

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 179-2026**

**A By-law to adopt Amendment Number 154 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.**

**NOW THEREFORE** the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 154 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1” and “2” is hereby adopted.
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Voted in favour by City of Vaughan Council this 23<sup>rd</sup> day of June, 2026.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 4 of Report No. 23 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 23, 2026.  
Approved by Mayoral Decision MDC 008-2026 dated June 23, 2026.  
**Effective Date of By-Law: June 23, 2026**

**AMENDMENT NUMBER 154**  
**TO THE VAUGHAN OFFICIAL PLAN 2010**  
**OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" constitute Amendment Number 154 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices "I" and "II".

## I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 ('VOP 2010') is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 2, Section 12.4 – Kleinburg Core (the 'Amendment'). The Amendment will also amend the policies in Section 12.4 – Kleinburg Core to permit a three-storey building addition to an existing two-storey heritage building for five residential rental apartment units and a total of 337 square metres of at-grade commercial space consisting of 154 square metres of existing commercial space and 183 square metres of proposed commercial space (the 'Development'). The proposed Development will have a Floor Space Index of 1.09 times the area of the lot on the Subject Lands.

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 154" on Schedule "1" attached hereto:

1. Permit a residential use in the form of apartment dwelling units on the upper floors (second and third floors).
2. Permit a maximum building height of three storeys (11 metres).
3. Permit a maximum Floor Space Index ('FSI') of 1.09 times the area of the lot.

## II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are located south of Kellam Street, east of Islington Avenue, and municipally known as 10489 Islington Avenue, as shown on Schedule "1" attached hereto as "Lands Subject to Amendment No. 154."

### III BASIS

The decision to amend VOP 2010 is based on the following considerations:

1. The Provincial Planning Statement, 2024 provides direction on matters of Provincial interest related to land use planning and development and includes direction related to building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety. The proposed Development facilitates intensification through the adaptive reuse and expansion of an existing commercial building to accommodate a mixed-use residential and commercial development. The proposal also supports the conservation of a protected heritage property located within a Heritage Conservation District under Part V of the *Ontario Heritage Act*. In consideration of the above, the Amendment is consistent with the Provincial Planning Statement, 2024.
2. The Subject Lands are identified as being in an “Urban Area” on Map 1 – “Regional Structure” by the York Region Official Plan, 2022 (‘YROP 2022’), which consists of Local Centres that are intended to accommodate forecasted growth and intensification. The Subject Lands are designated “Community Area” on Map 1A – “Land Use Designations” by the YROP 2022, which permits a wide range of residential, commercial, industrial and institutional uses, and supports a wide range and mix of housing types. The Amendment conforms to the YROP 2022.
3. The Subject Lands are identified as a “Local Centre” on Schedule 1 – “Urban Structure” of Volume 1 of VOP 2010, to be predominantly residential in character while accommodating a mix of uses, including retail, office, and community facilities. It is also intended to support and enhance community heritage and character. The Subject Lands are designated “Mainstreet Commercial” on Map 12.4.A – “Kleinburg Core Land Uses” of Area Specific Policy 12.4 – Kleinburg Core in Volume 2 of VOP 2010. This designation permits a maximum building

height of 2.5 storeys (9.5 metres), and a minimum FSI of 0.2 times the area of the lot to a maximum FSI of one (1) times the area of the lot. The “Mainstreet Commercial” designation permits small scale mixed-use developments with at-grade commercial uses and an upper floor residential component. An amendment to the “Mainstreet Commercial” policies in Section 12.4 – Kleinburg Core of VOP 2010 is required to permit a maximum building height of three storeys (11 metres), a maximum FSI of 1.09 times the area of the lot, and a residential component on the third floor. The proposed Development maintains the intent of VOP 2010 by contributing to the housing mix and providing a more intense development in the Local Centre in accordance with the Provincial policies. The proposed Development is an appropriate transition in built form with the surrounding land uses, thereby demonstrating compatibility between the existing buildings and proposed building type and can be supported.

