

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 068-2024

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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “FD Future Development Zone” to “EM1(H) Prestige Employment Zone with the Holding Symbol ‘(H)’” subject to site-specific exception 1050 in the manner shown on the said Schedule “1”.
 - b) Amending Subsection 14.1050 in Part 14 Exception Zones as follows:
 - a. Amending 14.1050.1 “Permitted Uses” as follows:
 - i. Amending subsection 2 by deleting “OS1” and replacing it with “EP”.
 - ii. Adding the following subsection after subsection 2:

“3. The following provisions shall apply to the lands zoned with the Holding Symbol ‘(H)’ as shown on Figure E-1552, until the Holding Symbol ‘(H)’ is removed pursuant to Subsection 36(1) or (3) of the *Planning Act*:

 - a. The Owner shall complete a Remedial Action Plan (‘RAP’) and submit a Ministry of the Environment, Conservation, and Parks (‘MECP’) Record of Site

Condition ('RSC') to the satisfaction of the City.

b. Internal and/or external lands are required to provide municipal service and/or access easements for Block 59 West Landowners Group, therefore, the following conditions must be satisfied:

i. The Owner shall submit a letter from the Block Trustee for Block 59 West Developers' Group Agreement indicating that the Owner has fulfilled municipal easement requirements, to the satisfaction of the Development Engineering Department; and

ii. The Owner shall cause Block 59 West Landowners Group Inc. to amend their Block 59 West Spine Servicing Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for Block 59 West Landowners, in particular the revised municipal wastewater alignment, land and/or easement conveyances within the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department.”

b. Amending 14.1050.2 “Lot and Building Requirements” as follows:

i. Amending subsection 1.b by deleting “OS1” and replacing it with “EP”.

ii. Amending subsection 1.c by deleting “OS1” and replacing it with “EP”.

iii. Adding the following subsections after subsection 1.c:

“d. The minimum landscape strip abutting Langstaff Road shall be 19 m and may include a berm.

e. The minimum landscape strip abutting Line Drive shall be 4.5 m.

f. The minimum landscape strip abutting 6100 Langstaff Road shall be 4.5 m.”

c. Amending 14.1050.3 “Parking” as follows:

i. Deleting subsection 1.a in its entirety and replacing it with “The minimum number of parking spaces shall be 500 spaces for a total building gross floor area of 126,750 m²”.

d. Amending 14.1050.5 “Figures” as follows:

i. Deleting “Figure E-1552” and replacing it with “Figures E-1552 and E-1552A”

c) Adding a new Figure E-1552A in Subsection 14.1050 attached hereto as Schedule “1”.

d) Deleting Figure E-1552 in Subsection 14.1050 and replacing it with Figure E-1552 attached hereto as Schedule “2”.

e) Deleting Map 83 in Schedule A and substituting therefore Map 83 attached hereto as Schedule “3”.

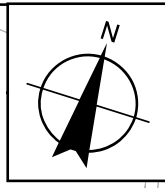
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 22nd day of April, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 12 of the Committee of the Whole.
Report adopted by Vaughan City Council on April 22, 2024.
City Council voted in favour of this by-law on April 22, 2024.
Approved by Mayoral Decision MDC 005-2024 dated April 22, 2024.
Effective Date of By-Law: April 22, 2024



HIGHWAY 427

Existing Warehouse

EM1

Proposed Phase 1 Depot Annex

Proposed Truck Parking Area

EM1(H)

EM1

EM1(H)

Proposed Phase 2 Depot Annex

EM1(H)

