

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 21, 2015

Item 3, Report No. 17, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 21, 2015.

3

ZONING BY-LAW AMENDMENT FILE Z.14.034 KAU & ASSOCIATES LIMITED PARTNERSHIP WARD 3 – VICINITY OF WESTON ROAD AND CHRISLEA ROAD

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated April 14, 2015:

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.14.034 (Kau & Associates Limited Partnership) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3 from EM3 Retail Warehouse Employment Area Zone, subject to site-specific Exception 9(922) to C7 Service Commercial Zone with the site-specific zoning exceptions identified in Table 1 of this report.

Contribution to Sustainability

The application implements the following Goal and Objective of Green Directions Vaughan:

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century

The Zoning By-law Amendment seeks permission to rezone the subject lands and to maintain the existing commercial multi-unit buildings on the site, and therefore, there are no sustainable site and building features proposed.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On January 9, 2015, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the East Woodbridge Community Association. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol. Through the notice circulation, no written comments were received by the Vaughan Planning Department.

The recommendation of the Committee of the Whole to receive the Public Hearing report of February 3, 2015, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on February 17, 2015.

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.14.034 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 21, 2015

Item 3, CW Report No. 17 – Page 2

and #3 from EM3 Retail Warehouse Employment Area Zone subject to Exception 9(922) to C7 Service Commercial Zone, with the following site-specific zoning exceptions:

Table 1: Proposed Zoning Exceptions			
	By-law Standard	By-law 1-88 Requirements of C7 Service Commercial Zone	Proposed Exceptions to the C7 Service Commercial Zone
a.	Permitted Uses	<p>The following uses are permitted in the C7 Service Commercial Zone:</p> <ul style="list-style-type: none"> - Automobile Service Station, Automobile Gas Bar, Car Wash - Automotive Retail Store - Bank and Financial Institution - Banquet Hall, including an eating establishment provided that said eating establishment does not exceed 20% of the Gross Floor Area (GFA) of the banquet hall - Business and Professional Office - Car Rental Service - Club or Health Centre - Day Nursery - Eating Establishment/Outdoor Patio, subject to Section 5.1.6 - Eating Establishment, Convenience with Drive-Through/Outdoor Patio subject to Section 5.1.6 - Eating Establishment, Take Out/Outdoor Patio, subject to Section 5.1.6 - Education or Training Facility - Hotel, Motel, Convention Centre - Office Building - Office and Stationary Supply, Sales, Service, Rental - Parks and Open Space - Pet Grooming Establishment, to be contained within a wholly enclosed building - Print Shop, Accessory Retail Sales - Parking Garage - Place of Entertainment - Personal Service Shop - One (1) Convenience Retail Store - One (1) Pharmacy - Recreational Use - Service or Repair Shop - Tavern - Technical School - Video Store - Veterinary Clinic 	<p>Permit all of the C7 Service commercial uses, save and except for:</p> <ul style="list-style-type: none"> • Automobile Service Station, Automobile Gas Bar, Car Wash • Parking Garage • Tavern • Video Store <p>And permit the following additional uses:</p> <ul style="list-style-type: none"> • Supermarket • Retail Store • Eating Establishment/Outdoor Patio subject to Section 5.1.6, Eating Establishment, Convenience with Drive-Through/Outdoor Patio subject to Section 5.1.6, and Eating Establishment, Take Out/Outdoor Patio, subject to Section 5.1.6 shall be permitted at a maximum of 2,127 m² in size.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 21, 2015

Item 3, CW Report No. 17 – Page 3

Table 1: Proposed Zoning Exceptions			
	By-law Standard	By-law 1-88 Requirements of C7 Service Commercial Zone	Proposed Exceptions to the C7 Service Commercial Zone
b.	Maximum Permitted Unit Size	No maximum unit size is identified in a C7 Zone	Maximum unit size shall be 5,000 m ²
c.	Minimum Parking Requirement	6,716 m ² @ 6 spaces/100 m ² of GFA = 403 spaces	6,716 m ² @ 4.33 spaces/ 100 m ² of GFA = 291 spaces

Background - Analysis and Options

Location

The subject lands are located on the east side of Weston Road, north of Regional Road 7, shown as “Subject Lands” on Attachments #1 and #2. The subject lands are municipally known as 7979 Weston Road, and are currently developed with 2 multi-unit retail warehouse employment buildings as shown on Attachment #3.

