

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 080-2025**

**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 Agriculture Zone” to “RM1 Multiple Unit Residential Zone” in the manner shown on the said Schedule “1”.
  - b) Deleting the “Applicable Parent Zone” description in Subsection 14.1090 and replacing it with the following:  
“Applicable Parent Zone: RM1”.
  - c) Deleting Figure E-1595 in Subsection 14.1090 and replacing it with Figure E-1595 attached hereto as Schedule “1”.
  - d) Amending Map 140 in Schedule A in the form 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 25<sup>th</sup> day of March, 2025.

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Steven Del Duca, Mayor

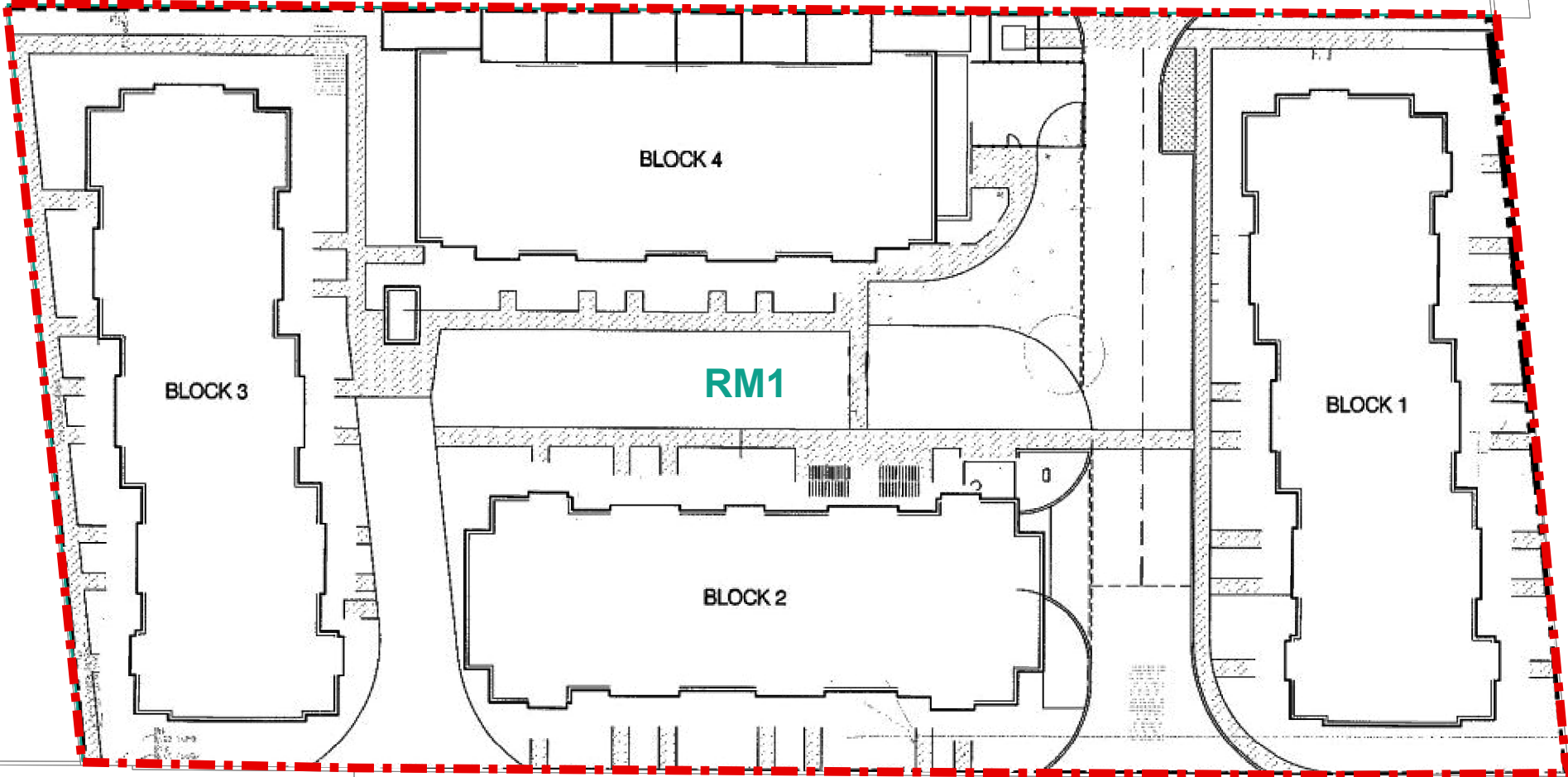
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Todd Coles, City Clerk

