

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 119-2025**

**A By-law to adopt Amendment Number 135 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.**

**NOW THEREFORE** the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 135 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2” and “3” is hereby adopted
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Voted in favour by City of Vaughan Council this 27<sup>th</sup> 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**

**AMENDMENT NUMBER 135**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1”, “2” and “3” constitute Amendment Number 135 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices “I” and “II”.

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## I PURPOSE

The purpose of this amendment to the Vaughan Official Plan 2010 ('VOP 2010') (the 'Amendment') is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Schedule 1 – Urban Structure, and Schedule 13 – Land Use.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 135" on Schedule "1" attached hereto:

1. Redesignate part of the Subject Lands from Natural Areas and Countryside to Community Areas on Schedule 1 – Urban Structure; and
2. Redesignate part of the Subject Lands from Natural Areas and Parkway Belt West Lands to Low-Rise Residential on Schedule 13 – Land Use.

The Amendment would facilitate the development of 50, 3 and 4-storey townhouse dwellings at 7386 Islington Avenue (the 'Development').

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located on west side of Islington Avenue, north of Highway 407, municipally known as 7386 Islington Avenue being Part of Lot 3, Concession 7, City of Vaughan, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 135."

## III BASIS

The decision to amend VOP 2010 is based on the following considerations:

1. The Provincial Planning Statement 2024 ('PPS 2024') is a policy statement issued pursuant to section 3 of the *Planning Act* and came into effect on October 20, 2024. All decisions made on or after October 20, 2024 in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement.

The PPS 2024 states that:

- Settlement Areas shall be the focus of growth and development and that land use patterns should be based on densities and a mix of land uses which

efficiently use land and resources and optimize existing and planned infrastructure and public services.

- Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents. This is permitted and facilitated through the provision of all housing options.
- Development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during flooding hazards, erosion hazards and/or dynamic beach hazards unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.

In consideration of the above, the amendment is consistent with the PPS 2024 as it facilitates a compact built form within a Settlement Area, utilizes existing municipal infrastructures, contributes to a range and mix of housing options within the area and contemplates improvements to the Islington Avenue right-of-way and access culvert to address erosion hazards and provide safe access.

2. York Region Council adopted the York Region Official Plan in June 2022. York Region Official Plan 2022, was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing into full force and effect. Bill 150 (*Planning Statute Amendment Act, 2023*) and Bill 162 (*Get it Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) (Bill 185) received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through the Planning Act, York Region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, York Region Official Plan 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies, and will remain in effect until the City revokes or amends it.

3. The Subject Lands are located within “Natural Areas and Countryside” and “Parkway Belt West Lands” On Schedule 1 – “Urban Structure” of VOP 2010 and are designated

“Low-Rise Residential”, “Natural Areas” and “Parkway Belt West Lands” on Schedule 13 – “Land Use” of VOP2010.

The Amendment is appropriate for the following reasons:

- The Ministry of Municipal Affairs and Housing confirmed that the Subject Lands were removed from the Parkway Belt West Plan through Amendment 100 to this plan; and
  - The development limits have been established to the satisfaction of the Environmental Planning division of the Policy Planning and Special Programs Department and the Toronto and Region conservation Authority.
4. The statutory Public Hearing was held on September 10, 2024. The recommendation of the Committee of the Whole to receive the Public Hearing report of September 10, 2024, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on September 24, 2024. Vaughan Council on May 27, 2025 ratified the May 6, 2025 Committee of the Whole recommendation to approve Official Plan Amendment File OP.18.009 (7386 Islington Development Inc.).

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010 is hereby amended by:

1. Amending Schedule 1 – Urban Structure by redesignating the Subject Lands, identified on Schedule “2” hereto, from Natural Areas and Countryside to Community Areas; and
2. Amending Schedule 13 – Land Use by redesignating the Subject Lands, identified on Schedule “3” hereto, from Natural Areas and Parkway Belt West Lands to Low-Residential.

