

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 117-2025**

**A By-law to amend City of Vaughan By-law 1-88, as effected by the Ontario Land Tribunal.**

**WHEREAS** an application for a zoning by-law amendment was filed with respect to the subject lands at 320 and 330 Woodbridge Avenue, to permit a five-storey and seven-storey residential apartment building;

**AND WHEREAS** the application was appealed to the Ontario Land Tribunal as File No. OLT-23-000891 and the Tribunal made an order with respect to the appeal;

**NOW THEREFORE :**

1. The City of Vaughan By-law 1-88, as amended, is further amended in accordance with the Ontario Land Tribunal Order dated the 8<sup>th</sup> day of May, 2025 (OLT File No. OLT-23-000891), as attached hereto as Attachment “1”, and is effective on May 27, 2025, and is hereby designated as By-Law Number 117-2025.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by the Decision of the Ontario Land Tribunal  
Issued May 8, 2025, Case No. OLT- 23-000891  
**Effective Date of By-Law: May 27, 2025**

**Ontario Land Tribunal**  
Tribunal ontarien de l'aménagement  
du territoire



**ISSUE DATE:** May 8, 2025

**CASE NO.:** OLT-23-000891  
OLT-23-000892

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

Applicant and Appellant: 5012526 Ontario Inc.  
Subject: Request to amend the Official Plan – Failure to adopt the requested amendment  
Description: To permit the development of two purpose built rental apartment buildings with heights of seven (7) and five (5) storeys consisting of 219 units  
Reference Number: OP.20.010  
Property Address: Part of Lot 7 and 8, Concession 8, designated as Parts 3, 4, 5 and 6, Plan 65R-32167  
Municipality/UT: Vaughan/York  
OLT Case No.: OLT-23-000891  
OLT Lead Case No.: OLT-23-000891  
OLT Case Name: 5012526 Ontario Inc. 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: 5012526 Ontario Inc.  
Subject: Application to amend the Zoning By-law – Refusal or neglect to make a decision  
Description: To permit the development of two purpose built rental apartment buildings with heights of seven (7) and five (5) storeys consisting of 219 units  
Reference Number: Z.20.031  
Property Address: Part of Lot 7 and 8, Concession 8, designated as Parts 3, 4, 5 and 6, Plan 65R-32167  
Municipality/UT: Vaughan/York  
OLT Case No.: OLT-23-000892  
OLT Lead Case No.: OLT-23-000891  
OLT Case Name: 5012526 Ontario Inc. v. Vaughan (City)

BEFORE:

W. DANIEL BEST  
MEMBER

) Thursday, the 8<sup>th</sup>  
)  
) day of May, 2025

**THESE MATTERS** having come on for public hearing to consider a settlement and the Tribunal having issued its Interim Order on August 6, 2024 withholding the issuance of its Final Order contingent upon confirmation by the City Solicitor of pre-requisite matters outlined in paragraph 46;

**AND THE TRIBUNAL** having been advised by the City Solicitor that such pre-requisite matters having been addressed and the parties having confirmed that the planning instruments provided to the Tribunal were acceptable and on consent of the parties, the Tribunal issued its Final Order on April 15, 2025;

**AND THE TRIBUNAL** having received a request from the City Solicitor following the issuance of the Final Order to replace the instruments appended to the April 15, 2025 Order with revised instruments;

**AND THE TRIBUNAL HAVING** received consent of the parties to the revised instruments noting the revisions are minor in nature and that the substance remains unchanged;

**THE TRIBUNAL ORDERS THAT** Attachment 1 and Attachment 2 to the Order issued on April 15, 2025 are replaced with the instruments attached to this Order set out in Attachment 1 and Attachment 2. In all other respects the Order remains the same.

*"Euken Lui"*

EUKEN LUI  
ACTING EGISTRAR

## **Ontario Land Tribunal**

Website: [olt.gov.on.ca](http://olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

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.