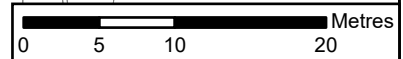
Authorized by Item No. 14 of Report No. 24 of the Committee of the Whole.  
Report adopted by Vaughan City Council on May 17, 2022.  
City Council voted in favour of this by-law on March 25, 2025.  
Approved by Mayoral Decision MDC 004-2025 dated March 25, 2025.  
**Effective Date of By-Law: March 25, 2025**



ISLINGTON AVENUE



 Subject Lands



This is Figure 'E-1595'  
To By-Law 001-2021  
Section 14.1090

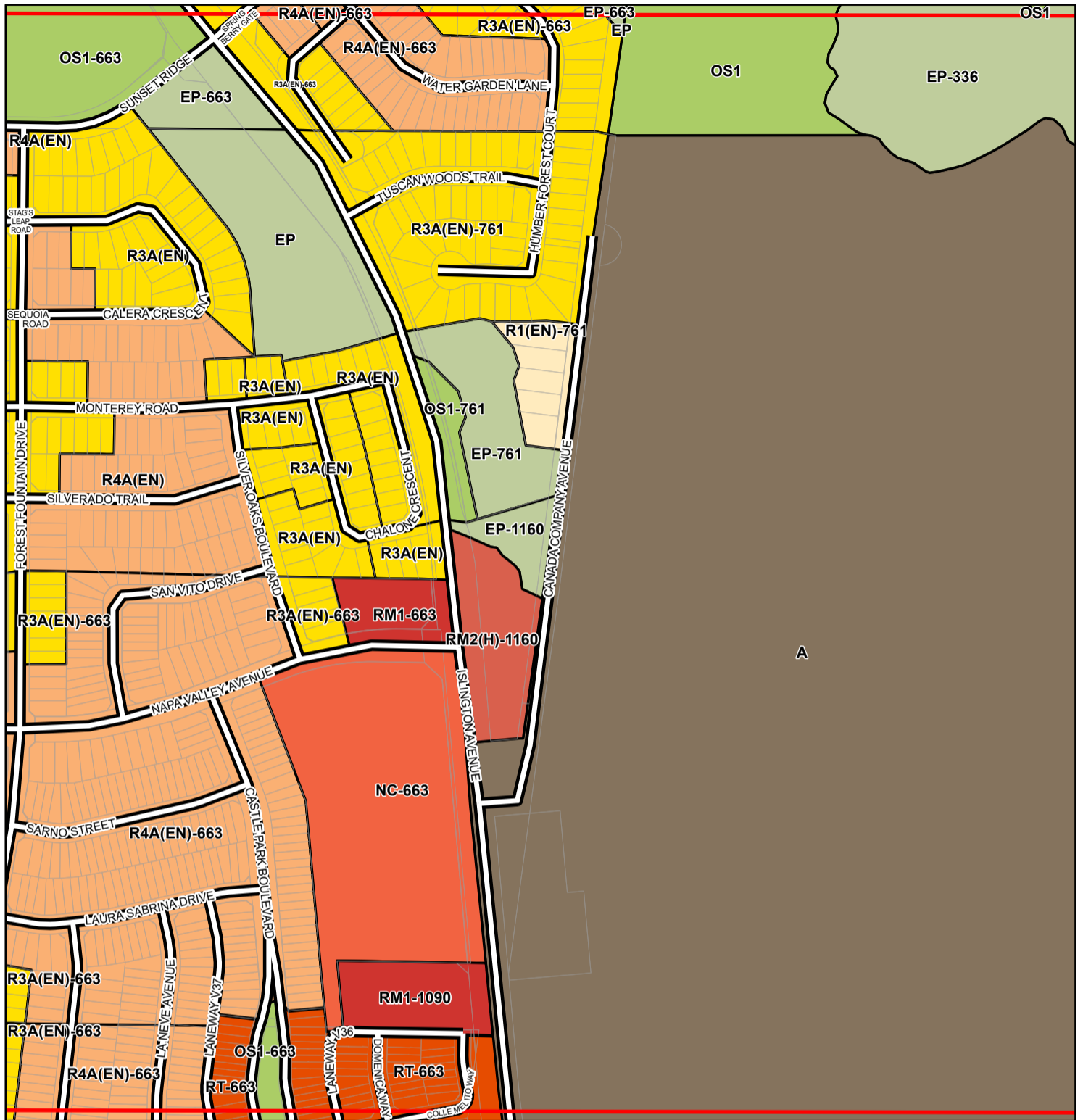
**File:** Z.21.052  
**Related Files:** Z.17.011, DA.17.023  
**Location:** 9560, 9570, 9580, 9590 Islington Avenue.  
Part of Lot 18, Concession 8  
**Applicant:** City of Vaughan  
**City of Vaughan**

