

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 016-2014

A By-law to further amend City of Vaughan By-law 1-88.

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 By-law Number 1-88, as amended, be and it is hereby further amended by:

- a) Deleting definitions in Section 2.0 DEFINITIONS for Convention Centre, Day Nursery, Hotel, Mixed Use Development, Motel, Outdoor Patio, Personal Service Shop, and Technical School and replacing with the following definitions respectively:

CONVENTION OR CONFERENCE CENTRE – Means a building or part of a building, designed to accommodate gatherings for specific events such as conferences, conventions, meetings, seminars and workshops and may include accessory food preparation facilities and dining areas for the exclusive use of conference or convention participants.

DAY NURSERY – Means a day nursery as defined in Day Nurseries Act, as amended.

HOTEL – Means a building or part of a building used primarily for the purposes of providing temporary sleeping accommodation to the public, but where no individual private cooking facilities are provided.

MIXED-USE DEVELOPMENT – Means a building or group of buildings containing a combination of residential, commercial and/or institutional uses.

MOTEL – Means a building or group of buildings no more than two storeys in building height used mainly for the purpose of providing temporary sleeping accommodation to the public, but where no individual private cooking facilities are provided.

OUTDOOR PATIO – Means a designated outdoor area adjoining an eating establishment or restaurant where food or drink are offered for sale and served at the same table where the food and drink are ordered and are to be consumed; or where food and drink are brought from within the eating establishment or restaurant to an adjoining outdoor area for consumption.

PERSONAL SERVICE SHOP – Means a building or part of a building in which persons

are employed in furnishing services administering to the individual and personal needs of persons, and includes a barber shop, a hair and beauty parlour, a massage services establishment conducted by a registered massage therapist, a shoe repair shop, a tanning salon, a tattoo and piercing parlour, a tailor or seamstress establishment, a Laundromat, a dry cleaning depot, a formal wear shop and other similar services, but shall not include a body rub parlour.

SCHOOL, TECHNICAL OR COMMERCIAL – Means a building or part of a building where instruction or training is provided to students relating to a specific vocation, trade, business or process.

- b) Adding the following definitions to Section 2.0 DEFINITIONS in alphabetical sequence:

FINANCIAL INSTITUTION – Means a building or part of a building where services are provided for the depositing, lending, exchange or investment of money, and shall include but not be limited to banks, credit unions, trust companies or other similar regulated banking service establishments.

INDEPENDENT LIVING FACILITY – Means a building or part of a building containing four (4) or more dwelling units with no more than two (2) bedrooms per dwelling unit used for independent living accommodation of senior citizens.

LONG TERM CARE FACILITY – Means a building or part of a building containing four (4) or more sleeping units, without individual kitchens or cooking facilities, used for the accommodation of persons, who, by reason of their emotional, mental, social, or physical condition, require a 24 hour supervised living arrangement for their well-being, and is regulated by the Province of Ontario or the Government of Canada.

SCHOOL, POST-SECONDARY – Means a building or part of a building where post-secondary education is provided under the guidelines of the Ontario Ministry of Education, Colleges and Universities, and may include accessory residential facilities for staff and students.

SCHOOL, PUBLIC OR PRIVATE – Means a building where educational facilities are provided for the instruction of primary and secondary aged students and is operated under the guidelines of the Ontario Ministry of Education and may include an accessory Day Nursery.

SUPPORTIVE LIVING FACILITY – Means a building or part of a building containing four (4) or more sleeping units with or without individual kitchens or cooking facilities, used for the accommodation of persons requiring semi-independent living arrangements, where limited supervision and assistance is provided to support the health, safety and well-being of its residents.

- c) Deleting the definitions in section 2.0 DEFINITIONS for Nursing Home, Dwelling, Senior

Citizens, Private School, and Public School.

- d) Amending the definition of "CHURCH" in Section 2.0 DEFINITIONS by deleting the words "dedicated to" and replacing it with the words "used for".

