

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 155-2025

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:

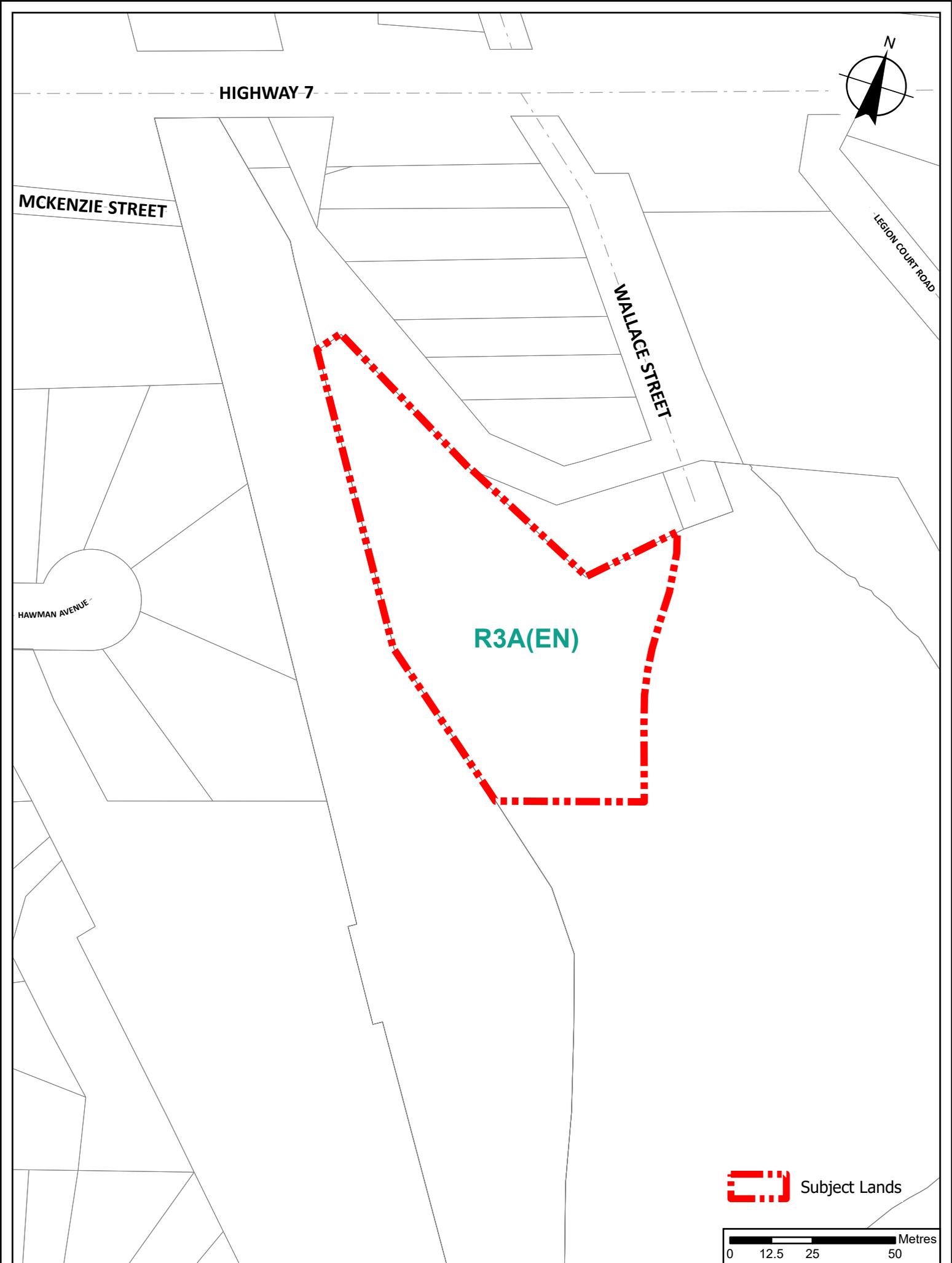
1. That City of Vaughan By-law Number 001-2021, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “EP Environmental Protection Zone” to “R3A(EN) Third Density Residential Zone” in the manner shown on the said Schedule “1”.
 - b) Amending Map 26 in Schedule A in the form attached hereto as Schedule “2”.
 - c) Amending Map 46 in Schedule A in the form attached hereto as Schedule “3”.
2. Schedules “1”, “2”, and “3” 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. 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 June 24, 2025.
Approved by Mayoral Decision MDC 010-2025 dated June 24, 2025.
Effective Date of By-Law: June 24, 2025