Official Plan

The subject lands are designated “Employment Commercial Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010), subject to Area Specific Official Plan Policy 13.18, which permits commercial/retail uses on the subject lands provided no retail unit exceeds 5,000 m². VOP 2010 defines “Retail” as retail, restaurant and service commercial uses. The proposed rezoning of the subject lands to C7 Service Commercial Zone to permit commercial uses, and to permit the proposed additional supermarket and retail store uses shown in Table 1, and to permit a maximum unit size of 5,000 m² conforms to the policies of VOP 2010.

Zoning By-law 1-88

The subject lands are zoned EM3 Retail Warehouse Employment Area Zone by Zoning By-law 1-88, subject to Exception 9(922), which permits a range of retail warehouse uses, and establishes site-specific minimum parking requirements, minimum retail unit size and minimum lot area and frontage requirements for the subject lands.

Proposed Rezoning and Site-Specific Exceptions

The Vaughan Planning Department has reviewed the proposed rezoning and site-specific zoning exceptions and provides the following comments:

a) Proposed Uses

The Owner is proposing to rezone the subject lands to C7 Service Commercial Zone, to permit a range of retail uses as identified in Table 1 of this report. Rezoning the subject lands would recognize the current operating uses on the site and the additional supermarket and retail store uses that are permitted in the “Employment Commercial Mixed-Use” designation of VOP 2010. The Vaughan Building Standards Department has confirmed that the current uses permitted under the definition of Retail Warehouse and site-specific permission of the sale of specific commodities within Exception 9(922), is consistent to that of a Retail Store use. Therefore, the current operating uses on site may continue under the definition and permission of a Retail Store.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 21, 2015

Item 3, CW Report No. 17 – Page 4

The proposed Eating Establishment/Outdoor Patio, Eating Establishment, Convenience with Drive-Through/Outdoor Patio, and Eating Establishment, Take Out/Outdoor Patio uses are permitted within the C7 Service Commercial Zone. The Parking Utilization Study prepared by C.F. Crozier and Associates states that the proposed parking ratio and existing 291 parking spaces are appropriate for a maximum of 2,127 m² of gross floor area for Eating Establishment Uses. Therefore, Eating Establishment Uses including any associated Outdoor Patios are restricted to 2,127 m².

The proposed rezoning and site-specific uses are considered to be appropriate and compatible with the surrounding land uses and would implement the in-effect VOP 2010 "Employment Commercial Mixed-Use" designation.

b) Proposed Maximum Permitted Unit Size of 5,000 m²

The "Employment Commercial Mixed-Use" designation in VOP 2010, subject to Area Specific Official Plan Policy 13.18, limits the size of retail units to a maximum of 5,000 m². The Vaughan Planning Department can support the proposed 5,000 m² maximum unit size in the zoning by-law as it would implement the site-specific Official Plan policy.

c) Proposed Minimum Parking of 4.33 spaces/100m² (291 spaces), whereas 6 spaces/100m² (403 spaces) is Required

The Vaughan Planning Department is of the opinion that the reduction in required parking spaces is minor in nature and recognizes the existing 291 parking spaces on the site and the parking requirement that is permitted under site-specific Exception 9(922). The minimum parking requirement in a C7 Service Commercial Zone for retail uses is calculated at a rate of 6 spaces/100 m² of GFA, which would generate a minimum requirement of 403 parking spaces for the subject lands. The site-specific zoning exception for EM3 Zone uses requires a minimum of 2.7 spaces/100 m² of GFA for Building "A" (3,856 m² @ 2.7 spaces/100 m² = 105 spaces) and a minimum of 6 spaces/100m² of GFA for Building "B" (2,860 m² x 6.0 spaces/100 m² = 172 spaces), which totals to a minimum requirement of 277 parking spaces. The subject lands are currently developed with 291 parking spaces, which generates a parking ratio of 4.33 spaces/100 m² (291 spaces x 6716 m²/100 m² of GFA = 4.33). The subject lands have been operating with retail warehouse uses within the existing buildings on site, which is similar to the proposed retail/commercial uses, and therefore, the proposed parking ratio is satisfactory.

