

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 081-2025

**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 the lands shown as “Subject Lands” on Schedule “1” attached hereto from “R2A(EN) Second Density Residential Zone” to “RT1 Townhouse Residential Zone” in the manner shown on the said Schedule “1”.
  - b) Deleting the Legal Description in Exception 14.1096 and replacing it with the following:  
“Municipal Address: 1 Hartman Avenue”.
  - c) Deleting the Applicable Parent Zone description in Exception 14.1096 and replacing it with the following:  
“Applicable Parent Zone: RT1”.
  - d) Deleting Figure E-1607 in Exception 14.1096 and replacing it with Figure E-1607 attached hereto as Schedule “1”.
  - e) Amending Map 67 in Schedule A in the form attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

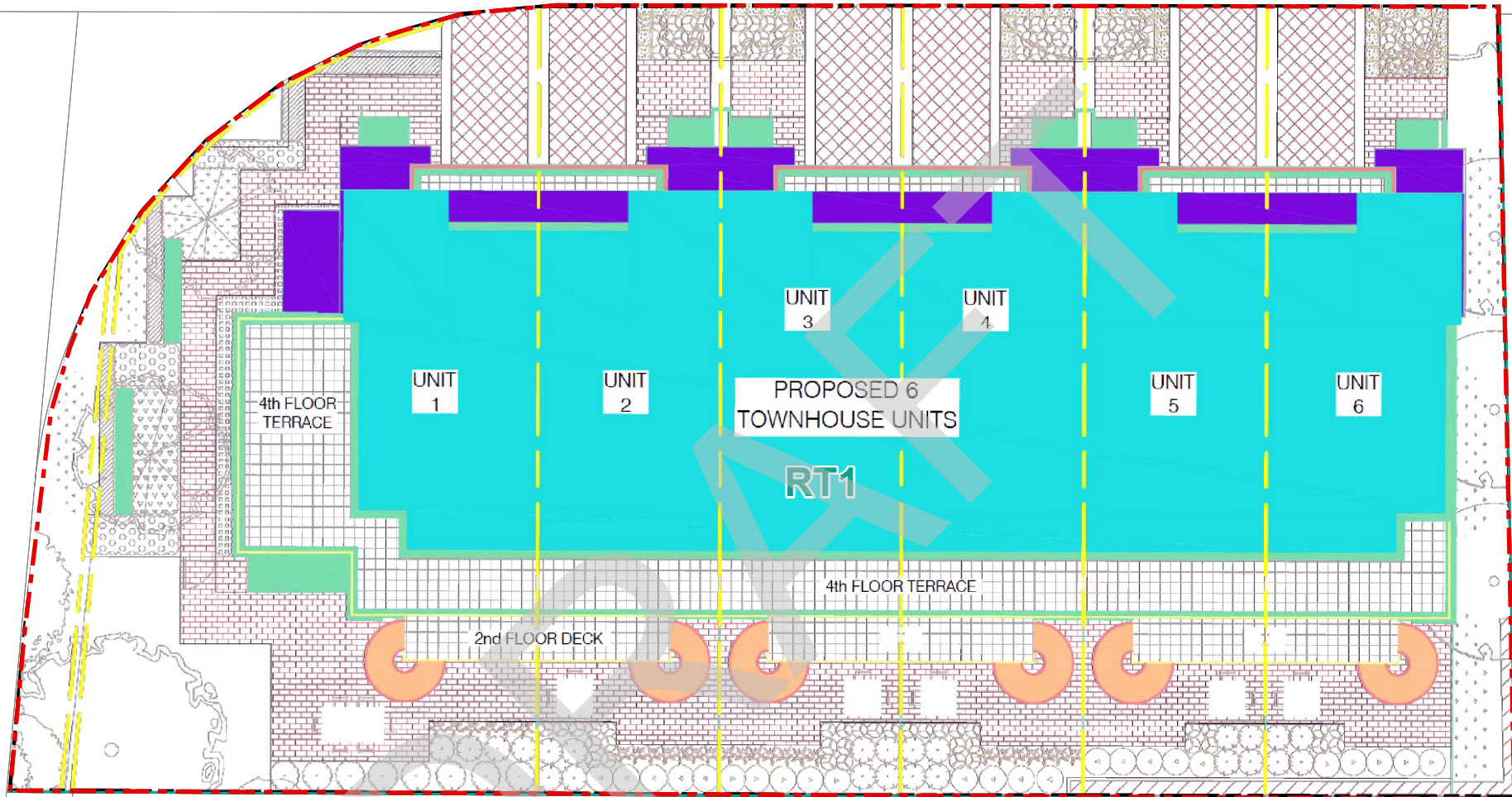
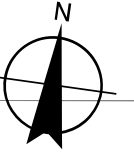
Voted in favour by City of Vaughan Council this 25<sup>th</sup> day of March, 2025.

