

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 089-2023

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 lands shown as “Subject Lands” on Schedule “2” attached hereto from the “A Agriculture Zone” and “OS1 Public Open Space Zone” to the “GC General Commercial Zone”, in the manner shown on the said Schedule “2”.
 - b) Adding the following table, Exception Number 14.1141 to Section 14:
Zone Exceptions:

SECTION 14: ZONE EXCEPTIONS	
EXCEPTION NUMBER: 14.1141	Legal Description: Northwest corner of Major Mackenzie Drive and Barons Street, in Block 226 and Part of Block 227, Plan 65M-4373; in Part of Lot 21, Concession 9; municipally known as 38 Barons Street
By-law/Instrument No.: 089-2023	
Date By-law/Instrument Passed: June 20, 2023	
File No.: Z.22.027	
Related Files: DA.22.055	
Parent Zone: GC General Commercial	
Schedule A Reference: 155, 156	
By-law / Tribunal Decision Reference:	Figure T Link (if applicable):
14.1141.1	Permitted Uses

1. The following uses shall be permitted on the lands shown as “Subject Lands” on Figure “E-1698”:

- a. Supermarket;
- b. Retail;
- c. Retail, convenience;
- d. Restaurant;
- e. Restaurant, with drive-through;
- f. Financial institution;
- g. Office;
- h. Clinic;
- i. Day care centre;
- j. Health and fitness centre;
- k. Personal Service;
- l. Outdoor patio.

14.1141.2 Lot and Building Requirements

1. The following provisions shall apply to the lands shown as “Subject Lands” on Figure “E-1698”:

- a. The front lot line shall be the lot line abutting Barons Street;
- b. The minimum front yard setback shall be 3.75 m;
- c. The minimum rear yard setback shall be 10 m;
- d. The minimum landscape strip on any interior side lot line or rear lot line abutting a Residential Zone or the Open Space Zone shall be 3 m;
- e. A drive-through stacking lane shall be permitted to encroach 1 m into the minimum landscape strip on the Barons Street frontage;
- f. A merge camera shall be permitted to encroach 2.5 m into the minimum landscape strip on the Barons Street frontage;
- g. An order board shall be permitted to encroach 2 m into the minimum landscape strip on the Barons Street frontage;
- h. The maximum building height for Building A1 shall be 12.5 m.

14.1141.3 Parking

1. The following parking requirements shall apply to the lands shown as “Subject

Lands” on Figure “E-1698”:

- a. The minimum number of long-term bicycle parking spaces shall be 0;
- b. A stacking lane shall be permitted to be located in the front yard, associated with Building C as shown on Figure “E-1698”;
- c. No loading spaces shall be required for Buildings B and D.

14.1141.4 Other Provisions

1. The following provisions shall apply to the lands shown as “Subject Lands” on Figure “E-1698”:

- a. An outdoor patio located at grade and with direct access from the first storey of a building shall be located a minimum distance of 3 m from any lot line abutting a Residential Zone, Open Space Zone, or Institutional Zone;
- b. An accessory structure for the purpose of a merge camera shall be setback a minimum 0.75 m from the required front lot-line;
- c. An accessory structure for the purpose of an order board shall be setback a minimum of 1 m from the required front lot-line;
- d. An accessory structure for the purpose of an EV charge infrastructure station shall be setback a minimum 7.5 m from the required rear lot-line;
- e. An Attached canopy shall be permitted to encroach 1 m into a required yard.

