

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 213-2026

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, be and it is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “RE(EN) Estate Residential Zone (Established Neighbourhood) subject to site specific exception 14.772, R3(H)(EN) – Third Density Residential Zone (Established Neighbourhood) subject to site specific Exception 14.648 and “EP Environmental Protection Zone”, to RT1(H) – Residential Townhouse Zone”, “RM1(H) – Multiple Unit Residential Zone” with the Holding Symbol “(H)”, “OS1 – Public Open Space Zone” and “EP – Environmental Protection Zone” in the manner shown on Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1261, as follows:

Exception Number 14.1261	Municipal Address or Legal
Applicable Parent Zone: RE, R3, EP	Description: 2863, 2889, 2901 Teston Road & Block 82 on 65M-3174
Schedule A Reference: 205	
By-law 213-2026	
14.1261.1 Permitted Uses	
1. The following uses provisions shall apply to the lands zoned with the Holding Symbol “(H)” as shown on Figure E-1850: i. Lands zoned with the Holding Symbol “(H)” shall be used only for the production of field crops or any use legally existing at the time of the enactment of this by-law. The holding symbol shall not be removed until such time that the lands have road access to the satisfaction of the City and that the City is satisfied that the development of these lands will be coordinated with the adjacent lands to the north. 2. The following provisions shall apply to all lands zoned with the Holding Symbol (H) as shown on Schedule E-1850 herein, until the Holding Symbol (H) is removed pursuant to Subsection 36(1) or (3) of the <i>Planning Act</i>. Removal of the Holding Symbol (H) from the Subject Lands or a portion or phase thereof shall be contingent on the following: i. For City of 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. ii. The Owner shall complete and submit a downstream wastewater system analysis to confirm servicing capacity is available for the development application (including design sheets), to the satisfaction of the City. The analysis shall consider other active development applications in the service area along with Block 27 (interim condition). Alternatively, the consultant may review a permanent connection to Integrated Urban Water-Master Plan Wastewater Project No. Master Plan 9. Please note, a connection to Integrated Urban Water-Master Plan Wastewater Project No. Master Plan 9 is subject to Area Specific Development Charge - Teston Road East Sanitary Sewer – By-Law 174-2025. The study shall also identify and commit to any improvements to any municipal and/or private sewers and mains, free of all costs and encumbrances to the City, that are required to service the Subject Lands, to the satisfaction of the City. iii. The Owner contributes their share of the cost of infrastructure works and/or undertakes the necessary improvement works and enters into a Development Agreement (if required) with the City, for the works associated with implementing the municipal servicing improvements for the ultimate build-out of the ultimate condition. The Owner’s contributions are to be based on the conclusions and recommendations of the on-going Integrated Urban Water Master	

Plan Environmental Assessment and latest Functional Servicing Strategy Report, as required to the satisfaction of the City.	
3. The following additional uses shall be permitted on the lands zoned RM1 Multiple Unit Residential Zone, as shown on Figure E-1850:	
• The total number of <u>model homes</u> for any draft approved plan of subdivision shall not exceed five <u>dwelling units</u>.	
14.1261.2	Lot and Building Requirements
1. The following <u>lot</u> and <u>building</u> provisions shall apply to the lands zoned RT1 Townhouse Residential Zone, as shown on Figure “E-1850”: a. The minimum required <u>lot area</u> shall be as follows: • Block 6 – 150.8 m² b. The minimum required <u>lot frontage</u> shall be as follows; • Block 2 – 5.5 m • Block 3 – 5.5 m • Block 4 – 5.5 m • Block 5 – 5.5 m • Block 6 – 5.5 m c. The minimum <u>exterior side yard</u> shall be 2.4 m. d. The minimum <u>rear yard</u> shall be as follows; • Block 2 – 6.7 m e. The maximum <u>lot coverage</u> shall be 67% 2. The following <u>lot</u> and <u>building</u> provisions shall apply to the lands zoned RM1 Multiple Unit Residential Zone, as shown on Figure “E-1850”: a. The minimum required <u>lot area</u> shall be as follows: • Block 7 – 85.8 m² • Block 8 – 79.4 m² b. The minimum required <u>front yard</u> shall be as follows: • Block 7 – 1.8 m • Block 8 – 1.8 m c. The minimum <u>exterior side yard</u> shall be as follows: • Block 8 – 7 m d. The minimum <u>rear yard</u> shall be as follows: • Block 7 – 4.5 m • Block 8 – 4.5 m e. The maximum width of the front <u>main wall</u> of a block of <u>multiple-unit townhouse dwellings</u> is 42m f. The maximum <u>rear yard</u> encroachment for access stairs along (Ashton Drive) shall be 2.1m g. The maximum <u>height</u> shall be 12.5m h. The minimum <u>landscape</u> strip abutting a road shall be 0 m. i. The minimum outdoor <u>amenity area</u> for the <u>multiple-unit townhouse dwelling</u> on Block 8 shall be 882m²	

