

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 076-2014

### **A By-law to 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 is in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Vaughan 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 "Subject Lands" on Schedule "1" attached hereto from TPC Theme Park Commercial Zone to HC(H) Healthcare Zone, with addition of the Holding Symbol "(H)" and OS1 Open Space Conservation Zone in the manner shown on the said Schedule "1".
  - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":
    - "(1400) A. The following shall apply to Block 2 zoned with the Holding Symbol "(H)" as shown on Schedule "E-1527", until the Holding Symbol "(H)" is removed pursuant to Subsection 36(3) or (4) of the Planning Act:
      - i) Prior to the removal of the Holding Symbol "(H)" Vaughan Council shall have approved a Site Development Application(s) pursuant to Section 41 of the Planning Act, specifically the Stage 2 Site Development Application;
    - B. The following shall apply to Blocks 1, 3, 4, 5, and 6 zoned with the Holding Symbol "(H)" as shown on Schedule "E-1527", until the Holding Symbol "(H)" is removed pursuant to Subsection 36(3) or (4) of the Planning Act:
      - i) Prior to the removal of the Holding Symbol "(H)" Vaughan Council shall have approved a Site Development Application(s) pursuant to Section 41 of the Planning Act for any of the Blocks or portion thereof;
    - C. In addition to Subsection 2.0 Definitions, for the purposes of this By-law the following definitions shall also apply:

ACCOMODATION FACILITY RELATED TO HEALTHCARE - Means a room or suite of rooms for non-profit, designed to provide temporary

accommodation to person(s) attending healthcare related uses.

ACTIVE USES - Means permitted uses and/or architectural design features located at the grade level of a commercial parking structure, including but not limited to, multiple entrances, pay kiosks, architectural treatments including street furniture, landscaping and lighting.

BICYCLE PARKING SPACE, LONG TERM - Means a locked room within a building or part of a building used for exclusively for the 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.

COMMERCIAL PARKING LOT OR STRUCTURE - 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 for compensation, but shall not include the storing of impounded, damaged or unlicensed motor vehicles or a salvage yard. A commercial parking lot shall include ten (10) or more parking spaces with parking aisles and with principle access to a street.

DISTRICT HEATING AND COOLING PLANT- Means a building or part of building used to generate, for mass distribution, thermal energy to heat or cool.

EDUCATION, TRAINING, MEETING, OR CONFERENCE FACILITY RELATED TO HEALTHCARE - Means a building or part of a building used for instruction, training, workshops, seminars, meetings, or other similar activities related to healthcare and may include accessory food preparation areas.

LABORATORY- Means a building or part of a building used for scientific research, investigation, testing or experimentation, but not facilities for the manufacture or sale of products.

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.

RESEARCH AND DEVELOPMENT FACILITY - Means a building or part of a building used for carrying on investigation in the natural, physical, or social sciences, which may include engineering and product development, but not facilities for the manufacture or sale of products.

SCHOOL, POST-SECONDARY - Means a building or part of 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.

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.

D. Adding the following to Section 3.1 Zones:

“HC Healthcare Zone”;

E. Notwithstanding the provisions of:

- a) Subsection 3.8(a) respecting Parking Requirements;
- b) Subsection 3.9 respecting Loading Space Requirements;
- c) Subsection 3.13 respecting Minimum Landscaped Area;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1527”:

ai) **Parking Requirements:**

- i) The minimum parking requirement on Block 2, for a Public Hospital and any additions thereto, shall be 1.2 spaces per 100 sq. m. GFA of which a minimum of 45% of the required parking spaces shall be in a parking structure and/or underground;
- ii) The minimum parking requirement for Blocks 1, 2, 3, 4, 5 and 6 shall be provided as follows. For uses not specifically listed below, the minimum parking requirement

shall be provided in accordance with Section 3.8 of By-law 1-88, of which a minimum of 45% of the required parking spaces shall be in a parking structure and/or underground:

- **Long Term Care Facility:** 0.25 spaces per bed, plus 0.2 visitor spaces per bed;
- **Supportive Living Facility:** 0.45 spaces per unit;
- **Post Secondary School:** 3 spaces per classroom, plus 1 space per 7 seats in an auditorium or theatre;
- **Day Nursery:** 0.75 spaces per employee, plus 3 spaces for visitor and or pick-up and drop-off, plus 1 space per classroom;
- **Office, Business or Professional:** a minimum of 3.5 spaces per 100 sq.m. GFA;

iii) For the purposes of calculating the minimum parking requirements, only the gross floor area of a Public Hospital, where an Occupancy Permit has been issued by the City of Vaughan shall be included for the calculation of required parking. Future occupancy of areas of a Public Hospital which have not received an Occupancy Permit shall be required to provide the minimum required parking in accordance with this By-law prior to receipt of an Occupancy Permit;

iv) No surface parking shall be permitted adjacent to Major Mackenzie Drive and Jane Street, except when parking is set back a minimum of 35m from Major Mackenzie Drive and Jane Street;

v) Parking structure(s) shall include active uses, as defined by this By-law, at grade, facing a public street;

vi) The minimum parking space and drive aisle dimensions shall be as follows:

	Length		Width		Drive Aisle	Width
Perpendicular Space	5.7 m		2.7 m		6.0 m	
Parallel Space / Layby Parking	6.7 m		2.7 m		--	
Accessible Space (Handicap Space)	6.0 m		3.9 m		6.0 m	
Accessible Space (Adjacent to Another)	6.0 m		3.2 m		6.0 m;	

vii) For all Blocks, long and short term bicycle parking as defined by this By-law shall be provided in accordance with a Vaughan Council approved Site Development Application(s);

bi) **Loading Space Requirements:**

i) A loading area shall be integrated within a building, except for a Public Hospital building, where the loading area shall be screened and or below grade;

ii) A loading area shall be setback a minimum of 45m from Major Mackenzie Drive and Jane Street. Where a loading area is located within 45m of Major Mackenzie Drive and Street, the loading area shall be integrated within a building;

iii) A loading area shall be located a minimum of 45 m from a Residential Zone;

ci) **Minimum Landscaped Area:**

i) A minimum 3.0 m wide landscape strip shall be provided abutting Streets "A" to "H";

ii) A minimum 6.0 m wide landscape strip shall be provided abutting Major Mackenzie Drive and Jane Street;

iii) A minimum 5.0 m wide landscape strip shall be provided on Block 4 adjacent to the OS1 Open Space Conservation Zone and shall not be used for any other purpose than landscaping;

iv) A minimum 6.0 m wide landscape strip shall be provided within Block 9 abutting the Residential Zone and OS1 Open Space Conservation Zone;

F. **HC Healthcare Zone Standards:**

ai) **Permitted Uses:**

The following uses shall be permitted in the HC Healthcare Zone:

- Commercial Parking Lot or Structure, with active uses as defined by this By-law
- District Heating and Cooling Plant
- Education, Training, Meeting or Conference Facilities Related to Healthcare
- Hospital, Public
- Laboratory

- Office Building
- Office, Business or Professional
- Post-Secondary School
- Recreational Uses
- Research and Development Facility
- Long Term Care Facility
- Supportive Living Facility

aii) **Accessory Uses:**

The following Accessory Uses are permitted in the HC Healthcare Zone and shall only be located within a building that contains one or more of the Permitted Uses in this By-law:

- Accommodation Facility, excluding a Hotel
- Church or Place of Worship, only in a Public Hospital
- Day Nursery
- Eating Establishment
- Pharmacy
- Retail Store

bi) **Lot Frontage:**

- i) The minimum lot frontage shall be 30 m;

ci) **Minimum Yard Requirements:**

- i) A minimum 14 m structural setback shall be provided from the Highway No. 400 property line for Blocks 5, 8, and part of Block 7, to the satisfaction of the Ministry of Transportation (MTO);
- ii) A minimum 6.0 m setback shall be provided from Major Mackenzie Drive and Jane Street;
- iii) A maximum 35 m setback shall be provided from Major Mackenzie Drive for a minimum of 25% of the Public Hospital building façade facing Major Mackenzie Drive;
- iv) A minimum 3 m setback shall be provided for a building or structure from Streets "A" to "H". Notwithstanding, a minimum 5.0 m setback shall be provided on Block 4 from the OS1 Open Space Conservation Zone;
- v) A minimum 1.0 m setback shall be provided from a street line for a below grade structure(s), except for Block 4 abutting the OS1 Open Space Conservation Zone, where a minimum 5.0 m setback shall be provided;

di) **Maximum Building Height:**

- i) The maximum building height, including a chimney and exhaust stack shall be in accordance with the angular plane and maximum building height shown on Schedule "E-1527 a)" and Schedule "E-1527 b)";

ei) **Maximum Gross Floor Area:**

- i) The maximum permitted gross floor area for Block 2 shall be 111,483 sq.m. not including a Central Utility Plant with an accessory Data Center. The maximum gross floor area may be increased subject to the submission of a Traffic Impact Study, Parking Study and Transportation Demand Management Plan, which shall have been approved by the City of Vaughan and the applicable public agencies and a further amendment to this By-law;

- ii) The maximum combined gross floor area permitted on Blocks 1, 3, 4, 5 and 6 shall be 72,465 sq.m. The maximum gross floor area may be increased subject to the submission of a Traffic Impact Study, Parking Study and Transportation Demand Management Plan, which shall have been approved by the City of Vaughan and the applicable public agencies and a further amendment to this By-law;

- iii) The total maximum gross floor area permitted for Blocks 1, 2, 3, 4, 5, and 6 shall be 183,948 sq.m;

c) Adding Schedule "E-1527" attached hereto as Schedule "1".

d) Adding Schedule "E-1527 a)" attached hereto as Schedule "2".

e) Adding Schedule "E-1527 b)" attached hereto as Schedule "3".

f) Deleting Key Map 5E and substituting therefor the Key Map 5E attached hereto as Schedule "4".

2. Schedules "1", "2", "3" and "4" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 27<sup>th</sup> day of May, 2014.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk

### **SUMMARY TO BY-LAW 076-2014**

The lands subject to this By-law are located on the north side of Major Mackenzie Drive, and the west side of Jane Street through to Highway No. 400; in Part of Lots 20 and 21, Concession 5, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from TPC-Theme Park Commercial Zone to HC (H) Healthcare Zone with the Holding Symbol "(H)" and OS1 Open Space Conservation Zone; to facilitate Draft Plan of Subdivision File 19T-13V007, consisting of development, storm water management and open space blocks for the future development of a public hospital and healthcare related uses.

The Holding Symbol "(H)" shall not be removed from Blocks 1, 2, 3, 4, 5 and 6 until such time as the conditions prescribed by this By-law are satisfied.

This By-law effectively creates the HC Healthcare Zone category with provisions respecting definitions, parking requirements, loading space requirements, minimum landscaped area, permitted uses, permitted accessory uses, minimum lot frontage, minimum yard requirements, maximum building height and maximum gross floor area.