

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 036-2024

A By-law to amend City of Vaughan By-law 001-2021, as amended by By-Law 188-2022.

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 “Area Subject to Rezoning” on Schedule “1” attached hereto from “A Agriculture Zone” to “EM1 Prestige Employment Zone” in the manner shown on the said Schedule “1”.
 - b) Amending site-specific exception 14.1119 in Part 14 Exception Zones as follows:
 - a. Deleting and replacing “Legal Description” with “Municipal Address(s)” and by adding the following after 7551 Huntington Road:
“7575 Huntington Road, 6751 Highway 7, and 850 Gibraltar”
 - b. Amending 14.1119.2 “Lot and Building Requirements” as follows:
 - i. Adding the following subsections after 2:
“3. For lands zoned EM1 and identified as ‘Area A’, as shown on Figure E-1632, the maximum lot coverage shall be 64%.
4. For lands zoned EM1 and identified as ‘Area A’, as shown on Figure E-1632, no minimum landscape strip abutting a residential zone or open space zone shall be required.

5. For lands zoned EM1 and identified as 'Area A', as shown on Figure E-1632, the minimum landscape open space shall be 4%."

c. Adding a new subsection 14.1119.3 "Other Provisions" as follows:

"1. For lands zoned EM1 and identified as 'Area A', as shown on Figure E-1632, the minimum setback for short-term bicycle parking spaces from a parking area shall be 1.8 m.

2. The following definitions shall apply to the "Subject Lands" zoned "EM1 – Prestige Employment Area", and identified as Parcel 'A', as shown on Figure E-1632:

i. Lot Line, Front shall be deemed to be Gibraltar Road."

d. Renumbering subsection 14.1119.3 "Figures" to subsection 14.1119.4.

c) Deleting Figure E-1632 in Subsection 14.1119 and replacing it with Figure E-1632 attached hereto as Schedule "1".

d) Deleting Map 21 in Schedule A and substituting therefor Map 21 attached hereto as Schedule "2".

e) Deleting Map 22 in Schedule A and substituting therefor Map 22 attached hereto as Schedule "3".

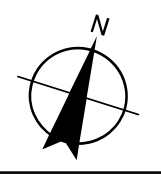
2. Schedules "1", "2" and "3" shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 21st day of February, 2024.

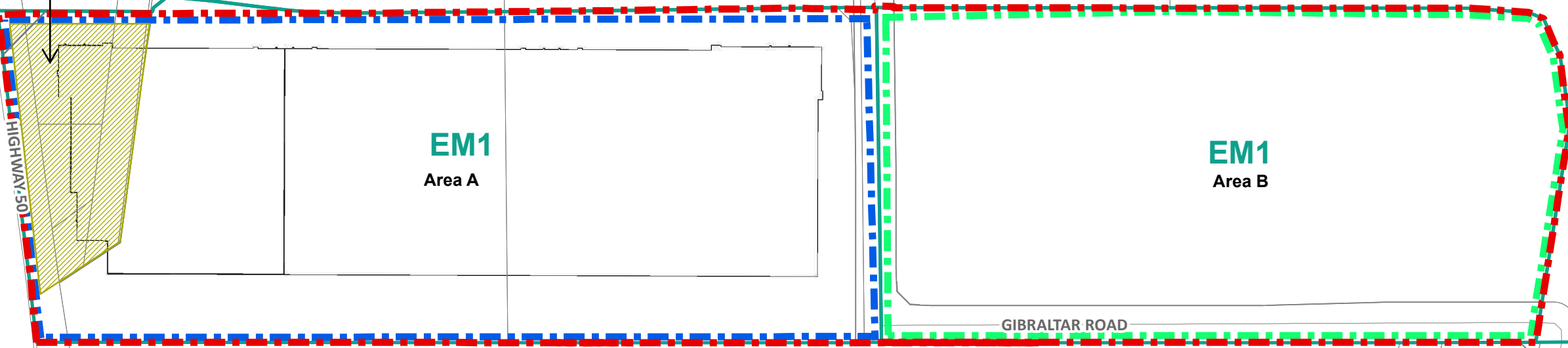
Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 4 of Report No.5 of the Committee of the Whole.
Report adopted by Vaughan City Council on February 21, 2024.
City Council voted in favour of this by-law on February 21, 2024.
Approved by Mayoral Decision MDC 002-2024 dated February 21, 2024.
Effective Date of By-Law: February 21, 2024



