THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 161-2022

A By-law to amend City of Vaughan By-law 1-88, as amended.

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) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

      “9 (1546) Notwithstanding the provisions of:

         a) Subsection 2.0 respecting Definitions;

         b) Subsection 3.8 respecting Parking Requirements;

         c) Subsection 6.1.1 respecting Permitted Uses in All Employment Area Zones, Subsection 6.1.8 respecting permitted uses in a Commercial Complex, and Subsection 6.2.1 respecting Uses Permitted in EM1 - Prestige Employment Area Zones;

         d) Subsection 6.1.3 respecting Accessory Retail Sales;

      The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1677”:

         ai) For the purpose of this By-law, the following definitions shall apply:

            ARTS STUDIO - Means premises used for the production, display, exhibition, or sale of hand-made material arts, and

may include photographs, paintings, drawings, prints, sculptures, or similar artisan goods.

BUSINESS SERVICE – Means premises used to provide services primarily to offices and other businesses, including courier services, printing and photocopying services, document shredding services, or other similar uses, and which may include the accessory retail sale of supplies or equipment that is incidental to the principal service.

CLINIC (maximum of four practitioners) – Means premises used for the examination, diagnosis and/or treatment of outpatients by regulated health professionals, including a massage establishment performed by an RMT, as well as accessory uses such as associated laboratories, facilities and equipment, drug and optical dispensing to outpatients, and the accessory sales of medical supplies and equipment.

HEALTH AND FITNESS CENTRE – Means premises in which facilities are provided for the promotion of physical health and well-being, and may include accessory uses such as a spa, sauna, fitness centre, yoga studio, massage establishment performed by a RMT, or the accessory retail sale of refreshments and other goods.

HOTEL (small scale) – Means a Hotel containing a maximum of 20 guest rooms.

PET CARE ESTABLISHMENT – Means premises in which animal grooming, obedience training, daily animal sitting, and overnight care of animals may be provided, and where accessory products are sold.

PLACE OF ENTERTAINMENT – Means a building or part of a building used to provide entertainment, amusement or social and leisure time activities to patrons and may include a theatre, concert hall, arcade, billiard hall, indoor miniature

golf, axe throwing, escape room, bingo hall, bowling alley, paintball, laser tag or similar electronic game, or similar indoor gaming facility, and may include incidental preparation and sales of food and beverages on the premises.

RESTAURANT – Means a premises where prepared food and beverages are prepared and offered for sale or sold to the public for consumption on or off the premises. This use may contain an Outdoor Patio and Drive Through.

RETAIL STORE – Means a building or part of a building where goods, wares, merchandise, substances, articles or things are offered and kept for sale directly to the public from a building.

SCHOOL, TECHNICAL OR COMMERCIAL – Means a building or part of a building where instruction or training is provided to students relating to a specific vocation, trade, business or process for gain or profit and will contain a maximum of 20 classrooms.

THEATRE – Means premises used for the showing of motion pictures, or for dramatic, musical and live presentations or performances, and may include accessory retail sales and the sale and service of food and beverages;

bi) The following minimum parking requirements shall apply:

- Arts Studio: 2 spaces / 100m^2
- Business or Professional Office: 2 spaces / 100m^2
- Business Service: 0.7 spaces / 100m^2
- Clinic: 3 spaces / 100m^2
- Day Nursery: 0.85 spaces / employee + 0.05 spaces / student
- Financial Institution: 3 spaces / 100m^2
- Hotel (Small Scale): 0.6 spaces / 100m^2

- Pet Care Establishment: 2 spaces / 100m^2
- Place of Entertainment/Public Hall: 8 spaces / 100m^2
- Restaurant: 16 spaces / 100m^2
- Retail Store: 2 spaces / 100m^2
- School, Technical or Commercial: 1.25 spaces / classroom, 3 spaces + 0.015 spaces / student
- Service or Repair Shop: 4.5 spaces / 100m^2
- Veterinary Clinic: 3 spaces / 100m^2
- Warehouse – 1 space / 100m^2

ci) In addition to the uses permitted in Subsections 6.1.1, 6.1.8 and 6.2.1, the following uses shall also be permitted:

- Arts Studio;
- Business Service;
- Clinic (maximum of four practitioners);
- Club;
- Financial Institution;
- Health and Fitness Centre;
- Hotel (Small Scale);
- Motor Vehicle Sales Establishment;
- Pet Care Establishment;
- Personal Service Shop;
- Place of Entertainment;
- Restaurant;
- Retail Store;
- Service or Repair Shop;
- Theatre;
- Veterinary Clinic; and

cii) The limited outside display of merchandise for sale associated with a Retail Store may be permitted to a maximum of five percent (5%) of the gross floor area of the ground floor of the building and only permitted in the areas

identified as “Area of Limited Outdoor Display for a Retail Store”;

ciii) A maximum of seventy percent (70%) of the total gross floor area of all uses on the site shall consist of retail uses;

di) Retail sales accessory to an employment use shall not exceed sixty-five percent (65%) of the gross floor area of the entire unit devoted to the employment use, and this floor area shall be separated from the rest of the unit by a solid partition.”

c) Adding Schedule “E-1677” attached hereto as Schedule “1”.

d) Deleting Key Map 6A and substituting therefor the Key Map 6A 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 28th day of June, 2022.