DRAFT

# Attachment 1

DRAFT

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 117-2025**

**A By-law to amend City of Vaughan By-law 1-88, as effected by the Ontario Land Tribunal.**

**WHEREAS** applications for official plan and zoning by-law amendments were filed with respect to the subject lands at 320 Woodbridge Avenue, to permit a 5 and 7 storey residential apartment building;

**AND WHEREAS** the applications were appealed to the Ontario Land Tribunal as Case No. OLT-23-0000891, and the Tribunal has made an order with respect to the appeals;

**NOW THEREFORE** the Ontario Land Tribunal **ORDERS AS FOLLOWS:**

2. THAT City of Vaughan By-Law 1-88, as amended, is further amended in accordance with the Ontario Land Tribunal Order dated the 8<sup>th</sup> day of May, 2025 (OLT File No. 23-000892), attached hereto as Attachment “1”, consisting of the attached text and Schedules “1” and “2” and is effective May 27, 2025.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by the Decision of the Ontario Land  
Tribunal Issued May 8, 2025, Case No. OLT-23000891  
**Effective Date of By-Law: May 27, 2025**

1. THAT the City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “M2 General Industrial Zone” and “M3 Transportation Industrial Zone” to “RA2 (H) Apartment Residential Zone” with the Holding Symbol “(H)”, with site-specific exceptions, as shown on Schedule “1”.
  - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1578) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule E-1741”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the *Planning Act*.

    - i) Lands zoned with the Holding Symbol “(H)” shall be used only for uses legally existing as of the date of the enactment of this By-law.
    - ii) Removal of the Holding Symbol “(H)” from the Subject Lands shall be contingent on the following:
      - a. Council adopts a resolution allocating sewage and water supply capacity for the Subject Lands in accordance with the City’s approved Servicing Capacity Distribution Policy;
      - b. The submission and acceptance of a revised Transportation Impact Study to the satisfaction of the Development Engineering Department that addresses outstanding comments;
      - c. The submission and acceptance of a Hydrogeological Report that meets all terms of reference as agreed upon under Appendix A and Appendix B of the Pre- Application Consultation (‘PAC’) Understanding for PAC.21.134 signed by the applicant dated March 12, 2022, all to the satisfaction of the Development Engineering Department;

d. The submission and acceptance of a revised Functional Servicing and Stormwater Management Report that includes the following information to the satisfaction of the Development Engineering Department:

- i. Short-term construction and long-term dewatering discharge plans to an approved municipal sewer in coordination with discharge rates and recommendations required to be provided in a subsequent Hydrogeological Report noted herein as a separate holding condition (including any subsequent amendments and/or revisions); and;
- ii. Municipal watermain reconstruction design within Woodbridge Avenue including plan and profiles, details plans, etc.

Should any municipal infrastructure improvements be identified external to the Subject Lands as required to service the development, the Owner shall enter into an Agreement with the City to secure for the design and construction of municipal works internal and/or external to the subject lands required to support the Proposed Development to the satisfaction of the City. The Agreement shall be registered on title to which it applies, and upon execution, the Owner shall satisfy conditions of the City, financial or otherwise, all to the satisfaction of the City;

e. The submission and acceptance of a revised Noise Report to the satisfaction of the Development Engineering Department, which includes the consultant's recommendation as to whether the Subject Lands should be designated as a Class 1 or Class 4. If a Class 4 Area designation is proposed to be applied to the Subject Site,



the noise report will be required to be peer reviewed by a noise consultant retained by the City. Should a peer review of the noise report be required, the Owner is required to pay the review fee and a fee to amend the Noise By-law, in accordance with the City's Fees and Charges By-law, to recognize the Class 4 designation for the Subject Lands;

- f. The Owner provide a restrictive covenant on title or other agreement acceptable to the City to secure the tenure of the dwelling units within both proposed buildings as purpose-built rental units for a minimum of 20 years from the date of first occupancy of each respective building.