- e) Adding the following section in numeral sequence:

"2.2 VAUGHAN METROPOLITAN CENTRE DEFINITIONS

Section 2.0 of this By-law contains definitions, which apply throughout this By-law. This section contains additional definitions which shall apply specifically to the "Vaughan Metropolitan Centre" as shown on Schedule "D" attached hereto:

ARTS STUDIO – Means a building or part of a building primarily used as the workplace of an artist or craftsman who is engaged in the creation of hand-made material arts and includes an artist, painter, sculptor, photographer or artisan, and where accessory uses may include the retail sale of the created goods and instruction.

BARRIER FREE PARKING SPACE – Means a rectangular area, exclusive of any aisles or driveways, used for the temporary parking of a motor vehicle which is designed to accommodate persons with disabilities.

BICYCLE PARKING SPACE, LONG TERM – Means a locked room within a building or part of a building used for exclusive parking of bicycles.

BICYCLE PARKING SPACE, SHORT TERM – Means a designated area for the exclusive parking of bicycles equipped with a rack/stand designed to lock the wheel and frame of a bicycle.

BUSINESS SERVICES ESTABLISHMENT – Means a building or part of a building used as a Print Shop, and where business communication services may be provided, including faxing, desktop publishing, mailing services and postal box services, document shredding and computer rentals.

COMMERCIAL PARKING LOT – Means a building, part of a building or area of land other than a street or lane, used for the temporary parking of motor vehicles but shall not include the storing of impounded or damaged motor vehicles or a salvage yard. A commercial parking lot shall include ten (10) or more parking spaces along with parking aisles and with principle access to a street

DRIVE-THROUGH FACILITY – Means a building, part of a building, or kiosk that provides or dispenses products or services through an attendant or a window, or an automated machine, to persons remaining in motor vehicles that are in a lane designated for that purpose, and is used in conjunction with another permitted use.

TEMPORARY PARKING LOT – Means an area of land used as the interim parking area servicing the short-term parking needs of phased commercial developments subject to temporary By-law provisions.

OFFICE, GENERAL – Means a building or part of a building in which one or more persons are employed in a profession or the administration, direction or management of a business, agency, brokerage, or organization, but shall not include a Medical Office or the office of a Veterinarian.

OFFICE, MEDICAL – Means a building or part of a building used for the consultation, diagnosis and/or treatment of outpatients by a Regulated Health Professional.

PLACE OF WORSHIP – Means a building used for religious worship and may include accessory facilities such as an assembly hall, auditorium, shrine, and rectory.

RESTAURANT – Means a building or part of a building where food and drink are prepared and offered for sale or sold to the public for consumption on or off the premises and may include delivery and may include an Outdoor Patio.

RESTAURANT, TAKE-OUT – Means a building or part of a building having limited seating not to exceed six (6) seats where food and drink are prepared and offered for sale to be primarily taken out or delivered for consumption off the premises.

RETAIL ESTABLISHMENT – Means a building or part of a building where goods, wares, merchandise, substances, articles or things are offered and kept for sale directly to the public at retail but does not include a supermarket or an automotive retail store.

STRATIFIED ARRANGEMENT – Means an agreement registered on title by (2) two or more parties for the determination of ownership or use of land divided in a vertical manner above and/or below grade.”

f) Adding the following section in numerical sequence:

“3.8.1 PARKING REQUIREMENTS FOR THE VAUGHAN METROPOLITAN CENTRE

a) Where a building or structure within the Vaughan Metropolitan Centre is erected or used for any of the uses permitted in this By-law, vehicle parking spaces and areas shall be provided and maintained on the lot to which they serve as follows:

Vehicle Parking Standards (Vaughan Metropolitan Centre)					
(# of parking spaces/100m ² GFA or as specified)					
	Type of Use		Minimum	Maximum	
COMMERCIAL	<u>Commercial Uses</u> ⁽¹⁾		Total GFA of all buildings greater than 5,000m ²	2.0 ⁽⁴⁾	4.0
	Arts Studio		Total GFA of all buildings less than or equal to 5,000m ²	2.5 ⁽⁴⁾	4.0
	Personal Service Shop				
	Business Service Establishment				
	Pharmacy				
	Retail Establishment				
	Supermarket (Greater than 1000m ²)		2.5 ⁽⁴⁾	4.0	
	Financial Institution		2.5 ⁽⁴⁾	4.0	
Restaurant ⁽²⁾		6.0 ⁽⁴⁾	10.0		
Restaurant, Take-out ⁽²⁾		3.0 ⁽⁴⁾	6.0		

Vehicle Parking Standards (Vaughan Metropolitan Centre)				
(# of parking spaces/100m² GFA or as specified)				
	Type of Use		Minimum	Maximum
	General Office		1.5 ⁽⁴⁾	2.5
	Medical Office		2.5	4.0
PLACES OF ASSEMBLY	Hotel ⁽³⁾		0.75/bedroom	-
	Banquet Hall ⁽³⁾ Club Dance Hall ⁽³⁾ Convention or Conference Centre ⁽³⁾		3.0	-
	Health Centre Place of Entertainment		5.0 ⁽⁴⁾	-
	Art Gallery or Museum Community Centre Library Place of Amusement		1.0 ⁽⁴⁾	-
INSTITUTIONAL	Place of Worship	Fixed Seating	9.0 of worship area	18.0 of worship area
		Non-fixed Seating	13.0 of worship area	26.0 of worship area
	Public or Private School	Parking	1.0/classroom ⁽⁴⁾	-
		Pick-up & Drop-off/ Visitor spaces	3 spaces + 0.3 space/classroom	-
	Commercial or Technical School Post-Secondary School		2.5/classroom + 1.0 / 7 seats auditorium or theatre	-
	Day Nursery	Parking	0.75/employee	-
		Pick-up & Drop-off/ Visitor spaces	3 spaces + 1.0 space /classroom	-
RESIDENTIAL	<u>Residential Uses:</u>			
	Single Family Detached Dwelling Semi-Detached Dwelling Street Townhouse Dwelling		1.0 / unit	-
	Multiple Family Dwelling Apartment Dwelling	Bachelor/1 Bedroom	0.7 / unit	1.0
		2 Bedrooms	0.9 / unit	1.3
		3 Bedrooms	1.0 / unit	1.7
		Visitor ⁽⁴⁾	0.15 / unit	-
RESIDENTIAL/INSTITUTIONAL	Independent Living Facility	Bachelor/1 Bedroom	0.45 / unit	-
		2 Bedrooms	0.6 / unit	-
		Visitor	0.15 / unit	-
	Supportive Living Facility	Parking	0.4 / unit	-
		Visitor	0.15 / unit	-
	Long Term Care Facility	Parking	0.2 / bed	-
		Visitor	0.15 bed	-

- (1) For Commercial Uses in a multi-unit building where the combined gross floor area devoted to Eating Establishments exceeds twenty percent (20%) of the total gross floor area of the building, parking shall be provided at the individual Eating Establishment ratio for the gross floor area in excess of twenty percent (20%).
- (2) Where an Outdoor Patio is permitted as accessory to a Restaurant or Take-Out Restaurant, no additional parking is required.

- (3) Parking requirements for Hotels containing uses including a Restaurant, Convention or Conference Centre, Banquet Hall or Dance Hall, or any combination thereof, shall be determined based on a shared parking calculation.

(4) Where uses exist together within the same development, parking may be determined based on the parking standards for Mixed-Use Developments.

- b) Where the application of parking standards results in part of a parking space being required, a full parking space shall be required.
- c) PARKING STANDARDS FOR MIXED-USE DEVELOPMENT IN THE VAUGHAN METROPOLITAN CENTRE

Notwithstanding the requirements for Paragraph 3.8.1 a) where the use is a Mixed-Use Development the required parking may be provided in accordance with the following tables.