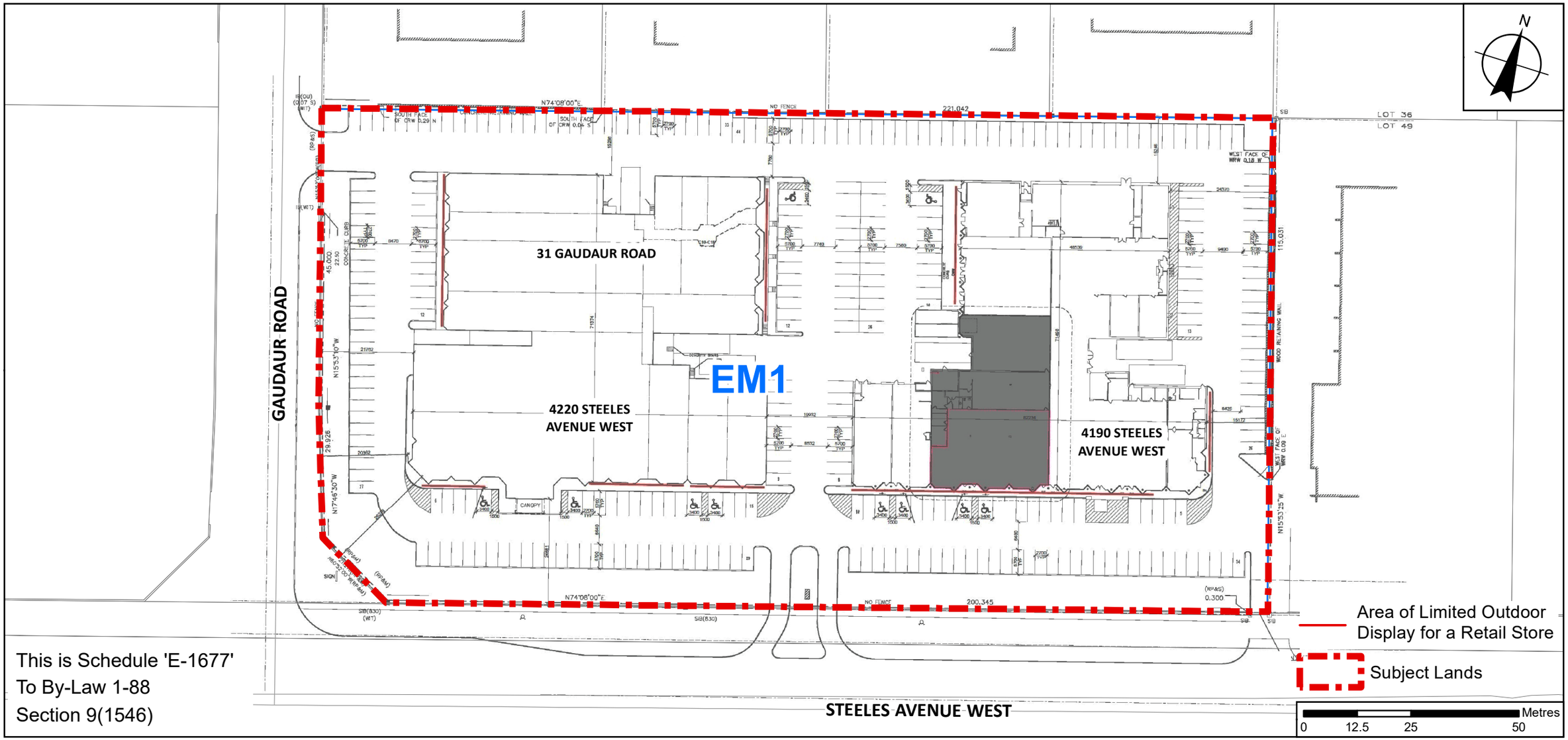
_____

Hon. Maurizio Bevilacqua, Mayor

_____

Todd Coles, City Clerk

Authorized by Item No. 9 of Report No. 27
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.