14.1141.5 Figures

Figure E-1698

- c) Deleting Figure “E-1504” from Exception 14.1006 and substituting therefor Figure “E-1504” attached hereto as Schedule “1”, thereby removing the subject lands from Exception 14.1006.
 - d) Adding Figure E-1698 to Exception Zone 14.1141 Figures attached hereto as Schedule “2”.
 - e) Deleting Maps 155 and 156 of Schedule A and substituting therefor Maps 155 and 156 attached hereto as Schedules “3” and “4”.
2. Schedules “1”, “2”, “3” and “4” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 20th day of June, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk

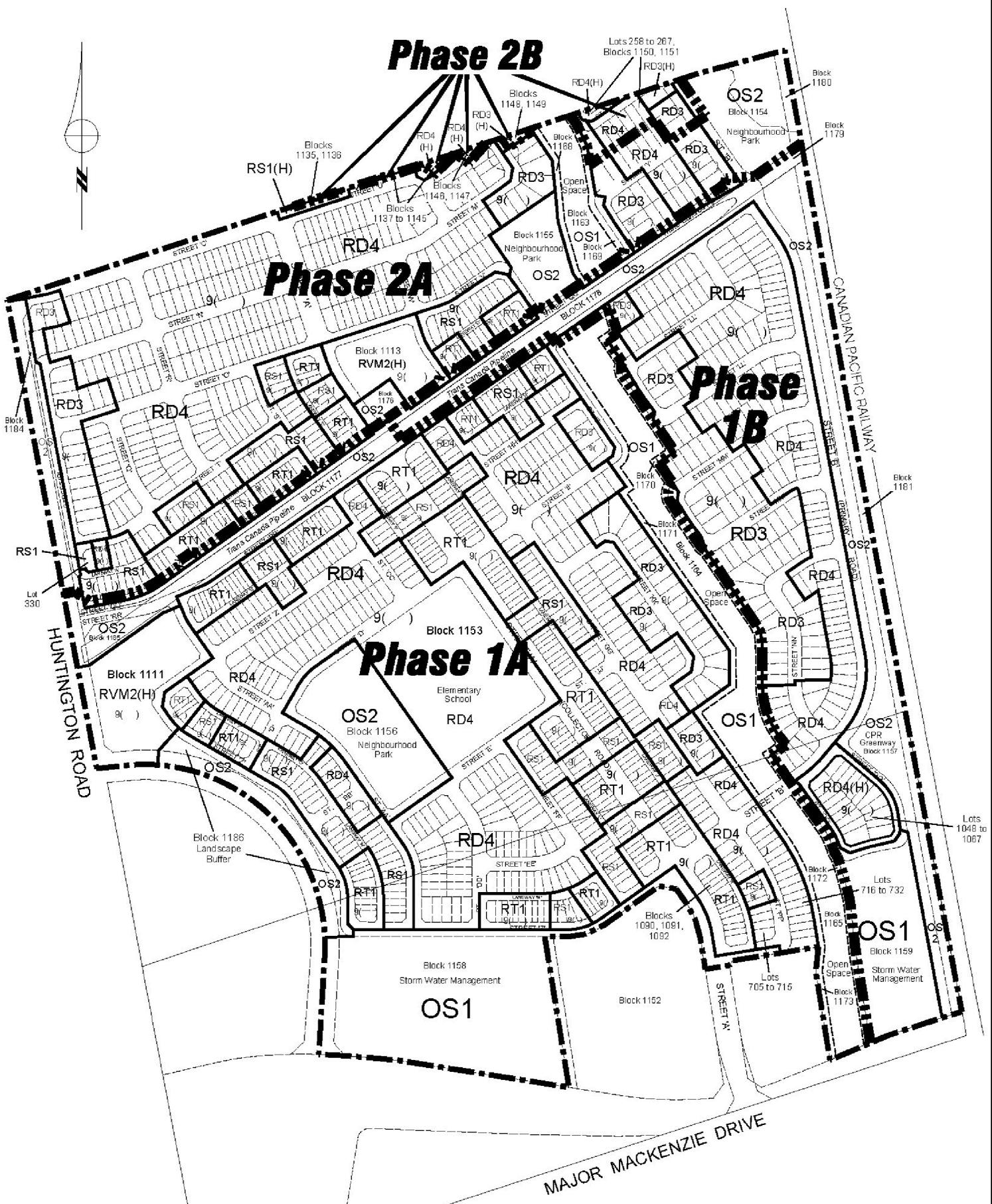
Authorized by Item No.11 of Report No.28
of the Committee of the Whole
Adopted by Vaughan City Council on
June 20, 2023.

