

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 171-2025

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) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1195, as follows:

Exception Number 1195	Municipal Address: 10090 Bathurst Street
Applicable Parent Zone: A	
Schedule A Reference: 171	
By-law 171-2025	
14.1195.1 Permitted Uses	
<p>1. The following provisions shall apply to the lands <u>zoned</u> with the Holding Symbol “(H)”, as shown on Figure E-1769:</p> <p>a. Lands <u>zoned</u> with the Holding Symbol “(H)” shall be used only for a <u>use</u> legally existing or permitted as of the date of the enactment of this By-law. Notwithstanding the foregoing, interior alteration work associated with a <u>Supportive Living Facility</u> shall be permitted prior to the removal of the Holding Symbol “(H)”; and</p> <p>b. The Holding Symbol “(H)” shall not be removed until such time that the Owner submits an Emergency Management Plan in accordance with emergency management standards and practices, which includes a detailed description of the flood risk (frequency, area of flooding, lead time, etc.), various roles and responsibilities, notifications, a detailed action plan, and a protocol to test/maintain/update the plan, to the satisfaction of the City and TRCA.</p> <p>2. The following <u>use</u> shall be permitted in addition to the <u>uses</u> permitted in the Agriculture (A) Zone on the Subject Lands, as shown on Figure E-1769:</p> <p>a. <u>Supportive Living Facility</u>.</p>	
14.1195.2 Lot and Building Requirements	
<p>1. The following provisions shall apply to the Subject Lands, as shown on Figure E-1769:</p> <p>a. A minimum <u>lot area</u> of 0.45 hectares is required;</p> <p>b. A minimum <u>front yard</u> of 3.17 metres is required; and</p> <p>c. A minimum <u>rear yard</u> of 10.13 metres is required.</p>	
14.1195.3 Figures	
Figure E-1769	

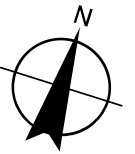
- b) Adding a new Figure E-1769 in Subsection 14.1195 attached hereto as Schedule “1”.
- c) Amending Map 171 in Schedule A in the form attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 24th day of June, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 6 of Report No. 25 of the Committee of the 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