LINE DRIVE

HIGHWAY 27

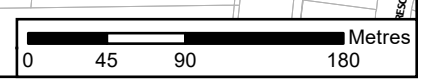
LANGSTAFF ROAD

INNOVATION DRIVE

THIS IS SCHEDULE 'E-1552A'
TO BY-LAW 001-2021
SECTION 14.1050



Subject Lands



**THIS IS SCHEDULE '1'
TO BY-LAW 068-2024
PASSED THE 22ND DAY OF APRIL, 2024**

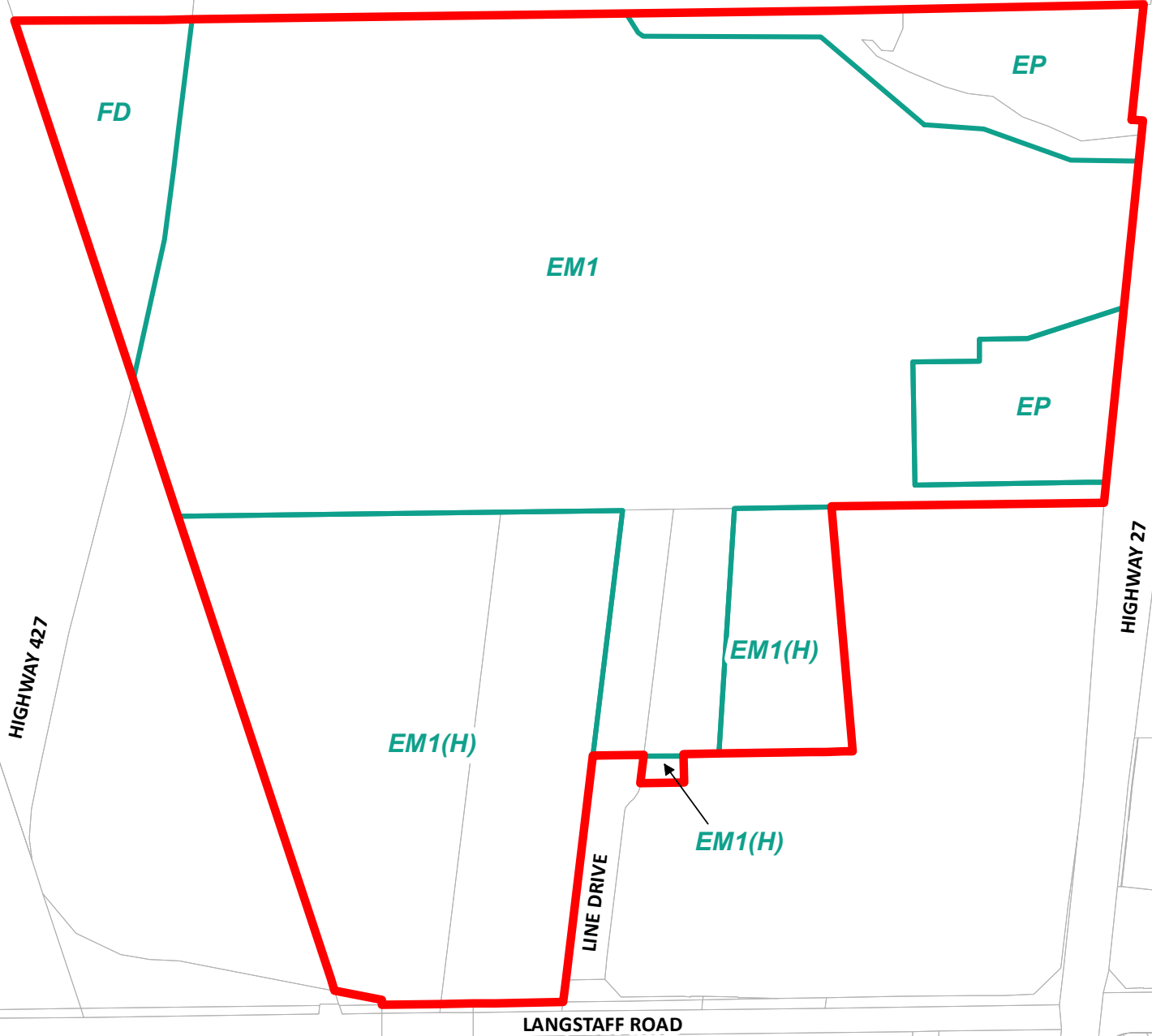
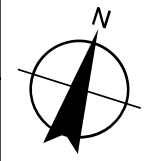
FILE: Z.23.011
RELATED FILE: DA.23.031
LOCATION: Part of Lots 11 and 12, Concession 9
APPLICANT: Costco Wholesale Corporation
CITY OF VAUGHAN

