

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 190-2025**

**A By-law to adopt Amendment Number 140 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 140 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2”, “3”, “4” and “5” 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 24<sup>th</sup> day of June, 2025.

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Steven Del Duca, Mayor

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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**

**AMENDMENT NUMBER 140**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules “1”, “2”, “3”, “4” and “5” constitute Amendment Number 140 to the Official Plan of the Vaughan Planning Area.

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

DRAFT

## I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 ('VOP 2010') is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 2, Section 12, Area Specific Policies, Section 12.4 – Kleinburg Core (the 'Amendment'). The Amendment will redesignate and amend the policies in Section 12.4 – Kleinburg Core to permit 22, 3-storey and 4-storey street townhouse dwelling units in five blocks, on a private road (common element) with a total residential gross floor area of 4,400 m<sup>2</sup> (the 'Development').

This Amendment will facilitate the following with respect to the subject lands identified as, "Lands Subject to Amendment No.140" on Schedule "1" attached hereto:

1. Redesignate a portion of the subject lands from "Natural Areas" to "Village Residential".
2. Permit a maximum building height of four (4) storeys (13.8 m).
3. Permit 22 street townhouse dwelling units on a private road (common element).
4. Permit parking to be located in the interior side yard, along the south lot line and shall be screened with landscaping.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located south of Nashville Road and on the west side of Islington Avenue and, being Part of Lot 23, Concession 8, City of Vaughan, and municipally known as 10398 and 10402 Islington Avenue, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 140."

### III BASIS

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

1. The Provincial Planning Statement, 2024 ('PPS 2024') provides direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety. The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Development facilitates a compact urban form through the intensification of underutilized lands in the City's established Settlement Area where full municipal services exist. In consideration of the above, the Development is consistent with the PPS 2024.
2. The Subject Lands are designated "Urban Area" by the York Region Official Plan, 2022 ('YROP 2022'), which permits a wide range of residential, commercial, industrial, and institutional uses. The Subject Lands are located within a "Local Centre" that supports limited intensification where a range of housing is provided with appropriate forms and scale that complements the surrounding community. The Development provides for a denser development on a parcel of the land in the Local Centre. The Development conforms to the YROP 2022.
3. The Subject Lands are designated "Village Residential" and "Natural Areas" by Vaughan Official Plan 2010 ('VOP 2010') Volume 2, Area Specific Policy 12.4 – Kleinburg Core which permits detached dwelling units at a maximum building height of 9.5 m. The Subject Lands are also identified as a Local Centre (Intensification Area) on Schedule 1 - Urban Structure of VOP 2010 which allows for limited intensification. The VOP 2010, under the Low-Rise Residential policy includes townhouse dwellings as a permitted low-rise which allows for limited intensification which is keeping with the Subject Lands location within a Local

Centre. The redesignation of a portion of the Subject Lands from “Natural Areas” to “Village Residential” is due to the development limits being established by the Toronto and Region Conservation Authority (‘TRCA’) in accordance with Policy 3.3.1.3. of VOP 2010. The “Village Residential” and “Natural Areas” designations do not permit the Development and require an amendment to the Official Plan. The Development maintains the intent of VOP 2010 by contributing to the housing mix and provides a more intense development in the Local Centre in accordance with the Provincial policies. The Development is an appropriate transition in built form within the surrounding land uses, thereby demonstrating compatibility between the existing buildings and proposed building type and can be supported.

