

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 084-2025

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, be and it is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “R3 Third Density Residential Zone” to “R5(H) Fifth Density Residential Zone with the Holding Symbol ‘(H)’”, “OS1 Open Space Zone” and “EP Environmental Protection Zone” in the manner shown on the said Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1208, as follows:

Exception Number 1208	Municipal Address: 1 Memorial Hill Drive and 56 Wallace Street
Applicable Parent Zone: R5, OS1, and EP	
Schedule A Reference: 46	
By-law 084-2025	
14.1208.1 Permitted Uses	
<p>1. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1781”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the <i>Planning Act</i>:</p> <ul style="list-style-type: none"> a. Lands zoned with the Holding Symbol “(H)” shall be used only for a <u>use legally existing</u> as of the date of the enactment of By-law 084-2025. b. Removal of the Holding Symbol “(H)” from the subject lands shall be contingent upon: <ul style="list-style-type: none"> i. The Owner shall enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services including but not limited to storm and any land conveyances, as required for the Subject Lands at no cost to the City. The Agreement shall be registered to the lands to which it applies to and to the satisfaction of the City. ii. The Owner shall agree in the Development Agreement, among other things, to: <ul style="list-style-type: none"> a. Design and construct the required improvements to the storm water infrastructure that was previously existing on Memorial Hill Drive that conveyed the drainage from the existing woodlot to Wallace Street; b. Pay applicable agreement fees and others pursuant to the City Fees and Charges By-law as amended and post necessary letters of credit; c. Prepare and register, at their expense, a reference plan detailing the portion of the lands to be transferred to the City and easements that will be in favour of the City for access and maintenance. The City will register the legal transfer documents at the Owner’s expense. A draft reference plan shall be provided to the City for review prior to depositing; d. Enter into an agreement with the City to remove all existing easements in favour of the City that are no longer required; e. Provide consent from the owner of the adjacent property, also known as 66 Wallace Street, giving permission to enter and construct within the lands a new access way along Wallace Street and re-grade the existing lot to permit the construction of the proposed single detached dwelling; f. Address all of Development Engineering Departments engineering comments related to the proposed site plan, and demonstrate a design that meets the City of Vaughan’s Engineering Design Criteria Standards, to the satisfaction of the City; g. Provide a certification from Sola Engineering Inc. that a general review of the final design and specifications verifies that the Geotechnical Investigation report has been properly interpreted and implemented to the 	

- satisfaction of the City;
- h. Provide all of the necessary clearances and reports to the satisfaction of the Development Engineering Department to support all of the exceptions to the City of Vaughan's Engineering Design Criteria Standards;
 - i. For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Development that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment (ESA) report in accordance or generally meeting the intent of Ontario Regulation (O. Reg.) 153/04 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City;
 - j. If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks ('MECP') document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) following remediation;
 - k. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s); and
 - l. That the following condition be inserted in all property and tenancy agreements and offers of purchase and sale for all dwelling units in the development to the satisfaction of CP Proximity: "Canadian Pacific Railway and/or its assigns or successors in interest has or have a railway right-of-way and/or Item 3 Page 4 of 13 yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, Canadian Pacific Railway will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of way and/or yard."
- iii. For 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.

14.1208.2 Lot and Building Requirements

1. The following provisions shall apply to the semi-detached dwelling zoned “R5 Fifth Density Residential Zone” and “EP Environmental Protection Zone” as shown on Figure “E-1781”:
 - a. The minimum front yard setback to a daylighting triangle shall be 3.2 m.
 - b. The minimum exterior side yard setback shall be 1.2 m.
 - c. The minimum setback to the EP Zone shall be 3 m. There shall be no buildings, structures, pools or encroachments permitted within the EP Zone or the required setback.
2. The following provisions shall apply to the single detached dwelling zoned “R5 Fifth Density Residential Zone” and “EP Environmental Protection Zone” as shown on Figure “E-1781”:
 - a. The minimum exterior side yard setback shall be 1.2 m.
 - b. The minimum setback to the EP Zone shall be 6 m. There shall be no buildings, structures, pools or encroachments permitted within the EP Zone or the required setback.
3. The following provisions shall apply to the lands municipally known as 1 Memorial Hill Drive and zoned “R5 Fifth Density Residential Zone” as shown on Figure “E-1781”:
 - a. The minimum lot frontage shall be 6 m.
 - b. The minimum interior side yard setback shall be 1.1 m.
 - c. The minimum rear yard setback shall be 4.8 m.

