THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 222-2026

A By-law to amend City of Vaughan By-law 001-2021, as amended.

WHEREAS an application for Zoning By-law Amendment File No. Z.14.042 was filed with respect to the lands at 8158, 8196 and 8204 Kipling Avenue, City of Vaughan to permit six blocks of four-storey back-to-back stacked townhouses consisting of 156 dwelling units;

AND WHEREAS Council did not make a decision on Application Z.14.042 within the time prescribed by the *Planning Act*, R.S.O. 1990, c. P.13, as amended, and the applicant appealed the application to the Ontario Land Tribunal as Case No. OLT-22-001938;

AND WHEREAS the Tribunal made an order with respect to the appeal on November 10, 2026;

AND WHEREAS this By-law is solely for the administrative purpose of implementing the Tribunal's order dated November 10, 2026, and no further approval of Council is required;

NOW THEREFORE the Ontario Land Tribunal ORDERS 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 "GC-889 General Commercial Zone" to "RM1(H)-1262 Multiple Unit Residential Zone" with the addition of 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 14.1262, as follows:

Exception Number 14.1262	Municipal Address: 8158, 8196 and 8204 Kipling Avenue
Applicable Parent Zone: RM1	
Schedule A Reference: 65	
By-law 222-2026	
City File No.Z.14.042 Related City Files: OP.14.010 and DA.14.072 OLT Case No.: OLT-22-001938 OLT Lead Case No.: OLT-21-001869	

14.1262.1 Permitted Use

1. The following provisions shall apply to all lands zoned with the Holding Symbol "(H)", as shown on Figure E-1851, until the Holding Symbol "(H)" is removed pursuant to Subsection 36(1) or (3) of the *Planning Act*:

    a. Lands zoned with the Holding Symbol "(H)" shall be used only for a use legally existing as of the date of enactment of By-law 222-2026.

    b. The Holding Symbol "(H)" shall not be removed from the Subject Lands or any portion or phase thereof until such time as the following conditions are completed to the satisfaction of the City of Vaughan ("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 sewage and water allocation to the Subject Lands for the proposed development.

        ii. The Owner shall prepare a reference plan and complete the deposit of such reference plan, at its expense, for all lands identified as 'Future Public Road', as shown on Figure E-1851, to the City's satisfaction, and the Owner shall convey, at its expense, to the City all lands identified as 'Future Public Road', as shown on Figure E-1851, free and clear of all encumbrances.

        iii. The Owner shall provide an updated Traffic Impact Study to the satisfaction of the City.

        iv. The Owner shall obtain and provide written confirmation from Alectra Utilities Corporation ('Alectra') regarding the transformer location for the Subject Lands, as shown on Figure E-1851, unless Alectra advises in writing that it will not provide such confirmation.

        v. The Owner shall provide and submit an updated Land Use Compatibility Study and Noise and Vibration Feasibility Study to the satisfaction of the City, and enter into a Site Plan Agreement to implement the mitigation measures identified therein in order to facilitate the final design of the development once the detailed design of the development is approved.

vi. Vaughan Council adopts a resolution designating the Subject Lands as a Class 4 Area, in accordance with the Ontario Ministry of the Environment, Conservation and Parks ('MECP') publication NPC-300 – Environmental Noise Guideline – Stationary and Transportation Sources – Approval and Planning (NPC-300) and the City's approved Noise Class 4 Area Designation Policy. The Owner shall accept the City's standard conditions for a Class 4 Area.

vii. The Owner shall provide a Rail Safety Report and pay the reasonable costs of the City's peer review of such study and shall enter into a Site Plan Agreement to implement any mitigation measures arising from such study. Alternatively, the Owner may satisfy this condition if written sign-off of the site-specific Planning Instruments (Official Plan Amendment, Zoning By-law and Site Plan Applications), and the site-specific crash wall design as shown on the Revised Site Plan drawings, is received from Canadian Pacific Railway ('CP') prior to settlement, to the City's satisfaction. For greater certainty, written sign-off from CP shall be deemed satisfactory notwithstanding that it is made conditional upon the Owner constructing the crash wall or other mitigation measures in accordance with the design reviewed and approved by CP.

