

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 180-2026

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

WHEREAS there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are in conformity;

AND WHEREAS subsection 24(2) of the *Planning Act*, R.S.O. 1990, c.P.13 provides that Council may pass a by-law that does not conform to the Official Plan on lands that are subject to an adopted amendment, and that once the amendment comes into effect, the By-law shall then conform; and

AND WHEREAS subsection 24(2.1) of the *Planning Act*, R.S.O. 1990, c.P.13 provides that the By-law comes into force and effect upon the Official Plan Amendment coming into effect;

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, is hereby further amended by:
 - a) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1253, as follows:

Exception Number 14.1253	Municipal Address: 10489 Islington Ave.
Applicable Parent Zone: KMS	
Schedule A Reference: 177	
By-law 180-2026	
14.1253.1 Permitted Uses	
<p>1. The following additional use shall be permitted on the lands zoned “KMS-1253, Main Street Mixed-<u>Use</u> – Kleinburg <u>Zone</u>”, as shown on Figure E-1840:</p> <p>a. <u>Apartment Dwelling</u> on the second and third <u>storeys</u> of the <u>building</u>;</p>	
14.1253.2 Lot and Building Requirements	
<p>1. The following provisions shall apply to the lands zoned “KMS-1253, Main Street Mixed-<u>Use</u> – Kleinburg <u>Zone</u>”, as shown on Figure “E-1840”:</p> <p>a. The minimum required <u>front yard</u> shall be 1.60 metres;</p> <p>b. The minimum required <u>interior side yard</u> shall be 0.15 metres;</p> <p>c. The minimum required <u>exterior side yard</u> shall be 0 metres;</p> <p>d. The maximum permitted <u>lot coverage</u> shall not exceed 46%;</p> <p>e. The maximum permitted <u>height</u> shall not exceed 11 metres;</p> <p>f. The maximum permitted <u>floor space index</u> shall not exceed 1.09 times the area of the <u>lot</u>;</p>	
14.1253.3 Parking	
<p>1. The following parking requirements shall apply to the lands zoned “KMS-1253, Main Street Mixed-<u>Use</u> – Kleinburg <u>Zone</u>”, as shown on Figure “E-1840”:</p> <p>a. The minimum required dimensions of a <u>parking space</u> shall be a width of 2.6 metres and a length of 5.6 metres;</p> <p>b. The maximum permitted percentage for compact <u>parking spaces</u> shall be 20%, which shall not be included as required parking and may be used as a <u>loading space</u>;</p> <p>c. The minimum required number of parking spaces for an <u>art studio</u>, <u>business service</u>, <u>clinic</u>, <u>financial institution</u>, <u>office</u>, <u>personal service</u>, <u>pet services establishment</u>, <u>restaurant</u>, <u>take-out</u>, <u>retail</u>, <u>service or repair shop</u>, or <u>veterinary clinic</u>, shall be 1 <u>parking space</u>/100 square metres of <u>gross floor area</u>;</p> <p>d. The <u>barrier-free parking space</u> (Type A) may be used for any permitted <u>use</u>;</p>	
14.1253.4 Other Provisions	
<p>1. The following shall apply to the lands zoned “KMS-1253, Main Street Mixed-<u>Use</u> – Kleinburg <u>Zone</u>”, as shown on Figure “E-1840”:</p>	

<ul style="list-style-type: none"> a. The maximum permitted encroachment of any access stairs, open and unenclosed, awning and canopies (permanent), awning and canopies (retractable), <u>ornamental building feature</u> (planter box), <u>outdoor patio</u>, <u>porch</u>, including access stairs from <u>grade</u>, and uncovered platform into the <u>front yard</u> shall not apply; b. The minimum required <u>amenity area</u> shall be 0 square metres; c. The minimum required outdoor <u>amenity area</u>, including a contiguous outdoor area of 55 square metres, shall be 0 square meters; d. The minimum required <u>landscape strip</u> on a <u>rear lot line</u> shall be 0 metres;
14.1253.5 Figures
Figure E-1840

- b) Adding a new Figure E-1840 in Subsection 14.1253 attached hereto as Schedule “1”.
- c) Amending Map 177 in Schedule A in the form attached hereto as Schedule “2”.

