

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 076-2026**

**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) Rezoning a portion of the lands identified as “Block 4” on Schedule “1” attached hereto from “OS1 Public Open Space Zone” to “I2 Major Institutional Zone” with a Holding Symbol “(H)”, in the manner shown on the said Schedule “1”.
  - b) Rezoning the lands identified as “Block 9” on Schedule “1” attached hereto from “I2 Major Institutional Zone” to “OS1 Public Open Space Zone” in the manner shown on the said Schedule “1”.
  - c) Rezoning a portion of the lands identified as “Block 13” on Schedule “1” attached hereto from “OS1 Public Open Space Zone” with a Holding Symbol “(H)” to “OS1 Public Open Space Zone”, in the manner shown on the said Schedule “1”.
  - d) Deleting Subsection 14.1029 in Part 14 Exception Zones and replacing it with a new Subsection 14.1029 as follows:

Exception Number 14.1029	Municipal Address/Legal Description: 3120, 3200 Major Mackenzie Drive West and Part of Lot 21, Concession 5
Applicable Parent Zone: I2, OS1	
Schedule A Reference: 164, 165	
By-law 076-2014, 031-2017, 124-2019	
14.1029.1 Permitted Uses	
<p>1. The following provisions shall apply to Blocks 1, 3, 4, 5 and 6 <u>zoned</u> with the Holding Symbol “(H)”, as shown on Figure E-1527, until the Holding Symbol “(H)” is removed pursuant to section 36 of the <i>Planning Act</i>:</p> <p>a. Prior to the removal of the Holding Symbol “(H)”, Vaughan Council shall have approved a Site Development Application(s) pursuant to section 41 of the <i>Planning Act</i> for any of the Blocks or portion thereof.</p> <p>2. Only the following <u>uses</u> shall be permitted on the lands <u>zoned</u> “I2 Major Institutional Zone”, as shown on Figure E-1527:</p> <p>a. <u>Active recreational use</u>;</p> <p>b. Car share service;</p> <p>c. <u>Clinic</u>;</p> <p>d. District heating and cooling plant;</p> <p>e. Healthcare accommodation facility;</p> <p>f. Healthcare conference facility;</p> <p>g. <u>Hospital</u>;</p> <p>h. <u>Independent living facility</u>;</p> <p>i. Laboratory;</p> <p>j. <u>Long term care facility</u>;</p> <p>k. <u>Office</u>;</p> <p>l. <u>Passive recreational use</u>;</p> <p>m. <u>Public parking</u>;</p> <p>n. <u>Research and development</u>, but does not include the manufacture or sale of products;</p> <p>o. <u>Retirement residence</u>;</p> <p>p. <u>School, post-secondary</u>; and,</p> <p>q. <u>Supportive living facility</u>.</p> <p>3. The following <u>uses</u> shall be permitted as <u>accessory</u> to the <u>uses</u> permitted in Section 14.1029.1.2, provided they are located within a <u>building</u> containing the <u>principal use</u>:</p> <p>a. <u>Day care centre</u>;</p>	

- b. Personal service;
- c. Restaurant; and,
- d. Retail.

14.1029.2 Lot and Building Requirements

1. The following provisions shall apply to the lands identified as “Subject Lands”, as shown on Figure E-1527 and Figure E-1527a:
  - a. A minimum 6 m setback shall be provided from Major Mackenzie Drive and Jane Street.
  - b. A maximum 66 m setback shall be provided from Major Mackenzie Drive for a minimum of 25% of the hospital building façade facing Major Mackenzie Drive.
  - c. A minimum 3 m setback shall be provided for a building or structure from Streets “A” to “H”.
  - d. A minimum 5 m setback shall be provided on Block 4 from the OS1 Public Open Space Zone.
  - e. A minimum 1 m setback shall be provided from a street line for a below-grade structure(s).
  - f. A minimum 0 m setback shall be permitted for the below-grade pedestrian tunnel connection and any related exterior pedestrian stairways or structures. Landscape requirements shall not prevent the provisions of such pedestrian tunnel connection and related exterior pedestrian stairways or structures.
  - g. The maximum height, including a chimney and exhaust stack shall be in accordance with the angular plane and maximum height shown on Figure E-1527a and Figure E-1527b.
  - h. The maximum permitted gross floor area for Block 2 shall be 111,483 m<sup>2</sup>, not including a central utility plant with an accessory data center.
  - i. The maximum combined gross floor area permitted on Blocks 1, 3, 4, 5 and 6 shall be 72,465 m<sup>2</sup>.
  - j. The total maximum gross floor area permitted for Blocks 1 to 6 shall be 183,948 m<sup>2</sup>.
  - k. A minimum 3 m wide landscape strip shall be provided abutting Streets “A” to “H”.
  - l. A minimum 6 m wide landscape strip shall be provided abutting Major Mackenzie Drive and Jane Street.
  - m. A minimum 5 m wide landscape strip shall be provided on Block 4 adjacent to the OS1 Public Open Space Zone and shall not be used for any other purpose other than landscaping.
  - n. A minimum 6 m wide landscape strip shall be provided within Block 9 abutting the Residential Zone and OS1 Public Open Space Zone.

