

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 106-2014

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 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 C7 Service Commercial Zone and EM1 Prestige Employment Area Zone subject to Exception paragraph 9(1332) to EM1 Prestige Employment Area Zone, in the manner shown on Schedule “1”;
 - b) Deleting Exception 9(1332) from Section 9.0 “EXCEPTIONS” and substituting therefor the word “Deleted”;
 - c) Adding the following Paragraph to Section 9.0 “Exceptions”:

“(1406) A. Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting Definitions;
 - b) Subsection 3.8 respecting Parking Requirements;
 - c) Subsection 3.9 respecting Loading Space Requirements;
 - d) Subsection 6.1.12 and 6.1.13 a), b), c) and h) respecting Outdoor Patios accessory to and Eating Establishment;
 - e) Subsection 6.2 respecting Uses Permitted in the EM1 Prestige Employment Area Zone;
 - f) Schedule “A” respecting the Maximum Building Height and Minimum Rear Yard Setback in an EM1 Prestige Employment Area Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1533”:

 - ai) for the purpose of this Paragraph, the following definitions shall apply:

“HEALTH AND FITNESS CENTRE – Means a building which is used for the purpose of physical fitness, health and well-being and may include a gymnasium, exercise room, steam room, sauna, racquet sports, swimming pool, or other related facilities, activities or services including, but not limited to the use of weight-lifting equipment, running and aerobic exercise

equipment, game courts and sports fields, sports and fitness classes and programs, professional consultation, assessments and therapy, but shall not include a Body Rub Parlour, or an All Season Sports Facility. The following accessory uses shall be permitted: Outdoor Fitness Area; Business and Professional Office; Regulated Health Professional Office or Clinic; Day Nursery and camps; Eating Establishment; Eating Establishment, Convenience; Eating Establishment, Take-Out; Outdoor Patios accessory to all Eating Establishments; Personal Service Shop; and a Retail Store;

OUTDOOR FITNESS AREA - Means space associated with a Health and Fitness Centre located outside the building designed for the passive enjoyment or active recreational needs of the patrons, including, but not limited to swimming pools, field sports and general fitness activities and may include accessory Eating Establishments with Outdoor Patios. The outdoor fitness area does not require fencing around the individual components/uses contained within the area;

TEMPORARY MEMBERSHIP / EMPLOYMENT OFFICE – Means a temporary mobile structure located on the lands subject to the development or in the immediate vicinity used solely for the purpose of membership sales and employee hiring related to the Health and Fitness Centre;

- aii) For the purposes of zoning conformity in this Paragraph, the following shall apply:

The lands shown on Schedule “E-1533” shall be deemed to be one lot, regardless of any future division of said lands;
- bi) A minimum of 5.7 parking spaces per 100 m² of GFA shall apply for the entirety of the subject lands;
- bii) No additional parking shall be required for the Temporary Membership / Employment Office;
- biii) One driveway with a maximum driveway width of 25 m shall be permitted along the lot line abutting the private road known as Century Place as shown on Schedule ‘E-1533’;
- ci) Loading spaces shall not be required associated with a Health and Fitness Centre;
- di) The following provisions shall apply to an Outdoor Patio accessory to an Eating Establishment:
 - i) No additional parking shall be required for an Outdoor Patio accessory to an Eating Establishment;
 - ii) The Outdoor Patio shall not be required to be enclosed by a physical barrier and shall not require access from the interior of the

Eating Establishment;

e) Only the following uses shall be permitted:

- Health and Fitness Centre
- Outdoor Fitness Area
- Bank or Financial Institution
- Business and Professional Office
- Regulated Health Professional Office or Clinic
- Eating Establishment
- Eating Establishment, Convenience
- Eating Establishment, Take Out
- Outdoor Patios accessory to all Eating Establishments
- Personal Service Shop
- Temporary Membership / Employment Office permitted within the area identified on Schedule "E-1533", subject to the following provision:
 - that the Temporary Membership / Employment Office be removed prior to occupancy of the Health and Fitness Centre.

ei) The maximum building height shall be 19 m;

eii) The minimum front yard (west lot line abutting Weston Road) setback shall be 14.0 m.

eiii) The minimum rear yard (east lot line) setback shall be 3.0 m."

b) Deleting Schedule "E-1460".

c) Adding Schedule "E-1533" attached hereto as Schedule "1".

d) Deleting Schedule "E-770" and substituting therefor the Schedule "E-770" attached hereto as Schedule "2".

e) Deleting Key Map 5A and substituting therefor the Key Map 5A 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 24th day of June, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No.8 of Report No. 30
of the Committee of the Whole
Adopted by Vaughan City Council on
June 24, 2014

SUMMARY TO BY-LAW 106--2014

The lands subject to this By-law are located south of Highway 407, east of Weston Road, municipally known as 1 Century Place, in Lots 2 and 3, Concession 5, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from EM1 Prestige Employment Area Zone and C7 Service Commercial Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1332) to EM1 Prestige Employment Area Zone, subject to site-specific Exception 9(1332), and PBM7 Parkway Belt Industrial Zone, subject to site-specific Exception 9(691), to facilitate the following:

- i. the development of the lands fronting Weston Road with a 3-storey Health and Fitness Centre, as defined in the by-law noted above, with several site specific exceptions as identified above; and,
- ii. to ensure a single zoning category (PBM7 Zone, subject to site-specific Exception 9(691)) is applied to the adjacent lands to the east.