

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 124-2025

A By-law to amend City of Vaughan By-law 001-2021, as effected by the Ontario Land Tribunal.

WHEREAS an application for zoning by-law amendment was filed with respect to the lands at 80 Glen Shields Avenue to permit a five-storey and six-storey mixed residential and commercial building that is connected by a shared podium;

AND WHEREAS the application was appealed to the Ontario Land Tribunal as Case No. OLT-23-000324 and the Tribunal made an order with respect to the appeal;

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

1. THAT the Amendment to City of Vaughan By-law 001-2021, as amended, is further amended in accordance with the Ontario Land Tribunal Order dated May 13, 2025 (OLT Case No. OLT-23-000324), as attached hereto as Attachment “1”, and is effective on May 13, 2025, and is hereby designated as By-Law Number 124-2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by the Decision of the Ontario Land Tribunal
Issued May 13, 2025, Case No. OLT-23-000324
Effective Date of By-Law: May 27, 2025

Ontario Land Tribunal

655 Bay Street, Suite 1500
Toronto ON M5G 1E5
Telephone: (416) 212-6349
Toll Free: 1-866-448-2248
Website: olt.gov.on.ca

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

655 rue Bay, suite 1500
Toronto ON M5G 1E5
Téléphone: (416) 212-6349
Sans Frais: 1-866-448-2248
Site Web: olt.gov.on.ca



ISSUE DATE: May 13, 2025

CASE NO.: OLT-23-000324

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

Applicant and Appellant:
Subject:

1494096 Ontario Inc.
Request to amend the Official Plan – Failure to
adopt the requested amendment

Description:

To facilitate a redesignation of the current Low-Rise
Mixed-Use to build mixed-use mid-rise buildings
comprising of a 9-storey tower and a 7-storey tower
OP.21.030

Reference Number:
Property Address:
Municipality/Upper Tier:
OLT Case No.:
OLT Lead Case No.:
OLT Case Name:

80 Glen Shields Avenue
Vaughan/York
OLT-23-000324
OLT-23-000324
1494096 Ontario Inc. v. City of Vaughan

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

Applicant and Appellant:
Subject:

1494096 Ontario Inc.
Application to amend the Zoning By-law – Refusal or
neglect to make a decision

Description:

To facilitate a redesignation of the current Low-Rise
Mixed-Use to build mixed-use mid-rise buildings
comprising of a 9-storey tower and a 7-storey tower
Z.21.058

Reference Number:
Property Address:
Municipality/Upper Tier:
OLT Case No.:
OLT Lead Case No.:

80 Glen Shields Avenue
Vaughan/York
OLT-23-000325
OLT-23-000324

PROCEEDING COMMENCED UNDER subsection 41(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:

1494096 Ontario Inc.

Subject:	Site Plan
Description:	To facilitate a redesignation of the current Low-Rise Mixed-Use to build mixed-use mid-rise buildings comprising of a 9-storey tower and a 7-storey tower
Reference Number:	DA.21.072
Property Address:	80 Glen Shields Avenue
Municipality/Upper Tier:	Vaughan/York
OLT Case No.:	OLT-23-000326
OLT Lead Case No.:	OLT-23-000324

BEFORE:

S. COOKE)	Monday, the 12 th
VICE-CHAIR)	
)	day of May, 2025

THESE MATTERS in respect of the lands at 80 Glen Shields Avenue in the City of Vaughan, having come for a public hearing on March 25, 2024 before the Ontario Land Tribunal (the “**Tribunal**”);

THE TRIBUNAL having issued an interim Order on October 18, 2024, that the appeals under subsections 22(7) and 34(11) of the *Planning Act* are allowed, in part, and that the Tribunal’s final Order is withheld until the City of Vaughan and the Applicant notified the Tribunal and parties that the following conditions have been satisfied:

- a. The Tribunal has received and approved the Official Plan Amendment and Zoning By-law Amendment instruments in a final form, confirmed to be satisfactory to the City of Vaughan’s Deputy City Manager, Planning and Growth Management;
- b. The Tribunal is advised that the following updated reports have been submitted to the City and are to the satisfaction of the Deputy City Manager, Planning and Growth Management and the Deputy City manager, Infrastructure Development, as appropriate:
 - i. Planning Justification Report;