\_\_\_\_\_  
Steven Del Duca, Mayor


\_\_\_\_\_  
Todd Coles, City Clerk

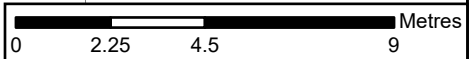
DRAFT

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. 14 of Report No. 24 of the Committee of the Whole.  
Report adopted by Vaughan City Council on May 17, 2022.  
City Council voted in favour of this by-law on March 25, 2025.  
Approved by Mayoral Decision MDC 004-2025 dated March 25, 2025.  
**Effective Date of By-Law: March 25, 2025**



This is Figure 'E-1607'  
 To By-Law 001-2021  
 Section 14.1096

 Subject Lands



**File:** Z.21.052  
**Related Files:** OP.18.006, Z.18.010, DA.18.017  
**Location:** 1 Hartman Avenue, Part of Lot 9, Concession 7  
**Applicant:** City of Vaughan  
**City of Vaughan**

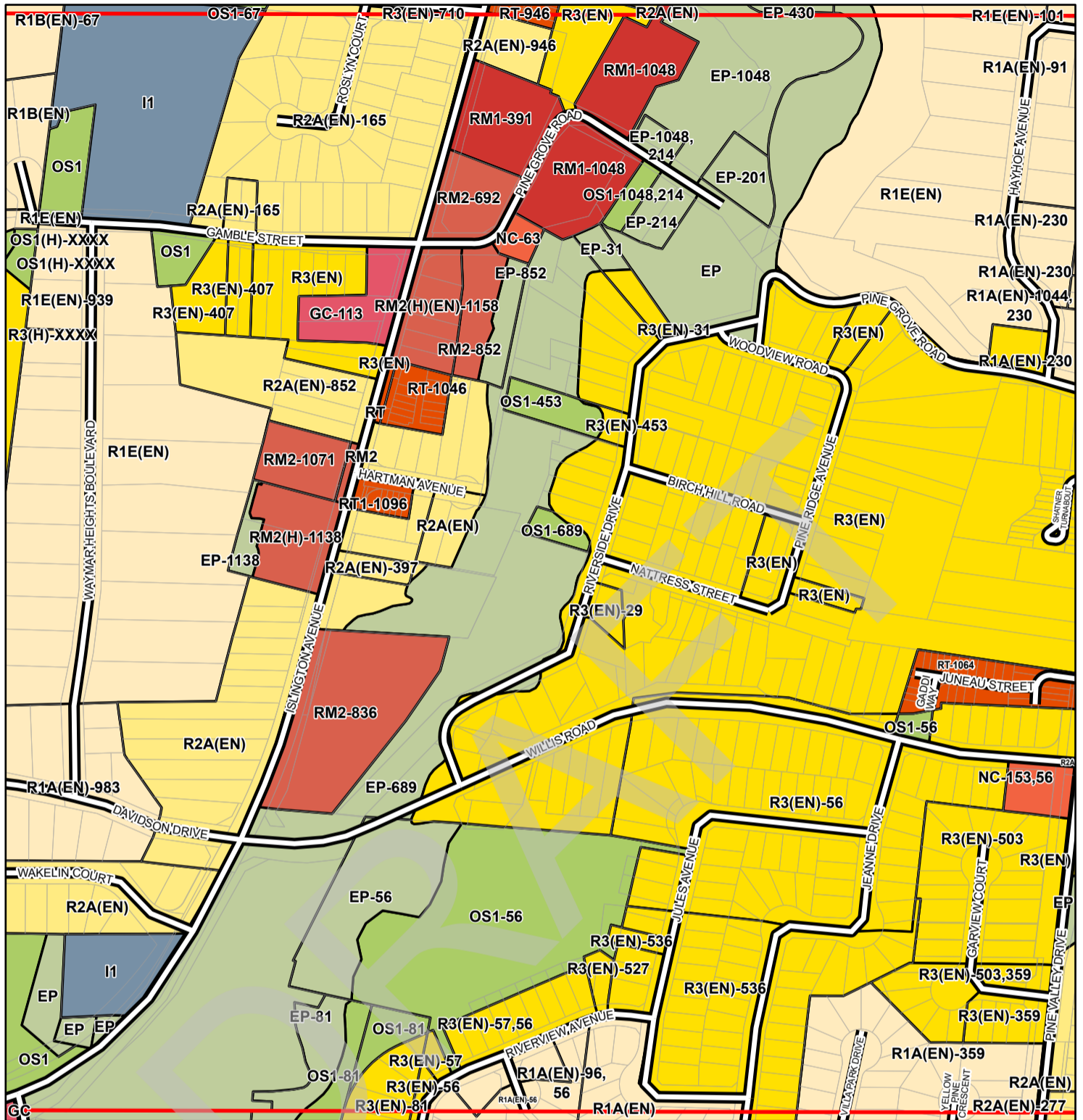
This is Schedule '1'  
 To By-Law 081-2025  
 Passed the 25th Day of March, 2025

Signing Officers

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

# Zoning By-law 001 - 2021

## Schedule A | Map 67



**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)

**Legend:**

- 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:**

- 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)

