

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 075-2026

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) Adding a new Subsection 14.1124.2.1.s as follows:

“s. The requirements of Table 10-3 Podium and Tower Requirements for the VMC Zones regarding the maximum podium height, minimum tower step-back, and maximum residential tower floor plate requirements shall not apply.”
 - b) Adding a new Subsection 14.1124.2.1.t as follows:

“t. The requirements of Subsection 4.20.4 shall not apply.”
 - c) Adding a new Subsection 14.1124.2.1.u as follows:

“u. The requirements of Subsection 4.27.2.2 shall not apply.”
 - d) Adding a new Subsection 14.1124.2.1.v as follows:

“v. The requirements of Subsection 6.5.4 shall not apply.”
 - e) Adding a new Subsection 14.1124.2.1.w as follows:

“w. The requirements of Subsection 6.5.5.2 shall not apply.”
 - f) Adding a new Subsection 14.1124.2.1.x as follows:

“x. The requirements of Subsection 6.5.2 shall not apply.”

Voted in favour by City of Vaughan Council this 28th day of April, 2026.

Steven Del Duca, Mayor

Todd Coles, City Clerk

DRAFT

Authorized by the Decision of the Ontario Land Tribunal
Issued February 03, 2026, Case No. OLT-22-002104.
City Council voted in favour of this by-law on April 28, 2026.
Approved by Mayoral Decision MDC 005-2026 dated April 28, 2026.
Effective Date of By-Law: April 28, 2026

SUMMARY TO BY-LAW 075-2026

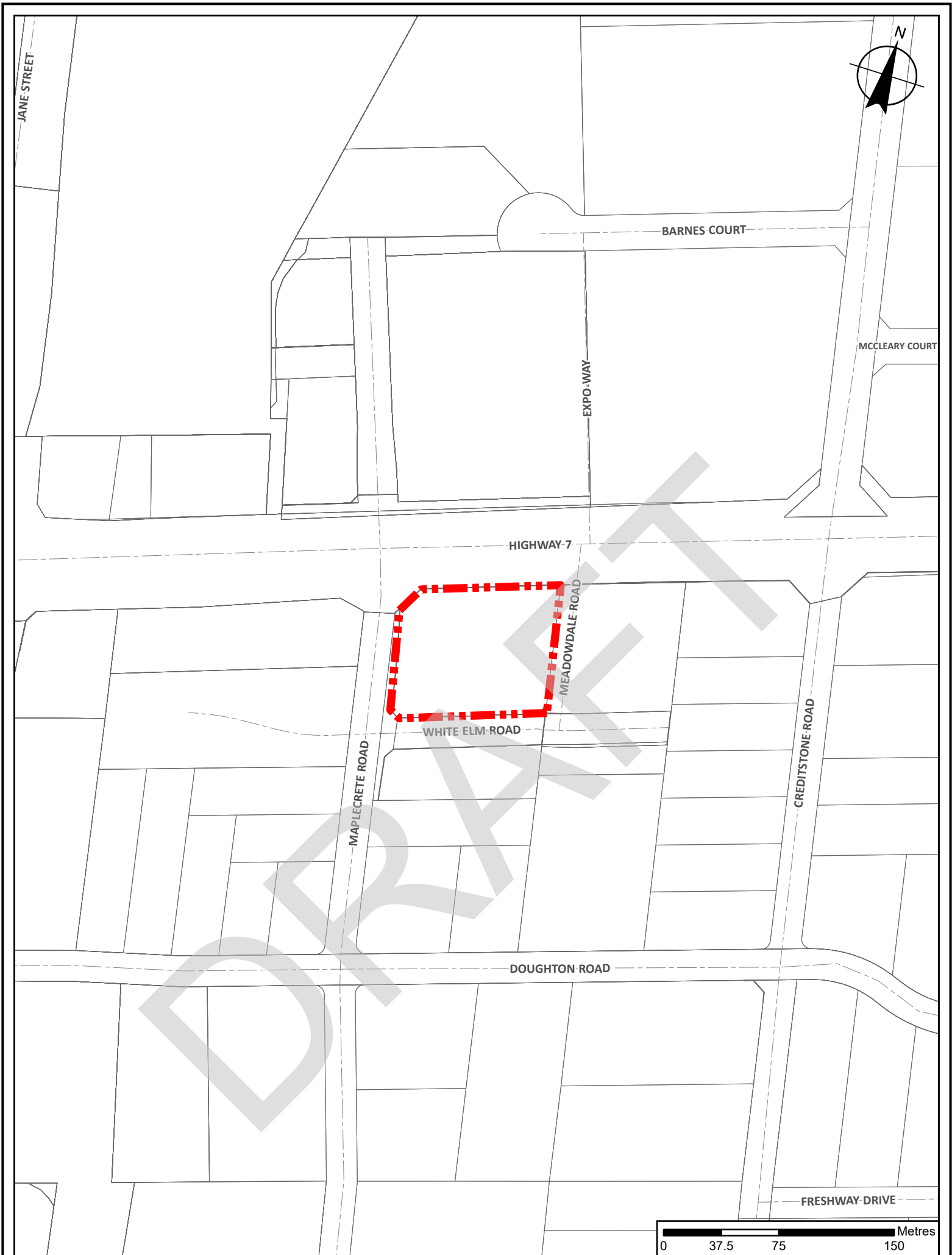
The lands subject to this By-law are located at the southeast corner of Maplecrete Road and Highway 7 (within the Vaughan Metropolitan Centre), being Part of Lot 5, Concession 4, and is municipally known as 2901 Highway 7, City of Vaughan.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to add exemptions in site-specific exception 14.1124 to the following zoning requirements:

- Maximum podium height;
- Minimum tower step-back;
- Maximum residential tower floor plate;
- Rooftop mechanical equipment/penthouse elevator foyer area;
- Air ventilation shaft location;
- Bicycle parking space dimensions;
- Short-term bicycle parking setbacks; and
- Long-term bicycle parking location.

These requirements did not apply to the Subject Lands under By-law 157-2022, which amended Zoning By-law 1-88 to permit site-specific zoning exceptions on the Subject Lands. By-law 157-2022 was carried forward into site-specific exception 14.1124 of Zoning By-law 001-2021, as adopted by Council and amended by the Ontario Land Tribunal, however the revised exception did not include provisions that exempted the Subject Lands from new requirements in Zoning By-law 001-2021 that were not contemplated in By-law 157-2022.

The administrative corrections to Zoning By-law 001-2021 are considered to be corrections to “reference errors” under Policy 10.1.4.7.b of Vaughan Official Plan, 2010.



Location Map To By-Law 075-2026

Location: 2901 Highway 7
Part of Lot 5, Concession 4
Applicant: City of Vaughan
City of Vaughan



Subject Lands