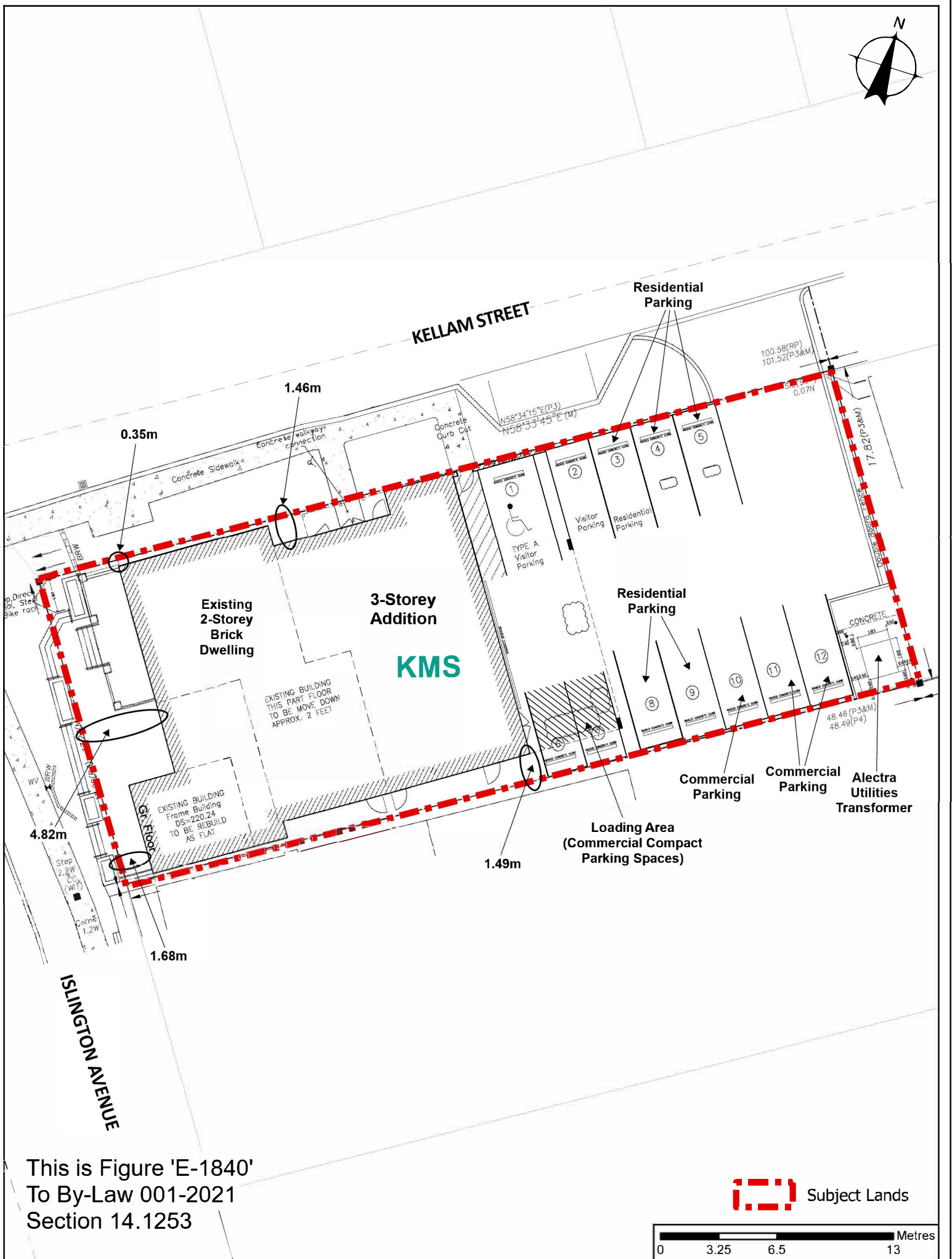
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

