

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 176-2024

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) Repealing Exception 14.130.
 - b) Deleting the “Legal Description” in Exception 14.496 and replacing it with the following:

“Municipal Address: 10-120 Callaway Court, 5-195 Parr Place, 46 Uplands Avenue”.
 - c) Deleting Subsection 14.496.1.1 and replacing it with the following:

“1. The following uses shall only be permitted on the lands zoned OS2 Private Open Space Zone:

 - a. Active Recreational Use;
 - b. Golf Course;
 - c. Park; and
 - d. Passive Recreational Use.”
 - d) Amending Map 58 in Schedule A in the form attached hereto as Schedule “1”.
 - e) Amending Map 59 in Schedule A in the form attached hereto as Schedule “2”.

- f) Amending Map 60 in Schedule A in the form attached hereto as Schedule “3”.
 - g) Amending Map 79 in Schedule A in the form attached hereto as Schedule “4”.
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.

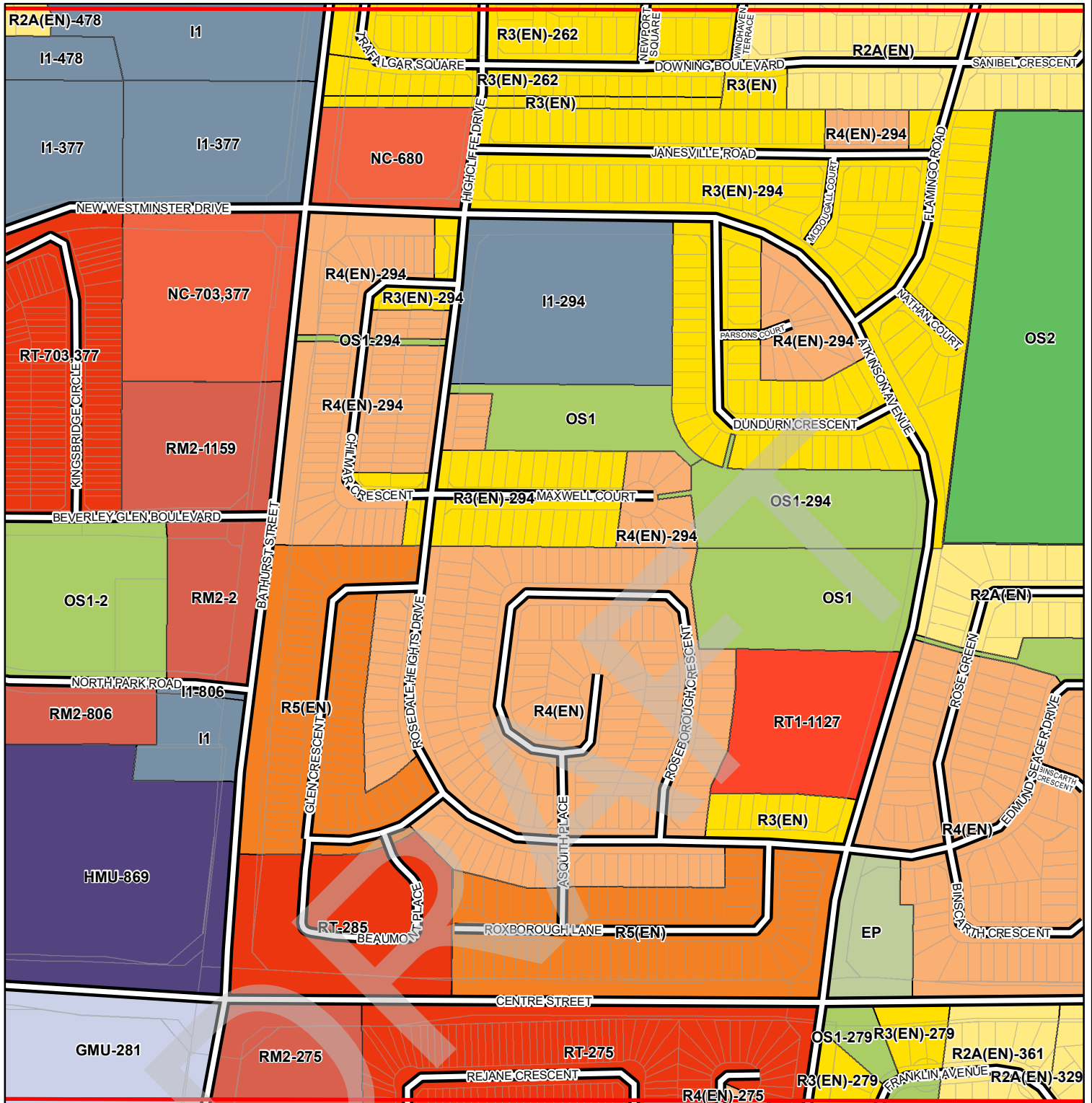
Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 9 of Report No. 46 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 20, 2021; and
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

