

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 133-2022**

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

“(1537) Notwithstanding the provisions of:

- a) Subsection 6.2.1.a) respecting permitted uses in the EM1 Prestige Employment Area Zone
- b) Subsection 6.1.6.b) respecting minimum landscape strip in employment area zones
- c) Subsection 6.2.1.b.iii) respecting multi-unit buildings
- d) Subsection 3.8 respecting minimum parking requirements

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1668”;

ai) The following additional uses shall be permitted:

- i) Business and Professional Offices, including Regulated Health Professional;
- ii) Eating Establishment, Convenience with Drive-Through;
- iii) Place of Entertainment;

- iv) Dry-Cleaning Establishment;
- v) Retail commercial showroom for the merchandising of home improvement, hardware, recreation, automotive and similar equipment, but without outside storage;
- bi) The minimum landscape strip abutting an arterial road (Highway 7) shall be 8.5m;
- ci) Notwithstanding Sections 6.2.1.b.i) and 6.2.1.b.ii), one Eating Establishment, Convenience and one Eating Establishment, Convenience with Drive-Through each having a maximum floor area of 220 sq. m. in a multi-unit building shall only be permitted;
- di) The minimum parking requirements shall be:
  - i) 15 parking spaces per 100 m<sup>2</sup> of GFA for an Eating Establishment, Convenience use;
  - ii) 14 parking spaces per 100 m<sup>2</sup> of GFA for an Eating Establishment, Convenience with Drive-Through use;
- b) Adding Schedule “E-1668” attached hereto as Schedule “1”.
- c) Deleting Schedule “E-296“, and substituting therefor the Schedule “E-296” attached hereto as Schedule “2”
- d) 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.

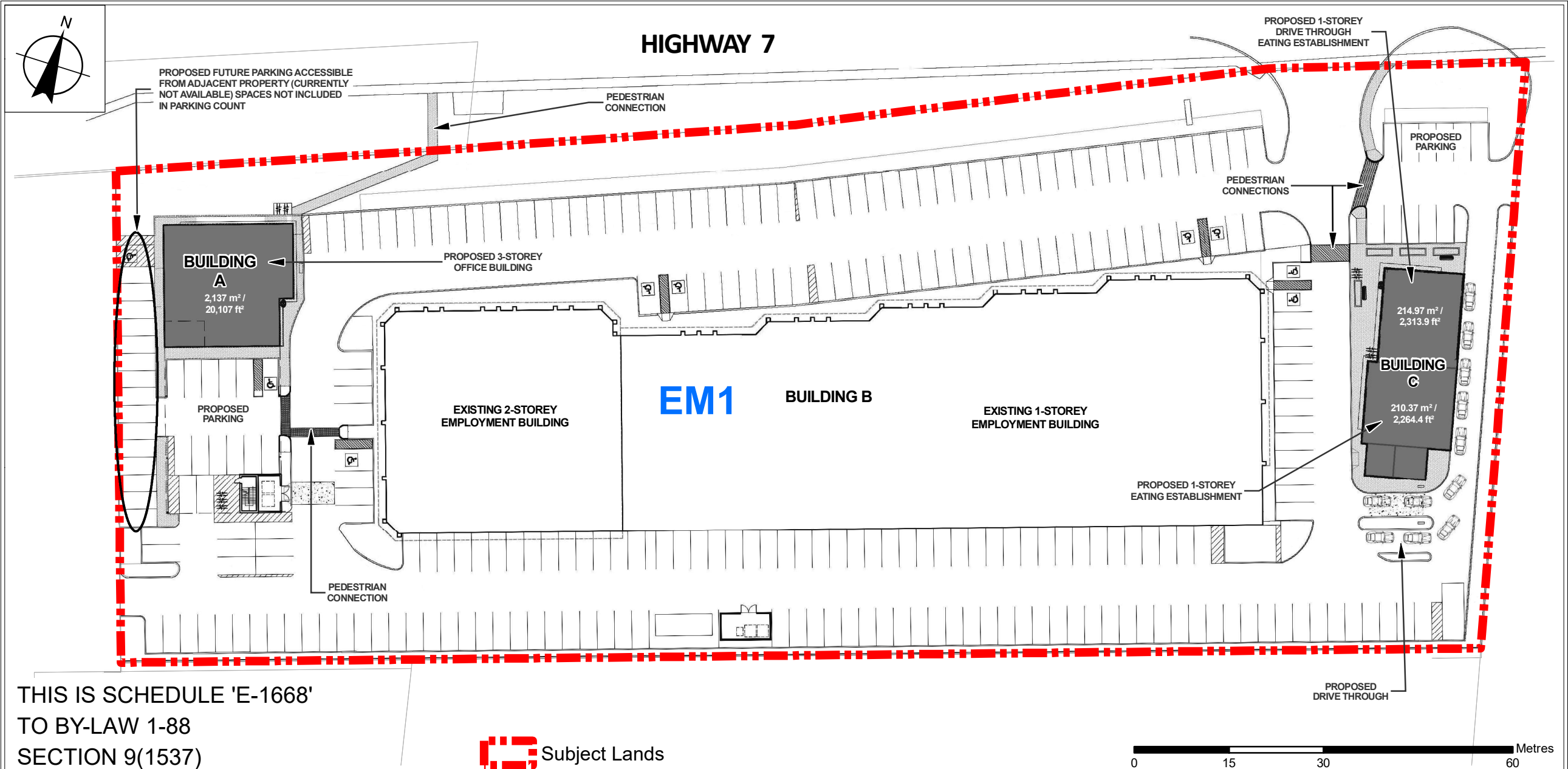
Enacted by City of Vaughan Council this 28<sup>th</sup> day of June, 2022.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk



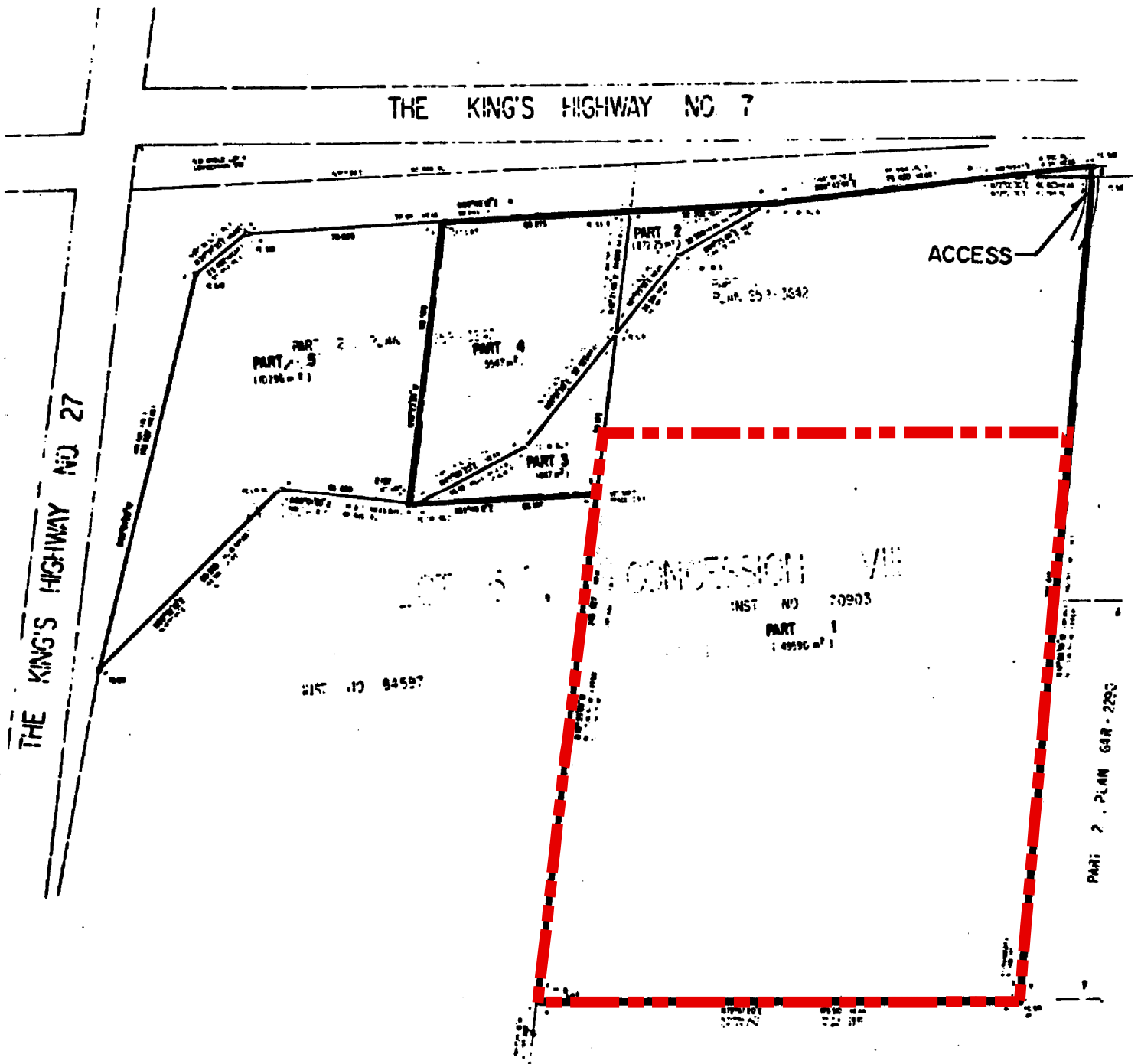
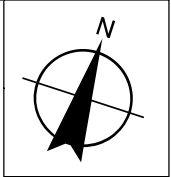
**FILE:** Z.19.034  
**RELATED FILE:** DA.19.085  
**LOCATION:** Part of Lot 5, Concession 8  
**APPLICANT:** Bostar Inc.  
**CITY OF VAUGHAN**