This is Schedule '1'
To By-Law 155-2025
Passed the 24th Day of June, 2025

File: Z.24.018

Location: 236 Wallace Street,
Part of Lot 5, Concession 7

Applicant: City of Vaughan
City of Vaughan

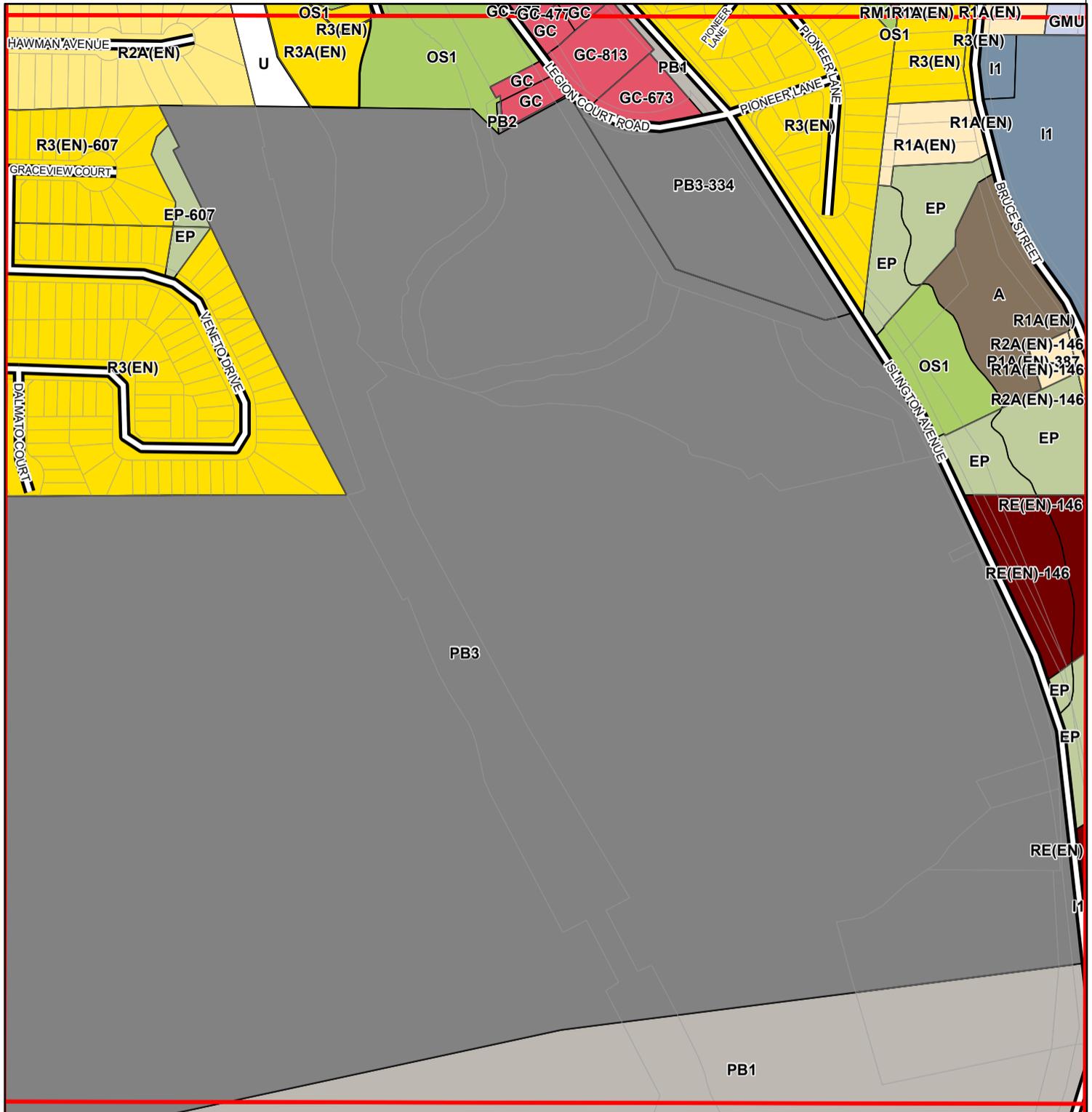
Signing Officers

_____ Mayor

_____ Clerk

Zoning By-law 001 - 2021

Schedule A | Map 26



- Conservation, OpenSpace and Agricultural Zones**
 - A (Agriculture Zone)
 - OS1 (Open Space Zone)
 - OS2 (Open Space Zone)
 - EP (Environmental Protection Zone)
- Vaughan Metropolitan Centre Zones**
 - V1 (VMC Station Zone)
 - V2 (VMC South Zone)
 - V3 (VMC Neighbourhood Zone)
 - V4 (VMC Employment Zone)
- Residential Zones**
 - 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)
 - RM2 (Multiple Unit Residential Zone)
 - RM3 (Multiple Residential Zone)
 - 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)
 - EMU (Employment Commercial Mixed-Use Zone)
 - KMS (Main Street Mixed-Use - Kleinburg Zone)
 - MMS (Main Street Mixed-Use - Maple Zone)
 - WMS (Main Street Mixed-Use - Woodbridge 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)
 - IU (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