Zoning By-law 001 - 2021

Schedule A | Map 58



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)
- RT (Townhouse 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)
- 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

1:5,000

October 2024

96	97	98		
76	77	78	79	80
56	57	58	59	60
36	37	38	39	40
16	17	18	19	20

THIS IS SCHEDULE '1'
TO BY-LAW 176-2024
PASSED THE 29TH DAY OF OCTOBER, 2024

File: Z.24.018
Location: 46 Uplands Avenue and 7934-8000 Yonge Street
Parts of Lot 31, 32, 33, 34, Concession 1 West Yonge
Applicant: City of Vaughan
City of Vaughan

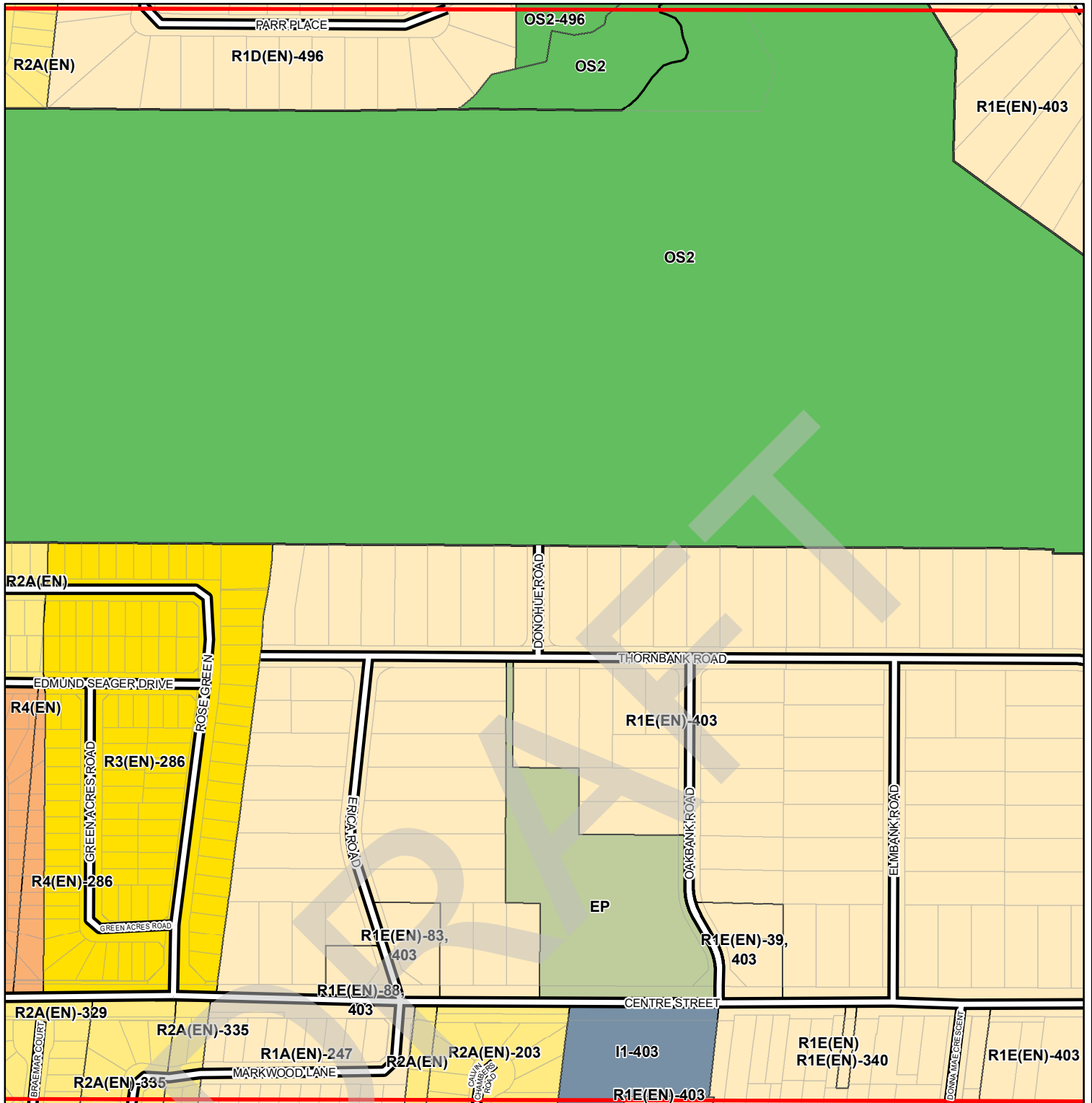
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 59