EP

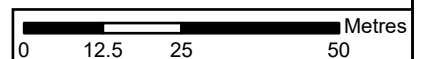
A(H)-1195

BATHURST STREET

This is Figure 'E-1769'
To By-Law 001-2021
Section 14.1195



Subject Lands



This is Schedule '1'
To By-Law 171-2025
Passed the 24th Day of June, 2025

Signing Officers

File: Z.24.033

Location: Part of Lot 21, Concession 2

Address: 10090 Bathurst Street

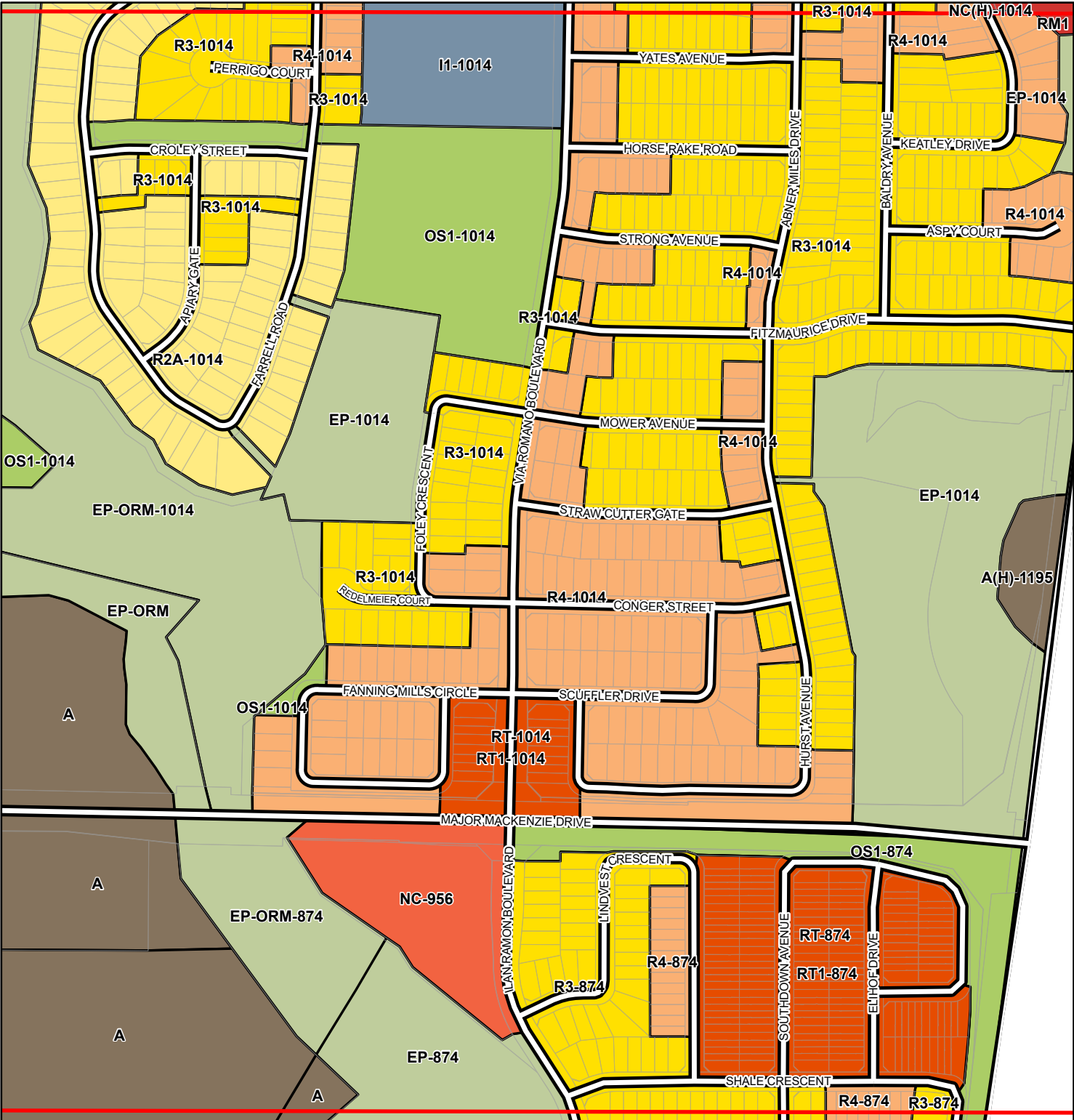
City of Vaughan

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 171



Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct 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)

Legend

- These lands shall not be subject to Zoning By-law 001-2021

Vaughan

208	209	210	211
188	189	190	191
169	170	171	
150	151	152	
132	133	134	

Final: June, 2025

1:5,000

This is Schedule '2'
To By-Law 171-2025
Passed the 24th Day of June, 2025

Signing Officers

File: Z.24.033
Location: Part of Lot 21, Concession 2
Address: 10090 Bathurst Street
City of Vaughan

