

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 179-2025

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 “A Agricultural Zone” to “RT1 Townhouse Residential Zone” with a Holding Symbol “(H)”, in the manner shown on the said Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1219, as follows:

| | |
|---|--|
| Exception Number 14.1219 | Municipal Address: 8780 Bathurst Street |
| Applicable Parent Zone: RT1 | |
| Schedule A Reference: 98 | |
| By-law 179-2025 | |
| 14.1219.1 Permitted Uses | |
| <p>1. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Figure E-1795 herein, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the Planning Act:</p> <p>a. Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of enactment of By-law 179-2025;</p> <p>b. Removal of the Holding Symbol “(H)” from the Subject Lands or any portions thereof, shall be contingent on the following:</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> | |
| 14.1219.2 Lot and Building Requirements | |
| <p>1. The following provisions shall apply to the lands identified as “Subject Lands”, as shown on Figure “E-1795”:</p> <p>a. Minimum <u>lot frontage</u> shall be 5.5 m per dwelling unit;</p> <p>b. The maximum <u>lot area</u> shall be 136 m² per dwelling unit;</p> <p>c. The maximum <u>lot coverage</u> shall be 60 % per dwelling unit;</p> <p>d. The minimum <u>front yard</u> setback shall be 4.5 m;</p> <p>e. The minimum <u>front yard</u> setback for a <u>private garage</u> that faces a <u>front lot line</u> shall be 4.5 m;</p> <p>f. The minimum <u>rear yard</u> setback shall be 5.5 m;</p> <p>g. The minimum <u>interior side yard</u> setback abutting a walkway and <u>greenway</u> shall be 1.2 m;</p> <p>h. The minimum <u>exterior side yard</u> setback abutting a road and common element road shall be 2.0 m;</p> | |
| 14.1219.3 Parking | |
| <p>1. The following parking requirements shall apply to the lands identified as blocks 1 and 2 within the “Subject Lands” and as shown on Figure “E-1795”:</p> <p>a. 2 spaces per dwelling, 1 space located in the garage and the second parking space located on a minimum 4.5 m length driveway;</p> | |

| | |
|-----------|--|
| 14.1219.4 | Other Provisions |
| 1. | The following provisions shall apply to the lands identified as “Subject Lands”, as shown on Figure “E-1795”: a) Porch, including access stairs from grade are permitted to encroach into the minimum <u>front yard</u> setback by 2.15 m; b) Balconies are permitted to encroach into the minimum <u>rear yard</u> setback by 1.85 m. |
| 14.1219.5 | Figures |
| | Figure E-1795 |

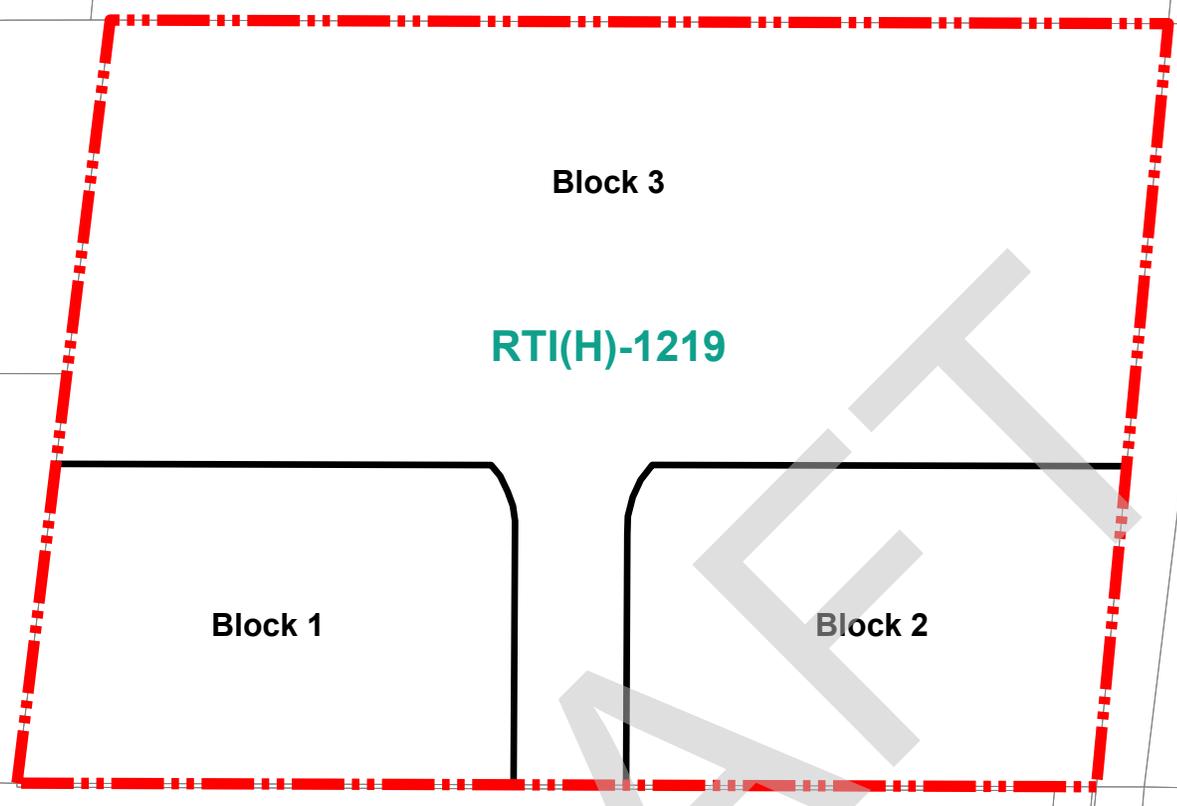
- c) Adding a new Figure E-1795 in Subsection 14.1219 attached hereto as Schedule “1”.
 - d) Deleting Map 98 in Schedule A and substituting therefore Map 98 attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

