

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 261-2022

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

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 land shown as “Subject Lands” on Schedule ‘1’ attached hereto from FD Future Development Zone to EM1 Prestige Employment Zone in the manner shown on the said Schedule ‘1’.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1131, as follows:

Exception Number	Municipal Address:
Applicable Parent Zone: EM1	6100 Langstaff Road
Schedule A Reference: 83	
By-law 039-2021	
14.1131.1 Permitted Uses	
<ol style="list-style-type: none">1. The following uses shall only be permitted on lands labelled “Subject Lands”, as shown on Figure E-1688:<ol style="list-style-type: none">a. Accessory Retail Sales and Office Uses to an Employment Use;b. Day Nursery;c. Employment Use;d. Office;e. Office Building;	

- f. Personal Service;
- g. Recreational Use
- h. Restaurant; and
- i. Vertical Farm.

14.1131.2 Other Provisions

1. The following additional requirements shall apply to lands labelled "Subject Lands", as shown on Figure E-1688:
 - a. Employment Use shall mean the use of land, buildings or structures for the warehousing, manufacturing, processing or assembly of materials to finished products or by products, and may include other similar operations such as, but not limited to, data processing, research and development, and printing and publishing.
 - b. Office Building shall mean a building having more than one-storey used for business or professional office purposes. If an office building exceeds three (3) storeys in height, the following uses shall be permitted on the ground floor provided the combined total gross floor area of all such uses does not exceed fifteen percent (15%) of the gross floor area of the said office building:
 - bank
 - eating establishment
 - eating establishment, convenience
 - eating establishment, take-out
 - health centre
 - personal service shop
 - pharmacy
 - retail store
 - a variety store, which shall mean a kiosk serving the daily or occasional needs of the employees in the office building with a variety of goods such as food snacks and beverages, sundries, tobacco, stationery, magazines and newspapers, but not including groceries, meats and produce, with no direct access to the exterior of the building and a gross floor area not exceeding 50 m²
 - c. Recreational Use shall mean and for parks, playgrounds, racquet courts, lawn bowling greens, skating and curling rinks, athletic fields, picnic areas, swimming pools, day camps, community centres, snow skiing, walking trails and all similar uses, together with necessary and accessory buildings and structures but shall not include does not include a track for the racing of animals, motor vehicles, snowmobiles, motorcycles, golf driving ranges, miniature golf courses, or golf courses.
 - d. Vertical Farm shall mean premises used for the indoor production, harvesting, processing, storage, and distribution of agricultural crops for commercial purposes.

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| e. The maximum total GFA of a restaurant use shall be 185.0 m ² . |
| f. The maximum total GFA of a personal service use shall be 185.0 m ² . |

14.1131.3 Figures

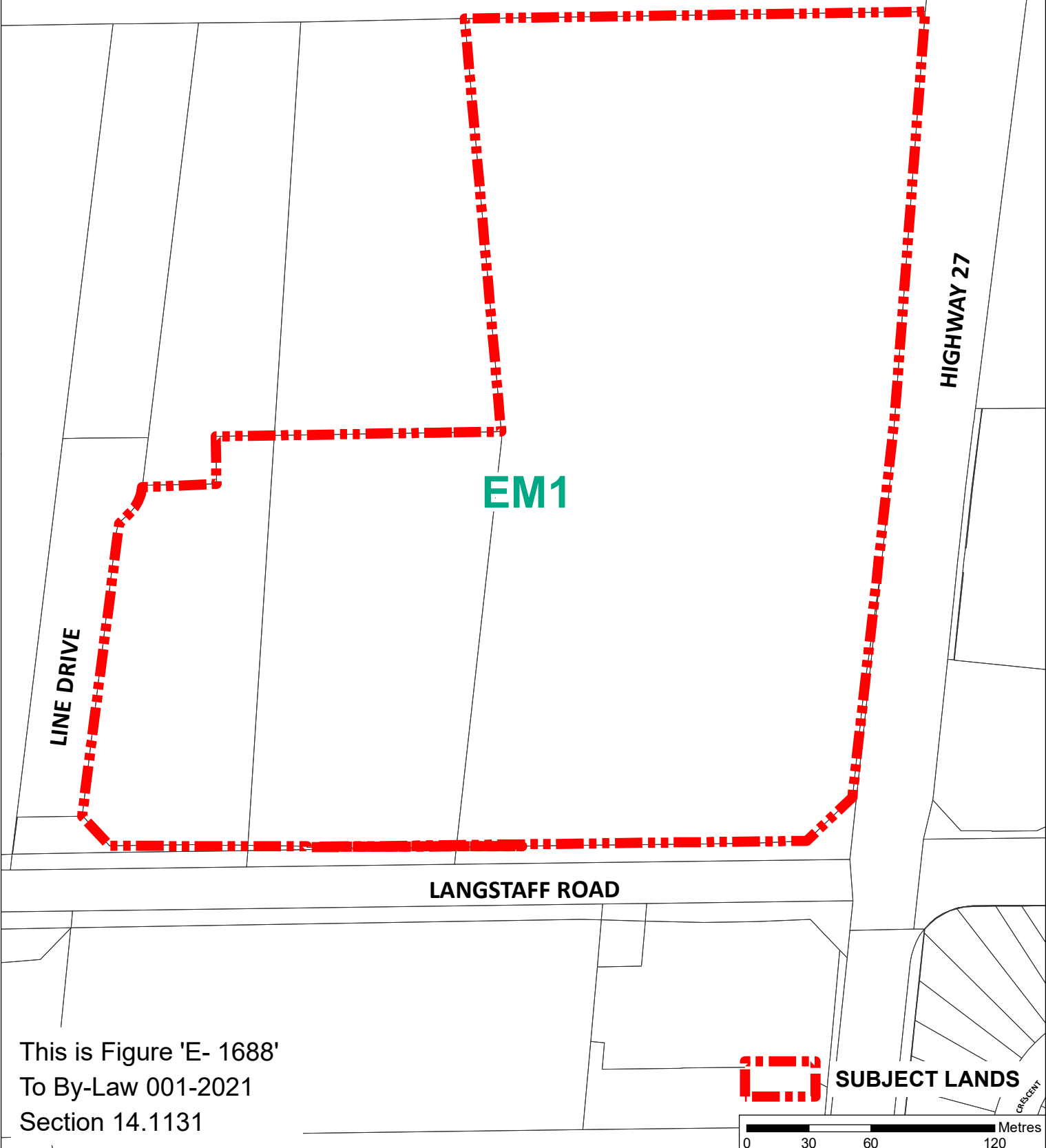
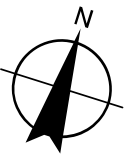
Figure E-1688

