

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 184-2020**

**A By-law to amend City of Vaughan By-law 1-88.**

**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 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from A Agricultural Zone to EM1 Prestige Employment Area Zone, EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)”, EM2(H) General Employment Area Zone with the Holding Symbol “(H)”, and OS1 Open Space Conservation Zone in the manner shown on the said Schedule “1”.
  - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1507) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1638”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the Planning Act:

    - a) Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of this By-law, and for the use of parking spaces and parking areas between and on the areas of Block 2 and Block 3;

b) Removal of the Holding Symbol “(H)” from the Subject Lands shall be contingent on the following:

i. The Owner shall obtain approval from Vaughan Council for related Draft Plan of Subdivision File 19T-18V010;

ii. The Owner shall satisfy all remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners to the satisfaction of the Development Engineering Department and the Policy Planning and Environmental Sustainability Department;

B. Notwithstanding the provisions of:

a) Subsection 2.0 respecting Definitions;

b) Subsection 6.2.1 a) respecting permitted uses for lands zoned EM1 Prestige Employment Area Zone;

c) Subsection 6.3.1 a) respecting permitted uses for lands zoned EM2 General Employment Area Zone;

d) Subsection 6.1.2 respecting the Employment Area Zone requirements and Schedule “A” respecting the Zone requirements in the EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone;

e) Subsection 6.1.6 d) respecting minimum Landscape Strip for an Employment Area Zone abutting an Open Space Zone;

f) Subsection 3.8 a) respecting minimum parking requirements and location of parking areas;

g) Subsection 3.8 g) respecting maximum access or driveway width to a parking area

h) Subsection 3.9 d) respecting the location of loading spaces;

i) Subsection 6.3.2.vii) respecting screening along a

boundary between a lot permitting Outside Storage  
and the boundary to an Open Space zone;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1638”:

- ai) For a lot abutting Huntington Road, the Street Line abutting Huntington Road shall be deemed to be the Front Lot Line;
- a ii) For a lot abutting Future Street “G”, the Street Line abutting Future Street “G” shall be deemed the Front Lot Line for Blocks 3 and 4 only;
- a iii) For a lot abutting Langstaff Road, the Street Line abutting Langstaff Road shall be deemed the Front Lot Line for Block 2 only;
- bi) In addition to the permitted uses listed in Section 6.2.1 a), the following additional use is permitted for lots zoned EM1 Prestige Employment Area Zone;
  - i) The leaving, placing, or parking of trucks, trailers and tractor trailers accessory to an Employment Use and shall be permitted and not be considered as Outside Storage;
- ci) In addition to the permitted uses listed in Section 6.3.1 a), the following additional use is permitted for lots zoned EM2 General Employment Area Zone;
  - i) The leaving, placing, or parking of trucks, trailers and tractor trailers accessory to an Employment Use and shall not be considered as Outside Storage;
- di) The Minimum Rear Yard shall be 11 m for Blocks 3 and 4;
- ei) Where lands zoned EM1 Prestige Employment Area Zone abuts the boundary of lands zoned Open Space, a strip of land not less than 1.5m in width inside the Employment Area Zone shall be provided abutting the Open Space Zone. This strip of land shall be used for no other purpose than landscaping.

Such landscaped area shall not be used in computing the minimum landscaping requirements as set out in Subsection 6.1.6c) of this by-law and shall include appropriate screening between the Open Space zone and Prestige Employment Area Zone that consists of a combination of landscaping and fencing at a minimum 1.8 metres in height;

