

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 215-2026

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 A Agriculture Zone, EP Environmental Protection Zone, and EP-ORM Environmental Protection Zone subject to the Oak Ridges Moraine Suffix to EP Environmental Protection Zone, EP-ORM Environmental Protection Zone subject to the Oak Ridges Moraine Suffix, and OS1 Public Open Space Zone in the manner shown on the said “Schedule 1”, and to RT1 Townhouse Residential Zone and R4A Fourth Density Residential Zone with the 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 14.1292, as follows:

Exception Number 1292	Municipal Address
Applicable Parent Zone: RT1, R4A, OS1, EP, EP-ORM	271 and 470 Valley Vista Drive and Part of Lot 20, Concession 2
Schedule A Reference: 151, 152, 170, 171	
By-law 215-2026	
14.1292.1 Permitted Uses	
1. The following provisions shall apply to the lands <u>zoned</u> with the Holding Symbol “(H)” as shown on Figure E-1884 herein, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the Planning Act: a. Removal of the Holding Symbol “(H)” from the R4A Fourth Density Residential Zone and RT1 Townhouse Residential Zone, or any portion thereof, shall be contingent on the following: 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.	
14.1292.2 Lot and Building Requirements	
1. The following provisions shall apply to the lands <u>zoned</u> R4A Fourth Density Residential zone, as shown on Figure E-1884: a. The maximum <u>height</u> shall be 11.0 m. b. The minimum <u>interior side yard</u> shall be 0.6 m which may abut another <u>interior side yard</u> of 0.6 m or 1.2 m. 2. The following provisions shall apply to the lands <u>zoned</u> RT1 Townhouse Residential zone (Block 210 – 218), as shown on Figure E-1884: a. The minimum <u>rear yard</u> shall be 5.0 m. b. The minimum <u>rear yard</u> for Block 213 shall be 4.5 m. c. The minimum <u>exterior side yard</u> shall be 2.0 m. d. The maximum <u>lot coverage</u> shall not apply. e. The minimum <u>interior side yard</u> abutting a walkway, <u>greenway</u>, or <u>stormwater management facility</u> shall be 1.2 m. 3. The following provisions shall apply to the lands <u>zoned</u> RT1 Townhouse Residential zone (Block 219) as shown on Figure E-1884: a. The minimum <u>exterior side yard</u> or <u>front yard</u> shall be 0.0 m where a <u>building</u> abuts a curved corner. b. The minimum <u>exterior side yard</u> shall be 0.8 m. c. The minimum <u>exterior side yard</u> abutting a <u>road</u>, <u>lane</u>, common element <u>road</u>, or a <u>sight triangle</u> shall be 0.5 m. d. The minimum <u>interior side yard</u> shall be 0.8 m.	

- e. The minimum interior side yard abutting a walkway, greenway, or stormwater management facility shall be 0.8 m.
- f. The maximum lot coverage shall not apply.
- g. The maximum height shall be 12 m.
- h. The minimum lot frontage shall be 5.5 m per unit.
- i. The minimum lot area shall be 105 m².
- j. The minimum front yard shall be 0.6 m.
- k. The minimum rear yard shall be 1.5 m.

14.1292.3 Parking

1. The following provisions shall apply to the lands zoned RT1 - Townhouse Residential zone (Block 219), as shown on Figure E-1884:
 - a. A minimum visitor parking rate of 0.2 spaces per dwelling unit shall be required.
 - b. The maximum driveway width for lots with a lot frontage of 6.1 m or less shall not apply.
2. The following provisions shall apply to the lands zoned RT1 – Townhouse Residential zone (Blocks 210 – 218) as shown on Figure E-1884:
 - a. The maximum driveway width for lots with a lot frontage between 7.0 m and 8.99 m shall be 6.0 m

14.1292.4	Other Provisions
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1. The following provisions shall apply to the lands zoned RT1 Townhouse Residential Zone and R4A Fourth Density Residential Zone as shown on Figure E-1884:
 - a. In addition to the permitted encroachments provided in Table 4-1, access stairs, open, or unenclosed eaves, eavestroughs, and gutters shall be permitted to encroach a maximum of 0.45 m into a minimum required interior side yard where the interior side yard is at least 0.6 m, and by a maximum of 0.6 m into a minimum required interior side yard where the interior side yard is at least 1.2 m.
 - b. In addition to the permitted encroachments provided in Table 4-1, a minimum distance of 0.6 m shall be required from any permitted encroachment to the nearest lot line except access stairs leading to a porch, eaves, eavestroughs, and gutters which shall be a minimum distance of 0.15 m to the nearest lot line.
2. The following provisions shall apply to the lands zoned R4A – Fourth Density Residential zone as shown on Figure E-1884:
 - a. The minimum landscape requirement for a yard in which a driveway is located shall be 25%, of which 60% shall be soft landscape for lots with a lot frontage between 6.0 m and 11.99 m.
 - b. The minimum landscape requirement for a yard in which a driveway is