- c) Deleting Map 83 in Schedule A and substituting therefor Map 83 attached hereto as Schedule '2'.
- d) Schedules '1' and '2' shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 13th day of December, 2022.

Steven Del Duca, Mayor

Todd Coles, City Clerk



This is Figure 'E- 1688'
 To By-Law 001-2021
 Section 14.1131

**THIS IS SCHEDULE '1'
 TO BY-LAW 261-2022
 PASSED THE 13TH DAY OF DECEMBER, 2022**

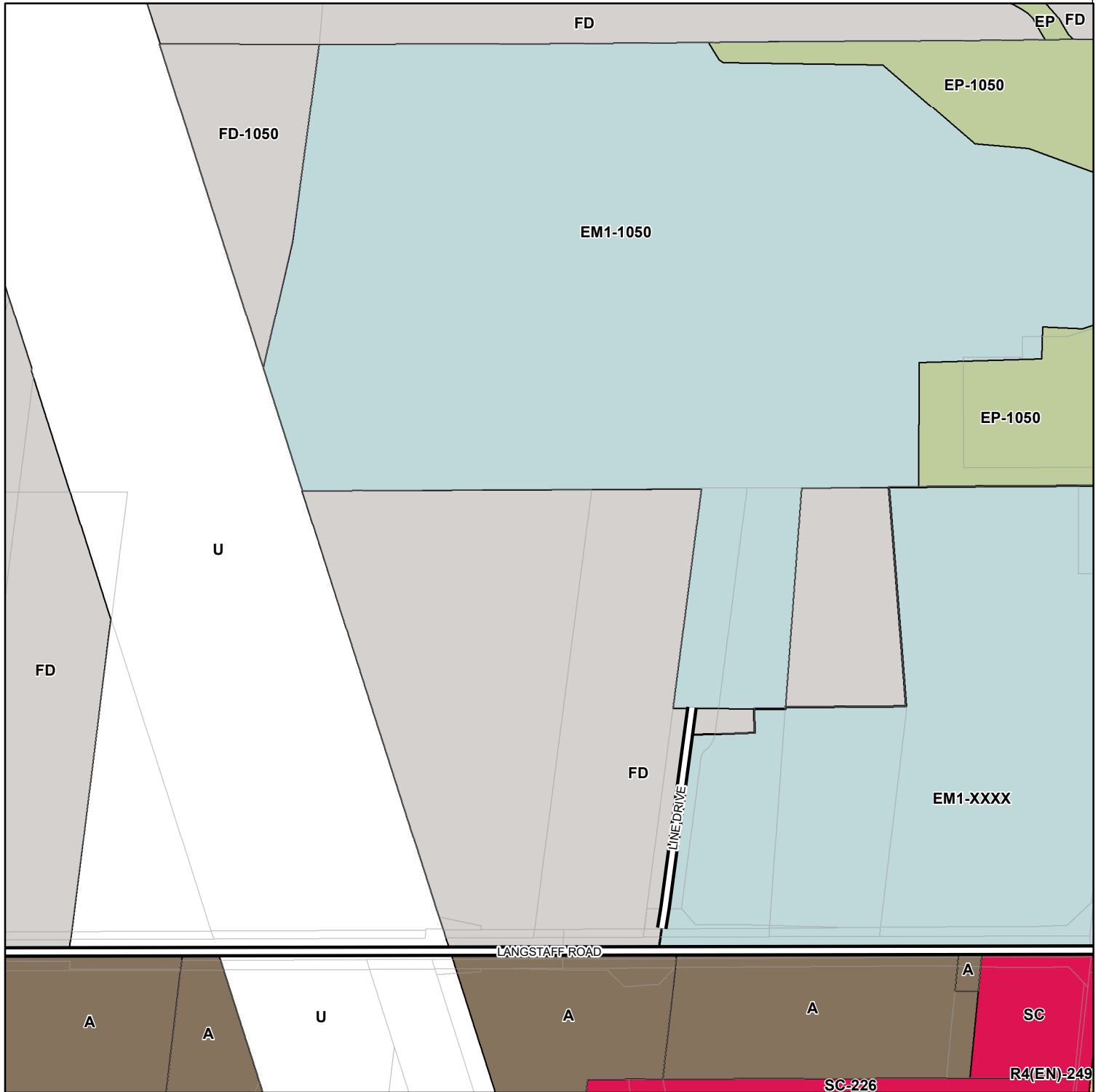
SIGNING OFFICERS

_____ MAYOR

_____ CLERK

Zoning By-law 001 - 2021

Schedule A | Map 83



<p>Conservation, OpenSpace and Agricultural Zones</p> <ul style="list-style-type: none"> A (Agriculture Zone) OS1 (Public Open Space Zone) OS2 (Private Open Space Zones) EP (Environmental Protection Zone) <p>Vaughan Metropolitan Centre Zones</p> <ul style="list-style-type: none"> V1 (Station Precinct Zone) V2 (South Precinct Zone) V3 (Neighbourhood Precinct Zone) V4 (Employment Precinct Zone) 	<p>Residential Zones</p> <ul style="list-style-type: none"> R1 (First Residential Zone) R2 (Second Residential Zone) R3 (Third Residential Zone) R4 (Fourth Residential Zone) R5 (Fifth Residential Zone) RT (Townhouse Zone) RT1 (Townhouse Residential) RT2 (Townhouse Residential) RM1 (Multiple Residential Zone 1) RM2 (Multiple