

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 031-2026

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:

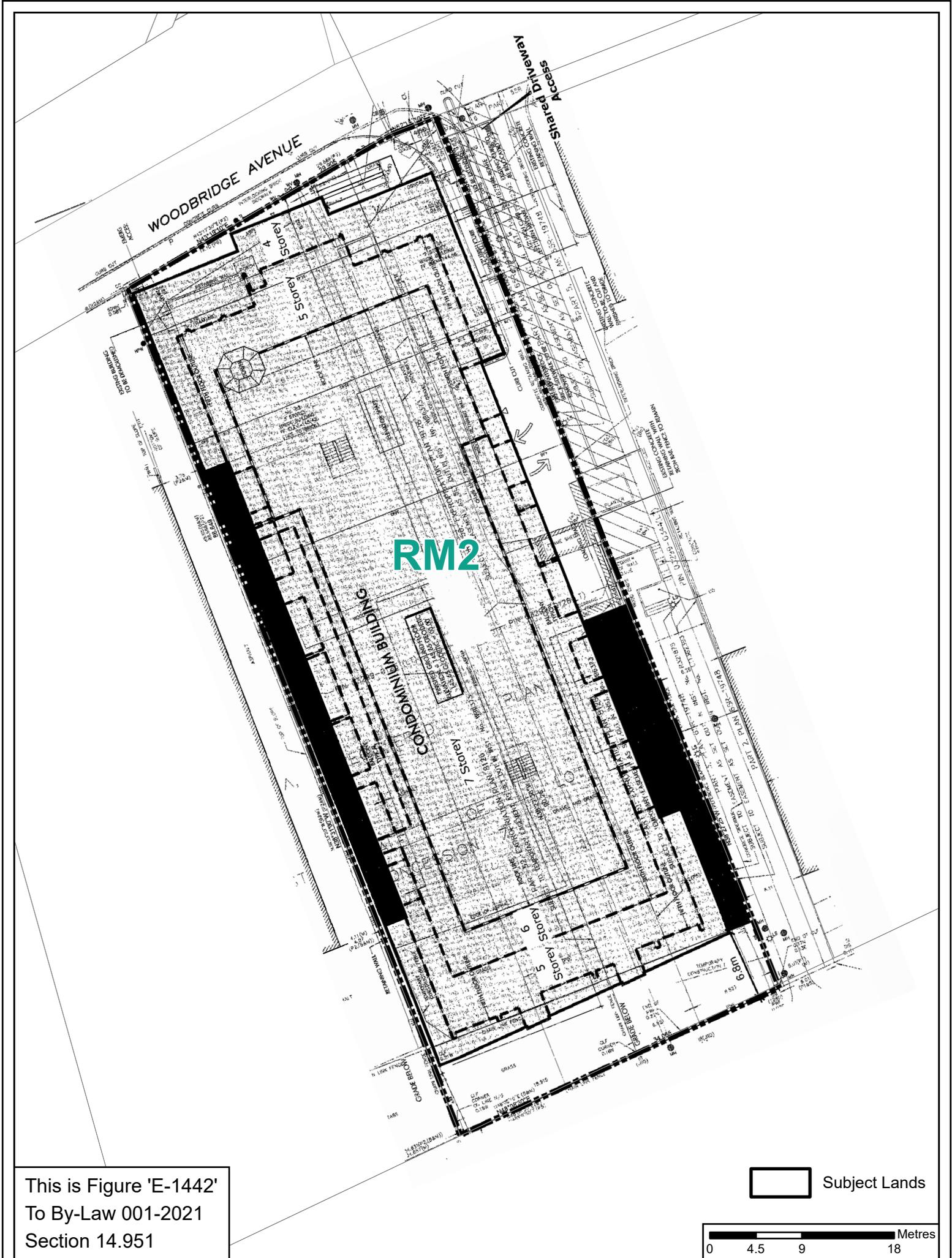
1. That City of Vaughan By-law Number 001-2021, as amended, be and it is hereby further amended by:
 - a) Deleting Figure E-950 in Exception 14.951 and replacing it with Figure E-1442 attached hereto as Schedule “1”.
 - b) Amending Map 46 in Schedule A in the form attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 24th day of February, 2026.

