

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 096-2025

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 “WMS Main Street Mixed-Use Woodbridge Zone” to “RM1(H) Multiple Unit Residential Zone with the Holding Symbol ‘(H)’” in the manner shown on the said Schedule “1”.
 - b) Deleting Subsection 14.512 in Part 14 Exception Zones and replacing it with a new Subsection 14.512 as follows:

Exception Number 512	Municipal Address: 239, 245 and 251 Woodbridge Avenue
Applicable Parent Zone: RM1	
Schedule A Reference: 46	
By-law 096-2025	
14.512.1 Permitted Uses	
<p>1. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-902”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the <i>Planning Act</i>:</p> <p>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 096-2025.</p> <p>b. Removal of the Holding Symbol “(H)” from the subject lands shall be contingent upon:</p> <p>i. The Owner shall provide the City with a public access easement over the proposed pedestrian connection to Woodbridge Avenue, including preparing and registering, at their expense, a reference plan detailing the portion of the lands subject to the easement. 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;</p> <p>ii. The Owner shall secure the necessary easements from 64 Abell Avenue, 259 and 275 Woodbridge Avenue (Regional Municipality of York lands) for visitor access, loading and unloading, and access, construction and maintenance of a proposed crash wall to the satisfaction of the City and York Region;</p> <p>iii. 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; and</p> <p>iv. If required, the Owner shall enter into an agreement with the City for the proposed works within the City’s right-of-way, which shall include the construction of the retaining wall, sidewalk, and any other structures or improvements within the right-of-way. All such work must be completed in accordance with the City’s standards and to the satisfaction of the City.</p> <p>v. The Owner shall submit a Phase Two Environmental Site Assessment (‘ESA’) covering all of the subject lands and any conveyance lands, along with a letter of reliance in accordance with the City’s reliance template for all environmental reports prepared and submitted to the satisfaction of the City’s Environmental Engineering Department. Should the findings of the Phase Two ESA require remediation of any portions of lands 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, then a complete copy of the Record of Site Condition covering all of the subject lands acknowledged by the MECP and filed on the Environmental Site Registry is required to be submitted to the satisfaction of the City’s Environmental Engineering Department.</p>	

14.512.2	Lot and Building Requirements
1.	The following provisions shall apply to the “Subject Lands” as shown on Figure “E-902”: <ul style="list-style-type: none">a. The minimum <u>lot area</u> shall be 72 m² per unit.b. The minimum <u>front yard</u> shall be 3.7 m.c. The minimum westerly <u>interior side yard</u> shall be 0 m for the <u>ground floor</u> only.d. The minimum <u>building setback</u> above the <u>ground floor</u> to the Canadian Pacific Railway shall be 20 m where a 7 m high crash wall is also provided.e. The maximum <u>building height</u> shall be 24.8 m (7-storeys).
14.512.3	Other Provisions
2.	The following provisions shall apply to the “Subject Lands” as shown on Figure “E-902”: <ul style="list-style-type: none">a. An awning and canopies attached (permanent) are permitted to encroach a maximum of 1.5 m into the required <u>front yard</u>.b. A retaining wall that is 2.4 m or less in <u>height</u> is permitted to be 0 m from a <u>lot line</u>.
14.512.4	Figures
	Figure E-902

- c) Deleting Figure E-902 in Subsection 14.512 and replacing it with Figure E-902 attached hereto as Schedule “1”.
 - d) 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.

