

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 189-2025

A By-law to amend City of Vaughan By-law 1-88, 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 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “R1 Residential Zone”, and “OS1 Open Space Conservation Zone” to “RT1 Residential Townhouse Zone”, “OS1 Open Space Conservation Zone”, and “OS2 Open Space Park Zone” in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1589) Notwithstanding the provisions of:

 - a) Subsection 2 respecting Definitions;
 - b) Subsection 3.13 respecting the Minimum Landscaped Area;
 - c) Subsection 3.14 respecting the Permitted Yard Encroachments and Restrictions, and Subsection 4.22.2 ii)

respecting the Encroachments of an Unenclosed Porch (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies;

- d) Subsection 3.21 respecting Frontage on a Public Street;
- e) Subsection 4.1.2 respecting the Minimum Soft Landscaped Area;
- f) Subsection 4.1.4 f) respecting the Dimensions of Driveways;
- g) Subsection 4.29 and Schedule “A3” respecting the Permitted Uses and Residential Zone Requirements in the RT1 Residential Townhouse Zone;
- h) Subsections 7.1.2 and 7.3 respecting the Permitted Uses in the OS2 Open Space Park Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1799”:

- ai) For the purpose of this By-law, the following definitions shall apply:

BUILDING HEIGHT: Means the vertical distance between the average grade at the front of the building to;

- i) the highest point of the sloped roof for Block 1, shown on Schedule E-1799; and
- ii) the top of the parapet of the Mechanical Penthouse for Blocks 2, 3, 4, and 5, shown on Schedule E-1799.

DWELLING, TOWNHOUSE: Means a building divided vertically side by side into three or more attached dwelling units, each having direct pedestrian access from the exterior of the building.

MECHANICAL PENTHOUSE: Means a fully enclosed area located on the roof of a building or structure, and containing equipment that functions to provide normal and everyday operation and maintenance of a building or structure, including heating, cooling, ventilation, electrical, elevators, and stair

towers.

STREET: Means a public or private road.

- bi) A strip of land not less than 2 metres in width shall be provided along a lot line which abuts a street line, after the road widening, and shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the strip.
- ci) Balconies may extend beyond a rear yard lot line up to a maximum of:
 - i) 1.2 metres for Blocks 1, 2 and 3
 - ii) 2.2 metres for Blocks 4 and 5
- cii) Landscape patios (covered or uncovered) with a floor height of 0.45 metres or less as measured from any point at grade including the access stair may extend beyond a rear yard lot line up to a maximum of 2.2 metres.
- ciii) Subsection 4.22.2 ii) respecting the Encroachments of an Unenclosed Porch (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies shall not apply.
- civ) There shall be no encroachment into the OS2 Open Space Park Zone as shown on Schedule E-1799.
- di) A Townhouse Dwelling shall be permitted to front on a private road.
- ei) Subsection 4.1.2 shall not apply.
- fi) The maximum width of a driveway shall be 3 metres and the minimum soft landscape requirements shall not apply.
- gi) A Townhouse Dwelling shall be permitted.
- gii) The following zone requirements shall apply to the RT1 Residential Townhouse Zone (Standard Lot) for the Subject Lands shown on Schedule "E-1799":
 - i) The minimum lot frontage for each lot shall be 5.5 metres.

- ii) The minimum lot area for each lot shall be 85 square metres.
- iii) The minimum front yard for the Blocks shown on Schedule E-1799 shall be:
 - Block 1 2 metres
 - Block 2 2.5 metres
 - Block 3, 4 and 5 4.5 metres
- iv) Notwithstanding the provisions of iii) above, the minimum front yard setback to the wall of a private garage shall be 6 metres.
- v) The minimum rear and interior side yards shall be 0.3 metres.
- vi) The minimum setback to the OS2 Open Space Park Zone for each lot shall be 0.3 metres.
- vii) The minimum lot depth for each lot shall be 14 metres.
- viii) The maximum building height for Block 1 shall be 11.5 metres.
- ix) The maximum building height for Blocks 2, 3, 4, and 5 shall be 13.8 metres.
- x) The maximum number of dwelling units on the Subject Lands shall be 22 dwelling units.
- hi) No building or structure other than for conservation or flood control or forestry is permitted within the OS2 Open Space Park Zone.
- hii) The uses permitted in the OS2 Open Space Park Zone are as follows:
 - i) Conservation
 - ii) Forestry
- c) Adding Schedule “E-1799” attached hereto as Schedule “1”.
- d) Deleting Key Map 8E and substituting therefor Key Map 8E attached hereto as Schedule “2”.