4. The Subject Lands are located within and are designated as the Kleinburg – Nashville Heritage Conservation District (‘KNHCD’) Plan under Part V of the *Ontario Heritage Act*. Therefore, all planning applications, demolitions and new constructions must be consistent with the KNHCD Plan. The existing building was originally constructed as a residence in the Edwardian Classicism architectural style and has contextual value as a contributing structure to the KNHCD. The proposed Development has been reviewed in consideration with the policies of the KNHCD Plan and is consistent with the relevant policies and objectives of the KNHCD Plan. Vaughan Council, on October 29, 2024, ratified the September 26, 2024, recommendations of the Heritage Vaughan Committee, at its meeting, to approve the Development.
5. The statutory Public Meeting was held on May 8, 2018. The recommendation of the Committee of the Whole to receive the Public Meeting report of May 8, 2018, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on May 23, 2018. A second Public Meeting was required as over two years had passed since the May 8, 2018 Public

Meeting and a decision from Council had not occurred, in accordance with Policy 10.1.4.1. of VOP 2010. The second statutory Public Meeting was held on December 3, 2024. The recommendation of the Committee of the Whole to receive the Public Meeting report of December 3, 2024, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on December 17, 2024. Vaughan Council, on June 24, 2025, ratified the June 4, 2025 Committee of the Whole recommendation to approve Official Plan Amendment File OP.17.012 (2081447 Ontario Inc.).

6. The Official Plan Amendment File OP.17.012 was circulated to York Region for the purpose of receiving comments with regard to Regional interests i.e., roads and servicing infrastructure. The Subject Lands are located on the segment of the Islington Avenue road allowance that is under the jurisdiction of the City of Vaughan. On May 22, 2018, York Region advised that this Development does not adversely affect Regional interests and accordingly has no objection to the approval of the Development.

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

VOP 2010 is hereby amended by:

1. Amending Volume 2, Section 12.4 Kleinburg Core by adding the following policy, to be renumbered in sequential order:

“(OPA #154) 12.4.13.9 Area H (10489 Islington Avenue)

- a. The following shall apply to the lands identified as Area H on Map 12.4.A: “Kleinburg Core Land Uses”:
  - i Notwithstanding Policies 12.4.4.5 and 12.4.5.2 of Volume 2 of the VOP 2010, an additional use permitted in the Mainstreet Commercial area shall be a residential component in the form of apartment

dwelling units on the upper floors (second and third floors).

ii. Notwithstanding Policy 12.4.7.1.b.i of Volume 2 of the VOP 2010, the maximum building height shall not exceed three (3) storeys (11 metres).

iii. Notwithstanding Policy 12.4.7.1.b.ii of Volume 2 of the VOP 2010, the maximum FSI shall not exceed 1.09 times the area of the lot.

b. Site-specific development standards shall be established in the implementing zoning by-law.”

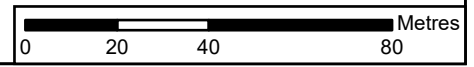
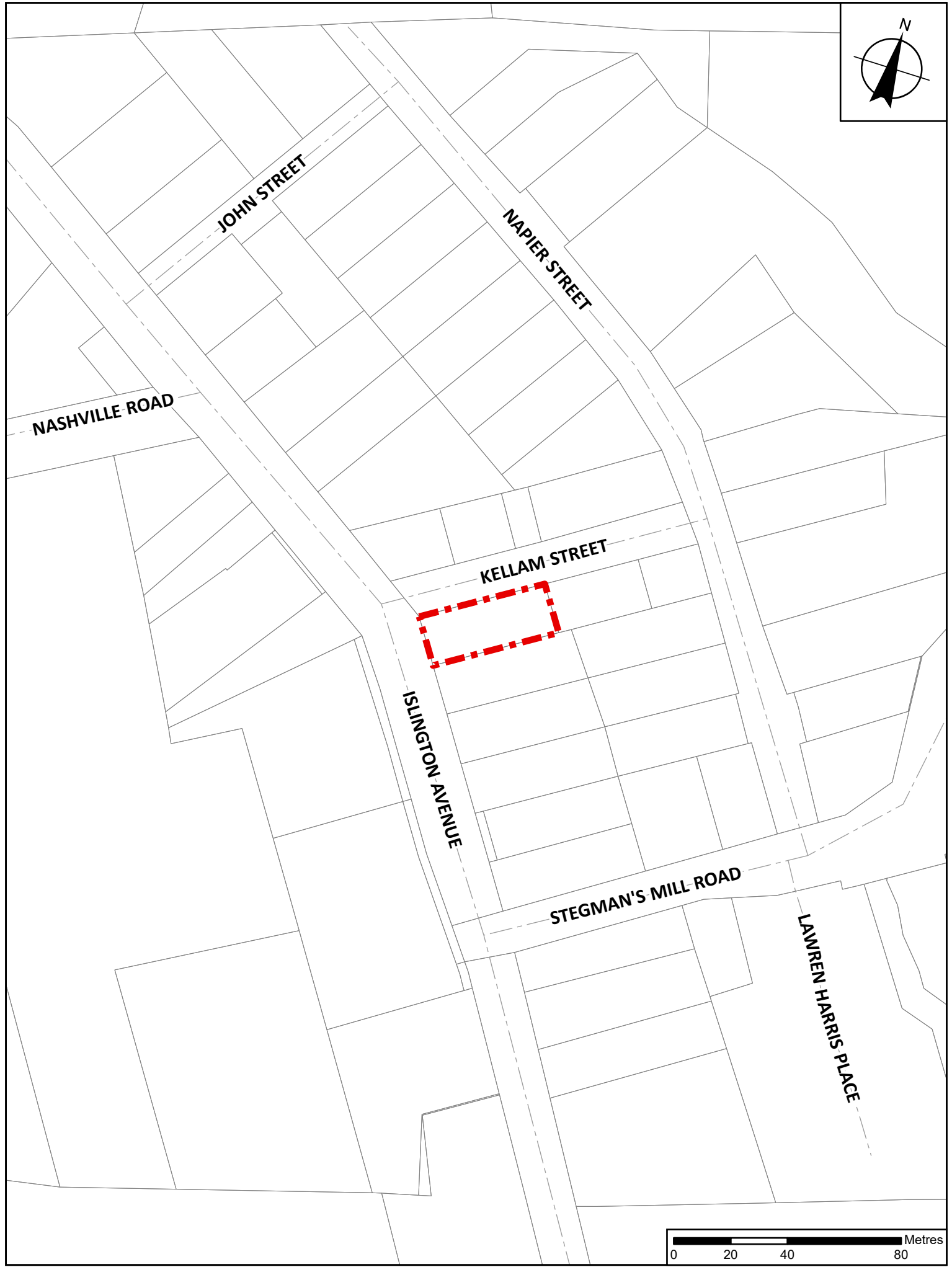
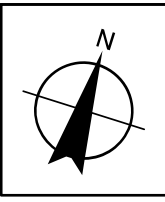
2. Amending Map 12.4.A: “Kleinburg Core Land Use” of Volume 2 of VOP 2010, attached hereto as Schedule “2”, thereby identifying Area “H” being subject to Policy 12.4.13.9., and identifying a maximum building height of three (3) storeys and a maximum Floor Space Index of 1.09 times the area of the lot on the Subject Lands.

