

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 175-2024**

**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:

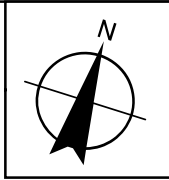
1. That City of Vaughan By-law Number 001-2021, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “SC - Service Commercial Zone”, subject to site-specific Exception 14.226 to “EM2 - General Employment Zone” in the manner shown on the said Schedule “1”.
  - b) Deleting Figure E-430 in Exception 14.226 and replacing it with Figure E-430 attached hereto as Schedule “2”, thereby removing the subject lands shown on Schedule “1” from Exception 14.226.
  - c) Amending Maps 63 and 83 in Schedule A in the form attached hereto as Schedules “3” and “4”, respectively.
2. Schedules “1”, “2”, “3” and “4” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 29<sup>th</sup> day of October, 2024.

\_\_\_\_\_  
Steven Del Duca, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 32 of the Committee of the Whole.  
Report adopted by Vaughan City Council on October 29, 2024.  
City Council voted in favour of this by-law on October 29, 2024.  
Approved by Mayoral Decision MDC 014-2024 dated October 29, 2024.  
**Effective Date of By-Law: October 29, 2024**



HIGHWAY 427

LANGSTAFF ROAD

LINE DRIVE

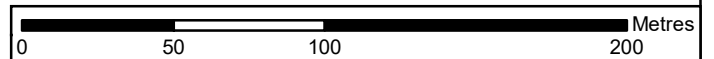
EM2

INNOVATION DRIVE

MILANI BOULEVARD



Subject Lands



This is Schedule '1'  
To By-Law 175-2024  
Passed the 29th Day of October, 2024

**File:** Z.24.018

**Location:** 161 Innovation Drive

Part of Lot 10, Concession 9

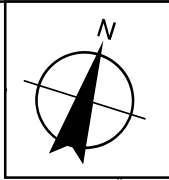
**Applicant:** City of Vaughan

**City of Vaughan**

Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



LINE DRIVE

LANGSTAFF ROAD

INNOVATION DRIVE


MILANI BOULEVARD

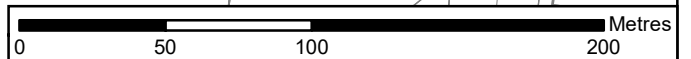
SC - 226

HIGHWAY-27

NICKEL GATE

This is Figure 'E-430'  
To By-Law 001-2021  
Section 14.226

 Subject Lands



This is Schedule '2'  
To By-Law 175-2024  
Passed the 29th Day of October, 2024

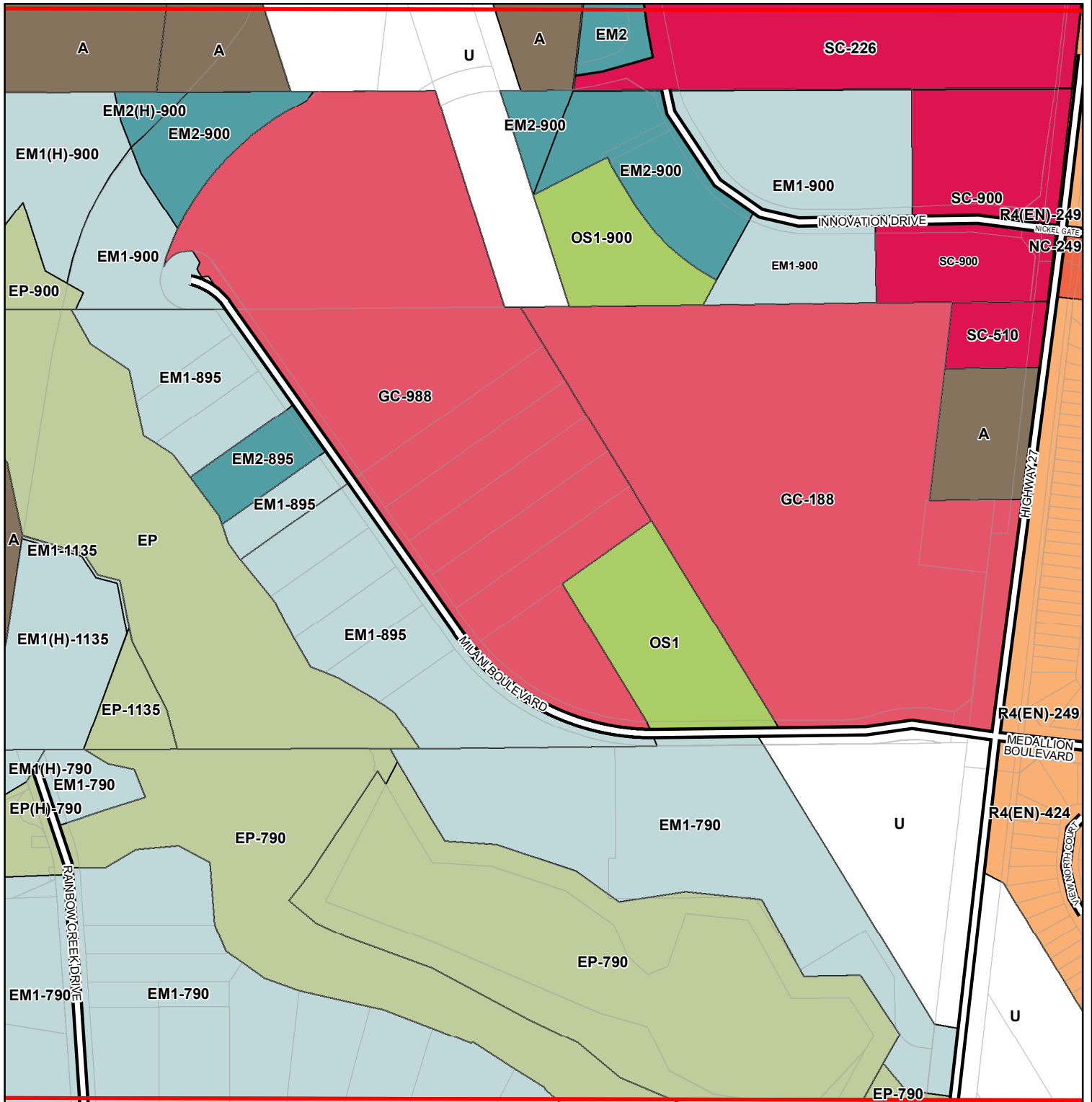
Signing Officers

