

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 209-2026

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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “FD Future Development Zone” to “LMU(H-1) Low-Rise Mixed-Use Zone” with a Holding Symbol “(H-1)”, “RT1(H-2) Townhouse Residential Zone”, and “R4A(H-2) Fourth Density Residential Zone” both with a Holding Symbol “(H-2)”, and “EP Environmental Protection Zone”, and “OS1 Public Open Space Zone” in the manner shown on the said Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1288, as follows:

Exception Number 14.1288	Municipal Address: 10995 Jane Street
Applicable Parent Zone: LMU, RT1, R4A, EP, OS1	
Schedule A Reference: 205, 206, 225, 226	
By-law: 209-2026	
14.1288.1 Permitted Uses	
1. The following provisions shall apply to all lands <u>zoned</u> with the Holding Symbol “(H-1)” and “(H-2)” as shown on Figure E-1879 herein, until the Holding Symbol “(H-1)” and “(H-2)” is removed pursuant to Subsection 36(1) or (3) of the Planning Act: a. Lands <u>zoned</u> with the Holding Symbol “(H-1)” and “(H-2)” shall be used only for a <u>use</u> legally existing as of the date of enactment of By-law 209-2026. b. Removal of the Holding Symbol “(H-1)” on Block 240 or any portion (phase) thereof, shall not take place until the following are completed to the satisfaction of the City: i. 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. ii. The Owner shall submit a Noise Study for the proposed development in Block 240. This Noise Study shall include an analysis of potential development within the future development applications for Block 240. If design information is available (through discussions with the neighboring landowner or publicly available on the City's website) by the time this Noise Study is prepared, it shall be incorporated into the noise model. If design information is not available, the applicant's acoustical consultant shall develop their model with conservative assumptions of the employment lands based on their professional judgement, to be protective of both the residential development as well as the neighboring employment uses. c. Removal of the Holding Symbol “(H-2)” on the Subject Lands, shall not take place until the following are completed to the satisfaction of the City: i. The Owner shall fully coordinate the implementation of the road network through the neighboring lands, with the participating landowners within Block 27, to provide access to the Subject Lands and facilitate connections to Jane Street and Teston Road, as part of the Block 27 Block Plan. ii. The Owner shall ensure at minimum that Collector Street 3 connecting with Jane Street, Collector Street 5 and/or an additional Collector Street(s) connecting to Teston Road (Collector Street 6 or Collector Street 7 as per the Block 27 Block Plan) shall be constructed and operational to provide access to the Subject Lands.	

14.1288.2	Lot and Building Requirements
1. The following <u>lot</u> and <u>building</u> provisions shall apply to the lands <u>zoned</u> R4A Fourth Density Residential Zone, as shown of Figure “E-1879”: a. For a <u>single detached dwelling</u>, the maximum <u>lot coverage</u> shall be 60%. b. For a <u>single detached dwelling</u>, the minimum <u>interior side yard</u> may be 0.6 metres where an <u>interior side yard</u> abuts a walkway, <u>greenway</u>, or <u>stormwater management facility</u>. c. For a <u>single detached dwelling</u>, the maximum <u>building height</u> shall be 11 metres. d. For a <u>single detached dwelling</u>, the minimum <u>exterior side yard</u> shall be 0 metres where abutting a <u>sight triangle</u>. e. For Lots 86, and 156-159, the minimum <u>rear yard</u> shall be 2.5 metres. f. For Block 260, the maximum <u>building height</u> shall be 20 metres for lands to be developed for a <u>school</u>. 2. The following <u>lot</u> and <u>building</u> provisions shall apply to the lands <u>zoned</u> RT1 Townhouse Residential Zone, as shown of Figure “E-1879”: a. For a <u>townhouse dwelling</u>, the maximum <u>lot coverage</u> shall be 70%. b. For a <u>townhouse dwelling</u>, the minimum <u>rear yard</u> shall be 6 metres. c. For a <u>townhouse dwelling</u>, the minimum <u>exterior side yard</u> shall be 0 metres where abutting a <u>sight triangle</u>. d. For Block 231, the minimum <u>front yard</u> shall be 3.0 metres.	
14.1288.3	Figures
Figure E-1879	

- c) Adding a new Figure E-1879 in Subsection 14.1288 attached hereto as Schedule “1”.
- d) Amending Map 205 in Schedule A in the form attached hereto as Schedule “2”.
- e) Amending Map 206 in Schedule A in the form attached hereto as Schedule “3”.
- f) Amending Map 225 in Schedule A in the form attached hereto as Schedule “4”.

g) Amending Map 226 in Schedule A in the form attached hereto as \ Schedule “5”.