- 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)
 - RT (Townhouse Residential)
 - 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)
- 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)

- Other Zones**
- EM3 (Mineral Aggregate Operation Zone)
 - 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)

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October 2024

97	98		
77	78	79	80
57	58	59	60
37	38	39	40
17	18	19	20

THIS IS SCHEDULE '2'
TO BY-LAW 176-2024
PASSED THE 29TH DAY OF OCTOBER, 2024

File: Z.24.018
Location: 46 Uplands Avenue and 7934-8000 Yonge Street
 Parts of Lot 31, 32, 33, 34, Concession 1 West Yonge
Applicant: City of Vaughan
City of Vaughan

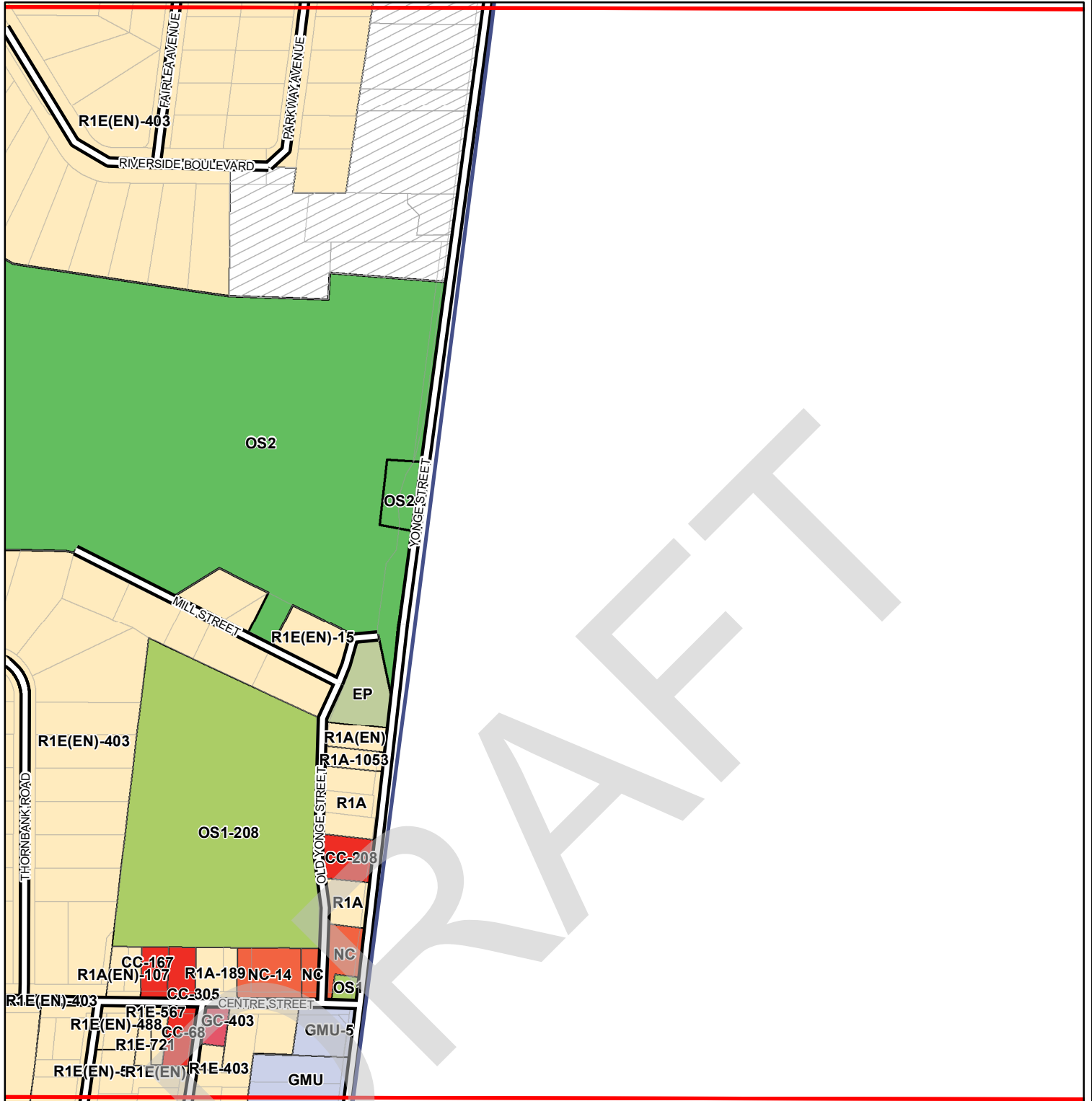
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 60