14.1029.3 Parking

1. The following parking requirements shall apply to the lands identified as "Subject Lands", as shown on Figure E-1527:
  - a. The minimum parking requirement on Block 2, for a hospital and any additions thereto, shall be 1.2 parking spaces per 100 m<sup>2</sup> of gross floor area of which a minimum of 45% of the required parking spaces shall be in an above-grade parking structure and/or below-grade parking structure.
  - b. The minimum parking requirement for Blocks 1 to 6 shall be provided as follows:
    - i. Clinic: 3.5 parking spaces per 100 m<sup>2</sup> of gross floor area;
    - ii. Day care centre: 0.75 parking spaces per employee, plus 3 parking spaces for visitor and/or pick-up;
    - iii. Hospital: 1.2 parking spaces per 100 m<sup>2</sup> of gross floor area;
    - iv. Long term care facility: 0.25 parking spaces per bed, plus 0.2 visitor parking spaces per bed;
    - v. Office: 3.5 parking spaces per 100 m<sup>2</sup> of gross floor area;
    - vi. Supportive living facility: 0.45 parking spaces per unit;
    - vii. School, post-secondary: 3 parking spaces per classroom; and
    - viii. For uses not specifically listed above, the minimum parking requirement for Blocks 1 to 6 shall be provided in accordance with Table 6-2.
  - c. For all permitted uses, a minimum of 45% of the required parking spaces shall be in an above-grade parking structure and/or below-grade parking structure.
  - d. No surface parking shall be permitted adjacent to Major Mackenzie Drive and Jane Street, except when parking is set back a minimum of 35 m from Major Mackenzie Drive and Jane Street.
  - e. Loading spaces for all permitted uses shall be setback a minimum of 45 m from Major Mackenzie Drive and Jane Street. Where a loading space is located within 45 m of Major Mackenzie Drive and Jane Street, the loading space shall be below-grade and/or appropriately screened from view of the road.
  - f. Loading spaces shall be located a minimum of 45 m from a Residential Zone.
  - g. The waste storage provisions under Section 4.24 shall not apply to Block 2.
  - h. Parking spaces designated for car share service shall be provided in addition to the minimum required parking for all other uses.

14.1029.4	Other Provisions
1.	The following definitions shall apply to the lands identified as “Subject Lands”, as shown on Figure E-1527: <ul style="list-style-type: none"> <li>a. Car share service: Means a vehicle sharing service that provides motor vehicles for short-term, on-demand use by registered users and may be parked at designated locations.</li> <li>b. District heating and cooling plant: Means a <u>building</u> or part of a <u>building</u> used to generate, for mass distribution, thermal energy to heat or cool.</li> <li>c. Healthcare accommodation facility: Means a <u>building</u> or part of a <u>building</u> containing a room or suite of rooms that are not-for-profit, designed to provide temporary accommodation to person(s) attending healthcare related <u>uses</u>.</li> <li>d. Healthcare conference facility: Means a <u>building</u> or part of a <u>building</u> used for instruction, training, workshops, seminars, meetings, or other similar activities related to healthcare <u>uses</u> and may include <u>accessory</u> food preparation areas.</li> <li>e. Laboratory: Means a <u>building</u> or part of a <u>building</u> used for scientific research, investigation, testing or experimentation, but not facilities for the manufacture or sale of products.</li> </ul>
14.1029.5	Figures
	Figure E-1527
	Figure E-1527a
	Figure E-1527b

- e) Deleting Figure E-1527 in Subsection 14.1029 and replacing it with Figure E-1527 attached hereto as Schedule “1”.
  - f) Amending Map 164 in Schedule A in the form attached hereto as Schedule “2”.
  - g) Amending Map 165 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.