## V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 001-2021, and Site Development Approval, pursuant to the *Planning Act*.

## VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



This is Schedule '1'  
To Official Plan Amendment No. 154  
Adopted the 23rd Day Of June, 2026

**File:** OP.17.012

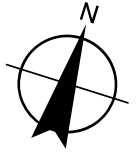
**Related Files:** Z.17.033, DA.17.071

**Location:** 10489 Islington Avenue  
Part of Lot 24, Concession 8

**Applicant:** 2081447 Ontario Inc.  
**City of Vaughan**



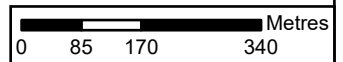
Lands Subject to  
Amendment No. 154



Map 12.4.A:  
Kleinburg Core Land Uses



- Amendment Area
- Natural Areas
- Private Open Spaces
- Parks
- Village Residential
- Mainstreet Commercial
- Major Institutional
- Strategic Sites & Gateways
- Subject to Policies 12.4.13.1 & 12.4.13.2
- Subject to Policy 12.4.13.3
- Subject to Policy 12.4.13.4
- Subject to Policy 12.4.13.5
- Subject to Policy 12.4.13.6 Not in-effect
- Subject to Policy 12.4.13.7
- Subject to Policy 12.4.13.9



This is Schedule '2'  
To Official Plan Amendment No. 154  
Adopted the 23rd Day Of June, 2026