viii. The Owner shall secure an Easement Agreement with Canuck Properties Ltd. (or successor in title), landowners to the north, for the purpose of establishing an emergency secondary access to Kipling Avenue, at its expense, until such time that the private driveway is opened as a public highway, at which time the secondary access will become a permanent second access to the Subject Lands from the public highway, and provide a copy of said Easement Agreement to the City.

ix. The Owner shall obtain a Demolition Permit under the *Ontario Heritage Act* for the demolition of the Moody Darker House.

x. The Owner and the City have executed the necessary Development Agreement for external services, if required.

2. The following uses shall only be permitted on the Subject Lands zoned "RM1 Multiple Residential Zone", as shown on Figure E-1851:

a. Multiple - unit townhouse dwellings

b. Home occupation in accordance with Section 5.9

14.1262.2 Lot and Building Requirements

1. The following provisions shall apply to the Subject Lands zoned "RM1 Multiple Residential Zone", as shown on Figure E-1851:

a. The minimum required lot area, including the private road, private

common outdoor amenity area, and lands for the future public road to be conveyed to the City, shall be 10,000 square metres.

b. The minimum required front yard shall be 3 metres.

c. The minimum required rear yard shall be 20 metres.

d. The minimum required exterior side yard shall be 2 metres.

e. The maximum height for a multiple-unit townhouse dwelling shall be 15.5 metres.

f. The maximum width of the front main wall of a block of multi-unit townhouse dwellings shall be 55 metres.

g. The minimum required landscape strip abutting a street line shall be 2 metres, except abutting a sight triangle, where a minimum landscape strip of 1.0 metres is required. Permitted encroachments in this by-law and Section 4.13 are allowed within the minimum required landscape strips.

h. The minimum required setback from a sight triangle shall be 1 metre.

14.1262.3 Parking

1. The following provisions shall apply to the lands zoned "RM1 Multiple Residential Zone", as shown on Figure E-1851:

   a. The length and vertical clearance of a parking space shall be permitted to be obstructed for the purpose of allowing a wall or ceiling mounted bicycle parking space within a below-grade parking structure;

   b. A stacked bicycle parking space shall have the following minimum dimensions:

      i. Length: 1.9 metres

      ii. Width: 0.46 metres

      iii. Vertical clearance: 1.2 metres

   c. A long-term bicycle parking space shall not have direct access from the exterior of a building.

14.1262.4 Other Provisions

1. The following provisions shall apply to the lands zoned "RM1 Multiple Residential Zone", as shown on Figure E-1851:

   a. The following definition shall apply:

      i. Bicycle parking space, long- term: means a bicycle parking space located in a locked room within a building or part of a building or within the front of a parking space on a wall or on

the ceiling in an underground parking structure, for the exclusive use of parking bicycles

b. The front lot line shall be Kipling Avenue.

c. A structural barrier intended for railway safety shall not be considered a structure for the purposes of calculating lot coverage and shall be permitted to encroach into any yard.

d. The maximum height of an accessory building for providing elevator access to the below-grade parking structure shall be 5.0 metres.

e. An access staircase to a below-grade parking structure may be located anywhere on the lot, except that such structure(s):

   i. Shall not be located within 3.0 metres of a principal entrance to a dwelling unit, not including an entrance to a balcony or terrace; and

   ii. Shall be setback a minimum of 3 metres from a front, rear or exterior lot line.

f. The height requirements of this By-law will not apply to:

   i. A structural barrier for railway safety purposes.

   ii. Privacy screens between rooftop amenity areas of buildings containing multiple-unit townhouse dwellings.

g. No indoor amenity area shall be required.

h. The minimum required setback from a street line to the below-grade parking structure shall be 0.9 metres.