4. The Subject Lands are located within the Kleinburg – Nashville Heritage Conservation District (‘KNHCD’) Plan and are designated under Part V of the *Ontario Heritage Act*. Therefore, all planning applications, demolitions and new constructions must be consistent with the KNHCD Plan. The Subject Lands are not identified as contributing properties. The townhouse dwellings exceed the allowable height for scale and massing within the KNHCD. However, the architectural appearance of the townhouses visually respects the policy framework. The Development has been reviewed in consideration of the policies of the KNHCD Plan and is consistent with the relevant policies and objectives of the KNHCD Plan. Vaughan Council on September 24, 2024, ratified the June 11, 2024 recommendations of the Heritage Vaughan Committee, at its meeting, to approve the Development.
5. The statutory Public Meeting was held on March 5, 2019. The recommendation of the Committee of the Whole to receive the Public Meeting report of March 5, 2019, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on March 19, 2019. A second Public Meeting was held on November 28, 2023, for the revised Development. The recommendation of the Committee of the Whole to receive the Public Meeting report of November 28, 2023, and to forward a comprehensive report to a future

Committee of the Whole meeting, was ratified by Vaughan Council on December 12, 2023. Vaughan Council, on November 19, 2024, ratified the November 5, 2024 Committee of the Whole recommendation to approve Official Plan Amendment File OP.18.022 (Kentview Estates Inc.).

6. The Official Plan Amendment File OP.18.022 was circulated to York Region for the purpose of receiving comments with regard to Regional interests i.e., roads and servicing infrastructure. The Subject Lands are located on the segment of the Islington Avenue road allowance that is under the jurisdiction of the City of Vaughan. On February 28, 2016, York Region advised that this Development does not adversely affect Regional interests and accordingly has no objection to the approval of the Development.

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

VOP 2010, Volume 1 is hereby amended by:

1. Amending Schedule 1 - Urban Structure of Volume 1 of VOP 2010 attached hereto as Schedule "3", thereby redesignating a portion of the Subject Lands from "Natural Areas and Countryside" to "Community Areas".
2. Amending Schedule 2 - Natural Heritage Network of Volume 1 of VOP 2010, attached hereto as Schedule "4", thereby deleting a portion of the "Core Features" and "Unapproved" from the Subject Lands.
3. Amending Schedule 13 - Land Use of Volume 1 of VOP 2010 attached hereto as Schedule "5", thereby redesignating a portion of the Subject Lands from "Natural Areas" to "Low-Rise Residential".

Volume 2010, Volume 2 is hereby amended by:

4. Amending Section 12.4 Kleinburg Core Lands Subject to Area Specific Policies by adding the following policy, to be renumbered in sequential order:

“(OPA #140) 12.4.13.7 Area F: (10398 and 10402 Islington Avenue)

- a. Notwithstanding Policies 12.4.4.5. and 12.4.6.2 respecting permitted uses; Policy 12.4.10.22 respecting permitted building height; and Policy 12.4.10.29 respecting the location of parking, the following Development shall be permitted on the lands identified as Area F, on Map 12.4.A: Kleinburg Core Land Uses:
  - i. Street townhouse dwelling units on a private road (common element) may be permitted as an additional use.
  - ii. The maximum building height of the street townhouse dwelling units shall not exceed four (4) storeys (13.8 m).
  - iii. Where it is not feasible to locate parking below grade or to the rear of principal buildings, parking may be located in the interior side yard, along the south lot line and shall be screened with landscaping.
- b. Site-specific development standards shall be established in the implementing zoning by-law.”

5. Amending VOP 2010, Volume 2, Section 12.4 – Kleinburg Core Map 12.4.A: Kleinburg Core Land Uses, attached hereto as Schedule “2”, thereby identifying Area “F” being subject to Policy 12.4.13.7. and redesignating a portion of the Subject Lands from “Natural Areas” to “Village Residential”.