Phase 2B

Phase 2A

Phase 1B

Phase 1A



THIS IS SCHEDULE 'E-1504'
TO BY-LAW 1-88, SECTION 9(1376)

----- **Subject Lands**
 - - - - - **Phasing Line**

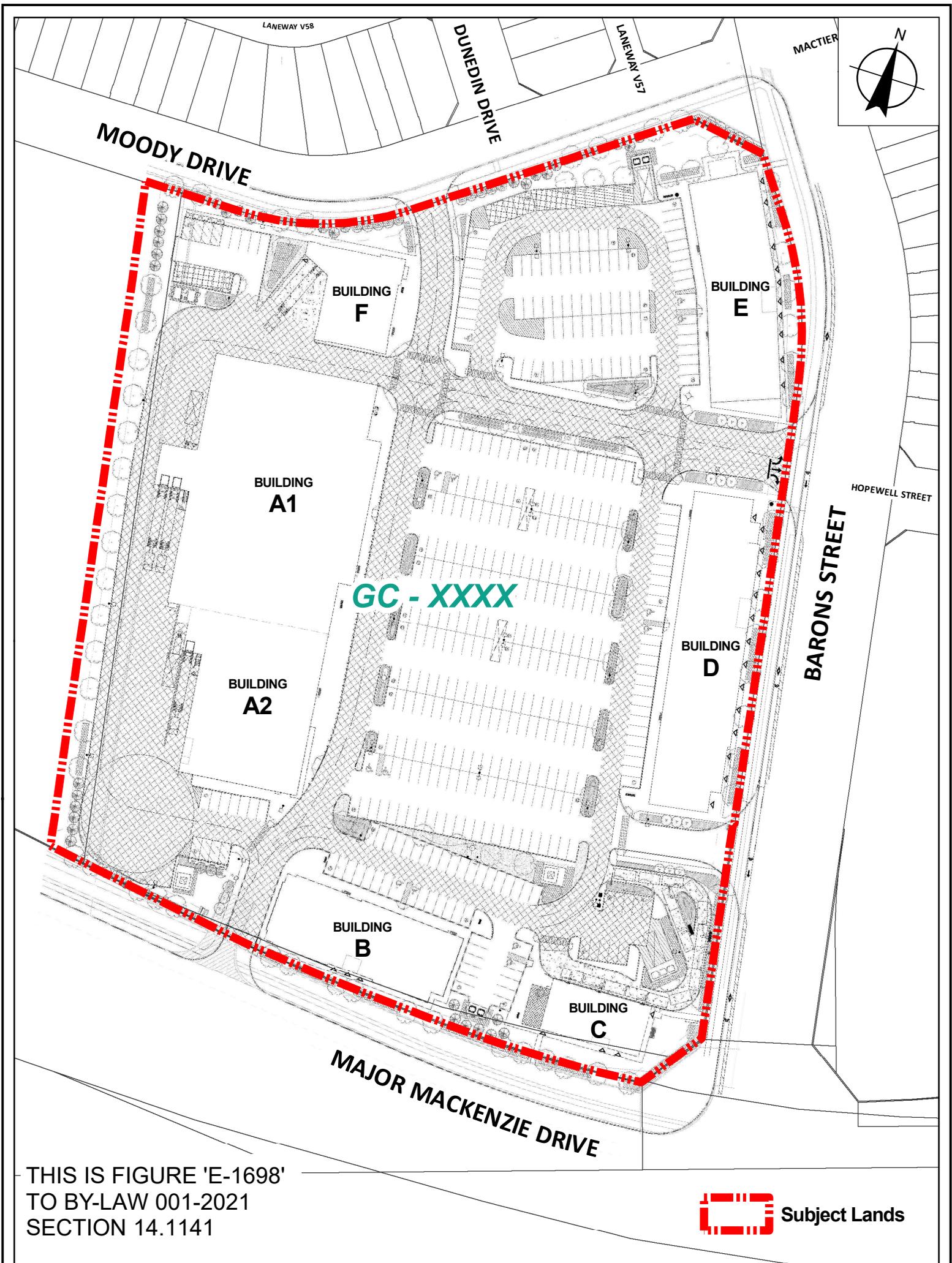
THIS IS SCHEDULE '1'
TO BY-LAW 089-2023
PASSED THE 20TH DAY OF JUNE, 2023

