

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 035-2024

A By-law to amend City of Vaughan By-law 1-88, 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 1-88, 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 - Agricultural” to “EM1 – Prestige Employment Area” in the manner shown on the said Schedule “1”.
 - b) Amending Section B of site-specific exception 9(1501) as follows:
 - i. Adding the following subsections after subsection a):
 - b) Subsection 2 respecting Definitions;
 - c) Subsection 3.8 respecting Parking Requirements;
 - d) Subsection 3.9 Loading Space Requirements;
 - e) Subsection 6.1.6 respecting Landscaping Requirements in Employment Area Zones;
 - f) Subsection 6.2 and Schedule “A” respecting the zone standards in the EM1 Zone.”
 - ii. Adding the following subsections after subsection ai):

“The following provisions shall apply to the lands shown as ‘Area A’ only on Schedule ‘E-1632’:

 - bi) Through Lot – front lot line shall be Gibraltar Road.

- ci) Parking shall be provided at a minimum rate of 0.5 parking spaces per 100 sq. m of GFA.
 - di) A driveway entrance, at Highway 50, which serves the movement of trucks to and from a loading space shall have a maximum width of 15 m.
 - ei) A strip of land not less than 3 m in width shall be provided along a lot line of a provincial highway or an arterial road, and shall be used for no purpose other than landscaping. This shall not prevent the provision of access driveways across the said strip.
 - eii) A minimum of 4% of the entire lot area shall be used for no purpose other than landscaping.
 - eiii) Where an Employment Area Zone abuts the boundary of lands zoned Open Space or Residential, no landscape strip is required.
 - fi) The minimum rear yard (Highway 50) shall be 10 m.
 - fii) The maximum lot coverage shall be 64%.”
 - c) Deleting Figure E-1632 in Exception 9(1501) and replacing it with Figure E-1632 attached hereto as Schedule “1”.
 - d) Deleting Key Map 9A and substituting therefor Key Map 9A attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

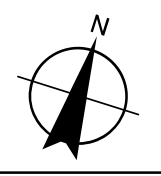
Voted in favour by City of Vaughan Council this 21st day of February, 2024.

Steven Del Duca, Mayor

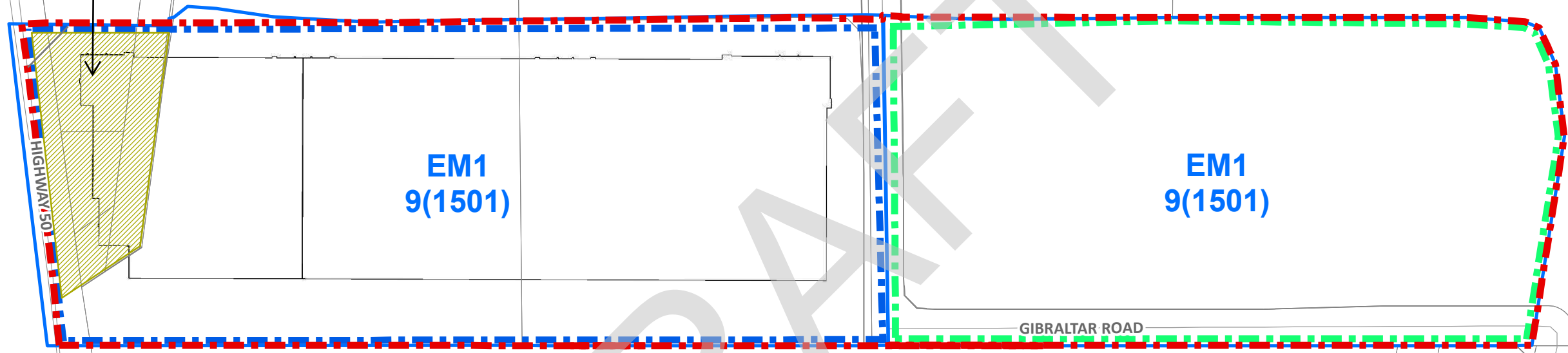
Todd Coles, City Clerk

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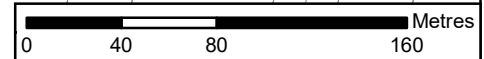
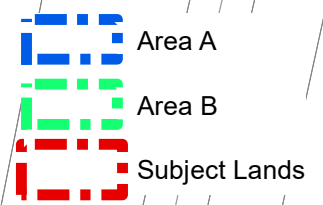
Authorized by Item No. 4 of Report No. 5 of the Committee of the Whole.
Report adopted by Vaughan City Council on February 21, 2024.
City Council voted in favour of this by-law on February 21, 2024.
Approved by Mayoral Decision MDC 002-2024 dated February 21, 2024.
Effective Date of By-Law: February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



