

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 116-2025**

**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(EN) Third Density Residential Zone” and “R3(EN) Third Density Residential Zone”, subject to Exception 14.75 to “RM3 Multiple Unit Residential Zone”, subject to Exception 14.75 in the manner shown on the said Schedule “1”.
  - b) Deleting Subsection 14.75 and replacing it with a new Subsection 14.75 as follows:

Exception Number 14.75	Municipal Address: 2 Lansdowne Avenue
Applicable Parent Zone: RM3	
Schedule A Reference: 45	
By-law 152-2021, 116-2025	
14.75.1 Permitted Uses	
<div>1. The following additional <u>uses</u> shall be permitted on the <u>ground floor</u> to a maximum <u>gross floor area</u> of 390 m<sup>2</sup> on the lands identified as “Subject Lands” as shown on Figure E-167:</div> <div><div>a. <u>Business Service</u>;</div><div>b. <u>Clinic</u>;</div><div>c. <u>Financial Institution</u>;</div><div>d. <u>Office</u>;</div><div>e. <u>Personal Service</u>;</div><div>f. <u>Restaurant</u> and <u>Restaurant, Take-Out</u>, up to a maximum of one (1) unit or 50% of the non-residential <u>gross floor area</u>, whichever is less; and</div><div>g. <u>Retail</u>.</div></div>	
14.75.2 Lot and Building Requirements	
<div>1. The following <u>provisions</u> shall apply to the lands identified as “Subject Lands”, as shown on Figure E-167:</div> <div><div>a. The minimum <u>lot area</u> shall be 37 m<sup>2</sup> per <u>dwelling unit</u>;</div><div>b. The minimum <u>front yard</u> shall be 2 m;</div><div>c. The minimum <u>interior side yard</u> shall be 3.1 m;</div><div>d. The minimum <u>exterior side yard</u> shall be 0.8 m;</div><div>e. The minimum <u>interior side yard</u> to an <u>accessory structure</u> shall be 0 m;</div><div>f. The minimum required <u>setback</u> to an air ventilation shaft from a <u>lot line</u> shall not apply.</div><div>g. The minimum <u>setback</u> from a below-<u>grade parking structure</u> to a <u>street line</u> shall be 1 m.</div><div>h. The 45-degree <u>angular plane</u> requirement in Table 7-8 shall not apply.</div><div>i. The <u>podium</u> and <u>tower</u> requirements in Table 7-8 shall not apply.</div><div>j. The minimum <u>landscape</u> strip requirement for any <u>interior side lot line</u> or <u>rear lot line</u> abutting any other <u>Residential Zone</u> in Table 7-8 shall not apply.</div></div>	

14.75.3	Parking
1.	<p>The following parking requirements shall apply to the lands identified as “Subject Lands” as shown on Figure E-167:</p> <ul style="list-style-type: none"><li>a. The minimum dimensions for a <u>parking space</u> shall measure at least 2.6 m by 5.6 m for a maximum of 4 <u>parking spaces</u>;</li><li>b. A minimum <u>parking space</u> rate of 6 <u>parking spaces</u> per 100 m<sup>2</sup> of non-residential gross floor area shall apply; and</li><li>c. The requirements of Section 6.5 shall not apply.</li></ul>
14.75.4	Other Provisions
1.	<p>The following provisions shall apply to the lands identified as “Subject Lands” as shown on Figure E-167:</p> <ul style="list-style-type: none"><li>a. A maximum encroachment of 1 m into any required <u>yard</u> shall be permitted for a canopy.</li><li>b. The requirement for a minimum of 90% of <u>amenity area</u> to be provided as a common space shall not apply.</li><li>c. The outdoor <u>amenity area</u> requirements in Section 4.3.3 shall not apply.</li></ul>
14.75.5	Figures
	Figure E-167

- c) Deleting Figure E-167 in Subsection 14.75 and replacing it with a new Figure E-167 attached hereto as Schedule “1”.
  - d) Amending Map 45 in Schedule A and substituting therefore Map 45 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 27<sup>th</sup> day of May, 2025.