(1578) B. Notwithstanding the provisions of:

- a) Section 2.0 respecting Definitions;
- b) Section 3.8 a) and 4.1.4 b) respecting Parking and Driveway requirements;
- c) Section 3.13 respecting Minimum Landscaped Area;
- d) Section 3.14 b) and c) respecting Permitted Yard Encroachments and Restrictions;
- e) Section 4.1.6, respecting Minimum Amenity Area; and
- f) Schedule "A" respecting the zone standards in the "RA2 Apartment Residential Zone";

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1741":

- ai) For the purpose of this By-law, the following definitions shall apply:
  - i) DRIVEWAY – Means a vehicular accessway providing access from a street or private driveway.
  - ii) PARKING SPACE – Means a rectangular area measuring at least 2.7 metres by 5.7 metres, exclusive of any aisles or ingress and egress lands, used for the temporary parking of motor vehicles;

- iii) LONG-TERM BICYCLE PARKING SPACE – Means a bicycle parking space located in a locked room within a building or part of a building, for the exclusive use of parking bicycles;
- iv) SHORT-TERM BICYCLE PARKING SPACE – Means a bicycle parking space that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle;
- v) AMENITY AREA – Means space outside a dwelling unit, within or outside the building designed for the passive enjoyment or active recreational needs of the residents and shall include a pedestrian and bicycle trail, and;
- vi) VISION GLASS – Means any opening (window or door), that is transparent or translucent and intended for the passage of light, but does not include louvers, grills or opaque openings.

bi) For the purposes of this By-law, the following parking requirements shall apply:

- i) The minimum parking space requirements are as follows:
  - a. Apartment Dwelling Residential – 0.7 space per dwelling unit
  - b. Apartment Dwelling Visitor – 0.2 space per dwelling unit
  - c. Long term Bicycle Parking - 0.5 space per dwelling unit
  - d. Short term Bicycle Parking - 0.1 space per dwelling unit
  - e. The minimum width of an aisle providing access to a bicycle parking space shall be 1.75 metres.

- f. The minimum dimensions of a parking space shall be provided in accordance with the following:

MINIMUM BICYCLE PARKING SPACE DIMENSION	
Dimension	Minimum Requirement (m)
Length	1.8
Width	0.6
Vertical Clearance from Floor	1.9
MINIMUM VERTICAL BICYCLE PARKING SPACE DIMENSION	
Dimension	Minimum Requirement (m)
Length or vertical clearance	1.9
Width	0.6
Clearance from Wall	1.2

- g. For a stacked bicycle parking space, the minimum vertical dimension for each bicycle parking space shall be 1.2 metres and the minimum vertical clearance from the floor shall be 2.4 metres.

- bii) For the purposes of this By-law, the following parking requirements shall apply:
- i) An outdoor parking area is not required to have a landscape strip around the periphery and is not required to be screened from adjacent premises.
- ci) For the purpose of this By-law, the following landscaping requirements shall apply:
- i) A strip of land not less than 2.0 metres in width shall be provided abutting Woodbridge Avenue. This shall not prevent the provision of walkways or driveways

across the said strip.

- ii) No landscape strip shall be required for any portion of the subject lands abutting a public laneway (Burton's Lane).

- di) For the purpose of this By-law, the following permitted yard encroachments and restrictions shall apply:

- i) Exterior stairways providing access to a below grade parking area, shall be permitted in any yard provided they are no closer than 3 metres to any lot line.
- ii) Exhaust vents and or shafts shall be permitted in any yard, except for the front yard, and shall be setback at least 3.0 metres from a lot line.
- iii) No exhaust vents or shafts shall be located in the easterly side yard immediately abutting 7960 Kipling Avenue.

- ei) For the purpose of this By-law, respecting minimum amenity areas, the following shall apply:

- i) The minimum indoor amenity area shall be 460 m<sup>2</sup> and may be located in one building to serve the development of the Subject Lands, and;
- ii) The minimum outdoor amenity area shall be 2,100 m<sup>2</sup> and shall include a pedestrian and bicycle trail running parallel to the westerly property line with a minimum width of 2.5 metres.