1:5,060

May, 2025

64	65	66	67	68
44	45	46	47	48
24	25	26	27	28
4	5	6	7	8

This is Schedule '2'
To By-Law 155-2025
Passed the 24th Day of June, 2025

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City of Vaughan

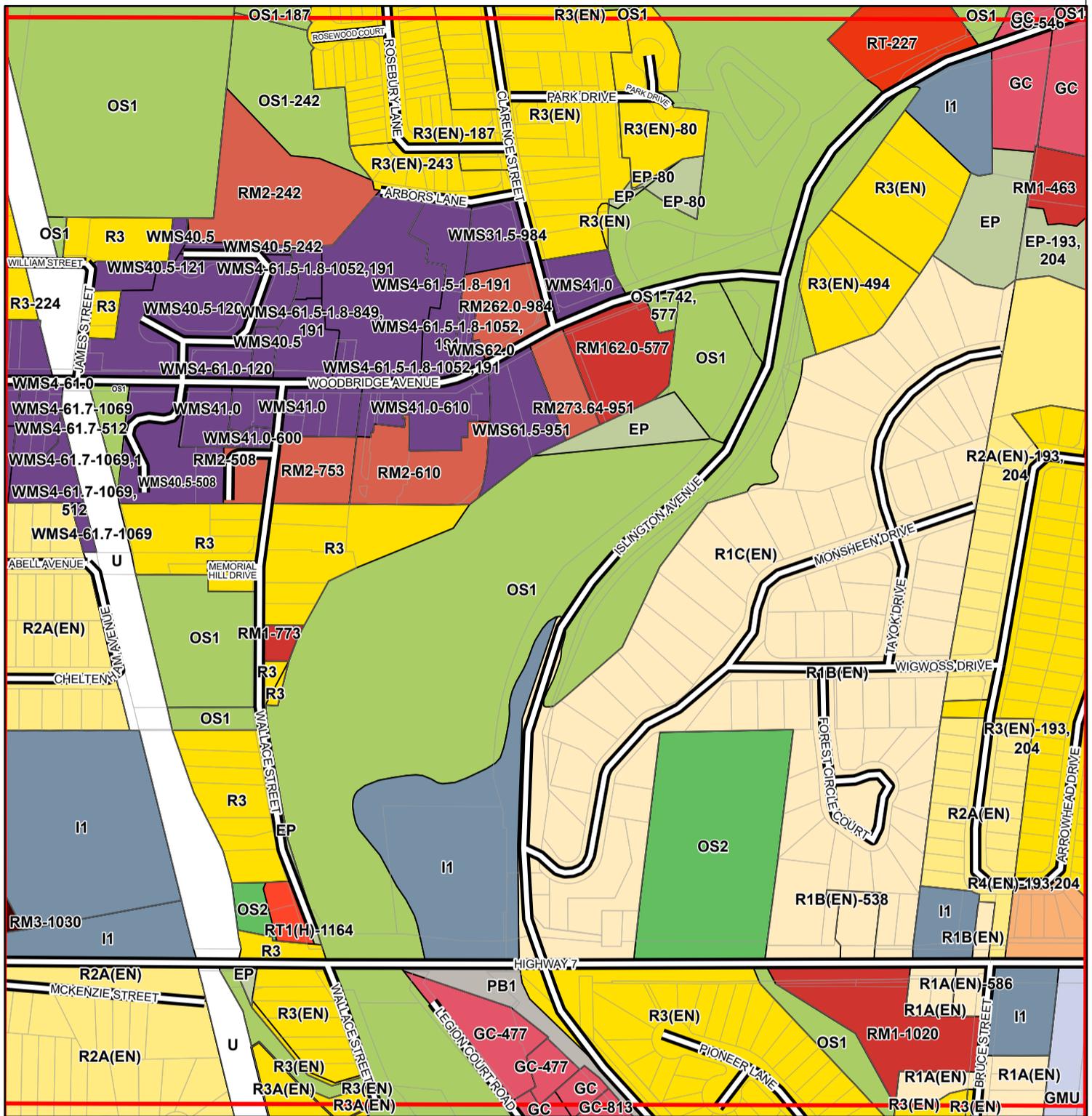
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 46



<p>Conservation, OpenSpace 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) R5 (Fifth Density Residential Zone) RT (Townhouse Residential Zone) RT1 (Townhouse Residential Zone) RT2 (Townhouse Residential Zone) RM1 (Multiple Unit Residential Zone) RM2 (Multiple Unit Residential Zone) RM3 (Multiple Residential Zone) RE (Estate Residential Zone) GC (General Commercial Zone) NC (Neighbourhood 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) HMU (High-Rise Mixed-Use Zone) GMU (General Mixed-Use Zone) CMU (Community Commercial Mixed-Use Zone) EMU (Employment Commercial Mixed-Use Zone) KMS (Main Street Mixed-Use - Kleinburg Zone) MMS (Main Street Mixed-Use - Maple Zone) WMS (Main Street Mixed-Use - Woodbridge Zone) 	<p>Employment Zones</p> <ul style="list-style-type: none"> EM1 (Prestige Employment Zone) EM2 (General Employment Zone) EM3 (Mineral Aggregate Operation Zone) <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>
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VAUGHAN

84	85	86	87	88
64	65	66	67	68
44	45	46	47	48
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1:5,060 May, 2025

This is Schedule '3'
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Passed the 24th Day of June, 2025

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Location: 236 Wallace Street,
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Applicant: City of Vaughan
City of Vaughan