Mayor

Clerk

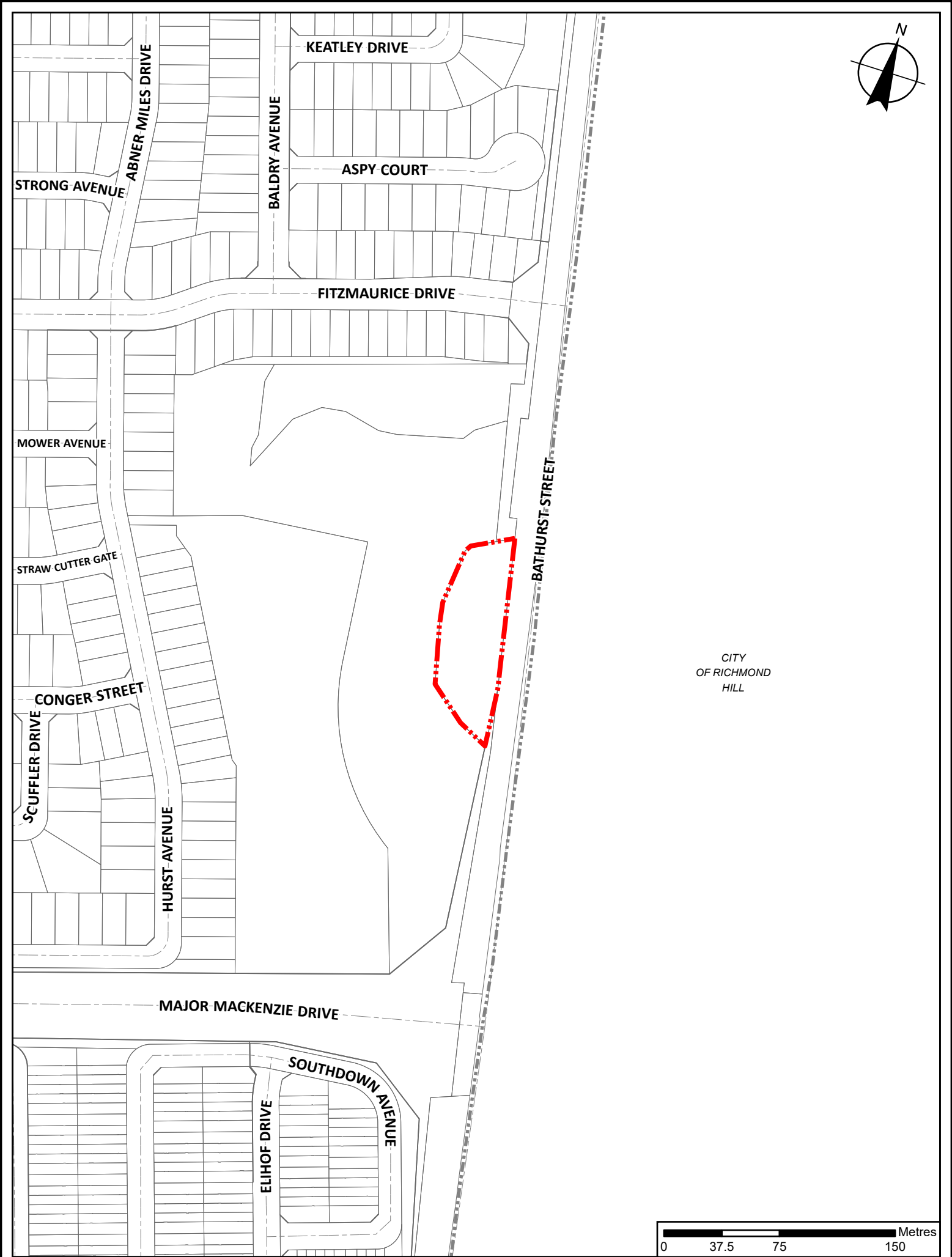
SUMMARY TO BY-LAW 171-2025

The lands subject to this By-law are located on the west side of Bathurst Street, north of Major Mackenzie Drive, municipally known as 10090 Bathurst 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 permit the use of a Supportive Living Facility on the subject lands and to add site-specific provisions to recognize the existing lot area of the subject lands and the existing front and rear yard setbacks of the single-detached buildings.


A Holding Symbol “(H)” shall also be applied to the Subject Lands, with the removal thereof contingent upon the following condition being satisfied:

- a) That the Owner submits an Emergency Management Plan in accordance with emergency management standards and practices, which includes a detailed description of the flood risk (frequency, area of flooding, lead time, etc.), various roles and responsibilities, notifications, a detailed action plan, and a protocol to test/maintain/update the plan, to the satisfaction of the City and TRCA.



Location Map To By-Law 171- 2025

File: Z.24.033
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City of Vaughan

 Subject Lands