

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 247-2025

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 “R1A(EN) First Density Residential Zone (Established Neighbourhood)” to “R1A(EN) First Density Residential Zone (Established Neighbourhood)” and “OS1 Public Open Space Zone” in the manner shown on the said Schedule “1”.
 - b) Deleting the reference to “11000 Dufferin Street” from the Legal Description in Exception 14.766.
 - c) Deleting Figure E-1216 in Exception 14.766 and replacing it with Figure E-1216 attached hereto as Schedule “2”.
 - d) Deleting Subsection 14.1094 and replacing it with a new Subsection 14.1094 as follows:

Exception Number 1094	Municipal Address: 11000 Dufferin Street
Applicable Parent Zone: R1A, OS1	
Schedule A Reference: 229	
By-law 172-2018, 247-2025	
14.1094.1 Lot and Building Requirements	
1. The following provisions shall apply to the lands <u>zoned</u> “R1A(EN) First Density Residential Zone”, as shown on Figure E-1600: a. The maximum <u>height</u> shall be: i. 10.82 m (Lot 1); ii. 11 m (Lots 2 to 7 inclusive); and iii. 10.5 m (Lot 8). b. The minimum <u>front yard</u> for Lots 5 and 6 shall be 6 m.	
14.1094.2 Other Provisions	
1. The following provisions shall apply to the lands <u>zoned</u> “R1A(EN) First Density Residential Zone”, as shown on Figure E-1600: a. Exterior stairs, with or without foundations, may encroach into the <u>interior side yard</u> a maximum of 0.5 m, and a maximum of 3.6 m into the required <u>front yard</u> and <u>rear yards</u>; b. <u>Balconies</u> may encroach into the required <u>interior side yard</u> a maximum of 0.5 m; c. <u>Window projections</u> may encroach into the required <u>interior side yard</u> a maximum of 0.5 m, and a maximum of 1.8 m into the required <u>front yard</u> and <u>rear yards</u>; d. A <u>porch</u>, with or without cold cellars, may encroach into the required <u>interior side yard</u> a maximum of 0.5 m, and a maximum of 1.8 m into the required <u>front yard</u> and <u>rear yards</u>; e. A minimum of 50% of the required minimum <u>front yard</u> or <u>exterior side yard landscape</u> shall be <u>soft landscape</u>; f. Where the area of a <u>rear yard</u> of a <u>lot</u> is greater than 135 m², a minimum of 40% of that portion of the <u>rear yard</u> in excess of 135 m² shall be <u>soft landscape</u>; and g. The <u>front yard</u> of a <u>lot</u> with a <u>lot frontage</u> of 12 m or greater shall be a minimum of 40% <u>front yard</u> or <u>exterior side yard landscape</u> (Lots 1 to 6, inclusive).	
14.1094.3 Figures	
Figure E-1600	

e) Deleting Figure E-1600 in Subsection 14.1094 and replacing it with Figure E-1600 attached hereto as Schedule “1”.

f) Amending Map 229 in Schedule A in the form attached hereto as Schedule “3”.