- ii. Architectural Package including Site Plan Statistics;
- iii. Tree Inventory and Preservation Report;
- iv. Sustainability Metrics Performance;
- v. Civil Engineering Drawings;
- vi. Functional Servicing and Stormwater Management Report;
- vii. Noise and Vibration Impact Study;
- viii. Hydrogeological Assessment;
- ix. Geotechnical Engineering Report;
- x. Traffic Impact Study;
- xi. Site Screening Questionnaire and Environmental Certification;
- xii. Phase One Environmental Site Assessment;
- xiii. Cost estimate for City assets within the park that will be affected by the proposed development; and
- xiv. Appellant has agreed to enter into an External Works and Permission to Enter Agreement with the City;

AND THE TRIBUNAL having been advised by the City of Vaughan and the Applicant that Item a. and Items b. i, ii, iv and xii noted above have been satisfied, and that final approval by the City of Vaughan of Items b. iii, v to xi and xiii to xiv, is to be obtained through the site plan approval process;

NOW THEREFORE

THE TRIBUNAL ORDERS that the appeals under subsections 22(7) and 34(11) of the *Planning Act* are allowed, in part.

AND THE TRIBUNAL FURTHER ORDERS:

1. The Official Plan Amendment to the City of Vaughan Official Plan is approved in accordance with **Attachment “A”** to this Order; and
2. The Zoning By-law Amendment to City of Vaughan Comprehensive Zoning By-law 001-2021, is approved in accordance with **Attachment “B”** to this Order.

AND THE TRIBUNAL FURTHER ORDERS the appeal pursuant to subsection 41(12) of the *Planning Act* remains adjourned *sine die*. The parties shall contact the case co-ordinator with an update on the remaining site plan approval appeal and, if necessary, request a date be scheduled for the hearing of same.

AND THE TRIBUNAL FURTHER ORDERS the Tribunal may be spoken to with respect to the implementation of this final Order.

“Euken Lui”

EUKEN LUI
ACTING REGISTRAR

Ontario Land Tribunal

Website: 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

ATTACHMENT B***THE CITY OF VAUGHAN******BY-LAW*****BY-LAW NUMBER 124-2025**

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

WHEREAS an application for Zoning By-law Amendment was filed with respect to the lands at 80 Glen Shields Avenue to permit a five and six storey mid-rise mixed-use residential apartment building;

AND WHEREAS the application was appealed to the Ontario Land Tribunal as Case No. OLT-23-000324 and the Tribunal made an order with respect to the appeal;

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 "NC Neighbourhood Commercial Zone" to "MMU Mid-Rise Mixed-Use Zone" in the manner shown on the said Schedule "1".
 - b) Deleting the reference to the "NC" Zone in the Applicable Parent Zone description in Exception 14.266.
 - c) Deleting the reference to "2-341 Glen Shields Avenue" from the Legal Description in Exception 14.266 and replacing it with the following:
"2-79 and 81-341 Glen Shields Avenue".
 - d) Deleting Figure E-497 in Exception 14.266 and replacing it with Figure E-497 attached hereto as Schedule "2".
 - e) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1216, as follows:

Exception Number 14.1216	Municipal Address: 80 Glen Shields Avenue
Applicable Parent Zone: MMU	
Schedule A Reference: 15	
OLT Case No. OLT-23-000324	
14.1216.1 Lot and Building Requirements	
<p>1. The following provisions shall apply to the lands zoned "MMU Mid-Rise Mixed-Use", as shown on Figure "E-1792":</p> <ul style="list-style-type: none">a. The maximum <u>height</u> shall be 24 metres (6 storeys) for the east portion of the <u>building</u> and 21 metres (5 storeys) for the west portion of the <u>building</u>.b. A rooftop <u>mechanical penthouse</u> shall be permitted to exceed the maximum <u>height</u> to a maximum of 3.1 metres.c. The minimum <u>front yard</u> shall be 3.86 metres.d. The minimum <u>rear yard</u> shall be 5.02 metres.e. The minimum <u>tower setback</u> from any <u>rear lot line</u> and <u>interior side lot line</u> shall be 4.5 metres.f. The minimum required <u>build-to-zone</u> shall be 3.86 to 4.66 metres.g. The minimum <u>street wall</u> shall be 6.06 metres.h. The maximum permitted encroachment of a canopy into the <u>front yard</u> shall be 1.2 metres.i. The maximum permitted encroachment of a <u>balcony</u> into the <u>rear yard</u> shall be 1.73 metres and 1.96 metres into the <u>interior side yard</u>.j. The maximum <u>tower floor plate</u> shall not apply.k. The minimum <u>landscape strip</u> abutting a <u>street line</u> shall be 3.86 metres and <u>short-term bicycle parking spaces</u> shall be permitted within the <u>landscape strip</u>.l. The location