Residential Zone 2) RM3 (Multiple Residential Zone 3) 	<p>Commercial Zones</p> <ul style="list-style-type: none"> RE (Estate Residential Zone) GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone) <p>Mixed-Use Zones</p> <ul style="list-style-type: none"> LMU (Low-Rise Mixed-Use Zone) MMU (Mid-Rise Mixed-Use Zone) HMU (High-Rise Mixed-Use Zone) GMU (General Mixed-Use Zone) 	<p>Employment Zones</p> <ul style="list-style-type: none"> 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) EM3 (Mineral Aggregate Operation Zone) 	<p>Other Zones</p> <ul style="list-style-type: none"> 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 	<table border="1" style="border-collapse: collapse; text-align: center;"> <tr><td>117</td><td>118</td><td>119</td><td>120</td><td>121</td></tr> <tr><td>99</td><td>100</td><td>101</td><td>102</td><td>103</td></tr> <tr><td>81</td><td>82</td><td style="border: 2px solid red;">83</td><td>84</td><td>85</td></tr> <tr><td>61</td><td>62</td><td>63</td><td>64</td><td>65</td></tr> <tr><td>41</td><td>42</td><td>43</td><td>44</td><td>45</td></tr> </table> <p style="text-align: right;">Final: December 2022</p>	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
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1:5,000