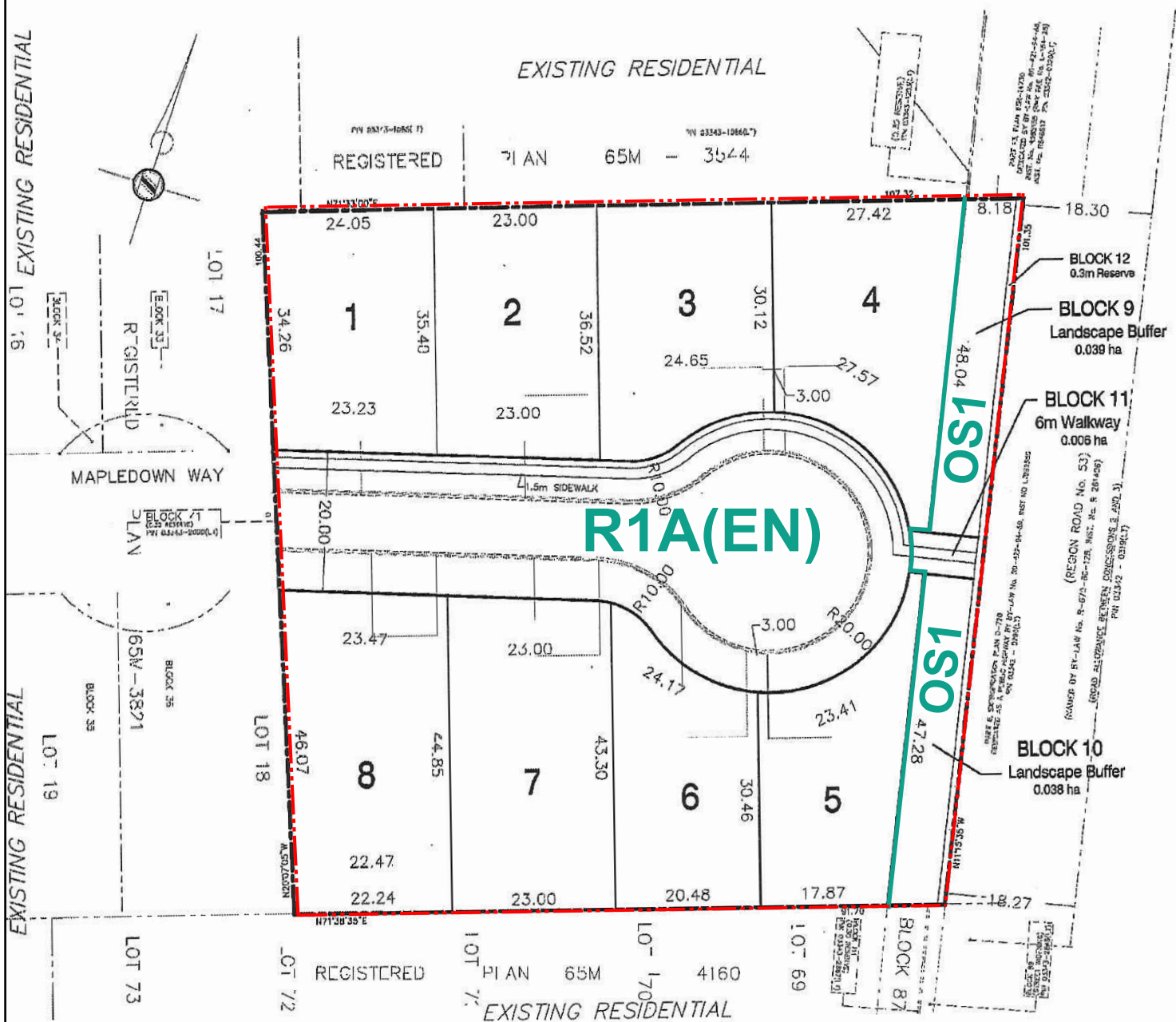
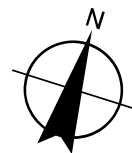
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

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

Steven Del Duca, Mayor

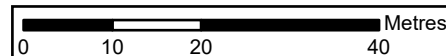
Todd Coles, City Clerk

Authorized by Item No. 9 of Report No. 46 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 20, 2021.
Authorized by Item No. 1 of Report No. 18 of the Committee of the Whole.
Report adopted by Vaughan City Council on May 27, 2025.
City Council voted in favour of this by-law on November 25, 2025.
Approved by Mayoral Decision MDC 015-2025 dated November 25, 2025.
Effective Date of By-Law: November 25, 2025