Area Subject to Rezoning

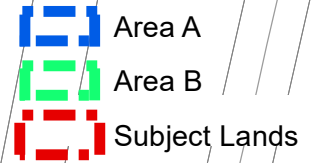


EM1
Area A

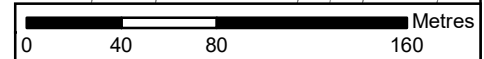
EM1
Area B

GIBRALTAR ROAD

HIGHWAY 50



This is Figure 'E-1632'
To By-Law 001-2021
Section 14.1119



File: Z.23.023
Related File: DA.23.049
Location: Part of Lots 4 and 5, Concession 9 and 10
Applicant: Livwest North Inc. and Livwest South Inc.
City of Vaughan

This is Schedule '1'
To By-Law 036-2024
Passed the 21st Day of February, 2024

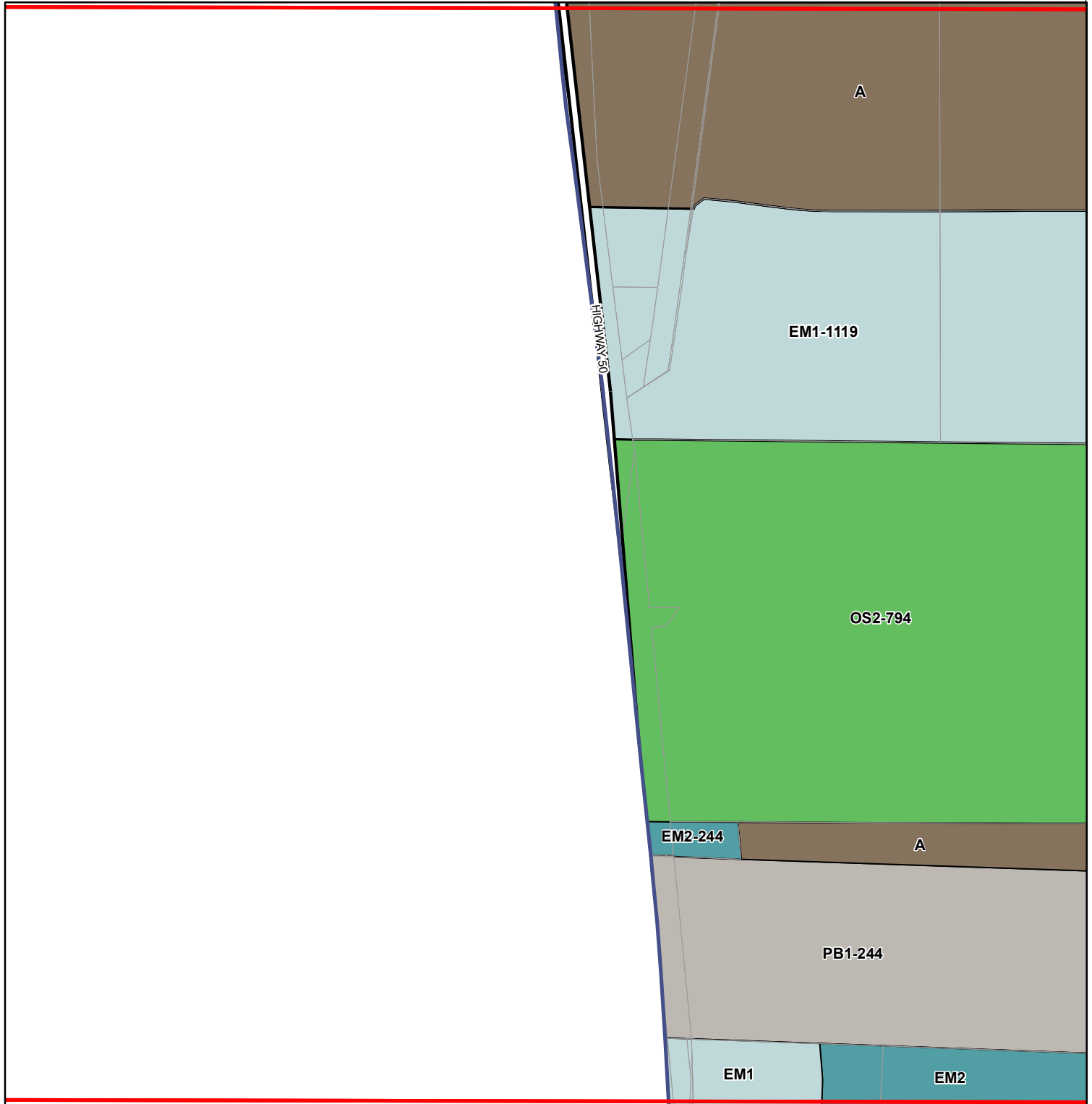
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 21