14.1261.3	Parking
1. The following <u>lot</u> and <u>building</u> provisions shall apply to the lands zoned RT1 Townhouse Residential Zone, as shown on Figure E-1850: a. The minimum <u>parking space</u> length shall be 5.6m; b. The minimum <u>driveway width</u> shall be 2.6m. 2. The following <u>lot</u> and <u>building</u> provisions shall apply to the lands zoned RM1 Multiple Unit Residential Zone, as shown on Figure E-1850: a. The minimum setback from a <u>short-term bicycle parking space</u> to a <u>parking area</u> shall be 1.8m.	
14.1261.4	Other Provisions
1. The following provisions shall apply to the lands zoned RM1 Multiple Unit Residential Zone, as shown on Figure E-1850: a) A <u>waste storage</u> enclosure shall be partially located in the front yard; b) <u>Long-term bicycle parking space</u> shall be located in the P1 level within storage rooms.	
14.1261.5	Figures
Figure E-1850	

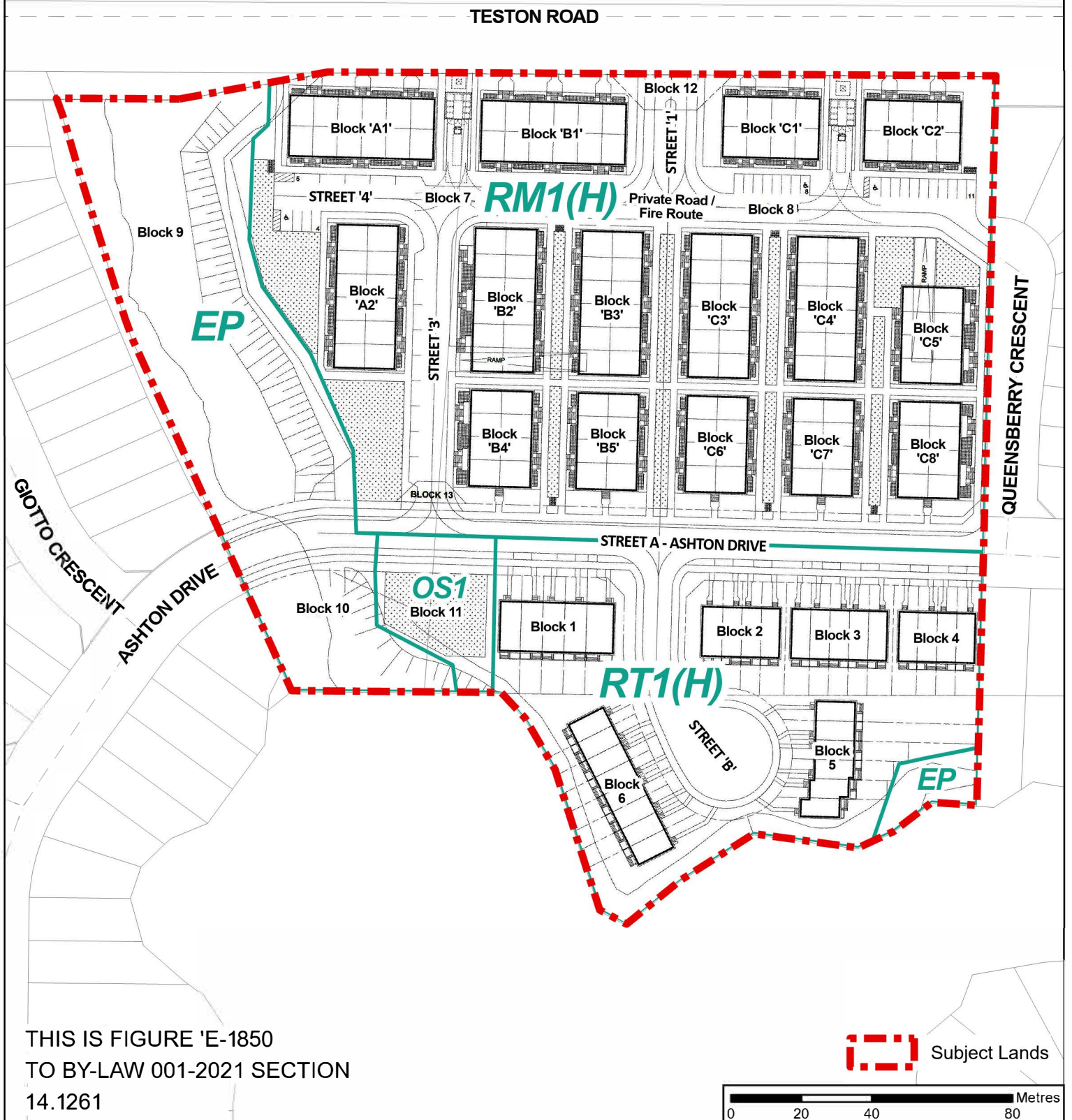
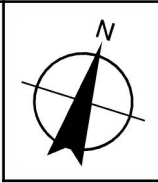
- c) Adding a new Figure E-1850 in Subsection 14.1261 attached hereto as Schedule “1”
 - d) Deleting Figure E-1058 in Subsection 14.648.3 and replacing it with Figure E-1058 attached hereto as Schedule “2”.
 - e) Amending Subsection 14.648 by deleting Subsection 14.648.1.1 and replacing with the word “deleted”.
 - f) Amending Map 205 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. 11 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