of a <u>short-term bicycle parking space</u> shall have a minimum <u>setback</u> of 2.55 metres to a <u>parking area</u>.m. A minimum of 1,431 m² of non-residential <u>gross floor area</u> shall be provided on the <u>ground floor</u>.n. A minimum of 71 <u>independent living facility</u> units shall be provided.	
14.1216.2 Parking	
<p>1. The following parking requirements shall apply to the lands zoned "MMU Mid-Rise Mixed-Use", as shown on Figure E-1792:</p> <ul style="list-style-type: none">a. Notwithstanding the definition of <u>bicycle parking space</u>, <u>long-term</u>, a <u>bicycle parking space</u> for long-term purposes is not required to be in a locked room within the underground <u>parking area</u>.	

b. The maximum required parking rate of Table 6-2 shall not apply.	
14.1216.3	Other Provisions
<p>1. The following definition shall apply to the lands zoned "MMU Mid-Rise Mixed-Use", as shown on Figure E-1792:</p> <p>a. Independent Living Facility means a <u>building</u> or part of a <u>building</u> containing four or more <u>dwelling units</u> with no more than two bedrooms per <u>dwelling unit</u> used for independent living accommodations of senior citizens.</p>	
14.1216.4	Figures
Figure E-1792	

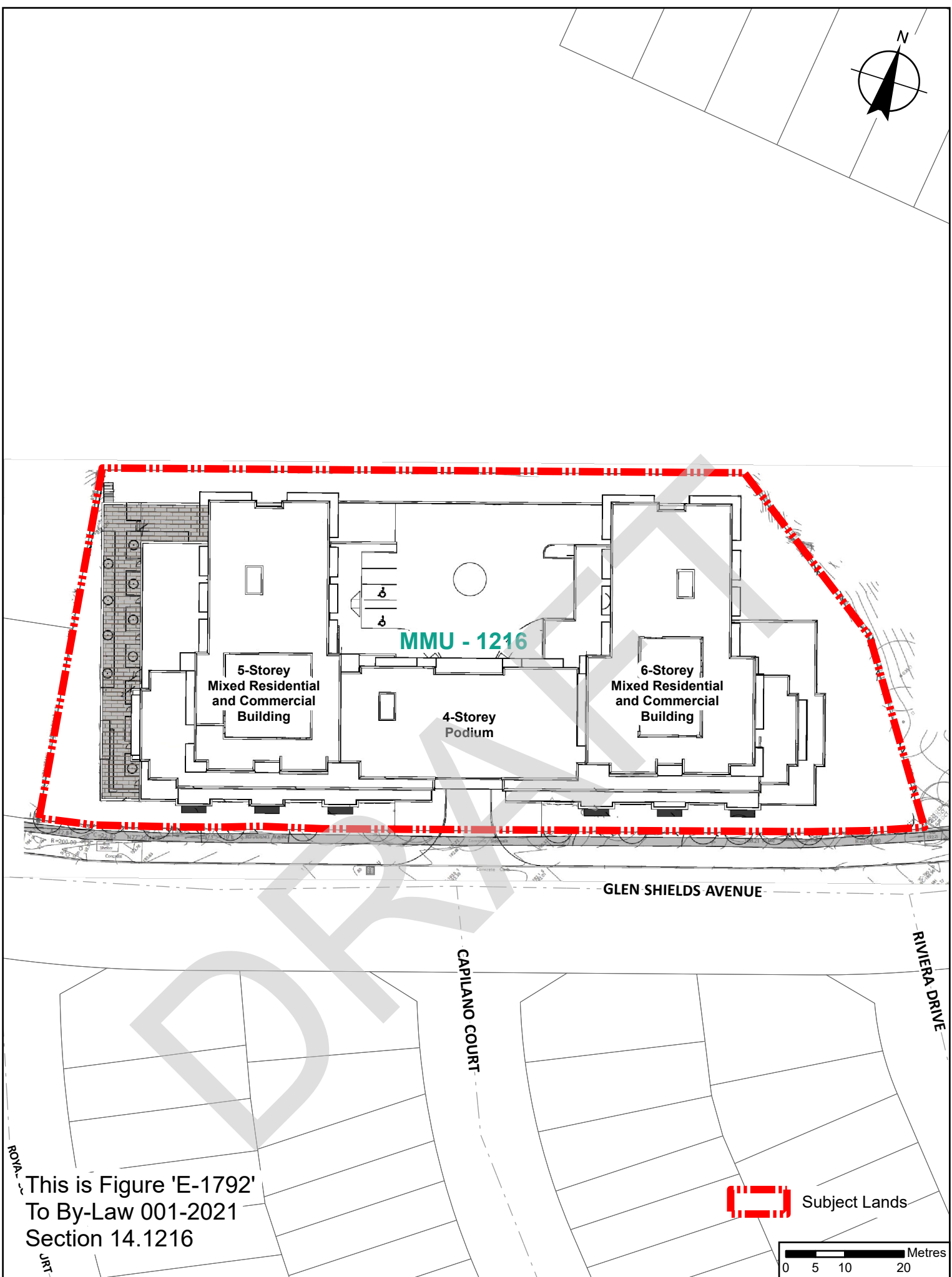
- f) Adding a new Figure E-1792 in Subsection 14.1216 attached hereto as Schedule "1".
- g) Amending Map 15 in Schedule A in the form attached hereto as Schedule "3".
2. Schedules "1", "2" and "3" shall be and hereby form part of this By-law.