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. 6 of Report No.18 of the Committee Whole.
Report adopted by Vaughan City Council on May 27, 2025.
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



Block 3

RTI(H)-1219

Block 1

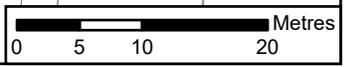
Block 2

CABERNET ROAD

BATHURST STREET

This is Figure 'E-1795'
To By-Law 001-2021
Section 14.1219

 Subject Lands



This is Schedule '1'
To By-Law 179-2025
Passed the 24th Day of June, 2025

File: Z.23.018
Related File: 19T-23V004
Location: 8780 Bathurst Street,
Part of Lot 12, Concession 2
Applicant: KS Limited Partnership
City of Vaughan

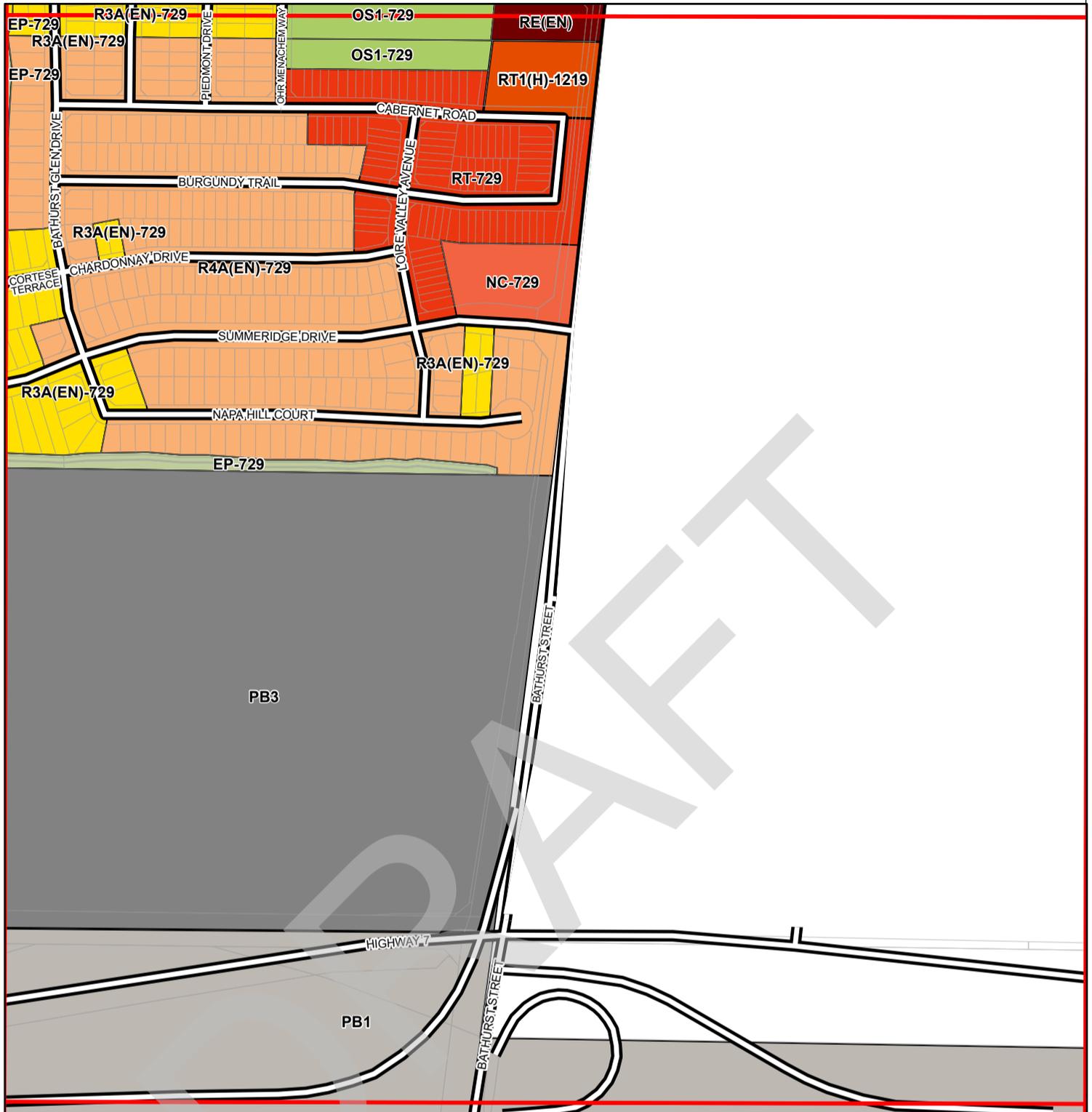
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 98