**File:** Z.24.018  
**Location:** Part of Lot 10, Concession 9  
**Applicant:** City of Vaughan  
**City of Vaughan**

\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
Clerk

# Zoning By-law 001 - 2021

## Schedule A | Map 63



**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 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**

- 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**

99	100	101	102	103
81	82	83	84	85
61	62	63	64	65
41	42	43	44	45
21	22	23	24	25

October 2024

**THIS IS SCHEDULE '3'  
TO BY-LAW 175-2024  
PASSED THE 29TH DAY OF OCTOBER, 2024**

SIGNING OFFICERS

File: Z.24.018

Location: 161 Innovation Drive

Applicant: City of Vaughan

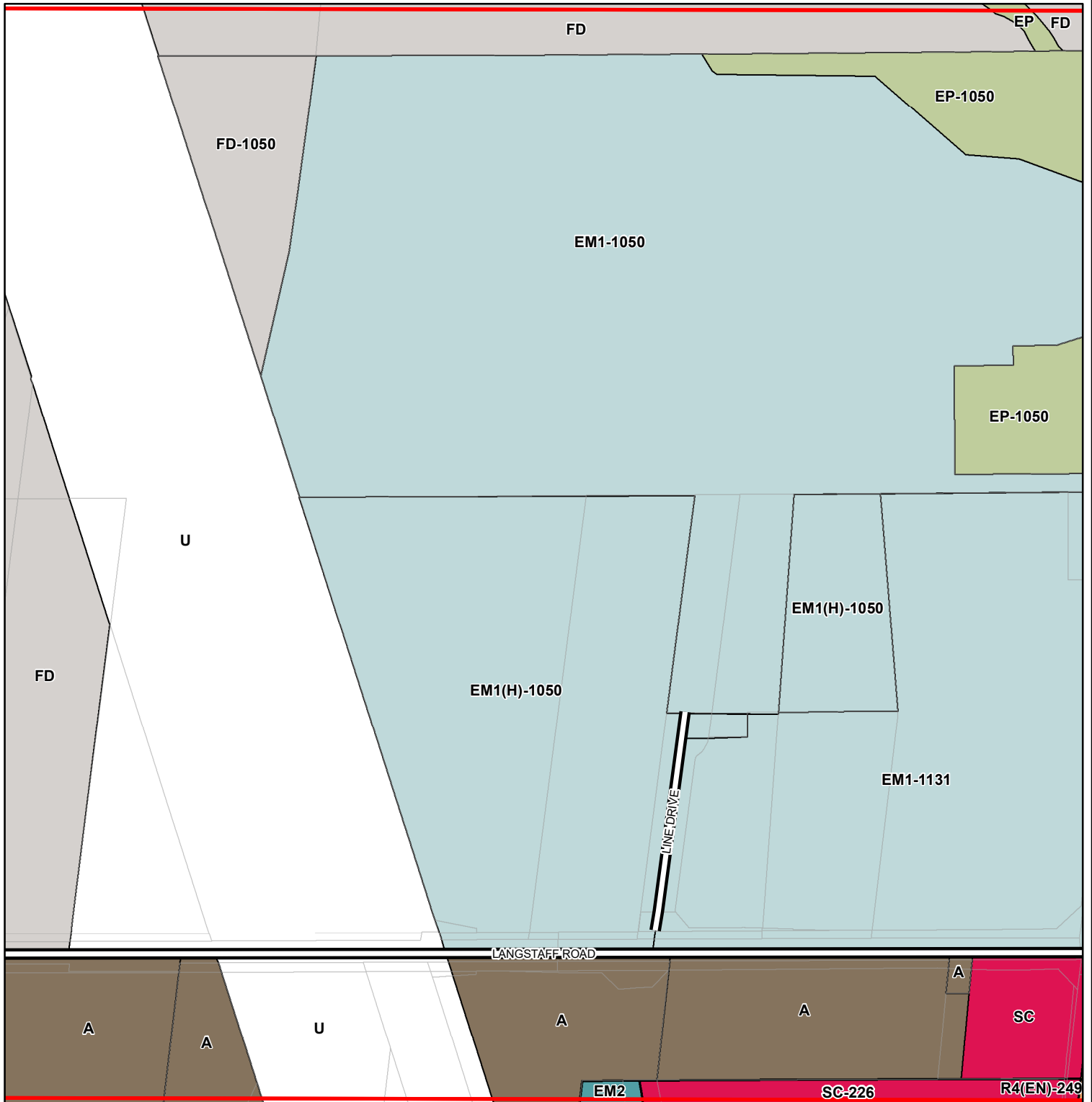
City of Vaughan

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

# Zoning By-law 001 - 2021

Schedule A | Map 83



**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 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

October 2024

THIS IS SCHEDULE '4'  
TO BY-LAW 175-2024  
PASSED THE 29TH DAY OF OCTOBER, 2024

SIGNING OFFICERS

