

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 211-2026

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 “GMU(H) 963 - General Mixed Use Zone” with a Holding Symbol “(H)” to “RM2(H) 1284 - Multiple Unit Residential Zone” with a Holding Symbol “(H)” in the manner shown on the said Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1284, as follows:

Exception Number 14.1284	Municipal Addresses:10096 and 10073 Weston Road
Applicable Parent Zone: RM2	
Schedule A References:163 and 164	
By-law 211-2026	
City File No.: Z.23.005 Related Files: OP.23.003 and DA.23.019	
14.1284.1 Permitted Uses	
1. The following provisions shall apply to the lands zoned “RM2(H) - Multiple Unit Residential <u>Zone</u>” with the Holding Symbol “(H)”, as shown on Figure E-1875, until the Holding Symbol “(H)” is removed pursuant to Subsection 36 (1) or (3) of the <i>Planning Act</i> from the Subject Lands or any portion thereof, to the satisfaction of the City of Vaughan: 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 <u>use</u> legally existing as of the date of the enactment of this By-law. Notwithstanding the foregoing, the following <u>uses</u> are permitted prior to the removal of the Holding Symbol “(H)”: i. Below-grade <u>parking structure</u>, including shoring, excavation and servicing work, for a use permitted under the RM2 Zone, including the issuance of conditional building permits for such works and site-specific exceptions permitted herein. 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 department: i. The Owner shall enter into a Development Agreement with the City of Vaughan to satisfy all Development Agreement conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies and securing for the works associated with implementing the municipal servicing improvements for the ultimate build-out of the ultimate condition, together with, facilitating downstream sanitary sewer flow monitoring directly downstream of the Walmart easement (east of Part 25, Plan 65R-33313) for a period of three (3) years with all costs associated with the flow monitoring paid for by the Owner. The said agreement shall be registered against the Subject Lands to which it applies.	
14.1284.2 Lot and Building Requirements	
1. The following provisions shall apply to the lands zoned “RM2 - Multiple Unit Residential <u>Zone</u>”, as shown on Figure E-1875: a. The minimum required <u>lot area</u> shall be 20 square metres per unit; b. The minimum required <u>front yard</u> shall be 3 metres; c. The minimum required <u>rear yard</u> shall be 3.5 metres;	

d. The minimum required <u>exterior side yard</u> shall be 3 metres; e. The 45-degree <u>angular plane</u> requirement shall not apply; and f. The <u>podium</u> and <u>tower</u> requirements in Table 7-8: <u>Lot</u> and <u>Building Requirements</u> for the RM <u>Zone</u> shall not apply.
14.1284.3 Parking
1. The following parking requirements shall apply to the lands zoned “RM2(H) Multiple Unit Residential <u>Zone</u>”, as shown on Figure E-1875: a. The minimum required <u>parking space</u> dimensions shall be 2.6 metres by 5.6 metres; b. A maximum of 10% of the total provided <u>parking spaces</u> shall be permitted for the purpose of compact motor vehicle parking; and c. The required <u>long-term bicycle parking space</u> may or may not have access within the <u>ground floor area</u>, on the <u>storey</u> above the <u>ground floor</u> or on the first and second <u>storeys</u> located below-<u>grade</u>.
14.1284.4 Other Provisions
1. The following provisions shall apply to the lands zoned “RM2 - Multiple Unit Residential <u>Zone</u>”, as shown on Figure E-1875: a. The maximum permitted encroachment of a <u>balcony</u>, <u>uncovered platform</u>, or <u>porch</u>, including access stairs, into the required <u>front yard</u> shall not exceed 2 metres; b. The maximum permitted encroachment of an <u>uncovered platform</u>, with a floor <u>height</u> of 1.2 metres or less, including access stairs, into the required <u>rear yard</u> and <u>exterior side yard</u> shall not exceed 3 metres; c. The maximum permitted encroachment of an <u>ornamental building feature</u> in any <u>yard</u> shall not exceed 2 metres; d. The minimum required <u>landscape</u> strip abutting the <u>rear lot line</u> or abutting a <u>private road</u> shall be 0 metres; e. The minimum required <u>landscape</u> strip abutting a <u>street line</u> shall be 0 metres; f. The minimum required <u>setback</u> from a <u>street line</u> to a below-<u>grade parking structure</u> shall be 0.65 metres; g. The air ventilation shafts may be permitted in the required minimum <u>front yard</u> or <u>exterior side yard</u>; h. The minimum required <u>setback</u> for an air ventilation shaft from any <u>lot line</u> shall be 0 metres; i. The minimum required <u>interior side yard setback</u> for the access staircase for the below-<u>grade parking structure</u> shall be 1.8 metres; and j. The air ventilation shafts and <u>bicycle parking spaces</u> are permitted within the minimum required <u>landscape</u> strip.