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


Steven Del Duca, Mayor

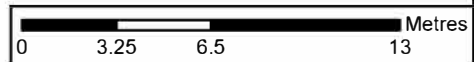
Todd Coles, City Clerk

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



This is Figure 'E-1840'
 To By-Law 001-2021
 Section 14.1253

 Subject Lands



This is Schedule '1'
 To By-Law 180-2026
 Passed the 23rd Day of June, 2026

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

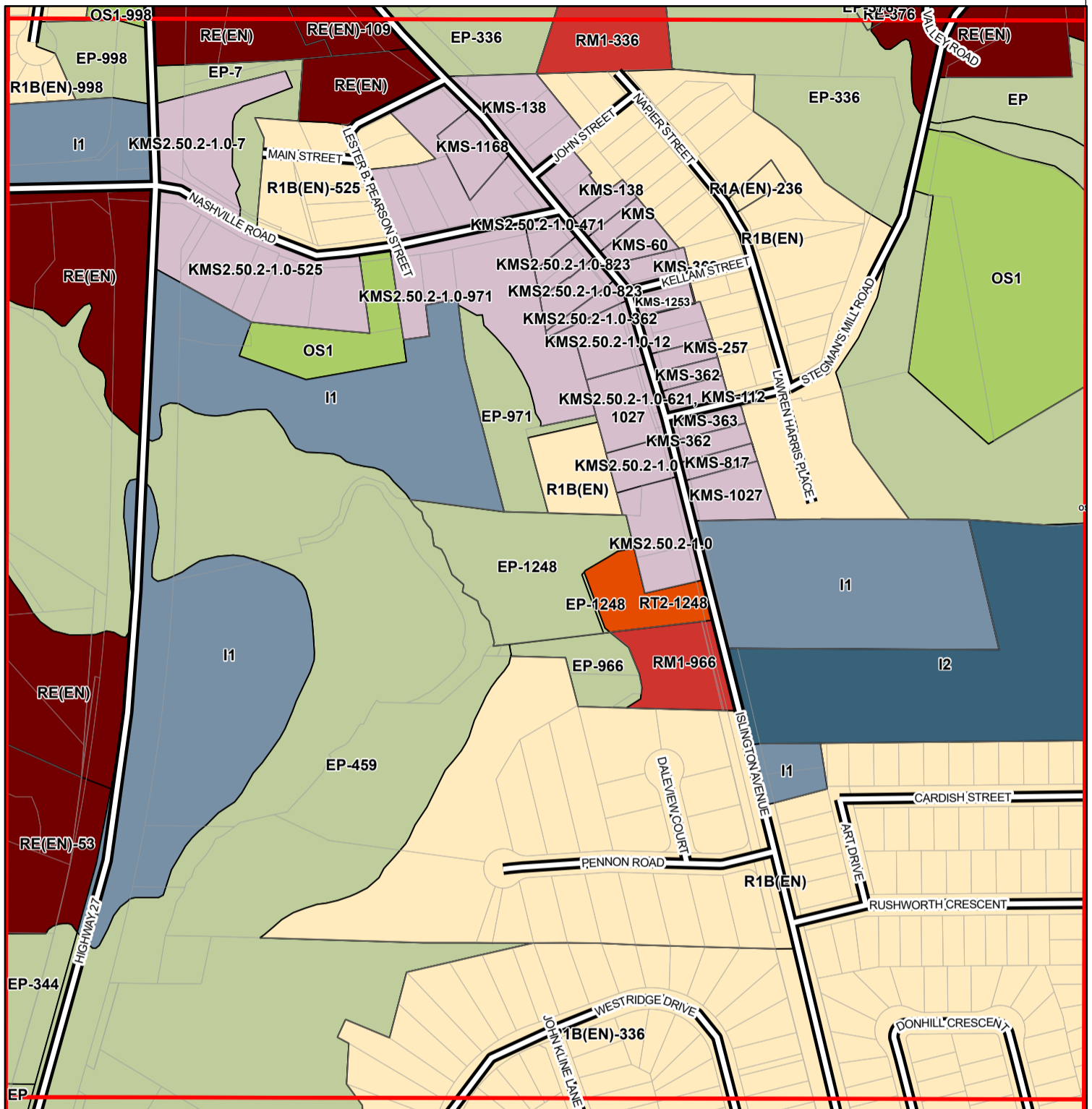
Signing Officers

 Mayor

 Clerk

Zoning By-law 001 - 2021

Schedule A | Map 177



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 (Townhouse Residential Zone); RT1(H)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit 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)

Employment Zones

- 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)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

Other Zones

- EM3 (Mineral Aggregate Operation Zone)
- 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

VAUGHAN

215	216	217	218	219
195	196	197	198	199
175	176	177	178	179
156	157	158	159	160
137	138	139	140	141

1:5,070 April, 2026

This is Schedule '2'
To By-Law 180-2026
Passed the 23rd Day of June, 2026

File: Z.17.033
Related Files: OP.17.012, DA.17.071
Location: 1600 Teston Road
 Part of Lot 24, Concession 8
Applicant: 2081447 Ontario Inc.
City of Vaughan

