

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 054-2025

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) Deleting Subsection 14.722 in Part 14 Exception Zones and replacing it with a new Subsection 14.722 as follows:

Exception Number 722	Municipal Address: 7938 Kipling Avenue
Applicable Parent Zone: GMU	
Schedule A Reference: 45	
By-law 122-2020, 054-2025	
14.722.1 Permitted Uses	
<p>1. Only the following <u>uses</u> shall be permitted on the lands labelled "Subject Lands", as shown on Figure E-1153:</p> <p>a. <u>Uses</u> permitted on the <u>ground floor</u> only:</p> <p>i. <u>Clinic</u>;</p> <p>ii. <u>Financial institution</u>;</p> <p>iii. <u>Office</u>;</p> <p>iv. <u>Personal service</u>; and</p> <p>v. <u>Retail</u>.</p> <p>b. <u>Uses</u> permitted on the second floor only:</p> <p>i. One (1) residential <u>dwelling unit</u>.</p>	
14.722.2 Lot and Building Requirements	
<p>1. The following provisions shall apply to the lands labelled "Subject Lands", as shown on Figure E-1153:</p> <p>a. A minimum <u>landscaped</u> area of 105 m² in the <u>front yard</u> shall be provided; and</p> <p>b. All <u>buildings</u> and <u>structures</u> shall be located, as shown on Figure E-1153.</p>	
14.722.3 Parking	
<p>1. The minimum number of required <u>parking spaces</u> shall be 10.</p> <p>2. The minimum width of all egress and ingress <u>driveways</u> shall be 4.10 m.</p> <p>3. All <u>driveways</u>, <u>parking spaces</u> and <u>parking areas</u> shall consist of compacted ground.</p>	
14.722.4 Figures	
Figure E-1153	

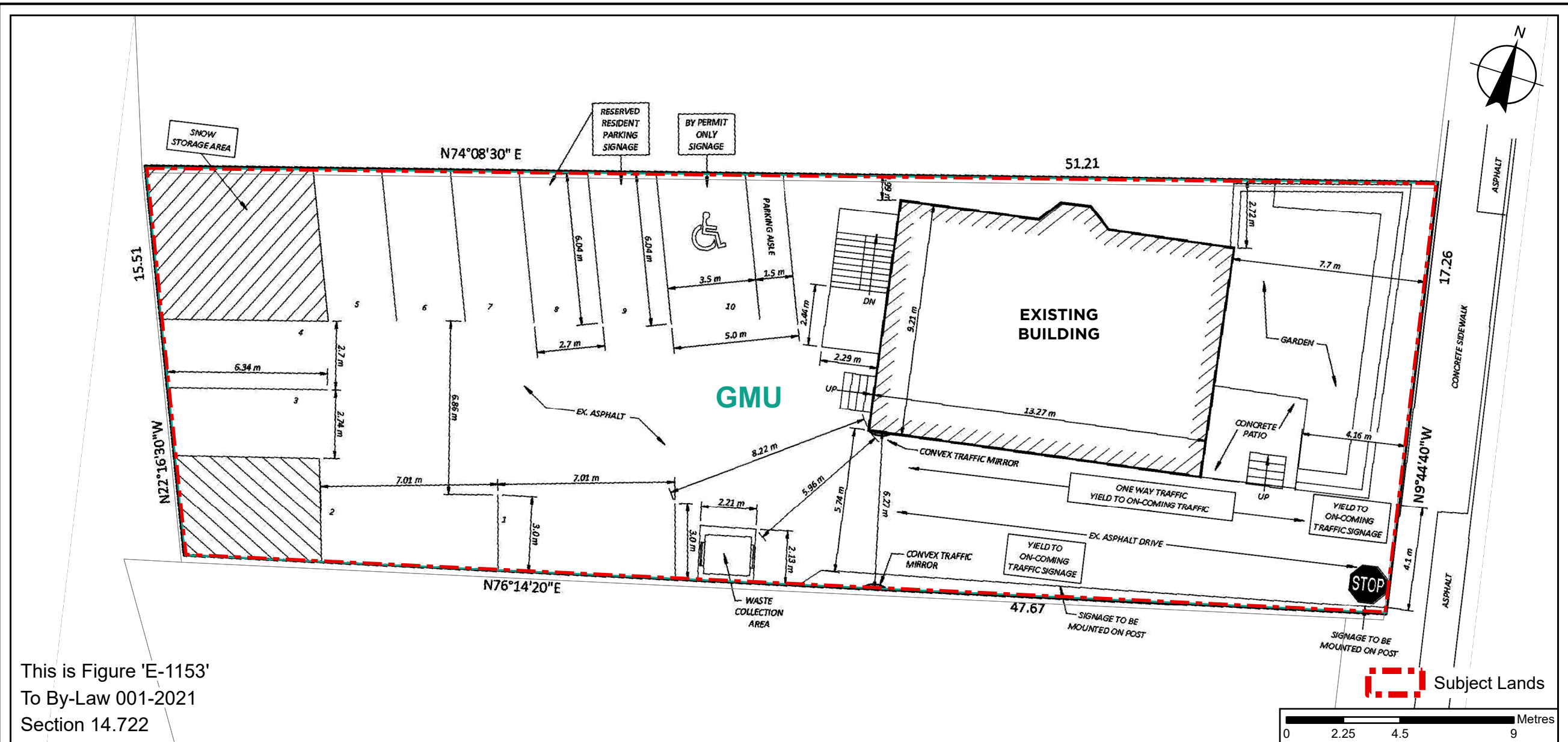
- b) Deleting Figure E-1153 in Subsection 14.722 and replacing it with Figure E-1153 attached hereto as Schedule "1".
2. Schedule "1" shall be and hereby forms part of this By-law.

