

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 083-2026

A By-law to amend City of Vaughan By-law 001-2021, 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 1260, 1272, 1282, 1294, 1304, and 1314 Centre Street to permit two 12 storey mixed-use buildings.

AND WHEREAS the application was appealed to the Ontario Land Tribunal as Case No. OLT-23-000925, 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 the 14th day of November 2025 (OLT File No. OLT-23-000925), as attached hereto as Appendix "2" consisting of the attached text and Schedule "1" and "2" and "3" and is effective on November 14, 2025, and is hereby designated as By-Law Number 083-2026.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: November 14, 2025

CASE NO.: OLT-23-000924

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

Appellant: Concen Development Limited
Subject: Request to amend the Official Plan – Failure to adopt the requested amendment
Description: To permit the development of two 12-storey mixed-use residential buildings consisting of 700 dwelling units, 1,080 square metres of ground floor commercial space fronting on to Centre Street, a 1,205 square metre privately owned public space (POPS) and a Floor Space Index (FSI) of 4.08 times the area of the lot.
Reference Number: OP.22.023
Property Address: 1260, 1272, 1282, 1294, 1304, and 1314 Centre Street
Municipality: City of Vaughan/Regional Municipality of York
OLT Case No: OLT-23-000924
OLT Lead Case No: OLT-23-000924
OLT Case Name: Concen Development Limited. v. Vaughan (City)

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

Appellant: Concen Development Limited
Subject: Application to amend the Zoning By-Law – Refusal or neglect to make a decision
Description: To permit the development of two 12-storey mixed-use residential buildings consisting of 700 dwelling units, 1,080 square metres of ground floor commercial space fronting on to Centre Street, a 1,205 square metre privately owned public space (POPS) and a Floor Space Index (FSI) of 4.08 times the area of the lot.
Reference Number: Z.22.045
Property Address: 1260, 1272, 1282, 1294, 1304, and 1314 Centre Street
Municipality: City of Vaughan/Regional Municipality of York
OLT Case No: OLT-23-000925
OLT Lead Case No: OLT-23-000924

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

Appellant: Concen Development Limited
 Subject: Site Plan
 Description: To permit the development of two 12-storey mixed-use residential buildings consisting of 700 dwelling units, 1,080 square metres of ground floor commercial space fronting on to Centre Street, a 1,205 square metre privately owned public space (POPS) and a Floor Space Index (FSI) of 4.08 times the area of the lot.

Reference Number: DA.22.077
 Property Address: 1260, 1272, 1282, 1294, 1304, and 1314 Centre Street
 Municipality: City of Vaughan/Regional Municipality of York
 OLT Case No: OLT-23-000926
 OLT Lead Case No: OLT-23-000924

PROCEEDING COMMENCED UNDER subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Concen Development Limited
 Subject: Zoning By-law
 Description: New City-wide comprehensive zoning by-law
 Reference Number: By-law 001-2021
 Property Address: City Wide
 Municipality: Vaughan/York
 OLT Case No: 002803
 OLT Case No: OLT-22-002104

BEFORE:

W. DANIEL BEST)
 MEMBER)
)
) Friday, the 14th
) day of November, 2025

THESE MATTERS being appeals of an official plan amendment, zoning bylaw amendment, site plan application and a site-specific appeal of the City’s New Comprehensive Zoning By-law 001-2021 having come before this Tribunal for a settlement hearing on April 11, 2025 (the “**Settlement Hearing**”);

AND THE TRIBUNAL having reviewed and accepted the land use planning evidence of Ryan Guetter contained in an Affidavit affirmed on April 1, 2025 and provided orally at the Settlement Hearing;

AND THE TRIBUNAL having issued an interim decision on May 16, 2025 (the “Decision”) withholding its Final Order, pending the confirmation of the City Solicitor that certain conditions have been fulfilled as outlined in paragraph 23 of the Decision,

AND THE TRIBUNAL having ordered, within paragraph 27 of the Decision, the dismissal of the appeals by the Appellant in respect of the City’s New City-Wide Comprehensive Zoning By-law 001-2021, upon the Tribunal’s issuance of its Final Order;

AND THE TRIBUNAL being satisfied that the pre-requisite matters identified in paragraph 23 of the Tribunal’s Decision have been addressed and being in receipt of the final form of the Official Plan Amendment and the draft Zoning By-law Amendment agreed upon by the parties;