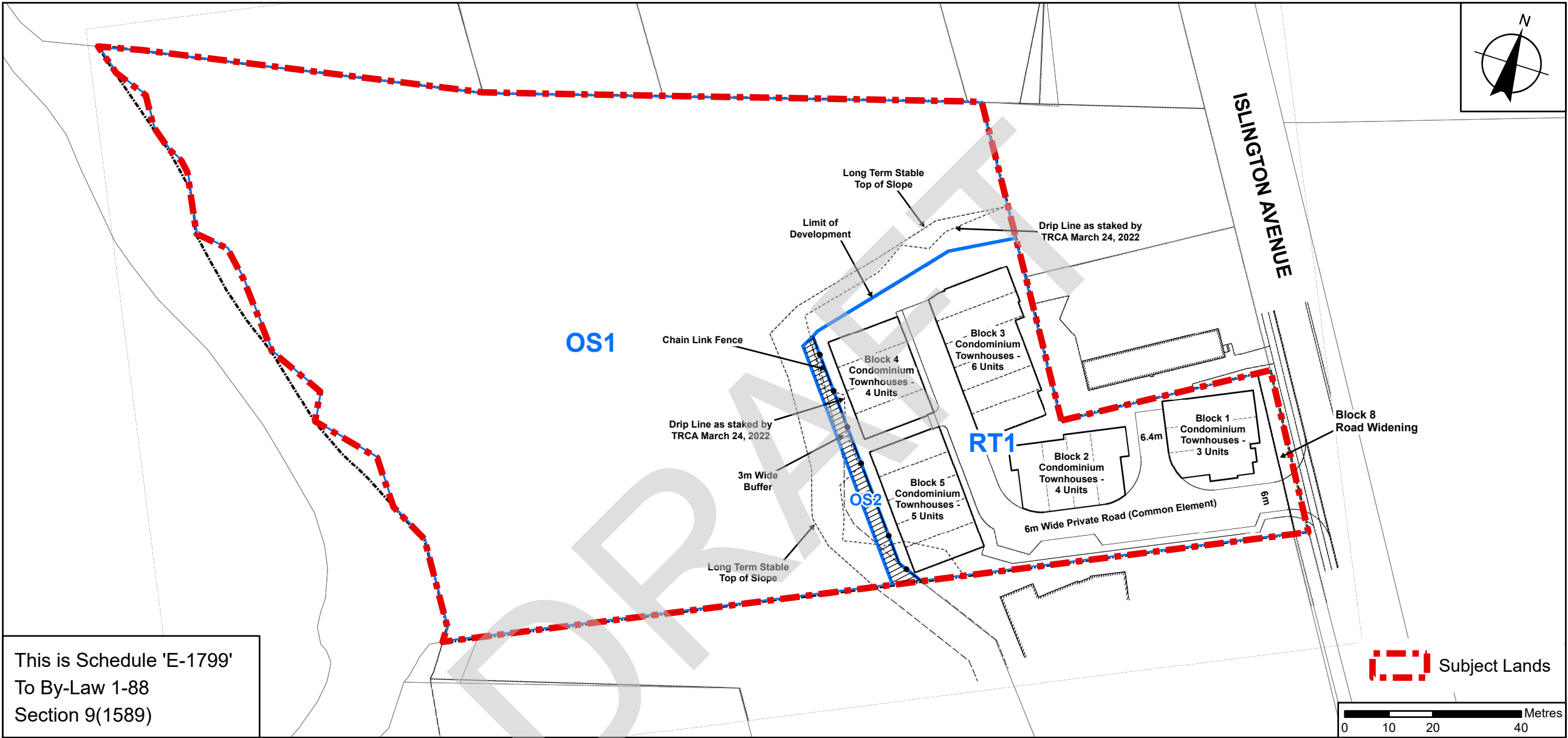
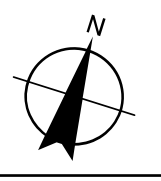
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 24th day of June, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No.5 of Report No.37 of the Committee of the Whole
Report adopted by Vaughan City Council on November 19, 2024.
City Council voted in favour of this by-law on June 24, 2025.
Approved by Mayoral Decision MDC 010-2025 dated June 24, 2025.
Effective Date of By-Law: June 24, 2025