i. A railway safety barrier may be permitted within the rear yard and the minimum rear yard setback shall not apply.

j. Air ventilation shafts for a below-grade parking structure shall be permitted to encroach into any yard up to a maximum of 0.9 metres and shall not exceed a height of 0.6 metres above grade.

k. Notwithstanding Table 4-1,a porch, including access stairs, may encroach to a maximum of 3.5 metres, but not less than 0.5 metres from a lot line.

l. Notwithstanding Table 4-1, a balcony may encroach into the front yard and exterior side yard to a maximum of 1.5 metres, and may encroach up to the lot line that forms the sight triangle

m. A canopy or a bries soleil, shall be permitted to encroach into any yard to a maximum of 2.5 metres, but not less than 0.5 metres from a lot line.

n. Eaves and gutters may encroach into any yard to a maximum of 0.6

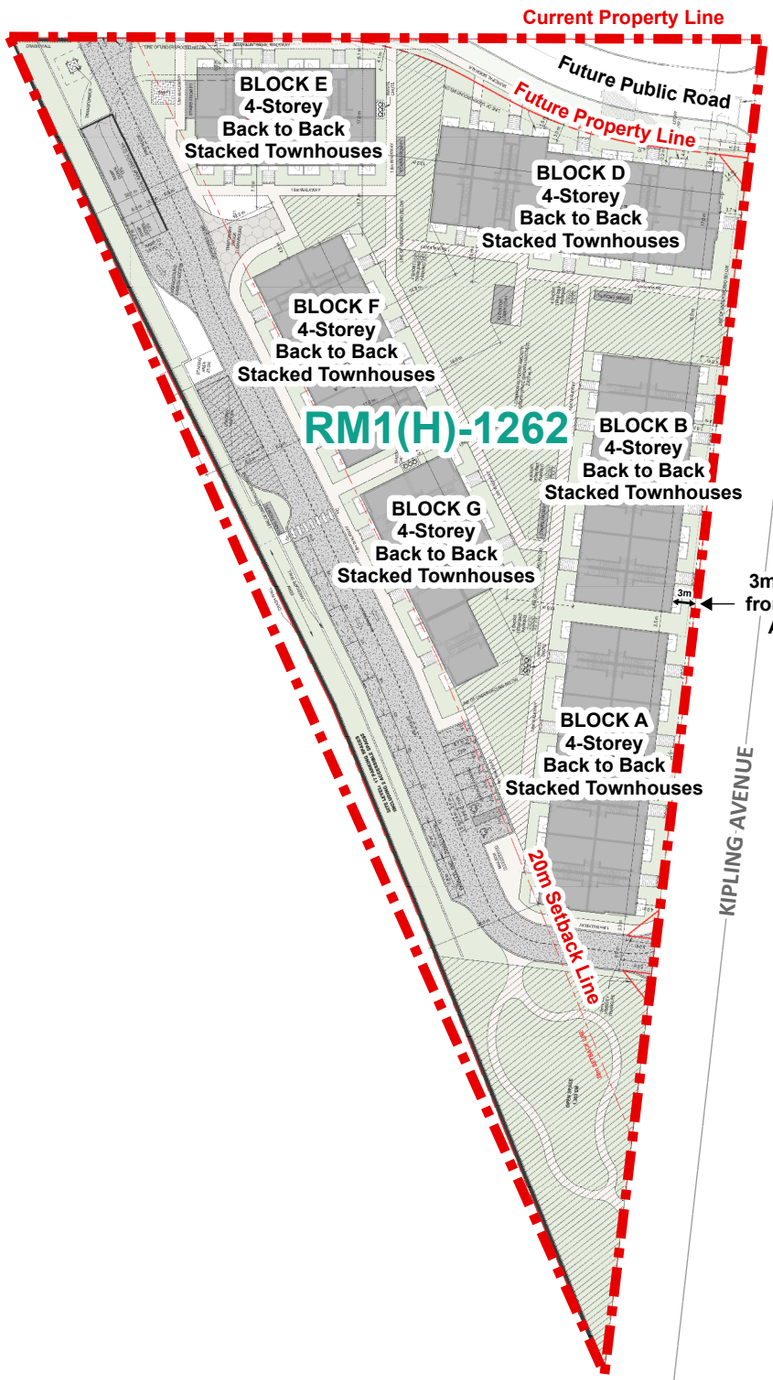
	metres into a required yard, but not less than 0.5 metres from a lot line.
14. 1262.5 Figures	
Figure E-1851	