THE TRIBUNAL THEREFORE MAKES A FINAL ORDER THAT in accordance with the provisions of subsections 17(50), 22(11) and 34(26) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended:

1. The appeals are allowed in part and the City of Vaughan’s Official Plan and Zoning By-law are hereby amended in the manner set out in the draft Official Plan Amendment at **Appendix “1”** and the draft Zoning By-law Amendment at **Appendix “2”**. The Tribunal authorizes the municipal clerk to format the instruments as may be necessary for record keeping purposes.
2. The appeals by the Appellant in respect of the City’s New City-Wide Comprehensive By-law 001-2021 is hereby dismissed.

“Matthew D.J. Bryan”

MATTHEW D.J. BRYAN
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 (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.

Appendix 2

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 083-2026

A By-law to amend City of Vaughan By-law 001-2021, 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 1260, 1272, 1282, 1294, 1304, and 1314 Centre Street to permit two (2) 12-storey mid-rise mixed-use apartment buildings;

AND WHEREAS the applications were appealed to the Ontario Land Tribunal as Case No. OLT-23-0000924, and the Tribunal has 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 “R3(EN) – Third Density Residential Zone” subject to Exception 14.481 and “GMU – General Mixed-Use Zone” subject to Exception 14.937, to “MMU – Mid-Rise Mixed-Use Zone” with the Holding Symbol “(H)” in the manner shown on the said Schedule “1”.
 - b) Deleting reference of the Subject Lands from the legal description in Exception 14.481.
 - c) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1246, as follows:

Exception Number 14.1246	Municipal Address/Legal Description: 1260, 1272, 1282, 1294, 1304, and 1314 Centre Street being Part of Lots 80 to 85 inclusive, Registered Plan 3541.
Applicable Parent Zone: MMU	
Schedule A Reference: 56	
OLT Case No. OLT-23-000924	
By-law 083-2026	

14.1246.1 Permitted Uses

1. The following provisions shall apply to the lands zoned with the Holding Symbol “(H)”, as shown on Figure E-1831:

a. Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing or permitted as of the date of the enactment of this By-law. Notwithstanding the foregoing, the following uses are permitted prior to the removal of the Holding Symbol “(H)”:

- i. Shoring and excavation work for a use permitted under the MMU Zone, including site specific exceptions permitted herein; and,
- ii. Upon receipt of a copy of a Record of Site Condition (RSC) submission submitted to the Ministry of Environment, Conservation and Parks (MECP), including all supporting documentation, to the satisfaction of the Director of Development Engineering, servicing and foundation work for a below-grade structure for a use permitted under the MMU Zone, including site-specific exceptions permitted herein.

b. The Holding Symbol “(H)” shall not be removed until such time as:

- i. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning sewage and water allocation to the subject lands for the proposed development; and,
- ii. The owner shall submit a copy of the RSC covering all the lands within the Plan acknowledged by the MECP and filed on the Environmental Site Registry, to the satisfaction of the City. This submission to the City shall include copies of all Environmental Site Assessment (ESA) reports, any Remedial Action Plan (RAP), and any reports that detail the execution of the RAP (i.e., remediation or risk assessment reports). A reliance letter (in accordance with the City’s reliance letter template) for all reports will also be required in this submission to the City.

2. Note (2) of Table 8-2 shall not apply.

14.1246.2 Lot and Building Requirements

The following provisions shall apply to the lands labelled “Subject Lands”, as shown on Figure “E-1831”:

- a. The minimum required front yard shall be 1.0 m;
- b. The minimum required exterior side yard shall be 1.0 m;
- c. The minimum required landscape strip abutting a street line shall be 4.0 m;
- d. The minimum required landscape strip along the interior side lot line

