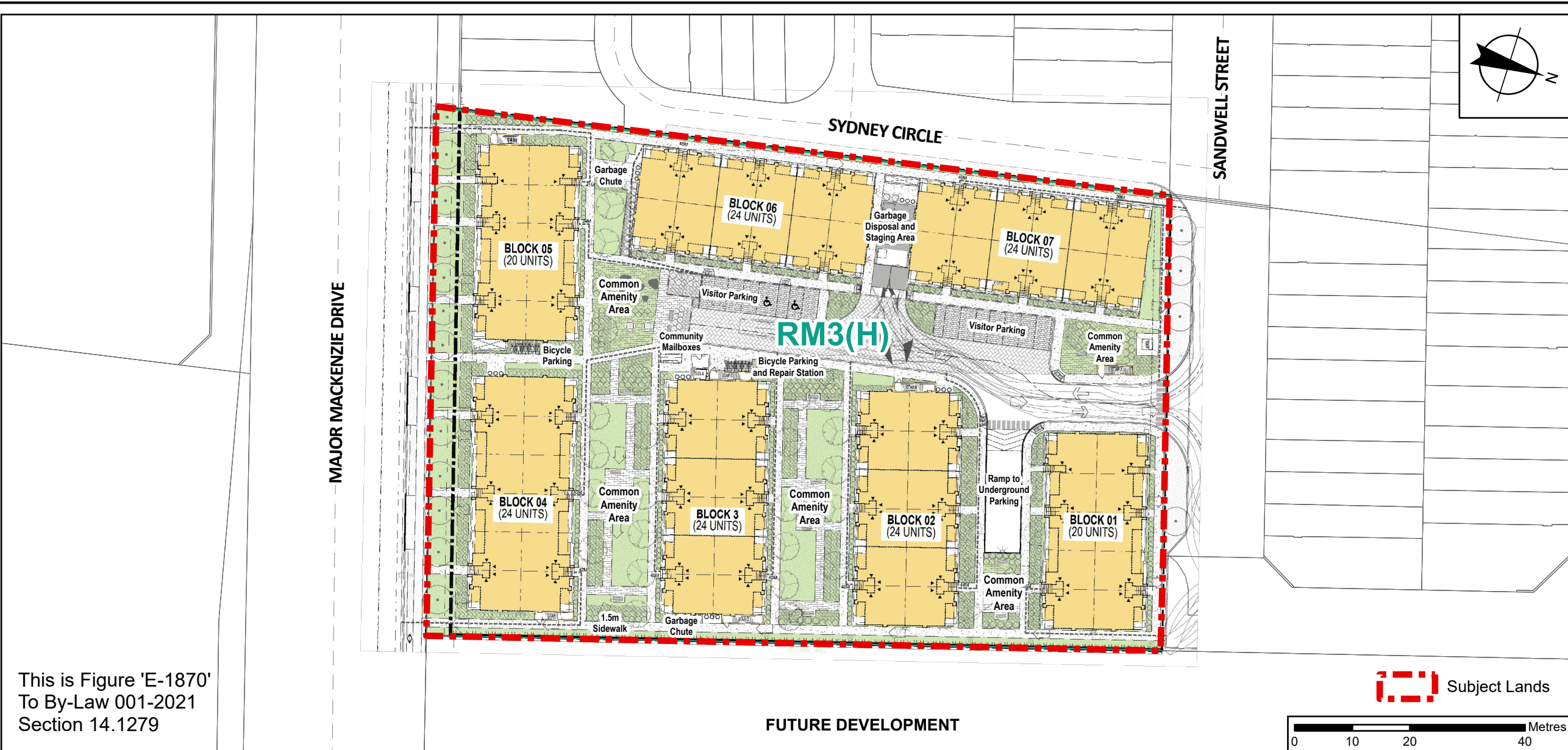
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Steven Del Duca, Mayor


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Todd Coles, City Clerk

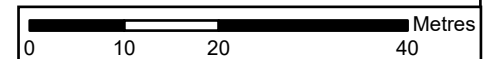
Authorized by Item No. 33 of Report No. 29 of the Committee of the Whole.  
Report adopted by Vaughan City Council on June 23, 2026.  
City Council voted in favour of this by-law on June 23, 2026.  
Approved by Mayoral Decision MDC 008-2026 dated June 23, 2026  
**Effective Date of By-Law: June 23, 2026**



This is Figure 'E-1870'  
To By-Law 001-2021  
Section 14.1279

 Subject Lands

FUTURE DEVELOPMENT



**File:** Z.25.050  
**Related Files:** DA.22.071  
**Location:** 3836 and 3850 Major Mackenzie Drive West  
 Part of Lot 21, Concession 6  
**Applicant:** NJS Developments Inc.  
**City of Vaughan**