#### V IMPLEMENTATION

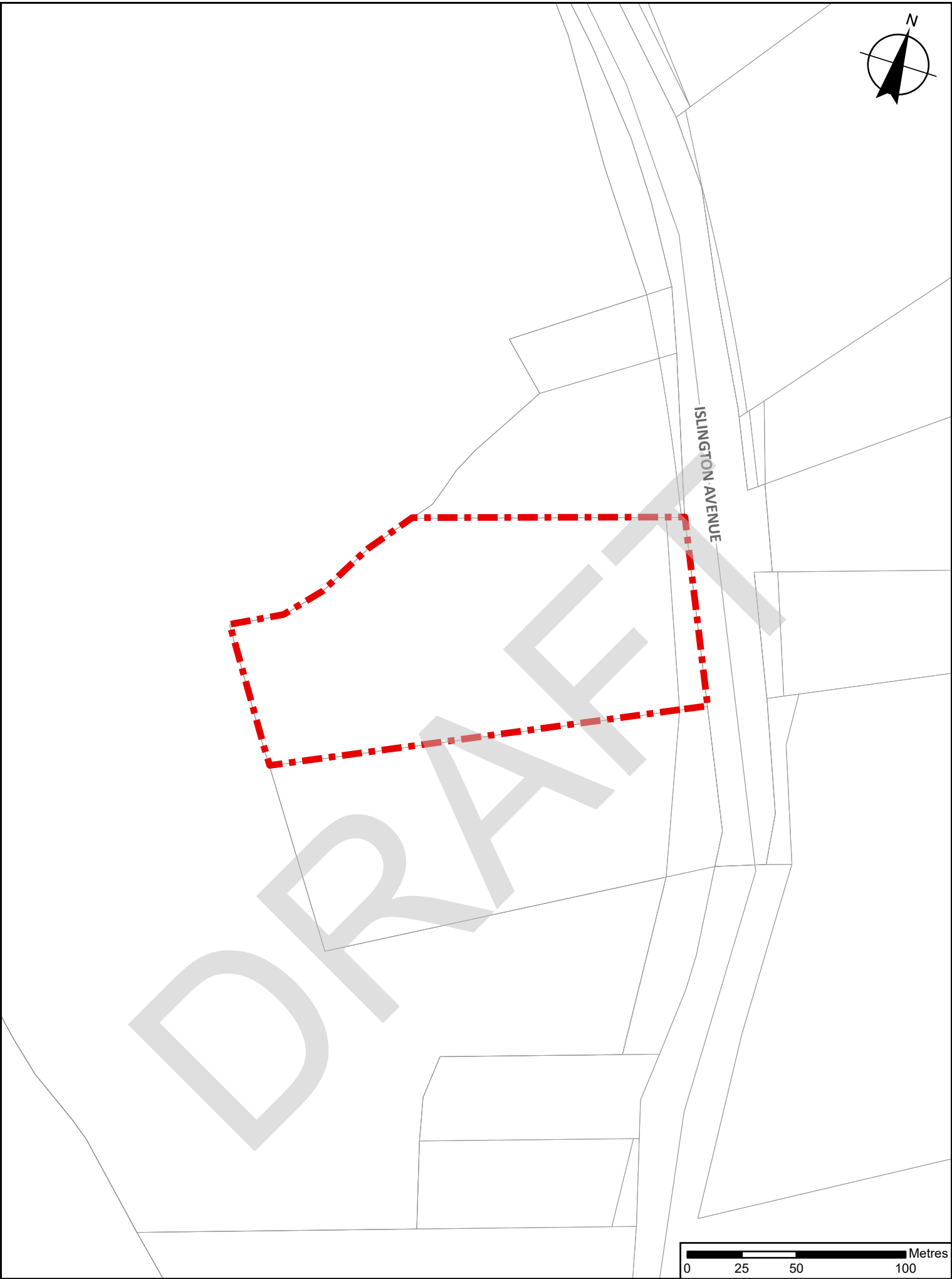
It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of

Vaughan Comprehensive Zoning By-law 001-2021, Draft Plan of Subdivision Approval and Site Development Approval, pursuant to the *Planning Act*.

## VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

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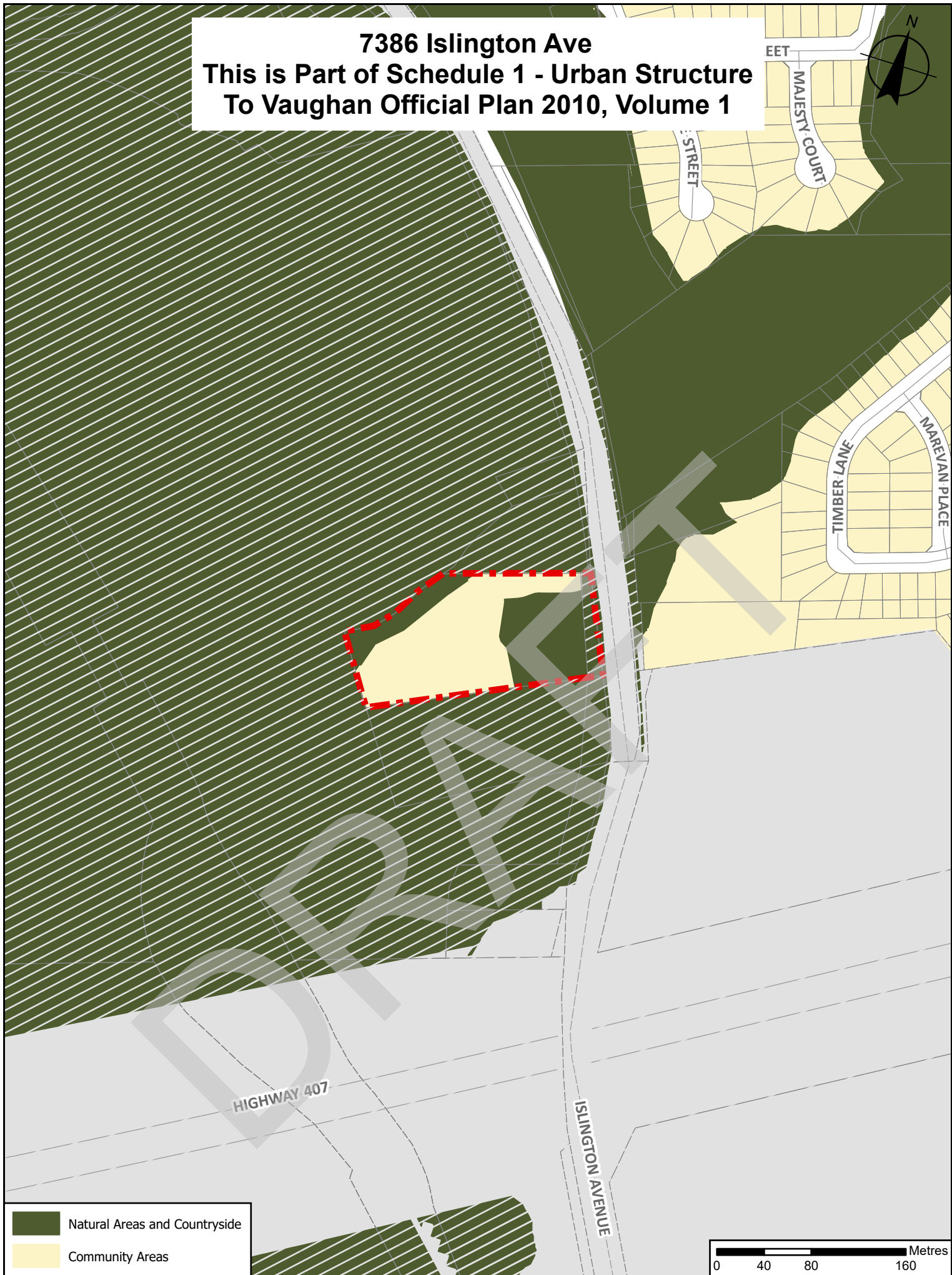
This is Schedule '1'  
To Official Plan Amendment No. 135  
Adopted the 27th Day of May, 2025

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




Lands Subject to  
Amendment No. 135

**7386 Islington Ave**  
**This is Part of Schedule 1 - Urban Structure**  
**To Vaughan Official Plan 2010, Volume 1**



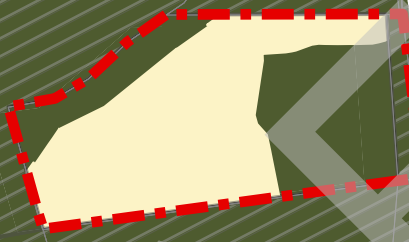
**This is Schedule '2'**  
**To Official Plan Amendment No. 135**  
**Adopted the 27th Day of May, 2025**





**File:** OP.18.009  
**Related File:** Z.18.015  
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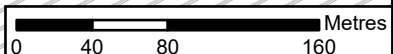
 Lands Subject to  
Amendment No. 135



**7386 Islington Avenue**  
**This is Part of Schedule 13 - Land Use**  
**To Vaughan Official Plan 2010, Volume 1**



-  Natural Areas
-  Infrastructure and Utilities
-  Low-Rise Residential
-  Low-Rise Mixed-Use