<p>abutting a residential <u>zone</u> shall not apply;</p> <p>e. The required <u>build-to zone</u> shall be 4.0 m – 7.0 m;</p> <p>f. The minimum <u>height</u> for Building A shall be 9.9 m;</p> <p>g. The minimum <u>street wall</u> shall be 6.0 m;</p> <p>h. The required 45-degree <u>angular plane</u> shall not apply; and,</p> <p>i. The Podium and Tower requirements of Table 8-3 shall not apply.</p>
<p>14.1246.3 Parking</p>
<p>1. The following parking requirements shall apply to the lands labelled “Subject Lands” as shown on Figure E-1831:</p> <p>a. The size of a parallel <u>parking space</u> shall be 6.7 m by 2.5 m;</p> <p>b. One Type D and two Type C <u>loading spaces</u> shall be provided;</p> <p>c. The minimum width of a <u>bicycle parking space</u> shall be 0.35 m;</p> <p>d. The minimum width of an <u>aisle providing access to a bicycle parking space</u> shall be 1.8 m;</p> <p>e. The <u>short-term bicycle parking space</u> located wholly within the <u>building</u> may be located within the <u>mezzanine</u> and the below-grade parking garage;</p> <p>f. The minimum required <u>setback</u> from a <u>street line</u> to the below-grade <u>parking structure</u> shall be 0.0 m; and,</p> <p>g. Air shafts for the below-grade <u>parking structure</u> may be located within the minimum required <u>landscape strips</u> in the front and <u>exterior side yards</u>.</p>
<p>14.1246.4 Other Provisions</p>
<p>1. The minimum total indoor and outdoor <u>amenity area</u> shall be 3,300 m²;</p> <p>2. The following definitions shall apply to the lands labelled “Subject Lands” as shown on Figure E-1831:</p> <p>a) <u>Front Lot Line</u>: Means the <u>lot line</u> that abuts the <u>road</u>. In the case of a <u>corner lot</u> with two or more <u>street lines</u> of unequal lengths, the <u>lot line</u> which is the longer of the two <u>lot lines</u> shall be deemed to be the <u>front lot line</u> (Centre Street).</p>
<p>14.1246.5 Figures</p>
<p>Figure E-1831</p>

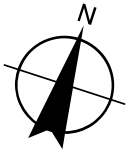
- d) Adding a new Figure E-1831 in Subsection 14.1246 attached hereto as Schedule “1”.
- e) Deleting and replacing Figure E-856 in Exception 14.481, attached hereto

as Schedule "2".

- f) Deleting Map 56 in Schedule A and substituting therefore Map 56 attached hereto as Schedule "3".

2. Schedules "1", "2", and "3" shall be and hereby form part of this By-law.

DRAFT



CONCORD ROAD

GROUND FLOOR EXTERIOR LINE

OF TO CURB

OF SETBACK 4,000

UIG PARKING

3,000

1,000

2,000

3,000

4,000

5,000

6,000

7,500

8,100

8,424

8,100

7,500

5,000

20,164

30,120

48,700

20,000

31,000

8,200

7,500

5,000

3,000

11,237

UIG PARKING

UIG PARKING

UIG PARKING

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Private Driveway

Outdoor Amenity

12-Storey Mixed-Use Residential and Commercial Building

MMU(H)

Outdoor Amenity

12-Storey Mixed-Use Residential and Commercial Building

Private Driveway

RESIDENTIAL LOADING DOCK

PARKING ENTRANCE

UIG PARKING

PROPERTY LINE

UIG PARKING

UIG PARKING

UIG PARKING

UIG PARKING

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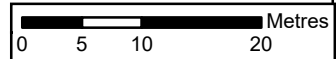
UIG PARKING

UIG PARKING

This is Figure 'E-1831'
To By-Law 001-2021
Section 14.1246

CENTRE STREET

Subject Lands



File: Z.22.045
Related Files: OP.22.023, DA.22.077
Location: Part of Lot 6, Concession 2
Applicant: Concen Development Limited
City of Vaughan