located shall be 33%, of which 60% shall be <u>soft landscape</u> for <u>lots</u> with a <u>lot frontage</u> of 12.0 metres and greater.	
3. The following provisions shall apply to the lands zoned RT1 – Townhouse Residential zone (Block 210 – 218) as shown on Figure E-1884:	
a. The minimum <u>landscape</u> requirement for a <u>yard</u> in which a <u>driveway</u> is located shall be 9%, of which 50% shall be <u>soft landscape</u> for <u>lots</u> with a <u>lot frontage</u> between 6.0m and 11.99m	
4. The following provision shall apply to the lands zone RT1 – Townhouse Residential zone (Block 219) as shown on Figure E-1884:	
a. The minimum <u>landscape</u> requirements shall not apply.	
14.1292.5	Figures
Figure E-1884	

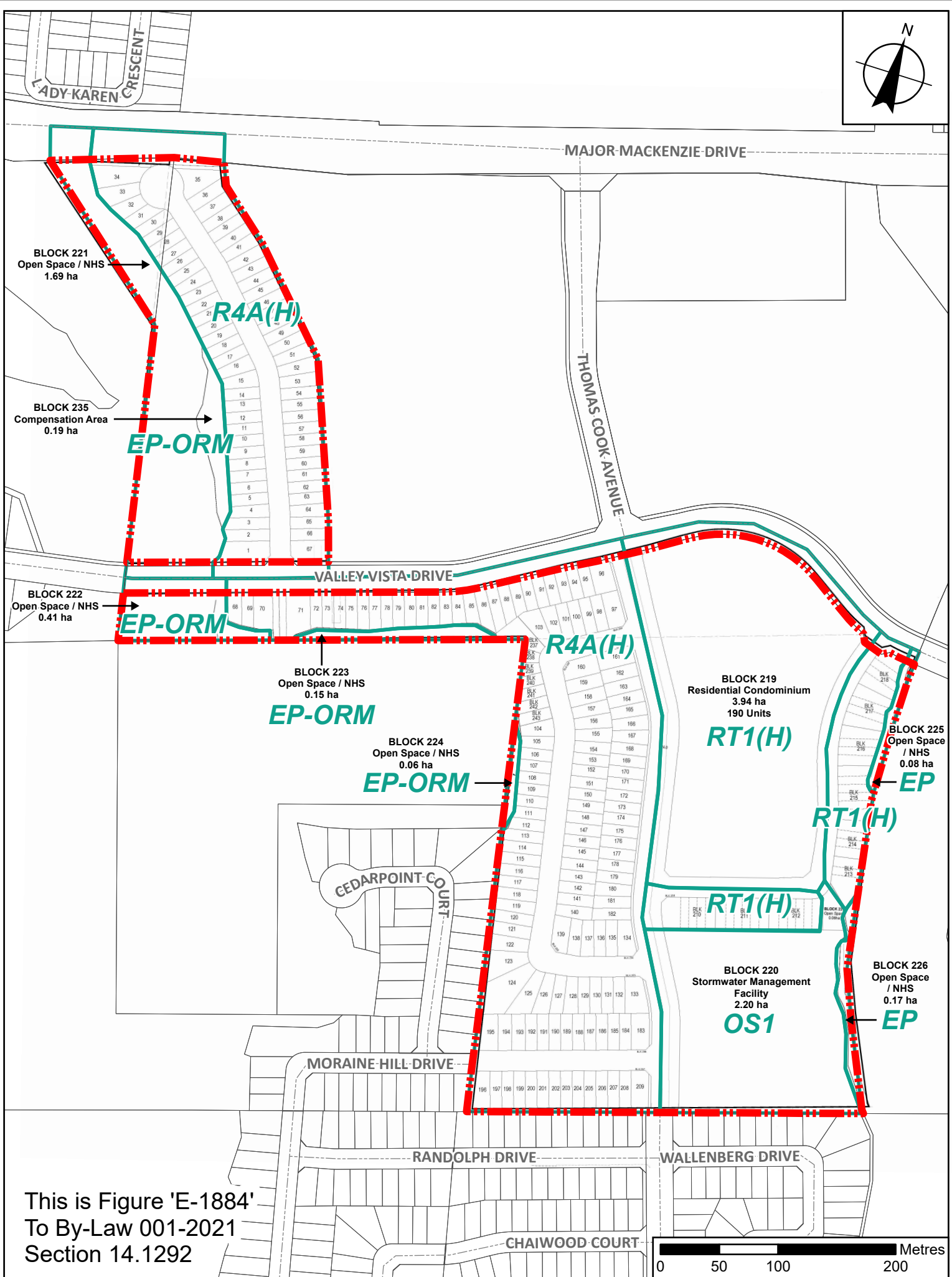
- c) Adding a new Figure E-1884 in Subsection 14.1292 attached hereto as Schedule “1”.
 - d) Deleting Figure E-859 in Subsection 14.483 and replacing it with Figure E-859 attached hereto as Schedule “2”.
 - e) Amending Maps 151, 152, 170, 171 in Schedule A in the forms attached hereto as Schedules “3”, “4”, “5”, and “6”.
2. Schedules “1”, “2”, “3”, “4”, “5”, and “6” 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. 4 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