SIGNING OFFICERS


MAYOR

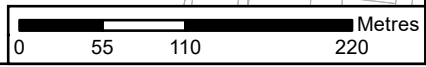
CLERK

JOHN LAW



THIS IS SCHEDULE 'E-1552'
TO BY-LAW 001-2021
SECTION 14.1050

 Subject Lands



**THIS IS SCHEDULE '2'
TO BY-LAW 068-2024
PASSED THE 22ND DAY OF APRIL, 2024**

FILE: Z.23.011
RELATED FILE: DA.23.031
LOCATION: Part of Lots 11 and 12, Concession 9
APPLICANT: Costco Wholesale Corporation
CITY OF VAUGHAN

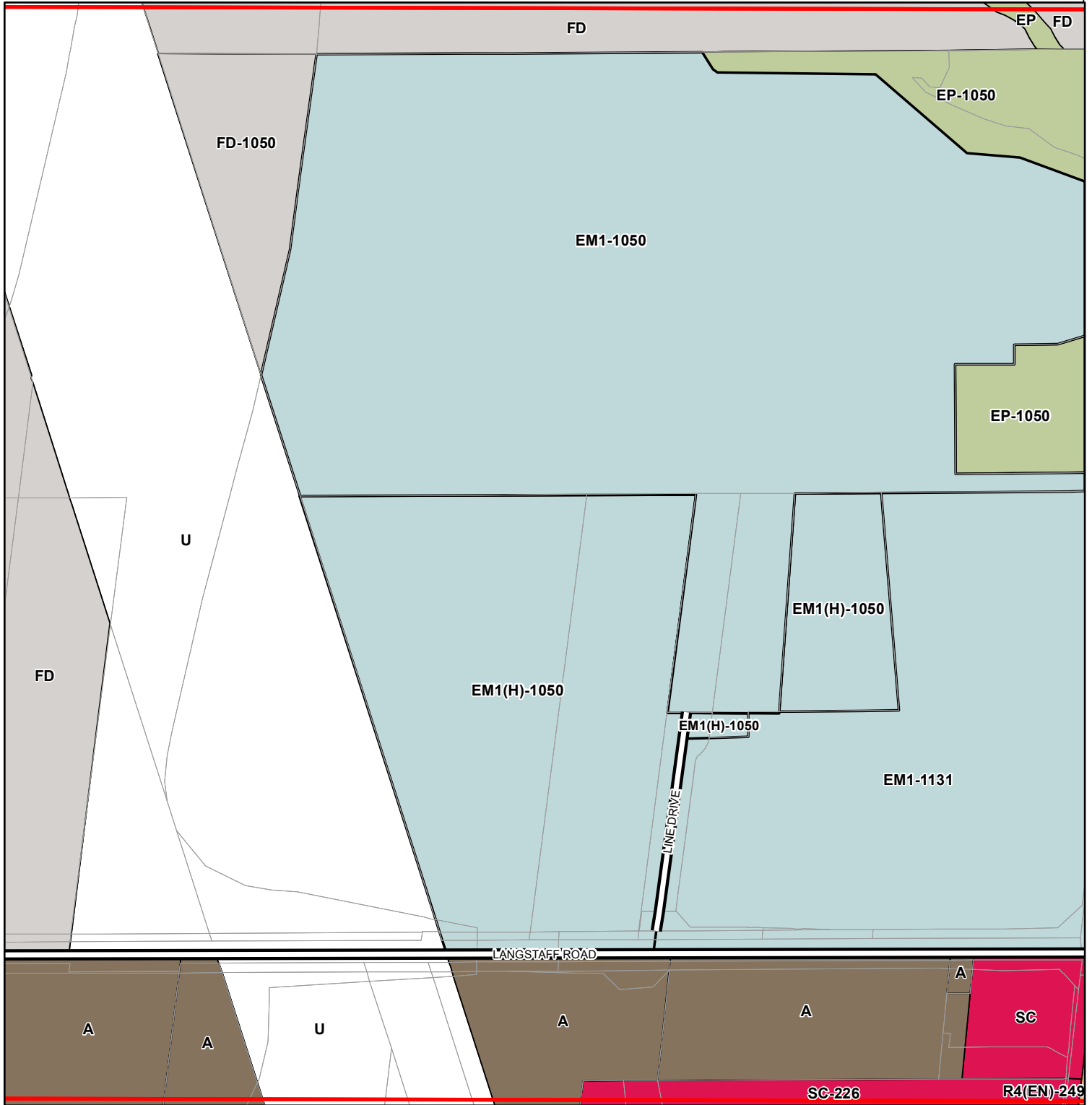
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 83