The Development Engineering and Infrastructure Planning Services Department has reviewed the Parking Utilization Study prepared by C.F. Crozier and Associates and concurs with the findings and recommendation that the proposed development will not have an adverse impact on the surrounding road network, and have no objections to the approval of the proposed Zoning By-law Amendment Application.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiative set forth in the Vaughan Vision 2020/Strategic Plan:

i. Plan and Manage Growth & Economic Vitality

The proposed development implements the City's Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 21, 2015

Item 3, CW Report No. 17 – Page 5

Regional Implications

The zoning by-law amendment application was circulated to the York Region Transportation and Community Planning Department for review and comment. The subject lands are accessed by three existing full movement accesses, one being on Weston Road and two on Jevlan Drive, as shown on Attachment #3. York Region has no objection to the amendment, and will not permit additional direct vehicular access to Weston Road in the future.

Conclusion

Zoning By-law Amendment File Z.14.034 has been reviewed in consideration of the policies of the Official Plan, Zoning By-law 1-88, and comments received from City departments and external public agencies. The Vaughan Planning Department is satisfied that the proposal to rezone the subject lands from EM3 Retail Warehouse Employment Area Zone to C7 Service Commercial Zone with the site-specific zoning exceptions outlined in Table 1 of this report are appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to Vaughan Official Plan 2010. Accordingly, the Vaughan Planning Department can support the approval of the Zoning By-law Amendment application, subject to the recommendation in this report.

Attachments

1. Context Location Map
2. Location Map
3. Existing Site Plan

Report prepared by:

Mary Caputo, Senior Planner - OMB, ext. 8215
Carmela Marrelli, Senior Planner, ext. 8791

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

COMMITTEE OF THE WHOLE APRIL 14, 2015

ZONING BY-LAW AMENDMENT FILE Z.14.034
KAU & ASSOCIATES LIMITED PARTNERSHIP
WARD 3 – VICINITY OF WESTON ROAD AND CHRISLEA ROAD

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.14.034 (Kau & Associates Limited Partnership) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3 from EM3 Retail Warehouse Employment Area Zone, subject to site-specific Exception 9(922) to C7 Service Commercial Zone with the site-specific zoning exceptions identified in Table 1 of this report.

Contribution to Sustainability

The application implements the following Goal and Objective of Green Directions Vaughan:

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century

The Zoning By-law Amendment seeks permission to rezone the subject lands and to maintain the existing commercial multi-unit buildings on the site, and therefore, there are no sustainable site and building features proposed.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On January 9, 2015, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the East Woodbridge Community Association. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol. Through the notice circulation, no written comments were received by the Vaughan Planning Department.

The recommendation of the Committee of the Whole to receive the Public Hearing report of February 3, 2015, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on February 17, 2015.

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.14.034 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3 from EM3 Retail Warehouse Employment Area Zone subject to Exception 9(922) to C7 Service Commercial Zone, with the following site-specific zoning exceptions:

Table 1: Proposed Zoning Exceptions

	By-law Standard	By-law 1-88 Requirements of C7 Service Commercial Zone	Proposed Exceptions to the C7 Service Commercial Zone
a.	Permitted Uses	<p>The following uses are permitted in the C7 Service Commercial Zone:</p> <ul style="list-style-type: none"> - Automobile Service Station, Automobile Gas Bar, Car Wash - Automotive Retail Store - Bank and Financial Institution - Banquet Hall, including an eating establishment provided that said eating establishment does not exceed 20% of the Gross Floor Area (GFA) of the banquet hall - Business and Professional Office - Car Rental Service - Club or Health Centre - Day Nursery - Eating Establishment/Outdoor Patio, subject to Section 5.1.6 - Eating Establishment, Convenience with Drive-Through/Outdoor Patio subject to Section 5.1.6 - Eating Establishment, Take Out/Outdoor Patio, subject to Section 5.1.6 - Education or Training Facility - Hotel, Motel, Convention Centre - Office Building - Office and Stationary Supply, Sales, Service, Rental - Parks and Open Space - Pet Grooming Establishment, to be contained within a wholly enclosed building - Print Shop, Accessory Retail Sales - Parking Garage - Place of Entertainment - Personal Service Shop - One (1) Convenience Retail Store - One (1) Pharmacy - Recreational Use - Service or Repair Shop - Tavern - Technical School - Video Store - Veterinary Clinic 	<p>Permit all of the C7 Service commercial uses, save and except for:</p> <ul style="list-style-type: none"> • Automobile Service Station, Automobile Gas Bar, Car Wash • Parking Garage • Tavern • Video Store <p>And permit the following additional uses:</p> <ul style="list-style-type: none"> • Supermarket • Retail Store • Eating Establishment/Outdoor Patio subject to Section 5.1.6, Eating Establishment, Convenience with Drive-Through/Outdoor Patio subject to Section 5.1.6, and Eating Establishment, Take Out/Outdoor Patio, subject to Section 5.1.6 shall be permitted at a maximum of 2,127 m² in size.