- fi) Schedule 'A', respecting zone requirements, the following shall apply for lands within the RA2 Apartment Residential Zone:

- i) The minimum lot area shall be 32.47 m<sup>2</sup> per unit;
- ii) The minimum front yard shall be 2.0 metres;
- iii) The minimum interior side yard shall be 1.5 metres to

the main wall of a building, and;

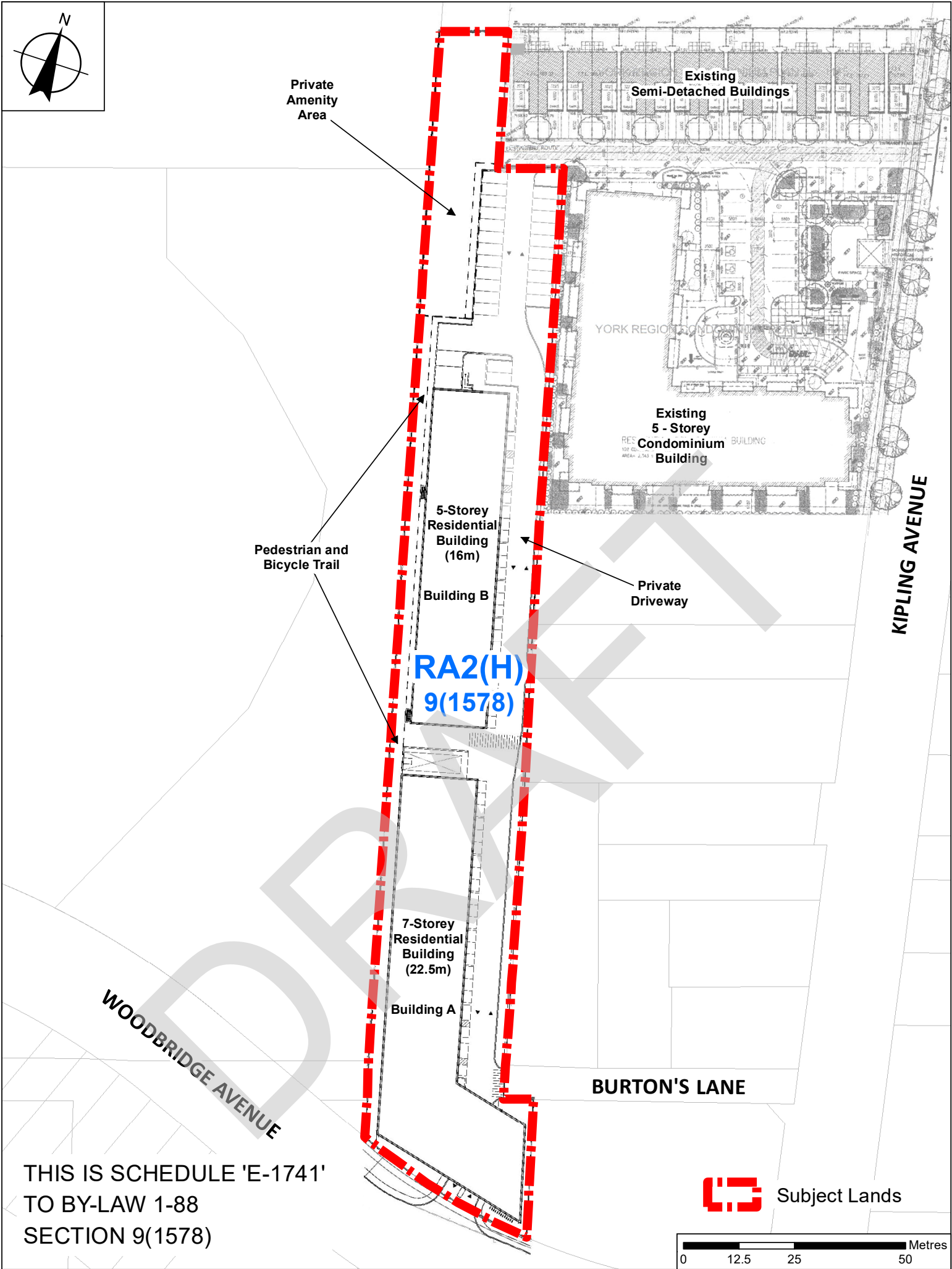
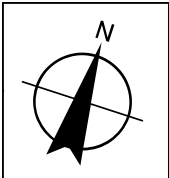
- iv) Any exterior wall within 1.50 metres of the eastern property line that abuts 7960 Kipling Avenue, shall be constructed with no vision glass, doors, or balconies.