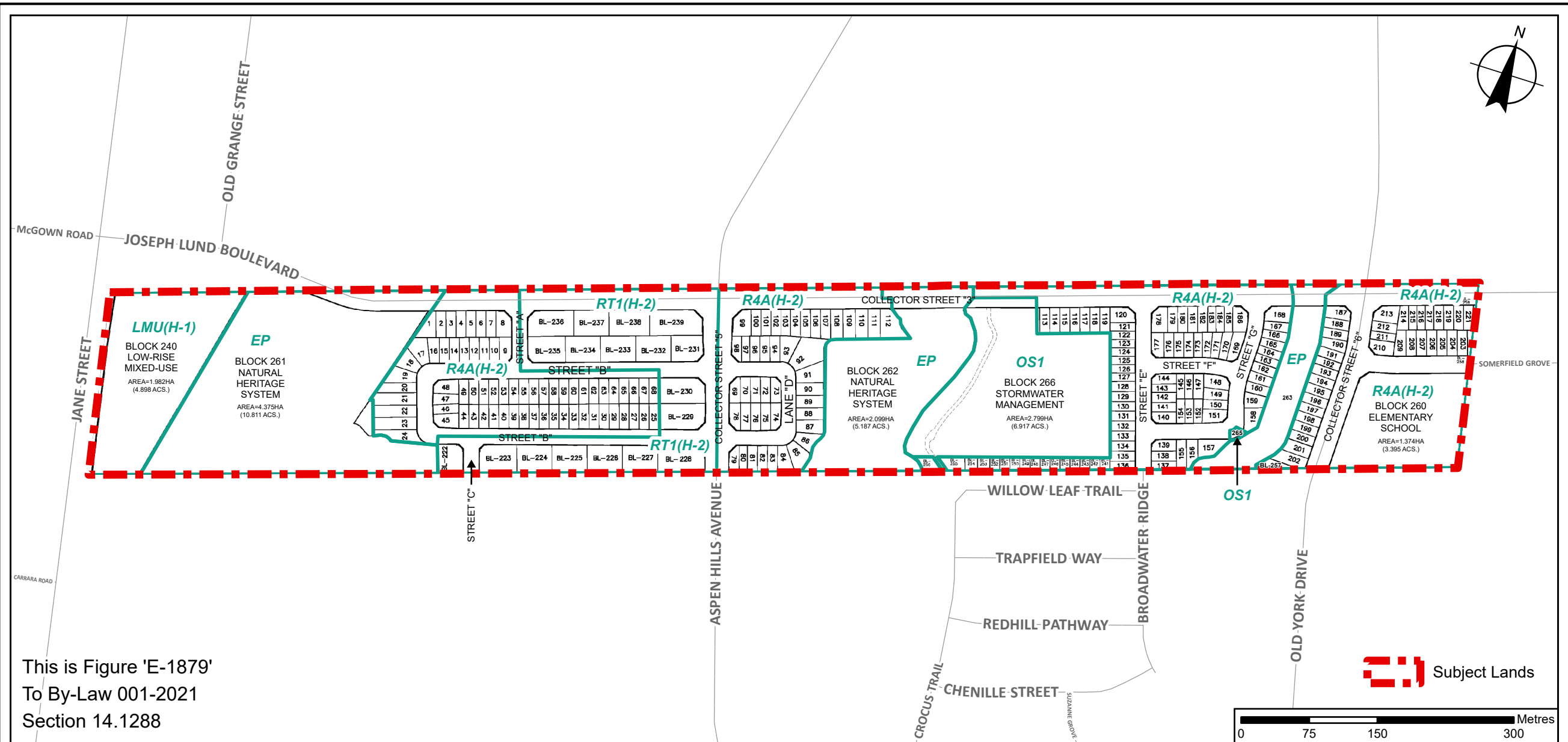
2. Schedules “1”, “2”, “3”, “4”, and “5” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 29th day of September, 2026.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 5 of Report No. 31 of the Committee of the Whole.
Report adopted by Vaughan City Council on September 29, 2026.
City Council voted in favour of this by-law on September 29, 2026.
Approved by Mayoral Decision MDC 010-2026 dated September 29, 2026.
Effective Date of By-Law: September 29, 2026



