

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 118-2025**

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

**WHEREAS** there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are in conformity;

**AND WHEREAS** subsection 24(2) of the *Planning Act*, R.S.O. 1990, c.P.13 provides that Council may pass a by-law that does not conform to the Official Plan on lands that are subject to an adopted amendment, and that once the amendment comes into effect, the By-law shall then conform; and

**AND WHEREAS** subsection 24(2.1) of the *Planning Act*, R.S.O. 1990, c.P.13 provides that the By-law comes into force and effect upon the Official Plan Amendment coming into effect;

**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 “PB3 Parkway Belt Recreational Use Zone” to “RT1(H) Residential Townhouse Zone” with a Holding Symbol “(H)” and “OS2 Private Open Space Zone” in the manner shown on the said Schedule “1”.
  - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1214, as follows:

|   |  |
|---|--|
| Exception Number 1214   | Municipal Address: 7386 Islington Avenue |
| Applicable Parent Zone: RT1, OS2  |  |
| Schedule A Reference: 26  |  |
| By-law 118-2025   |  |
| 14.1214.1 Permitted Uses  |  |
| <p>1. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1788”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the <i>Planning Act</i>.</p> <p>a. Lands zoned with the Holding Symbol “(H)” shall be used only for a <u>use</u> legally <u>existing</u> as of the date of the enactment of By-law 118-2025.</p> <p>b. Removal of the Holding Symbol “(H)” from the subject lands shall be contingent upon:</p> <p>i. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.</p>  |  |
| 14.1214.2 Lot and Building Requirements   |  |
| <p>1. The following provisions shall apply to the lands zoned RT1, as shown on Figure “E-1788”:</p> <p>a. The minimum <u>lot frontage</u> shall be 4.5 m per unit.</p> <p>b. The minimum <u>lot area</u> shall be:</p> <p>i. 96 m<sup>2</sup> per unit for Blocks 1, 2 and 3</p> <p>ii. 99 m<sup>2</sup> per unit for Blocks 4, 5, 6 and 7</p> <p>iii. 86 m<sup>2</sup> per unit for Block 8</p> <p>c. The minimum <u>front yard</u> shall be:</p> <p>i. 3 m for Blocks 4, 5, 6 and 7</p> <p>ii. 2 m for Block 8</p> <p>d. The minimum <u>interior side yard</u> shall be 0 m for units in Block 1 and 3 abutting an amenity area.</p> <p>e. The minimum <u>exterior side yard</u> shall be 0 m for Block 8</p> <p>f. The minimum <u>rear yard</u> shall be:</p> <p>i. 2.8 m for Blocks 1, 2 and 3</p> <p>ii. 4.5 m for Blocks 4, 5, 6 and 7</p> <p>iii. 1.2 m for Block 8</p> <p>g. The maximum <u>lot coverage</u> shall be:</p> <p>i. 72% for Blocks 1, 2 and 3</p> <p>ii. 82% for Block 8</p> <p>h. The maximum <u>building height</u> shall be:</p> <p>i. 16 m (4-storeys) for Blocks 1, 2, 3, 4, 5, 6 and 7</p> <p>ii. 13 m (3-storeys) for Block 8</p> |  |