This is Figure 'E-1600'
To By-Law 001-2021
Subsection 14.1094

 Subject Lands



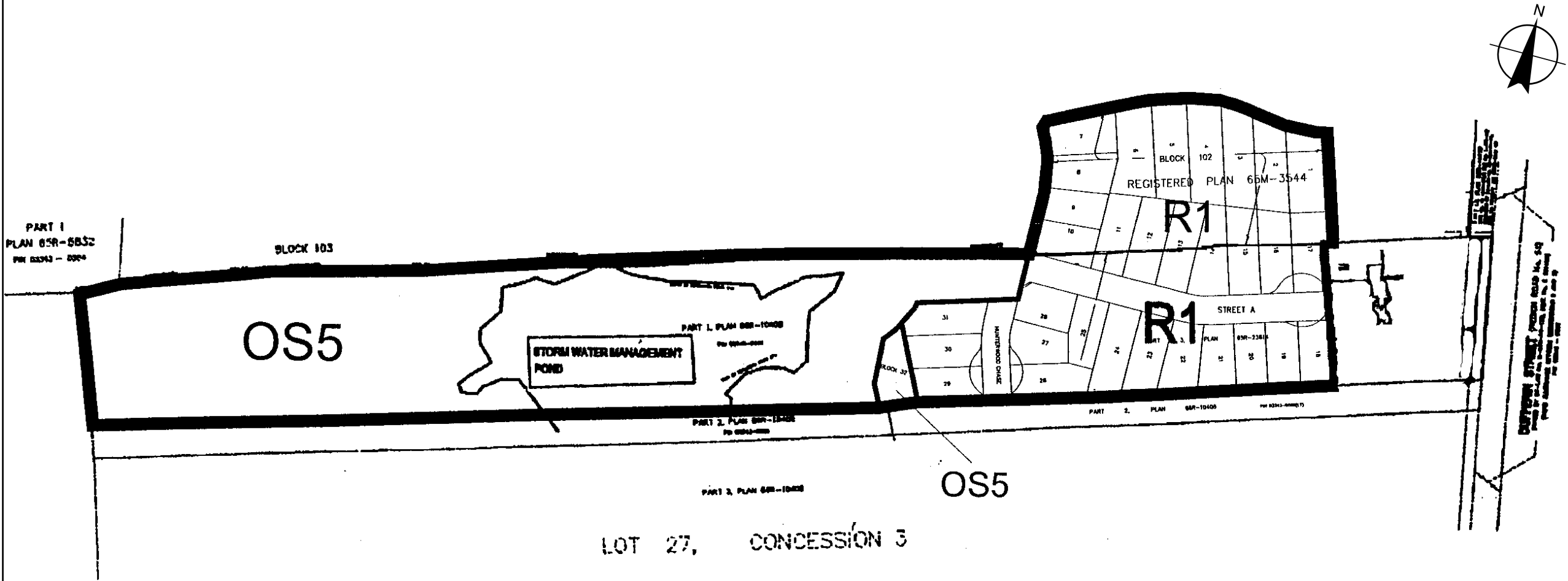
This is Schedule '1'
To By-Law 247-2025
Passed the 25th Day of November, 2025

File: Z.25.005
Related Files: Z.17.038, 19T-17V013
Location: Part of Lots 27, Concession 3
11000 Dufferin Street
Applicant: City of Vaughan
City of Vaughan

Signing Officers

Mayor

Clerk



This is Schedule 'E-1216'
To By-Law 001-2021
Section 14.766

NOT TO SCALE

File: Z.25.005
Related Files: Z.17.038, 19T-17V013
Location: Part of Lots 27, Concession 3
11000 Dufferin Street
Applicant: City of Vaughan
City of Vaughan