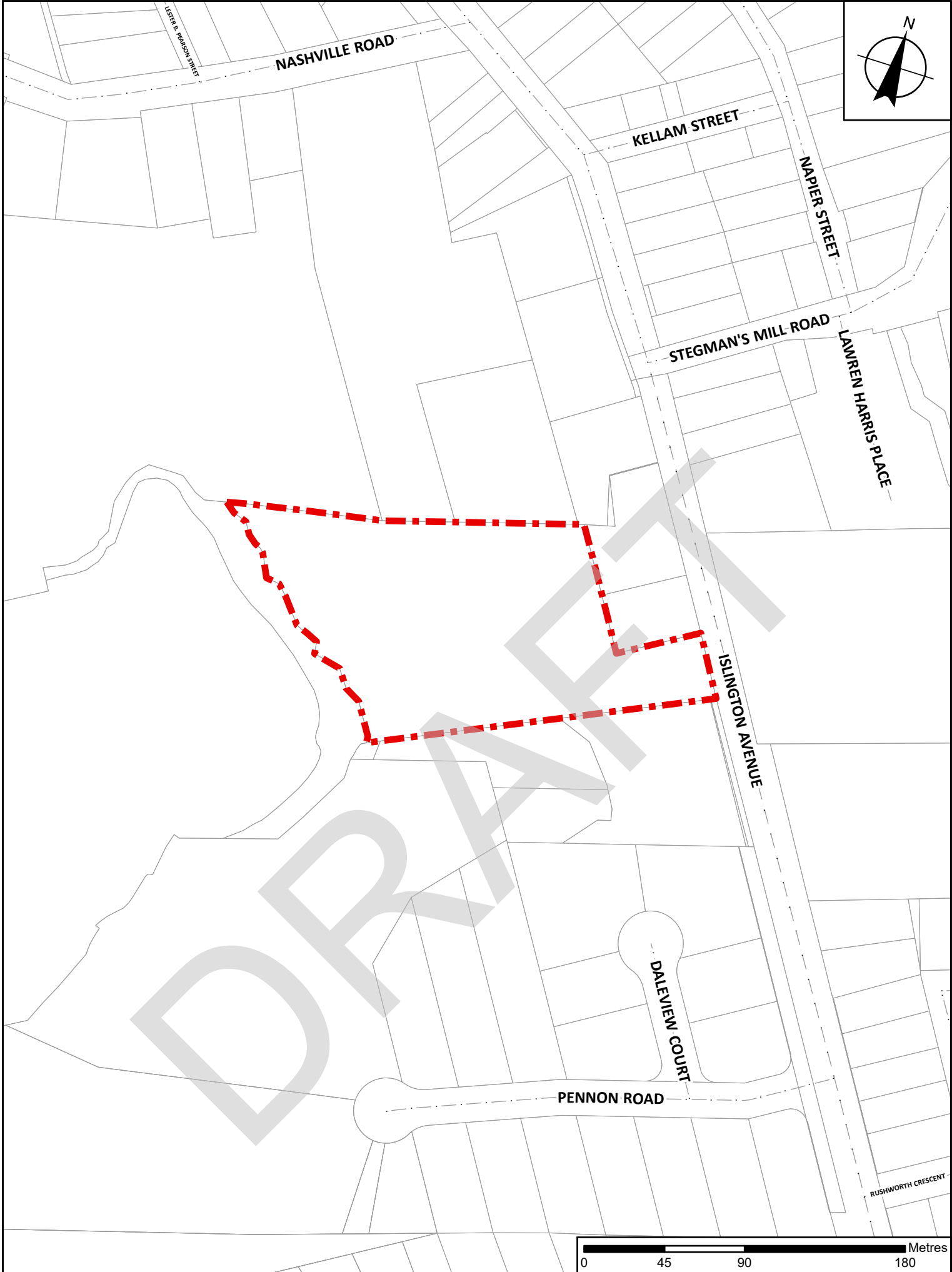
## V IMPLEMENTATION

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 1-88, and Plan of Subdivision 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.

