

***THE CITY OF VAUGHAN***

***BY-LAW***

**BY-LAW NUMBER 009-2025**

**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) Deleting Subsection 14.1087 in its entirety and replacing it with a new Subsection 14.1087 as follows:

|   |  |
|---|--|
| Exception Number 1087   | Municipal Address/Legal Description:<br>325-377 Woodbridge Avenue, Part of<br>Lot 7, Concession 8, being Parts 2, 3, 4<br>and 10, Plan 65R-14720 and Part 6,<br>Plan 65R-34322 |
| Applicable Parent Zone: EP, I1, U, R2A  |  |
| Schedule A Reference: 45  |  |
| By-law 123-2021, 009-2025   |  |
| 14.1087.1 Permitted Uses  |  |
| <p>1. The following additional <u>uses</u> shall be permitted on the lands zoned “I1- General Institutional”, “U - Utility”, and “R2A - Second Density Residential”, as shown on Figure E-1592:</p> <ol style="list-style-type: none"> <li>a. <u>School</u>; and</li> <li>b. <u>School, commercial</u>.</li> </ol> <p>2. The following additional <u>use</u> shall be permitted on the lands zoned “U – Utility”, as shown on Figure E-1592:</p> <ol style="list-style-type: none"> <li>a. A <u>retail use</u>, limited to a maximum <u>gross floor area</u> of 550 m<sup>2</sup>, operating as an <u>accessory use</u> to the existing educational programs operating within the building at 325 Woodbridge Avenue as part of the Toronto District Christian High School Campus educational experiential learning programs.</li> </ol> |  |
| 14.1087.2 Lot and Building Requirements   |  |
| <ol style="list-style-type: none"> <li>1. The minimum width of a <u>landscape strip</u> along Woodbridge Avenue shall be 3.5 m.</li> <li>2. The minimum <u>landscape strip</u> along the easterly and south easterly <u>lot line</u> abutting the “R3(EN) - Third Density Residential Zone” shall be 2.2 m.</li> <li>3. The minimum <u>front yard</u> within the “U - Utility Zone” shown on Figure E-1592 shall be 10.5 m.</li> <li>4. The minimum <u>interior side yard</u> within the “U - Utility Zone” shown on Figure E-1592 shall be 2.7 m.</li> <li>5. The minimum <u>setback</u> from a Residential <u>Zone</u> to a <u>structure</u> within the “U - Utility Zone” shown on Figure E-1592 shall be 2.7 m.</li> </ol>  |  |
| 14.1087.3 Parking   |  |
| <p>1. The following provisions shall apply to the lands zoned “U – Utility”, as shown on Figure E-1592:</p> <ol style="list-style-type: none"> <li>a. No <u>long-term bicycle parking space</u> shall be required for an <u>accessory retail use</u>.</li> <li>b. A <u>short-term bicycle parking space</u> shall have a minimum <u>setback</u> of 1.75 m from a <u>parking area</u>.</li> <li>c. No <u>loading space</u> shall be required for an <u>accessory retail use</u>.</li> </ol>  |  |
| 14.1087.4 Other Provisions  |  |

|   |
|---|
| 1. The lands shown as Subject Lands on Figure E-1592 shall be deemed to be a <u>lot</u> . |
| 14.1087.5 Figures   |
| Figure E-1592   |