**File:** OP.17.012

**Related Files:** Z.17.033, DA.17.071

**Location:** 10489 Islington Avenue  
Part of Lot 24, Concession 8

**Applicant:** 2081447 Ontario Inc.

**City of Vaughan**



Lands Subject to  
Amendment No. 154

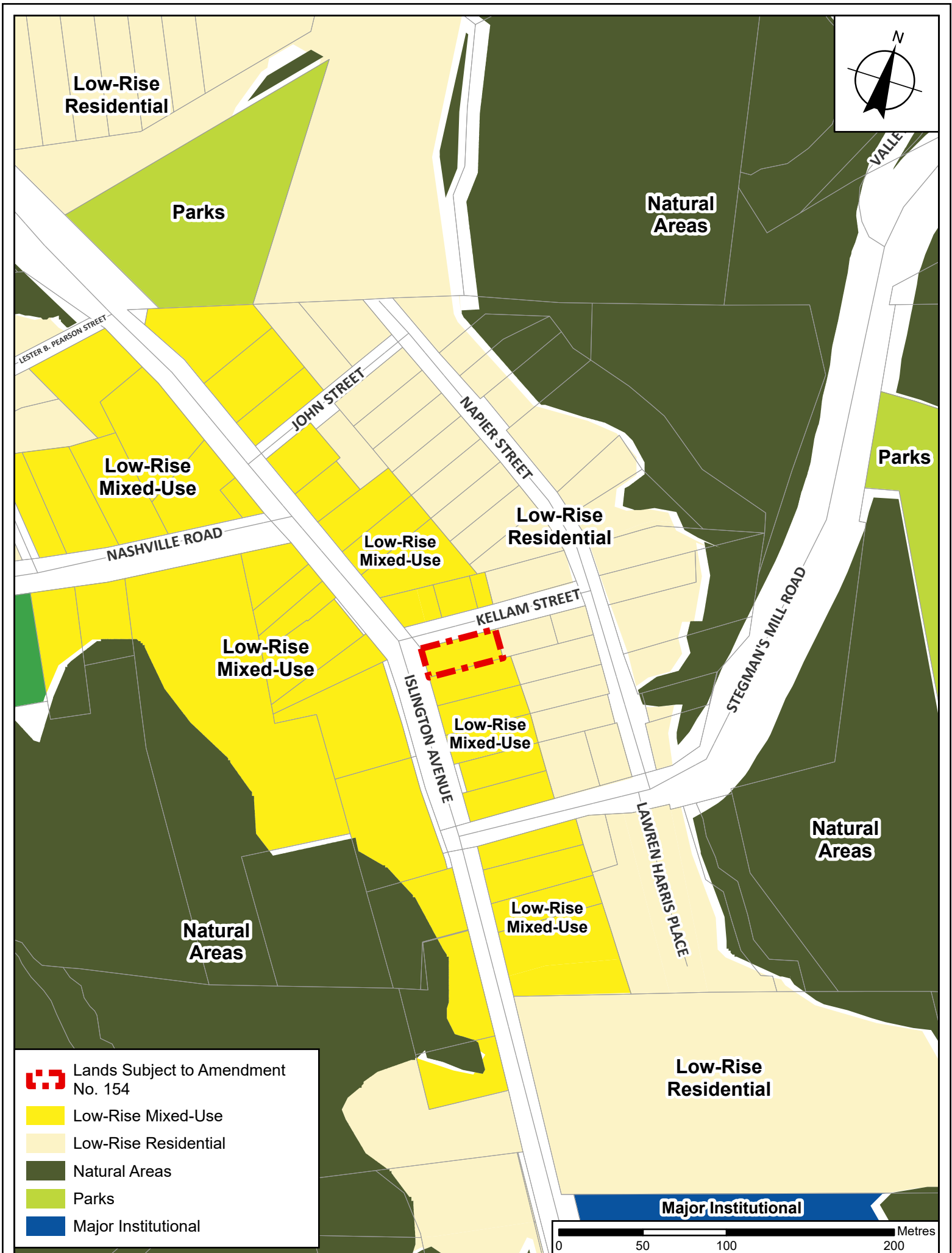
## APPENDIX I

The Subject Lands are located south of Nashville Road, on the east side of Islington Avenue, being Part of Lot 24, Concession 8, and municipally known as 10489 Islington Avenue.

The purpose of this Amendment is to permit a three-storey building addition to an existing two-storey heritage building for five residential rental apartment units and 337.27 square metres (154.22 square metres existing and 183.05 square metres proposed) of at-grade commercial use, with a Floor Space Index of 1.09 times the area of the lot on the Subject Lands.

On June 24, 2025, Vaughan Council ratified the June 4, 2025, recommendation of the Committee of the Whole to approve Official Plan Amendment File OP.17.012 (2081447 Ontario Inc.) as follows (in part):

- “1 THAT Official Plan Amendment File OP.17.012 (2081447 Ontario Inc.) BE APPROVED, to amend the policies of Vaughan Official Plan, 2010, Volume 2, specifically Area Specific Policy 12.4 - Kleinburg Core, respecting the policies of the “Mainstreet Commercial” designation for the subject lands shown on Attachment 1 as follows:
- a) to permit a maximum building height of three storeys (10.62 metres) and a maximum Floor Space Index of 1.09 times the area of the lot instead of a maximum building height of 2½ storeys (9.5 metres) and a maximum Floor Space Index of one times the area of the lot as shown on Attachment 2;
  - b) to permit a residential component (apartment dwelling units) on the upper floors (second and third floors) instead of on the upper floor (second floor) only.”



## Appendix II Existing Land Uses Official Plan Amendment No. 154

**File:** OP.17.012  
**Related Files:** Z.17.033, DA.17.071  
**Location:** 10489 Islington Avenue  
 Part of Lot 24, Concession 8  
**Applicant:** 2081447 Ontario Inc.  
**City of Vaughan**