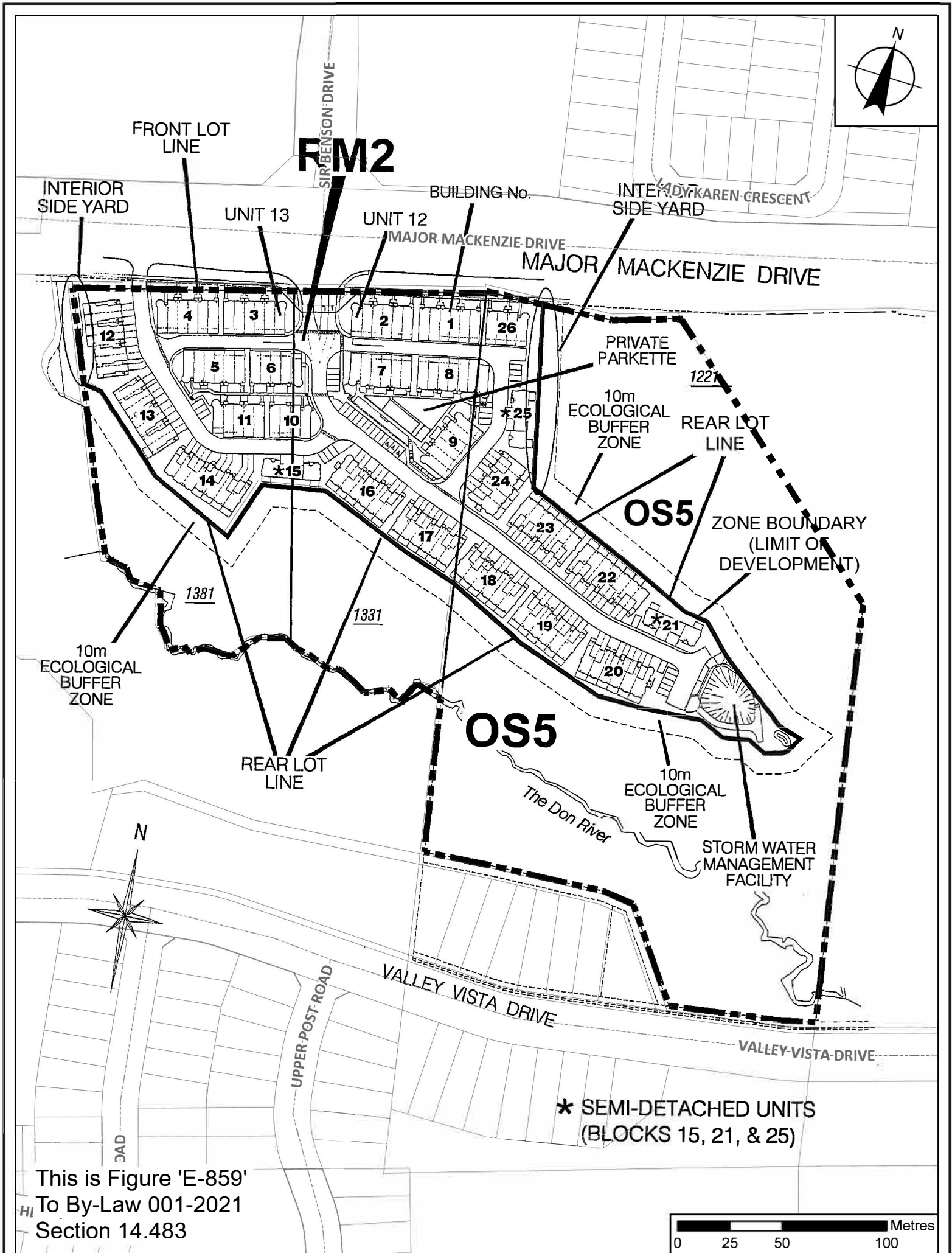
This is Schedule '1'
To By-Law 215-2026
Passed the 29th Day of September, 2026

File: Z.26.007
Related File: 19T-26V003
Location: 271 and 470 Valley Vista Drive and
Part of Lot 20, Concession 2
Applicant: Senang Investments Limited and King Jane
Developments Inc. (c/o Alletto Developments Ltd.)
City of Vaughan

Signing Officers

Mayor

Clerk



This is Schedule '2'
To By-Law 215-2026
Passed the 29th Day of September, 2026

File: Z.26.007

Related File: 19T-26V003

Location: 271 and 470 Valley Vista Drive and
Part of Lot 20, Concession 2

Applicant: Senang Investments Limited and King Jane
Developments Inc. (c/o Alletto Developments Ltd.)

