

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 105-2015

A By-law to amend City of Vaughan By-law 1-88, as amended, by By-law 80-95 and By-law 132-2010.

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 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 C2 General Commercial Zone and C8 Office Commercial Zone to C7 Service Commercial Zone, in the manner shown on the said Schedule “1”.
 - b) Adding the following paragraph to Section 9.0 “EXCEPTIONS”:

“(1422) Notwithstanding the provisions of:

 - a) Subsection 3.8 a) respecting Parking Requirements;
 - b) Subsection 5.1.1 b) respecting Landscaping Area;
 - c) Subsection 5.1.6 a) respecting Outdoor Patios;
 - d) Subsection 5.8 respecting Uses Permitted in the C7 Service Commercial Zone;
 - e) Schedule “A” respecting Minimum Front and Rear Yard requirements for lands zoned C7 Service Commercial Zone.

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1549”:

 - ai) the minimum parking requirement shall be 2.94 parking spaces per 100m² of GFA for all permitted uses;
 - aii) shared driveways and aisles between the subject lands and the properties to the north and south shall be permitted;
 - bi) the minimum landscape strip width abutting Regalcrest Court shall be 5m;
 - ci) an outdoor patio accessory to an Eating Establishment is permitted for Building “A” (Unit 11) and Building “C” (Unit 11) at a maximum total combined area of 107.6 m².

di) the following uses shall be permitted in Buildings “A” (Units 1-11), “B” and “C” (Units 1-2):

- Automotive Retail Store
- Bank and Financial Institution
- Banquet Hall, including an eating establishment provided that said eating establishment does not exceed 20% of the GFA of the banquet hall
- Business and Professional Office
- Car Rental Service
- Club or Health Centre
- Day Nursery
- Eating Establishment
- Eating Establishment, Convenience with Drive-Through
- Eating Establishment, Take Out
- Education or Training Facility
- Convention Centre
- Office Building
- Office and Stationary Supply, Sales, Service, Rental
- Pet Grooming Establishment, to be contained within a wholly enclosed building
- Print Shop, Accessory Retail Sales
- Place of Entertainment
- Personal Service Shop
- One (1) Convenience Retail Store
- One (1) Pharmacy
- Retail Store without outside storage
- Recreational Use as Defined in Section 2.0, to be contained within a wholly enclosed building
- Service or Repair Shop
- Technical School
- Veterinary Clinic

- dii) the following uses shall be permitted in Buildings “A” (Units 12-19) and “C” (Units 3-11):
- Employment Use
 - Accessory Retail Sales to an Employment Use, subject to Section 6.1.3 and 6.1.5
 - Accessory Office Uses to an Employment Use, subject to Section 6.1.4 and 6.1.5
 - Banquet Hall
 - Bowling Alley
 - Business and Professional Office
 - Club, Health Centre
 - Convention Centre
 - Car Brokerage
 - Office Building
 - Service and Repair Shop
- diii) Retail (including ancillary) uses shall only be permitted at a maximum of 43% of the building floor area on the entirety of the subject lands (Part “A” and “B”), provided that ancillary retail uses shall be restricted to a maximum of 20% of the building floor area of Building “A” (Units 12-19) and Building “C” (Units 3-11).
- div) a hotel and motel shall not be permitted within Buildings “A”, “B” and “C”;
- ei) the minimum front yard (Regional Road 27) shall be 8.0 m;
- eii) the minimum rear yard (Regalcrest Court) shall be 20.75 m;
- b) Deleting Schedule “E-733” and substituting therefor the Schedule “E-733” attached hereto as Schedule “2”.
- c) Deleting Key Map 8A and substituting therefor the Key Map 8A 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 23rd day of June, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 105-2015

The lands subject to this By-law are located on the east side of Regional Road 27, south of Regional Road 7, municipally known as 7681 Regional Road 27. The subject site forms the southern portion of Block 1 on Plan 65M-3033, and Parts 12 and 15 on Plan 65R-27567, in Part of Lot 5, Concession 8, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from C2 General Commercial Zone and C8 Office Commercial Zone to C7 Service Commercial Zone, together with site-specific zoning exceptions to facilitate the development of the subject lands with commercial and employment uses.