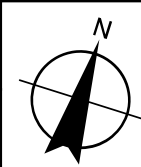




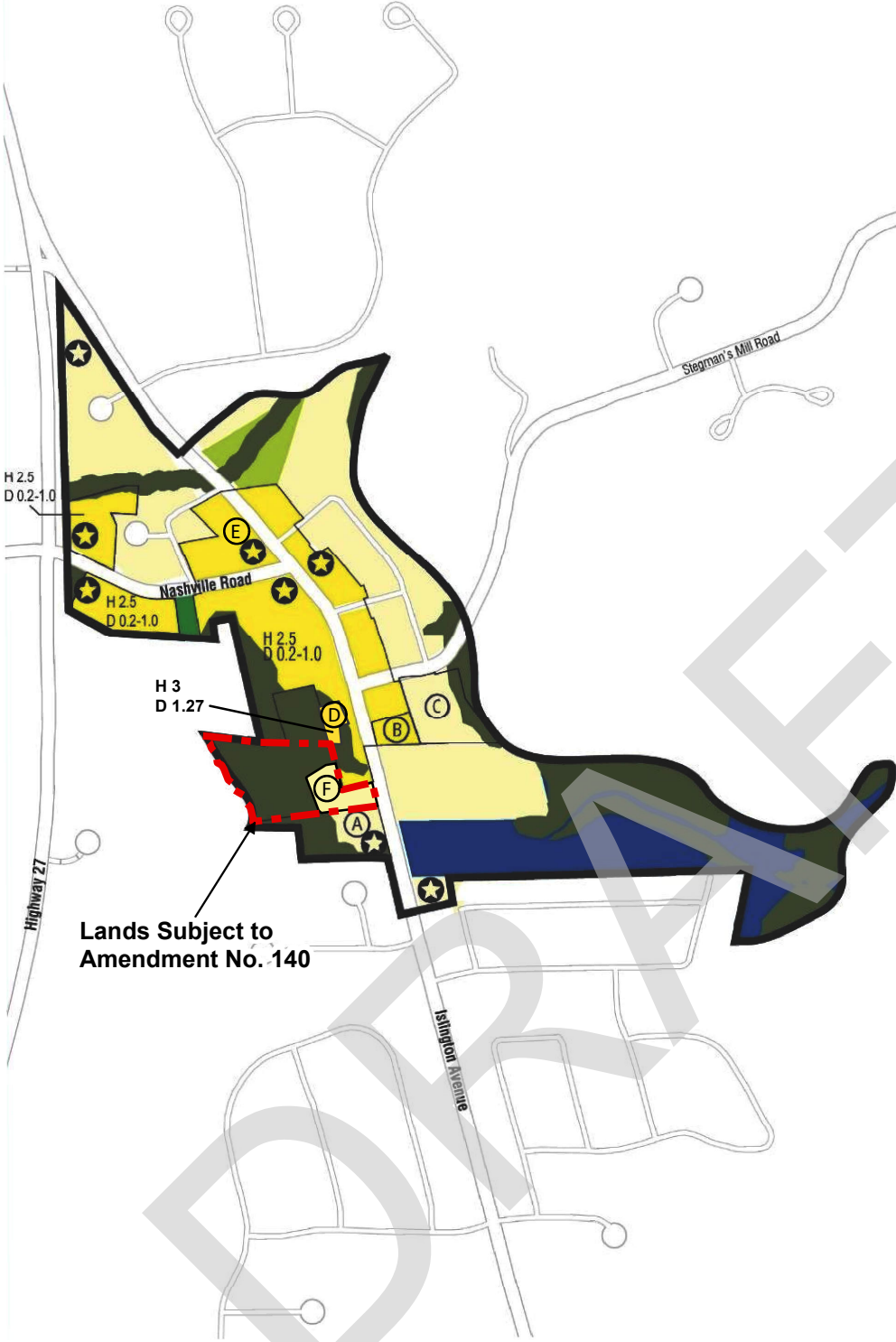
This is Schedule '1'  
To Official Plan Amendment No. 140  
Adopted the 24th Day Of June, 2025