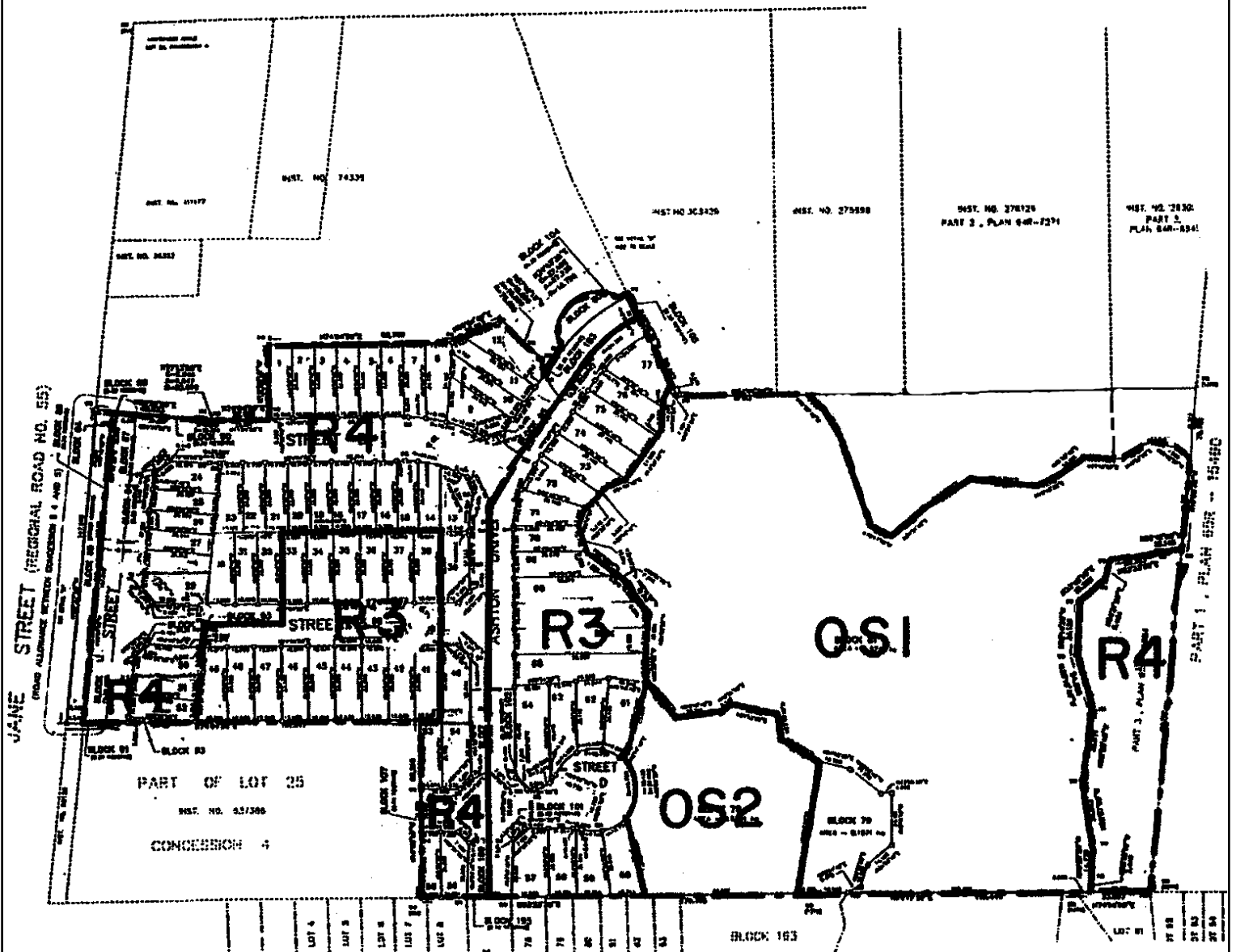
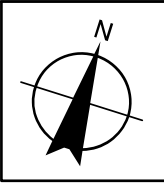
This is Schedule '1'
To By-Law 213-2026
Passed the 29th Day of September, 2026