City of Vaughan

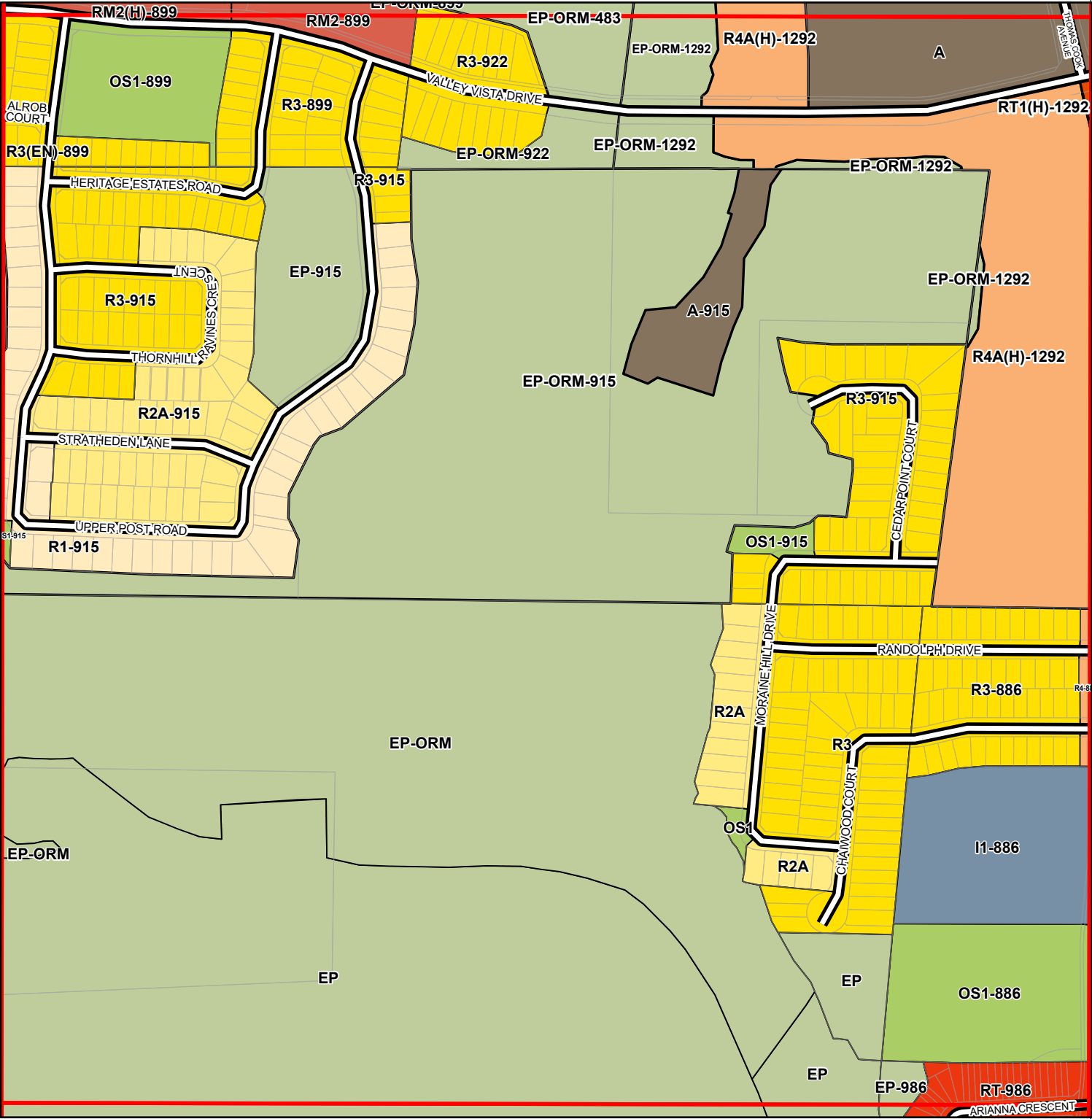
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 151



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 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 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

187	188	189	190	191
168	169	170	171	
149	150	151	152	
131	132	133	134	
113	114	115	116	

