

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 134-2014

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 EM1 (H) Prestige Employment Area Zone with the Holding Symbol “(H)” to C7 Service Commercial Zone and C7 (H) Service Commercial Zone with the Holding Symbol “(H)”, in the manner shown on the said Schedule “1”.
 - b) Adding the following paragraph to Section 9.0 “EXCEPTIONS”:

“9(1411)A. The following provision shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E–1538”:

 - 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;
- B. Notwithstanding the provisions of:
 - a) Section 2.0 respecting the Definition of a Lot, a Medical Clinic and an Office Building;
 - b) Subsection 3.8 a) respecting Parking Requirements;
 - c) Subsection 3.9 a) respecting Loading Space Requirements;
 - d) Subsection 5.1.1 b) respecting Landscaping Area;
 - e) Subsections 5.1.4. and 5.8 respecting Uses Permitted in the C7 Service Commercial Zone;
 - f) Subsection 5.1.5 and Schedule “A” respecting zone standards in the C7 Service Commercial Zone;
 - g) Subsection 5.1.6 b) respecting Outdoor Patio;
 - h) Subsection 5.1.7 respecting accessory uses to a Drive-Through Facility;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1538”:

- ai) For the purposes of zoning conformity the Subject Lands shall be deemed one lot, regardless of the number of buildings constructed on the lot, the creation of any new lot by plan of condominium, part-lot control, consent, and any easements or restrictions;
- aii) A Medical Clinic shall be defined as a building or structure or part of a building or structure containing the offices of two or more Regulated Health Professionals, and may also include non-regulated health professionals being homeopaths, naturopaths, acupuncture, and osteopaths, where consultation, diagnosis and/or treatment to the general public is provided without overnight accommodation and may include administrative offices, reception areas, waiting rooms, examination rooms, x-rays facilities, treatment rooms, laboratories, pharmacies and dispensaries, and other similar facilities directly associated with the clinic;
- aiii) Office Building shall be defined as a building having more than one-storey with a maximum GFA of 5,358 m² devoted to business or professional office uses, and a maximum of thirty-two percent (32%) of the gross floor area of the said office building devoted to the following additional permitted uses on the ground floor:
- bank
 - eating establishment
 - eating establishment, convenience
 - eating establishment, take-out
 - health centre
 - personal service shop
 - pharmacy
 - retail store
 - a “variety store” which shall mean a kiosk servicing the daily or occasional needs of the employees in the office building with a variety of goods such as food snacks and beverages, sundries, tobacco, stationery, magazines and newspapers, but not including groceries, meats and produce, with no direct access to the exterior of the building and a gross floor area not exceeding fifty (50) square meters.
- bi) A minimum of 3.5 parking spaces per 100 square metres of GFA shall be provided;
- ci) One (1) loading space shall be required for an Office Building;

- di) A strip of land not less than 3.0 metres in width shall be provided along a lot line that abuts a street line, and shall be used for no other purpose than landscaping. This shall not prevent the provision of walkways, or outdoor patios, across the said strip;
 - dii) A strip of land not less than 2.0 metres in width shall be provided along the west property line and shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways, walkways, or outdoor patios, across the said strip;
 - ei) The following uses shall not be permitted:
 - Day Nursery
 - Automobile Service Station
 - Automobile Gas Bar
 - Car Wash
 - Car Rental Service
 - Automotive Retail Store
 - Office Building
 - eii) The following additional uses shall be permitted:
 - Medical Clinic, as defined in subsection aii) above;
 - (1) Office Building, as defined in subsection aiii) above;
 - Place of Amusement;
 - fi) The minimum front yard setback (south property line) shall be 3.0 metres;
 - fii) The minimum rear yard setback (north property line) shall be 3.0 metres;
 - fiii) The minimum interior side yard setback (west property) line shall be 2.4 metres;
 - fiv) The minimum exterior side yard setback (east property line) shall be 3.0 metres;
 - fv) The minimum setback to a site triangle shall be 3.0 metres;
 - fvi) The maximum building height shall be 22 metres, 4-storeys, excluding mechanical rooftop equipment for an Office Building;
 - fvii) The following additional provision respecting Floor Space Index (F.S.I.) shall apply:
 - maximum Floor Space Index (FSI) shall be 1.0;
 - gi) Additional parking shall not be required for an outdoor patio accessory to a permitted use;
 - hi) A maximum of one (1) drive-through facility shall also be permitted accessory to a Bank and Financial Institution;
- c) Adding Schedule “E-1538” attached hereto as Schedule “1”.

- d) Deleting Schedule “E-1313” and substituting therefor Schedule “E-1313” attached hereto as Schedule “2”.
- e) Deleting Key Map 3B and substituting therefor the Key Map 3B 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 9th day of September, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 134-2014

The lands subject to this By-law are located at 7818 Dufferin Street, at the northwest corner of Dufferin Street, and Centre Street, being Part of Lot 6, Concession 3, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from EM1 (H) Prestige Employment Zone with the Holding Symbol “(H)” to C7 Service Commercial Zone and C7(H) Service Commercial Zone with the Holding Symbol “(H)”, and to permit site specific zoning exceptions to facilitate the development of phase one of two, consisting of an office building and multi-unit service commercial buildings. Site Development File DA.11.004 (Phase one) was approved by Vaughan Council on January 29, 2013.

The phase two lands are zoned with the Holding Symbol “(H)” until such time as a Site Development Application(s) is approved by Vaughan Council pursuant to Section 41 of the Planning Act.