File: Z.23.016
Related Files: OP.23.008, 19T-23V003
Location: 2863, 2889, 2901 Teston Road and Block 82
R-Plan 65M-3174
Applicant: Teston Road Landowners Group Inc.
City of Vaughan

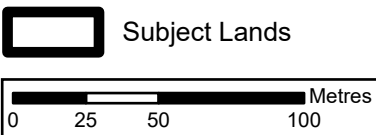
Signing Officers

Mayor

Clerk



THIS IS FIGURE 'E-1058'
TO BY-LAW 001-2021
SECTION 14.648



This is Schedule '2'
To By-Law 213-2026
Passed the 29th Day of September, 2026

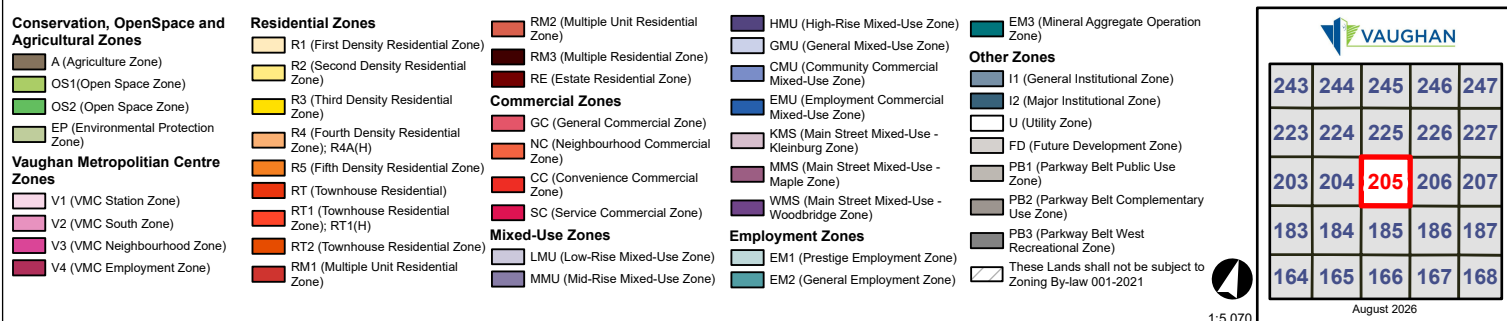
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Schedule A | Map 205