This is Figure 'E-1879'
To By-Law 001-2021
Section 14.1288

 Subject Lands

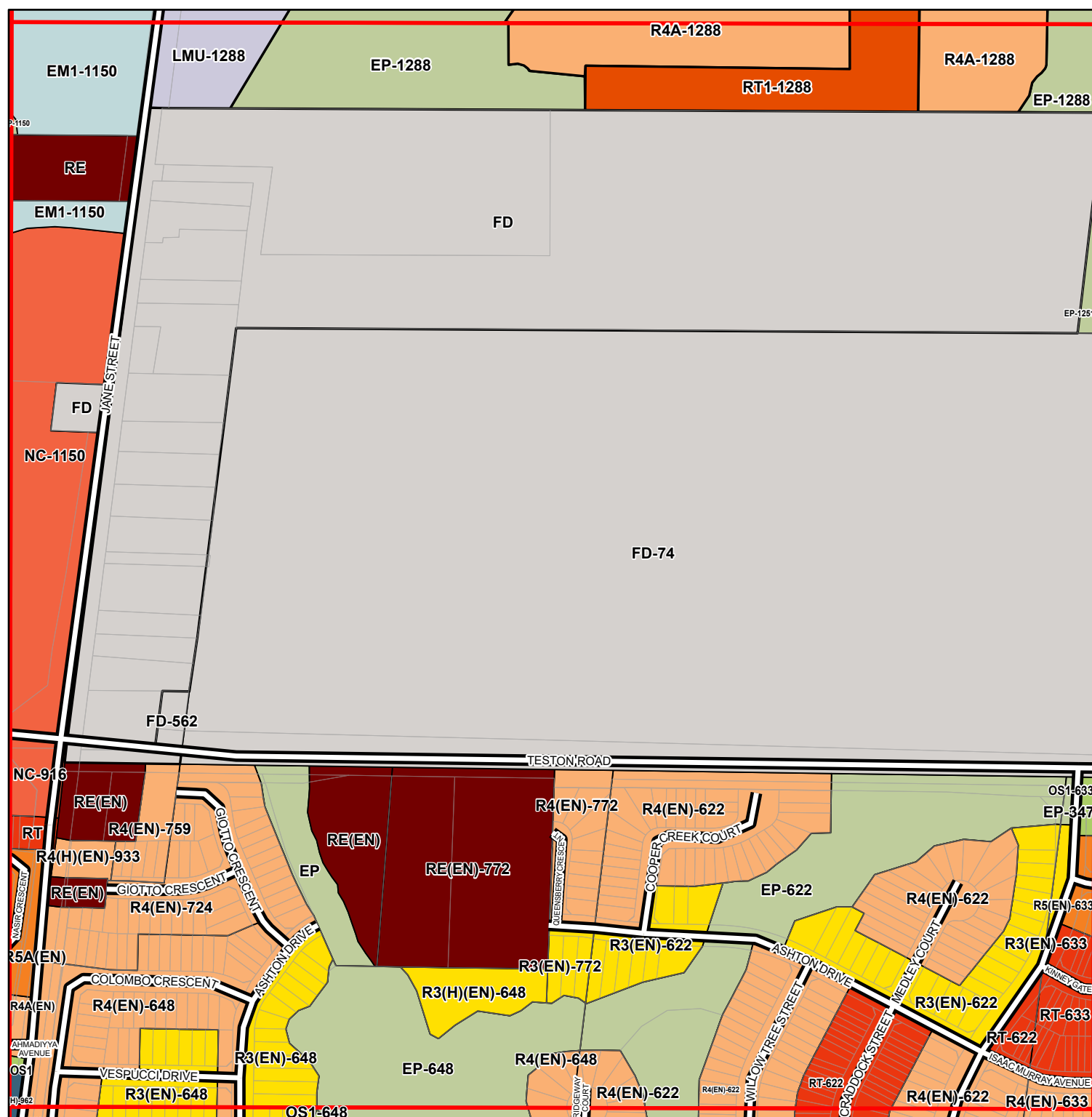
File: Z.25.039
Related File: 19T-25V012
Location: 10995 Jane Street
Part of Lot 27, Concession 4
Applicant: City of Vaughan
City of Vaughan

