

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 167-2025**

**A By-law to amend City of Vaughan By-law 001-2021, as amended by By-law 005-2024.**

**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 By-Law 005-2024 is hereby amended by:
  - a) Deleting Subsection 14.1160.2(1)(a) of By-Law 005-2024 and replacing it with the following:
    - i. The minimum lot area shall be 31.55 m<sup>2</sup> per dwelling unit.

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

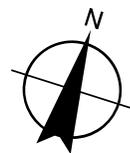
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Todd Coles, City Clerk

Authorized by Item No. 8 of Report No. 23 of the Committee Whole.  
Report adopted by Vaughan City Council on June 24, 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**

## **SUMMARY TO BY-LAW 167-2025**

The lands subject to this By-law are located east of Islington Avenue, south of Major Mackenzie Drive West, municipally known as 9681 and 9691 Islington Avenue, being Part of Lots 18 and 19 Concession 8, City of Vaughan.

The purpose of this By-law is to further amend By-Law 005-2024 which facilitates the development of a 6-storey residential building on the subject lands. This by-law amendment is intended to reduce the minimum lot area requirement for the subject lands from 36.92 m<sup>2</sup> to 31.55 m<sup>2</sup> per dwelling unit. The reduction in minimum lot area requirement is required to accommodate the additional dwelling units contemplated on the Subject Lands. The development increases the overall residential unit count from 182 dwelling units to 213 dwelling units resulting in the required minimum lot area reduction. All other site-specific regulations noted in By-Law 005-2024 remain the same for this by-law.



## Location Map To By-Law 167-2025

**File:** Z.24.025

**Related Files:** Z.16.039, OP.16.010, DA.20.054

**Location:** 9681 and 9691 Islington Avenue

Part of Lots 18 and 19, Concession 8

**Applicant:** Gatehollow Estates Inc.

**City of Vaughan**



Subject Lands