Signing Officers

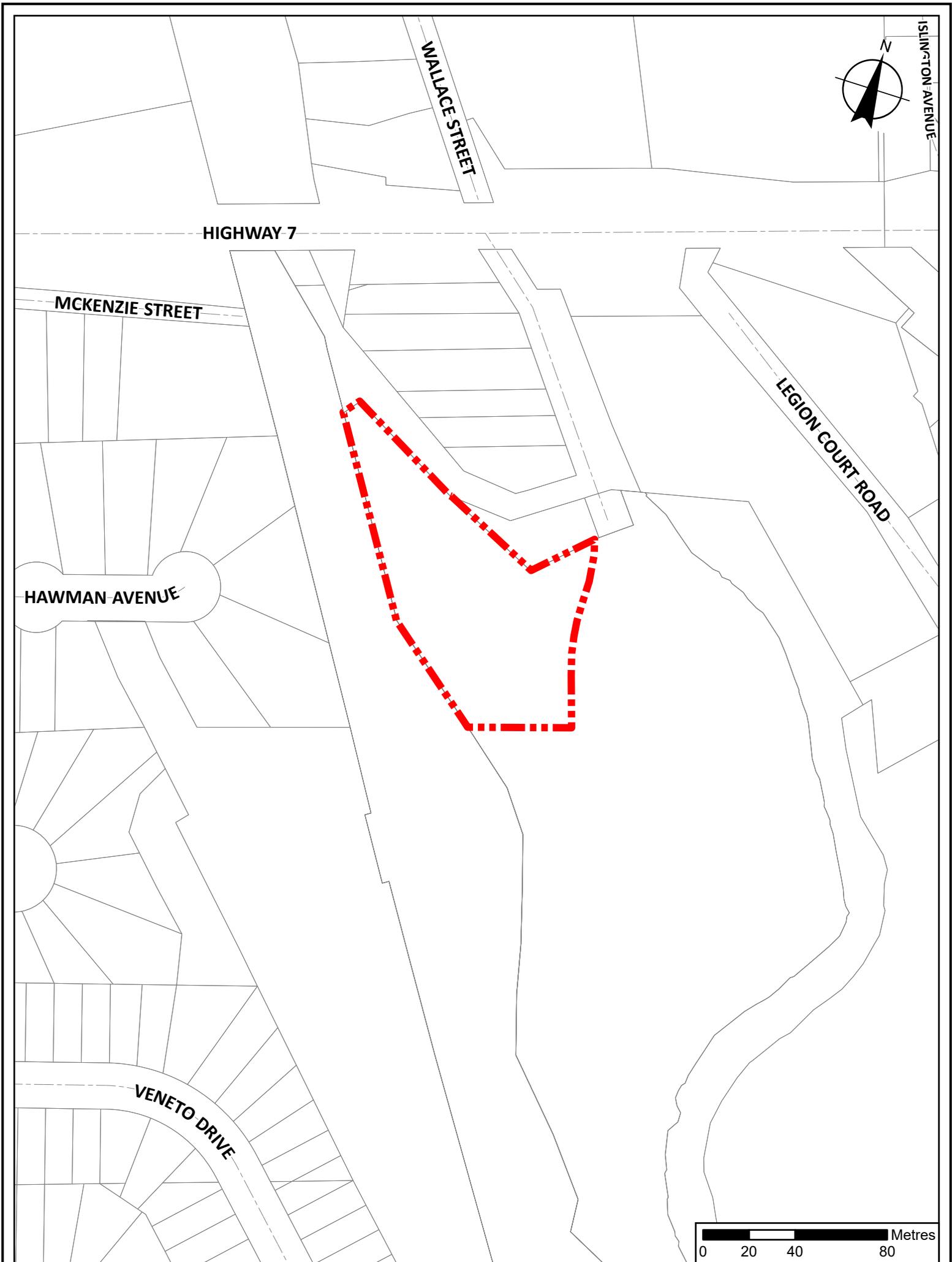
Mayor

Clerk

SUMMARY TO BY-LAW 155-2025

The lands subject to this By-law are located south of Highway 7, west of Islington Avenue, municipally known as 236 Wallace Street, 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 Subjects Lands to “R3A(EN) Third Density Residential Zone”, which were incorrectly zoned “EP Environmental Protection Zone”.



Location Map To By-Law 155-2025

File: Z.24.018

Location: 236 Wallace Street,
Part of Lot 5, Concession 7

Applicant: City of Vaughan
City of Vaughan



Subject Lands