This is Schedule '1'
To By-Law 209-2026
Passed the 29th Day of September, 2026

Signing Officers

Mayor

Clerk

Schedule A | Map 205

243	244	245	246	247
223	224	225	226	227
203	204	205	206	207
183	184	185	186	187
164	165	166	167	168

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September 2026

This is Schedule '2'
To By-Law 209-2026
Passed the 29th Day of September, 2026

File: Z.25.039

Related File: 19T-25V012

Location: 10995 Jane Street

Part of Lot 27. Concession 4

Applicant: City of Vaughan

City of Vaughan

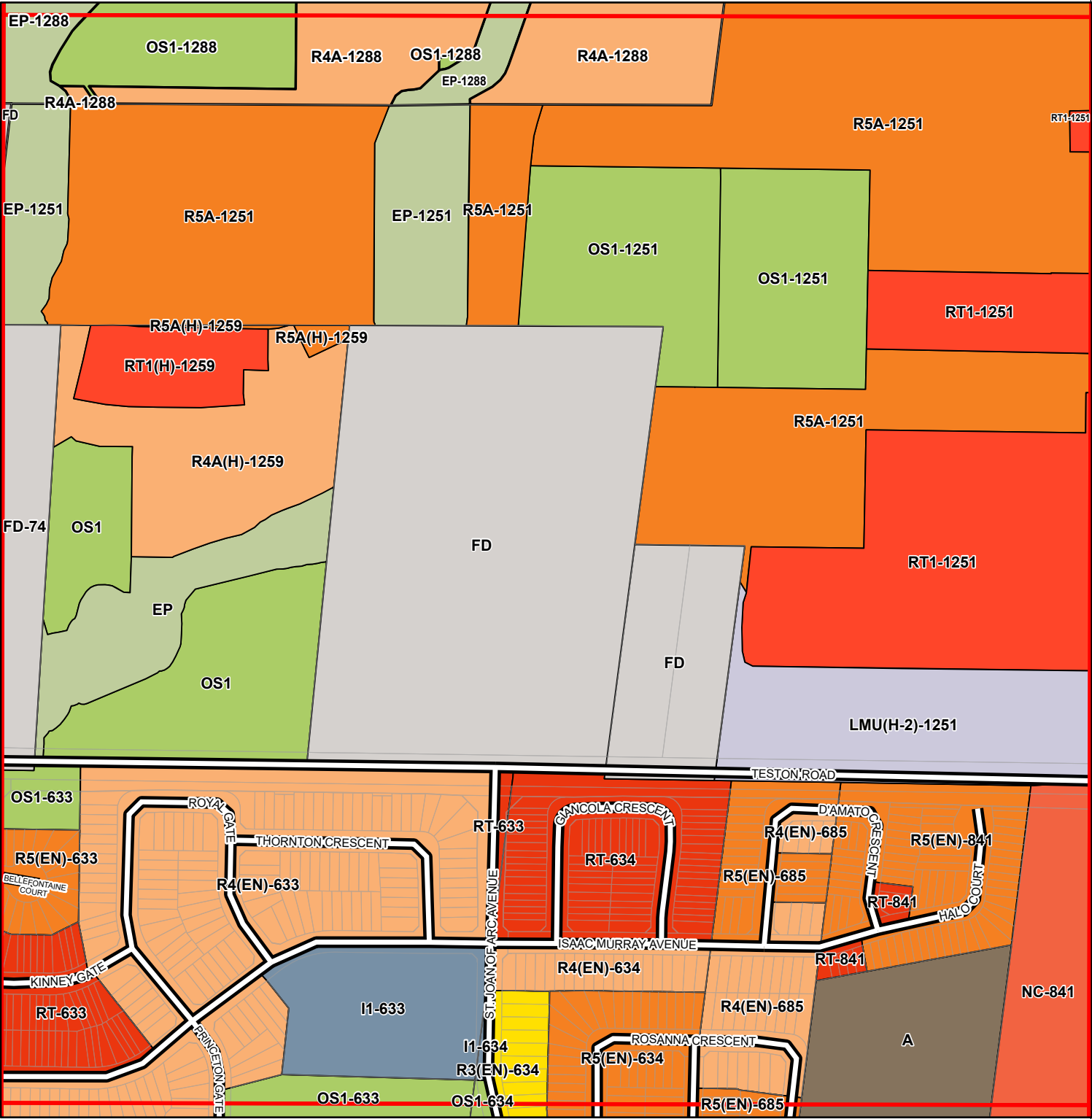
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 206