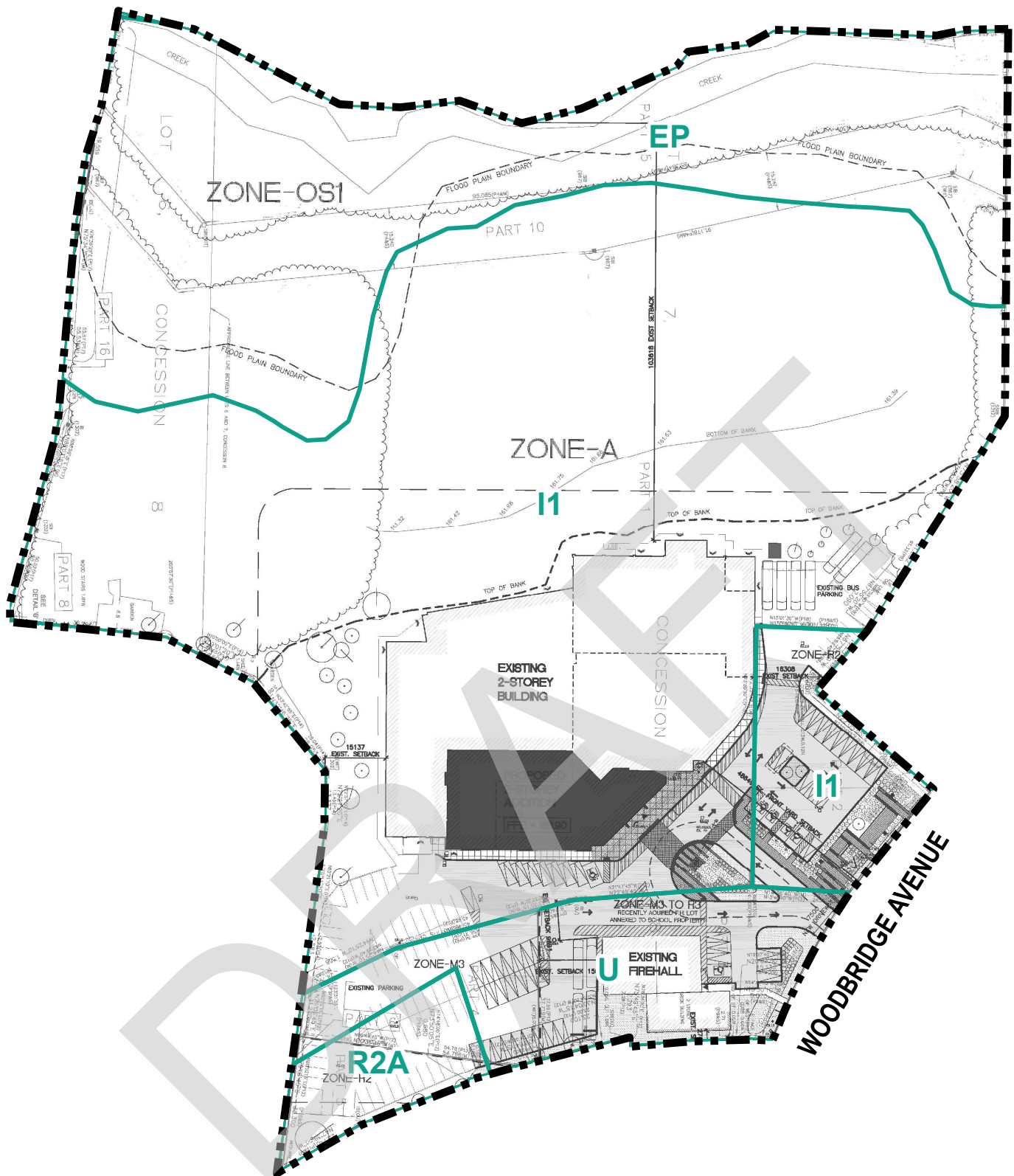
- b) Deleting Figure E-1592 in Subsection 14.1087 and replacing it with Figure E-1592 attached hereto as Schedule “1”.
  - c) Amending Map 45 in Schedule A in the form attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 28<sup>th</sup> day of January, 2025.


\_\_\_\_\_  
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.  
Authorized by Item No. 14 of Report No. 24 of the Committee of the Whole.  
Report adopted by Vaughan City Council on May 17, 2022.  
City Council voted in favour of this by-law on January 28, 2025.  
Approved by Mayoral Decision MDC 001-2025 dated January 28, 2025.  
**Effective Date of By-Law: January 28, 2025**



This is Figure 'E-1592'  
 To By-Law 001-2021  
 Section 14.1087

 Subject Lands



This is Schedule '1'  
 To By-Law 009-2025  
 Passed the 28th Day of January, 2025

**File:** Z.21.052  
**Related Files:** Z.17.012, DA.17.024, Z.21.007  
**Location:** 325 and 377 Woodbridge Avenue,  
 Part of Lots 6 and 7, Concession 8  
**Applicant:** City of Vaughan  
**City of Vaughan**