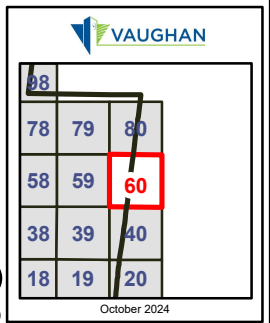
- Conservation, Open Space and Agricultural Zones**
- A (Agriculture Zone)
 - OS1 (Open Space Zone)
 - OS2 (Open Space Zone)
 - EP (Environmental Protection Zone)
- Vaughan Metropolitan Centre Zones**
- V1 (VMC Station Zone)
 - V2 (VMC South Zone)
 - V3 (VMC Neighbourhood Zone)
 - V4 (VMC Employment 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)
 - RT (Townhouse Residential)
 - RT1 (Townhouse Residential Zone)
 - RT2 (Townhouse Residential Zone)
 - RM1 (Multiple Unit 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)

- 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



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October 2024

THIS IS SCHEDULE '3'
TO BY-LAW 176-2024
PASSED THE 29TH DAY OF OCTOBER, 2024

File: Z.24.018
Location: 46 Uplands Avenue and 7934-8000 Yonge Street
 Parts of Lot 31, 32, 33, 34, Concession 1 West Yonge
Applicant: City of Vaughan
City of Vaughan