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

 Lands Subject to  
Amendment No. 140



Map 12.4.A:  
Kleinburg Core Land Uses

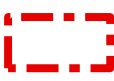


- Amendment Area
- Natural Areas
- Private Open Spaces
- Parks
- Village Residential
- Mainstreet Commercial
- Major Institutional
- Strategic Sites & Gateways
- (A) Subject to Policies 12.4.13.1 & 12.4.13.2
- (B) Subject to Policy 12.4.13.3
- (C) Subject to Policy 12.4.13.4
- (D) Subject to Policy 12.4.13.5
- (E) Subject to Policy 12.4.13.6 Not in-effect
- (F) Subject to Policy 12.4.13.7

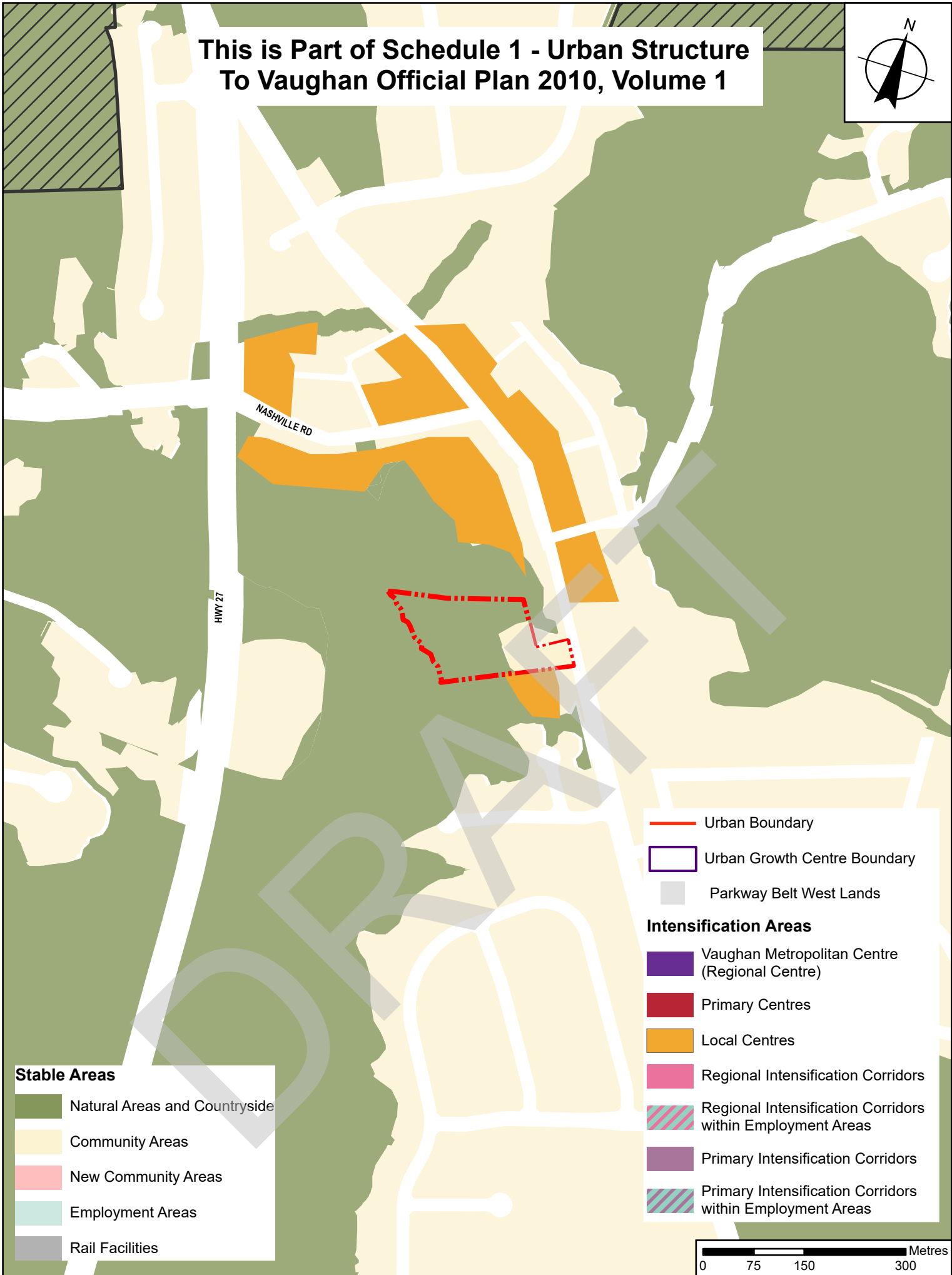
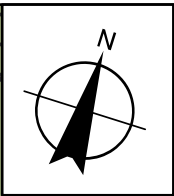
0 87.5 175 350 Metres