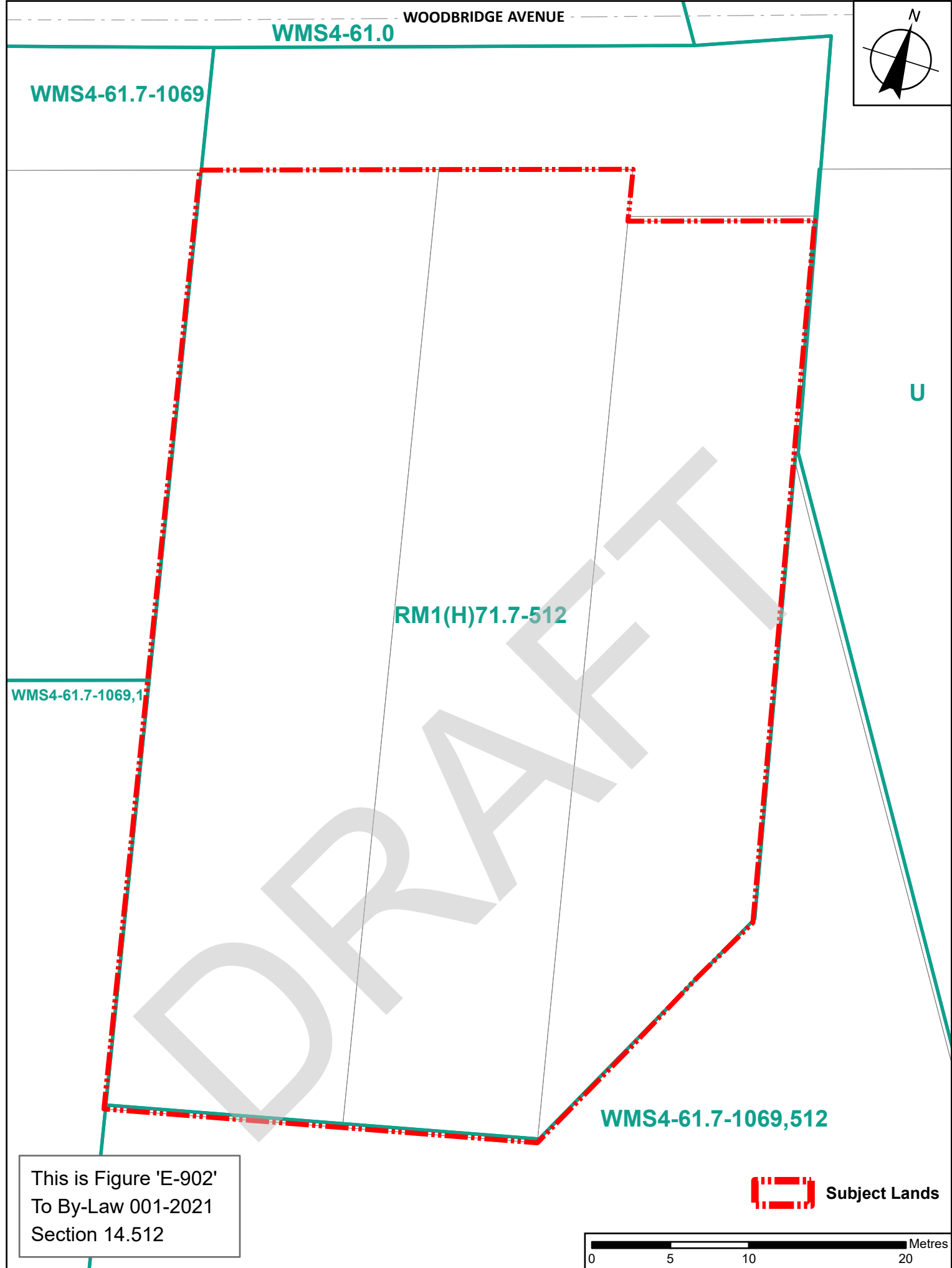
Voted in favour by City of Vaughan Council this 23rd day of April, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

DRAFT

Authorized by Item No. 3 of Report No. 13 of the Committee of the Whole.
Report adopted by Vaughan City Council on April 23, 2025.
City Council voted in favour of this by-law on April 23, 2025.
Approved by Mayoral Decision MDC 006-2025 dated April 23, 2025.
Effective Date of By-Law: April 23, 2025



This is Schedule '1'
To By-Law 096-2025
Passed the 23rd Day of April, 2025

File: Z.22.011
Related File: OP.23.012
Location: 239, 245 and 251 Woodbridge Avenue
Part of Lot 7, Concession 7
Applicant: 2103604 ONTARIO LIMITED
C/O HARDROCK GROUP OF COMPANIES
City of Vaughan

