

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 213-2025**

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

**WHEREAS** Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law prohibiting the use of lands, buildings or structures within a defined area or areas;

**AND WHEREAS** Section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, permits a Council to pass a by-law to specify the use to which lands, buildings or structures may be put at such time in the future as the Holding Symbol “(H)” is removed by amendment to the by-law;

**AND WHEREAS** it has been confirmed to Council that all of the conditions required for the removal of the Holding Symbol “(H)” from the subject lands have been addressed to the satisfaction of the City;

**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 is hereby further amended by:
  - a) Deleting Subsection 14.927.2.1 and Subsection 14.927.2.2 in Part 14 Exception Zones and replacing them with the word “Deleted”, thereby deleting reference to the Holding Symbol “(H)” in the said Exception 14.927.
  - b) Deleting Figure E-1415 in Exception 14.927 and replacing it with Figure E-1415 attached hereto as Schedule ‘1’, thereby deleting the Holding Symbol “(H)”.
  - c) Deleting Map 152 in Schedule “A” and substituting therefor the Map 152 attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands identified as “Subject Lands” on Schedule “1” attached hereto, and effectively zoning the Subject Lands “RM2 Multiple Unit Residential Zone”, subject to Exception 14.927.

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

Voted in favour by City of Vaughan Council this 22<sup>nd</sup> day of September 2025.

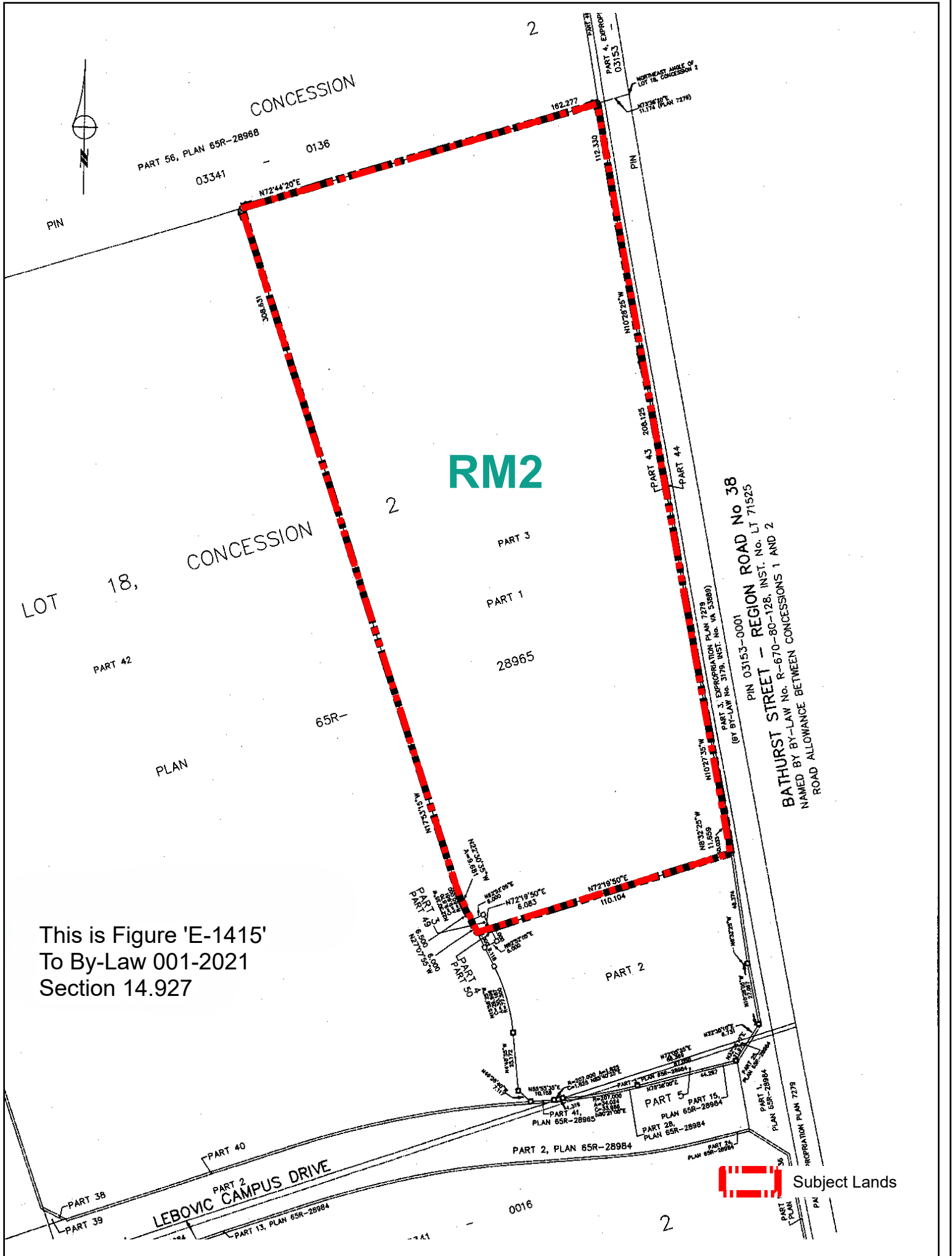
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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 72 of Report No. 34 of the Committee of the Whole.  
Report adopted by Vaughan City Council on June 25, 2007.  
City Council voted in favour of this by-law on September 22, 2025.  
Approved by Mayoral Decision MDC 013-2025 dated September 22, 2025.  
**Effective Date of By-Law: September 22, 2025**



