

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 101-2013

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 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 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 A Agricultural Zone, EM1 Prestige Employment Area Zone, with and without the Holding Symbol (“H”) and OS1 Open Space Conservation Zone to C5 Community Commercial Zone, EM1 Prestige Employment Area Zone, EM3 Retail Warehouse Employment Area Zone 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”:
 - (1392) A. On lands zoned EM3 Retail Warehouse Employment Zone as shown on Schedule “E1519”, the development of a Retail Warehouse use only, shall be subject to the submission of a parking justification report and Site Development application to be approved by Vaughan Council.
 - B. Notwithstanding the provisions of:
 - a) Subsection 2.0 respecting Definitions;
 - b) Subsection 3.9 respecting Loading Space Requirements in the C5 Community Commercial Zone;
 - c) Subsections 5.1.4 and 5.6 respecting Uses Permitted in the C5 Community Commercial Zone;
 - d) Subsection 5.1.5 and Schedule “A” respecting the zone standards in the C5 Community Commercial Zone;
 - e) Subsection 6.1.6 a) respecting minimum Landscaping Requirements along a street line;the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1519”:
 - ai) for the purposes of this Paragraph, a Department Store shall be defined as follows:

DEPARTMENT STORE – A retail commercial establishment where a wide range of merchandise is sold, including but not limited to: general merchandise, drugs and medicines, food, wine, lottery products, and a garden centre; and, where a wide range of accessory services may be provided, including but not limited to: photographic services, eating establishment including take-out, optical services, medical, dental, and pharmaceutical services, banking, financial and real estate services, telecommunications services, automotive service and repair, children's amusement facility, travel services and personal services.

- bi) no loading spaces shall be required;
 - ci) the following additional uses shall be permitted:
 - Department Store;
 - Office and Stationary Supply;
 - Print Shop; and,
 - A Drive-Through Facility accessory to a Bank or Financial Institution;
 - di) the maximum building height shall be 26.5 m or 8-storeys, whichever is less;
 - dii) the maximum lot area shall be 94,447 m²;
 - ei) a minimum 6 metre wide strip of land shall be provided along the lot line adjacent to Huntington Road and shall be used for no purpose other than landscaping. This shall not prevent the provision of access driveways across the said strip.
- c) Adding Schedule "E-1519" attached hereto as Schedule "1".
 - d) Deleting Schedule "E-1383" and substituting therefor the Schedule "E-1383" attached hereto as Schedule "2".
 - e) Deleting Key Map 9B and substituting therefor the Key Map 9B attached hereto as Schedule "3".

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

Enacted by City of Vaughan Council this 25th day of June, 2013.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No.28 of Report No.32
of the Committee of the Whole
Adopted by Vaughan City Council on
June 25, 2013

SUMMARY TO BY-LAW 101-2013

The lands subject to this By-law are located north of Regional Road 7 between Old Huntington Road and Highway 427 in Part of Lots 4 and 5, Concession 9, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from A Agricultural Zone, EM1 Prestige Employment Area Zone, with and without the Holding Symbol ("H") and OS1 Open Space Conservation Zone to C5 Community Commercial Zone, EM3 Retail Warehouse Employment Area Zone, EM1 Prestige Employment Area Zone and OS1 Open Space Conservation Zone to facilitate future commercial and retail warehouse uses and a stormwater management pond. The by-law also includes an exception for lands zoned EM3 Retail Warehouse Employment Area Zone, requiring that the development of a Retail Warehouse use only shall be subject to the submission of a parking justification report and Site Development application to be approved by Vaughan Council.

The Zoning By-law provides for the following zoning exceptions to Zoning By-law 1-88 to facilitate the proposed development:

- 1) definition of a Department Store;
- 2) permit a Department Store, Office and Stationary Supply, Print Shop and a Drive-Through facility accessory to a permitted Bank or Financial Institution as additional uses in the C5 Community Commercial Zone;
- 3) increase the maximum building height in the C5 Community Commercial Zone to 26.5 m or 8 storeys, whichever is less;
- 4) increase the maximum lot area in the C5 Community Commercial Zone to 94,447 m²;
- 5) permit no loading spaces in the C5 Community Commercial Zone; and,
- 6) a minimum 6 metre landscape strip is to be provided adjacent to Huntington Road.