FILE: Z.22.027
RELATED FILE: Z.13.002, DA.22.055, 19T-10V004
LOCATION: Part of Lots 21, 22, & 23, Concession 9
APPLICANT: Nashville Major Developments Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

 MAYOR

 CLERK



THIS IS FIGURE 'E-1698'
 TO BY-LAW 001-2021
 SECTION 14.1141

 Subject Lands

**THIS IS SCHEDULE '2'
 TO BY-LAW 089-2023
 PASSED THE 20TH DAY OF JUNE, 2023**

FILE: Z.22.027
RELATED FILE: DA.22.055
LOCATION: 38 Barons Street
 Part of Lot 21, Concession 9
APPLICANT: Nashville Major Developments Inc.
CITY OF VAUGHAN

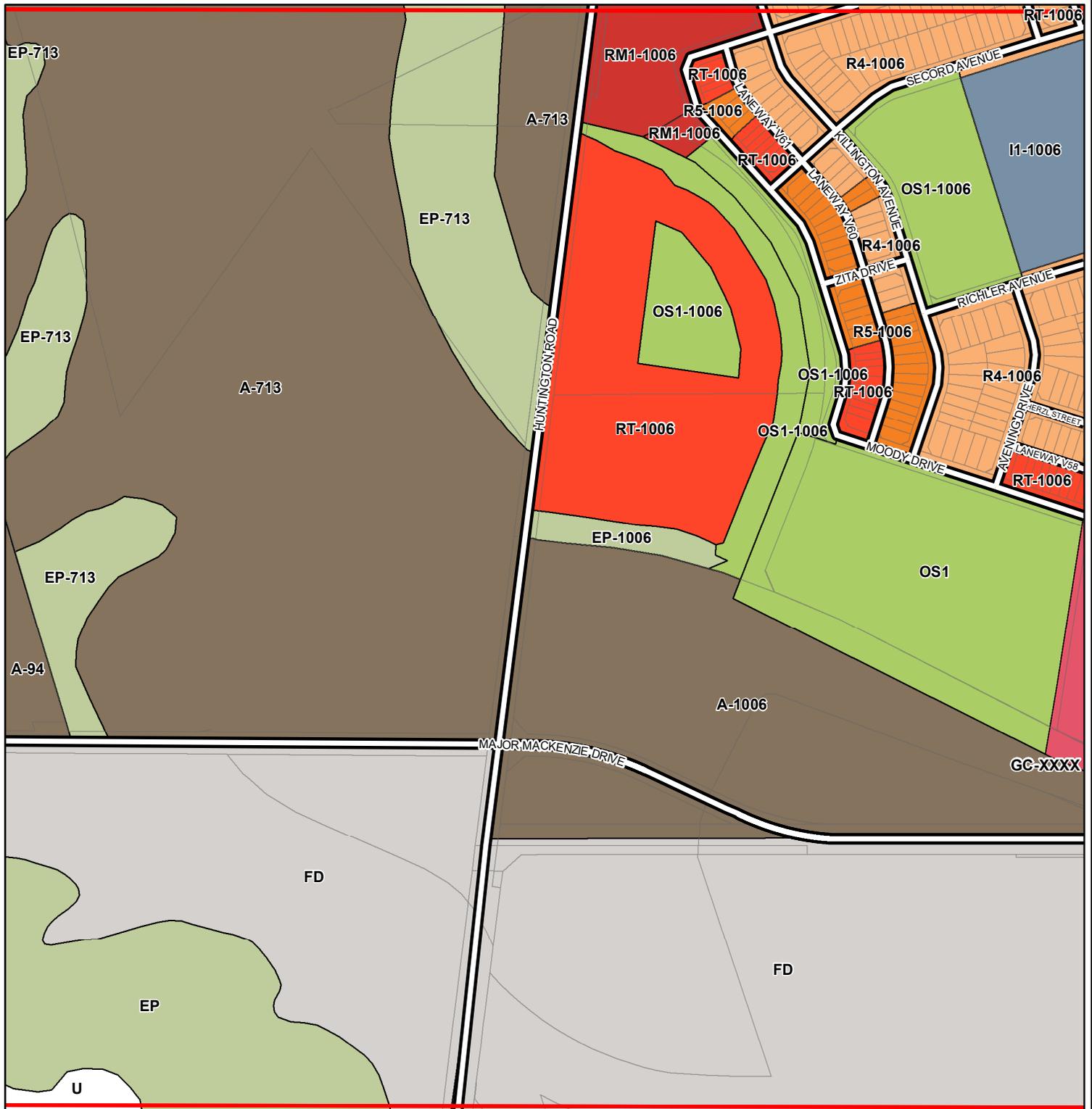
SIGNING OFFICERS

 MAYOR

 CLERK

Zoning By-law 001 - 2021

Schedule A | Map 155



Conservation, OpenSpace and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zones)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct Zone)

Residential Zones

- 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)

Commercial Zones

- RE (Estate Residential Zone)
- 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)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)

Employment Zones

- 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)

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

152	193	194	195	196
172	173	174	175	176
153	154	155	156	157
135	136	137	138	
117	118	119	120	

Final: June, 2023

**THIS IS SCHEDULE '3'
TO BY-LAW 089-2023
PASSED THE 20TH DAY OF JUNE, 2023**

FILE: Z.22.027

RELATED FILE: DA.22.055

LOCATION: 38 Barons Street

Part of Lot 21, Concession 9

APPLICANT: Nashville Major Developments Inc.