Conservation, Open Space 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); R5A(H)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate 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)
- 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

VAUGHAN

244	245	246	247	248
224	225	226	227	228
204	205	206	207	208
184	185	186	187	188
165	166	167	168	169

1:5,070
September 2026

This is Schedule '3'
To By-Law 209-2026
Passed the 29th Day of September, 2026

File: Z.25.039
Related File: 19T-25V012
Location: 10995 Jane Street
Part of Lot 27, Concession 4
Applicant: City of Vaughan
City of Vaughan

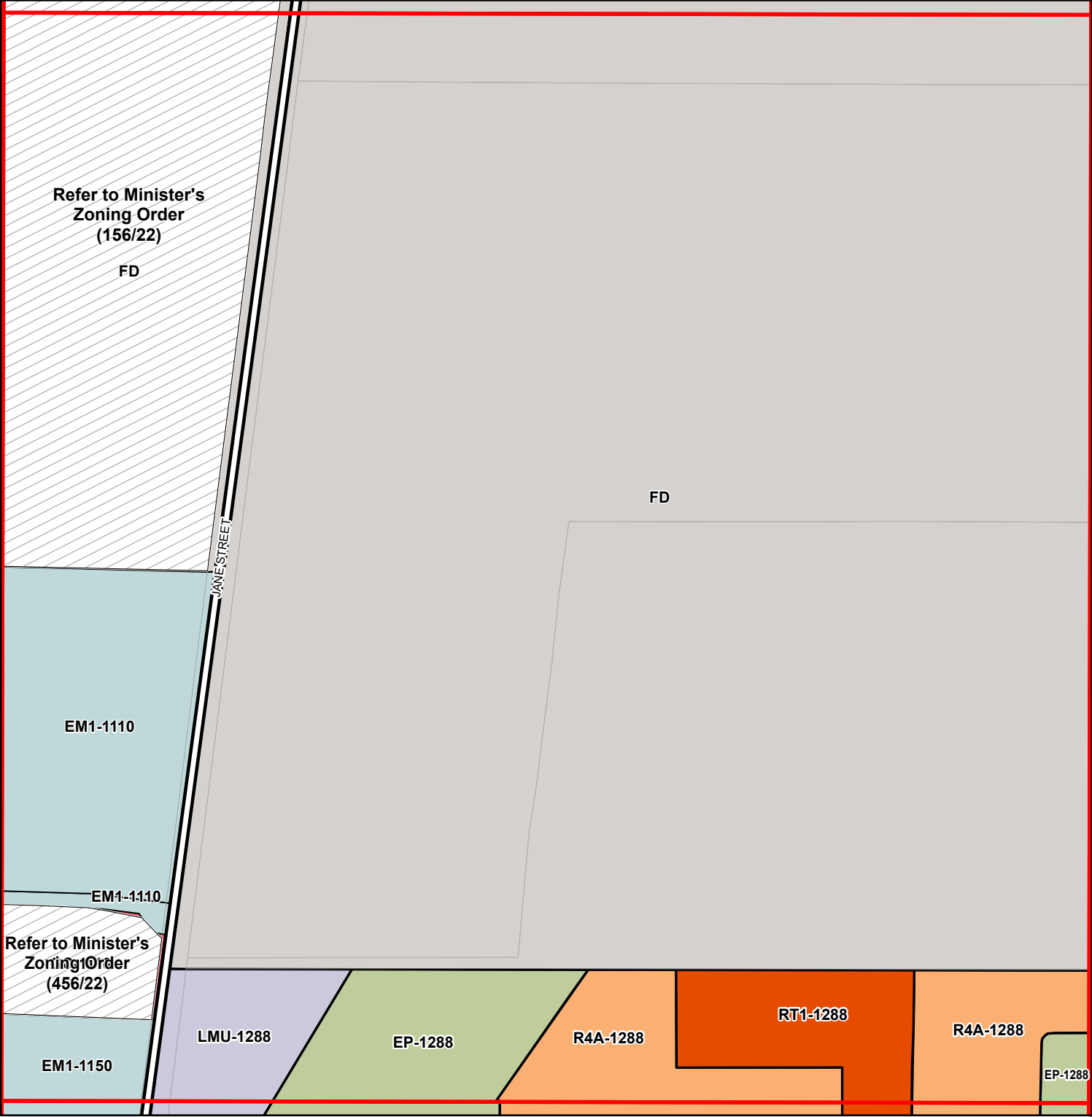
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 225