|  |                  |
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| <p>2. The following provisions shall apply to the lands zoned OS2, as shown on Figure “E-1788”:</p> <p>a. The OS2 Zone reflects the natural features and required minimum vegetation protection zone, and no additional <u>setbacks</u> to the OS2 Zone are required.</p>  |                  |
| 14.1214.3  | Parking          |
| <p>1. The following provisions shall apply to the lands zoned RT1, as shown on Figure “E-1788”:</p> <p>a. A minimum of 10 visitor <u>parking spaces</u> shall be provided for 50 residential units.</p>  |                  |
| 14.1214.4  | Other Provisions |
| <p>1. The following provisions shall apply to the lands zoned RT1, as shown on Figure “E-1788”:</p> <p>a. A minimum of 3000 m<sup>2</sup> of <u>amenity area</u> shall be provided for 50 residential units.</p> <p>b. The minimum <u>front yard landscaping</u> requirements shall be:</p> <p>i. 1 m<sup>2</sup> for Blocks 1, 2 and 3</p> <p>ii. 0 m<sup>2</sup> for Blocks 4, 5, 6, 7 and 8</p> <p>c. A window projection means a rounded, multi-side, or boxed out window projecting outwards from a main wall of a building, whether or not it has footings or a foundation and has a window on at least one side.</p> <p>d. A retaining wall that is 3.75 m or less in <u>height</u> is permitted to be 0 m to the <u>lot line</u>.</p> <p>e. Open and unclosed access stairs are permitted to encroach:</p> <p>i. 3.8 m into the required <u>front yard</u> for Blocks 1, 2 and 3</p> <p>ii. 3 m into the required <u>front yard</u> with no minimum distance to the <u>front lot line</u> for Blocks 4, 5, 6 and 7</p> <p>iii. 1.8 m into the required <u>front yard</u> with a minimum distance of 0.2 m to the <u>front lot line</u> for Block 8</p> <p>f. An uncovered platform with a floor height of 1.2 m is permitted to encroach:</p> <p>i. 2.6 m into a required <u>rear yard</u> with a minimum distance of 0.2 m to the <u>rear lot line</u> and no minimum distance to the <u>exterior side lot line</u> for Blocks 1, 2 and 3</p> <p>ii. 2.4 m into the required <u>rear yard</u> for Blocks 4, 5, 6 and 7</p> <p>iii. 0.7 m into the required <u>rear yard</u> for Block 8</p> |                  |
| 14.1214.5  | Figures          |
| Figure E-1788  |                  |

c) Adding a new Figure E-1788 in Subsection 14.1214 attached hereto as Schedule “1”.

d) Deleting Map 26 in Schedule A and substituting therefore Map 26 attached hereto as Schedule “2”.

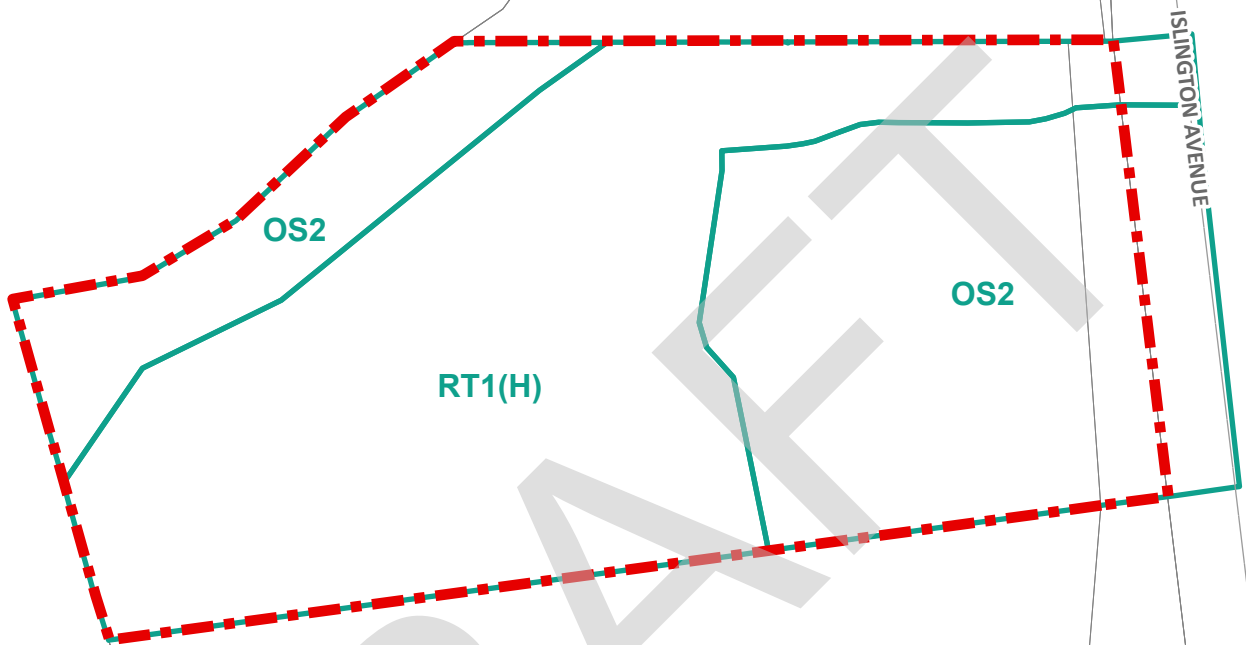
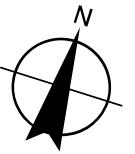
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 27th day of May, 2025.