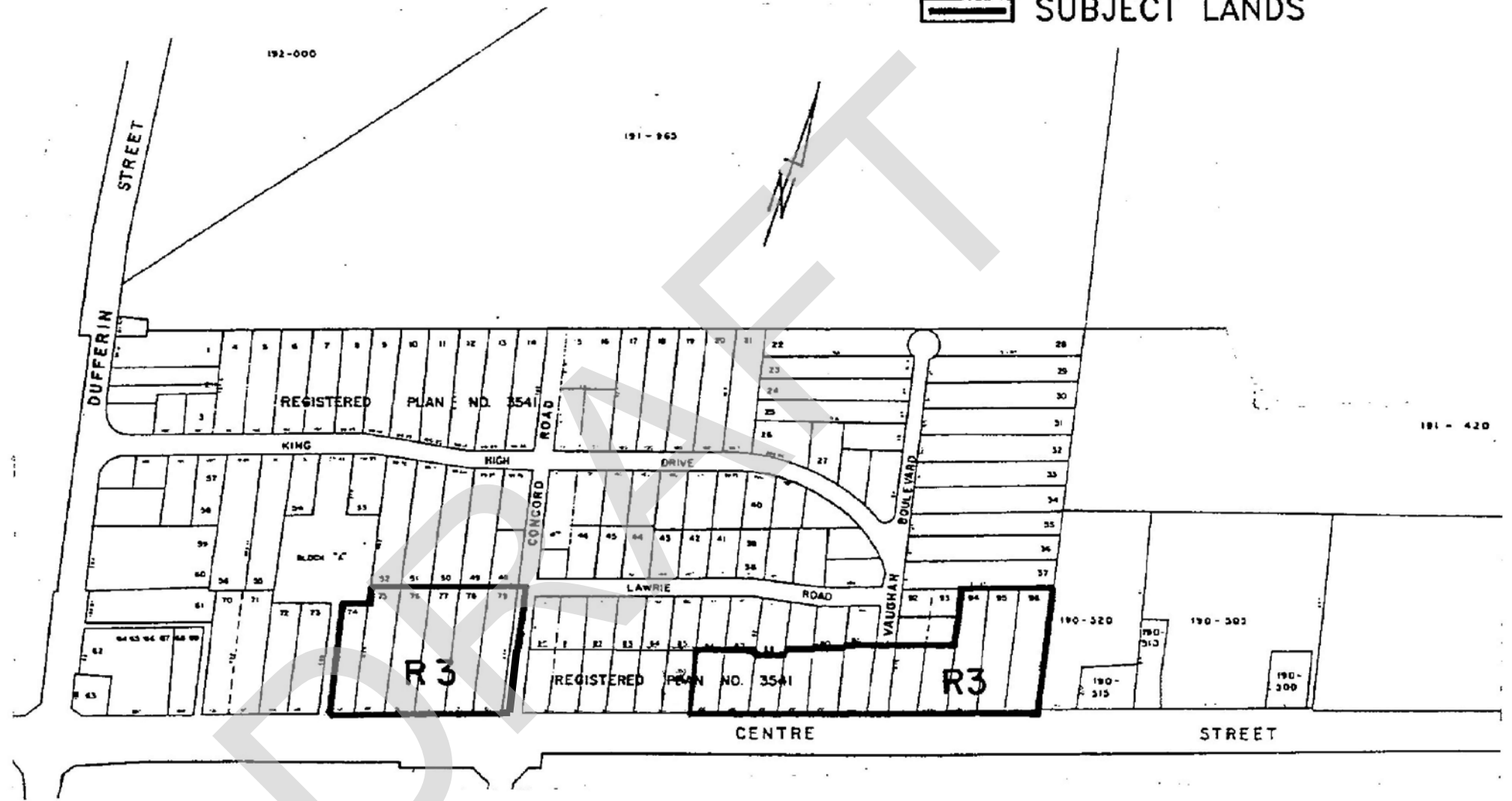
This is Schedule '1'
To By-Law 083-2026
Passed the 14th Day of November, 2025

Signing Officers

OLT CASE NO. OLT-23-000925
NOVEMBER 14, 2025

SCALE: 0 200.m

 SUBJECT LANDS



This is Figure 'E- 856'
To By-Law 001-2021
Section 14.481

File: Z.22.045
Related Files: OP.22.023, DA.22.077
Location: Part of Lot 6, Concession 2
Applicant: Concen Development Limited
City of Vaughan