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September 2026

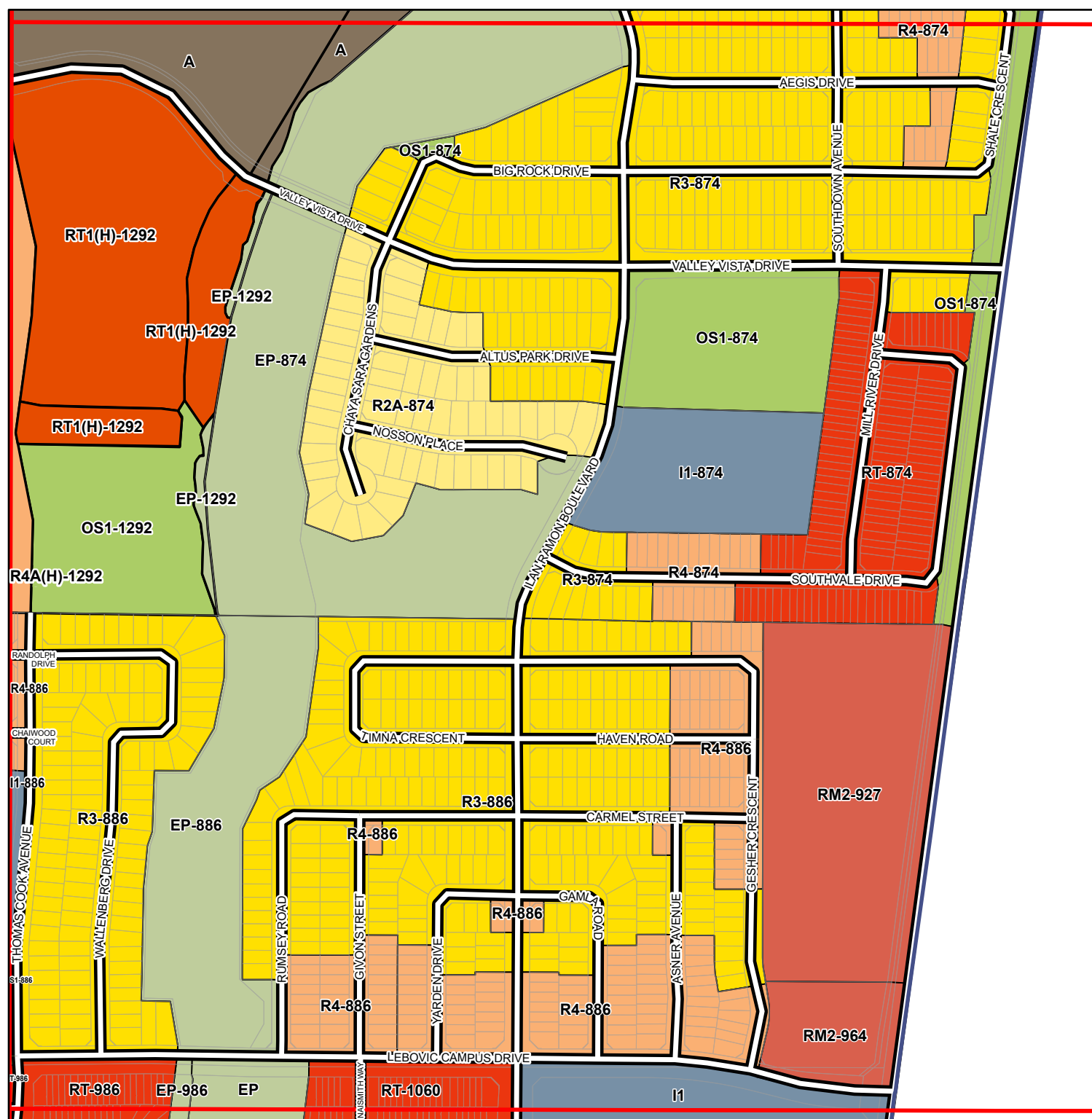
This is Schedule '3'
To By-Law 215-2026
Passed the 29th Day of September, 2026

File: Z.26.007
Related File: 19T-26V003
Location: 271 and 470 Valley Vista Drive and
Part of Lot 20, Concession 2
Applicant: Senang Investments Limited and King Jane
Developments Inc. (c/o Alletto Developments Ltd.)
City of Vaughan

Signing Officers

Mayor

Clerk

Schedule A | Map 152

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 Operation)

- 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 011-2021

 VAUGHAN

188	189	190	191
169	170	171	
150	151	152	
132	133	134	
114	115	116	

September 2026

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September 2026

This is Schedule '4'
To By-Law 215-2026
Passed the 29th Day of September, 2026

File: Z.26.007

Related File: 19T-26V003

Location: 271 and 470 Valley Vista Drive and Part of Lot 20, Concession 2

Applicant: Senang Investments Limited and King Jane Developments Inc. (c/o Alletto Developments Ltd.)