Conservation, Open Space 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)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone)
- RT1 (Townhouse Residential Zone)
- 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)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation 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)

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

VAUGHAN

117	118	119	120	121
99	100	101	102	103
81	82	83	84	85
61	62	63	64	65
41	42	43	44	45

1:5,000
April, 2024

**THIS IS SCHEDULE '3'
TO BY-LAW 068-2024
PASSED THE 22ND DAY OF APRIL, 2024**

FILE: Z.23.011
RELATED FILE: DA.23.031
LOCATION: Part of Lots 11 and 12, Concession 9
APPLICANT: Costco Wholesale Corporation
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 068-2024

The lands subject to this By-law are located on the north side of Langstaff Road, and west side of Highway 27 known municipally as 55, 99, 100 and 111 Line Drive, and legally described as follows:

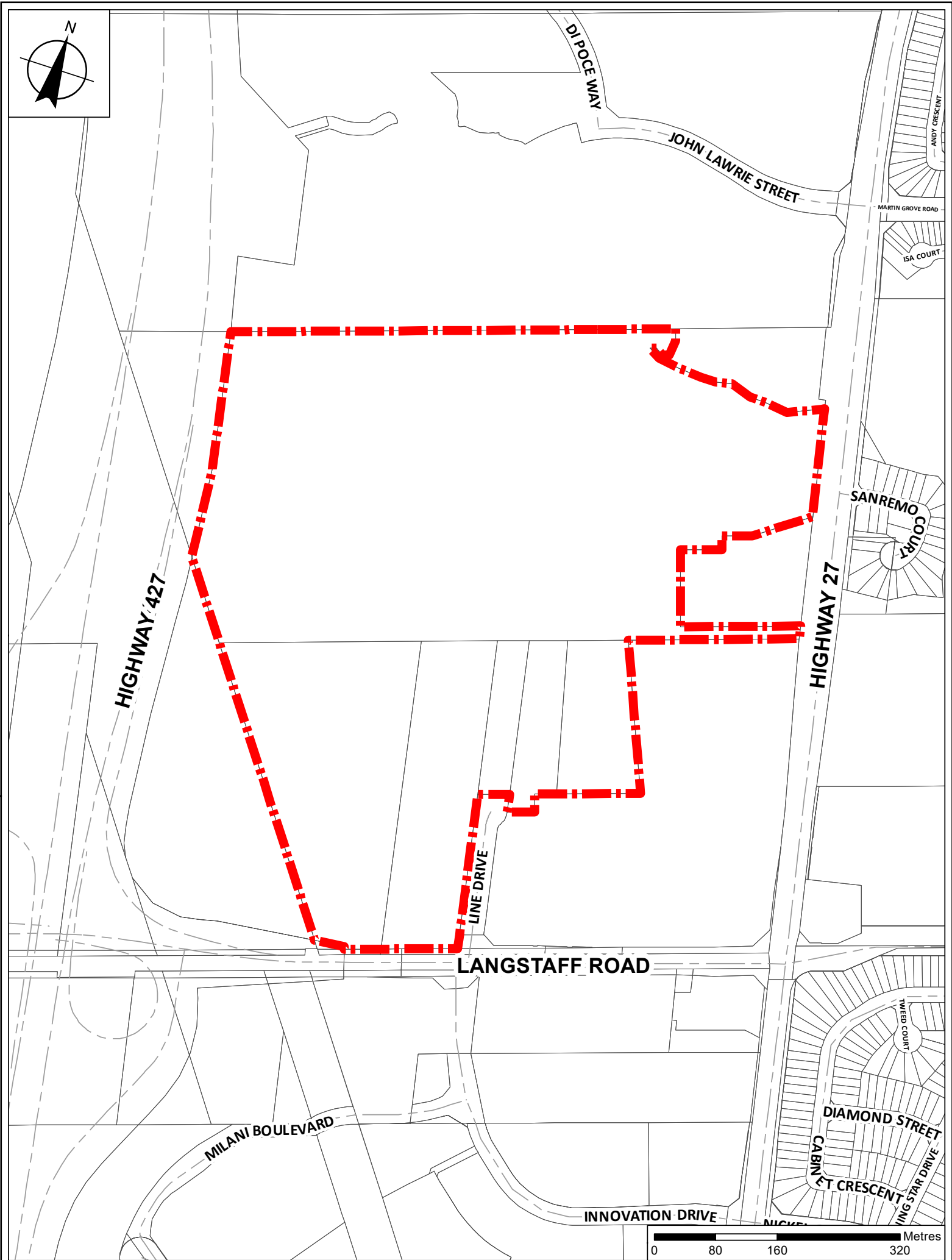
- i) 03318-0430 (LT): Part Lot 12, Concession 9 Vaughan, designated as Parts 1, 4 & 5 on Reference Plan 65R-36070 and designated as Part 1 on Reference Plan 65R-36786, City of Vaughan, Regional Municipality of York.
- ii) 03318-0268 (LT): Part East ½ of Lot 11, Concession 9 Vaughan, designated as Part 1 on Reference Plan 65R-37046, City of Vaughan, Regional Municipality of York.
- iii) 03318-0266 (LT): Part East ½ of Lot 11, Concession 9 Vaughan, designated as Parts 2 & 3 on Reference Plan 65R-37046, City of Vaughan, Regional Municipality of York.
- iv) 03318-0265 (LT): Part East ½ of Lot 11, Concession 9 Vaughan, designated as Part 6 on Reference Plan 65R-35805, City of Vaughan, Regional Municipality of York.
- v) 03318-0192 (LT): Part East ½ of Lot 11, Concession 9 Vaughan, designated as Part 1 on Reference Plan 64R-8325, and as in VA75459 Except on Parts 1-4 on Reference Plan 64R-8471, and designated as Part 10 on Reference Plan 65R-27884 and Except Part 7 on Reference Plan 65R-34878, City of Vaughan, Regional Municipality of York.
- vi) 03318-0164: Part East ½ of Lot 11, Concession 9 Vaughan, as in R394449, Save and Except Part 9 on Reference Plan 65R-27884, 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 rezone a portion of the lands from “FD Future Development” to “EM1(H) Prestige Employment Zone with the Holding Symbol ‘(H)’” subject to site-specific exception 14.1050.