| | | | | | |
|--|--|--|--|---|---|
| <p>Conservation, Open Space and Agricultural Zones</p> <ul style="list-style-type: none"> A (Agriculture Zone) OS1 (Open Space Zone) OS2 (Open Space Zone) EP (Environmental Protection Zone) <p>Vaughan Metropolitan Centre Zones</p> <ul style="list-style-type: none"> V1 (VMC Station Zone) V2 (VMC South Zone) V3 (VMC Neighbourhood Zone) V4 (VMC Employment Zone) | <p>Residential Zones</p> <ul style="list-style-type: none"> R1 (First Density Residential Zone) R2 (Second Density Residential Zone) R3 (Third Density Residential Zone) R4 (Fourth Density Residential Zone); R4A(H) R5 (Fifth Density Residential Zone) RT (Townhouse Residential Zone); RT1(H) RT1 (Townhouse Residential Zone); RT1(H) RT2 (Townhouse Residential Zone) RM1 (Multiple Unit Residential Zone) | <p>Commercial Zones</p> <ul style="list-style-type: none"> GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone) <p>Mixed-Use Zones</p> <ul style="list-style-type: none"> LMU (Low-Rise Mixed-Use Zone) MMU (Mid-Rise Mixed-Use Zone) | <p>RM2 (Multiple Unit Residential Zone)</p> <p>RM3 (Multiple Residential Zone)</p> <p>RE (Estate Residential Zone)</p> <p>Commercial Zones</p> <ul style="list-style-type: none"> GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone) <p>Mixed-Use Zones</p> <ul style="list-style-type: none"> LMU (Low-Rise Mixed-Use Zone) MMU (Mid-Rise Mixed-Use Zone) | <p>HMU (High-Rise Mixed-Use Zone)</p> <p>GMU (General Mixed-Use Zone)</p> <p>CMU (Community Commercial Mixed-Use Zone)</p> <p>EMU (Employment Commercial Mixed-Use Zone)</p> <p>KMS (Main Street Mixed-Use - Kleinburg Zone)</p> <p>MMS (Main Street Mixed-Use - Maple Zone)</p> <p>WMS (Main Street Mixed-Use - Woodbridge Zone)</p> <p>Employment Zones</p> <ul style="list-style-type: none"> EM1 (Prestige Employment Zone) EM2 (General Employment Zone) | <p>EM3 (Mineral Aggregate Operation Zone)</p> <p>Other Zones</p> <ul style="list-style-type: none"> 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) <p>These Lands shall not be subject to Zoning By-law 001-2021</p> |
|--|--|--|--|---|---|

1:5,060

May, 2025

| | | | |
|-----|-----|-----|-------|
| 132 | 133 | 134 | |
| 114 | 115 | 116 | |
| 96 | 97 | 98 | |
| 76 | 77 | 78 | 79 80 |
| 56 | 57 | 58 | 59 60 |

This is Schedule '2'
To By-Law 179-2025
Passed the 24th Day of June, 2025

File: Z.23.018
Related File: 19T-23V004
Location: 8780 Bathurst Street,
 Part of Lot 12, Concession 2
Applicant: KS Limited Partnership
City of Vaughan