City of Vaughan

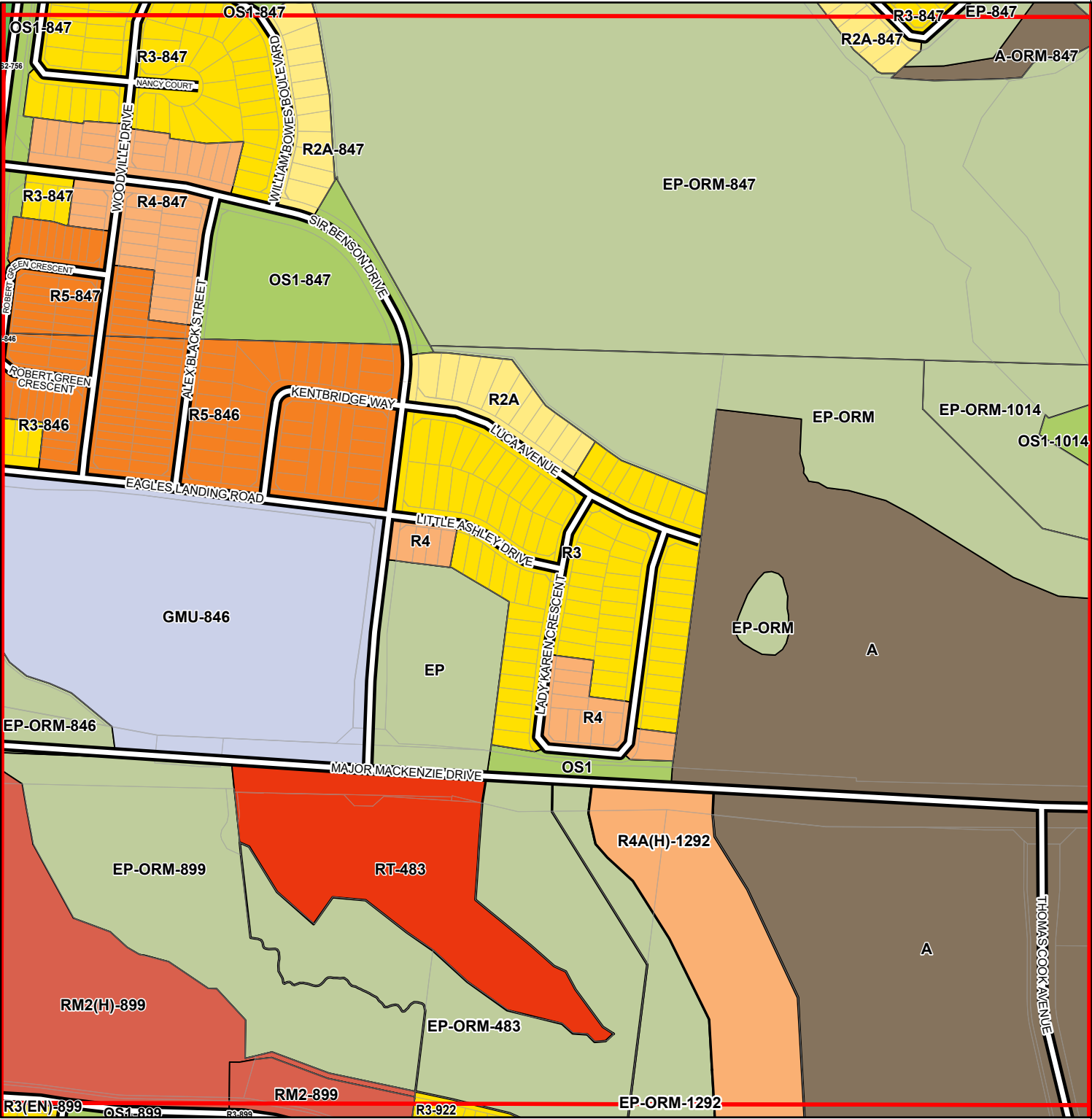
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 170



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)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone)
- RT1 (Townhouse Residential Zone)
- 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 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

207	208	209	210	211
187	188	189	190	191
168	169	170	171	
149	150	151	152	
131	132	133	134	

1:5,070
September 2026

This is Schedule '5'
To By-Law 215-2026
Passed the 29th Day of September, 2026

File: Z.26.007
Related File: 19T-26V003
Location: 271 and 470 Valley Vista Drive and Part of Lot 20, Concession 2
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City of Vaughan