Table 1: Proposed Zoning Exceptions			
	By-law Standard	By-law 1-88 Requirements of C7 Service Commercial Zone	Proposed Exceptions to the C7 Service Commercial Zone
b.	Maximum Permitted Unit Size	No maximum unit size is identified in a C7 Zone	Maximum unit size shall be 5,000 m ²
c.	Minimum Parking Requirement	6,716 m ² @ 6 spaces/100 m ² of GFA = 403 spaces	6,716 m ² @ 4.33 spaces/100 m ² of GFA = 291 spaces

Background - Analysis and Options

Location

The subject lands are located on the east side of Weston Road, north of Regional Road 7, shown as "Subject Lands" on Attachments #1 and #2. The subject lands are municipally known as 7979 Weston Road, and are currently developed with 2 multi-unit retail warehouse employment buildings as shown on Attachment #3.

Official Plan

The subject lands are designated "Employment Commercial Mixed-Use" by Vaughan Official Plan 2010 (VOP 2010), subject to Area Specific Official Plan Policy 13.18, which permits commercial/retail uses on the subject lands provided no retail unit exceeds 5,000 m². VOP 2010 defines "Retail" as retail, restaurant and service commercial uses. The proposed rezoning of the subject lands to C7 Service Commercial Zone to permit commercial uses, and to permit the proposed additional supermarket and retail store uses shown in Table 1, and to permit a maximum unit size of 5,000 m² conforms to the policies of VOP 2010.

Zoning By-law 1-88

The subject lands are zoned EM3 Retail Warehouse Employment Area Zone by Zoning By-law 1-88, subject to Exception 9(922), which permits a range of retail warehouse uses, and establishes site-specific minimum parking requirements, minimum retail unit size and minimum lot area and frontage requirements for the subject lands.

Proposed Rezoning and Site-Specific Exceptions

The Vaughan Planning Department has reviewed the proposed rezoning and site-specific zoning exceptions and provides the following comments:

a) Proposed Uses

The Owner is proposing to rezone the subject lands to C7 Service Commercial Zone, to permit a range of retail uses as identified in Table 1 of this report. Rezoning the subject lands would recognize the current operating uses on the site and the additional supermarket and retail store uses that are permitted in the "Employment Commercial Mixed-Use" designation of VOP 2010. The Vaughan Building Standards Department has confirmed that the current uses permitted under the definition of Retail Warehouse and site-specific permission of the sale of specific commodities within Exception 9(922), is consistent to that of a Retail Store use. Therefore, the current operating uses on site may continue under the definition and permission of a Retail Store.

The proposed Eating Establishment/Outdoor Patio, Eating Establishment, Convenience with Drive-Through/Outdoor Patio, and Eating Establishment, Take Out/Outdoor Patio uses are permitted within the C7 Service Commercial Zone. The Parking Utilization Study prepared by C.F. Crozier and Associates states that the proposed parking ratio and existing 291 parking spaces are appropriate for a maximum of 2,127 m² of gross floor area for Eating Establishment Uses. Therefore, Eating Establishment Uses including any associated Outdoor Patios are restricted to 2,127 m².

The proposed rezoning and site-specific uses are considered to be appropriate and compatible with the surrounding land uses and would implement the in-effect VOP 2010 "Employment Commercial Mixed-Use" designation.

b) Proposed Maximum Permitted Unit Size of 5,000 m²

The "Employment Commercial Mixed-Use" designation in VOP 2010, subject to Area Specific Official Plan Policy 13.18, limits the size of retail units to a maximum of 5,000 m². The Vaughan Planning Department can support the proposed 5,000 m² maximum unit size in the zoning by-law as it would implement the site-specific Official Plan policy.

c) Proposed Minimum Parking of 4.33 spaces/100m² (291 spaces), whereas 6 spaces/100m² (403 spaces) is Required

The Vaughan Planning Department is of the opinion that the reduction in required parking spaces is minor in nature and recognizes the existing 291 parking spaces on the site and the parking requirement that is permitted under site-specific Exception 9(922). The minimum parking requirement in a C7 Service Commercial Zone for retail uses is calculated at a rate of 6 spaces/100 m² of GFA, which would generate a minimum requirement of 403 parking spaces for the subject lands. The site-specific zoning exception for EM3 Zone uses requires a minimum of 2.7 spaces/100 m² of GFA for Building "A" (3,856 m² @ 2.7 spaces/100 m² = 105 spaces) and a minimum of 6 spaces/100m² of GFA for Building "B" (2,860 m² x 6.0 spaces/100 m² = 172 spaces), which totals to a minimum requirement of 277 parking spaces. The subject lands are currently developed with 291 parking spaces, which generates a parking ratio of 4.33 spaces/100 m² (291 spaces x 6716 m²/100 m² of GFA = 4.33). The subject lands have been operating with retail warehouse uses within the existing buildings on site, which is similar to the proposed retail/commercial uses, and therefore, the proposed parking ratio is satisfactory.