Area Subject to
Rezoning



This is Schedule 'E-1632'
To By-Law 1-88
Section 9(1501)



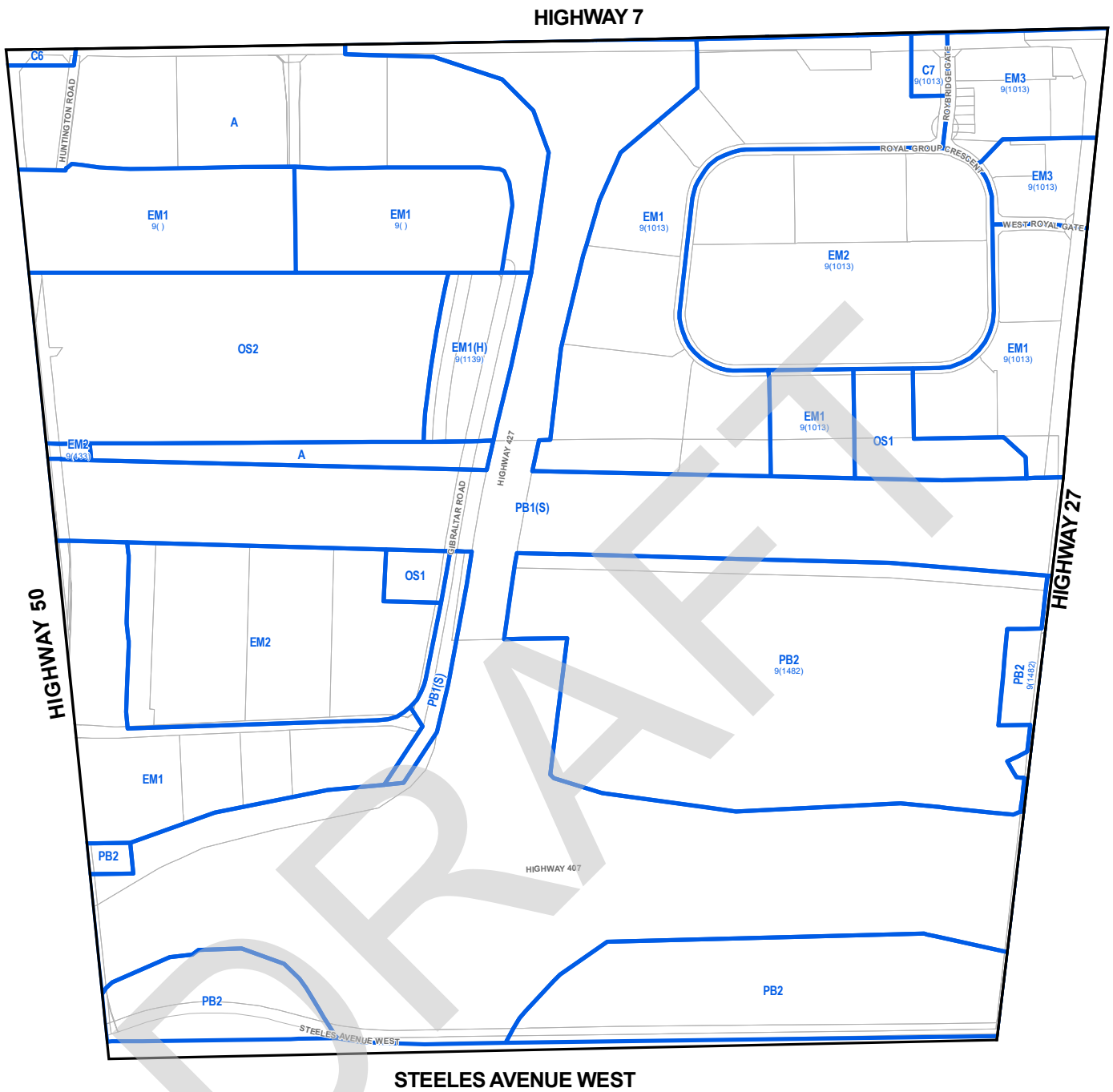
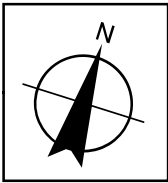
File: Z.23.023
Related File: DA.23.049
Location: Part of Lots 4 and 5, Concession 9 and 10
Applicant: Livwest North Inc. and Livewest South Inc.
City of Vaughan