- eii) Where lands zoned EM2 General Employment Area Zone abuts the boundary of lands zoned Open Space, a strip of land not less than 1.5m in width inside the Employment Area Zone shall be provided abutting the Open Space Zone. This strip of land shall be used for no other purpose than landscaping. Such landscaped area shall not be used in computing the minimum landscaping requirements as set out in Subsection 6.1.6c) of this by-law and shall include appropriate screening between the Open Space zone and Prestige Employment Area Zone that consists of a combination of landscaping and fencing at a minimum 1.8 metres in height;
- fi) The minimum parking requirement for all Employment Uses as defined and Warehousing Use shall be 0.7 parking spaces per 100 sq. m. of GFA;
- fii) For the purposes of zoning conformity, Blocks 2 and 3 shall be deemed a single lot for the purposes of parking; parking aisles and driveway accesses only;
- gi) A parking area shall be provided with a means of access or driveway at least 5.4m but not exceeding 8m in width measured perpendicular to the centre line of the driveway, unless the driveway is joint ingress and egress driveway, in which case the width shall be 8m.
- hi) Loading spaces may be located between a building and a street if said street is not an arterial road (Blocks 3 and 4);
- ii) If a lot upon which Outside Storage is proposed abuts the

boundary of an Open Space Zone, screening shall be provided along such boundary within the Employment Zone.

Screening shall consist of a solid fence a minimum of 2m in height;

- c) Adding Schedule “E-1638” attached hereto as Schedule “1”.
- d) Deleting Key Map 9C and substituting therefor the Key Map 9C attached hereto as Schedule “2”.

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

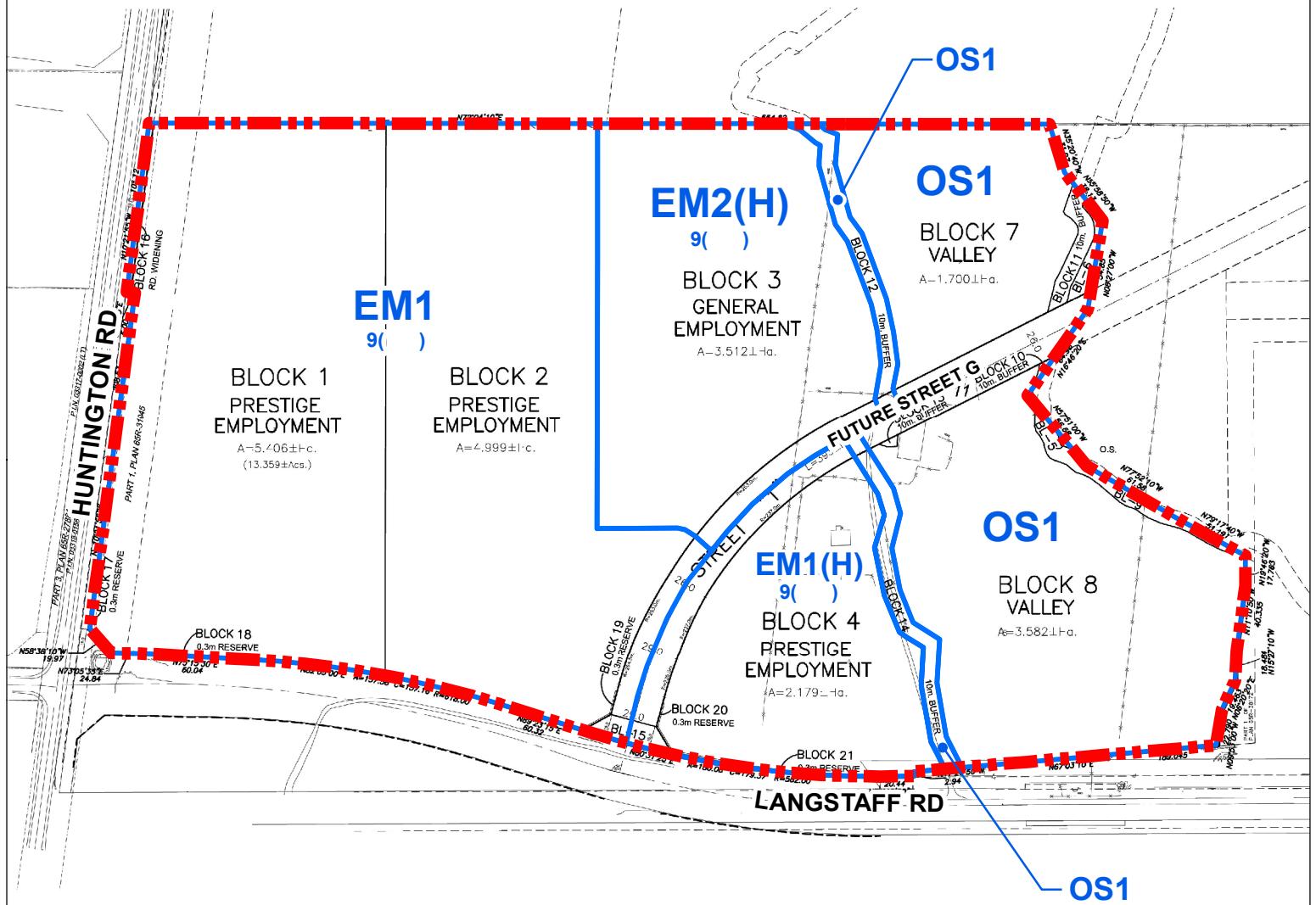
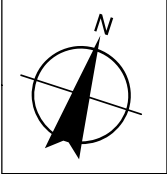
Enacted by City of Vaughan Council this 15<sup>th</sup> day of December, 2020.