This is Schedule '1'  
To By-Law 080-2025  
Passed the 25th Day of March, 2025

Signing Officers  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
Clerk

# Zoning By-law 001 - 2021

## Schedule A | Map 140



- Conservation, Open Space and Agricultural Zones**
    - A (Agriculture Zone)
    - OS1 (Public Open Space Zone)
    - OS2 (Private Open Space Zone)
    - EP (Environmental Protection Zone)
  - Residential Zones**
    - R1 (First Residential Zone)
    - R2 (Second Residential Zone)
    - R3 (Third Residential Zone)
    - R4 (Fourth Residential Zone)
    - R5 (Fifth Residential Zone)
    - RT (Townhouse Zone)
    - RM1 (Multiple Residential Zone 1)
    - RM2 (Multiple Residential Zone 2)
    - RE (Estate Residential Zone)
  - Commercial Zones**
    - GC (General Commercial Zone)
    - NC (Neighbourhood Commercial Zone)
    - CC (Convenience Commercial Zone)
    - SC (Service Commercial Zone)
  - Mixed-Use Zones**
    - LMU (Low-Rise Mixed-Use Zone)
    - MMU (Mid-Rise Mixed-Use Zone)
    - HMU (High-Rise Mixed-Use Zone)
    - GMU (General Mixed-Use Zone)
    - CMU (Community Commercial Mixed-Use Zone)
  - Employment Zones**
    - EM1 (Prestige Employment Zone)
    - EM2 (General Employment Zone)
    - EM3 (Mineral Aggregate Operation Zone)
  - Other Zones**
    - 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)
- These lands shall not be subject to Zoning By-law 001-2021

**VAUGHAN**

176	177	178	179	180
157	158	159	160	161
138	139	140	141	142
120	121	122	123	124
102	103	104	105	106

Final: January 2025

This is Schedule '2'  
 To By-Law 080-2025  
 Passed the 25th Day of March, 2025

**File:** Z.21.052  
**Related Files:** Z.17.011, DA.17.023  
**Location:** 9560, 9570, 9580, 9590 Islington Avenue.  
 Part of Lot 18, Concession 8  
**Applicant:** City of Vaughan  
**City of Vaughan**