- TERANET.PROPERTY_SP_SDE
- 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)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- 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)
- 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

1:5,000

VAUGHAN

61	62	63
41	42	43
21	22	23
1	2	3

February 2024

THIS IS SCHEDULE '2'
TO BY-LAW 036-2024
PASSED THE 21st DAY OF February, 2024

File: Z.23.023

Related File: DA.23.049

Location: Part of Lots 4 and 5, Concession 9 and 10

Applicant: Livwest North Inc. and Livwest South Inc.

City of Vaughan

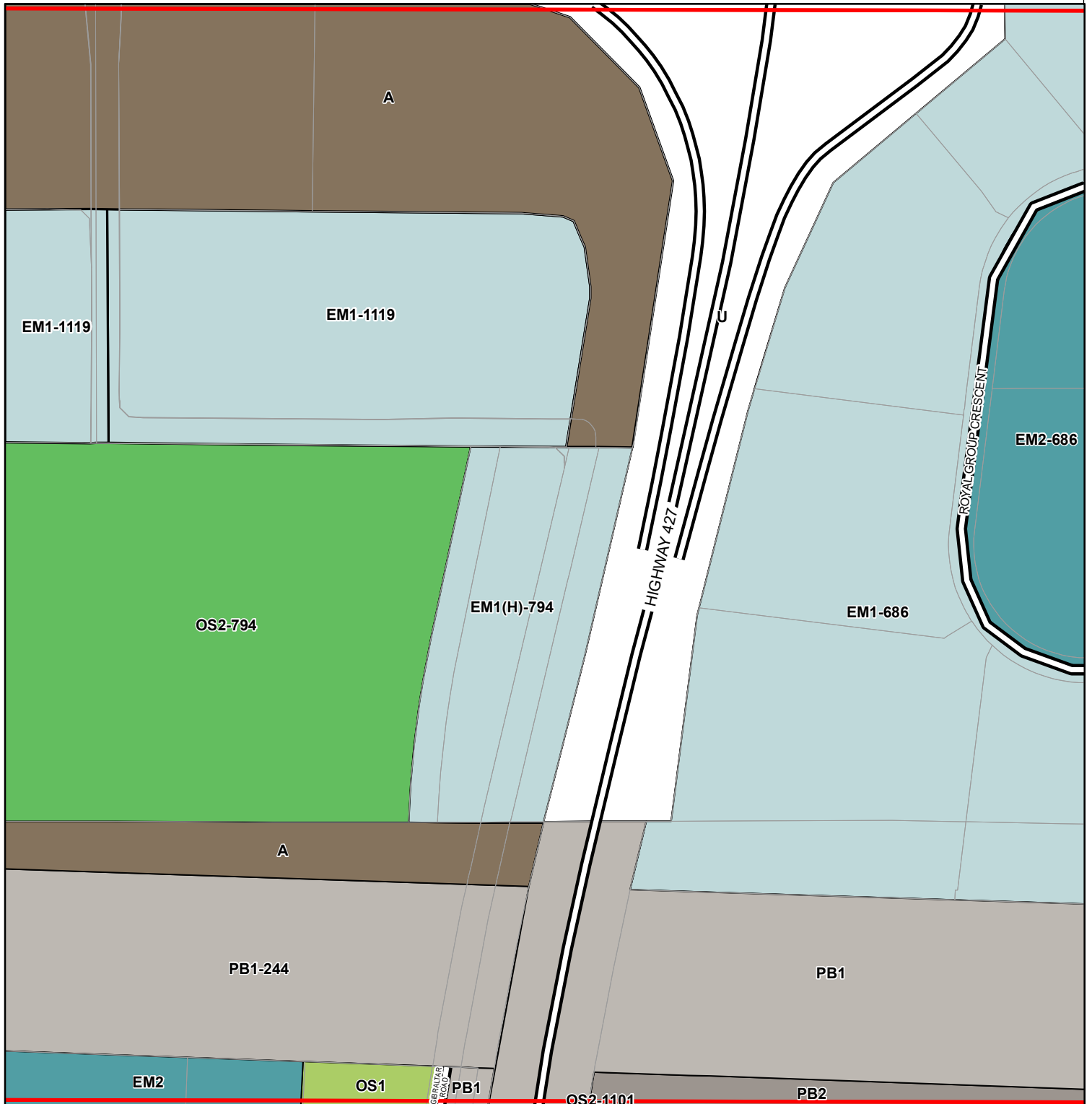
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 22