Steven Del Duca, Mayor

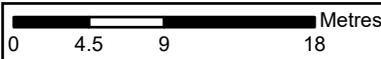
Todd Coles, City Clerk

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. 28 of the Committee of the Whole.
Report adopted by Vaughan City Council on September 22, 2025.
City Council voted in favour of this by-law on February 24, 2026.
Approved by Mayoral Decision MDC 002-2026 dated February 24, 2026.
Effective Date of By-Law: February 24, 2026



This is Figure 'E-1442'
 To By-Law 001-2021
 Section 14.951

Subject Lands



This is Schedule '1'
 To By-Law 031-2026
 Passed the 24th Day of February, 2026

File: Z.25.011
Location: 75, 83, 93, 97 Woodbridge Avenue
 Part of Lot 7, Concession 7
Applicant: City of Vaughan
City of Vaughan

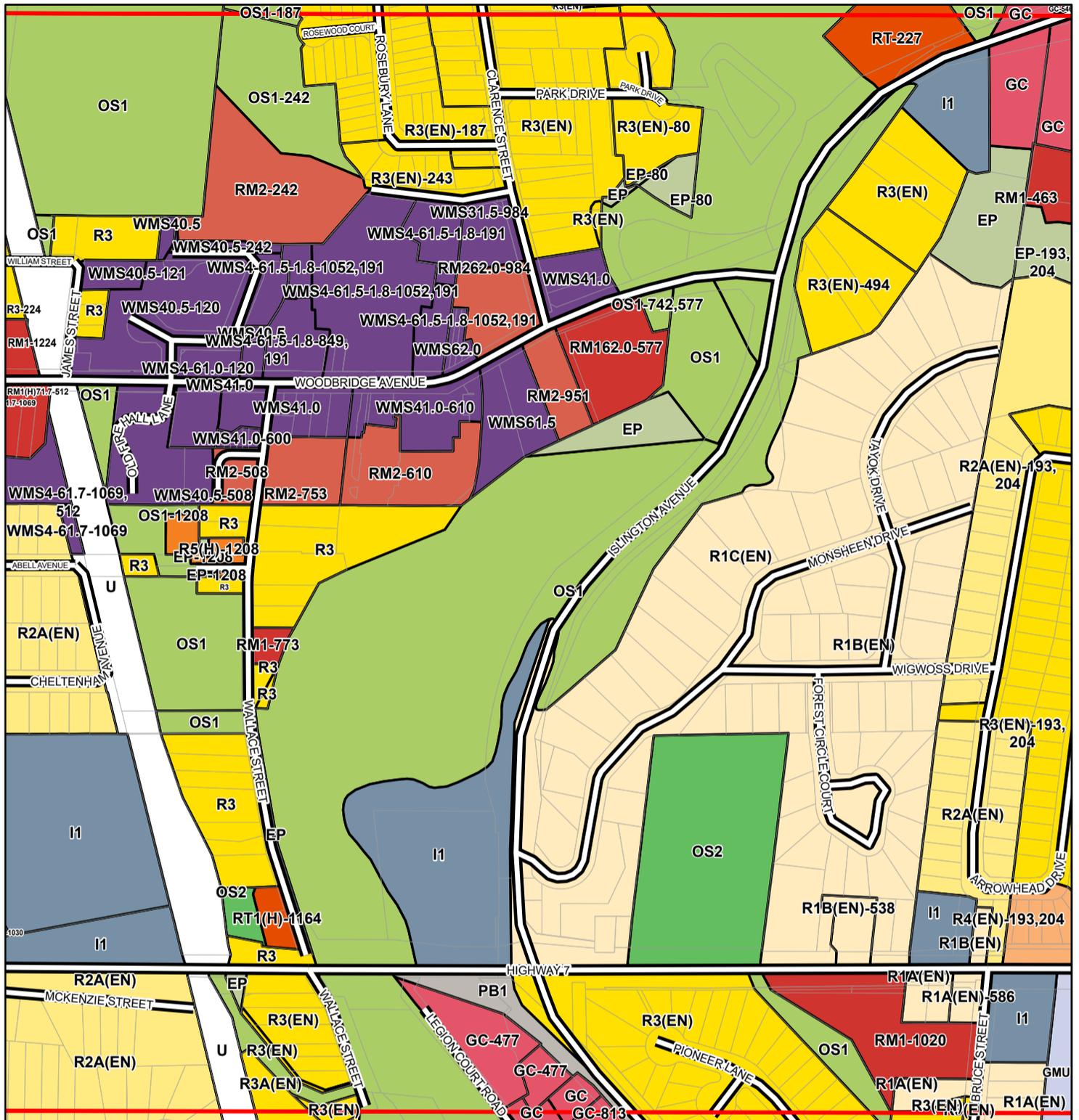
Signing Officers

 Mayor

 Clerk

Zoning By-law 001 - 2021

Schedule A | Map 46



<p>Conservation, Open Space and Agricultural Zones</p> <ul style="list-style-type: none"> A (Agriculture Zone) OS1 (Public Open Space Zone) OS2 (Private Open Space Zone) EP (Environmental Protection Zone) <p>Vaughan Metropolitan Centre Zones</p> <ul style="list-style-type: none"> V1 (Station Precinct Zone) V2 (South Precinct Zone) V3 (Neighbourhood Precinct Zone) V4 (Employment Precinct Zone) 	<p>Residential Zones</p> <ul style="list-style-type: none"> 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) 	<p>Commercial Zones</p> <ul style="list-style-type: none"> GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service 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) 	<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>Legend</p> <ul style="list-style-type: none"> 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>These lands shall not be subject to Zoning By-law 001-2021</p>	<p>VAUGHAN</p> <table border="1"> <tr><td>84</td><td>85</td><td>86</td><td>87</td><td>88</td></tr> <tr><td>64</td><td>65</td><td>66</td><td>67</td><td>68</td></tr> <tr><td>44</td><td>45</td><td>46</td><td>47</td><td>48</td></tr> <tr><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td></tr> <tr><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td></tr> </table> <p>Final: November 2025</p>	84	85	86	87	88	64	65	66	67	68	44	45	46	47	48	24	25	26	27	28	4	5	6	7	8
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24	25	26	27	28																											
4	5	6	7	8																											