**Grid:**

103	104	105	106	107
85	86	87	88	89
65	66	67	68	69
45	46	47	48	49
25	26	27	28	29

Final: January 2025

This is Schedule '2'  
To By-Law 081-2025  
Passed the 25th Day of March, 2025

File: Z.21.052

Related Files: OP.18.006, Z.18.010, DA.18.017

Location: 1 Hartman Avenue, Part of Lot 9, Concession 7

Applicant: City of Vaughan

City of Vaughan

Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

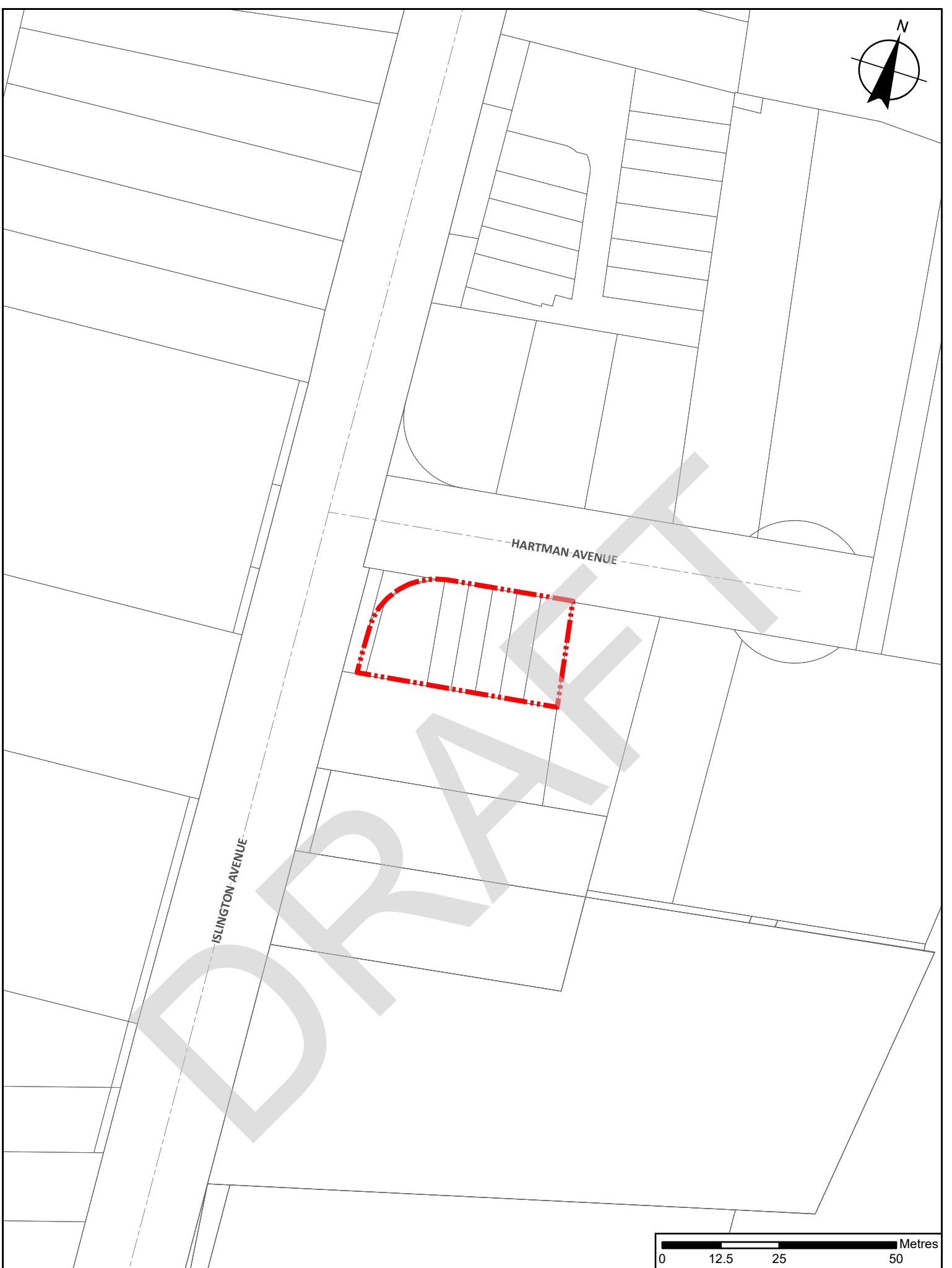
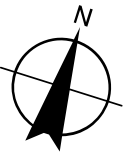
## **SUMMARY TO BY-LAW 081-2025**

The lands subject to this By-law are located on the southeast corner of Islington Avenue and Hartman Avenue, municipally known as 1 Hartman Avenue and legally described as Part of Lot 9, Concession 7, 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 “R2A(EN) Second Density Residential Zone” to “RT1 Townhouse Residential Zone” to permit street townhouse dwellings as a permitted use that was previously approved through By-law 055-2019 in Zoning By-law 1-88.

The purpose of this By-law is also to make an administrative correction to Zoning By-law 001-2021 by updating the municipal address in site-specific exception 14.1096. The administrative correction to Zoning By-law 001-2021 is considered to be a “reference error” under Policy 10.1.4.7.b of Vaughan Official Plan, 2010.

DRAFT



## Location Map To By-Law 081-2025

**File:** Z.21.052

**Related Files:** OP.18.006, Z.18.010, DA.18.017

**Location:** 1 Hartman Avenue, Part of Lot 9, Concession 7

**Applicant:** City of Vaughan

**City of Vaughan**



Subject Lands