**THIS IS SCHEDULE '1'**  
**TO BY-LAW 133-2022**  
**PASSED THE 28TH DAY OF JUNE, 2022**


**SIGNING OFFICERS**

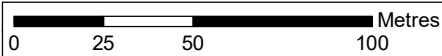
\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK



THIS IS SCHEDULE 'E-296'  
TO BY-LAW 1-88  
SECTION 9(291)

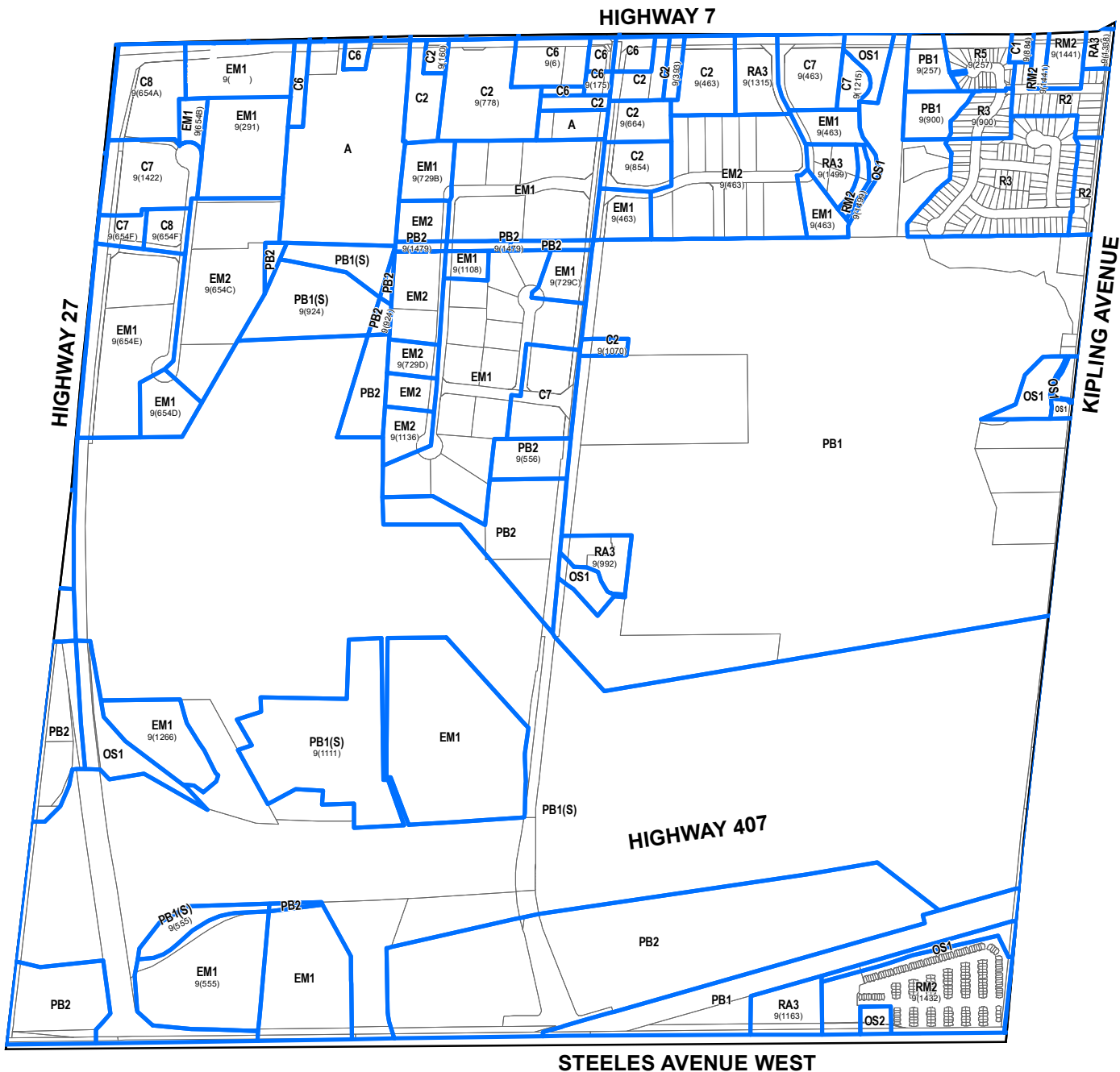
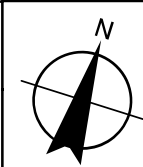
 Subject Lands



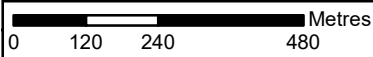
THIS IS SCHEDULE '2'  
TO BY-LAW 133-2022  
PASSED THE 28TH DAY OF JUNE, 2022

FILE: Z.19.034  
RELATED FILE: DA.19.085  
LOCATION: Part of Lot 5, Concession 8  
APPLICANT: Bostar Inc.  
CITY OF VAUGHAN

SIGNING OFFICERS  
  
\_\_\_\_\_  
MAYOR  
  
\_\_\_\_\_  
CLERK



KEY MAP 8A  
BY-LAW 1-88



THIS IS SCHEDULE '3'  
TO BY-LAW 133-2022  
PASSED THE 28TH DAY OF JUNE, 2022

FILE: Z.19.034  
RELATED FILE: DA.19.085  
LOCATION: Part of Lot 5, Concession 8  
APPLICANT: Bostar Inc.  
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