Voted in favour by City of Vaughan Council this 25th day of February, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 32 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 29, 2024.
City Council voted in favour of this by-law on February 25, 2025.
Approved by Mayoral Decision MDC 002-2025 dated February 25, 2025.
Effective Date of By-Law: February 25, 2025



This is Figure 'E-1153'
 To By-Law 001-2021
 Section 14.722

File: Z.24.018
Related File: Z.19.005, DA.19.065
Location: 7938 Kipling Avenue. Part of Lot 7, Concession 8
Applicant: City of Vaughan
City of Vaughan

This is Schedule '1'
 To By-Law 054-2025
 Passed the 25th Day of February, 2025

Signing Officers

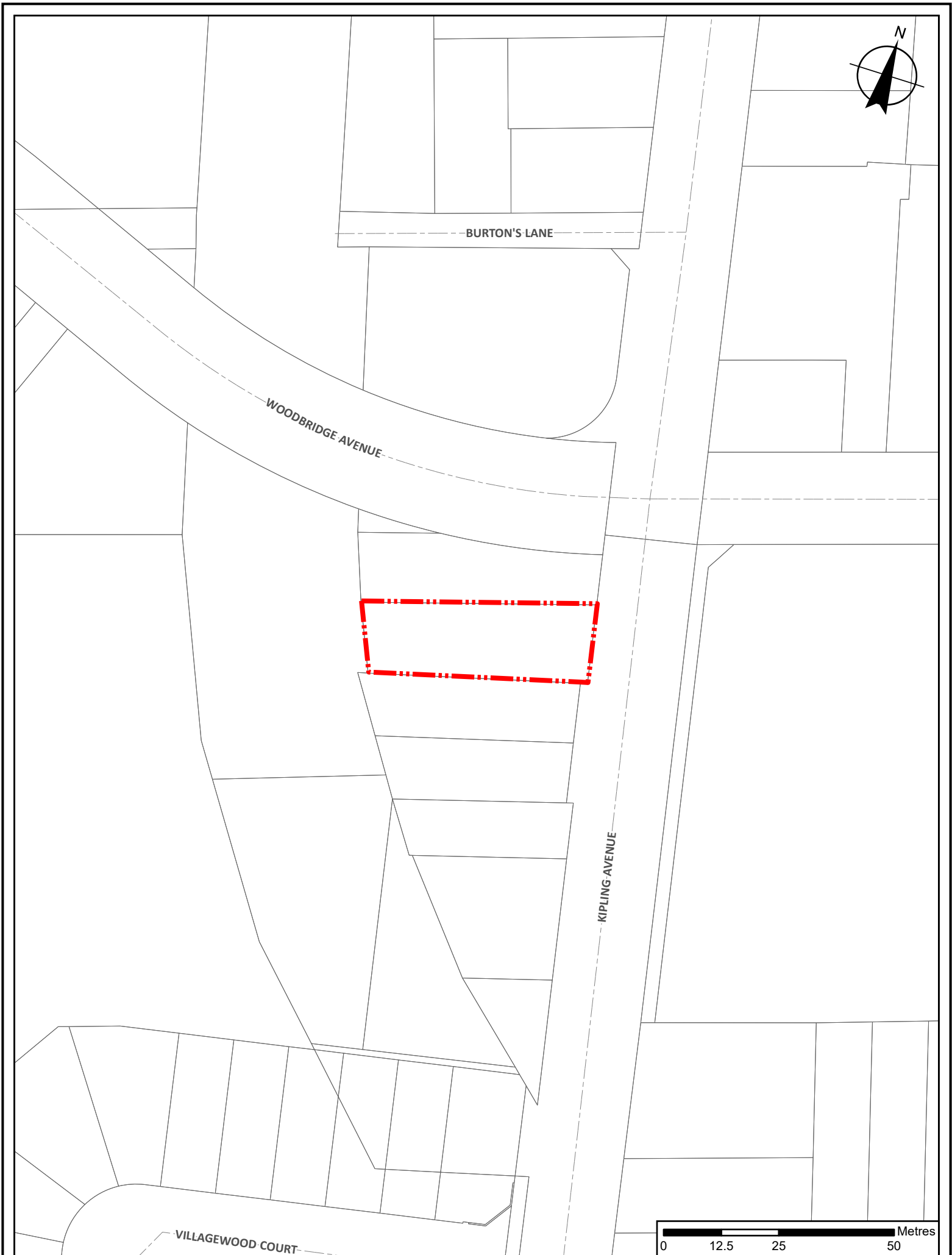
Mayor

Clerk

SUMMARY TO BY-LAW 054-2025

The lands subject to this By-law are located on the west side of Kipling Avenue, south of Woodbridge Avenue, municipally known as 7938 Kipling 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 carry forward expanded use permissions and development standards from site-specific exception 9(1054) in Zoning By-law 1-88, as amended by By-law 122-2020.



Location Map To By-Law 054-2025

File: Z.24.018

Related Files: Z.19.005, DA.19.065

Location: 7938 Kipling Avenue, Part of Lot 7, Concession 8

Applicant: City of Vaughan

City of Vaughan



Subject Lands