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Steven Del Duca, Mayor

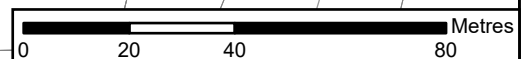
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Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 18 of the Committee of the Whole.  
Report adopted by Vaughan City Council on May 27, 2025.  
City Council voted in favour of this by-law on May 27, 2025.  
Approved by Mayoral Decision MDC 008-2025 dated May 27, 2025.  
**Effective Date of By-Law: May 27, 2025**



This is Figure 'E-1788'  
To By-Law 001-2021  
Section 14.1214

 Subject Lands



This is Schedule '1'  
To By-Law 118-2025  
Passed the 27th Day of May, 2025

**File:** Z.18.015  
**Related File:** OP.18.009  
**Location:** Part of Lot 3, Concession 7  
7836 Islington Avenue  
**Applicant:** 7386 Islington Development Inc.  
**City of Vaughan**

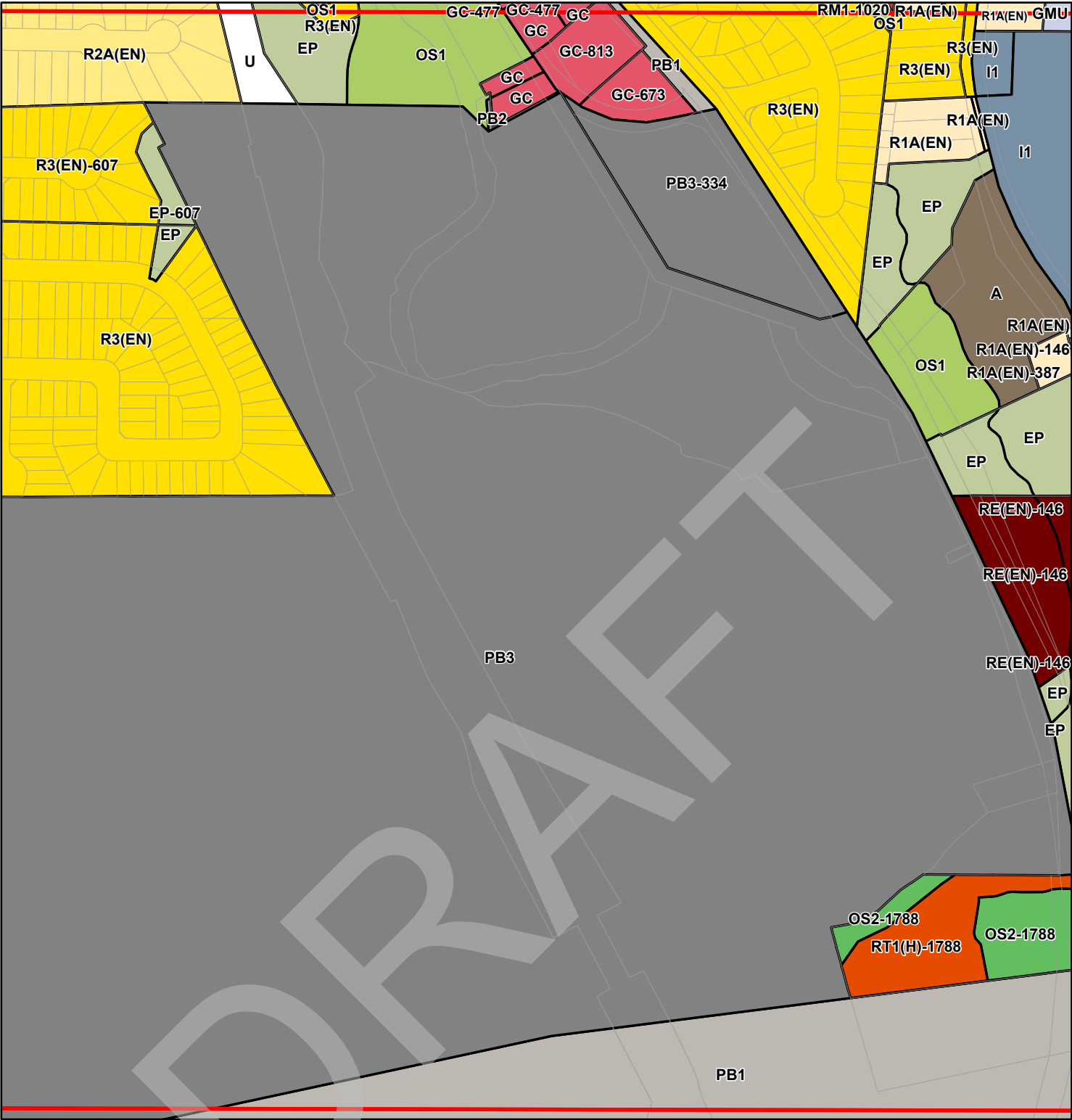
Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