14.1284.5 Figures
Figure E-1875

- c) Adding a new Figure E-1875 in Subsection 14.1284 attached hereto as Schedule “1”.
- d) Amending Map 163 in Schedule A in the form attached hereto as Schedule “2”.
- e) Amending Map 164 in Schedule A in the form attached hereto as Schedule “3”.

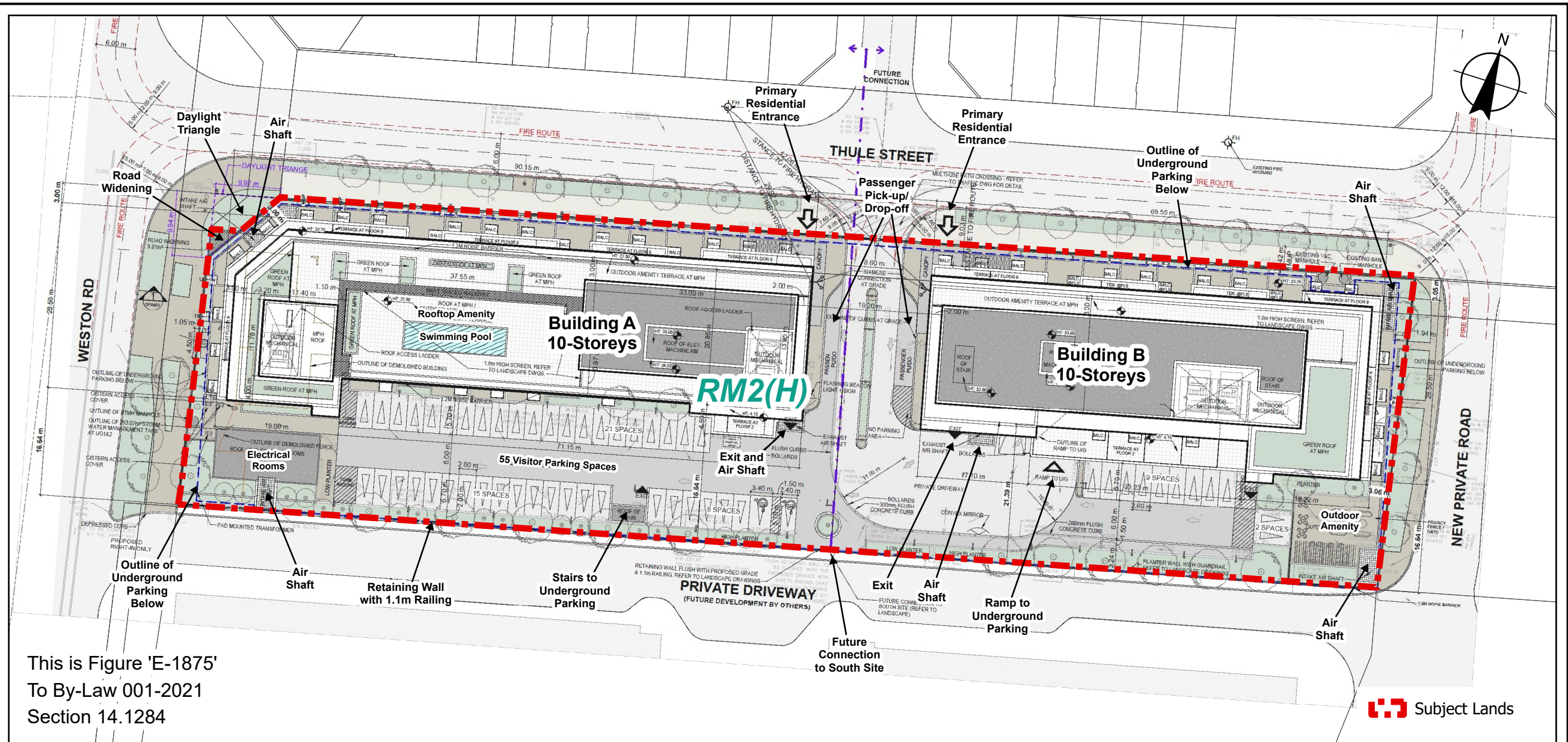
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