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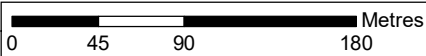
Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk



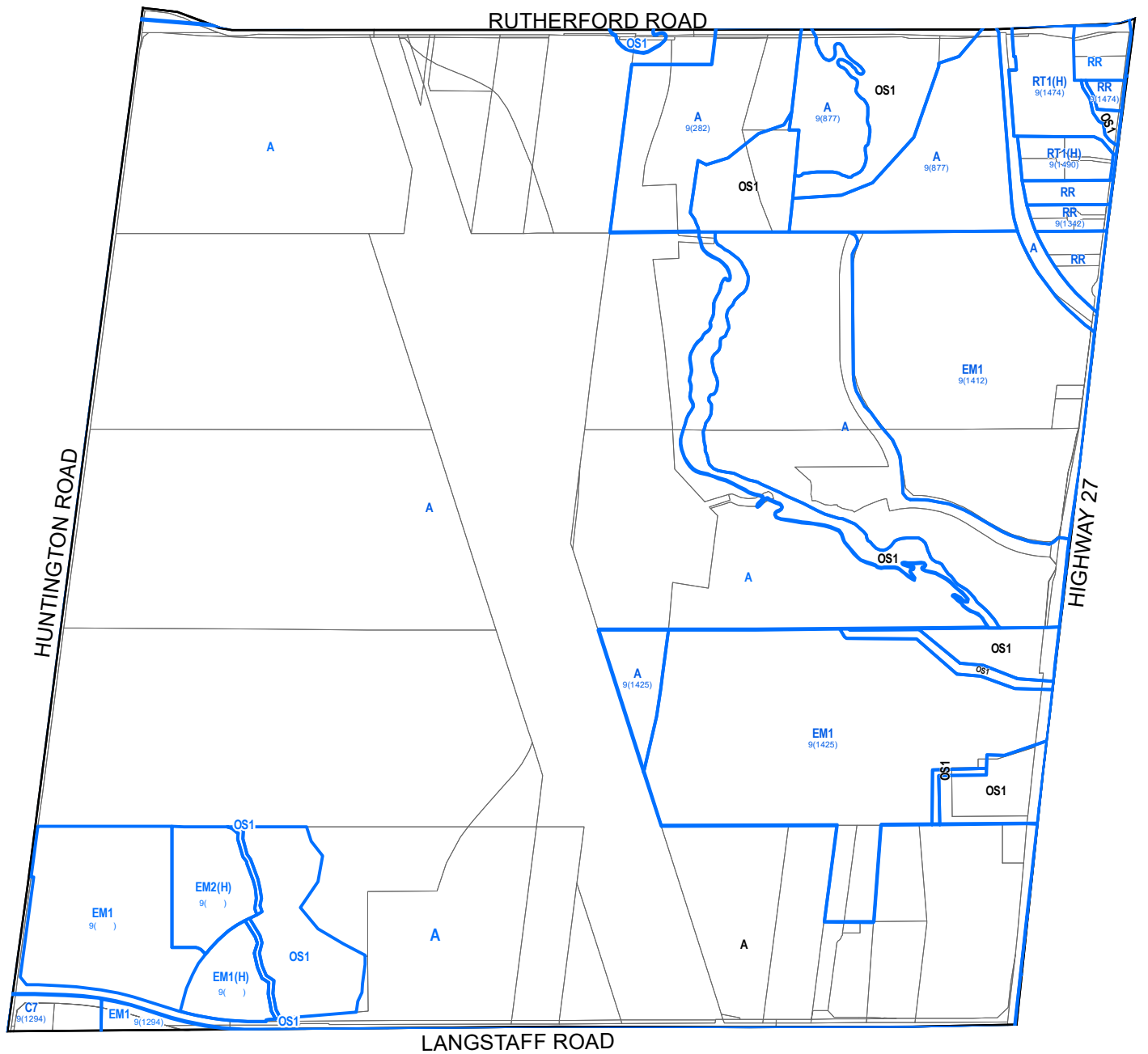
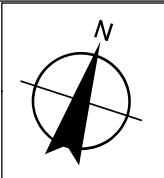
THIS IS SCHEDULE 'E-1638'  
TO BY-LAW 1-88  
SECTION 9(1507)