c) Adding Schedule “E-1741” attached hereto as Schedule “1”.

d) Deleting Key Map 8B and substituting therefor Key Map 8B attached hereto as Schedule “2”.

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

DRAFT



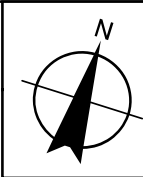
THIS IS SCHEDULE '1'  
TO BY-LAW 117-2025  
PASSED THE 27th DAY OF MAY, 2025

FILE: Z.20.031  
RELATED FILE: OP.20.010  
LOCATION: Part of Lots 7 and 8, Concession 8  
APPLICANT: 5012526 Ontario Inc.  
CITY OF VAUGHAN

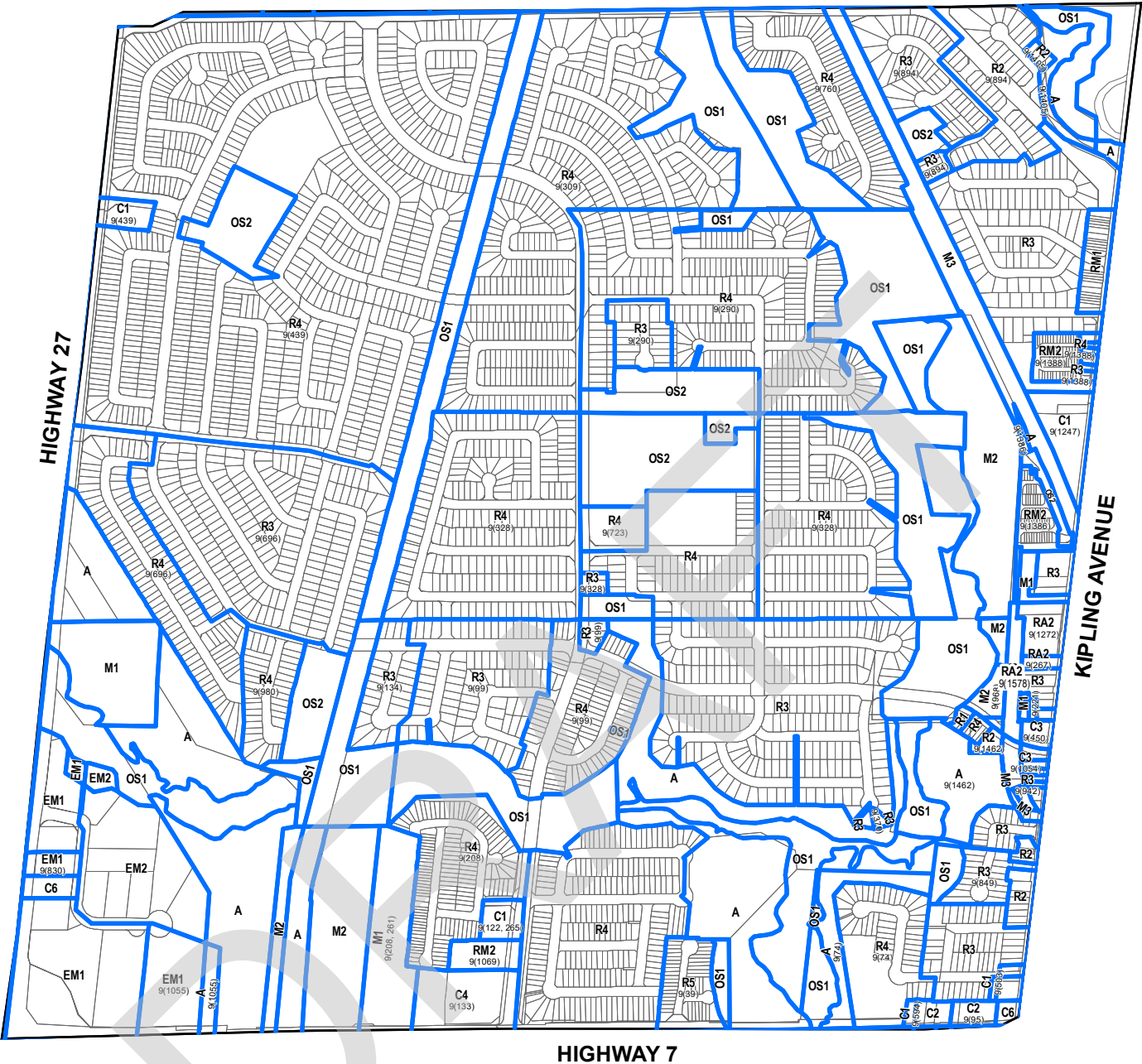
SIGNING OFFICERS

OLT CASE NO. OLT- 23-000891  
MAY 8, 2025

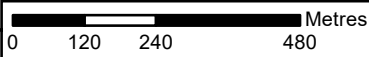
CLERK



LANGSTAFF ROAD



KEY MAP 8B  
BY-LAW 1-88



THIS IS SCHEDULE '2'  
TO BY-LAW 117-2025  
PASSED THE 27th DAY OF MAY, 2025

FILE: Z.20.031  
RELATED FILE: OP.20.010  
LOCATION: Part of Lots 7 and 8, Concession 8  
APPLICANT: 5012526 Ontario Inc.  
CITY OF VAUGHAN

SIGNING OFFICERS

OLT CASE NO. OLT- 23-000891  
MAY 8, 2025  
MAYOR  
CLERK

## **SUMMARY TO BY-LAW 117-2025**

The lands subject to this By-law are located on the north side of Woodbridge Avenue, west of Kipling Avenue, being Part of Lots 7 and 8, Concession 8, designated as Parts 3, 4, 5 and 6 of 65R- 32167, in the City of Vaughan.