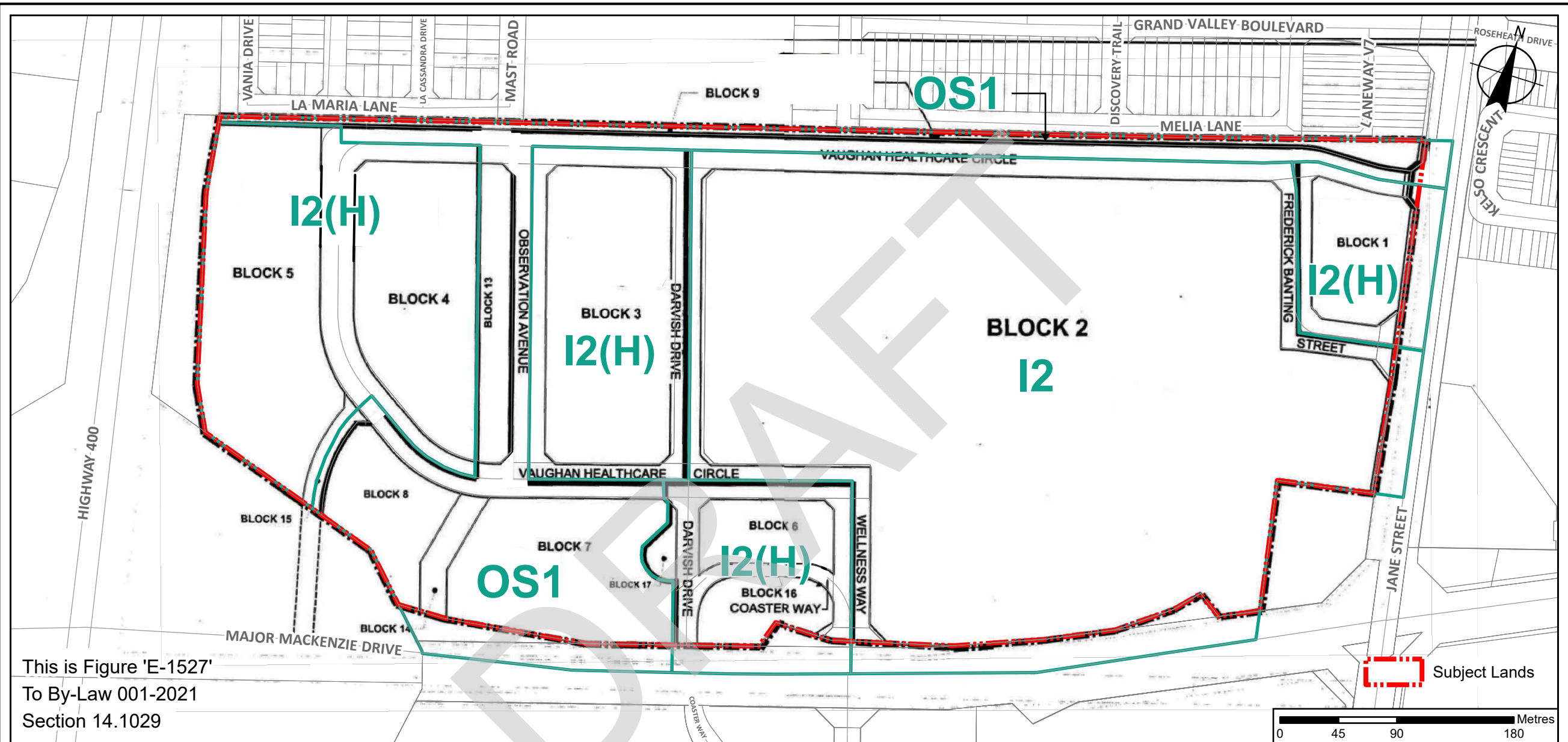
Voted in favour by City of Vaughan Council this 28<sup>th</sup> day of April, 2026.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