The Development Engineering and Infrastructure Planning Services Department has reviewed the Parking Utilization Study prepared by C.F. Crozier and Associates and concurs with the findings and recommendation that the proposed development will not have an adverse impact on the surrounding road network, and have no objections to the approval of the proposed Zoning By-law Amendment Application.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiative set forth in the Vaughan Vision 2020/Strategic Plan:

i. Plan and Manage Growth & Economic Vitality

The proposed development implements the City's Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Regional Implications

The zoning by-law amendment application was circulated to the York Region Transportation and Community Planning Department for review and comment. The subject lands are accessed by

three existing full movement accesses, one being on Weston Road and two on Jevlan Drive, as shown on Attachment #3. York Region has no objection to the amendment, and will not permit additional direct vehicular access to Weston Road in the future.

Conclusion

Zoning By-law Amendment File Z.14.034 has been reviewed in consideration of the policies of the Official Plan, Zoning By-law 1-88, and comments received from City departments and external public agencies. The Vaughan Planning Department is satisfied that the proposal to rezone the subject lands from EM3 Retail Warehouse Employment Area Zone to C7 Service Commercial Zone with the site-specific zoning exceptions outlined in Table 1 of this report are appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to Vaughan Official Plan 2010. Accordingly, the Vaughan Planning Department can support the approval of the Zoning By-law Amendment application, subject to the recommendation in this report.

Attachments

1. Context Location Map
2. Location Map
3. Existing Site Plan

Report prepared by:

Mary Caputo, Senior Planner - OMB, ext. 8215
Carmela Marrelli, Senior Planner, ext. 8791

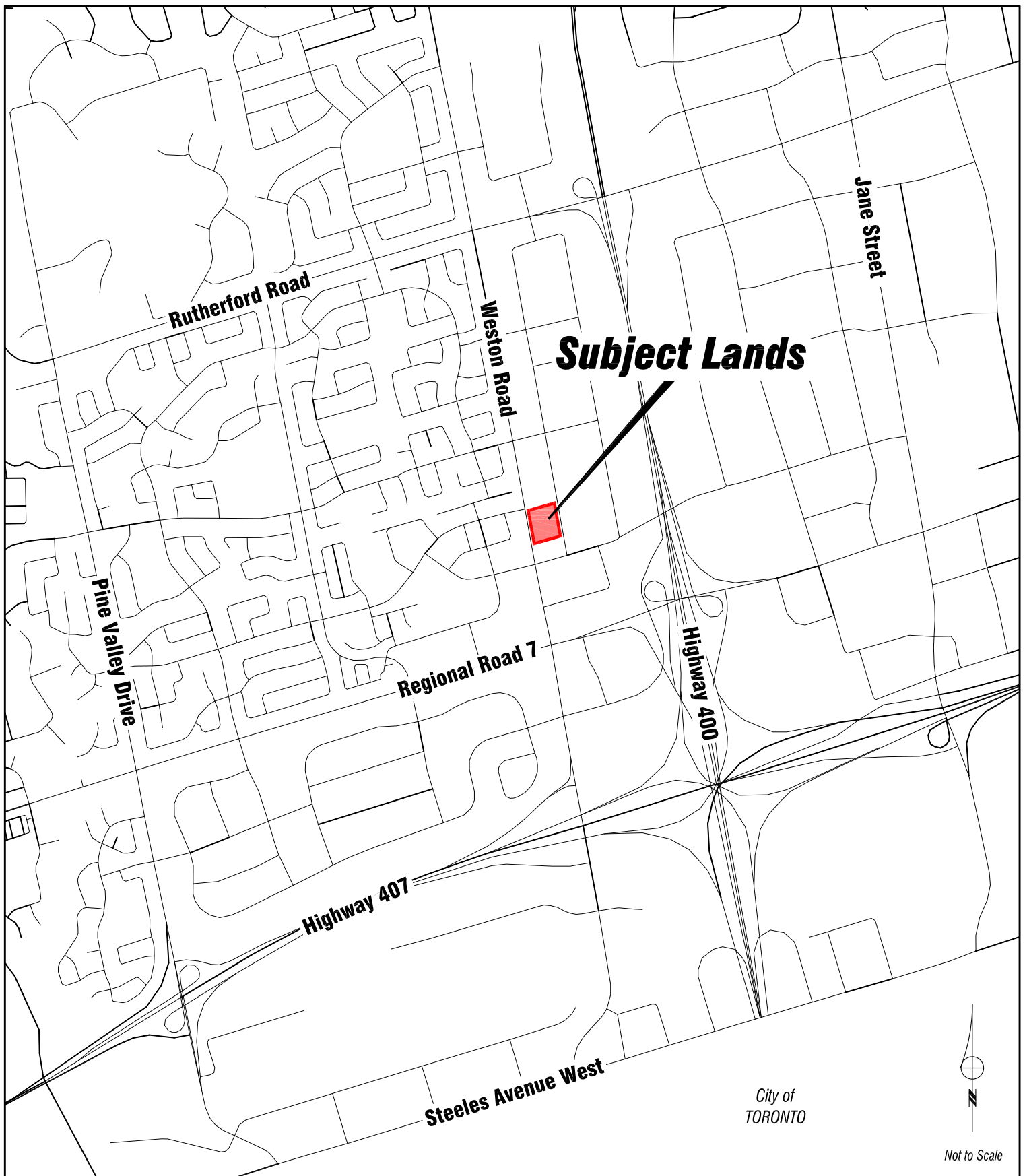
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Manager of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 7, Concession 5