Signing Officers

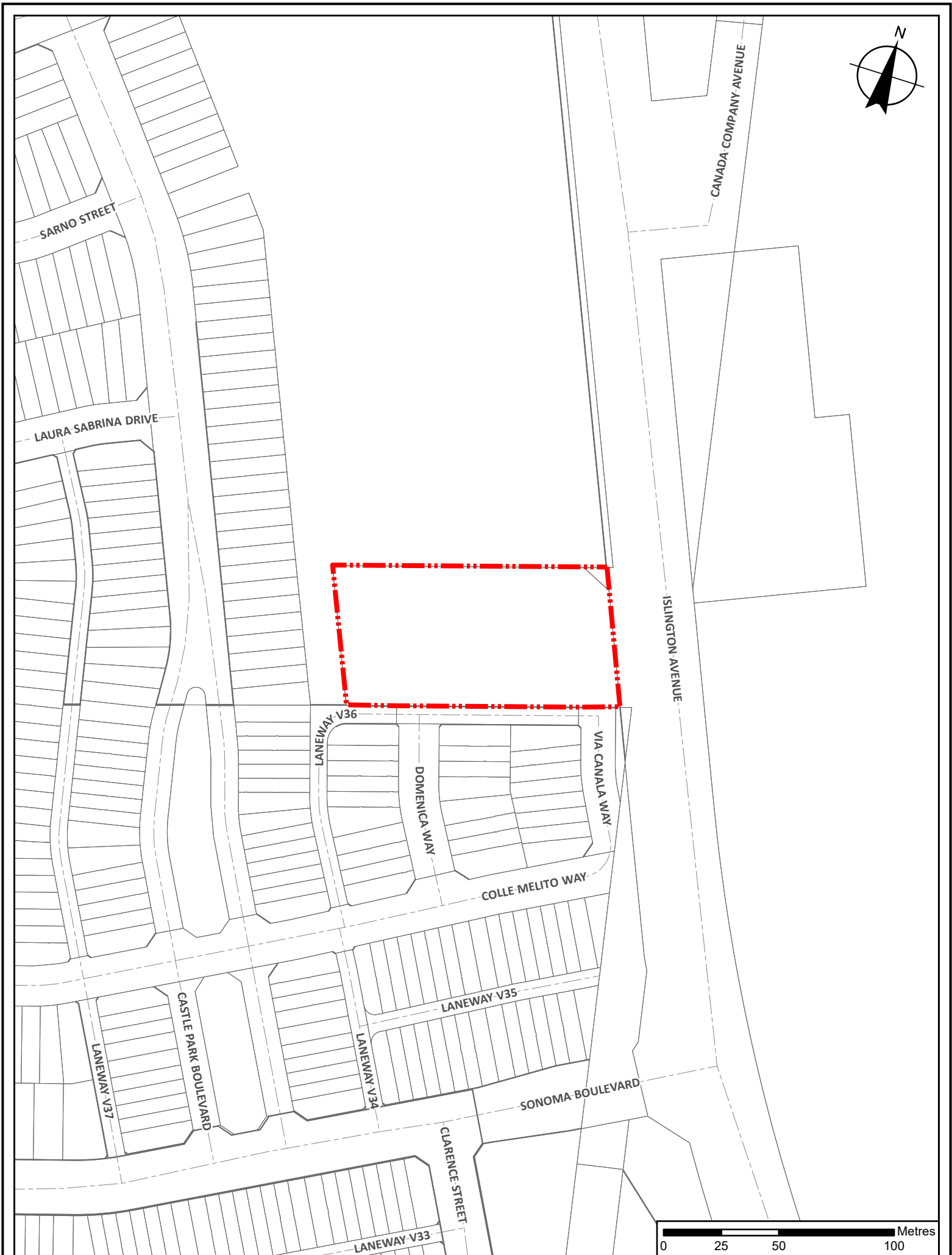
\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Clerk

## **SUMMARY TO BY-LAW 080-2025**

The lands subject to this By-law are located on the west side of Islington Avenue, north of Rutherford Road, municipally known as 9560, 9570, 9580 and 9590 Islington 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 rezone the Subject Lands from "A Agriculture Zone" to "RM1 Multiple Unit Residential Zone" to permit multiple-unit townhouse dwellings as a permitted use previously approved through By-law 121-2018.



## Location Map To By-Law 080-2025

**File:** Z.21.052

**Related Files:** Z.17.011, DA.17.023

**Location:** 9560, 9570, 9580, 9590 Islington Avenue.

Part of Lot 18, Concession 8

**Applicant:** City of Vaughan

**City of Vaughan**



Subject Lands