This is Figure 'E-1415'  
To By-Law 001-2021  
Section 14.927

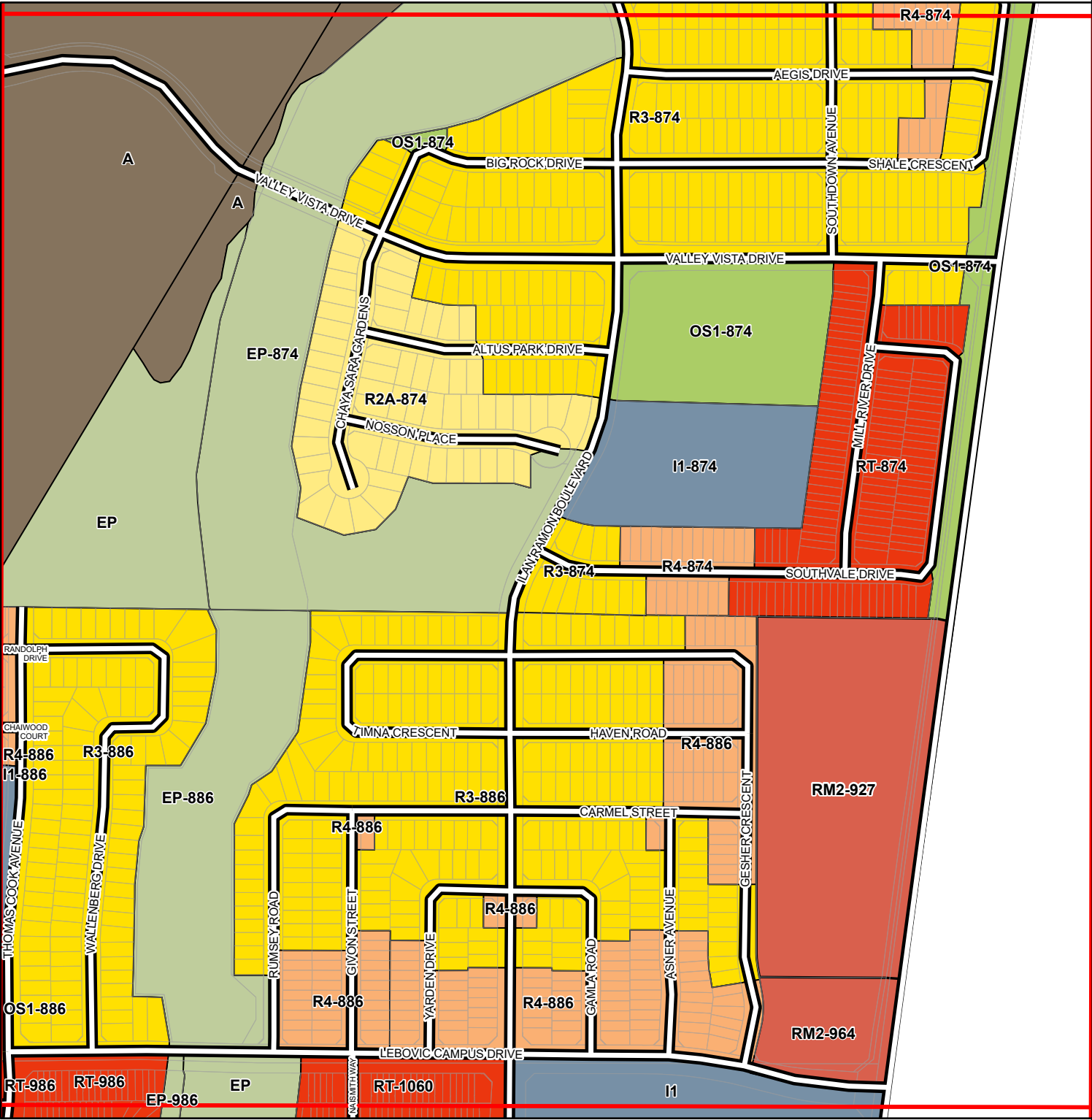
This is Schedule '1'  
To By-Law 213-2025  
Passed the 22nd Day of September, 2025