APPLICANT:
KAU & Associates Limited Partnership

N:\DFT\1 ATTACHMENTS\Z\z.14.034.dwg

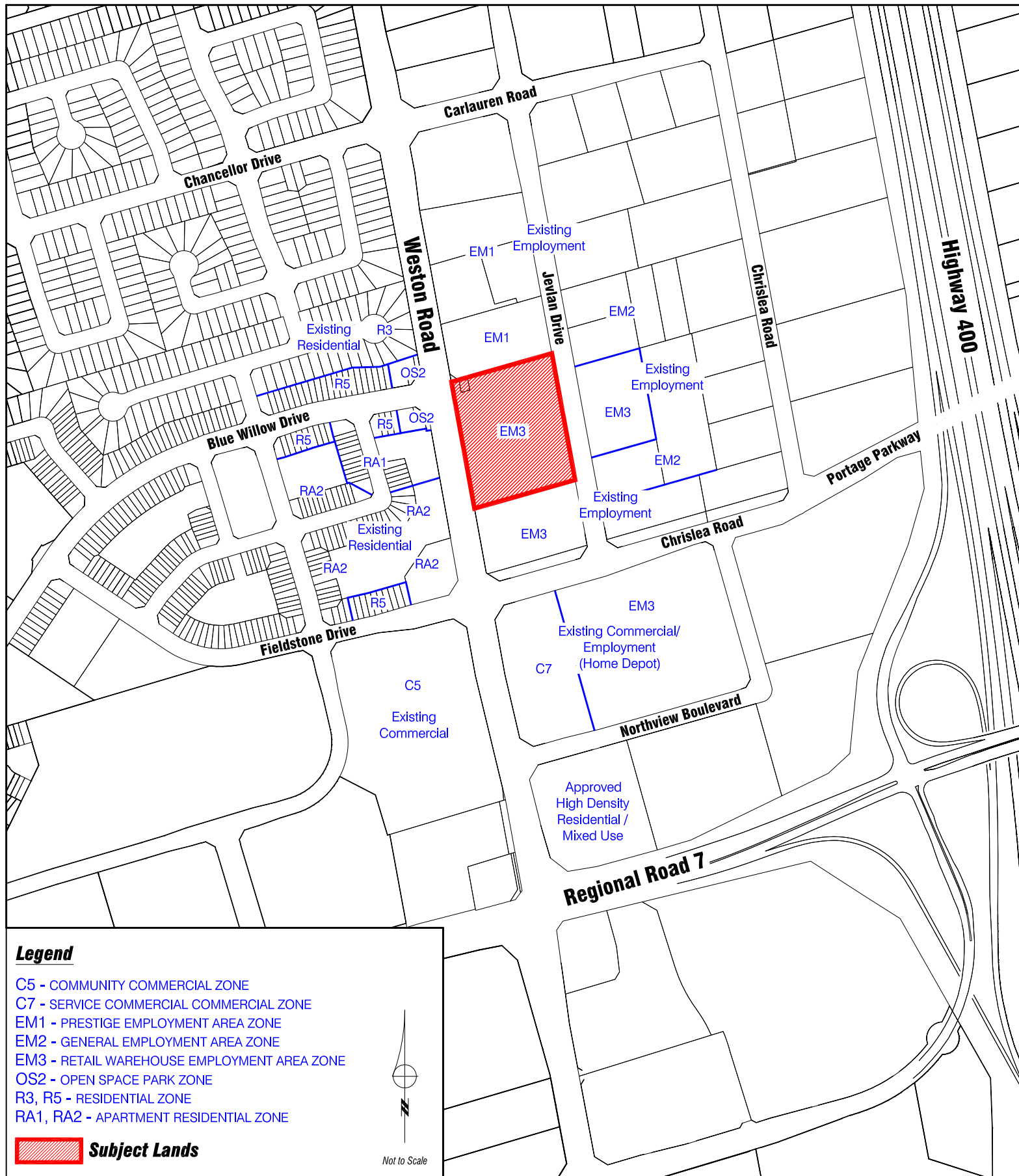


Attachment

FILE:
Z.14.034

DATE:
April 14, 2015

1



Location Map

LOCATION:
Part of Lot 7, Concession 5

APPLICANT:
KAU & Associates Limited Partnership

N:\DFT\1 ATTACHMENTS\Z\z.14.034.dwg

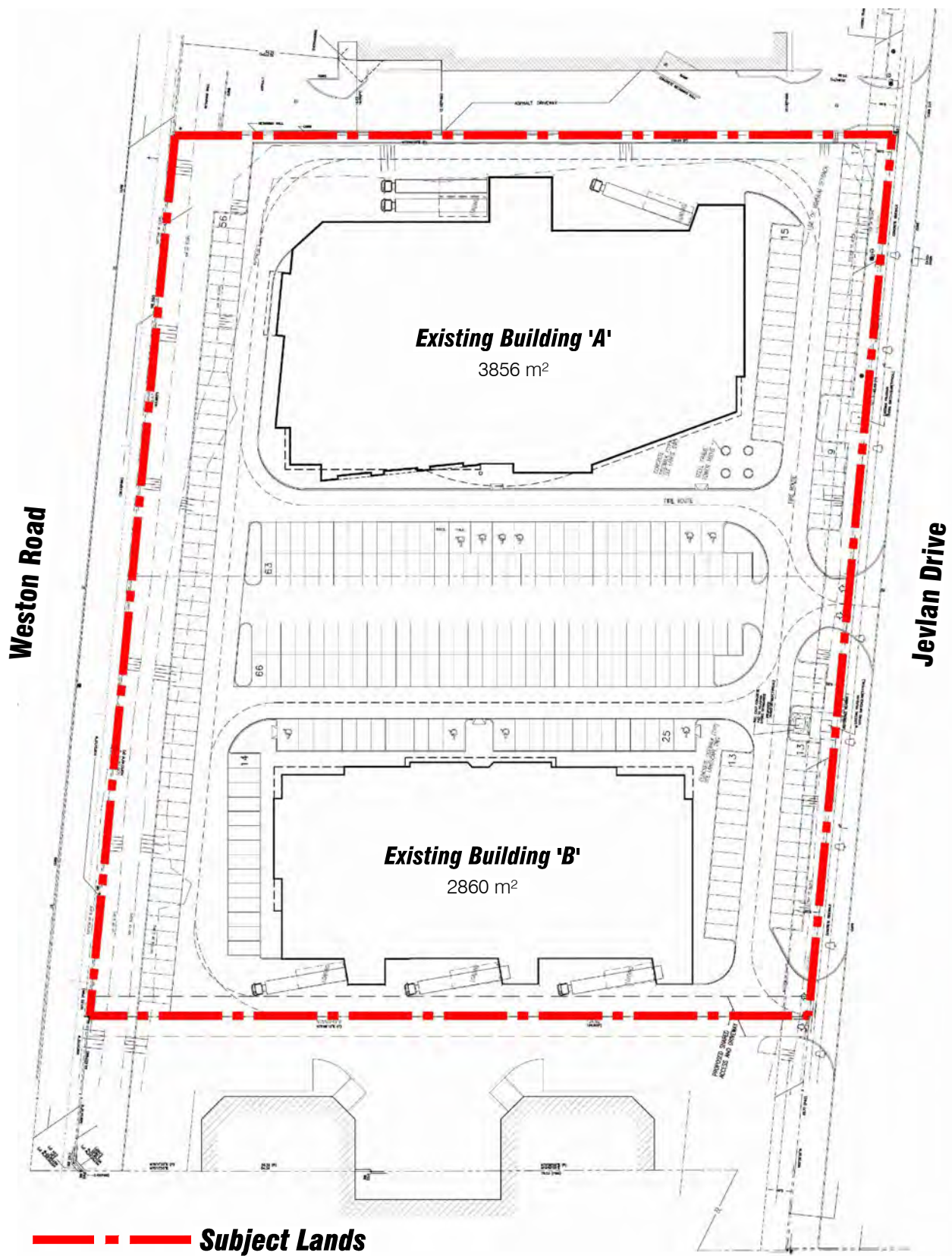


Attachment

FILE:
Z.14.034

DATE:
April 14, 2015

2



Existing Site Plan

LOCATION:
Part of Lot 7, Concession 5

APPLICANT:
KAU & Associates Limited Partnership

N:\DFT\1 ATTACHMENTS\Z\z.14.034.dwg



Attachment

FILE:
Z.14.034

DATE:
April 14, 2015

3

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 063-2015

A By-law to amend City of Vaughan By-law 1-88, as amended by By-laws 379-95, 380-95, and 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 EM3 Retail Warehouse Employment Area Zone to C7 Service Commercial Zone, in the manner shown on the said Schedule “1”;
 - b) Deleting Exception 9(922) in its entirety and replace with the following:

“(922) Notwithstanding the provisions of:

 - a) Subsection 3.8 a) respecting Parking Requirements;
 - b) Subsection 5.8 respecting Uses Permitted in the C7 Service Commercial Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1006”:

 - ai) the minimum parking requirement shall be 4.33 parking spaces per 100 m² of GFA for all permitted uses;
 - bi) only the following uses shall be permitted:
 - i) Automotive Retail Store
 - ii) Bank and Financial Institution
 - iii) Banquet Hall, including an eating establishment provided that said eating establishment does not exceed 20% of the G.F.A. of the banquet hall
 - iv) Business and Professional Office
 - v) Car Rental Service
 - vi) Club or Health Centre
 - vii) Day Nursery

- viii) Eating Establishment, Eating Establishment, Convenience with Drive-Through and Eating Establishment, Take Out, are all permitted with an Outdoor Patio subject to Section 5.1.6, at a maximum of 2,127 m² in size
 - ix) Education or Training Facility
 - x) Hotel, Motel, Convention Centre
 - xi) Office Building
 - xii) Office and Stationary Supply, Sales, Service, Rental
 - xiii) Parks and Open Space
 - xiv) Pet Grooming Establishment, to be contained within a wholly enclosed building
 - xv) Print Shop Accessory Retail Sales
 - xvi) Place of Entertainment
 - xvii) Personal Service Shop
 - xviii) One (1) Convenience Retail Store
 - xix) One (1) Pharmacy
 - xx) Recreational Use as Defined in Section 2.0
 - xxi) Retail Store
 - xxii) Supermarket
 - xxiii) Service or Repair Shop
 - xxiv) Technical School
 - xxv) Veterinary Clinic
 - bii) The maximum Gross Floor Area of a unit shall not exceed 5,000 m²;
 - biii) The maximum Gross Floor Area devoted to any Eating Establishment use shall not exceed 2,127 m².
 - b) Deleting Schedule “E-1006” and substituting therefor the Schedule “E-1006” attached hereto as Schedule “1”.
 - c) Deleting Key Map 5B and substituting therefor the Key Map 5B attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 21st day of April, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 063-2015

The lands subject to this By-law are located north of Regional Road 7, on the east side of Weston Road, municipally known as 7979 Weston Road, being Lots 2 and 3, on Registered Plan 65M-2589, in Lot 7, Concession 5, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from EM3 Retail Warehouse Employment Area Zone to C7 Service Commercial Zone to permit uses under the “Employment Commercial Mixed-Use” designation and Site Specific Official Plan Policy 13.18 in Vaughan Official 2010 within the existing development, together with site-specific zoning exceptions for minimum parking ratio and maximum unit size.