This is Schedule '2'
To By-Law 247-2025
Passed the 25th Day of November, 2025

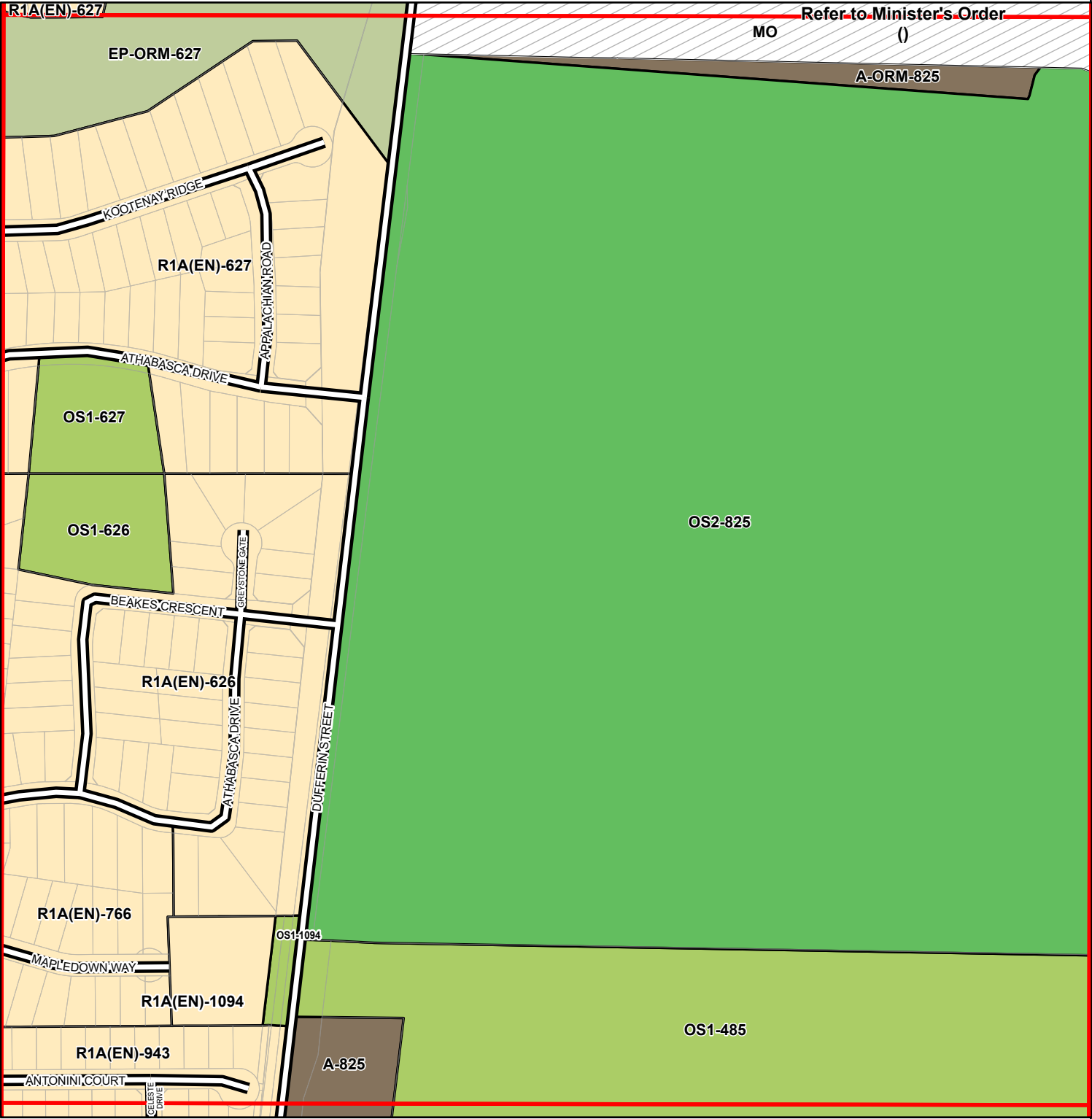
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 229



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)
- 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)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

- 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)

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

- EM3 (Mineral Aggregate Operation Zone)

- 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

267	268	269	270	271	
247	248	249	250	251	
227	228	229	230	231	
207	208	209	210	211	
187	188	189	190	191	
October 2025					

1:5,070

This is Schedule '3'
To By-Law 247-2025
Passed the 25th Day of November, 2025

File: Z.25.005
Related Files: Z.17.038, 19T-17V013
Location: Part of Lots 27, Concession 3
11000 Dufferin Street
Applicant: City of Vaughan
City of Vaughan