TABLE A

PERCENT OF PEAK PERIOD PARKING DEMAND (Weekday)				
Land Use	Time Period			
	Morning	Noon	Afternoon	Evening
General Office	100	90	95	10
Retail Establishment ¹	65	90	80	100
Restaurant ²	20	100	30	100
Residential (visitor)	80	55	80	100
Place of Assembly ³	70	70	70	100
Theatre	10	40	40	80
Institutional ⁴	100	100	100	20

TABLE B

PERCENT OF PEAK PERIOD PARKING DEMAND (Saturday)				
Land Use	Time Period			
	Morning	Noon	Afternoon	Evening
General Office	10	10	10	10
Retail Establishment ¹	80	85	100	40
Restaurant ²	20	100	50	100
Residential (visitor)	100	100	100	100
Place of Assembly ³	70	70	70	100
Theatre	10	50	80	80
Institutional ⁴	10	10	10	10

1. Includes Retail Warehouse, Personal Service Shop, Financial Institution and Health Centre
2. Includes Restaurant and Take-Out Restaurant
3. Place of Assembly shall include: Banquet Hall, Convention and Conference Centre, Club or Dance Hall
4. Institutional Uses shall include: Post-Secondary School, Public or Private School, Technical or Commercial School

Calculation of Required Parking

- STEP 1. Minimum required parking spaces for each use in the mixed use development shall be calculated in accordance with the individual standards set out in paragraph 3.8.1 a), as if each was a freestanding use.
- STEP 2. Multiply the parking spaces required by paragraph 3.8.1 a) as calculated in Step 1 above for each use, by

the percent of peak period parking demand for each of the four time periods on the Weekday (Table A) and Saturday (Table B) tables set out above.

- STEP 3. Total the required parking for each of the time periods on the Weekday (Table A) and Saturday (Table B) tables.
- STEP 4. The maximum parking requirement obtained from any one of the Weekday and Saturday time periods shall be the required parking for that specific mix of uses.

- d) If the number of required parking spaces equals or exceeds ten (10), then barrier-free parking spaces shall be provided in accordance with the provisions set out below.
- These spaces shall be included in the total overall parking calculation

Number of Required Parking Spaces	Minimum Number of Barrier-free Parking Spaces
0 – 9 spaces	Nil
10 – 100 spaces	1 Space

One (1) additional space for each additional 100 spaces or part thereof.

- i. Barrier-free parking spaces shall have a minimum dimension of 3.9 metres by 6.0 metres.
 - ii. Where two (2) or more Barrier-free Parking Spaces abut one another a minimum dimension of 3.2 metres by 6.0 metres is required
 - iii. Barrier-free parking spaces shall be appropriately identified and located as close as possible to the access point(s) and to the building and designed in such a way as to provide for wheelchair access to the building.
- e) Aisles within parking areas shall have the following minimum widths determined by the parking angles and all traffic shall be one-way, unless the aisle is at least six (6) metres wide:
- | <u>Parking Angle</u> | <u>Minimum Aisle Width</u> |
|-----------------------------------|----------------------------|
| 90 degrees - 60 degrees inclusive | 6 metres |
| 59 degrees - 45 degrees inclusive | 5 metres |
| 44 degrees - or less | 4 metres |
- Where parking spaces are positioned between 59 to 0 degrees inclusive, to the aisle, access to such aisle shall be from one direction only.
- f) A parking area shall be provided with a means of access or driveway a minimum of 5.4 metres and not exceeding 7.5 metres in width measured perpendicular to the centre line of the driveway. A minimum driveway width of 6.0 metres shall be required for two-way traffic. Where the driveway is a mutual two-way driveway with an adjoining property, the maximum overall driveway width shall be 7.5 metres.
- g) The distance between an intersection of street lines and the centre line of the nearest driveway shall be a minimum of 15.0 metres.
- h) The minimum angle of intersection between the centre line of a driveway and the street line shall be 60 degrees.