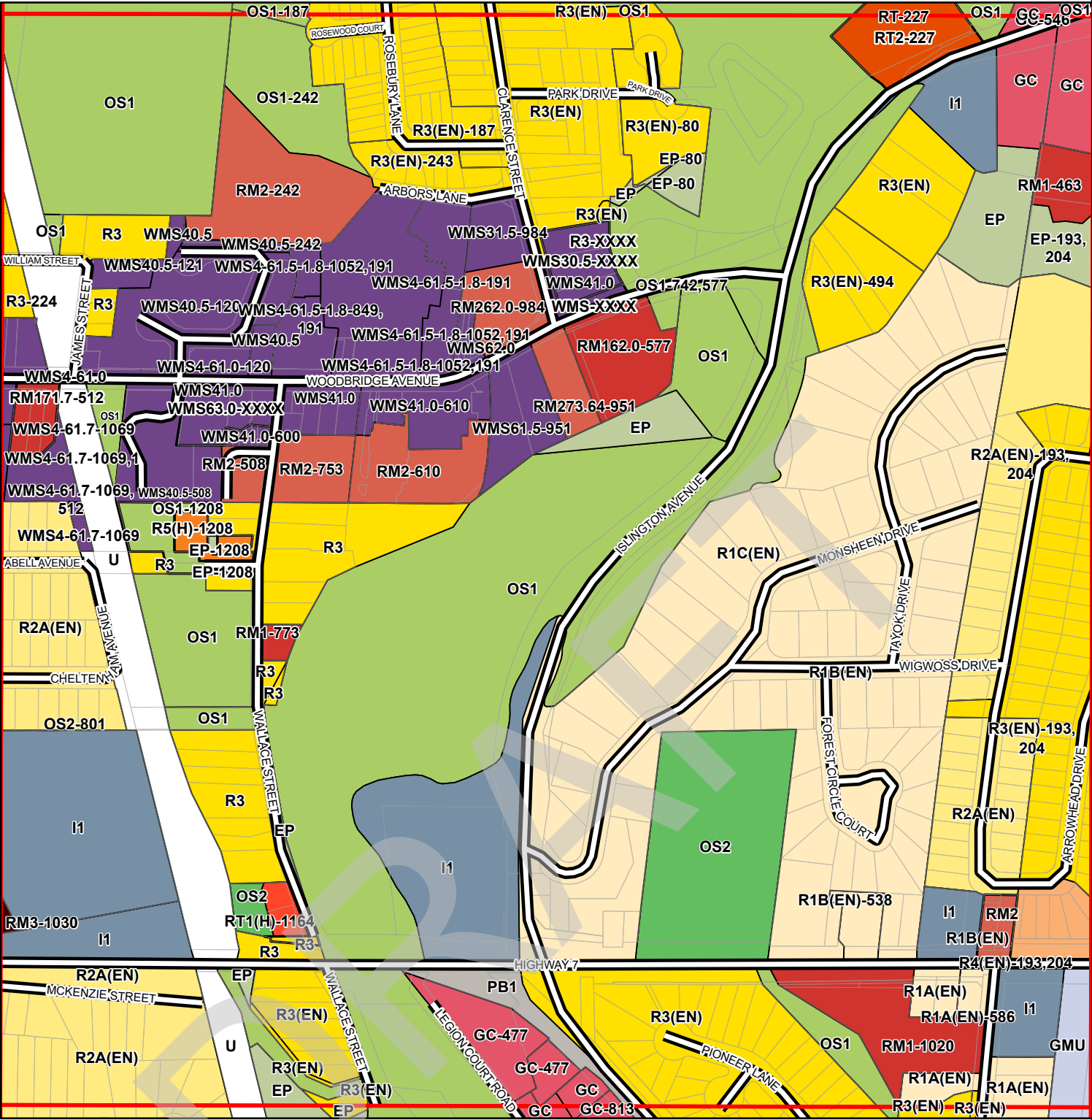
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 46



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)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)

Commercial Zones

- GC (General 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)

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

Vaughan

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 096-2025
Passed the 23rd Day of April, 2025

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Related File: OP.23.012
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Applicant: 2103604 ONTARIO LIMITED
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Signing Officers