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); R5A(H)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)

Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)
- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use 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)
- EM3 (Mineral Aggregate Operation Zone)
- EM4 (General Employment 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

Legend

263	264	265	266	267
243	244	245	246	247
223	224	225	226	227
203	204	205	206	207
183	184	185	186	187

This is Schedule '4'
To By-Law 209-2026
Passed the 29th Day of September, 2026

File: Z.25.039
Related File: 19T-25V012
Location: 10995 Jane Street
Part of Lot 27, Concession 4
Applicant: City of Vaughan
City of Vaughan

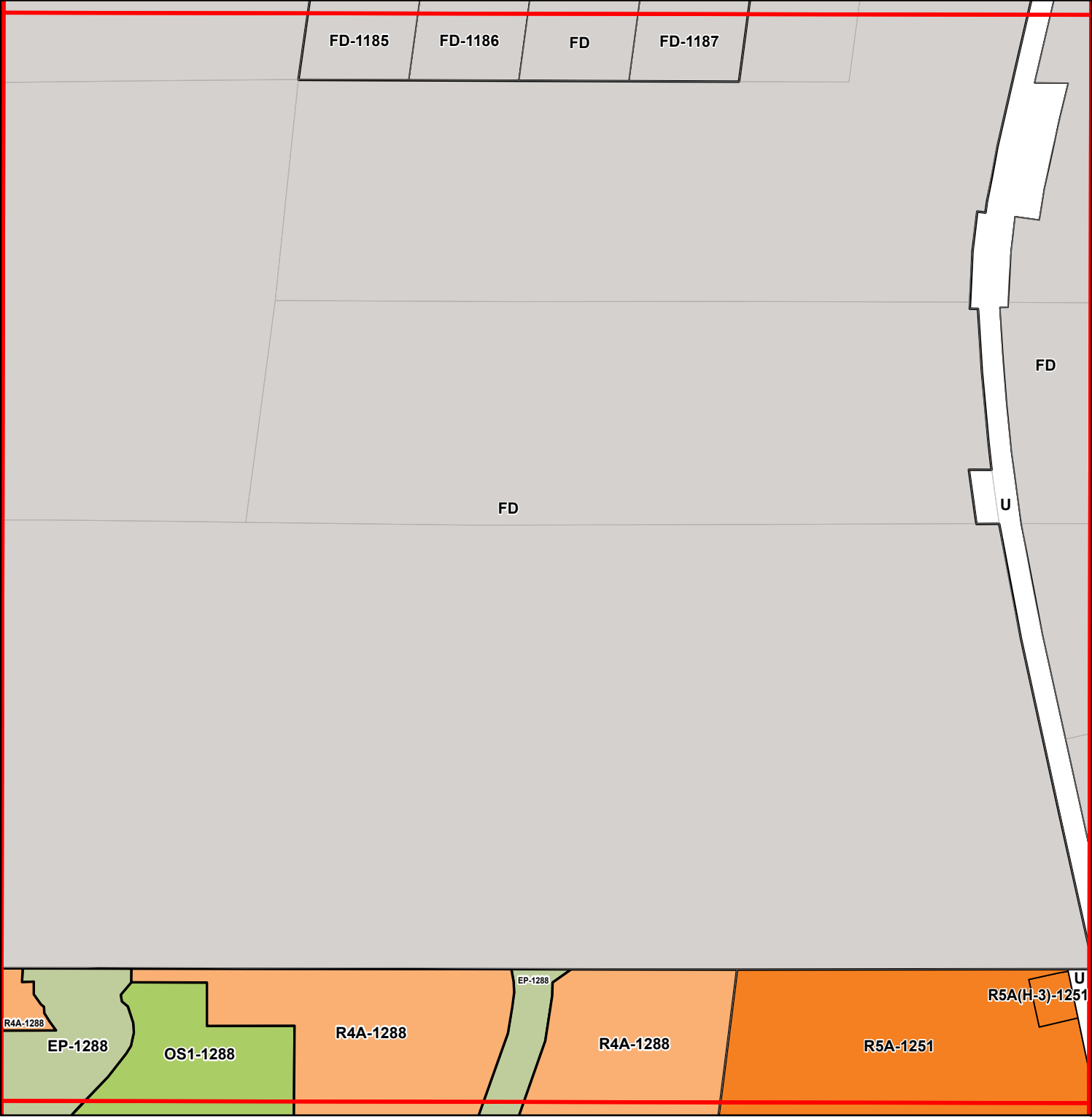
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 226



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); R5A(H)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)

- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate 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

- HMU (High-Rise Mixed-Use Zone)
- 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)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

Other Zones

- EM3 (Mineral Aggregate Operation 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)
- These Lands shall not be subject to Zoning By-law 001-2021

264	265	266	267	268	
244	245	246	247	248	
224	225	226	227	228	
204	205	206	207	208	
184	185	186	187	188	
September 2026					

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This is Schedule '5'