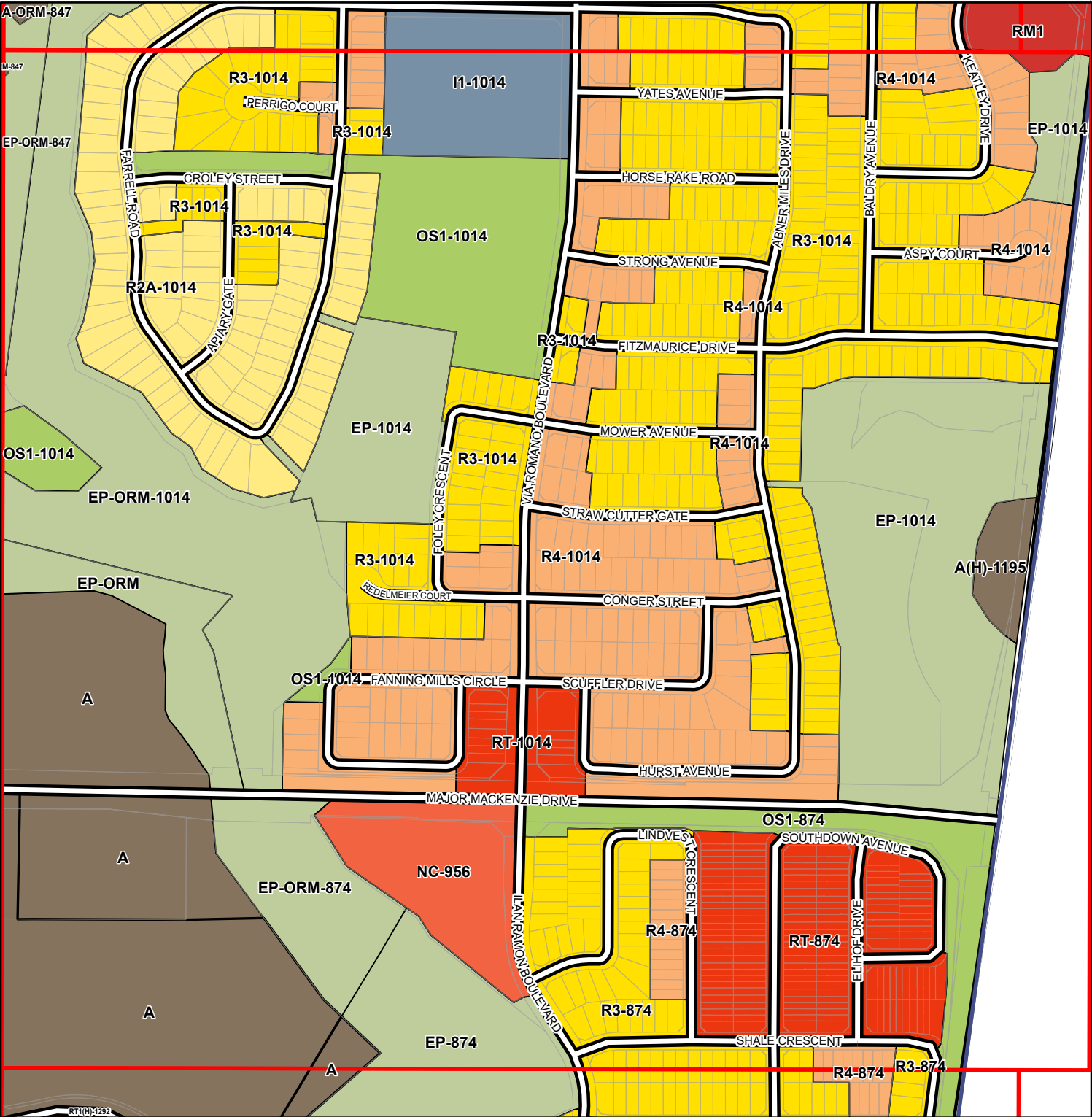
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 171



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)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone)
- RT1 (Townhouse Residential Zone)
- 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)

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)

Employment Zones

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

Other Zones

- EM3 (Mineral Aggregate Operation Zone)

These Lands shall not be subject to Zoning By-law 001-2021

Legend

208	209	210	211
188	189	190	191
169	170	171	172
150	151	152	153
132	133	134	135

This is Schedule '6'
To By-Law 215-2026
Passed the 29th Day of September, 2026

File: Z.26.007
Related File: 19T-26V003
Location: 271 and 470 Valley Vista Drive and Part of Lot 20, Concession 2
Applicant: Senang Investments Limited and King Jane Developments Inc. (c/o Alletto Developments Ltd.)
City of Vaughan