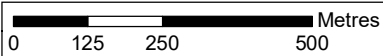
THIS IS SCHEDULE '1'  
TO BY-LAW 184-2020  
PASSED THE 15TH DAY OF DECEMBER, 2020

FILE: Z.18.026  
RELATED FILES: 19T-18V010, DA.18.066  
LOCATION: Part of Lot 11, Concession 9  
APPLICANT: Anatolia Capital Corp.  
CITY OF VAUGHAN

SIGNING OFFICERS  
  
MAYOR  
  
CLERK



KEY MAP 9C  
BY-LAW 1-88



THIS IS SCHEDULE '2'  
TO BY-LAW 184-2020  
PASSED THE 15TH DAY OF DECEMBER, 2020

**FILE:** Z.18.026  
**RELATED FILES:** 19T-18V010, DA.18.066  
**LOCATION:** Part of Lot 11, Concession 9  
**APPLICANT:** Anatolia Capital Corp.  
**CITY OF VAUGHAN**

SIGNING OFFICERS  
  
\_\_\_\_\_  
MAYOR  
  
\_\_\_\_\_  
CLERK

## **SUMMARY TO BY-LAW 184-2020**

The lands subject to this By-law are located east of Huntington Road and north of Langstaff Road and are municipally known as 6560 Langstaff Road, City of Vaughan.