c) Adding a new E-Figure 1851 in Subsection 14.1262 attached hereto as Schedule “1”.

d) Amending Map 65 in Schedule A in the form attached hereto as Schedule “2”.

e) Deleting Subsection14-889 in its entirety.

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



This is Figure 'E-1851'
To By-Law 001-2021
Section 14.1262

This is Schedule '1'
To By-Law 222-2026

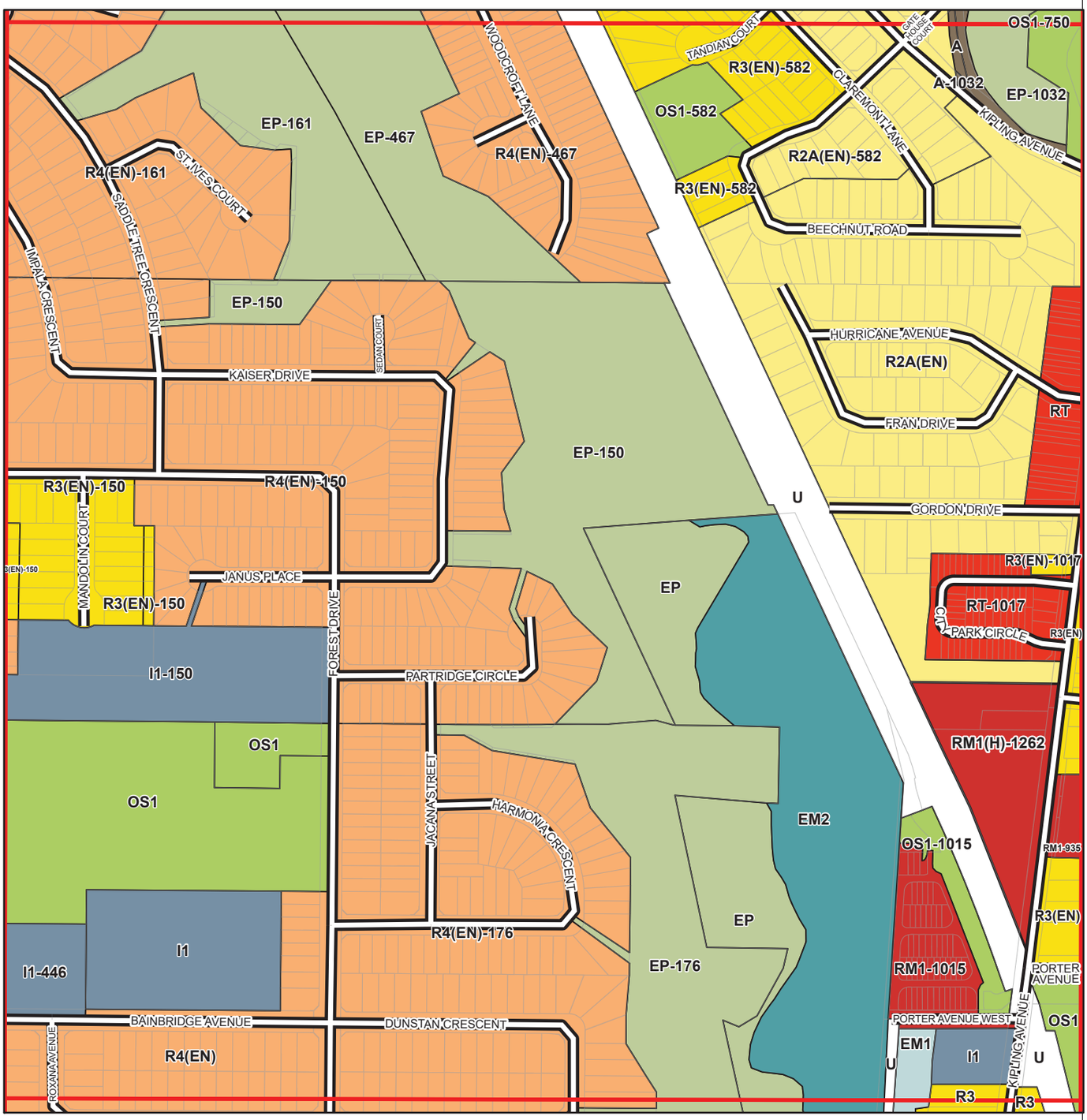
Approved by the Ontario Land Tribunal on the 10th. Day of November, 2026

