

# **THE CITY OF VAUGHAN**

# **BY-LAW**

## **BY-LAW NUMBER 019-2026**

**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 the definition of "Shopping Centre" in Part 3 Definitions and replacing it with the following:

"Shopping Centre: Means a building or unified group of buildings containing two or more commercial uses, that is designed, developed and managed as a single operating site containing common shared areas for parking and loading."

b) Adding the following to Section 8.2.1 Permitted Uses in the LMU, MMU, HMU, GMU, CMU and EMU Zones.

"1. Where any combination of the permitted commercial uses are developed on a lot within the LMU, MMU, HMU, GMU, CMU, and EMU Zones, the parking requirements shall be subject to the shopping centre parking standard as set out in Table 6-2: Parking Requirements for All Zones."

c) Amending Table 8-2: Permitted Uses in the LMU, MMU, HMU, GMU, CMU, and EMU Zones to delete the row referencing "Shopping Centre".

d) Adding the following to Section 9.2.1 Permitted Uses in the Commercial Zones.

“1. Where any combination of the permitted commercial uses are developed on a lot within the GC, NC, SC or CC Zones, the parking requirements shall be subject to the shopping centre parking standard as set out in Table 6-2: Parking Requirements for All Zones.”

- e) Amending Table 9-2: Permitted Uses in Commercial Zones to delete the row referencing “Shopping Centre”.
- f) Adding the following to Section 10.2.1 Permitted Uses in the Vaughan Metropolitan Centre Zones.

“1. Where any combination of the permitted commercial uses and employment uses are developed on a lot within the V1 and V2 Zones, the parking requirements shall be subject to the shopping centre parking standard as set out in Table 6-2: Parking Requirements for All Zones.”

- g) Amending Table 10-2: Permitted Uses in the Vaughan Metropolitan Centre Zones to delete the row referencing “Shopping Centre”.

Voted in favour by City of Vaughan Council this 27<sup>th</sup> day of January 2026.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

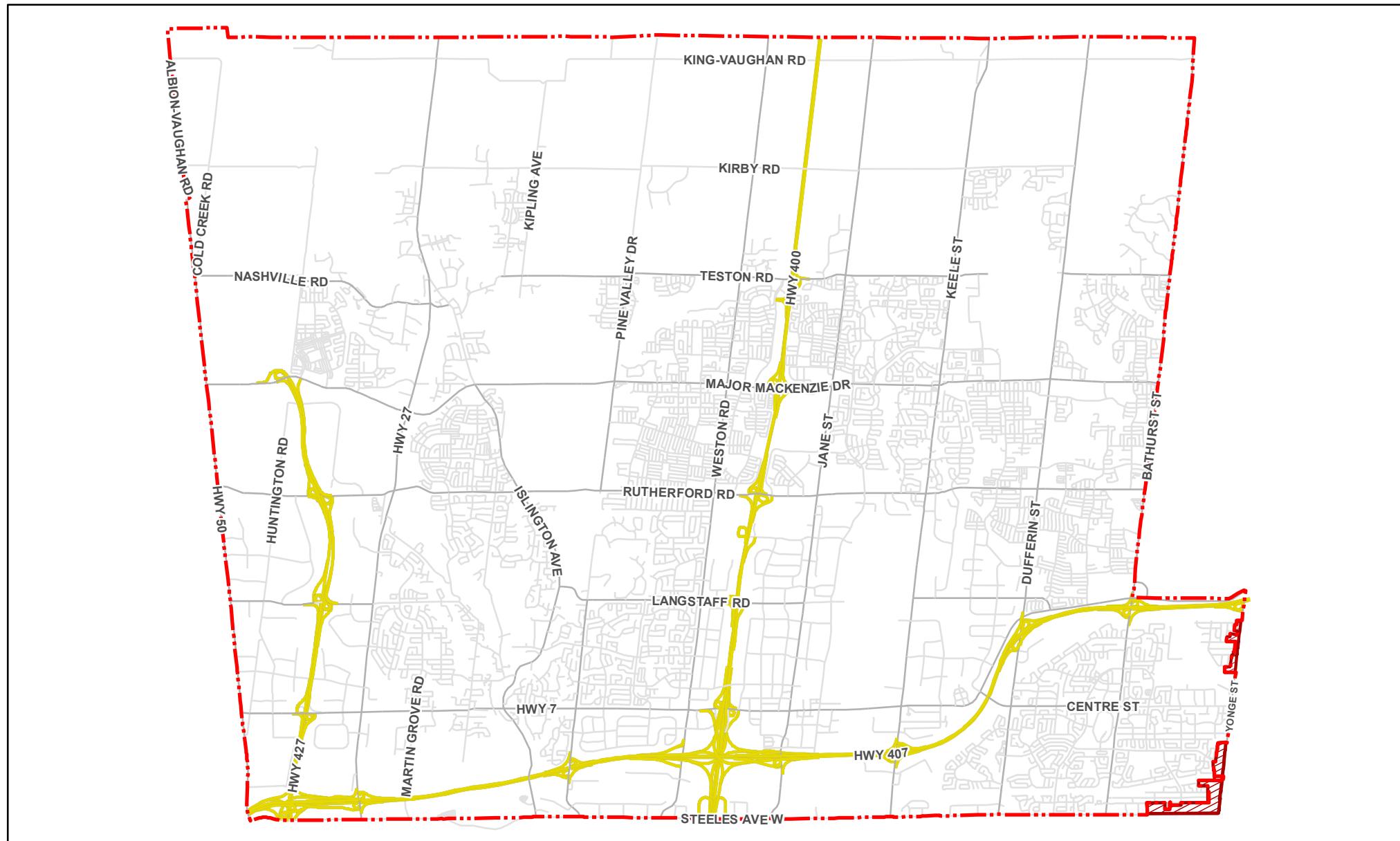
Authorized by Item No. 1 of Report No. 45 of the Committee of the Whole Report adopted by Vaughan City Council on December 16, 2025. City Council voted in favour of this by-law on January 27, 2026. Approved by Mayoral Decision MDC 001-2026 dated January 27, 2026.  
**Effective Date of By-Law: January 27, 2026**

## **SUMMARY TO BY-LAW 019-2026**

The lands subject to this By-law include all lands within the City of Vaughan, in the Regional Municipality of York, where By-law 001-2021 is applicable.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to introduce a commercial blended parking rate applicable to sites that contain multiple commercial uses, in order to support more efficient and flexible parking standards. This By-law also amends the definition of shopping centre to more accurately reflect the intent of accommodating integrated development with shared parking facilities and multiple uses on a single lot.

# Lands Subject to Comprehensive Zoning By-law 001-2021



 Lands Subject to Zoning By-law 001-2021

 Lands Subject to Zoning By-law 1-88



0 0.75 1.5 3 Kilometers