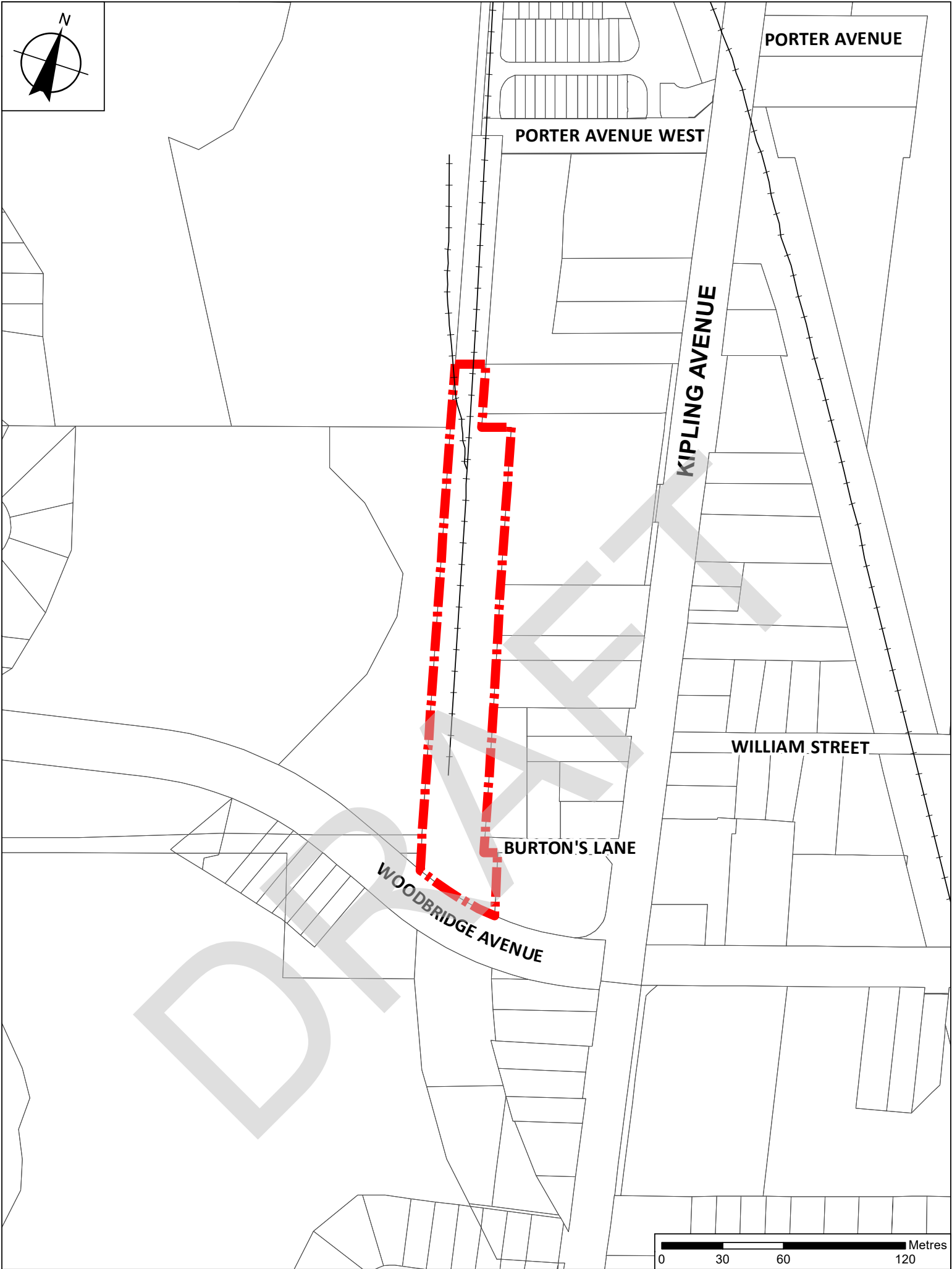
The purpose of this by-law is to rezone the lands to this By-law from “M2 General Industrial Zone” and “M3 Transportation Industrial Zone” to “RA2 Apartment Residential Zone” with site-specific exceptions to permit 2 residential apartment buildings with maximum building heights of 7 storeys (22.5 m) for Building A and 5 storeys (16 m) for Building B with a total of 238 rental units with at grade parking and private amenity area, a pedestrian and bicycle trail and one level of underground parking. Site specific exceptions with respect to definitions, setbacks, encroachments, minimum amenity area and parking statistics have been made to permit the development.

The Holding Symbol “(H)” has been placed on the Subject Lands and shall not be removed from the Subject Lands or any portion thereof, until the conditions have been satisfied.

The Owner submitted Zoning By-law Amendment Application Z.20.031 to the City of Vaughan on November 10, 2020. The City of Vaughan deemed the Application complete on November 13, 2020. On August 3, 2023, the Owner appealed the Application to the Ontario Land Tribunal, citing the City’s failure to make a decision on the Applications within the prescribed timelines of the *Planning Act*.

The Amendment was approved by the Ontario Land Tribunal, as the approval authority for this By-law (OLT Case No. OLT-23-000892) on May 27, 2025.





LOCATION MAP  
TO BY-LAW 117-2025

**FILE:** Z.20.031  
**RELATED FILE:** OP.20.010  
**LOCATION:** Part of Lots 7 and 8, Concession 8  
**APPLICANT:** 5012526 Ontario Inc.  
**CITY OF VAUGHAN**