Signing Officers

Mayor

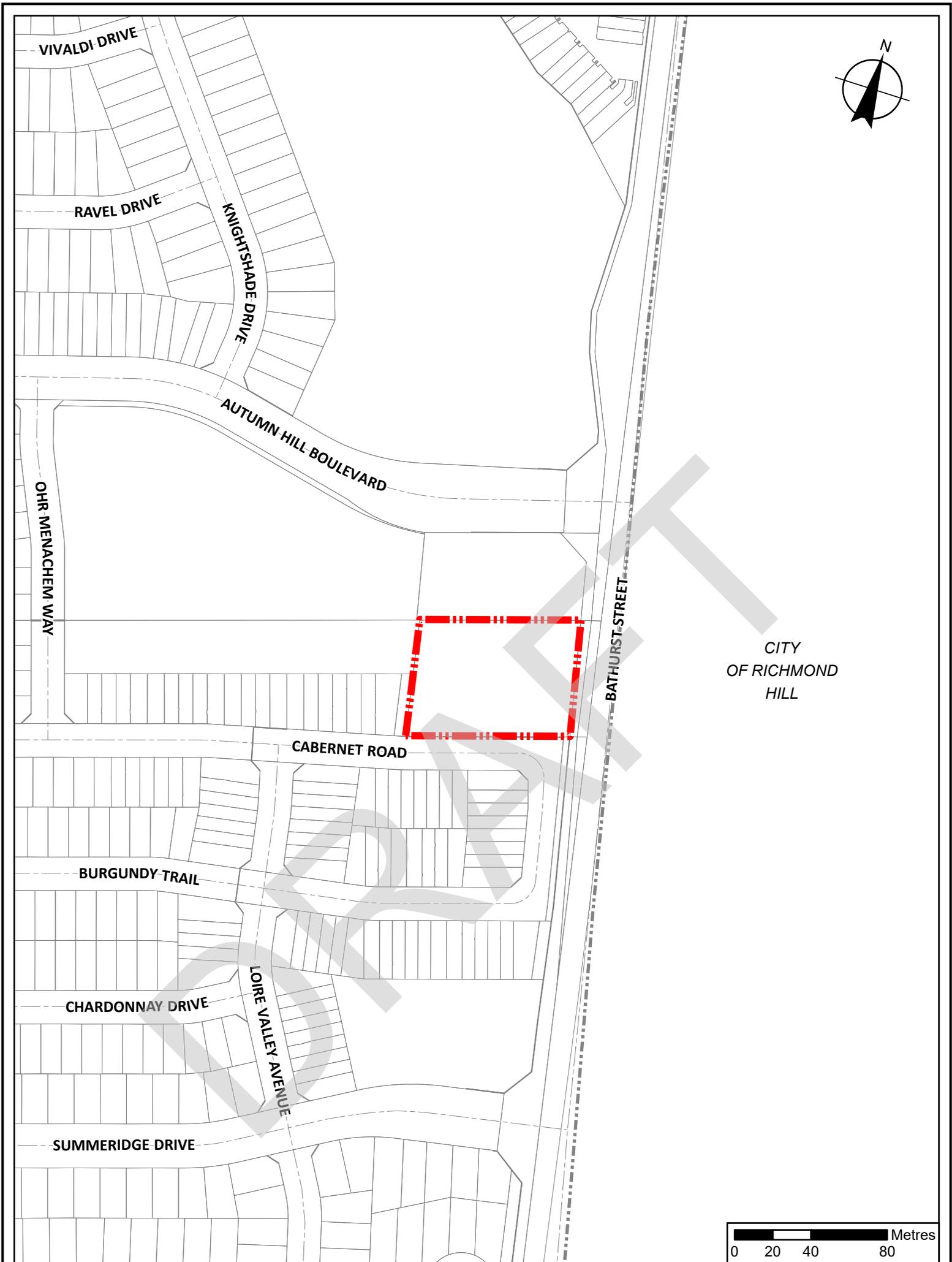
Clerk

SUMMARY TO BY-LAW 179-2025

The lands subject to this By-law are located on the west side of Bathurst Street, south Autumn Hill Boulevard, municipally known as 8780 Bathurst Street, being Part of Lot 12, Concession 2,(VGN) as in R395323, 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 “A Agricultural Zone” to “RT1 Townhouse Residential Zone with a Holding Symbol “(H)”, and to add site-specific exceptions to facilitate the Development of 25 townhouse units. 12 street townhouses will front onto a public road the remainder 13 street townhouse will front onto a private common element road.

DRAFT



Location Map To By-Law 179-2025

File: Z.23.018

Related File: 19T-23V004

Location: 8780 Bathurst Street,
Part of Lot 12, Concession 2

Applicant: KS Limited Partnership
City of Vaughan



Subject Lands