CITY OF VAUGHAN

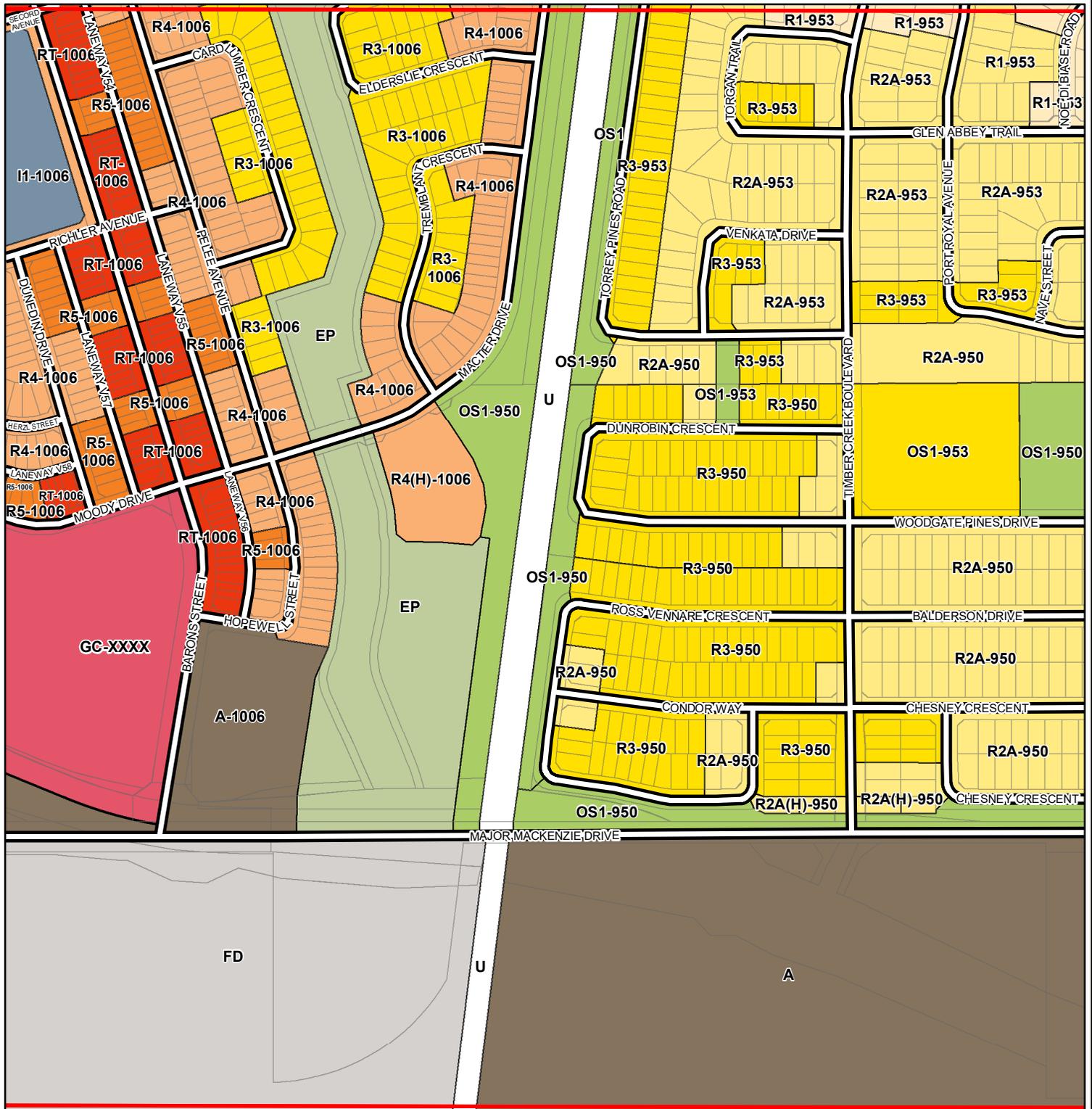
SIGNING OFFICERS

_____ MAYOR

_____ CLERK

Zoning By-law 001 - 2021

Schedule A | Map 156



Conservation, OpenSpace and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zones)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct Zone)

Residential Zones

- 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)

Commercial Zones

- RE (Estate Residential Zone)
- 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)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)

Employment Zones

- 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)

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				
193	194	195	196	197
173	174	175	176	177
154	155	156	157	158
135	136	137	138	139
117	118	119	120	121

Final: June, 2023

**THIS IS SCHEDULE '4'
TO BY-LAW 089-2023
PASSED THE 20TH DAY OF JUNE, 2023**

FILE: Z.22.027

RELATED FILE: DA.22.055

LOCATION: 38 Barons Street

Part of Lot 21, Concession 9

APPLICANT: Nashville Major Developments Inc.