---

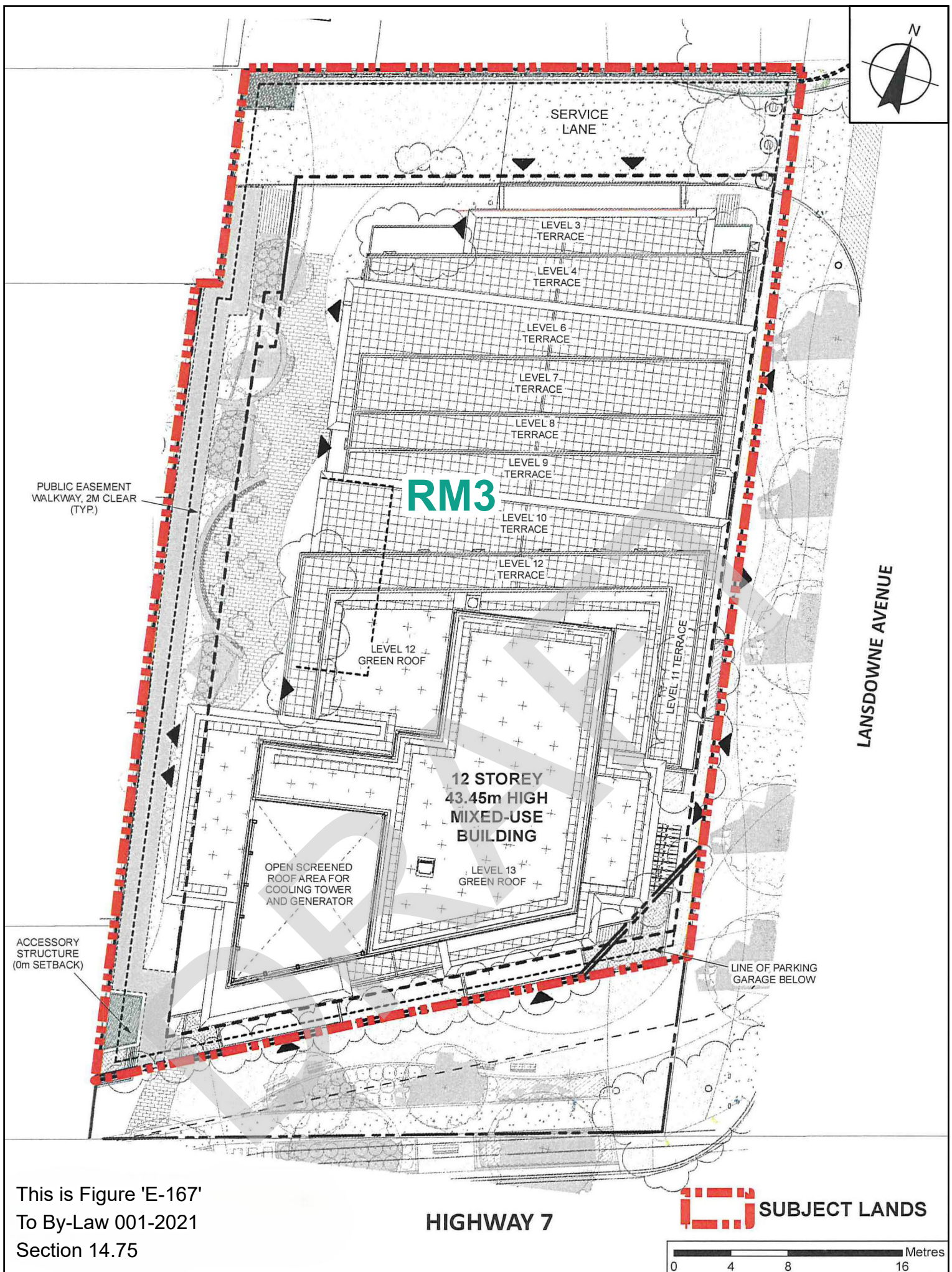
Steven Del Duca, Mayor

---

Todd Coles, City Clerk

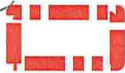
DRAFT

Authorized by Item No. 14 of Report No. 24 of the Committee of the Whole.  
Report adopted by Vaughan City Council on May 17, 2022.  
City Council voted in favour of this by-law on May 27, 2025.  
Approved by Mayoral Decision MDC 008-2025 dated May 27, 2025.  
**Effective Date of By-Law: May 27, 2025**

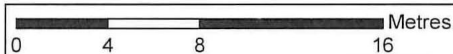


This is Figure 'E-167'  
To By-Law 001-2021  
Section 14.75

HIGHWAY 7



SUBJECT LANDS



This is Schedule '1'  
To By-Law 116-2025  
Passed the 27th Day of May, 2025

**File:** Z.21.052  
**Related File:** OP.19.007, Z.19.019, DA.19.069  
**Location:** Lots 13, 14, 15, 25 & Pt. Lot 26 on Plan 554  
2 Lansdowne Avenue  
**Applicant:** City of Vaughan  
**City of Vaughan**