This is Schedule '2'  
To Official Plan Amendment No. 140  
Adopted the 24th Day Of June, 2025

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

 Lands Subject to  
Amendment No. 140

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



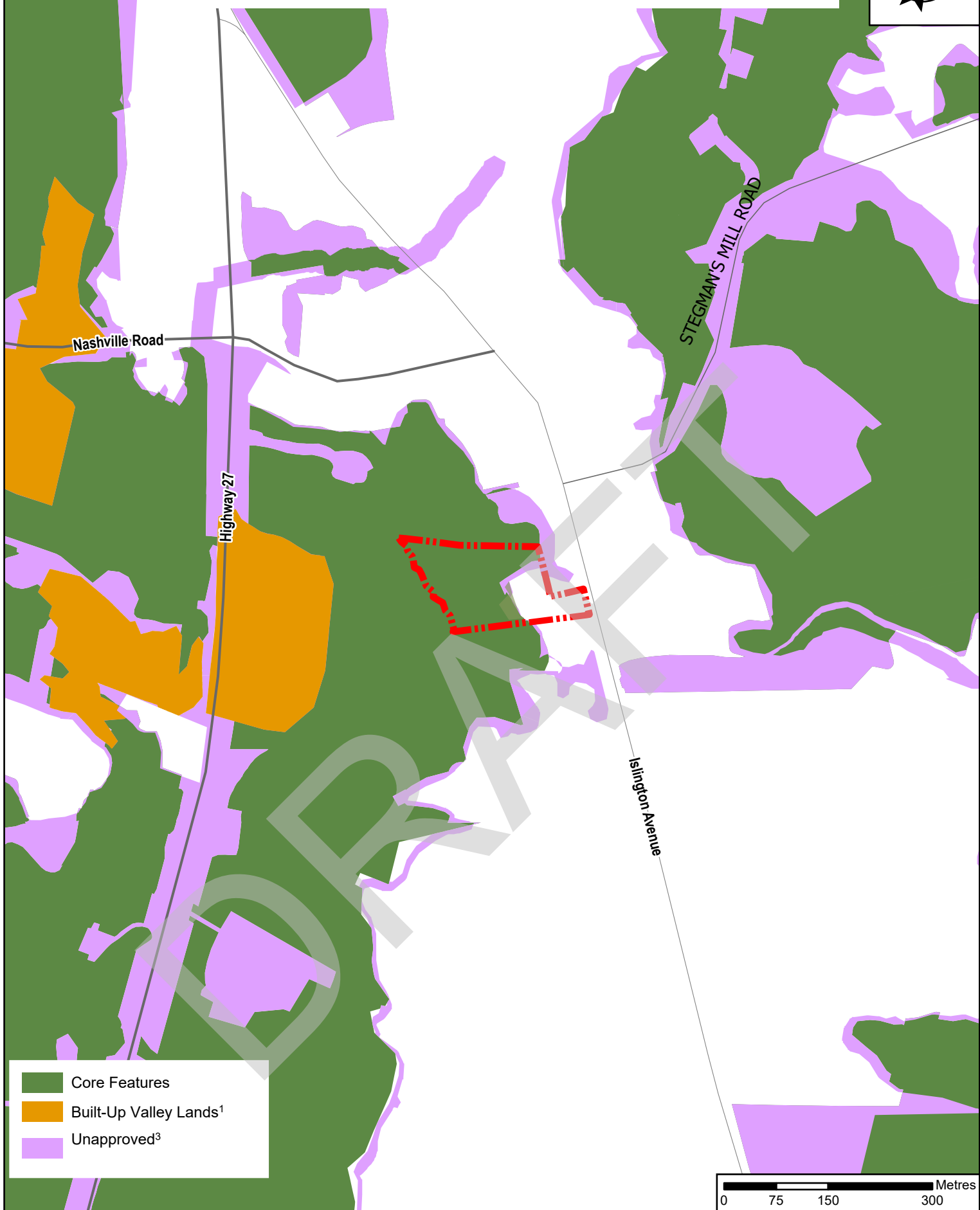
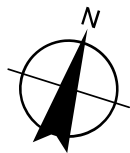
This is Schedule '3'  
To Official Plan Amendment No. 140  
Adopted the 24th Day Of June, 2025