DRAFT

Authorized by Item No. 9 of Report No. 46 of the Committee of the Whole.  
Report adopted by Vaughan City Council on October 20, 2021.  
Authorized by Item No. 1 of Report No. 17 of the Committee of the Whole.  
Report adopted by Vaughan City Council on April 28, 2026.  
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**



This is Figure 'E-1527'  
 To By-Law 001-2021  
 Section 14.1029

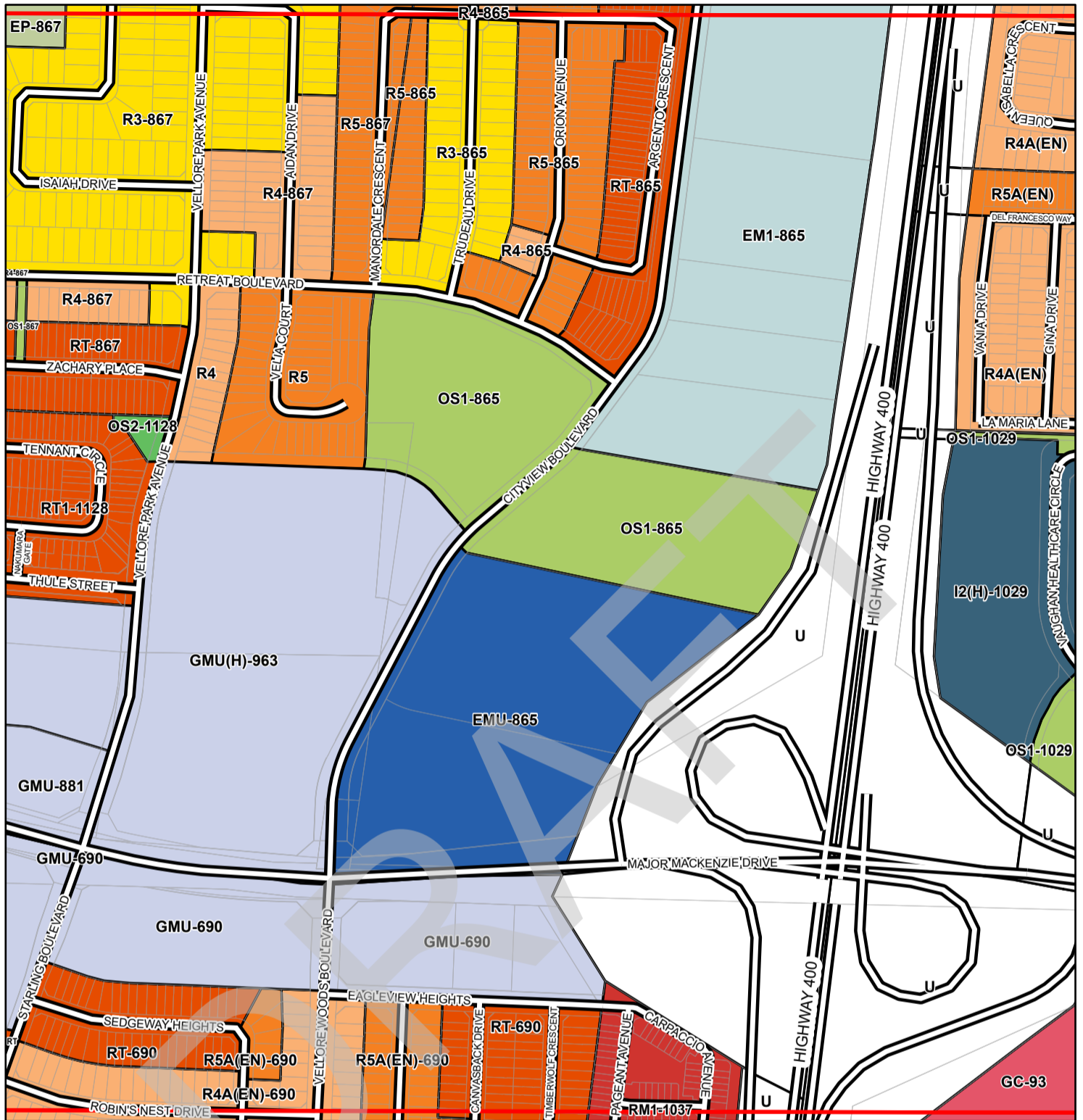
**File:** Z.25.046  
**Location:** 3120, 3200 Major Mackenzie Drive West and  
 Part of Lot 21, Concession 5  
**Applicant:** City of Vaughan  
**City of Vaughan**