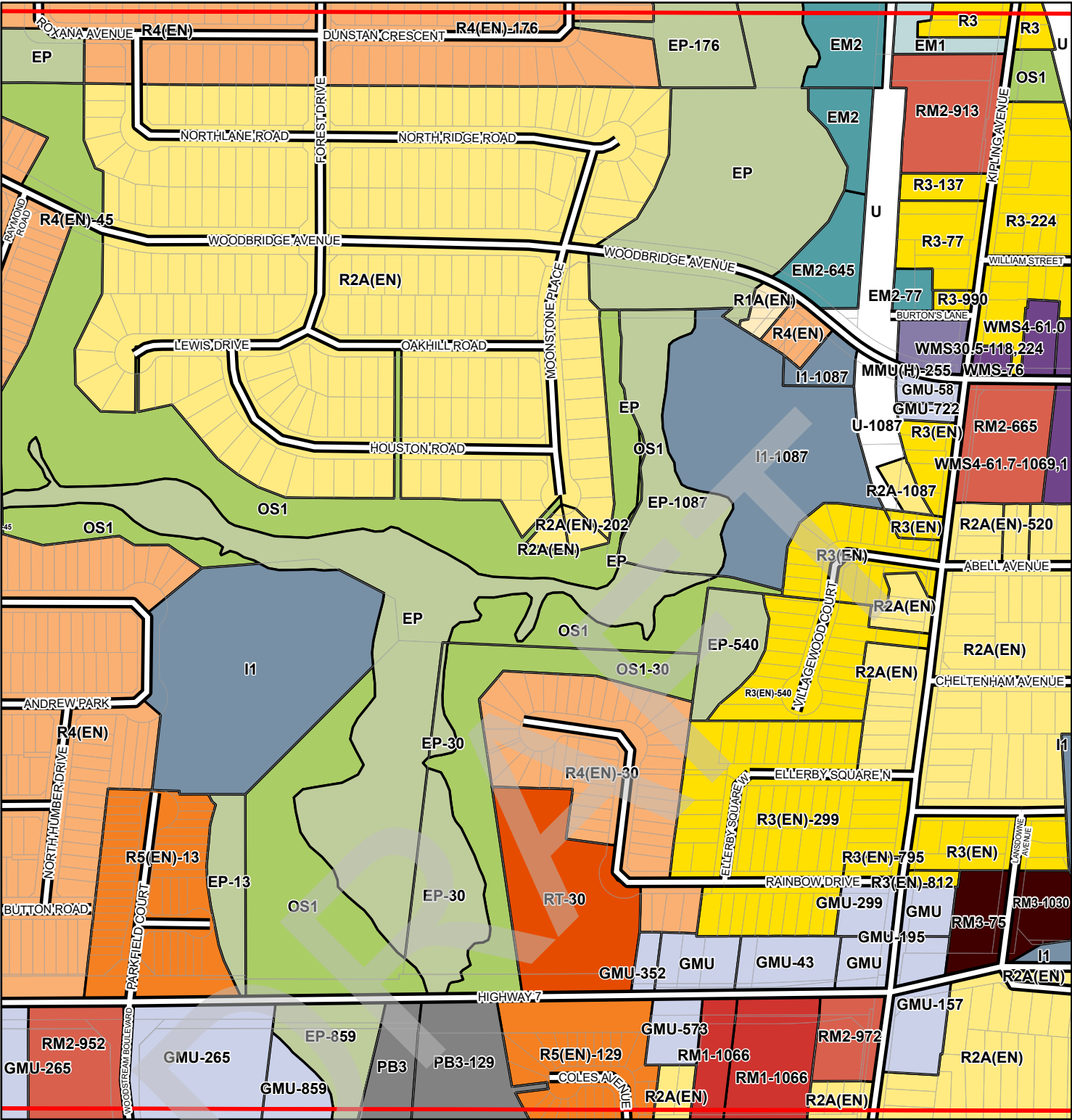
Signing Officers

\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
Clerk



Zoning By-law 001 - 2021

Schedule A | Map 45



**Conservation, Open Space and Agricultural Zones**

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- EP (Environmental Protection Zone)

**Vaughan Metropolitan Centre Zones**

- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct Zone)

**Residential Zones**

- R1 (First Residential Zone)
- R2 (Second Residential Zone)
- R3 (Third Residential Zone)
- R4 (Fourth Residential Zone)
- R5 (Fifth Residential Zone)
- RT (Townhouse Zone)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- 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)

**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**

83	84	85	86	87
63	64	65	66	67
43	44	45	46	47
23	24	25	26	27
3	4	5	6	7

Final: May 2025

This is Schedule '2'  
To By-Law 116-2025  
Passed the 27th Day of May, 2025

File: Z.21.052  
Related File: OP.19.007, Z.19.019, DA.19.069  
Location: Lots 13, 14, 15, 25 & Pt. Lot 26 on Plan 554  
2 Lansdowne Avenue  
Applicant: City of Vaughan  
City of Vaughan