To By-Law 209-2026
Passed the 29th Day of September, 2026

File: Z.25.039
Related File: 19T-25V012
Location: 10995 Jane Street
Part of Lot 27, Concession 4
Applicant: City of Vaughan
City of Vaughan

Signing Officers

Mayor

Clerk

SUMMARY TO BY-LAW 209-2026

The lands subject to this By-law are located on the east side of Jane Street, north of Teston Road, being part of Lot 27, Concession 4, 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 rezone the Subject Lands from “FD Future Development Zone” to “LMU(H-1) – Low-Rise Mixed-Use Zone”, “RT1(H-2) – Townhouse Residential Zone”, and “R4A(H-2) – Fourth Density Residential Zone” all with the Holding Symbol “(H)”, “EP – Environmental Protection Zone”, and “OS1 – Public Open Space Zone”, and to add site-specific Exception 14.1288 to facilitate the development of a residential subdivision comprised of 258 lots and blocks intended for 230 single detached and 110 townhouse dwellings, three natural heritage system blocks, a low-rise mixed-use block, a partial school block, a stormwater management block, and public roads.

Development on the Subject Lands shall not proceed until the City is satisfied that the Owner has fulfilled all conditions associated with the Holding Symbol “(H-1)” and or “(H-2)” as outlined in this By-law and has submitted a formal application for the removal of the Holding provision.



Location Map
To By-Law 209-2026

File: Z.25.039
Related File: 19T-25V012
Location: 10995 Jane Street
Part of Lot 27, Concession 4
Applicant: West Jane Developments Inc.
City of Vaughan

 Subject Lands