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

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 12 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 September 29, 2026.
 Approved by Mayoral Decision MDC 010-2026 dated September 29, 2026.
Effective Date of By-Law: September 29, 2026



File: Z.23.005
 Related Files: OP.23.003, DA.23.019
 Location: 10069 and 10073 Weston Road
 Part of Lot 21, Concession 5
 Applicant: Ikore (Major Weston) Ltd.
 City of Vaughan

This is Schedule '1'
 To By-Law 211-2026
 Passed the 29th Day of September, 2026

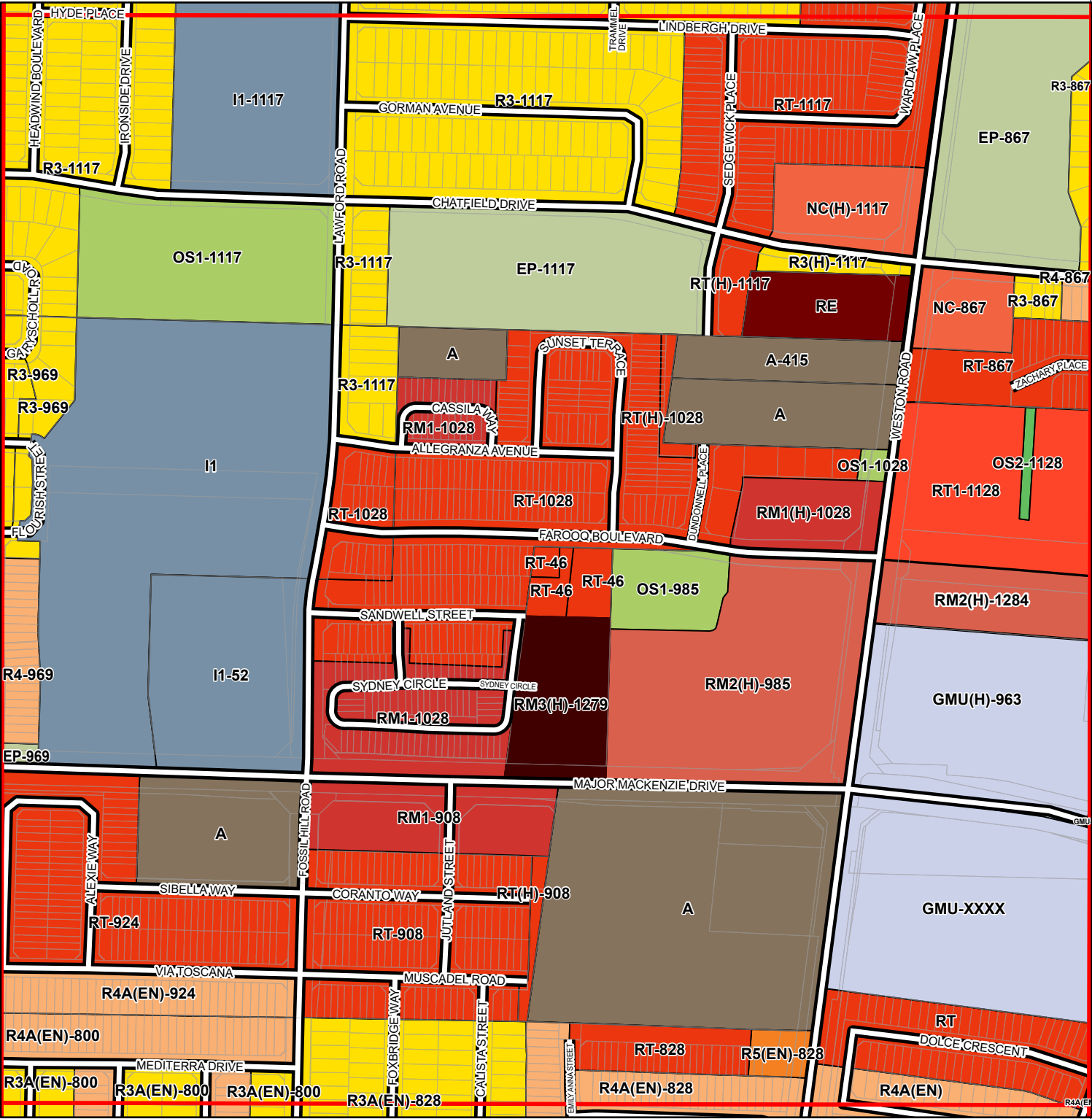
Signing Officers

 Mayor

 Clerk

Zoning By-law 001 - 2021

Schedule A | Map 163



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)
- RT (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)
- HMU (High-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

Legend

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

1:5,070

August 2026

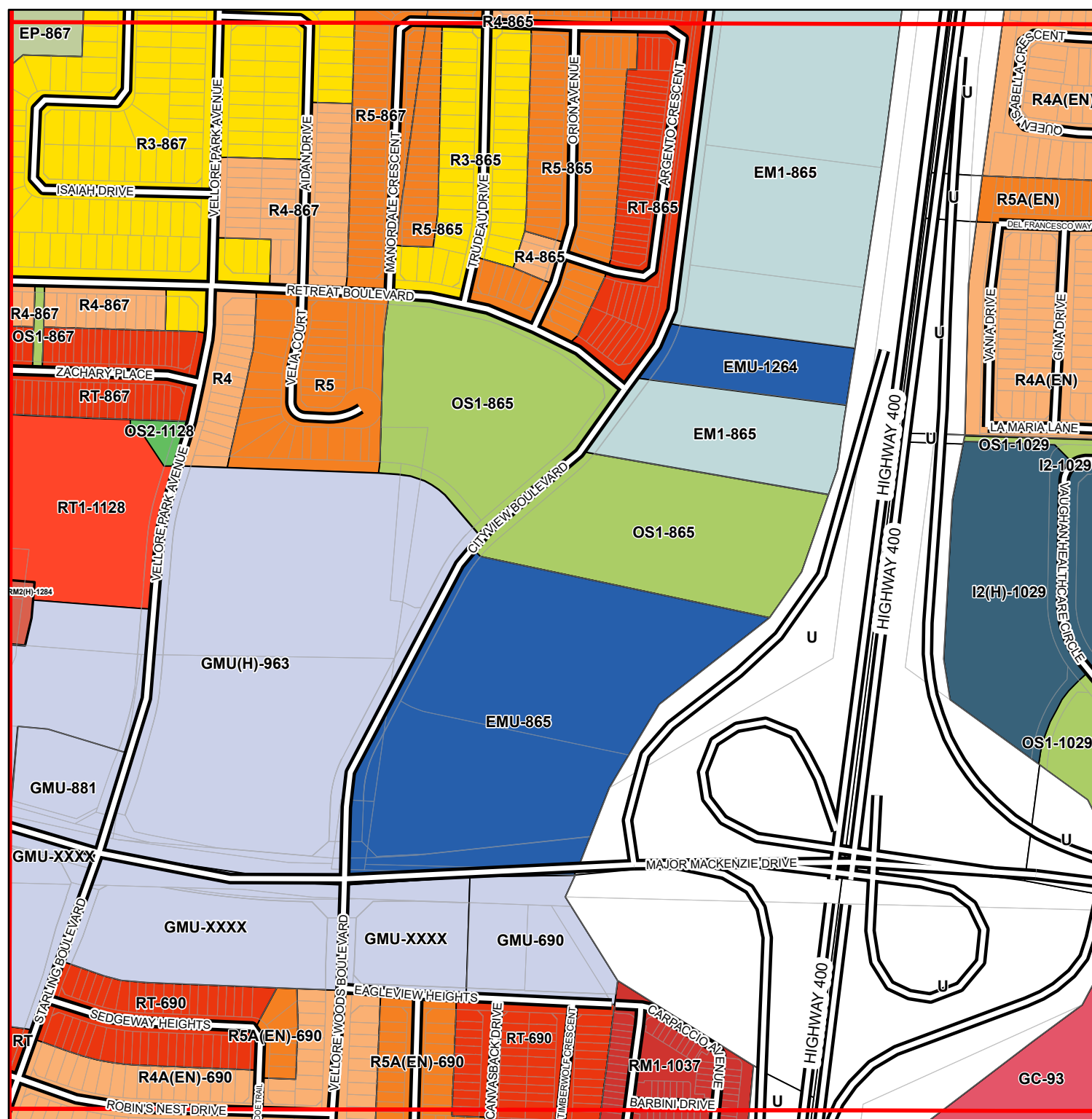
This is Schedule '2'
To By-Law 211-2026
Passed the 29th Day of September, 2026

