

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.

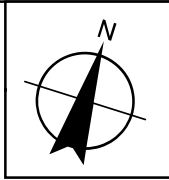
Voted in favour by City of Vaughan Council this 29th day of October, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

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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

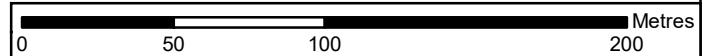
INNOVATION DRIVE

MILANI BOULEVARD

DRAFT



Subject Lands



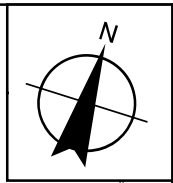
This is Schedule '1'
To By-Law 175-2024
Passed the 29th Day of October, 2024

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

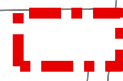
HIGHWAY-27

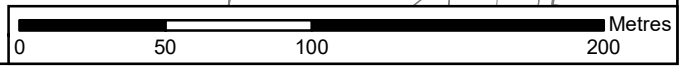
NICKEL GATE

SC - 226

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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

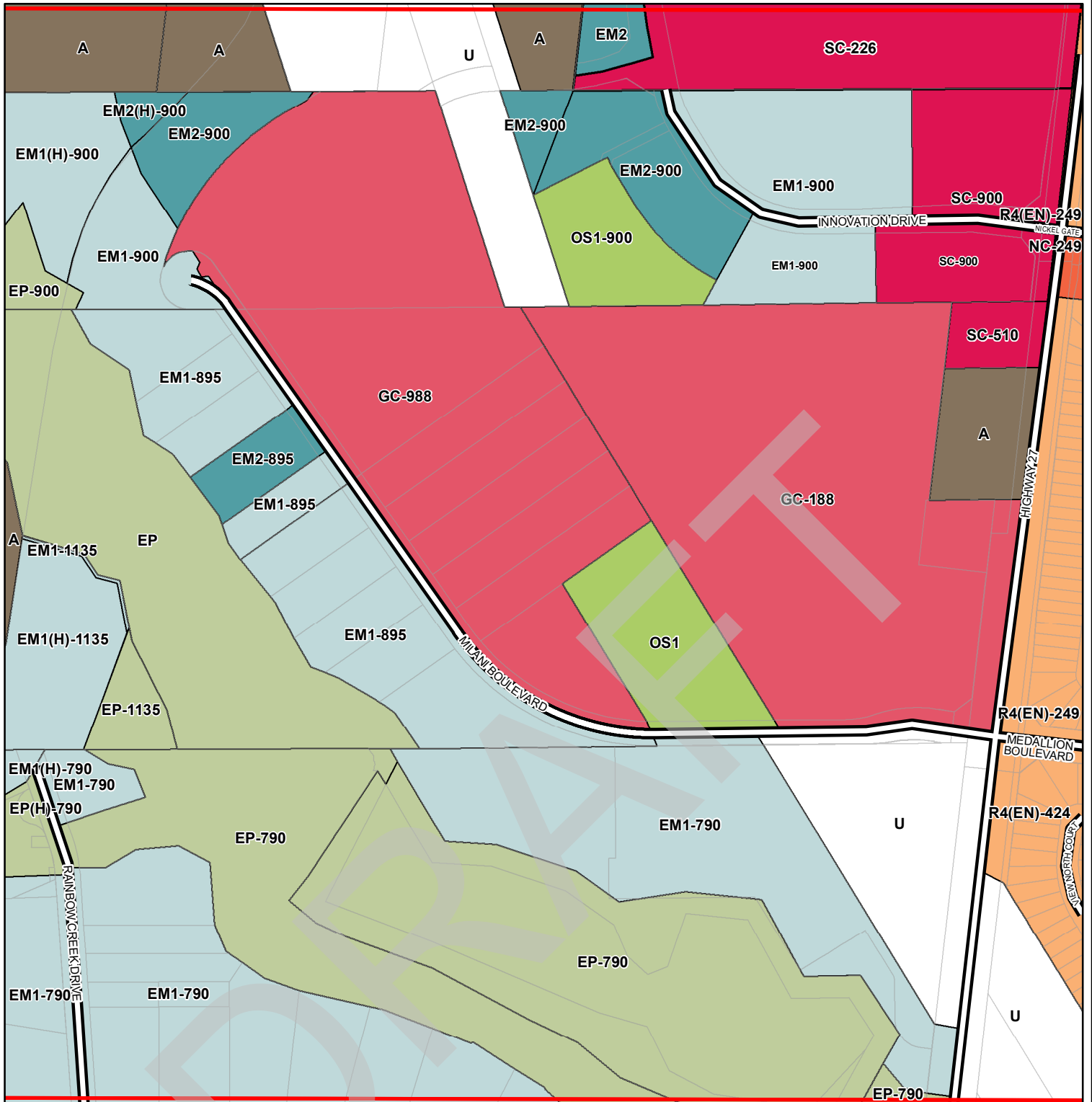
File: Z.24.018
Location: Part of Lot 10, Concession 9
Applicant: City of Vaughan
City of Vaughan