File: Z.14.042
Related Files: OP.14.010 and DA.14.072
Location: 8158, 8196, and 8204 Kipling Avenue,
Part of Lots 8 and 9, Concession 8
Applicant: LCT Investment Group Ltd.
City of Vaughan

Document Path: N:\GIS_Archive\ByLaws\Z\2010-2014\Z.14.042\Map\Z.14.042_Map\Z.14.042_Map.aprx
Created on: 10/6/2026

Zoning By-law 001 - 2021

Schedule A | Map 65



Conservation, OpenSpace and Agricultural Zones
- A (Agriculture Zone)
- OS1(Open Space Zone)
- OS2 (Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitian 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)
- 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

1:5,070

VAUGHAN

101	102	103	104	105
83	84	85	86	87
63	64	65	66	67
43	44	45	46	47
23	24	25	26	27

September 2026

This is Schedule '2'
To By-Law 222-2026

Approved by the Ontario Land Tribunal on the 10th. Day of November, 2026

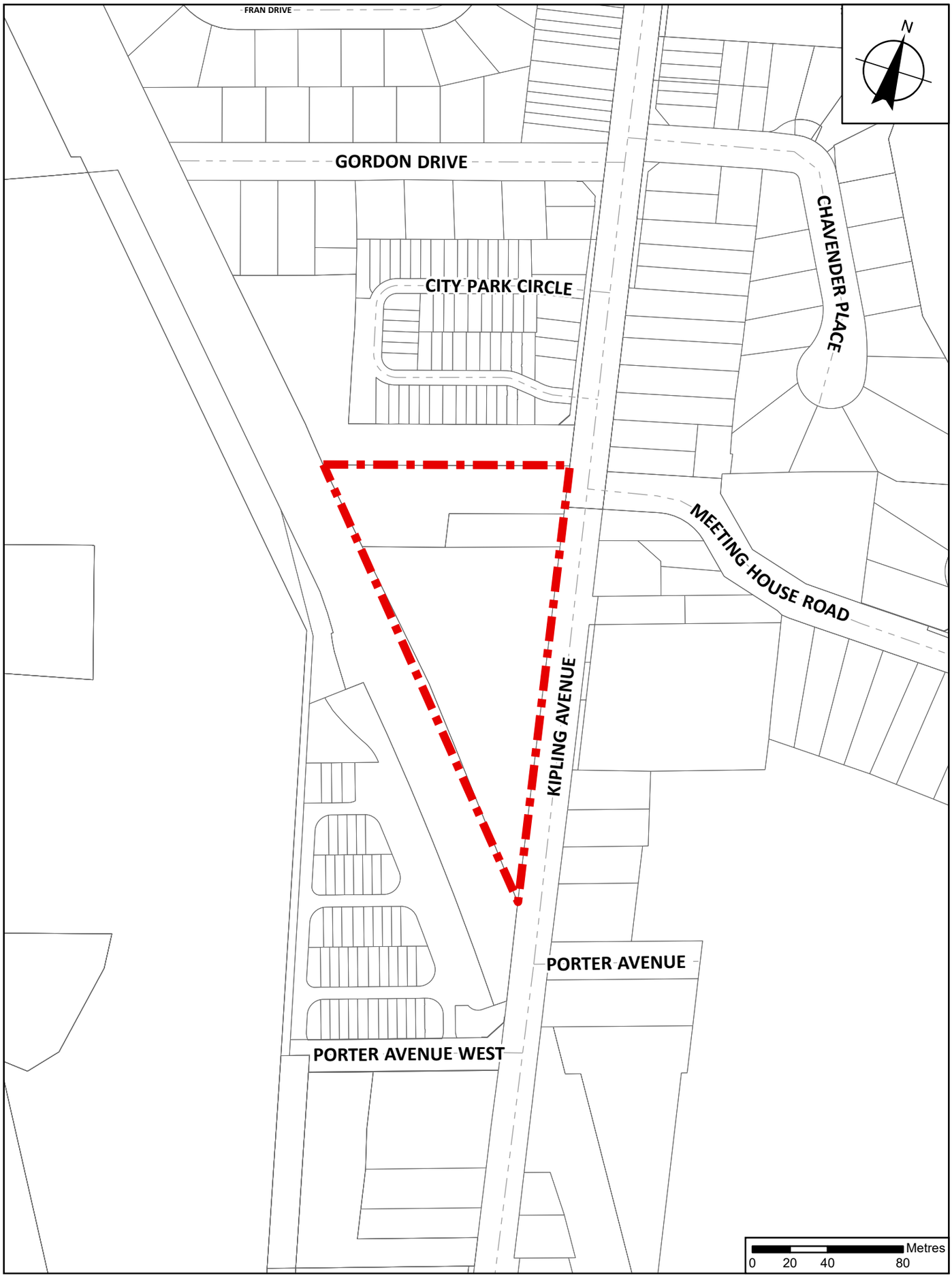
File: Z.14.042
Related Files: OP.14.010 and DA.14.072
Location: 8158, 8196, and 8204 Kipling Avenue,
Part of Lots 8 and 9, Concession 8
Applicant: LCT Investment Group Ltd.
City of Vaughan

SUMMARY TO BY-LAW 222-2026