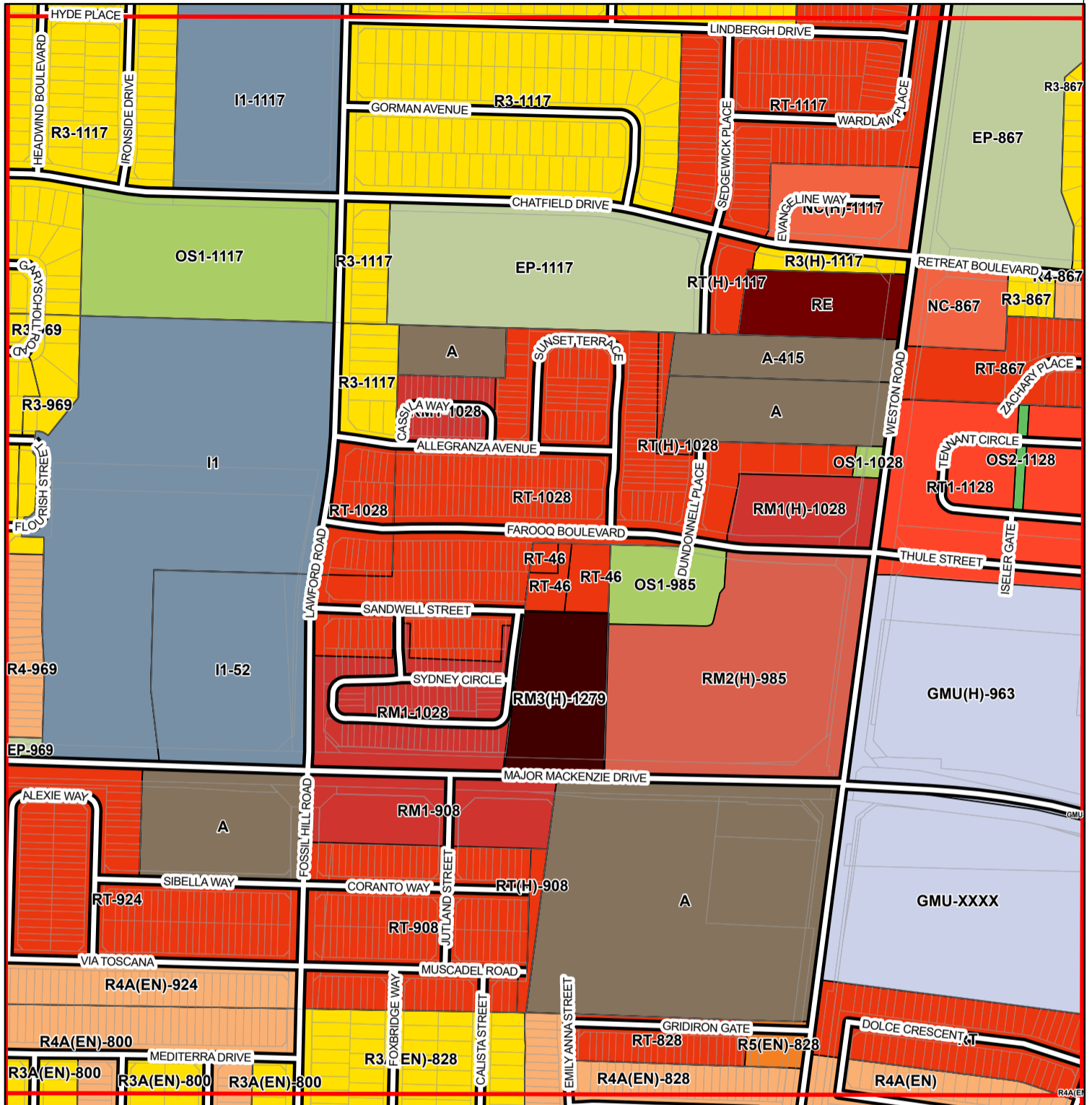
This is Schedule '1'  
 To By-Law 176-2026  
 Passed the 23rd Day of June, 2026

Signing Officers

\_\_\_\_\_  
 Mayor  
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 Clerk

# Zoning By-law 001 - 2021

## Schedule A | Map 163



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

- 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

1:5,070

June 2026

200	201	202	203	204
180	181	182	183	184
161	162	163	164	165
142	143	144	145	146
124	125	126	127	128

This is Schedule '2'  
To By-Law 176-2026  
Passed the 23rd Day of June, 2026

**File:** Z.25.050  
**Related Files:** DA.22.071  
**Location:** 3836 and 3850 Major Mackenzie Drive West  
 Part of Lot 21, Concession 6  
**Applicant:** NJS Developments Inc.  
**City of Vaughan**