This is Schedule '1'  
 To By-Law 076-2026  
 Passed the 28th Day of April, 2026

Signing Officers  
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 Mayor  
 \_\_\_\_\_  
 Clerk

# Zoning By-law 001 - 2021

Schedule A | Map 164



**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

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**VAUGHAN**

201	202	203	204	205
181	182	183	184	185
162	163	164	165	166
143	144	145	146	147
125	126	127	128	129

Final: April 2026

This is Schedule '2'  
To By-Law 076-2026  
Passed the 28th Day of April, 2026

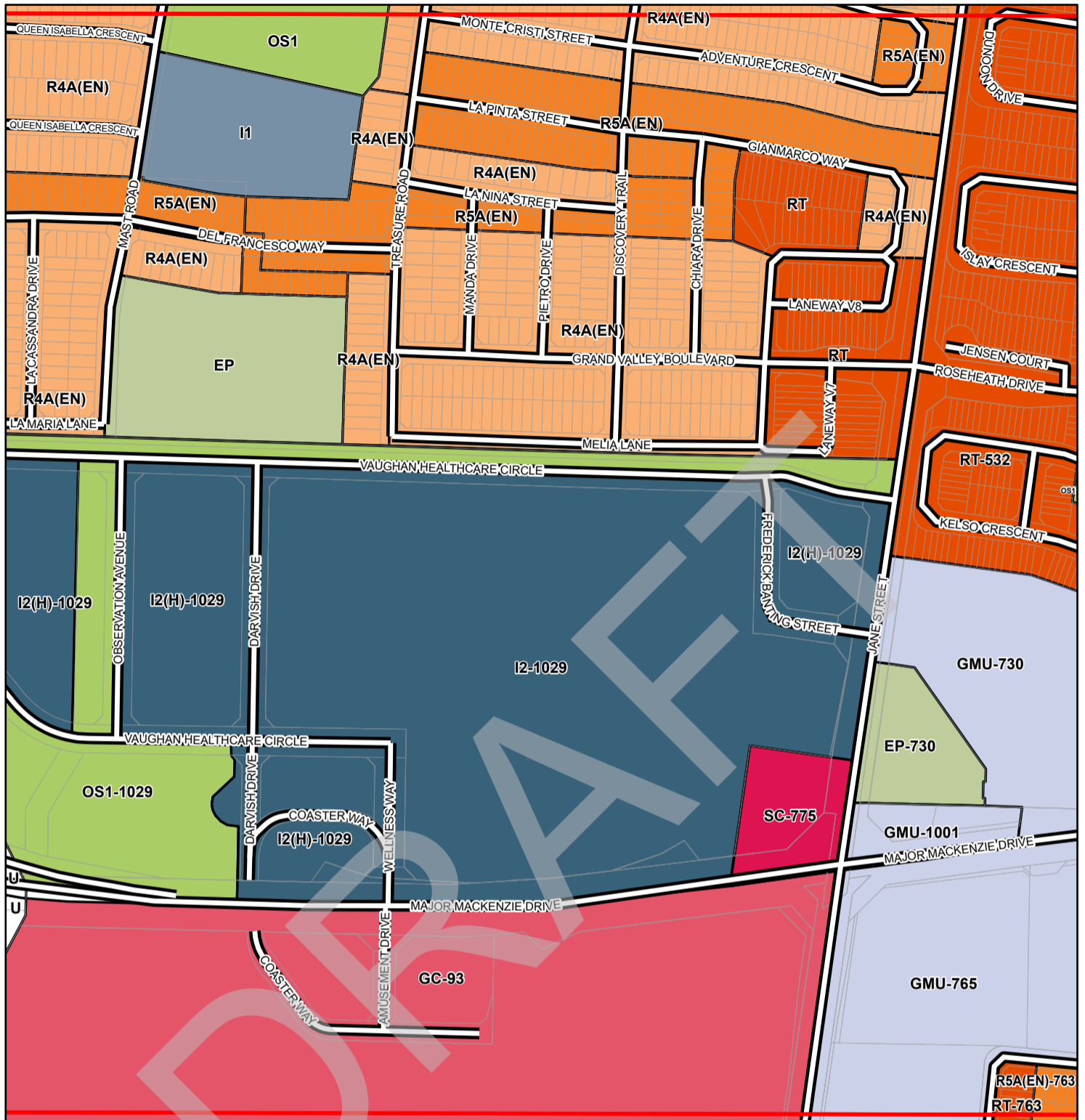
**File:** Z.25.046  
**Location:** 3120, 3200 Major Mackenzie Drive West and Part of Lot 21, Concession 5  
**Applicant:** City of Vaughan  
**City of Vaughan**