The lands subject to this By-law are located are located west of Kipling Avenue and north of Porter Avenue being Part of Lots 8 and 9, Concession 8, City of Vaughan, Regional Municipality of York and municipally known as 8158, 8196 and 8204 Kipling Avenue.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to rezone the subject lands from “GC-889 General Commercial Zone” to “RM1(H)-1262 Multiple Unit Residential Zone with the addition of the Holding Symbol “(H)” to permit six blocks of four-storey back-to-back stacked townhouses consisting of 156 dwelling units.

The By-law also provides site-specific exceptions to the permitted uses, lot and building requirements, parking requirements, and other provisions/requirements to facilitate the townhouse development, along with the provision to remove the Holding Symbol “(H)”.



Location Map
To By-Law 222-2026

File: Z.14.042
Related Files: OP.14.010 and DA.14.072
Location: 8156, 8196, and 8204 Kipling Avenue, Part of Lots 8 and 9, Concession 8
Applicant: LCT Investment Group Inc.
City of Vaughan

Subject Lands

Document Path: N:\GIS_Archive\ByLaws\Z\2010-2014\Z.14.042\Map\Z.14.042_Map\Z.14.042_Map.aprx
Created on: 7/6/2026

Ontario Land Tribunal
Tribunal ontarien de l'aménagement du territoire

ISSUE DATE: November 10, 2026 **CASE NO(S).:** OLT-21-001869
(Formerly PL171187)