The By-law includes the Holding Symbol “(H)” for the “EM1 Prestige Employment Zone”. These lands shall be used only for a use legally existing as of the date of the enactment of this By-law. The removal of the Holding Symbol “(H)” is contingent upon the following conditions being satisfied:

- a. The Owner shall complete a Remedial Action Plan (‘RAP’) and submit a Ministry of the Environment, Conservation, and Parks (‘MECP’) Record of Site Condition (‘RSC’) to the satisfaction of the City.
- b. Internal and/or external lands are required to provide municipal service and/or access easements for Block 59 West Landowners Group, therefore, the following conditions must be satisfied:
 - i. The Owner shall submit a letter from the Block Trustee for Block 59 West Developers’ Group Agreement indicating that the Owner has fulfilled municipal easement requirements, to the satisfaction of the Development Engineering Department; and
 - ii. The Owner shall cause Block 59 West Landowners Group Inc. to amend their Block 59 West Spine Servicing Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for Block 59 West Landowners, in particular the revised municipal wastewater alignment, land and/or easement conveyances within the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department.

This By-law also provides for site-specific provisions and development standards including minimum parking requirements, and minimum landscape strips abutting Langstaff Road, Line Drive and 6100 Langstaff Road.



LOCATION MAP TO BY-LAW 068-2024

FILE: Z.23.011

RELATED FILE: DA.23.031

LOCATION: Part of Lots 11 and 12, Concession 9

APPLICANT: Costco Wholesale Corporation

CITY OF VAUGHAN



Subject Lands