SUMMARY TO BY-LAW 124-2025

The lands subject to this By-law are located on the north side of Glen Shields Ave., being Part of Lot 2, Concession 3 and municipally known as 80 Glen Shields Ave., in the 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 subject lands from “NC Neighbourhood Commercial Zone” to “MMU Mid-Rise Mixed-Use Zone” to facilitate the development of a five and six storey mixed-use building with a maximum floor space index of 2.35, including 111 residential dwelling units and 71 independent living facility units, and 1,431 m² of commercial/retail space.

DRAFT



This is Figure 'E-1792'
To By-Law 001-2021
Section 14.1216

This is Schedule '1'
To By-Law 124-2025
Passed the 27th Day of May, 2025

File: Z.21.058, No. OLT-23-000324
Related Files: OP.21.030, DA.21.072
Location: 80 Glen Shields Avenue
Part of Lot 2, Concession 3
Applicant: 1494096 Ontario Inc.
City of Vaughan

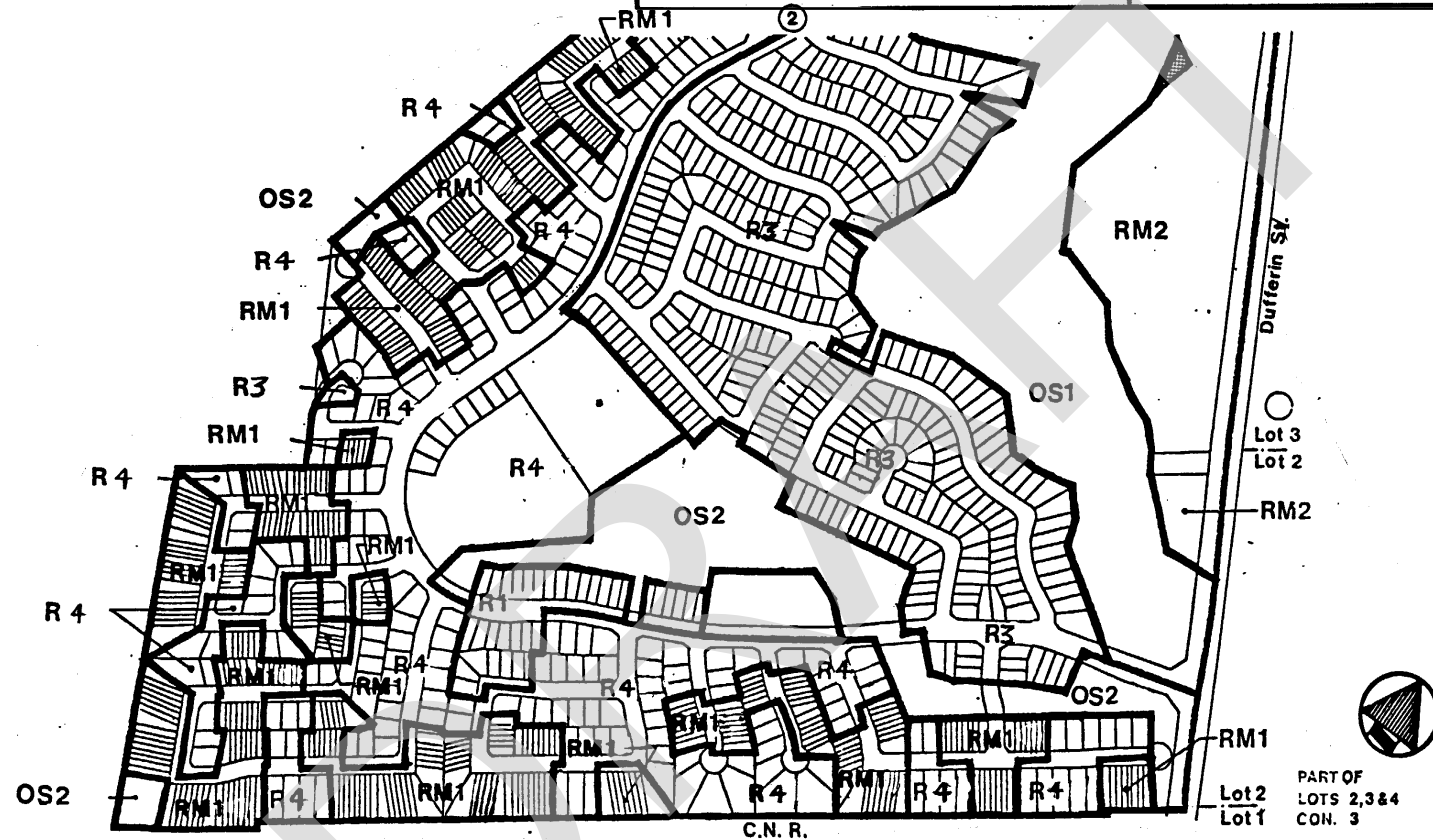
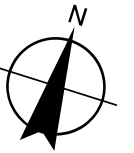
Sign: _____
OLT CASE NO. OLT-23-000324
MAY 13, 2025
Mayor
Clerk

LEGEND

 SUBJECT LANDS

LOCATION: PT OF LOTS 2,3 & 4
CON. 3

THIS IS SCHEDULE 'E- 497 '
TO BY-LAW 1 -88
SECTION 9(465)



This is Figure 'E-497'
To By-Law 001-2021
Section 14.266

File: Z.21.058

Related Files: OP.21.030, DA.21.072, No. OLT-23-000324

Location: 80 Glen Shields Avenue

Part of Lot 2, Concession 3

Applicant: 1494096 Ontario Inc.