Signing Officers

\_\_\_\_\_  
Mayor

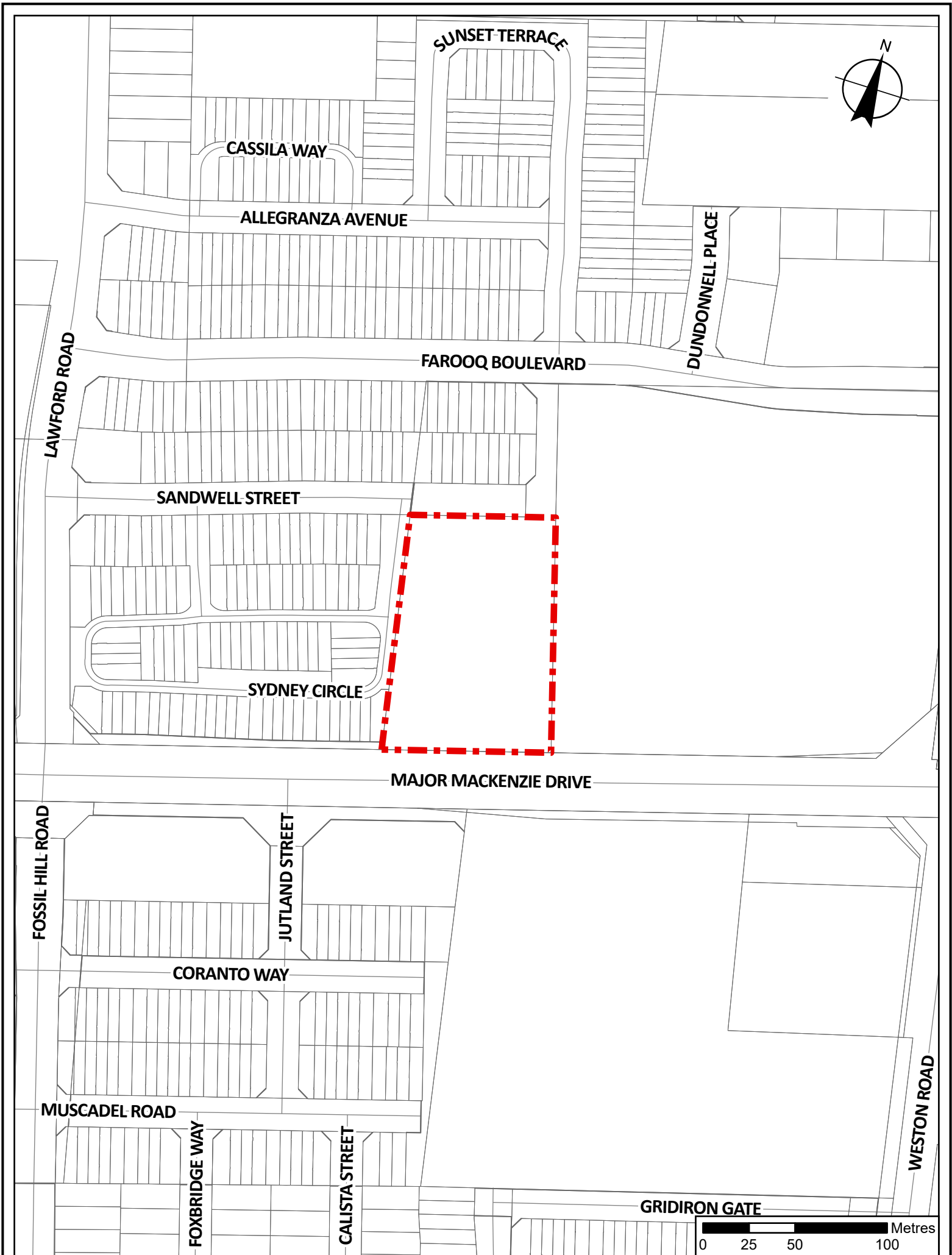
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Clerk

## **SUMMARY TO BY-LAW 176-2026**

The lands subject to this By-law are located on the north side of Major Mackenzie Drive West, west of Weston Road, municipally known as 3836 and 3850 Major Mackenzie Drive West, being Part of Lot 21, Concession 6, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to delete the existing site-specific exception 14.1155 and to introduce a new site-specific exception to permit a stacked townhouse development of 160 residential units together with site-specific zoning exceptions for the Subject Lands.

The existing Holding Symbol "(H)" on the Subject Lands shall not be removed from the Subject Lands, or any portion thereof, until the conditions set out in this By-law have been satisfied.




## Location Map To By-Law 176-2026

**File:** Z.25.050

**Related Files:** DA.22.071

**Location:** 3836 and 3850 Major Mackenzie Drive West  
Part of Lot 21, Concession 6

**Applicant:** NJS Developments Inc.  
**City of Vaughan**

 Subject Lands