Mayor

Clerk

SUMMARY TO BY-LAW 096-2025

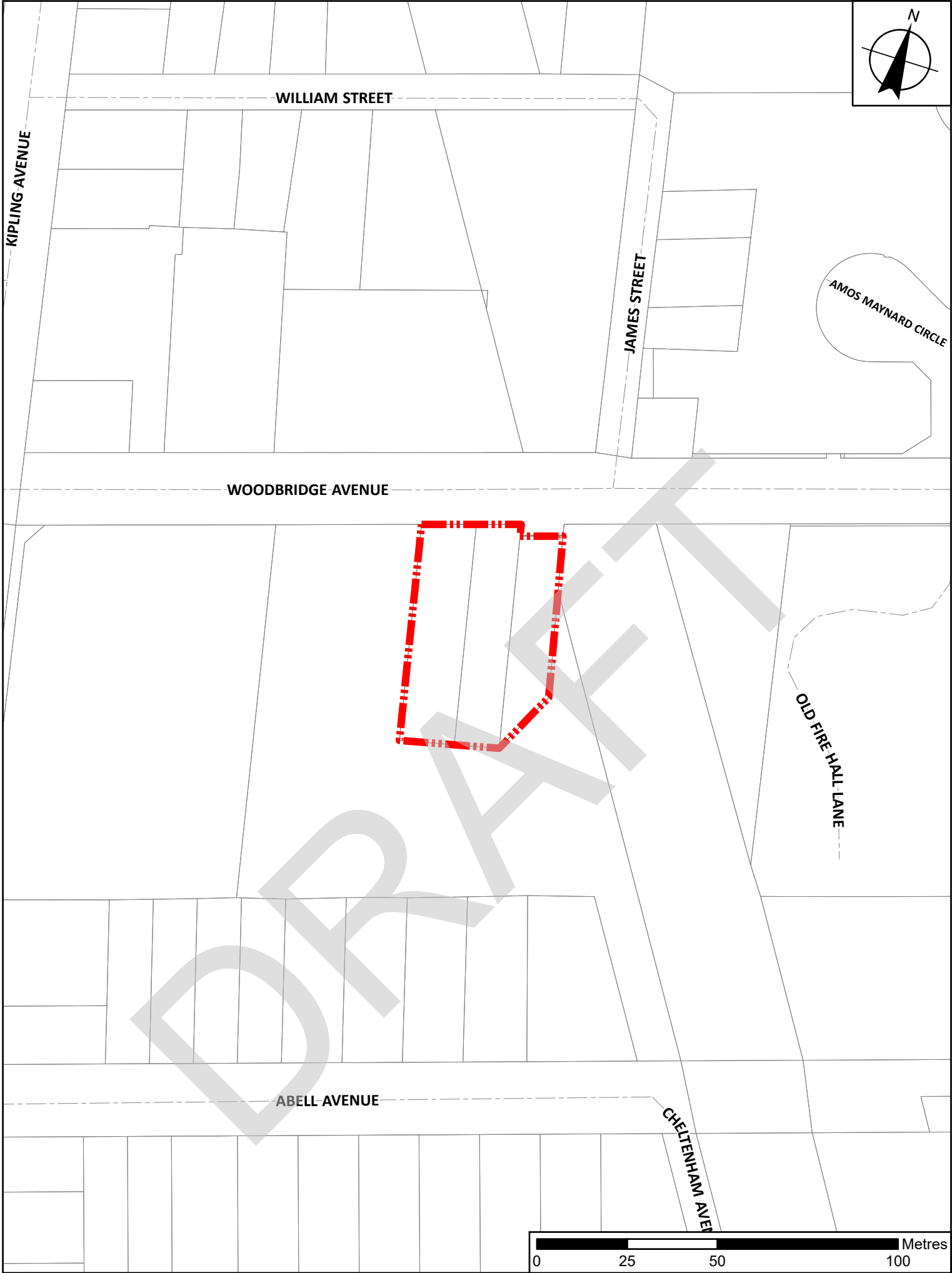
The lands subject to this By-law are located on the south side of Woodbridge Avenue, east of Kipling Avenue, municipally known as 239, 245 and 251 Woodbridge Avenue City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to rezone the lands from “WMS Main Street Mixed-Use Woodbridge Zone” to “RM1(H) Multiple Unit Residential Zone with the Holding Symbol ‘(H)’”.

The By-law includes the Holding Symbol “(H)” for the “RM1 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 provide the City with a public access easement over the proposed pedestrian connection to Woodbridge Avenue, including preparing and registering, at their expense, a reference plan detailing the portion of the lands subject to the easement. 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;
- b. The Owner shall secure the necessary easements from 64 Abell Avenue, 259 and 275 Woodbridge Avenue (Regional Municipality of York lands) for visitor access, loading and unloading, and access, construction and maintenance of a proposed crash wall to the satisfaction of the City and York Region;
- c. 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; and
- d. If required, the Owner shall enter into an agreement with the City for the proposed works within the City's right-of-way, which shall include the construction of the retaining wall, sidewalk, and any other structures or improvements within the right-of-way. All such work must be completed in accordance with the City's standards and to the satisfaction of the City.
- e. The Owner shall submit a Phase Two Environmental Site Assessment ('ESA') covering all of the subject lands and any conveyance lands, along with a letter of reliance in accordance with the City's reliance template for all environmental reports prepared and submitted to the satisfaction of the City's Environmental Engineering Department. Should the findings of the Phase Two ESA require remediation of any portions of lands 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, then a complete copy of the Record of Site Condition covering all of the subject lands acknowledged by the MECP and filed on the Environmental Site Registry is required to be submitted to the satisfaction of the City's Environmental Engineering Department.

This By-law also provides for site-specific provisions and development standards including minimum lot area, minimum front and interior side yard setbacks, minimum building setback to the Canadian Pacific Railway, maximum building height and permitted encroachments.



Location Map To By-Law 096-2025

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Subject Lands