Signing Officers

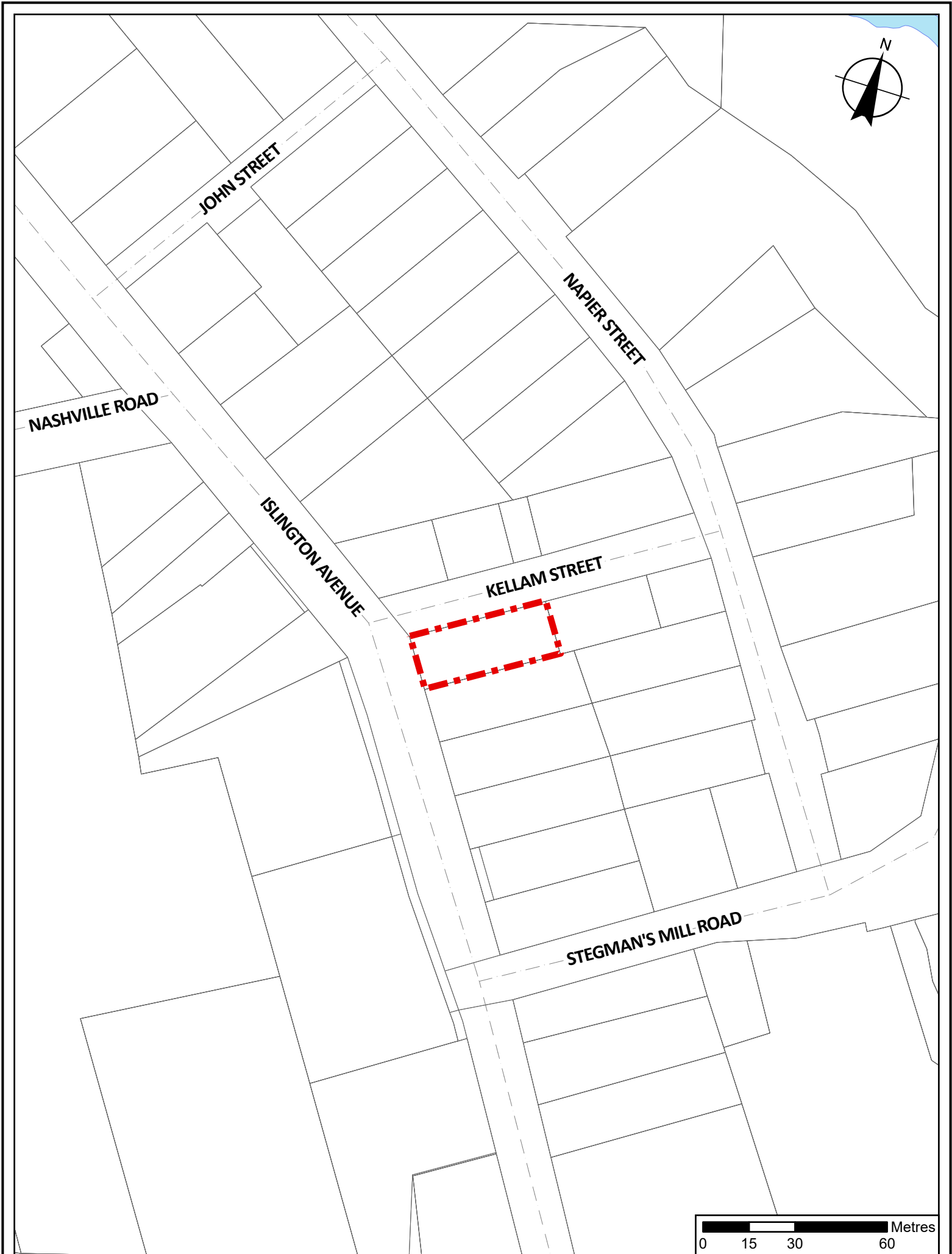
Mayor

Clerk

SUMMARY TO BY-LAW 180-2026

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 Ave., 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 provide site-specific exceptions to the “KMS Main Street Mixed-Use – Kleinburg Zone” to the permitted uses, lot and building requirements, parking requirements, and other provisions/requirements 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.



Location Map To By-Law 180-2026

File: Z.17.033


Related Files: OP.17.012, DA.17.071

Location: 10489 Islington Avenue

Part of Lot 24, Concession 8

Applicant: 2081447 Ontario Inc.

City of Vaughan

 Subject Lands