City of Vaughan

This is Schedule '2'
To By-Law 124-2025
Passed the 27th Day of May, 2025

Signing Officers

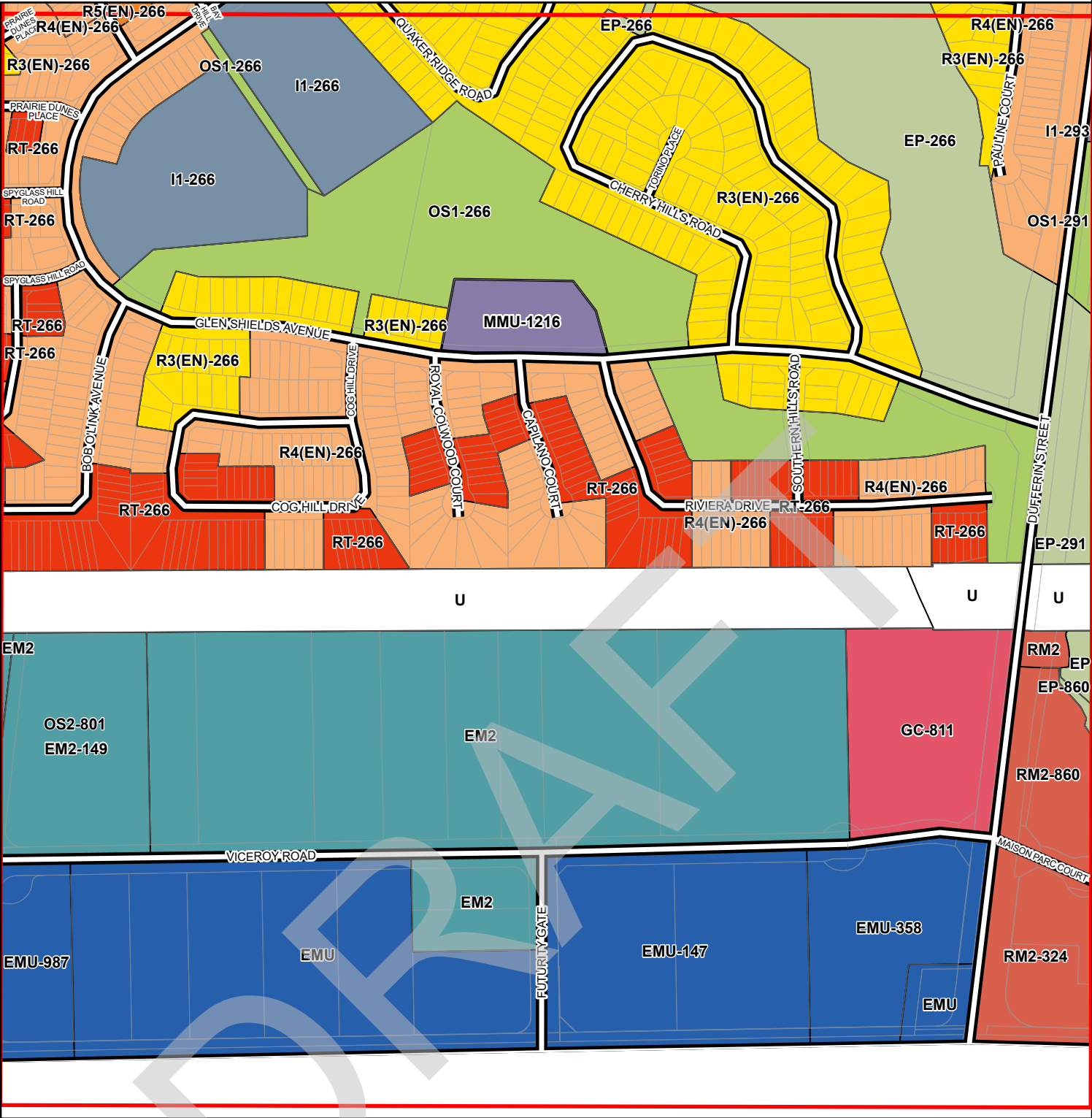
OLT CASE NO. OLT-23-000324
MAY 13, 2025

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 15



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; R4A(H))
- R5 (Fifth Density Residential Zone)
- RT (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

Legend

53	54	55	56	57
33	34	35	36	37
13	14	15	16	17

1:5,060 May, 2025

This is Schedule '3'
To By-Law 124-2025
Passed the 27th Day of May, 2025

File: Z.21.058, No. OLT-23-000324
Related File: OP.21.030, DA.21.072
Location: 80 Glen Shields Avenue
Part of Lot 2, Concession 3
Applicant: 1494096 Ontario Inc.
City of Vaughan

OLT CASE NO. OLT-23-000324
MAY 13, 2025
Mayor
Clerk