Zoning By-law 001 - 2021

Schedule A | Map 26



**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**

- 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)
- 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**

- These lands shall not be subject to Zoning By-law 001-2021

**Scale**

1:5,000

|                   |    |    |    |    |
|-------------------|----|----|----|----|
| VAUGHAN           |    |    |    |    |
| 64                | 65 | 66 | 67 | 68 |
| 44                | 45 | 46 | 47 | 48 |
| 24                | 25 | 26 | 27 | 28 |
| 4                 | 5  | 6  | 7  | 8  |
| Final: April 2025 |    |    |    |    |

This is Schedule '2'  
To By-Law 118-2025  
Passed the 27th Day of May, 2025

File: Z.18.015  
Related File: OP.18.009  
Location: Part of Lot 3, Concession 7  
7836 Islington Avenue  
Applicant: 7386 Islington Development Inc.  
City of Vaughan

Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

## **SUMMARY TO BY-LAW 118-2025**

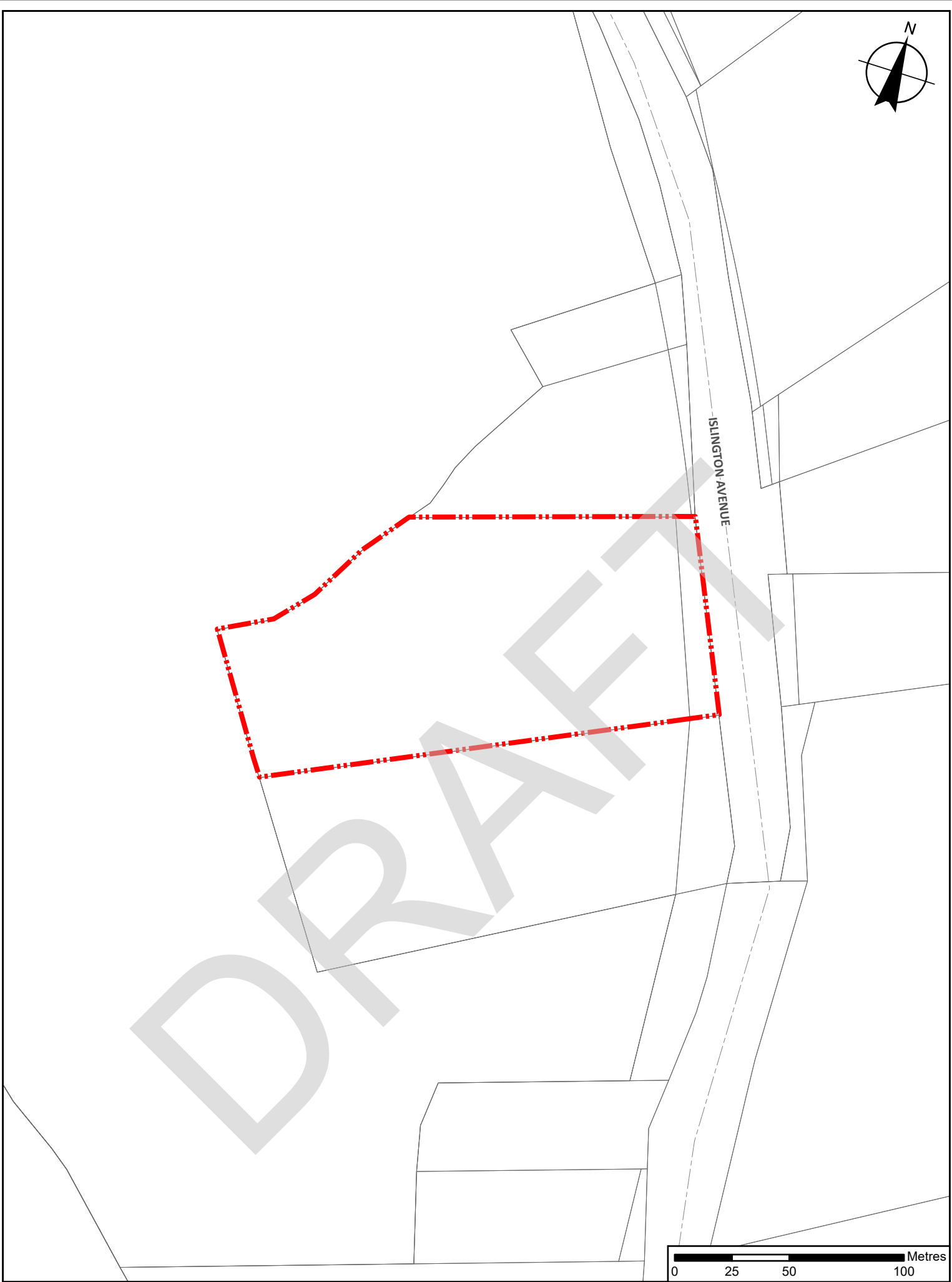
The lands subject to this By-law are located on the west side of Islington Avenue, north of Highway 407, municipally known as 7386 Islington Avenue, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to rezone the lands from “PB3 Parkway Belt Recreational Use Zone” to “RT1(H) Residential Townhouse Zone” with the Holding Symbol “(H)” and “OS2 Private Open Space Zone”.

This By-law includes the Holding Symbol “(H)” for the “RT1” Zone. These lands shall be used only for a use legally existing as of the date of the enactment of this By-law. The removal of the Holding Symbol “(H)” is contingent upon the following conditions being satisfied:

- a. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands;
- b. The Owner shall submit fire hydrant flow test results and demonstrate that adequate water supply for the fire flow demands is available to service the Subject Lands to the satisfaction of the City; and
- c. The Owner shall submit a reliance letter in general accordance with the City's reliance letter template, including the consultant's Certificate of Insurance, for all submitted environmental site assessment reports, to the satisfaction of the City.

This By-law also provides for site-specific provisions and development standards including exceptions to minimum lot frontage, minimum lot area, minimum front, interior side, exterior side and rear yard setbacks, maximum lot coverage, maximum building height, minimum building setbacks to the OS2 Zone, minimum front yard landscaping requirements, minimum parking requirements, minimum amenity area, permitted encroachments into required yards, and providing a revised definition of a window projection.



**Location Map  
To By-Law 118-2025**

**File:** Z.18.015  
**Related File:** OP.18.009  
**Location:** Part of Lot 3, Concession 7  
7836 Islington Avenue  
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Subject Lands