14.1208.3 Other Provisions

1. The following provisions shall apply to the semi-detached dwelling zoned “R5 Fifth Density Residential Zone” and “EP Environmental Protection Zone” as shown on Figure “E-1781”:
 - a. A porch, including access stairs from grade, are permitted to encroach 3 m into a front yard, but not closer than 0.4 m to a daylighting triangle.
2. The following provisions shall apply to the lands municipally known as 1 Memorial Hill Drive and zoned “R5 Fifth Density Residential Zone” as shown on Figure “E-1781”:
 - a. The maximum driveway width shall be 6.3 m.
3. Eaves, eavestroughs, and gutters are permitted to encroach 0.7 m into any required yard.
4. A retaining wall that is 1.1 m or less in height is permitted to be 0 m from a lot line.

14.1208.4 Figures

Figure E-1781

- a) Adding a new Figure E-1781 in Subsection 14.1208 attached hereto as Schedule “1”.
- b) Deleting Map 46 in Schedule A and substituting therefore Map 46 attached hereto as Schedule “2”.

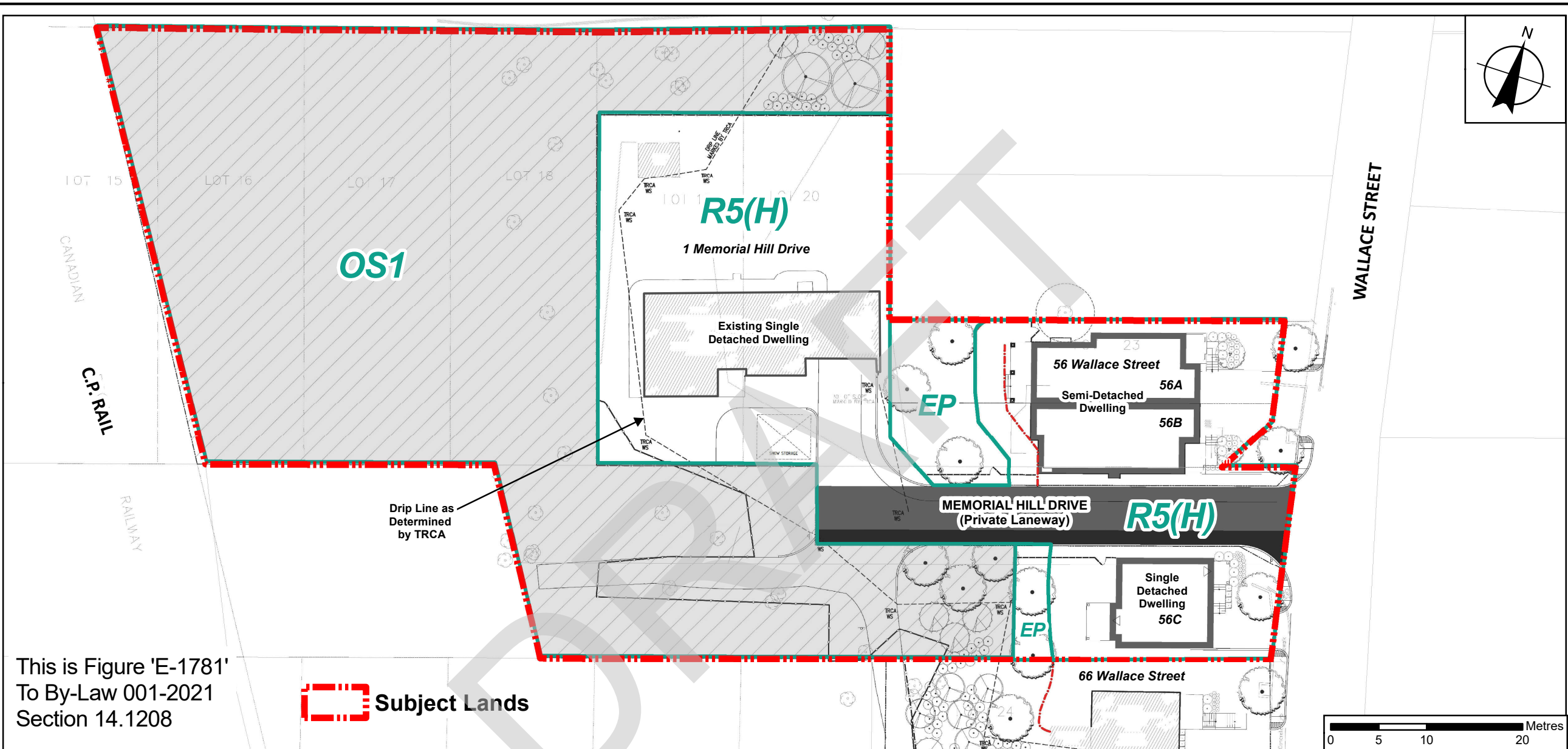
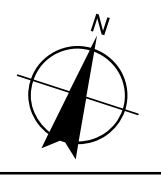
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 25th day of March, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 8 of the Committee of the Whole.
Report adopted by Vaughan City Council on March 25, 2025.
City Council voted in favour of this by-law on March 25, 2025.
Approved by Mayoral Decision MDC 004-2025 dated March 25, 2025.
Effective Date of By-Law: March 25, 2025