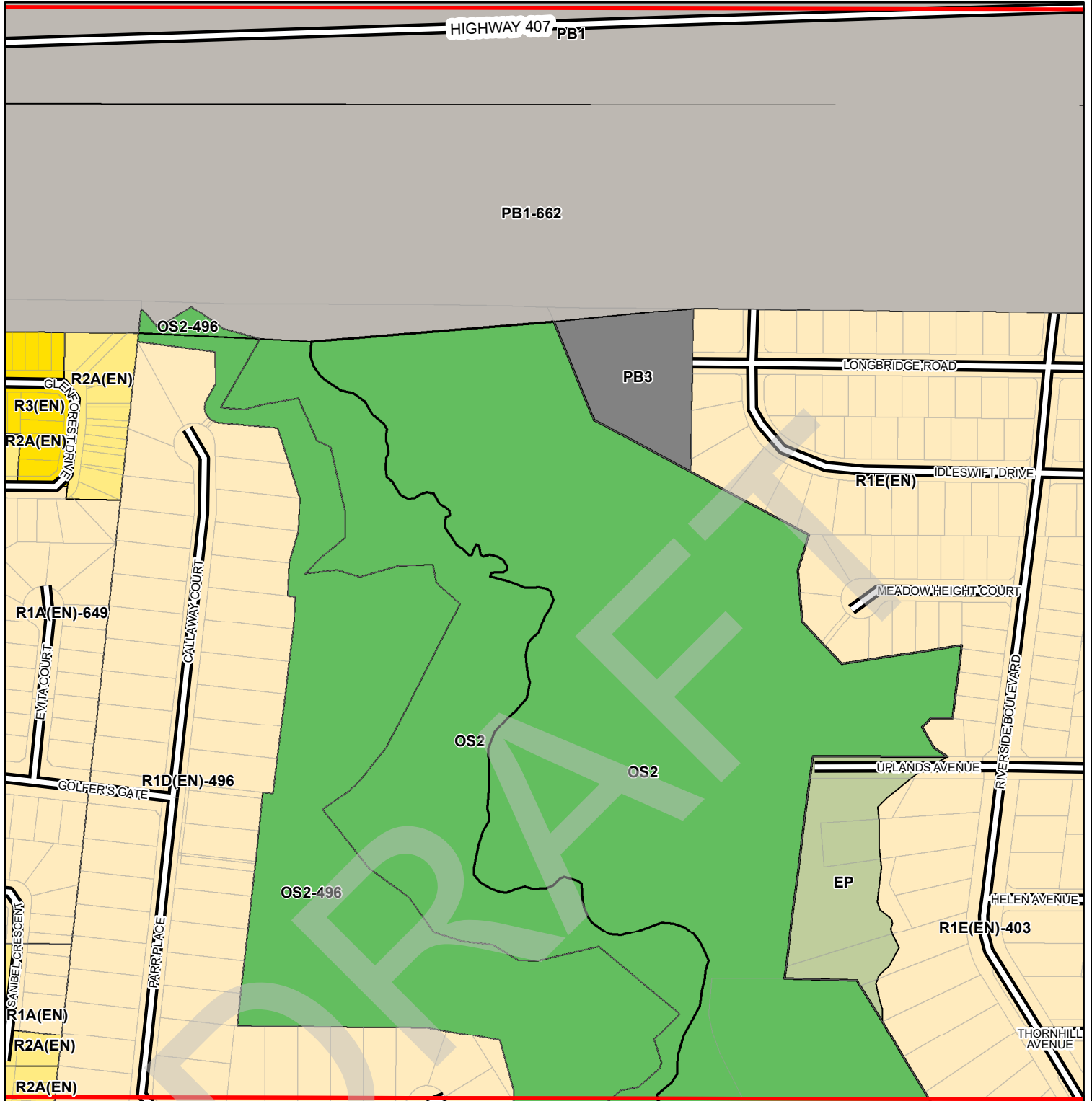
SIGNING OFFICERS

_____ MAYOR

_____ CLERK

Zoning By-law 001 - 2021

Schedule A | Map 79



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)
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- 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)

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

- Commercial Zones**
- LMU (Low-Rise Mixed-Use Zone)
 - MMU (Mid-Rise Mixed-Use 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)
 - EM1 (Prestige Employment Zone)
 - EM2 (General Employment Zone)
 - EM3 (Mineral Aggregate Operation Zone)

- Mixed-Use Zones**
- EM1 (Prestige Employment Zone)
 - EM2 (General Employment Zone)
 - EM3 (Mineral Aggregate Operation Zone)

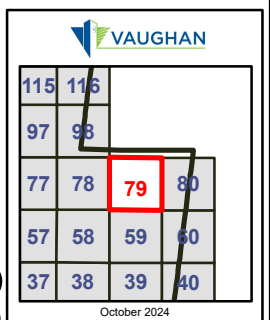
- Employment Zones**
- I1 (General Institutional Zone)
 - I2 (Major Institutional Zone)
 - U (Utility Zone)
 - FD (Future Development Zone)
 - PB1 (Parkway Belt Public Use Zone)
 - PB2 (Parkway Belt Complementary Use Zone)
 - PB3 (Parkway Belt West Recreational Zone)

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

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**THIS IS SCHEDULE '4'
TO BY-LAW 176-2024
PASSED THE 29TH DAY OF OCTOBER, 2024**

File: Z.24.018
Location: 46 Uplands Avenue and 7934-8000 Yonge Street
 Parts of Lot 31, 32, 33, 34, Concession 1 West Yonge
Applicant: City of Vaughan
City of Vaughan