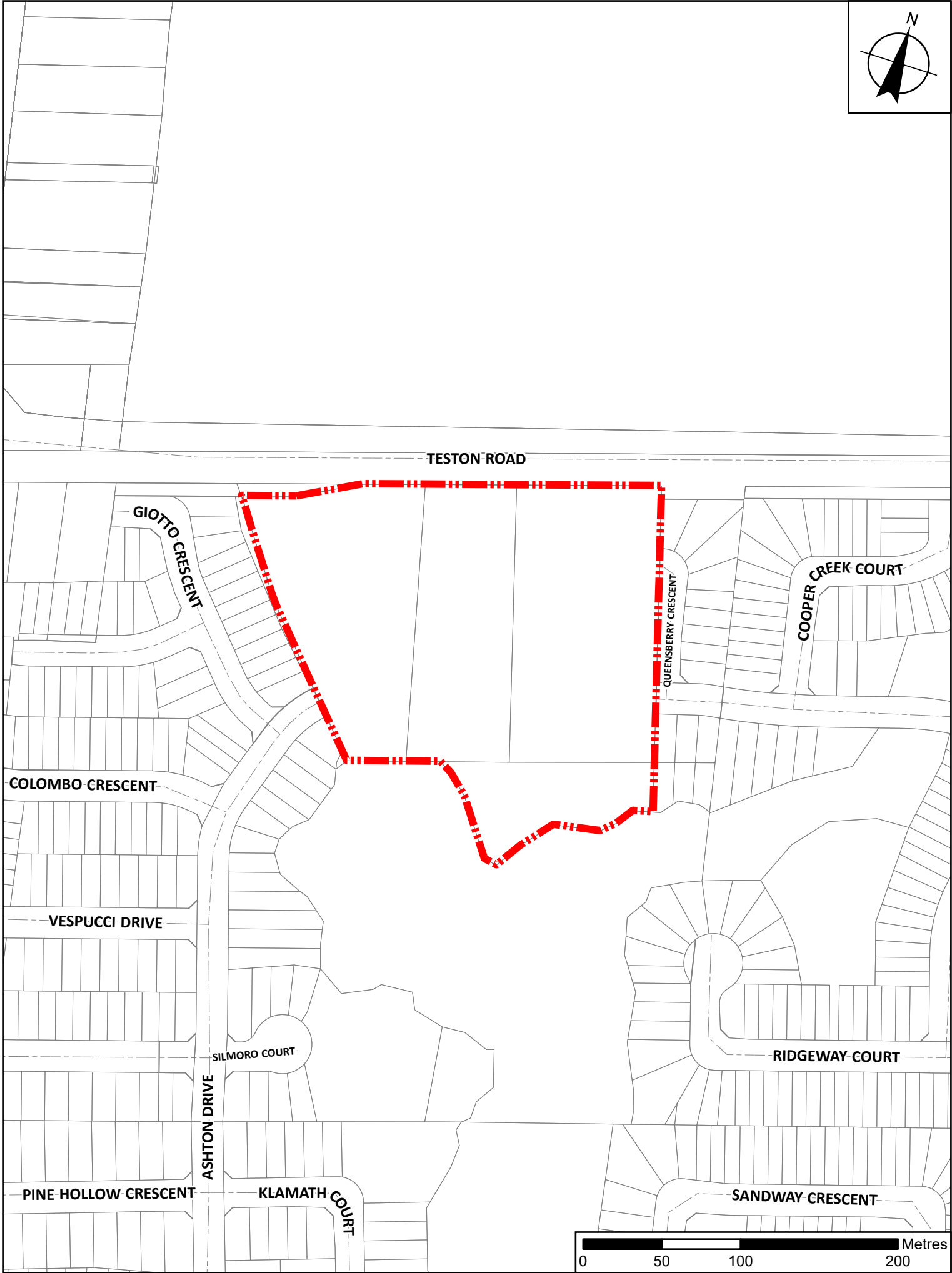
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Clerk

SUMMARY TO BY-LAW 213-2026

The lands subject to this By-law are located on the east side of Jane Street, south of Teston road, municipally known as 2863, 2889, 2901 Teston Road and Block 82 on 65M-3174, being Part of Lot 25 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 “RE(EN) Estate Residential Zone (Established Neighbourhood)” subject to site specific exception 14.772, “R3(H)(EN) – Third Density Residential Zone (Established Neighbourhood)” subject to site specific Exception 14.648 and “EP Environmental Protection Zone” to “RT1(H) – Residential Townhouse Zone”, “RM1(H) – Multiple Unit Residential Zone” with the Holding Symbol “(H)”, “OS1 – Public Open Space Zone” and “EP – Environmental Protection Zone” in the manner shown on Schedule “1”. The Owner proposes 323 townhouse units comprised of 32 street townhouses and 291 stacked back-to-back townhouses with an underground parking garage consisting of 496 parking spaces, 41 surface parking spaces, and a floor space index of 1.59 times the area of the developable lot.



Location Map To By-Law 213-2026

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 Subject Lands