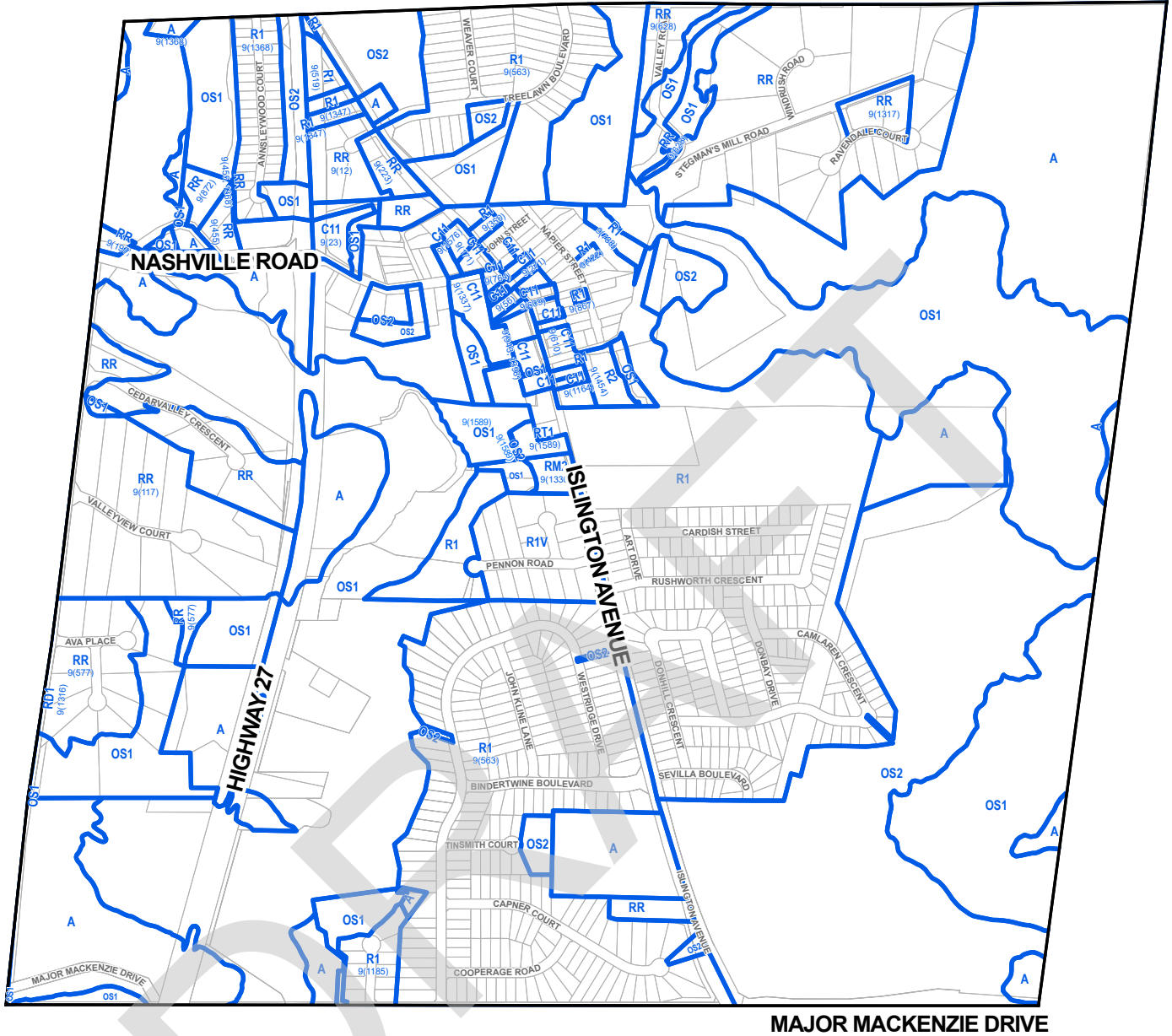
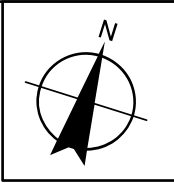
File: Z.18.035
Related Files: 19T-24V006, OP.18.022
Location: 10398 and 10402 Islington Avenue,
Part of Lot 23, Concession 8
Applicant: Kentview Estates Inc.
City of Vaughan

This is Schedule '1'
To By-Law 189-2025
Passed the 24th Day of June, 2025

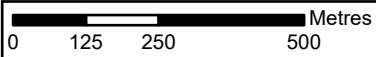
Signing Officers

Mayor

Clerk



Key Map 8E
By-Law No. 1-88



This is Schedule '2'
To By-Law 189-2025
Passed the 24th Day of June, 2025

File: Z.18.035
Related Files: 19T-24V006, OP.18.022
Location: 10398 and 10402 Islington Avenue,
Part of Lots 23, Concession 8
Applicant: Kentview Estates Inc.
City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK

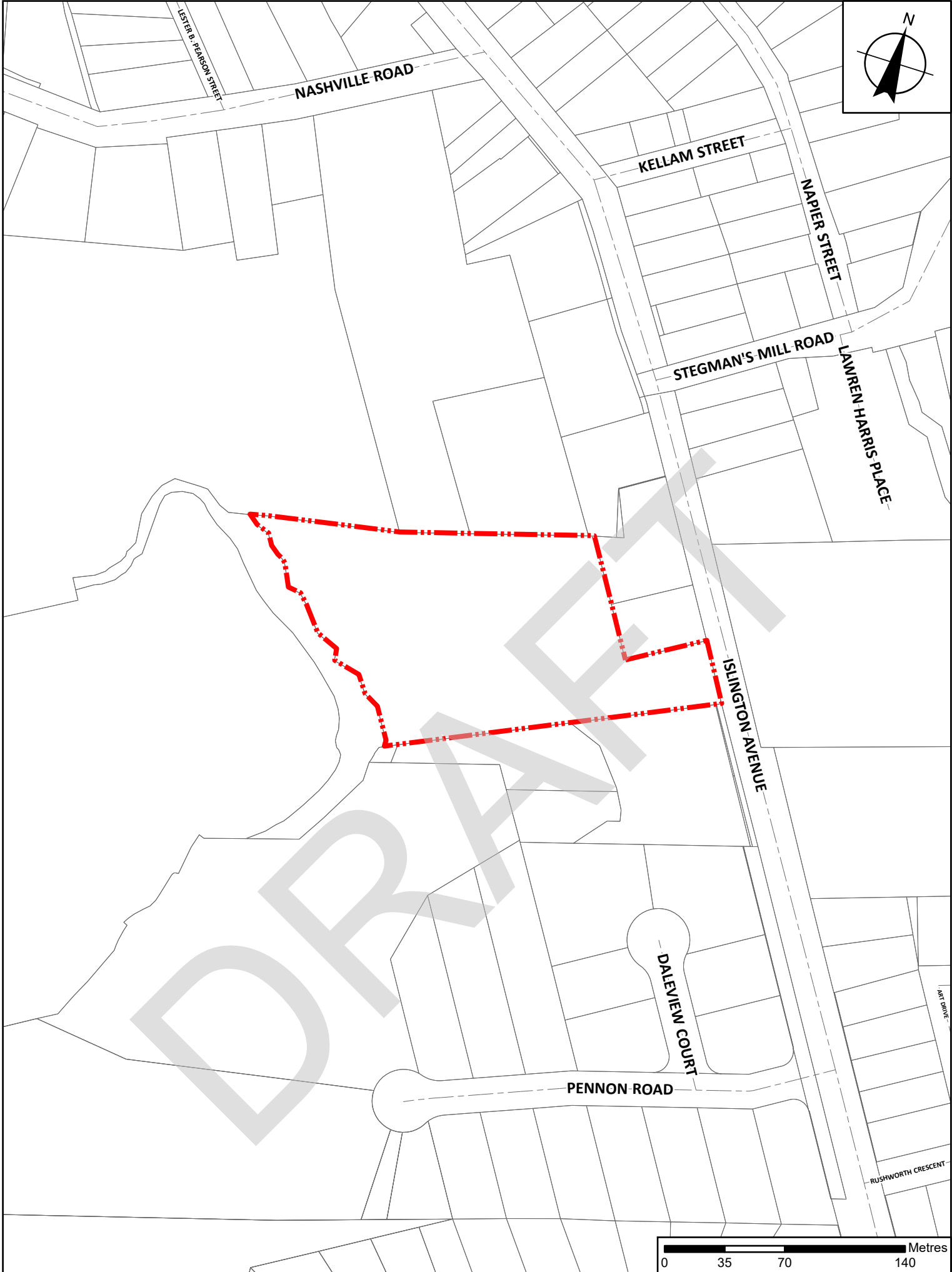
SUMMARY TO BY-LAW 189-2025

The subject lands are located on the west side of Islington Avenue and south of Nashville Road, being Part of Lot 23, Concession 8, City of Vaughan, and municipally known as 10398 and 10402 Islington Avenue.

The purpose of this By-law is to rezone the subject lands to this By-law from “R1 Residential Zone” and “OS1 Open Space Conservation Zone” to “RT1 Residential Townhouse Zone”, “OS1 Open Space Conservation Zone”, and “OS2 Open Space Park Zone” to facilitate the development of 22, 3-storey and 4-storey townhouse dwelling units within five blocks on a private road (common element condominium).


The By-law also provides site-specific exceptions to the definitions for building height, townhouse dwelling, mechanical penthouse, and street, minimum landscape strip, maximum encroachment of balconies and landscape patios, encroachment restrictions, maximum driveway width, minimum soft landscaped area, minimum lot frontage, minimum lot area, minimum front, rear and interior side yards, minimum lot depth, maximum building height, maximum number of dwelling units requirements, and permitted uses in the RT1 Residential Townhouse Zone and OS2 Open Space Park Zone.

DRAFT



Location Map To By-Law 189-2025

File: Z.18.035
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 Subject Lands