Signing Officers

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

# Zoning By-law 001 - 2021

Schedule A | Map 165



- 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**

202	203	204	205	206
182	183	184	185	186
163	164	165	166	167
144	145	146	147	148
126	127	128	129	130

Final: April 2026

This is Schedule '3'  
To By-Law 076-2026  
Passed the 28th Day of April, 2026

**File:** Z.25.046  
**Location:** 3120, 3200 Major Mackenzie Drive West and Part of Lot 21, Concession 5  
**Applicant:** City of Vaughan  
**City of Vaughan**

Signing Officers

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

## **SUMMARY TO BY-LAW 076-2026**

The lands subject to this By-law are located on the north side of Major Mackenzie Drive, west of Jane Street, municipally known as 3120 and 3200 Major Mackenzie Drive, 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 add the following uses to site-specific exception 14.1029:

- Clinic;
- Retirement Residence; and
- Independent Living Facility.

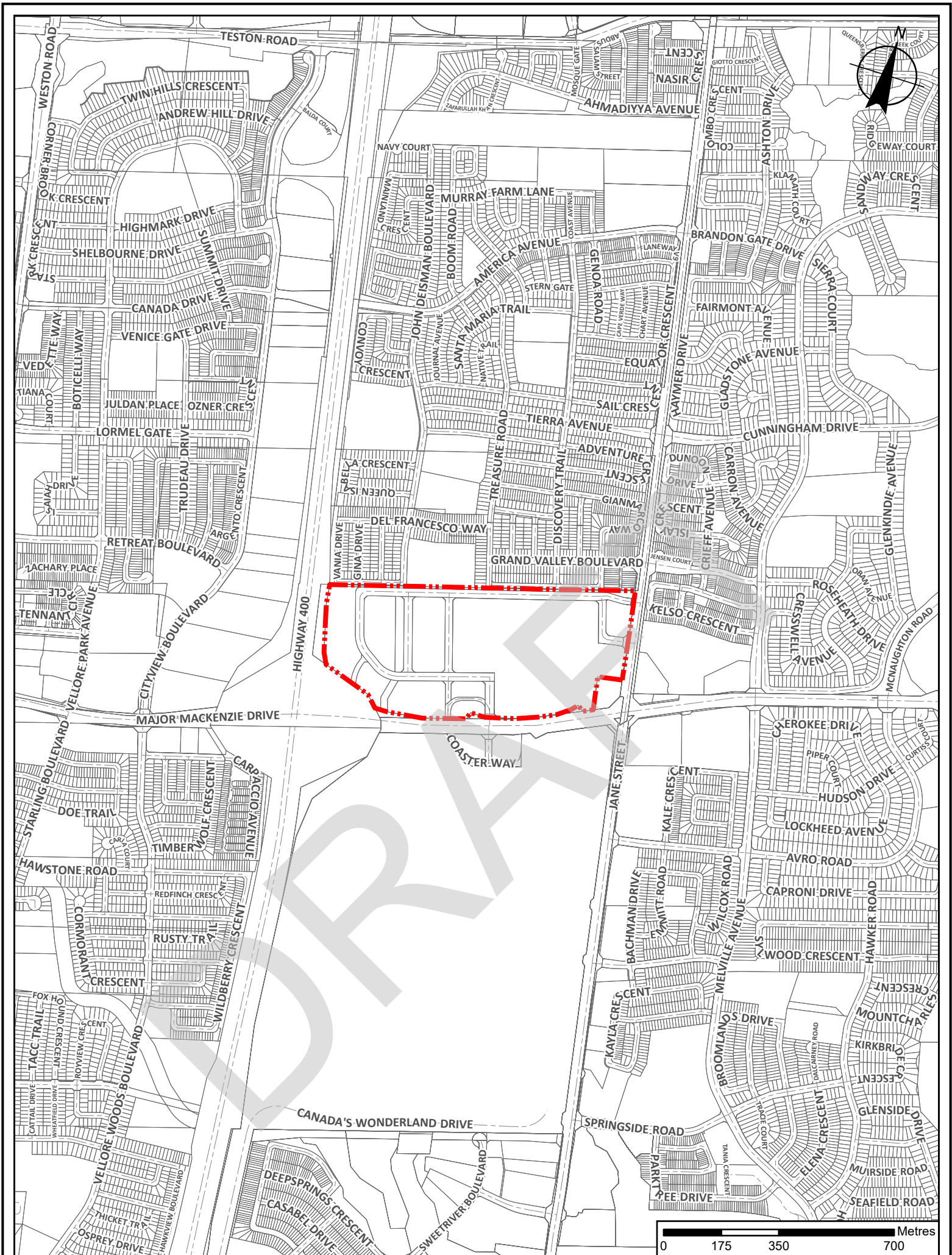
A “Clinic” use was inadvertently removed as a permitted use in site-specific exception 14.1029, which was previously permitted in site-specific exception 9(1171) in Zoning By-law 1-88 as a “Business and Professional Office”.