This is Schedule 'E-1677'
To By-Law 1-88
Section 9(1546)

File: Z.13.013
Location: Part of Lot 1, Concession 6
Applicant: 2812626 Ontario Ltd.
City of Vaughan

This is Schedule '1'
To By-Law 161-2022
Passed the 28th Day of June, 2022

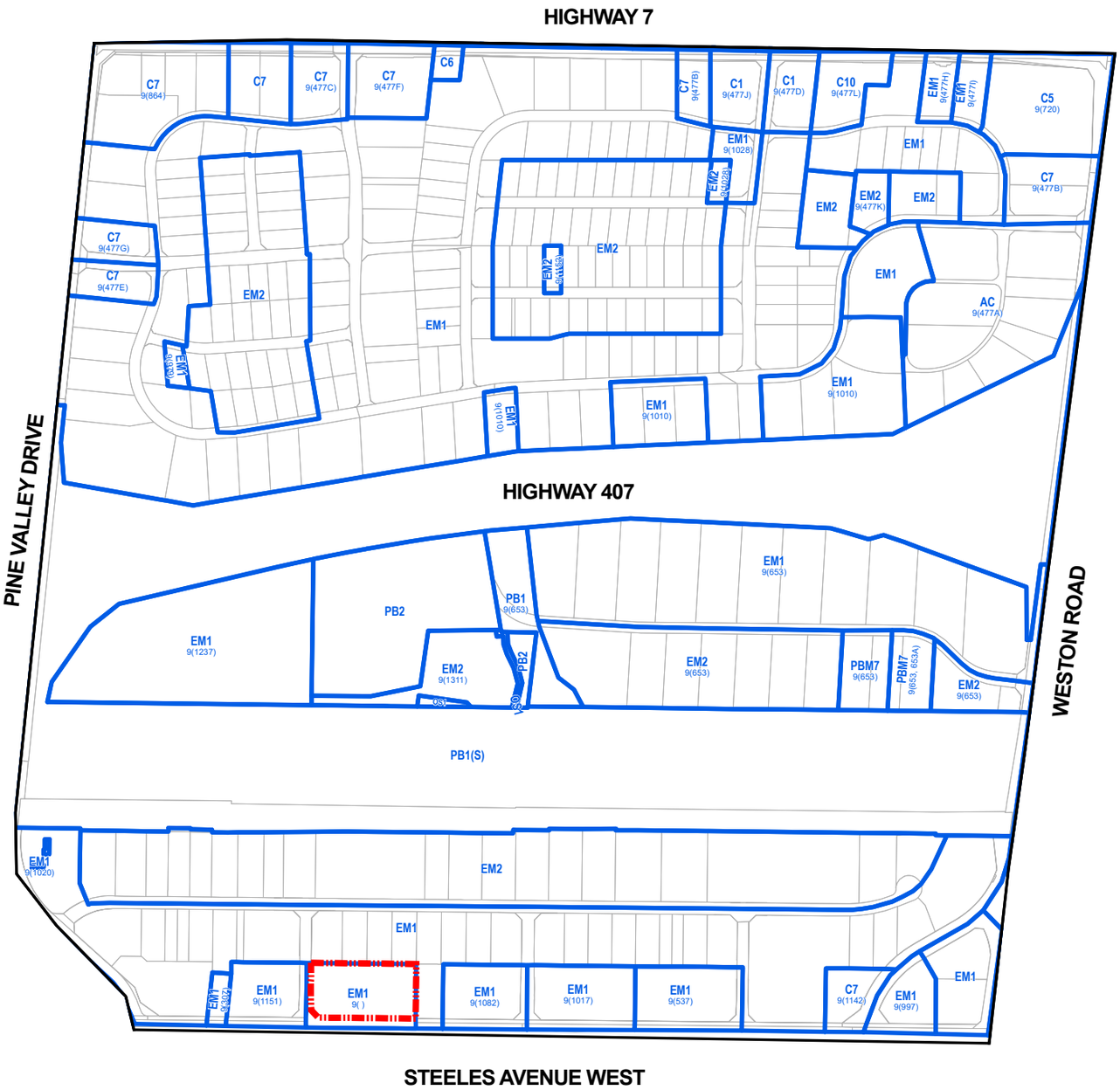
Signing Officers

_____
Mayor

_____
Clerk

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Created on: 6/16/2022



Subject Lands

KEY MAP 6A
BY-LAW NO. 1-88

Metres
0 125 250 500

This is Schedule '2'
To By-Law 161-2022
Passed the 28th Day of June, 2022

SIGNING OFFICERS

File: Z.13.013
Location: Part of Lot 1, Concession 6
Applicant: 2812626 Ontario Ltd.
City of Vaughan