File: Z.24.018

Location: 161 Innovation Drive

Applicant: City of Vaughan

City of Vaughan

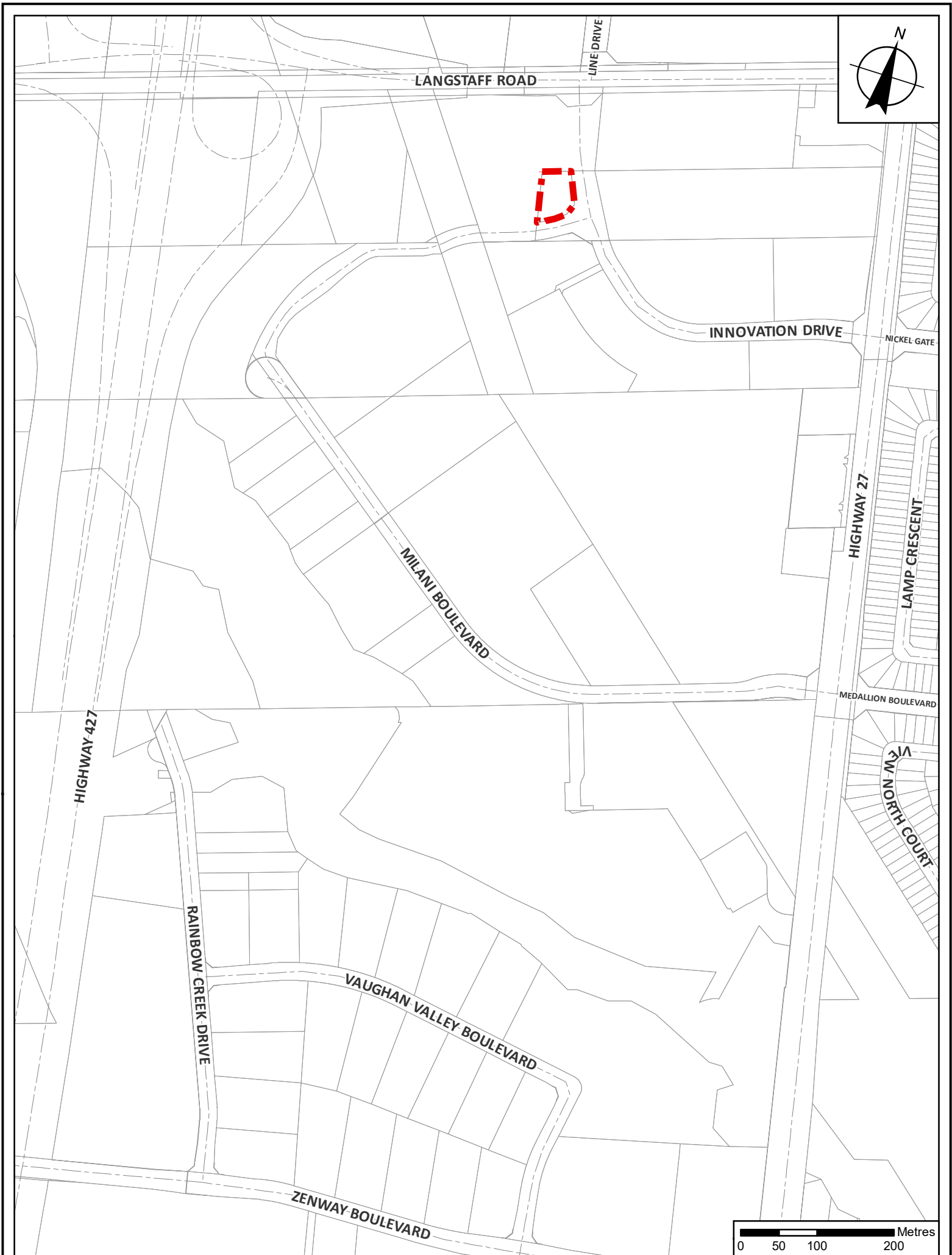
\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

## **SUMMARY TO BY-LAW 175-2024**

The lands subject to this By-law are municipally known as 161 Innovation Drive, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend Maps 63 and 83 in Schedule A of City of Vaughan Comprehensive Zoning By-law 001-2021 to rezone the subject lands from “SC - Service Commercial Zone”, subject to site-specific Exception 14.226, to “EM2 - General Employment Zone”, which were incorrectly rezoned in Zoning By-law 001-2021, as adopted. This By-law also deletes and replaces Figure E-430 in Exception 14.226 to remove 161 Innovation Drive from Exception 14.226 which was incorrectly applied to 161 Innovation Drive.



## Location Map To By-Law 175-2024


**File:** Z.24.018

**Location:** 161 Innovation Drive

Part of Lot 10, Concession 9

**Applicant:** City of Vaughan

**City of Vaughan**

 Subject Lands