This is Figure 'E-1781'
To By-Law 001-2021
Section 14.1208

 **Subject Lands**

File: Z.21.021
Location: 1 Memorial Hill Drive and 56 Wallace Street
Part of Lot 6, Concession 7
Applicant: E. Star International Inc.
City of Vaughan

This is Schedule '1'
To By-Law 084-2025
Passed the 25th Day of March, 2025

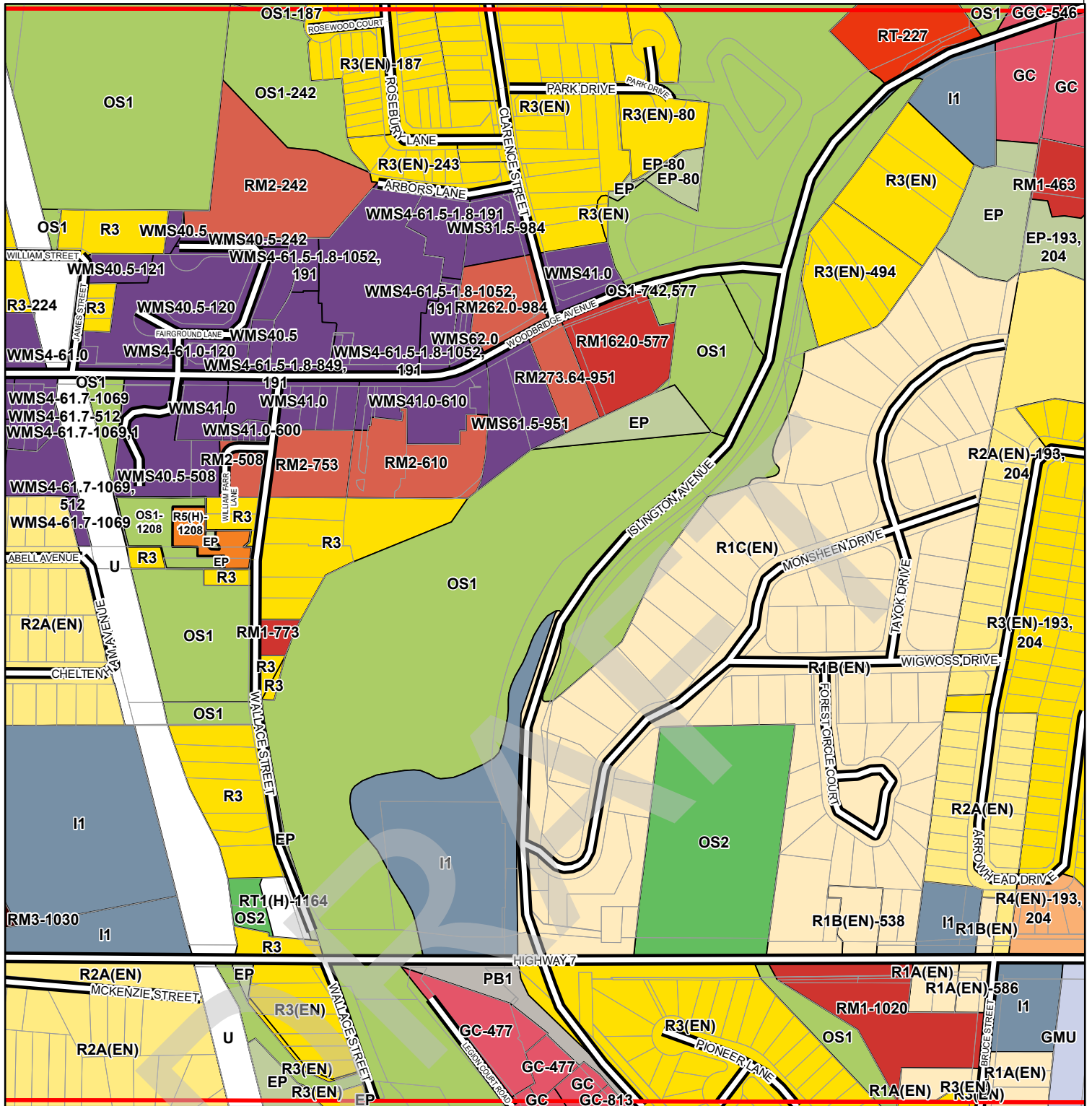
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 46



- 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)
 - 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)

- 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)

- 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)

1:5,000

84	85	86	87	88
64	65	66	67	68
44	45	46	47	48
24	25	26	27	28
4	5	6	7	8
March, 2025				

This is Schedule '2'
To By-Law 084-2025
Passed the 25th Day of March, 2025

File: Z.21.021

Location: 1 Memorial Hill Drive and 56 Wallace Street
Part of Lot 6, Concession 7

Applicant: E. Star International Inc.
City of Vaughan

Signing Officers

Mayor

Clerk

SUMMARY TO BY-LAW 084-2025

The lands subject to this By-law are located on the west side of Wallace Street, south of Woodbridge Avenue, municipally known as 1 Memorial Hill Drive and 56 Wallace Street 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 lands from “R3 Third Density Residential Zone” to “R5(H) Fifth Density Residential Zone with the Holding Symbol ‘(H)’”, “OS1 Open Space Zone” and “EP Environmental Protection Zone”.

The By-law includes the Holding Symbol “(H)” for the “R5 Fifth Density Residential Zone”. These lands shall be used only for a use legally existing as of the date of the enactment of this By-law. The removal of the Holding Symbol “(H)” is contingent upon the following conditions being satisfied:

- a. The Owner shall enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services including but not limited to storm and any land conveyances, as required for the Subject Lands at no cost to the City. The Agreement shall be registered to the lands to which it applies to and to the satisfaction of the City.
- b. The Owner shall agree in the Development Agreement, among other things, to:
 - i. Design and construct the required improvements to the storm water infrastructure that was previously existing on Memorial Hill Drive that conveyed the drainage from the existing woodlot to Wallace Street;
 - ii. Pay applicable agreement fees and others pursuant to the City Fees and Charges By-law as amended and post necessary letters of credit;
 - iii. Prepare and register, at their expense, a reference plan detailing the portion of the lands to be transferred to the City and easements that will be in favour of the City for access and maintenance. The City will register the legal transfer documents at the Owner’s expense. A draft reference plan shall be provided to the City for review prior to depositing;
 - iv. Enter into an agreement with the City to remove all existing easements in favour of the City that are no longer required;
 - v. Provide consent from the owner of the adjacent property, also known as 66 Wallace Street, giving permission to enter and construct within the lands a new access way along Wallace Street and re-grade the existing lot to permit the construction of the proposed single detached dwelling;
 - vi. Address all of Development Engineering Departments engineering comments related to the proposed site plan, and demonstrate a design that meets the City of Vaughan’s Engineering Design Criteria Standards, to the satisfaction of the City;
 - vii. Provide a certification from Sola Engineering Inc. that a general review of the final design and specifications verifies that the Geotechnical

- Investigation report has been properly interpreted and implemented to the satisfaction of the City;
- viii. Provide all of the necessary clearances and reports to the satisfaction of the Development Engineering Department to support all of the exceptions to the City of Vaughan's Engineering Design Criteria Standards;
 - ix. For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Development that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment (ESA) report in accordance or generally meeting the intent of Ontario Regulation (O. Reg.) 153/04 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City;
 - x. If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks ('MECP') document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) following remediation;
 - xi. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s); and
 - xii. That the following condition be inserted in all property and tenancy agreements and offers of purchase and sale for all dwelling units in the development to the satisfaction of CP Proximity: "Canadian Pacific Railway and/or its assigns or successors in interest has or have a railway right-of-way and/or Item 3 Page 4 of 13 yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, Canadian Pacific Railway will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of way and/or yard."
- c. For 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.

This By-law also provides for site-specific provisions and development standards including minimum lot frontages, minimum front, interior, exterior and rear yard setbacks, building setbacks to the EP Zone, permitted encroachments and maximum driveway widths.

DRAFT



WOODBIDGE AVENUE

OLD FIRE HALL LANE

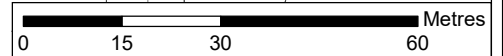
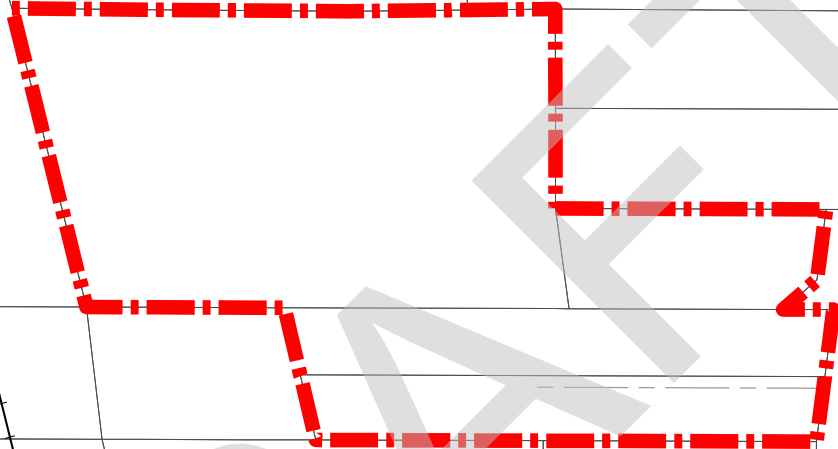
WILLIAM FARR LANE

WALLACE STREET

C.P. RAIL

ABELL AVENUE

CHELLENHAM AVENUE



Location Map To By-Law 084-2025

File: Z.21.021

Location: 1 Memorial Hill Drive and 56 Wallace Street

Part of Lot 6, Concession 7

Applicant: E. Star International Inc.

City of Vaughan



Subject Lands