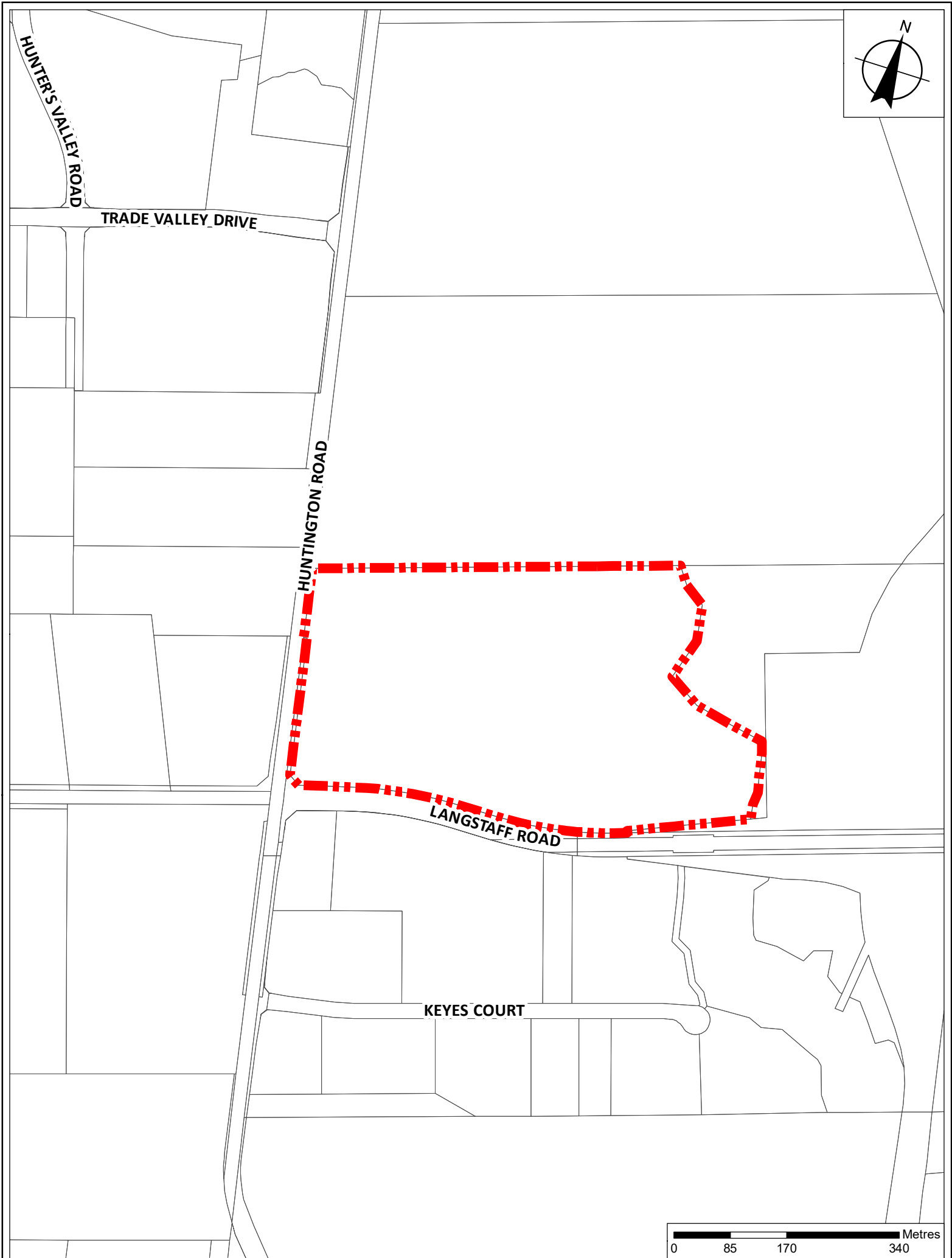
The purpose of this by-law is to rezone the subject lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM1(H) Prestige Employment Area Zone” with the Holding Symbol “(H)”, “EM2(H) General Employment Area Zone” with the Holding Symbol “(H)” and “OS1 Open Space Conservation Zone”.

The By-law includes the Holding Symbol “(H)” for a portion of the lands zoned “EM1 Prestige Employment Area Zone” and the lands zoned “EM2 General Employment Area Zone”. The removal of the Holding Symbol “(H)” is contingent upon the following conditions being satisfied:

- a. Draft Plan of Subdivision File 19T-18V010 is approved by Vaughan Council;
- b. All remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners to the satisfaction of the Development Engineering Department and the Policy Planning and Environmental Sustainability Department as shown on Attachment 8;

This By-law also provides for site-specific development standards including, exceptions to the permitted minimum landscape strip abutting an OS1 Zone, the definition of a front lot line, permitted uses, maximum driveway access width, minimum rear yard, minimum required parking, location of parking and loading spaces and the definition of outside storage.





# LOCATION MAP TO BY-LAW 184-2020

**FILE:** Z.18.026  
**RELATED FILES:** 19T-18V010, DA.18.066  
**LOCATION:** Part of Lot 11, Concession 9  
**APPLICANT:** Anatolia Capital Corp.  
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