Vaughan Official Plan, 2010, Site-Specific Policy 13.6 – Vaughan Healthcare Campus identifies several permitted uses on the Subject Lands, which include rehabilitation facilities, long term care and other forms of residential use related to health care. A “Retirement Residence” and “Independent Living Facility” are uses that conform to the Vaughan Official Plan, 2010, however these uses are not specified as permitted uses in site-specific exception 14.1029 in Comprehensive Zoning By-law 001-2021.

The purpose of this By-law is also to make administrative corrections to Zoning By-law 001-2021 as follows:

- updating the municipal address section in site-specific exception 14.1029;
- updating the applicable parent zone description in site-specific exception 14.1029;
- updating Figure E-1527 in site-specific exception 14.1029 which contains Zoning By-law 1-88 zone symbols with Zoning By-law 001-2021 zone symbols;
- deleting references to Zoning By-law 1-88 uses and subsections in site-specific exception 14.1029 with Zoning By-law 001-2021 uses and subsections;
- amending Map 164 in Schedule A of Zoning By-law 001-2021 to:
  - rezone Block 9, as identified on Figure E-1527, from “I2 Major Institutional Zone” to “OS1 Public Open Space Zone”, aligning with Figure E-1527;
- amending Map 165 in Schedule A of Zoning By-law 001-2021 to:
  - rezone Block 4, as identified on Figure E-1527, from “OS1 Public Open Space Zone” to “I2 Major Institutional Zone” with a Holding Symbol “(H)”, aligning with Figure E-1527;
  - rezone Block 9, as identified on Figure E-1527, from “I2 Major Institutional Zone” to “OS1 Public Open Space Zone”, aligning with Figure E-1527;
  - rezone Block 13, as identified on Figure E-1527, from “OS1 Public Open Space Zone” with a Holding Symbol “(H)” to “OS1 Public Open Space Zone”, aligning with Figure E-1527; and
- rearranging and deleting obsolete provisions in site-specific exception 14.1029.

The administrative corrections to Zoning By-law 001-2021 are considered to be the deletion of “obsolete” provisions, the “rearrangement” of provisions, and corrections to “reference errors” under Policies 10.1.4.7.a, 10.1.4.7.b, and 10.1.4.7.c of Vaughan Official Plan, 2010.



## Location Map To By-Law 076-2026

**File:** Z.25.046

**Location:** 3120, 3200 Major Mackenzie Drive West and  
Part of Lot 21, Concession 5

**Applicant:** City of Vaughan

**City of Vaughan**



Subject Lands