Signing Officers

\_\_\_\_\_  
Mayor

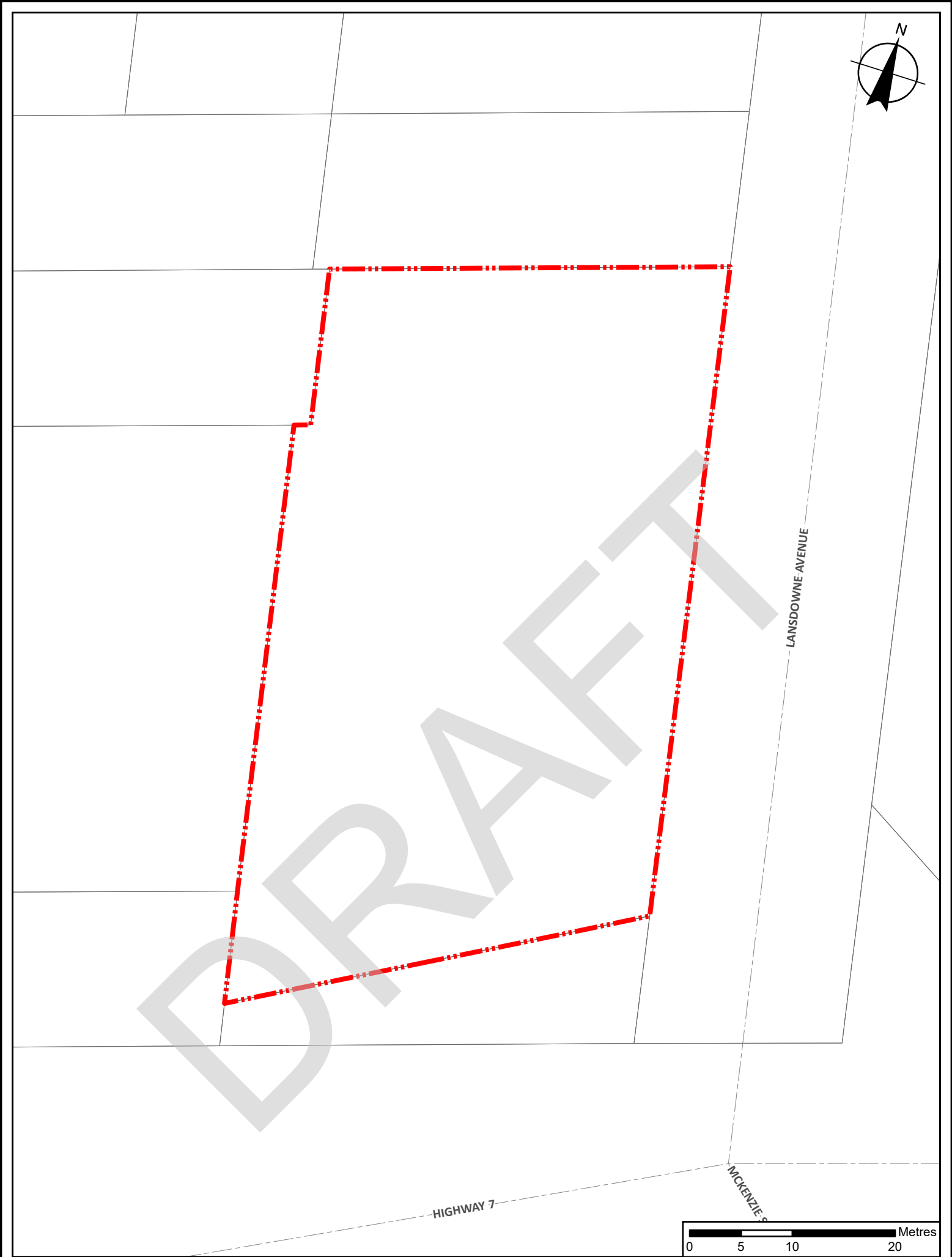
\_\_\_\_\_  
Clerk

## **SUMMARY TO BY-LAW 116-2025**

The lands subject to this By-law are located at the north-west corner of Regional Road 7 and Lansdowne Avenue, municipally known as 2 Lansdowne Avenue, being legally described as Lots 13, 14, 15, 25, and Part of Lot 26 on Plan 554, 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 carry forward the development standards from site-specific exception 9(1530) from Zoning By-law 1-88 to accurately reflect the zoning applicable to the Subject Lands approved through By-law 152-2021. This By-law also identifies development standards from Zoning By-law 001-2021 that do not apply, as these standards did not exist in Zoning By-law 1-88 at the time of the approval of By-law 152-2021.

DRAFT



Location Map  
To By-Law 116-2025

**File:** Z.21.052  
**Related File:** OP.19.007, Z.19.019, DA.19.069  
**Location:** Lots 13, 14, 15, 25 & Pt. Lot 26 on Plan 554  
2 Lansdowne Avenue  
**Applicant:** City of Vaughan  
**City of Vaughan**



Subject Lands