<p>TERANET.PROPERTY_SP_SDE</p> <p>Conservation, OpenSpace and Agricultural Zones</p> <ul style="list-style-type: none"> A (Agriculture Zone) OS1 (Open Space Zone) OS2 (Open Space Zone) EP (Environmental Protection Zone) <p>Vaughan Metropolitan Centre Zones</p> <ul style="list-style-type: none"> V1 (VMC Station Zone) V2 (VMC South Zone) V3 (VMC Neighbourhood Zone) V4 (VMC Employment Zone) 	<p>Residential Zones</p> <ul style="list-style-type: none"> 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) 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) 	<p>Commercial Zones</p> <ul style="list-style-type: none"> GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone) LMU (Low-Rise Mixed-Use Zone) MMU (Mid-Rise Mixed-Use Zone) 	<p>Mixed-Use Zones</p> <ul style="list-style-type: none"> 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) 	<p>Other Zones</p> <ul style="list-style-type: none"> 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) <p>These Lands shall not be subject to Zoning By-law 001-2021</p>	<table border="1" style="margin-top: 10px;"> <tr><td>61</td><td>62</td><td>63</td><td>64</td></tr> <tr><td>41</td><td>42</td><td>43</td><td>44</td></tr> <tr><td>21</td><td style="border: 2px solid red;">22</td><td>23</td><td>24</td></tr> <tr><td>1</td><td>2</td><td>3</td><td>4</td></tr> </table> <p>1:5,000 February 2024</p>	61	62	63	64	41	42	43	44	21	22	23	24	1	2	3	4
61	62	63	64																		
41	42	43	44																		
21	22	23	24																		
1	2	3	4																		

THIS IS SCHEDULE '3'
TO BY-LAW 036-2024
PASSED THE 21st DAY OF February, 2024

File: Z.23.023

Related File: DA.23.049

Location: Part of Lots 4 and 5, Concession 9 and 10

Applicant: Livwest North Inc. and Livwest South Inc.