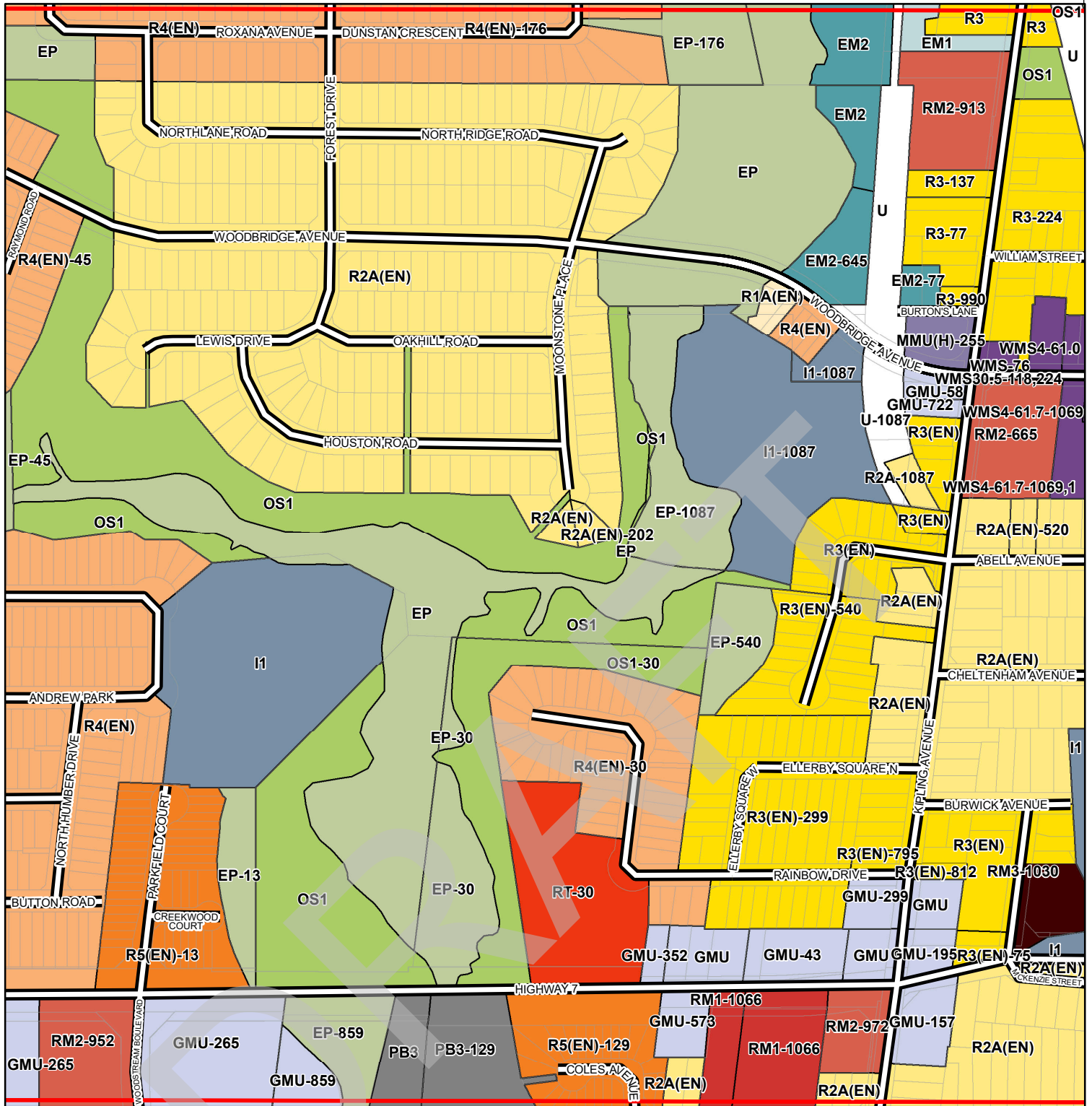
SIGNING OFFICERS

\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 CLERK

# Zoning By-law 001 - 2021

## Schedule A | Map 45



- PLN.Zoning1\_21
- 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)
  - 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**
  - 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)

1:5,000

December, 2024

|    |    |    |    |    |
|----|----|----|----|----|
| 83 | 84 | 85 | 86 | 87 |
| 63 | 64 | 65 | 66 | 67 |
| 43 | 44 | 45 | 46 | 47 |
| 23 | 24 | 25 | 26 | 27 |
| 3  | 4  | 5  | 6  | 7  |

This is Schedule '2'  
To By-Law 009-2025  
Passed the 28th Day of January, 2025

**File:** Z.21.052  
**Related Files:** Z.17.012, DA.17.024, Z.21.007  
**Location:** 325 and 377 Woodbridge Avenue,  
 Part of Lots 6 and 7, Concession 8  
**Applicant:** City of Vaughan  
**City of Vaughan**

Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

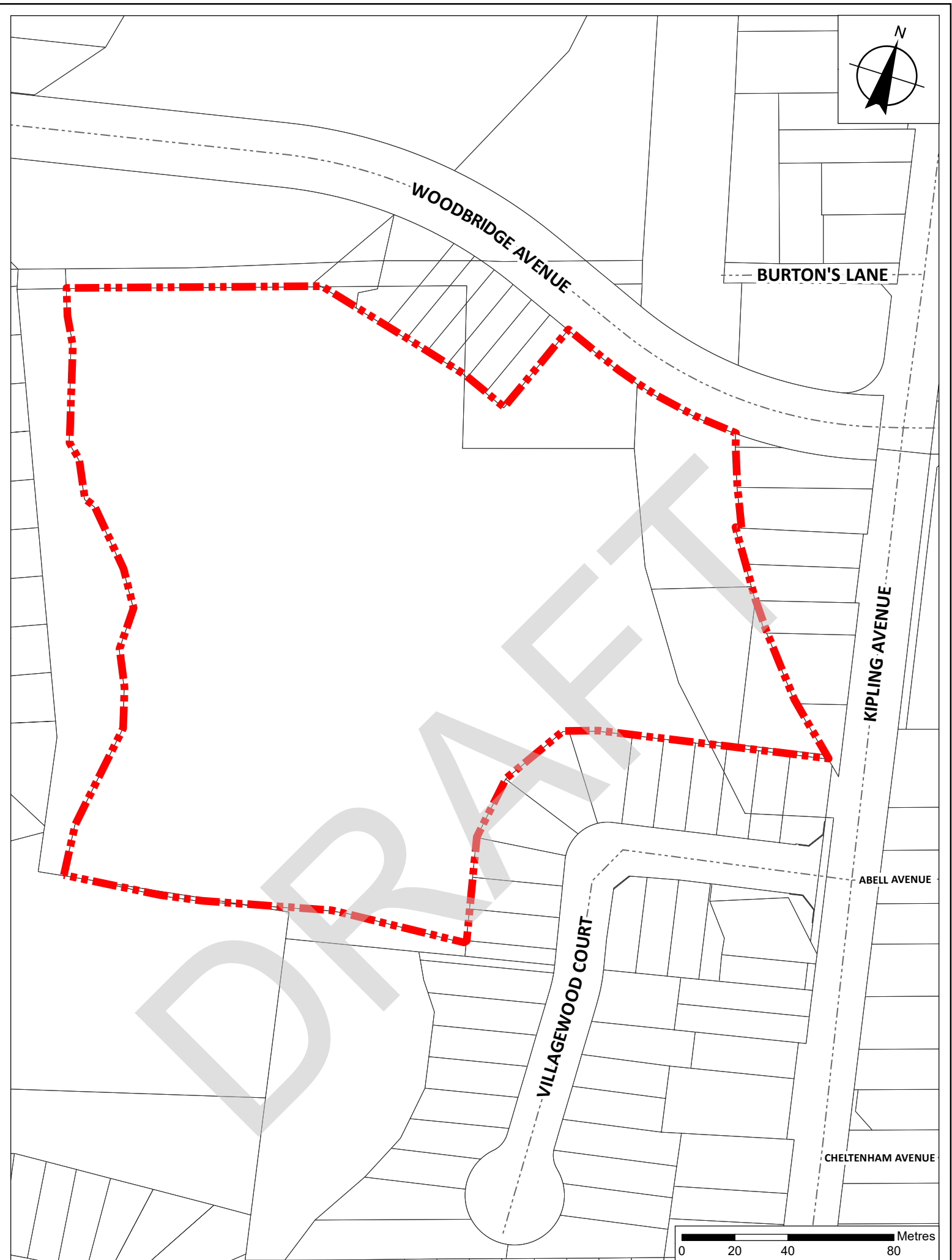
## **SUMMARY TO BY-LAW 009-2025**

The lands subject to this By-law are municipally known as 325 and 377 Woodbridge Avenue, and lands without a municipal address, legally described as Part of Lot 7, Concession 8, designated as Parts 2, 3, 4 and 10, Plan 65R-14720 and Part 6, Plan 65R-34322, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to carry forward the permitted use of an accessory retail store (thrift store) from site-specific exception 9(1462) in Zoning By-law 1-88, which previously applied to the subject lands, however the use was inadvertently not included in site-specific Exception 14.1087 in Zoning By-law 001-2021.

This By-law also incorporates development standards approved by the Committee of Adjustment on May 5, 2022 through Minor Variance Application A047/22, and amends Map 45 in Schedule A of Zoning By-law 001-2021 to add site-specific Exception 14.1087 to the portion of the lands zoned “U – Utility Zone”, which was erroneously omitted.

This By-law also makes administrative corrections to Zoning By-law 001-2021 by updating the zone symbols from Zoning By-law 1-88 shown on Figure E-1592 to the applicable zone symbols in Zoning By-law 001-2021, and to revise Schedule A of Zoning By-law 001-2021 and Figure E-1592 in Exception 14.1087 by adjusting the “EP-1087” zone boundary to align with the boundary of the subject lands as delineated on Figure E-1592. The administrative corrections to Zoning By-law 001-2021 are considered to be a “reference error” under Policy 10.1.4.7.b of Vaughan Official Plan, 2010.



## Location Map To By-Law 009-2025

**File:** Z.21.052

**Related Files** Z.17.012, DA.17.024, Z.21.007

**Location:** 325 and 377 Woodbridge Avenue,  
Part of Lots 6 and 7, Concession 8

**Applicant:** City of Vaughan

**City of Vaughan**



**Subject Lands**