This is Schedule '2'
To By-Law 031-2026
Passed the 24th Day of February, 2026

File: Z.25.011

Location: 75, 83, 93, 97 Woodbridge Avenue

Part of Lot 7, Concession 7

Applicant: City of Vaughan

City of Vaughan

Signing Officers

_____ Mayor

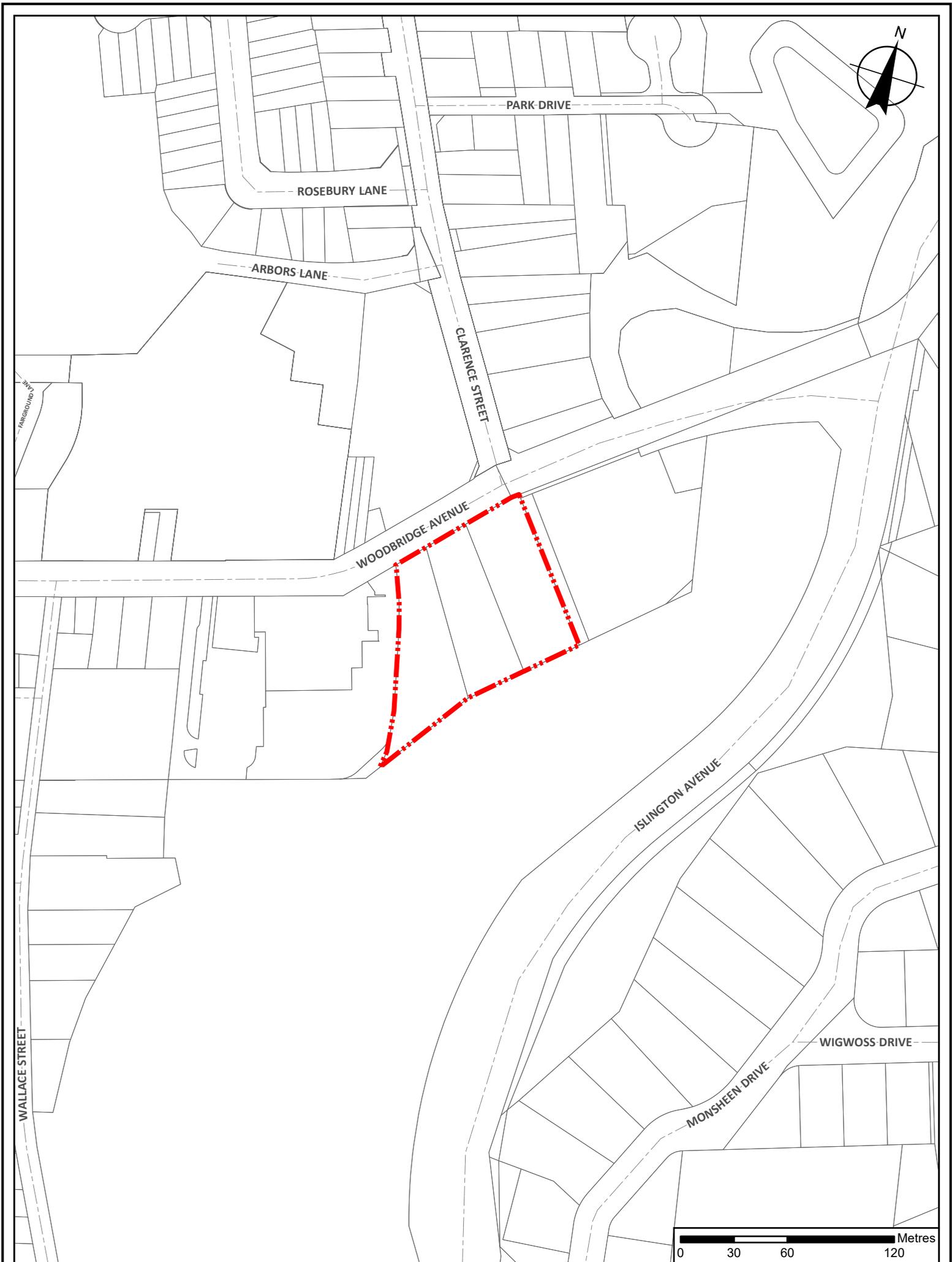
_____ Clerk

SUMMARY TO BY-LAW 031-2026

The lands subject to this By-law are located on the south side of Woodbridge Avenue, west of Islington Avenue, municipally known as 75, 83, 93 and 97 Woodbridge 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 replace the incorrect reference to Figure E-950 in site-specific exception 14.951 with Figure E-1442, as Figure E-1442 was inadvertently labelled Figure E-950, which is part of site-specific exception 14.556. This By-law also amends Map 46 in Schedule A of Zoning By-law 001-2021 to remove references to site-specific exception 14.951 on 93 and 97 Woodbridge Avenue, as it does not apply to these lands, and to remove height and density codes associated with site-specific exception 14.951, as the RM2 – Multiple Unit Residential Zone does not require height and density codes.

The purpose of this By-law is also to make administrative corrections to Zoning By-law 001-2021 by updating the Zoning By-law 1-88 zone symbol on Figure E-1442 to the applicable zone symbol in Zoning By-law 001-2021. The administrative corrections to Zoning By-law 001-2021 are considered to be corrections to “reference errors” under Policy 10.1.4.7.b of Vaughan Official Plan, 2010.



Location Map To By-Law 031-2026

File: Z.25.011

Location: 75, 83, 93, 97 Woodbridge Avenue
Part of Lot 7, Concession 7

Applicant: City of Vaughan
City of Vaughan



Subject Lands