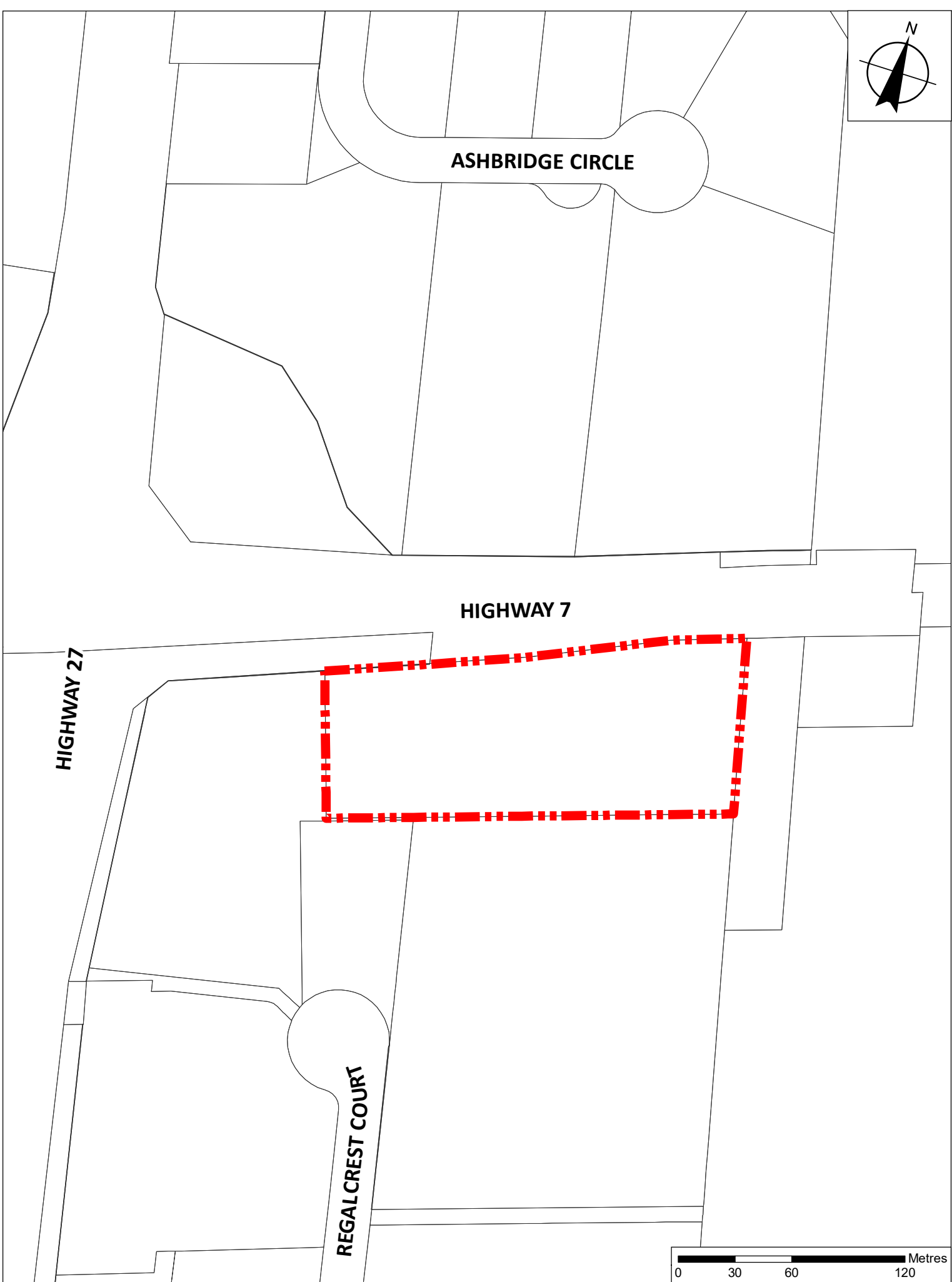
### **SUMMARY TO BY-LAW 133-2022**

The lands subject to this By-law are located south of Highway 7 and east of Highway 27, municipally known as 5875 Highway 7, being Part of Lot 5, Concession 8, City of Vaughan.

The purpose of this By-law is to amend the existing “EM1 Prestige Employment Area Zone” on the Subject Lands by removing the Subject Lands from site-specific Exception 9(291) and replacing it with a new site-specific Exception

The new site-specific exception provides for site-specific zoning exceptions to the permitted uses, minimum landscape strip abutting an arterial road, maximum floor area of an eating establishment, and minimum parking requirements.

The new site-specific exception also allows for uses that were permitted under the previously applicable site-specific Exception 9(291).



# LOCATION MAP TO BY-LAW 133-2022

**FILE:** Z.19.034

**RELATED FILE:** DA.19.085

**LOCATION:** Part of Lot 5, Concession 8

**APPLICANT:** Bostar Inc.

**CITY OF VAUGHAN**