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	LCT Investment Group Ltd.
Subject:	Request to amend the Official Plan - Failure of the City of Vaughan to adopt the requested amendment
Description:	To permit the development of 37 three-storey townhouse dwelling units, 24 three-storey stacked townhouse dwelling units and a one-storey commercial building with 259 square metres of non-residential gross floor area, as well as the retention of the existing two-storey heritage house located at 8204 Kipling Avenue
Reference Number:	OP.14.010
Property Address:	8158, 8196 & 8204 Kipling Avenue/Part of Lots 8 & 9, Concession 8
Municipality/UT:	City of Vaughan
OLT Case No.:	OLT-21-001869
Legacy Case No.:	PL171187
OLT Lead Case No.:	OLT-21-001869
Legacy Lead Case No.:	PL171187
OLT Case Name:	LCT Investment Group Ltd. v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	LCT Investment Group Ltd.
Subject:	Application to amend Zoning By-law No. 1-88, as amended - Neglect of the City of Vaughan to make a decision
Description:	To permit the development of 37 three-storey townhouse dwelling units, 24 three-storey stacked townhouse dwelling units and a one-storey commercial building with 259 square metres of non-residential gross floor area, as well as the retention of the existing two-storey heritage house located at 8204 Kipling Avenue
Reference Number:	Z.14.042
Property Address:	8158, 8196 & 8204 Kipling Avenue/Part of Lots 8 & 9, Concession 8
Municipality/UT:	City of Vaughan
OLT Case No.:	OLT-22-001938
Legacy Case No.:	PL171188
OLT Lead Case No.:	OLT-21-001869
Legacy Lead Case No.:	PL171187

Heard: October 20, 2026 by video hearing

APPEARANCES:

Parties	**Counsel**
LCT Investment Group Ltd. ("Applicant")	Andrew Jeanrie Samuel Judson
City of Vaughan ("City")	Denise Baker Colin Dougherty
Canuck Properties Limited ("Canuck")	Ira Kagan

DECISION DELIVERED BY YASNA FAGHANI AND ORDER OF THE TRIBUNAL

Link to Order

[1] This appeal arises following the failure of the City to make decisions with regard to the Applicant's applications for an Official Plan Amendment and a Zoning By-law Amendment ("Applications") pertaining to the lands municipally known as 8158, 8196, and 8204 Kipling Avenue, in the City ("Subject Property"), in order to permit a proposed mixed-use development of the Subject Property.

[2] The Tribunal granted Canuck Party status at a previous Case Management Conference held on March 16, 2018.

[3] As a result of an extended period of settlement discussions and a successful Tribunal-led mediation, disposition of the matter comes before the Tribunal as a settlement on consent of all Parties.

[4] The Tribunal considered and heard the oral evidence of Adam Layton. He was qualified by the Tribunal to provide expert opinion evidence in the area of land use planning.

[5] The Tribunal heard the history of the proposed development, from the initial development to the revised proposal now before the Tribunal, including decisions regarding the private driveway, determination of the location for the Go Transit Station, decisions regarding the structure located on the Subject Property known as the "Moody Draker House", and rationale for the Holding Provisions in the proposed Zoning By-law.

[6] The Tribunal, having accepted the uncontroverted opinion evidence of Adam Layton, as presented, finds that the Applications have regard to those applicable matters of provincial interest set out in section 2 of the *Planning Act*, are consistent with the Provincial Planning Statement, 2024, conform to the Regional Municipality of York Official Plan, the City's Official Plan, and the Kipling Avenue Secondary Plan, and that the Applications otherwise reflect principles of good land use planning.

ORDER

[7] **THE TRIBUNAL ORDERS THAT:**

1. the appeal is allowed and the Official Plan for the City of Vaughan is amended as set out in **Attachment 1** to this Order;

2. the appeal is allowed and the City of Vaughan Zoning By-law No. 001-2021 is amended as set out in **Attachment 2** to this Order; and

3. the Tribunal authorizes the municipal clerk of the City of Vaughan to assign a number to the amending By-laws for record-keeping purposes.

"Yasna Faghani"

YASNA FAGHANI
MEMBER

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.