_____
MAYOR

_____
CLERK

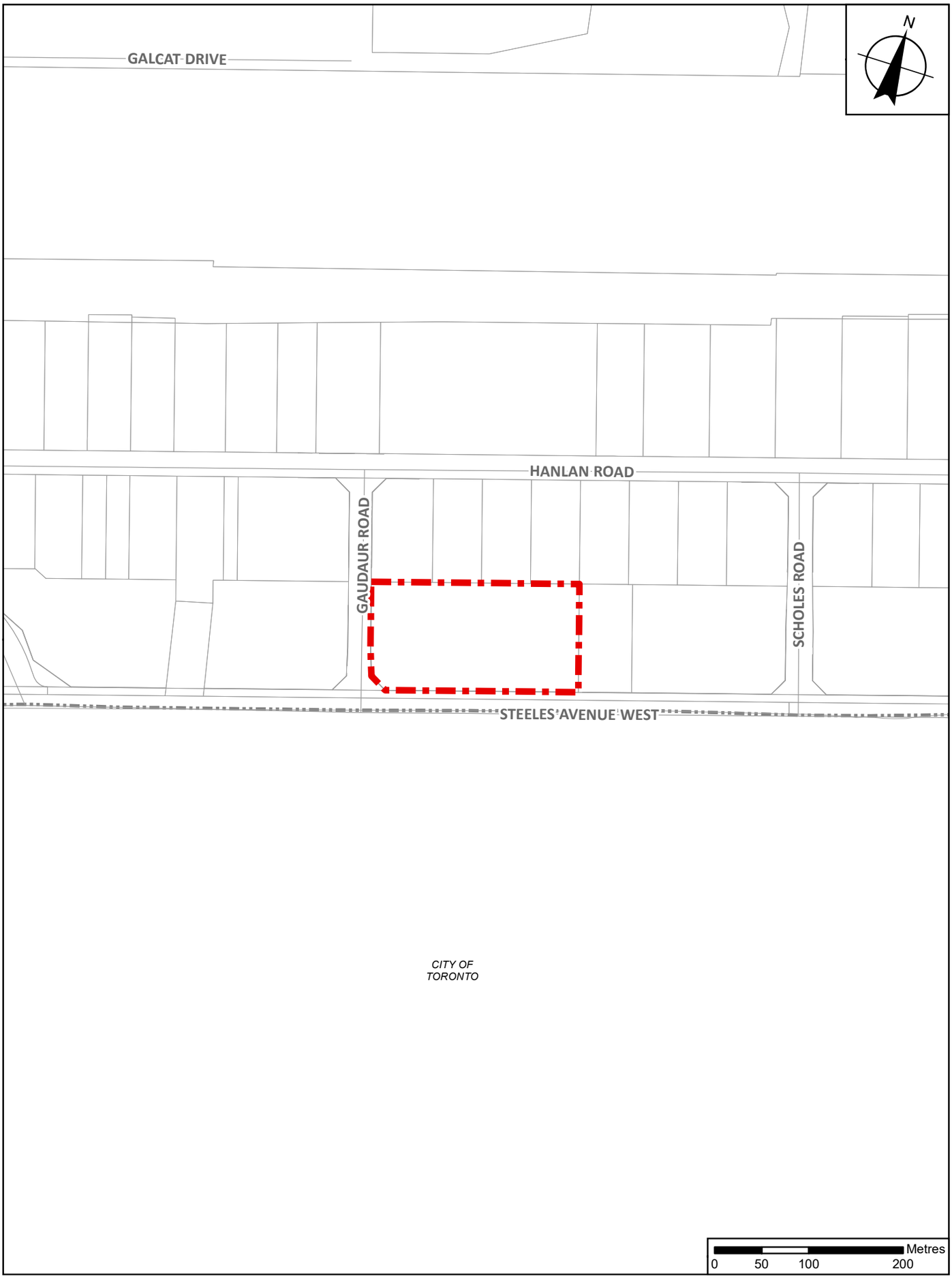
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Created on: 6/10/2022

SUMMARY TO BY-LAW 161-2022

The lands subject to this By-law are located on the northeast corner of the intersection of Gaudaur Road and Steeles Avenue West, municipally known as 4190 and 4220 Steeles Avenue West and 31 Gaudaur being part of Lot 49 and Part of Block 64 on Plan M-2009, City of Vaughan.

The purpose of this by-law is to permit additional commercial and retail uses on the subject lands with site-specific definitions and parking standards.



Location Map
To By-Law 161-2022

File: Z.13.013
Location: Part of Lot 1, Concession 6
Applicant: 2812626 Ontario Ltd.
City of Vaughan

Subject Lands