**File:** OP.18.022  
**Related Files:** Z.18.035, 19T-24V006  
**Location:** 10398 and 10402 Islington Avenue,  
Part of Lot 23, Concession 9  
**Applicant:** Kentview Estates Inc.  
**City of Vaughan**



Lands Subject to  
Amendment No. 140

This is Part of Schedule 2 - Natural Heritage Network  
To Vaughan Official Plan 2010, Volume 1



This is Schedule '4'  
To Official Plan Amendment No. 140  
Adopted the 24th Day Of June, 2025

**File:** OP.18.022

**Related Files:** Z.18.035, 19T-24V006

**Location:** 10398 and 10402 Islington Avenue,  
Part of Lot 23, Concession 9

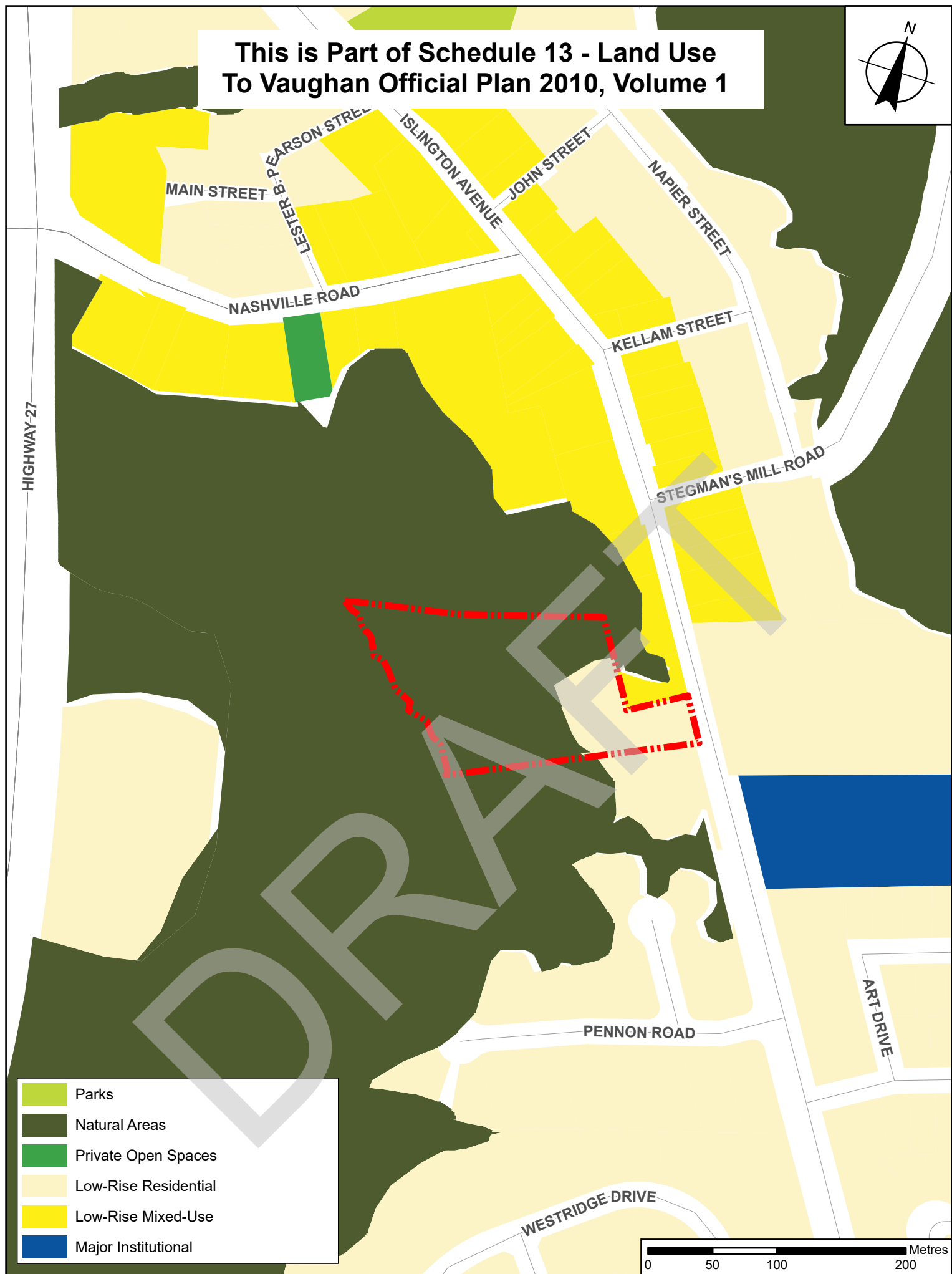
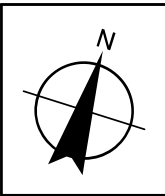
**Applicant:** Kentview Estates Inc.

**City of Vaughan**




Lands Subject to  
Amendment No. 140

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



This is Schedule '5'  
To Official Plan Amendment No. 140  
Adopted the 24th Day Of June, 2025

**File:** OP.18.022  
**Related Files:** Z.18.035, 19T-24V006  
**Location:** 10398 and 10402 Islington Avenue,  
Part of Lot 23, Concession 9  
**Applicant:** Kentview Estates Inc.  
**City of Vaughan**

 Lands Subject to  
Amendment No. 140

## **APPENDIX I**

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 Amendment is to permit 22, 3-storey and 4-storey street townhouse dwelling units in five blocks, on a private road (common element) with a total residential gross floor area of 4,400 m<sup>2</sup>.

On November 19, 2024, Vaughan Council ratified the November 4, 2024 recommendation of the Committee of the Whole, to approve Official Plan Amendment File OP.18.022 (Kentview Estates Inc.) as follows (in part):

- “1 THAT Official Plan Amendment File OP.18.022 (Kentview Estates Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Volume 2, for the subject lands shown on Attachment 1 as follows:
- a) redesignate a portion of the subject lands from “Natural Areas” to “Village Residential”;
  - b) increase the maximum permitted building height from 2½ storeys (9.5 m) to four (4) storeys (12 m); and
  - c) permit street townhouse dwellings on a common element road which are not permitted;”



# Appendix II Existing Land Uses Official Plan Amendment No. 140

**File:** OP.18.022

**Related Files:** Z.18.035, 19T-24V006

**Location:** 10398 and 10402 Islington Avenue,  
Part of Lot 23 Concession 9

**Applicant:** Kentview Estates Inc.  
**City of Vaughan**



Lands Subject to  
Amendment No. 140