SIGNING OFFICERS

_____ MAYOR

_____ CLERK

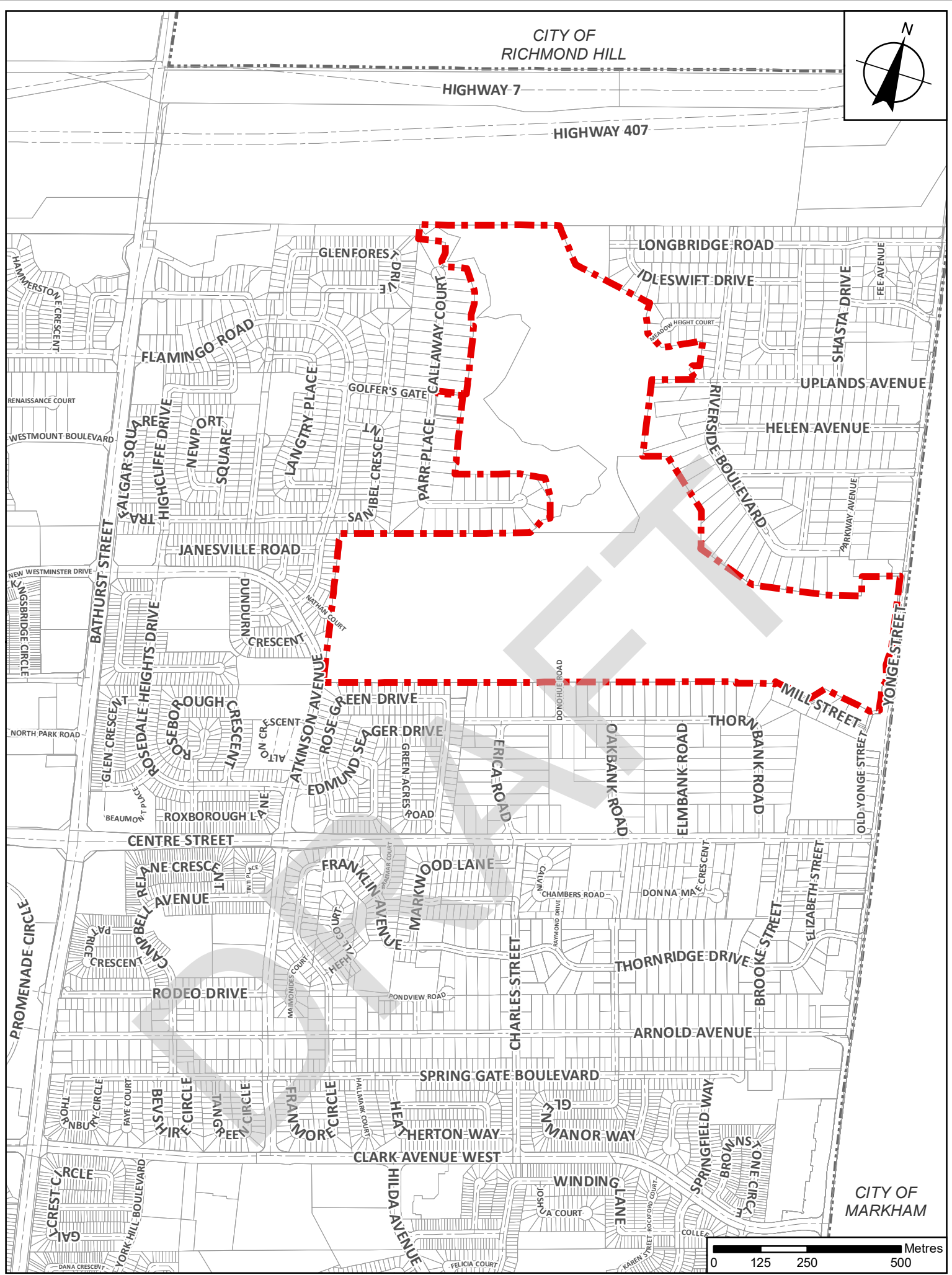
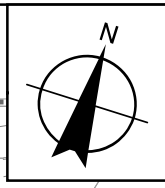
SUMMARY TO BY-LAW 176-2024

The lands subject to this By-law are located west of Yonge Street and south of Highway 7, municipally known as 46 Uplands Avenue, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Comprehensive Zoning By-law 001-2021 to remove reference to the “GR Zone” category in site-specific exception 14.496 as it does not exist, and replace it with the OS2 Private Open Space Zone, which is consistent with the zone category identified on Schedule A of Zoning By-law 001-2021 for the subject lands. An amendment is also proposed to change reference to the uses of “conservation park”, “nature trails” and “ski facility” in site-specific exception 14.496 to “active recreational use”, “park” and “passive recreational use” to match the terminology in Zoning By-law 001-2021.


The purpose of this By-law is also to make an administrative correction to Zoning By-law 001-2021 with respect to the Holding Symbol “(H)” erroneously applied to the subject lands. The administrative correction to Zoning By-law 001-2021 is deemed a “reference error” under Policy 10.1.4.7.b of Vaughan Official Plan, 2010.

DRAFT



Location Map To By-Law 176-2024

File: Z.24.018
Location: 46 Uplands Avenue and 7934-8000 Yonge Street
Parts of Lot 31, 32, 33, 34, Concession 1 West Yonge
Applicant: City of Vaughan
City of Vaughan

 Subject Lands