City of Vaughan

SIGNING OFFICERS

MAYOR

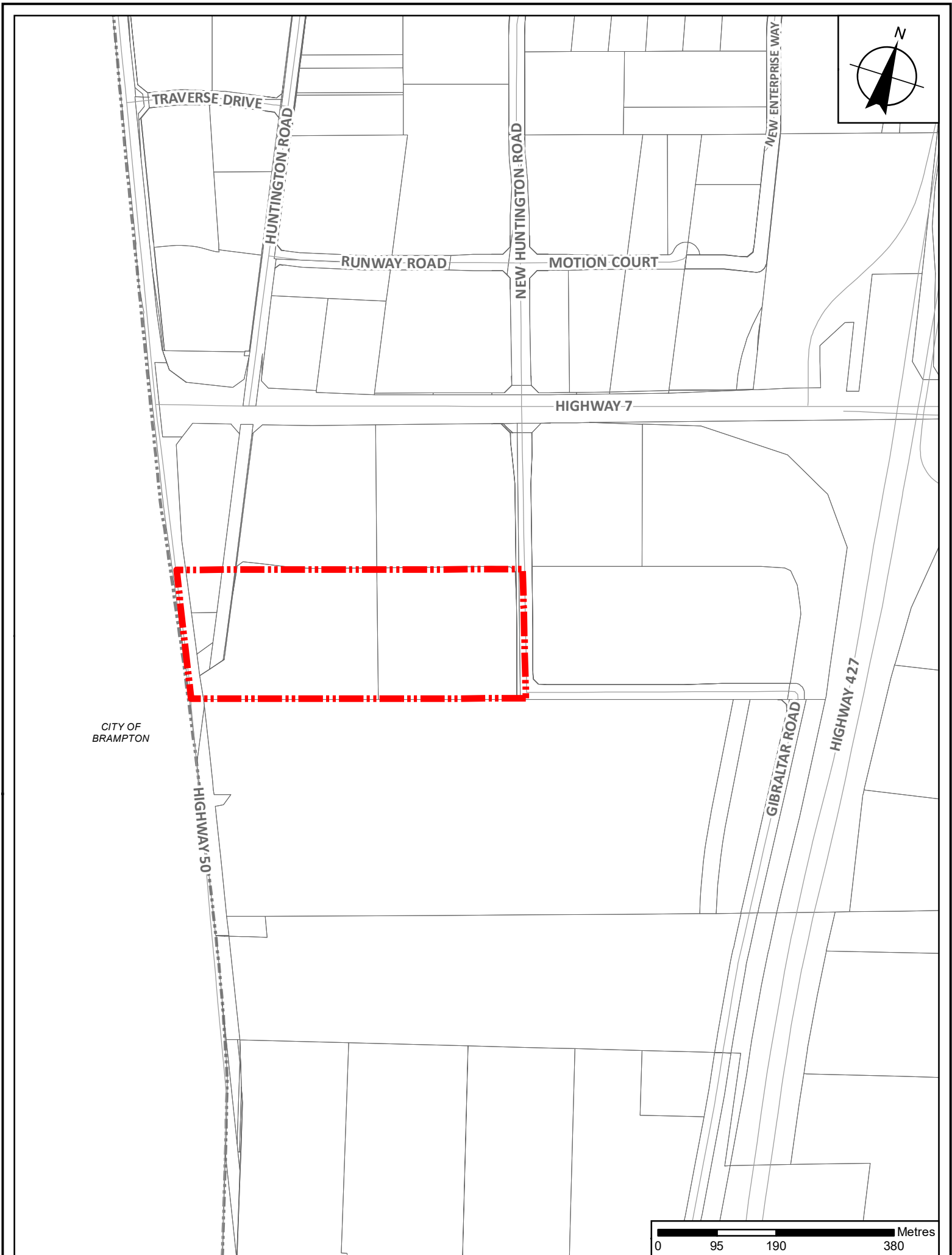
CLERK

SUMMARY TO BY-LAW 036-2024

The lands subject to this By-law are located on the east side of Highway 50, South of Highway 7, municipally known as 6751 Highway 7, 7575 Huntington Road and 850 Gibraltar Road, 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 “Agriculture Zone” to “EM1 Prestige Employment Zone” subject to site-specific exception 14.1119 as identified as ‘Area A’, as shown on Figure E-1632.

The By-law also provides site-specific provisions and development standards including: the definition of a front lot line and exceptions to the maximum lot coverage, minimum landscape requirements, and setbacks for short-term bicycle parking spaces.



Location Map To By-Law 036-2024

File: Z.23.023

Related File: DA.23.049

Location: Part of Lots 4 and 5, Concession 9 and 10

Applicant: Livwest North Inc. and Livwest South Inc.

City of Vaughan



Subject Lands