**File:** Z.25.031  
**Related Files:** Z.05.050 and DA.24.038  
**Location:** 9810 Bathurst Street  
Part of Lot 18, Concession 2  
**Applicant:** 9810 Bathurst LP  
**City of Vaughan**

Signing Officers  
  
\_\_\_\_\_  
Mayor  
  
\_\_\_\_\_  
Clerk

Zoning By-law 001 - 2021

Schedule A | Map 152



**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))
- 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)
- 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

**Legend**

188	189	190	191
169	170	171	
150	151	152	
132	133	134	
114	115	116	

August 2025

This is Schedule '2'  
To By-Law 213-2025  
Passed the 22nd Day of September, 2025

File: Z.25.031  
Related Files: Z.05.050 and DA.24.038  
Location: 9810 Bathurst Street  
Part of Lot 18, Concession 2  
Applicant: 9810 Bathurst LP  
City of Vaughan

Signing Officers

Mayor

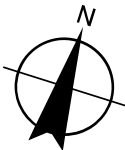
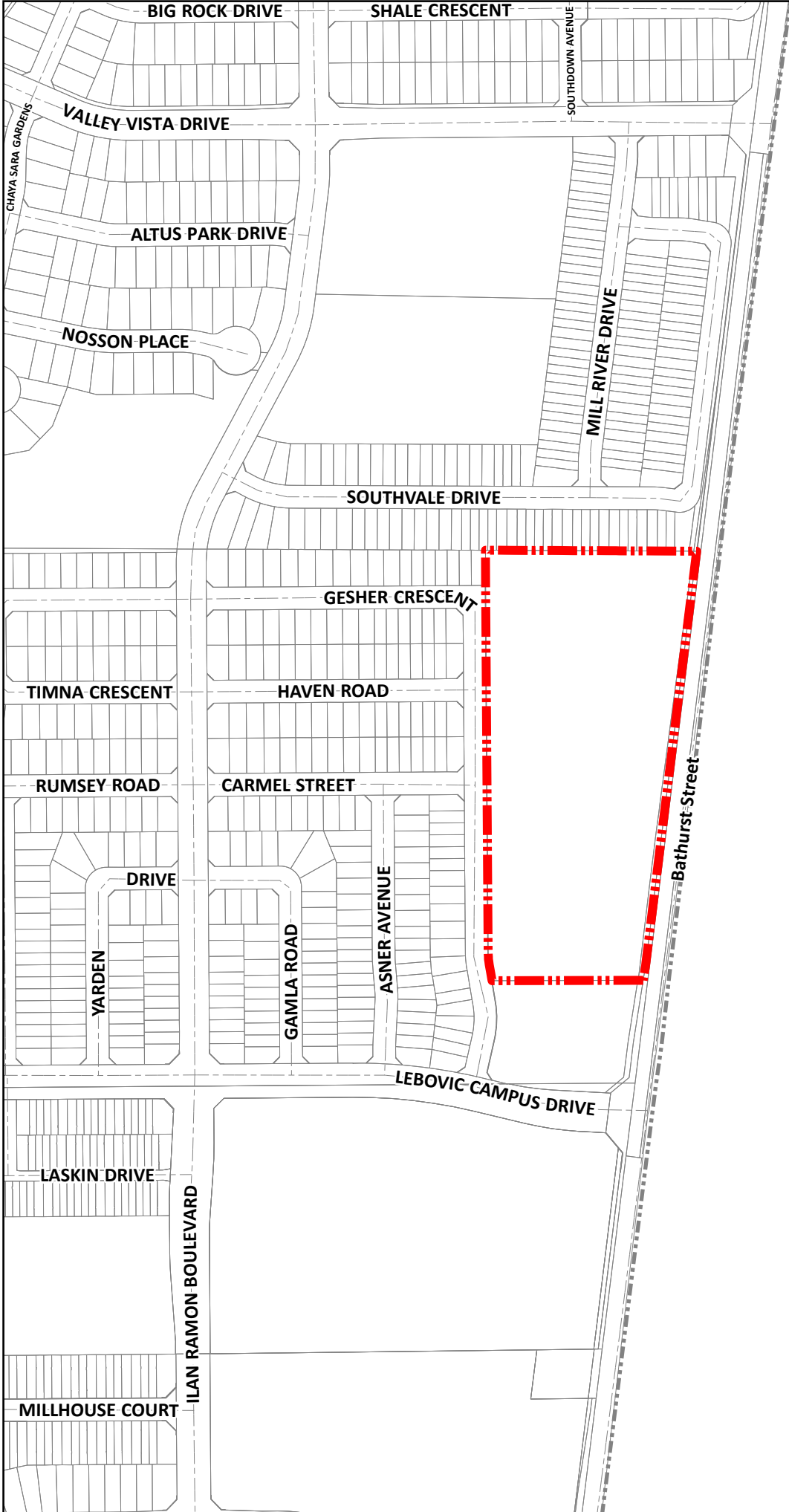
Clerk

### **SUMMARY TO BY-LAW 213-2025**

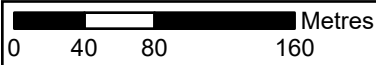
The lands subject to this By-law are located north of Lebovic Campus Drive, west of Bathurst Street, being Part of Lot 18, Concession 2, Parts 1 and 3, 65R-30361, Except Parts 1 and 2, YR2339653, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to remove the Holding Symbol “(H)” from the Subject Lands, which are zoned “RA3(H)” with the Holding Symbol “(H)”, subject to Exception 14.927. Removal of the Holding Symbol “(H)” from the Subject Lands will facilitate the development of a multi-unit residential development containing an apartment building and townhouse dwellings. The Subject Lands were originally zoned with the Holding Symbol “(H)” by Zoning By-law 216-2007, subject to fulfillment of conditions pertaining to Council's allocation of servicing capacity for the lands and upon approval of a Site Development Application for the Subject Lands.

On June 24th, 2025, Council adopted the June 4th, 2025 Committee of the Whole's recommendation to approve servicing allocation for Site Development Application File DA.24.038 as per Staff's recommendation. Additionally, on April 1st, 2025, the Director of Development and Parks Planning issued a Notice of Approval Conditions with respect to Site Development Application File DA.24.038. Therefore, the Holding Symbol “(H)” may be removed from the Subject Lands.



CITY  
OF RICHMOND  
HILL



# Location Map To By-Law 213-2025

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**Location:** 9810 Bathurst Street  
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Subject Lands