This is Schedule '2'
To By-Law 261-2022
Passed the 13th Day of December, 2022

Signing Officers

_____ Mayor

_____ Clerk

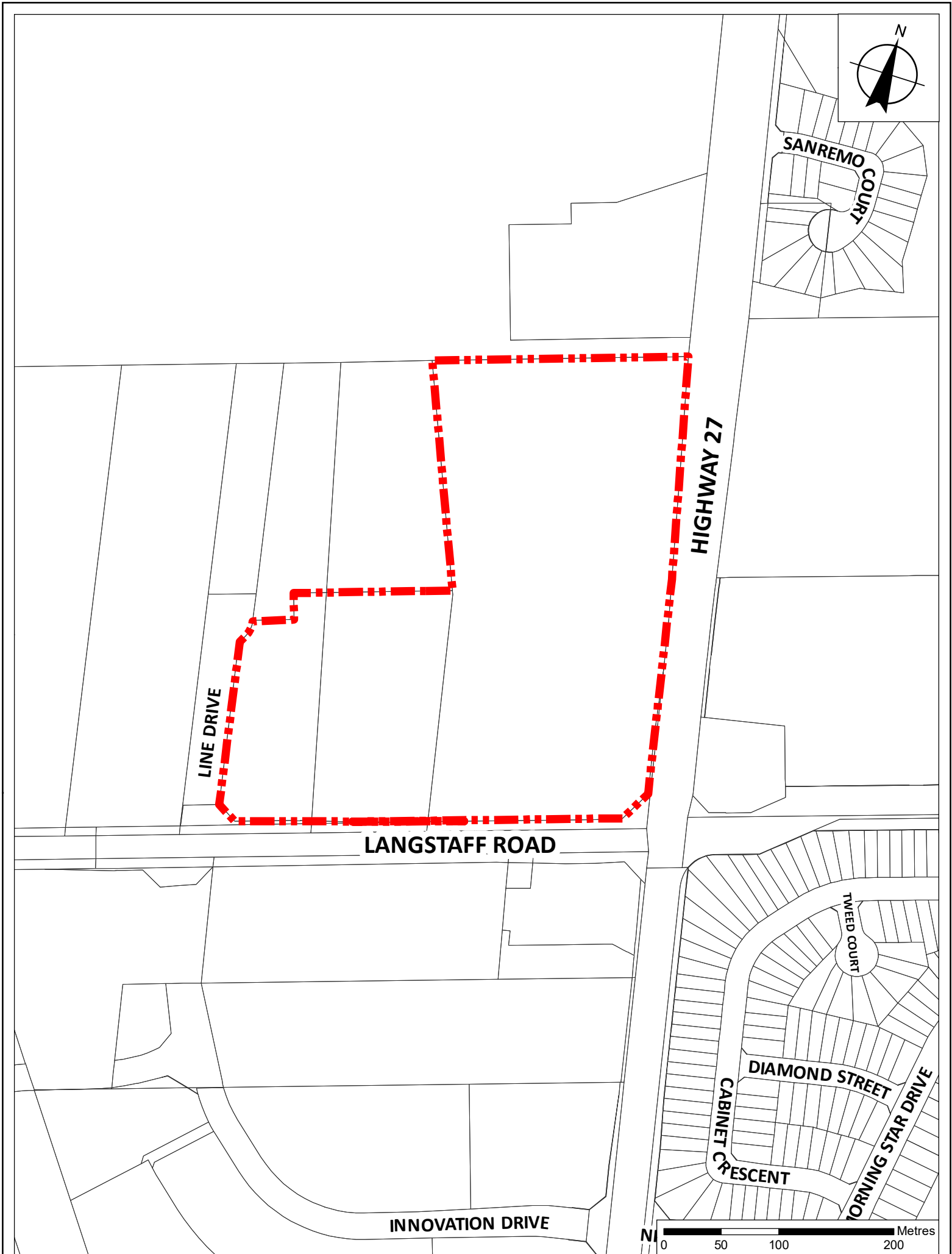
SUMMARY TO BY-LAW 261-2022

The lands subject to this By-law are located on the northwest corner of Langstaff Road and Highway 27, municipally known as 6100 Langstaff Road and legally described as Part of Lot 11, Concession 9, in the City of Vaughan. The purpose of this By-law is to rezone the subject lands from “FD Future Development Zone” to “EM1 Prestige Employment Area Zone” with site-specific exceptions for definitions and permitted uses.

On April 13, 2021, the Committee of the Whole adopted the following recommendation regarding Zoning By-law Amendment File Z.21.001 (Hunter-Fifty Investments Limited / Line Drive East Investments Limited):

- “1. THAT Zoning By-law Amendment File Z.21.001 (Hunter-Fifty Investments Limited / Line Drive East Investments Limited) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 1 from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report;
2. THAT the Owner be permitted to apply for a Minor Variance application(s) to the Vaughan Committee of Adjustment before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law, if required; and
3. THAT the deletion of “Street L” in the Block 59 Block Plan, as shown on Attachment 3, BE APPROVED, and that the final Block 59 Block Plan be modified to delete “Street L”. On April 13, 2021, Council ratified the recommendation of the Committee of the Whole”

This By-law constitutes a technical site-specific amendment to Zoning By-law 001-2021 to carry forward the approvals identified above.



LOCATION MAP TO BY-LAW 261-2022

 **SUBJECT LANDS**