File: Z.23.005
Related Files: OP.23.003, DA.23.019
Location: 10069 and 10073 Weston Road
Part of Lot 21, Concession 5
Applicant: Ikore (Major Weston) Ltd.
City of Vaughan

Signing Officers

Mayor

Clerk

Schedule A | Map 164

Conservation, OpenSpace and Agricultural Zones

-  A (Agriculture Zone)
 OS1 (Open Space Zone)
 OS2 (Open Space Zone)
 EP (Environmental Protection Zone)

Vaughan Metropolitan Centre
Zones

- 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)

 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)
 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)
- Employment Zones**

EM1 (Prestige Employment Zone)

- EM2 (General Employment Zone)
 EM3 (Mineral Aggregate Operations 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



201	202	203	204	205
181	182	183	184	185
162	163	164	165	166
143	144	145	146	147
125	126	127	128	129

August 2026

This is Schedule '3'
To By-Law 211-2026
Passed the 29th Day of September, 2026

File: Z.23.005

Related Files: OP.23.003, DA.23.019

Location: 10069 and 10073 Weston Road

Part of Lot 21, Concession 5

Applicant: Ikore (Major Weston) Ltd.

City of Vaughan

Signing Officers

Mayor

Clerk

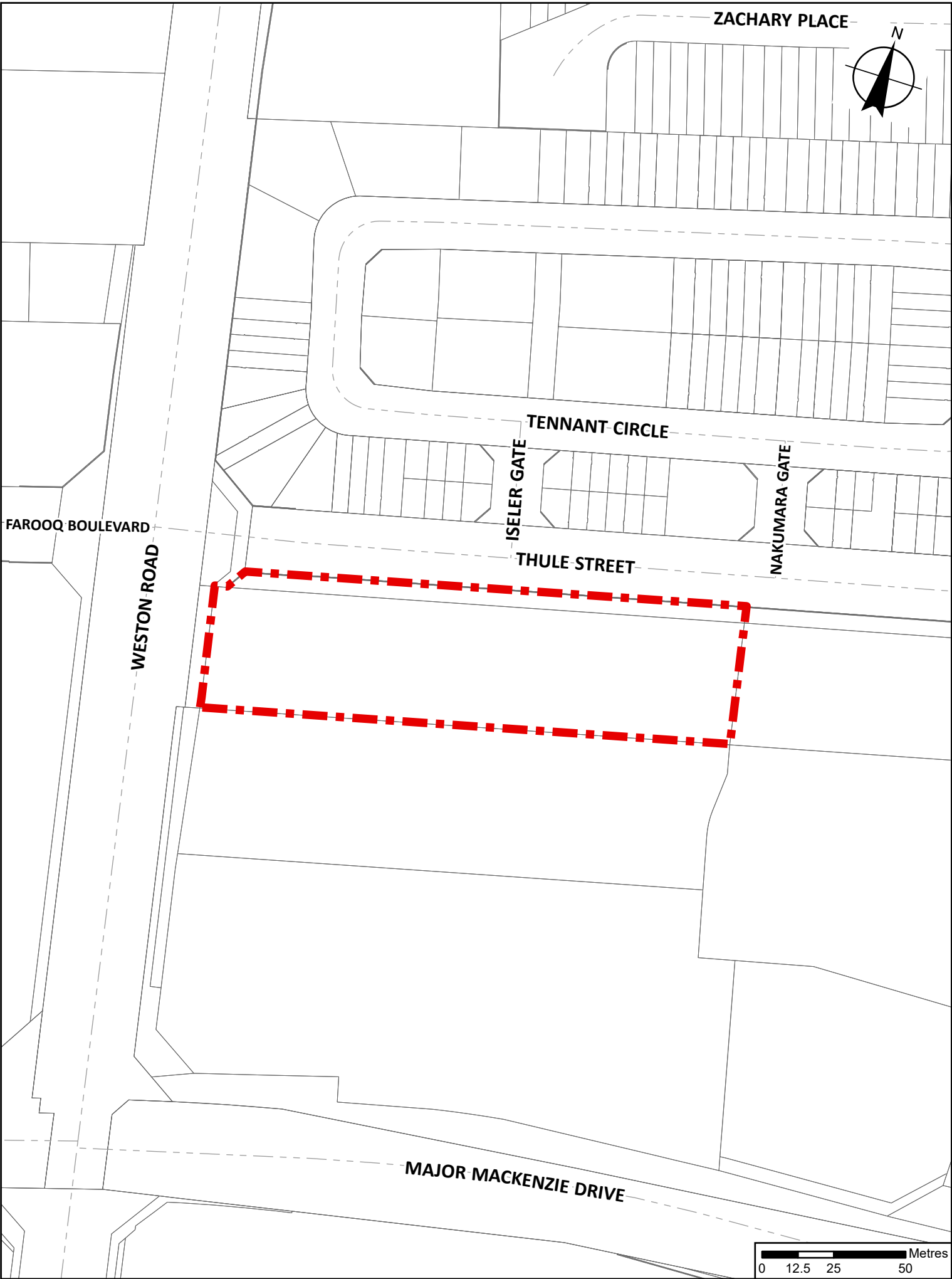
SUMMARY TO BY-LAW 211-2026

The Subject Lands are located on the southeast corner of Weston Road and Thule Street, and municipally known as 10069 and 10073 Weston Road, in the City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021, specifically to rezone the Subject Lands from “GMU(H) 963 - General Mixed Use Zone” with a Holding Symbol “(H)” to “RM2(H) 1284 - Multiple Unit Residential Zone” with a Holding Symbol “(H)” to permit a mid-rise development consisting of two, 10-storey buildings with a total gross floor area of 33,549.6 square metres, with a maximum overall floor space index of 3.78 times the area of the lot, for a total of 443 residential apartment units.

The By-law also provides site-specific exceptions to the minimum lot area, minimum front yard, minimum rear yard, minimum exterior yard, podium and tower requirements, parking space size, percentage of obstructed compacted parking spaces, access to long-term bicycle parking spaces, maximum encroachments, minimum landscaped areas, air ventilation shafts requirements, and air ventilation shafts and bicycle parking location requirements.

Further, the By-law includes the Holding Symbol “(H)” provision, which includes permitted uses and the conditions that are to be addressed to remove the Holding Symbol “(H)” provision.



Location Map
To By-Law 211-2026

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