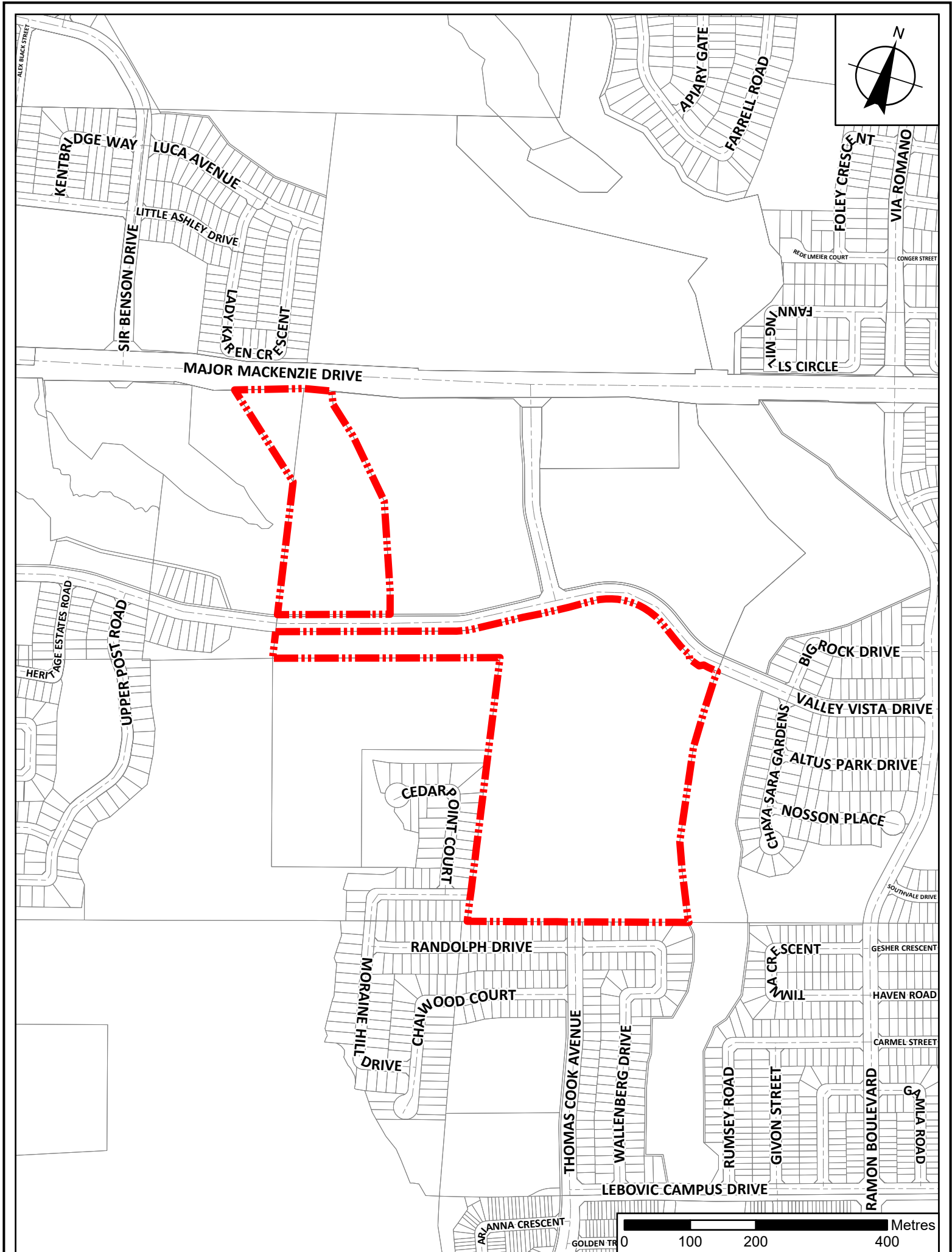
Signing Officers
Mayor
Clerk

SUMMARY TO BY-LAW 215-2026

The lands subject to this By-law are located south of Major Mackenzie Drive West, west of Bathurst Street, east of Dufferin Street, and north of Rutherford Road, within the Block 11 Block Plan, being Part of Lot 20, Concession 2 and municipally known as 271 and 470 Valley Vista Drive, 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 A Agricultural Zone, EP Environmental Protection, and EP-ORM Environmental Protection-Oak Ridges Moraine Zone to EP – Environmental Protection Zone, EP-ORM Environmental Protection-Oak Ridges Moraine Zone, and OS1 Open Space Zone, and to RT1 Townhouse Residential Zone and R4A Fourth Density Residential Zone with a Holding Symbol “(H)”, subject to site-specific Exception 14.1292 to facilitate the development of 209 single detached residential lots, 42 freehold street townhome lots, a townhouse block (approximately 190 units), a stormwater management facility block, an open space block, and seven open space/natural heritage system blocks.

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)” as outlined in this By-law and has submitted a formal application for the removal of the Holding provision.



Location Map To By-Law 215-2026

File: Z.26.007

Related File: 19T-26V003

Location: 271 and 470 Valley Vista Drive and
Part of Lot 20, Concession 2

Applicant: Senang Investments Limited and King Jane Developments Inc.
(c/o Alletto Developments Ltd.)

City of Vaughan

 Subject Lands