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 63



Conservation, Open Space 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)
- RT1 (Townhouse Residential Zone)
- RT2 (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)
- EM4 (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 |

1:5,000
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

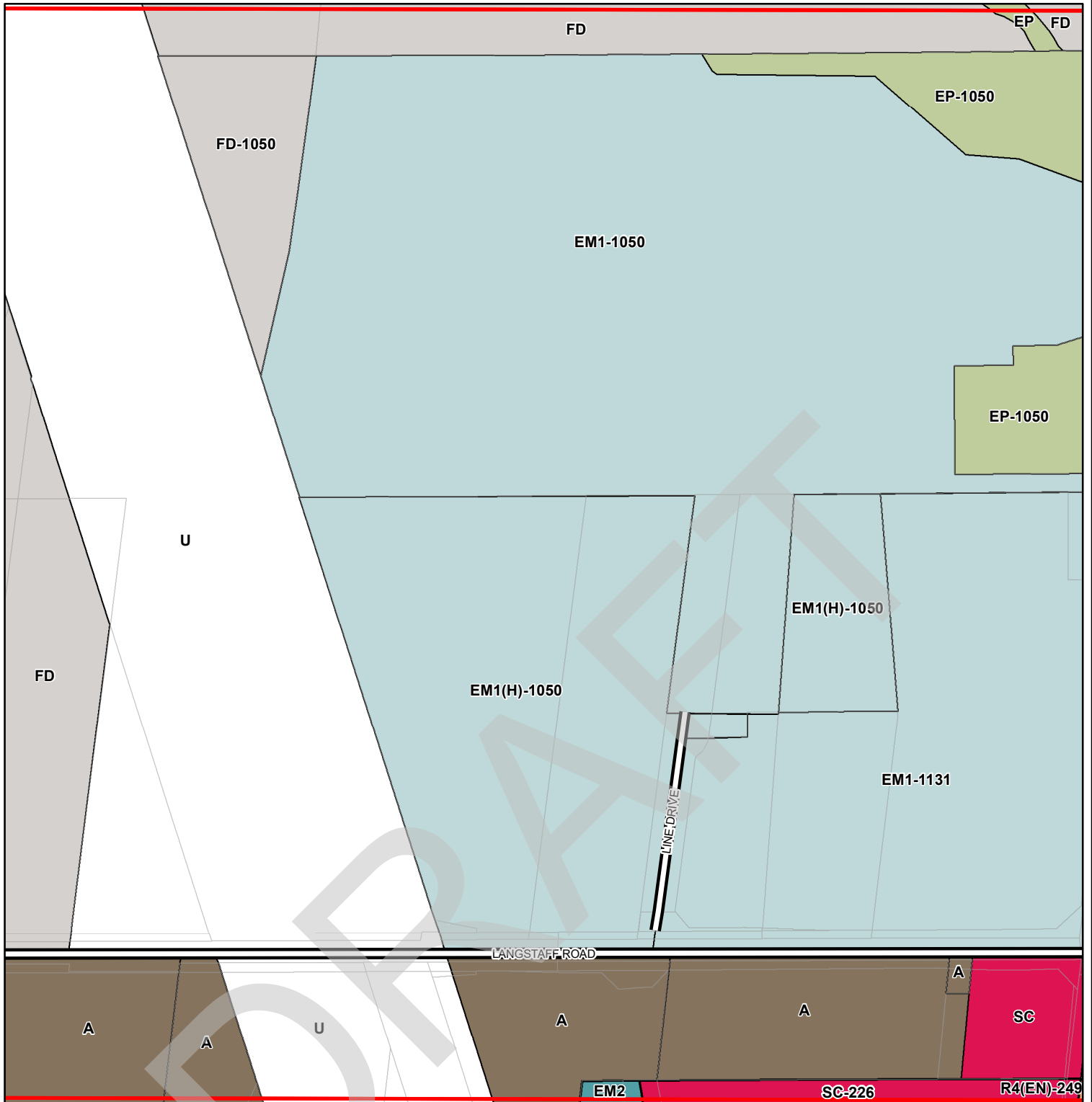
City of Vaughan

_____ 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

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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