Signing Officers

Mayor

Clerk

SUMMARY TO BY-LAW 247-2025

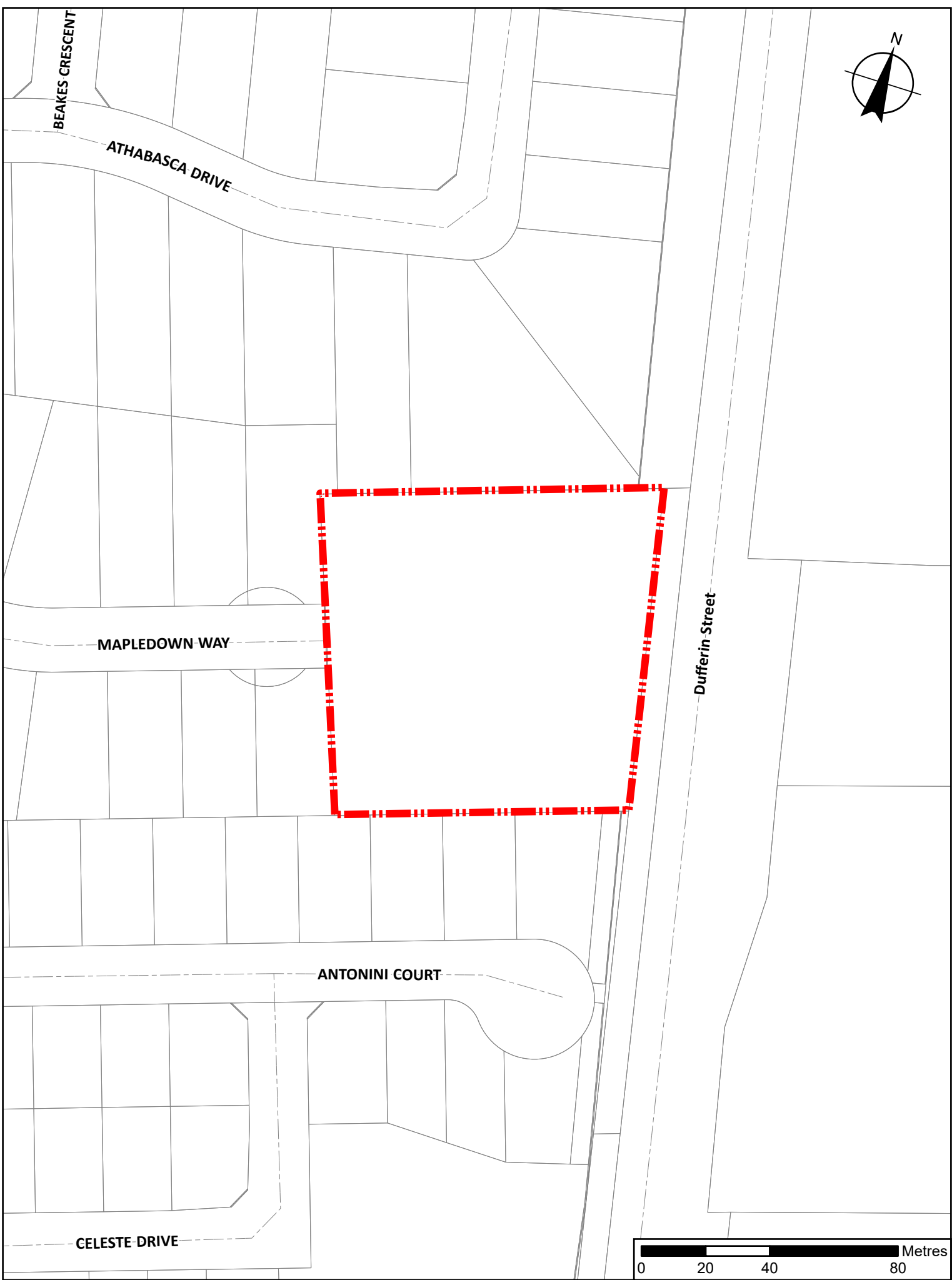
The lands subject to this By-law are located on the west side of Dufferin Street, north of Teston Road, municipally known as 11000 Dufferin Street, being Part of Lot 27, Concession 3, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to rezone the Subject Lands from “R1A(EN) First Density Residential Zone (Established Neighbourhood)” to “R1A(EN) First Density Residential Zone (Established Neighbourhood)” and “OS1 Public Open Space Zone”, subject to site-specific exception 14.1094.

The purpose of this By-law is also to make administrative corrections to Zoning By-law 001-2021 by:

- updating the municipal address section in site-specific exception 14.766 to remove reference to 11000 Dufferin Street;
- updating Figure E-1216 in site-specific exception 14.766 to remove 11000 Dufferin Street from the subject lands area;
- updating site-specific exception 14.1094 with the rearrangement and deletion of obsolete provisions; and
- updating the Zoning By-law 1-88 zone symbols on Figure E-1600 in site-specific exception 14.1094 to the applicable zone symbols in Zoning By-law 001-2021.

The administrative corrections to Zoning By-law 001-2021 are considered to be corrections to “reference errors”, the deletion of “obsolete provisions”, and alterations to the “arrangement of any provisions” under Policies 10.1.4.7 of Vaughan Official Plan, 2010.



Location Map To By-Law 247-2025

File: Z.25.005

Related Files: Z.17.038, 19T-17V013

Location: Part of Lots 27, Concession 3
11000 Dufferin Street

Applicant: City of Vaughan
City of Vaughan



Subject Lands