- i) No driveway on a corner lot shall be permitted to cross a sight triangle or any part thereof.
 - j) The surface of all parking spaces and any related driveways or aisles shall be paved with a dustless hard surface material.
 - k) Drive-through facilities are not permitted.”
- g) Adding the following section in numerical sequence:

“3.8.2 BICYCLE PARKING IN THE VAUGHAN METROPOLITAN CENTRE (VMC)

- a) Where a building or structure within the Vaughan Metropolitan Centre is erected or used for any of the uses permitted in this By-law, bicycle parking spaces and areas shall be provided and maintained on the lot to which they serve as follows:

Bicycle Parking Standards (Vaughan Metropolitan Centre) (Minimum # of bicycle parking spaces/100m² GFA or as specified)		
Type of Use	Short-Term	Long-Term
Commercial Uses including Restaurants	0.15 or 6 bicycle spaces whichever is greater ⁽¹⁾	0.1 ⁽²⁾
General Office	0.1 or 6 bicycle spaces whichever is greater ⁽¹⁾	0.13 ⁽²⁾⁽³⁾
Medical Office	0.1 or 6 bicycle spaces whichever is greater ⁽¹⁾	0.1 ⁽²⁾⁽³⁾
Multi-Unit Residential	0.1 bicycle spaces per unit or 6 bicycle spaces whichever is greater	0.5 spaces per unit for buildings with greater than 10 units
Institutional Uses	0.4 ⁽¹⁾	0.05 ⁽²⁾

- (1) Short-term bicycle parking spaces are required for buildings with a gross floor area of 1,000 square metres or greater.
 - (2) Long-term bicycle parking spaces are required for buildings with a gross floor area of 2,000 square metres or greater.
 - (3) For every 30 long-term bicycle parking spaces required 1 male and 1 female shower and change facility shall be provided.
- b) Where the application of bicycle parking standards results in part of a bicycle space being required, a full bicycle parking space shall be required.
- c) Short-term bicycle parking spaces shall be located within 35 metres of a building entrance and shall not occupy or impede any pedestrian access or required parking and landscaped areas.
- d) Long-term bicycle parking spaces shall be designed for the storage of bicycles either horizontally or vertically as follows:
- i. Horizontally – 0.6 metres in width by 2.0 metres in length by 1.2 metres in height.

- ii. Vertically – 0.6 metres in width by 1.2 metres in length by 2.0 metres in height.
- e) Long-term bicycle parking spaces shall be accessed by a two-way aisle measuring a minimum of 1.75 metres in width.”
- h) Deleting the term Residential – Senior Citizen’s Dwelling from Subsection 3.8 a) and substituting it with the term Residential – Independent Living Facility.
- i) Deleting the term Residential – Senior Citizen’s Nursing Home from Subsection 3.8 a) and replacing with the term Residential – Long Term Care Facility.
- j) Deleting the term Nursing Home from Subsection 5.2 under the list of Institutional permitted uses and replacing with the term Long Term Care Facility
- k) Adding Schedule “D” attached as Schedule “1” to this by-law.
- l) This by-law comes into effect on the day of passing.

Enacted by City of Vaughan Council this 28th day of January, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 016-2014

The lands subject to this By-law are located Vaughan Metropolitan Centre (VMC), bound by Portage Road to the north, Highway #407 to the south, Highway #400 to the west, and the most eastern boundary being Creditstone Road, in Ward 4 of the City of Vaughan.

The purpose of this by-law is to implement parking standards, revise existing definition and create new definitions, and provide bicycle parking standards for the Vaughan Metropolitan Centre. The new vehicular and bicycle parking standards are based on the City of Vaughan's City-wide Parking Standards Review.



THIS IS SCHEDULE 'D'
TO BY-LAW 1-88

Not to Scale

THIS IS SCHEDULE '1'
TO BY-LAW 016 - 2014
PASSED THE 28th DAY OF JAN, 2014

FILE: 15.101
LOCATION: PART LOTS 4-7, CONCESSION 5
APPLICANT: CITY OF VAUGHAN
CITY OF VAUGHAN

■■■■■
BOUNDARY FOR VMC
PARKING STANDARDS