This is Schedule '1'
To By-Law 035-2024
Passed the 21st Day of February, 2024

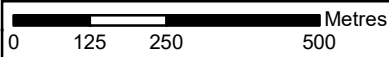
Signing Officers

Mayor

Clerk



Key Map 9A
By-Law No. 1-88



This is Schedule '2'
To By-Law 035-2024
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

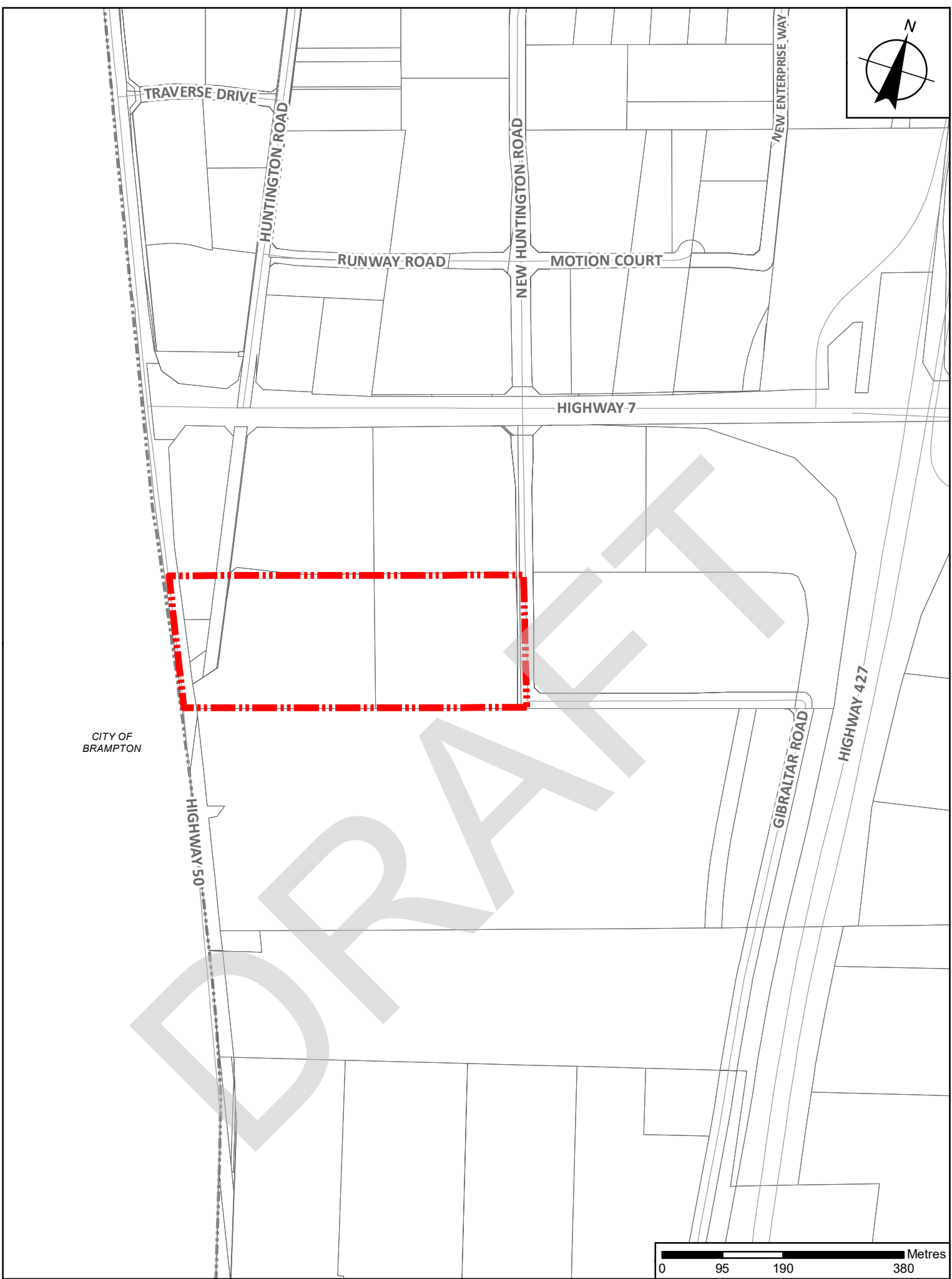
SUMMARY TO BY-LAW 035-2024

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 1-88 to rezone a portion of the lands from “A - Agricultural” to “EM1 - Prestige Employment Area” subject to site-specific exception 9(1501).

The By-law also provides site-specific provisions and development standards including: the definition of a front lot line and exceptions to the minimum rear yard setback, maximum lot coverage, minimum landscape requirements, minimum parking requirements and the maximum width of access driveways.

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**Location Map
To By-Law 035-2024**

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 **Subject Lands**