**This is Schedule '3'**  
**To Official Plan Amendment No. 135**  
**Adopted the 27th Day of May, 2025**

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

 Lands Subject to  
Amendment No. 135

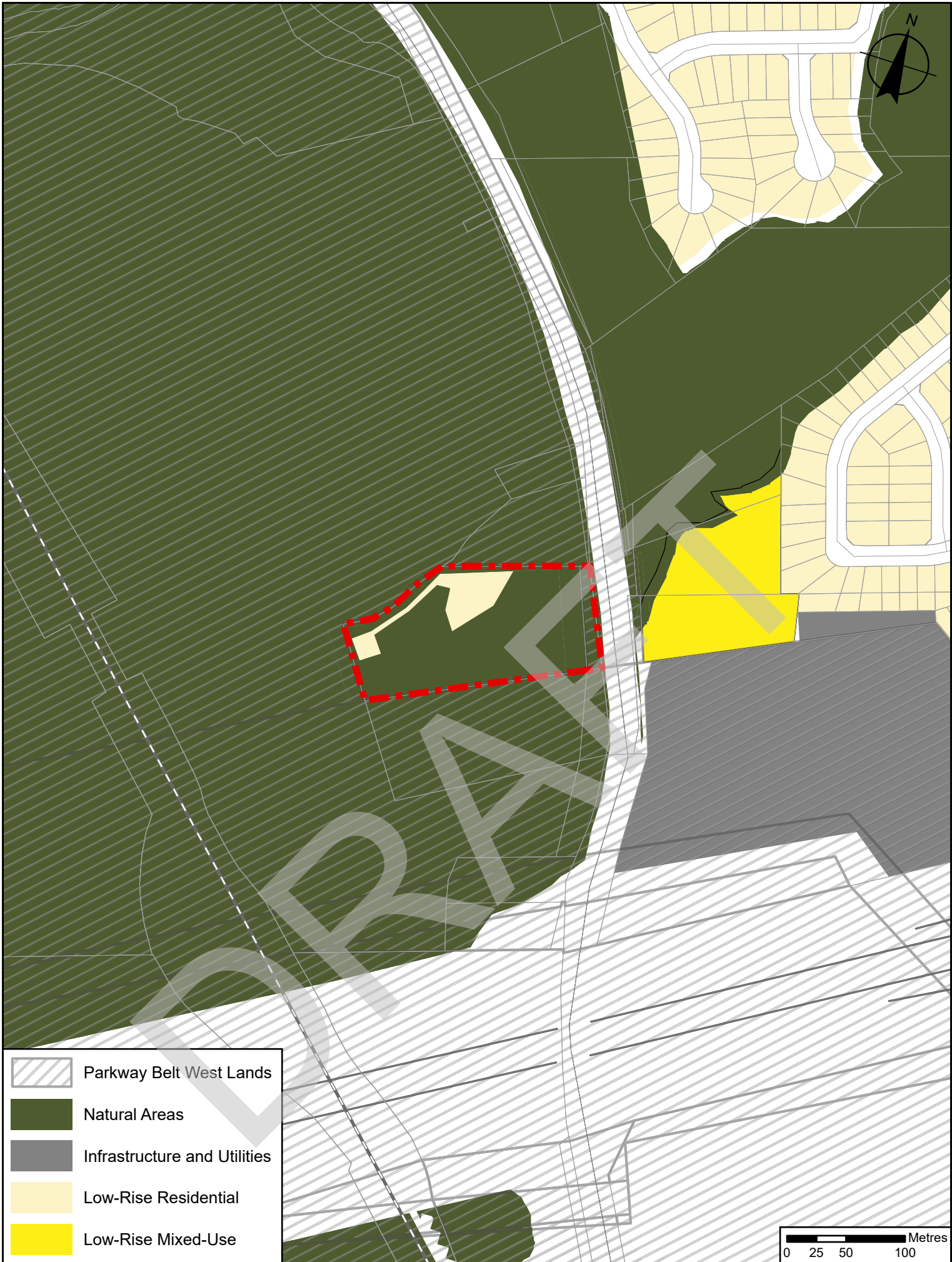
## **APPENDIX I**

The Subject Lands subject to this Amendment are located on the west side of Islington Avenue, north of Highway 407, municipally known as 7386 Islington Avenue being Part of Lot 3, Concession 7 in the City of Vaughan.

The purpose of this Amendment is to redesignate the Subject Lands from Natural Areas and Countryside to Community Areas on Schedule 1 – Urban Structure, and Natural Areas and Parkway Belt West Lands to Low-Rise Residential on Schedule 13, to permit 50, 3 and 4-storey townhouse dwellings.

On May 27, 2025, Vaughan Council ratified the May 6, 2025 recommendation of the Committee of the Whole to approve Official Plan Amendment File OP.18.009 (7386 Islington Development Inc.) as follows:

- “1. THAT Official Plan Amendment File OP.18.009 (7386 ISLINGTON DEVELOPMENT INC.) BE APPROVED to amend Vaughan Official Plan 2010, Volume 1, for the subject lands shown on Attachment 1 to:
  - a. Redesignate part of the Subject Lands from “Natural Areas and Countryside” to “Community Areas” on Schedule 1 – “Urban Structure” in the manner shown on Attachment 2; and
  - b. Redesignate part of the Subject Lands from “Natural Areas” and “Parkway Belt West Lands” to “Low-Rise Residential” on Schedule 13 – “Land Use” in the manner shown on Attachment 2.”




# Appendix II

## Existing Land Uses

### Official Plan Amendment No. 135

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

 Lands Subject to  
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