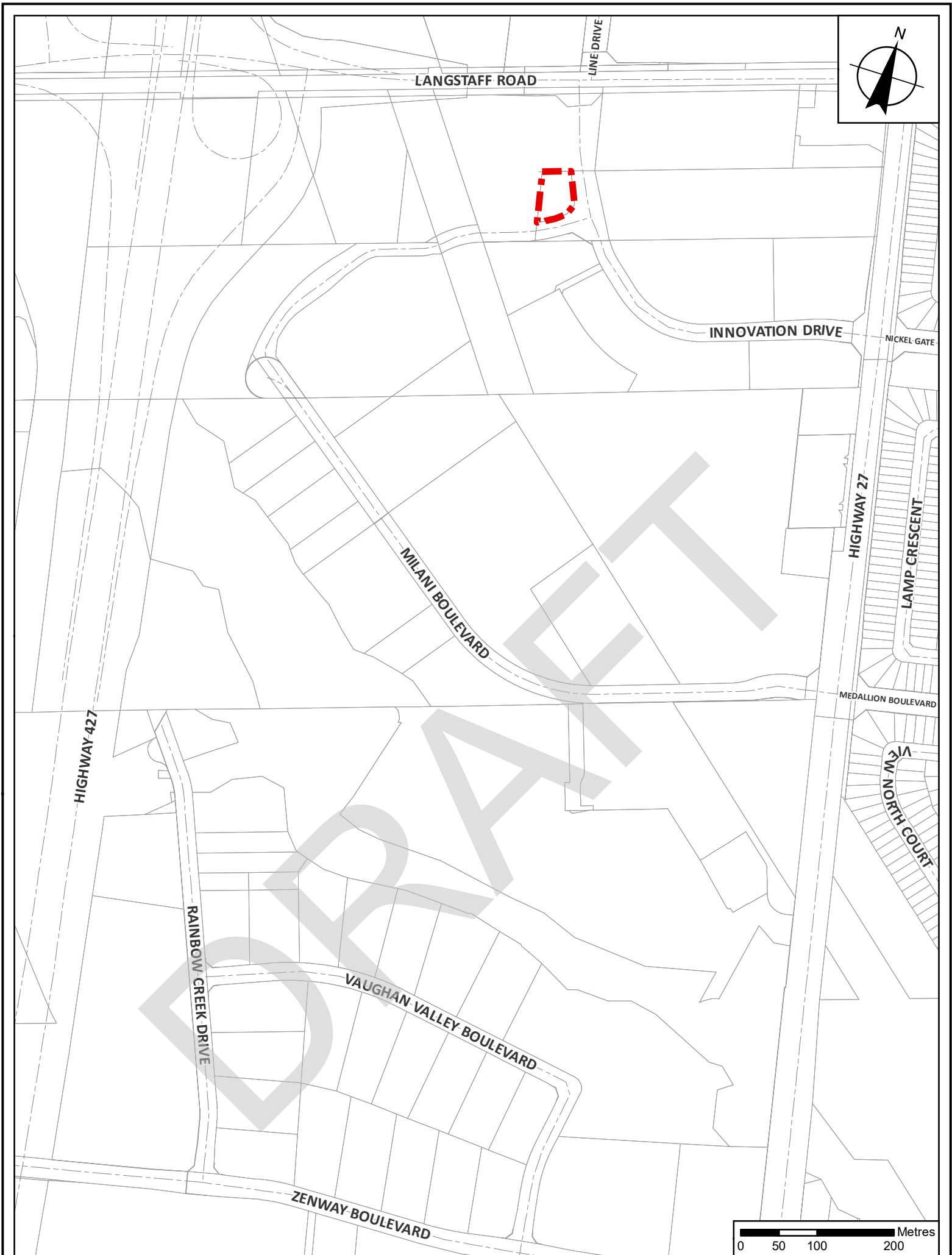
_____ CLERK

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.

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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