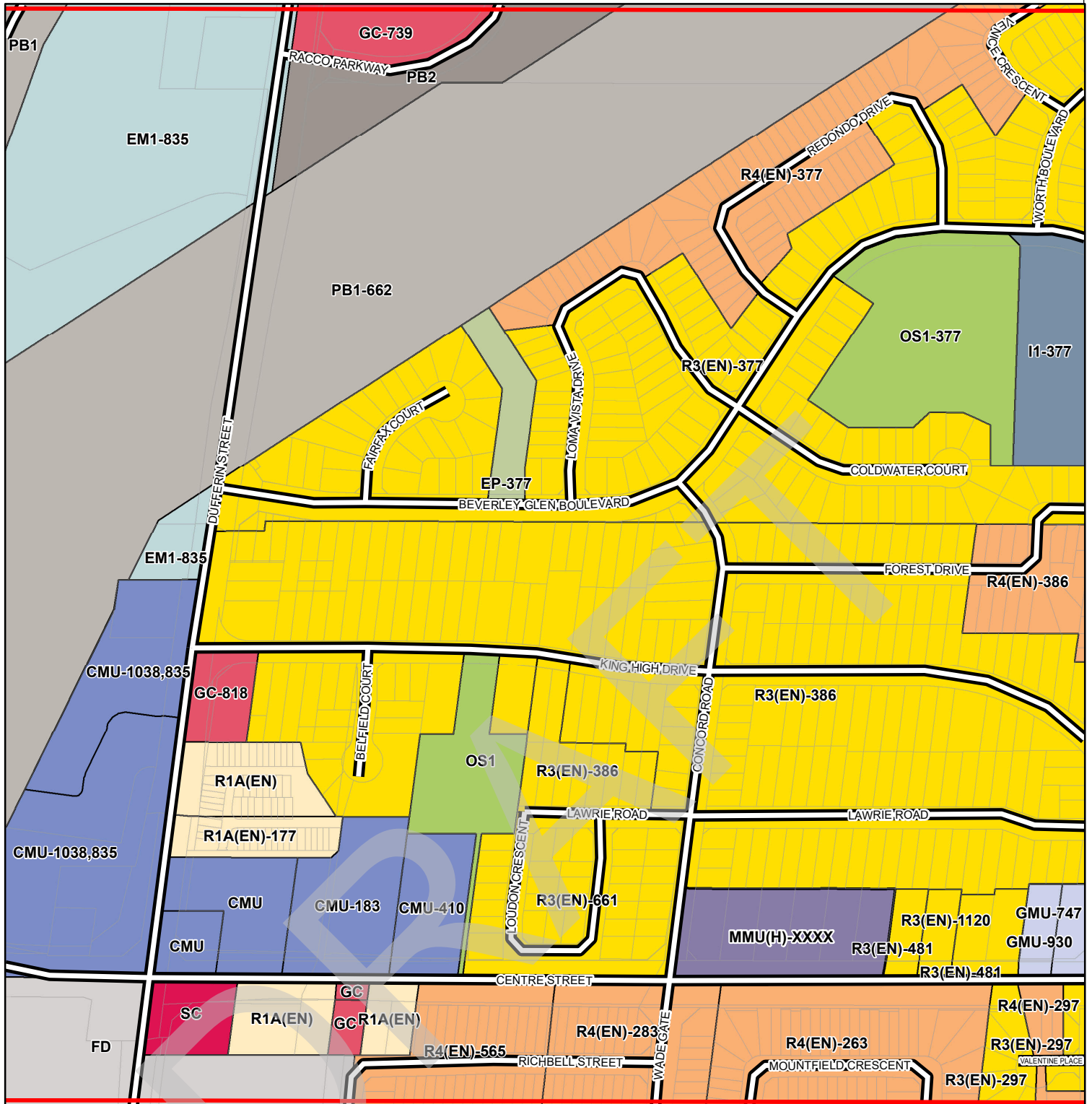
This is Schedule '2'
To By-Law 083-2026
Passed the 14th Day of November, 2025

Signing Officers

OLT CASE NO. OLT-23-000925
NOVEMBER 14, 2025

Zoning By-law 001 - 2021

Schedule A | Map 56



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)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone)
- 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)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation 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)

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)

1:5,000

June, 2025

94	95	96	97	98
74	75	76	77	78
54	55	56	57	58
34	35	36	37	38
14	15	16	17	18

This is Schedule '3'
To By-Law 083-2026
Passed the 14th Day of November, 2025

File: Z.22.045
Related Files: OP.22.023, DA.22.077
Location: Part of Lot 6, Concession 2
Applicant: Concen Development Limited
City of Vaughan