CITY OF VAUGHAN

SIGNING OFFICERS

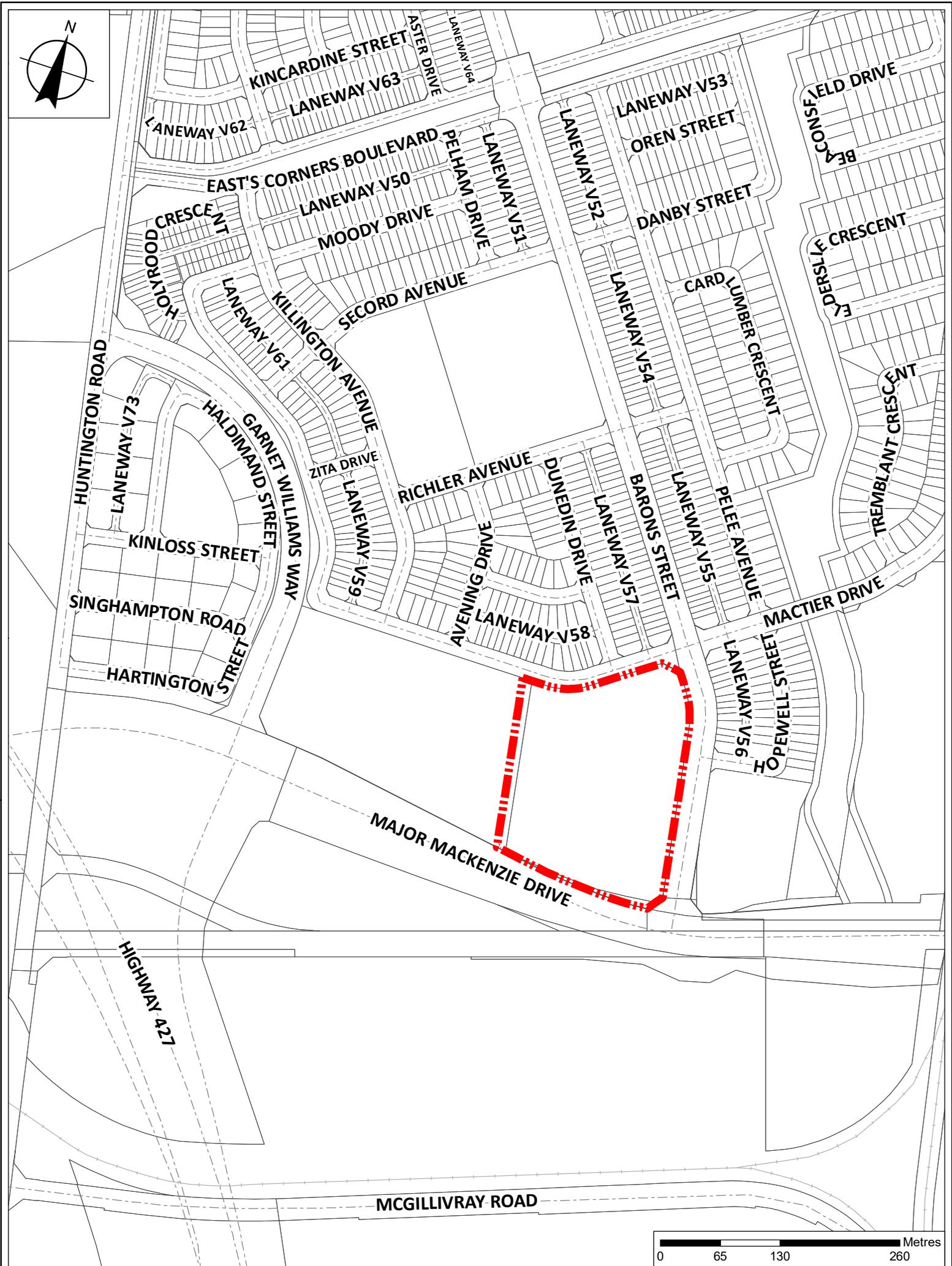
MAYOR

CLERK

SUMMARY TO BY-LAW 089-2023

The lands subject to this By-law are located at the northwest corner of Major Mackenzie Drive West and Barons Street, municipally known as 38 Barons Street, being Block 226 and Part of Block 227, Plan 65M-4373, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from “A Agriculture Zone” and “OS1 Public Open Space Zone” to the “GC General Commercial Zone” with additional site-specific zoning exceptions to facilitate the development of a commercial/retail development consisting of six (6) buildings.



LOCATION MAP TO BY-LAW 089-2023

FILE: Z.22.027

RELATED FILE: DA.22.055

LOCATION: 38 Barons Street

Part of Lot 21, Concession 9

APPLICANT: Nashville Major Developments Inc.

CITY OF VAUGHAN