Signing Officers

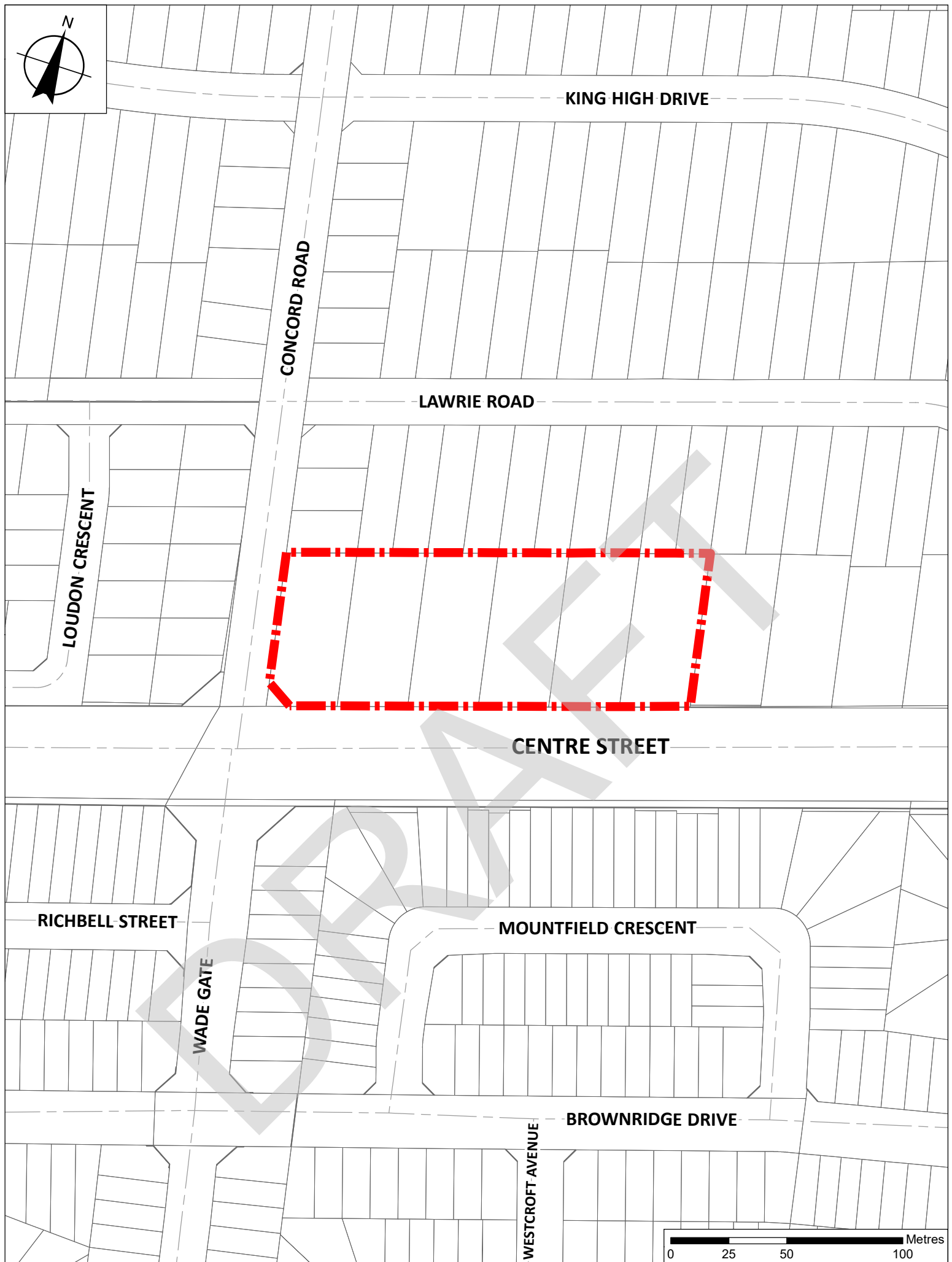
**OLT CASE NO. OLT-23-000925
NOVEMBER 14, 2025**

SUMMARY TO BY-LAW 083-2026

The lands subject to this By-law are located on the north side of Centre Street, municipally known as 1260, 1272, 1282, 1294, 1304, and 1314 Centre Street being Part of Lots 80 to 85 inclusive, Registered Plan 3541, 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 “R3(EN) – Third Density Residential Zone” subject to Exception 14.481 and “GMU – General Mixed-Use Zone” subject to Exception 14.937 to “MMU – Mid-Rise Mixed-Use Zone” with a Holding Symbol “(H)”.

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Location Map To By-Law 083 -2026

File: Z.22.045

Related Files: OP.22.023, DA.22.077

Location: Part of Lot 6, Concession 2

Applicant: Concen Development Limited

City of Vaughan



Subject Lands