

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 20, 2023**

Item 6, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 20, 2023.

**6. YORK MAJOR HOLDINGS INC.: ZONING BY-LAW AMENDMENT FILE Z.22.044 – 1840, 1850, 1860, 1890 AND 1900 MAJOR MACKENZIE DRIVE WEST AND 150, 170, 190 AND 200 MCNAUGHTON ROAD EAST, VICINITY OF MCNAUGHTON ROAD EAST AND MAJOR MACKENZIE DRIVE WEST**

**The Committee of the Whole recommends approval of the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated May 30, 2023:**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.22.044 (York Major Holdings Inc.) BE APPROVED, to amend Zoning By-law 1-88, on the Subject Lands as shown on Attachment 1, to add additional site-specific exceptions identified in Table 1 to the existing “M1 Restricted Industrial Zone” subject to site-specific Exception 9(1097);
2. THAT Zoning By-law Amendment File Z.22.044 (York Major Holdings Inc.) BE APPROVED, to amend Zoning By-law 001-2021, on the Subject Lands as shown on Attachment 1, to add additional site-specific exceptions identified in Table 2 to the existing “EM1 Prestige Employment Zone,” subject to site-specific Exception 756; and
3. THAT City of Vaughan staff and external consultants, as required, be directed to attend the Ontario Land Tribunal hearing in support of the recommendations contained in this report with regard to Zoning By-law Amendment File Z.22.044.

## Committee of the Whole (1) Report

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**DATE:** Tuesday, May 30, 2023

**WARD:** 4

**TITLE:** YORK MAJOR HOLDINGS INC.:

**ZONING BY-LAW AMENDMENT FILE Z.22.044 –  
1840, 1850, 1860, 1890 AND 1900 MAJOR MACKENZIE DRIVE  
WEST AND 150, 170, 190 AND 200 MCNAUGHTON ROAD EAST,  
VICINITY OF MCNAUGHTON ROAD EAST AND  
MAJOR MACKENZIE DRIVE WEST**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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### **Purpose**

To seek approval from the Committee of the Whole on a Zoning By-law Amendment application to provide a blended parking rate of 3.0 spaces per 100 m<sup>2</sup> for all permitted uses associated with the subject lands, excluding “Convention Centre (Place of Assembly)” and to conform to an Ontario Land Tribunal (‘OLT’) order to increase the permitted maximum combined Gross Floor Area (‘GFA’) from 25,000 m<sup>2</sup> to 29,850 m<sup>2</sup> for retail uses on the subject lands as shown on Attachment 1.

### **Report Highlights**

- The Owner proposes a site-specific Zoning By-law Amendment for the subject lands to provide a blended parking rate of 3.0 spaces per 100 m<sup>2</sup> for all permitted uses associated with the subject lands excluding “Convention Centre (Place of Assembly)” and to increase the permitted combined gross floor area for retail uses from 25,000 m<sup>2</sup> to 29,850 m<sup>2</sup> on the subject lands.
- No physical changes to the existing site are proposed.
- The Development Planning Department supports the proposed zoning exceptions.

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.22.044 (York Major Holdings Inc.) BE APPROVED, to amend Zoning By-law 1-88, on the Subject Lands as shown on Attachment 1, to add additional site-specific exceptions identified in Table 1 to the existing “M1 Restricted Industrial Zone” subject to site-specific Exception 9(1097);
2. THAT Zoning By-law Amendment File Z.22.044 (York Major Holdings Inc.) BE APPROVED, to amend Zoning By-law 001-2021, on the Subject Lands as shown on Attachment 1, to add additional site-specific exceptions identified in Table 2 to the existing “EM1 Prestige Employment Zone,” subject to site-specific Exception 756; and
3. THAT City of Vaughan staff and external consultants, as required, be directed to attend the Ontario Land Tribunal hearing in support of the recommendations contained in this report with regard to Zoning By-law Amendment File Z.22.044.

## **Background**

Location: 1840, 1850, 1860, 1890 and 1900 Major Mackenzie Drive West and 150, 170, 190 and 200 McNaughton Road East (the ‘Subject Lands’). The Subject Lands and the surrounding land uses are shown on Attachment 1.

## **Ontario Land Tribunal Decision**

The Subject Lands were subject to an OLT order (dated: January 17, 2020), where the Landowners appealed Vaughan Official Plan 2010 (‘VOP 2010’) area-specific policy 12.3 “Keele Valley Landfill Area” that capped the GFA for retail uses to 25,000 m<sup>2</sup>. On January 17, 2020 (OLT Case PL111184) the Appellant (Wal-Mart Canada Corp.) was granted provisions to increase the permitted GFA for retail uses from 25,000 m<sup>2</sup> to 29,850 m<sup>2</sup>. The new limit for retail use excluded ‘retail-warehouse’ use from the calculation as it was treated under a different definition. The appeal was subsequently approved by the OLT, as the OLT found that the proposal to increase the permitted retail use, satisfied all statutory tests as it had regard to the *Planning Act*, was consistent with the Provincial Policy Statement 2014, conformed with A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, and conformed with the Region of York Official Plan 2022. The increase in GFA also conformed with the general intent and structure of the VOP 2010 regarding retail policies and intensification.

Section 12.3 – Area Specific Policies (Keele Valley Landfill Area) of VOP 2010 was amended to permit the additional GFA for retail use on the Subject Lands. The proposed Zoning By-law Amendment is therefore intended to bring the zoning regulations into conformity with existing and approved VOP 2010 policies.

***A Zoning By-Law Application has been submitted to permit the proposed site-specific zoning exceptions***

The Owner has submitted a Zoning By-law Amendment (the 'Application') for the Subject Lands to permit a blended parking rate of 3.0 spaces per 100 m<sup>2</sup> for all site-specific permitted uses on the Subject Lands except for "Convention Centre (Place of Assembly)" and to conform to an OLT order to increase the permitted maximum combined gross floor area from 25,000 m<sup>2</sup> to 29,850 m<sup>2</sup> for retail uses (the 'Proposal') as shown on Attachment 2.

***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol***

- On March 10, 2023 Notices were circulated 150 m from Subject Lands as shown on Attachment 1
- Location of Notice Signs were installed on Major Mackenzie Drive West, McNaughton Road and Eagle Rock Way in accordance with the City's Notice Signs Procedures and Protocols
- Date of Public Meeting: April 4, 2023, date ratified by Council April 25, 2023
- No comments were received

**Previous Reports/Authority**

Not Applicable

**Analysis and Options**

***The Proposal is consistent with the Provincial Policy Statement and conforms to the Growth Plan, YROP, VOP 2010 and VOP 2010***

**Provincial Policy Statement, 2020 ('PPS')**

The PPS provides direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, management of resources, and protecting public health and safety.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. Section 1.3.1 of the PPS provides for the provision that an appropriate mix and range of employment, institutional, and broader mixed uses are delivered to meet long-term needs of a community. The Applicant seeks to allocate additional space for retail use on the Subject Lands to support the surrounding residential and employment lands within a Settlement Area. Staff are satisfied that the Proposal is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan')

The Growth Plan provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan is building compact, vibrant, and complete communities, developing a strong competitive economy, protecting, and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth in a compact and efficient form.

The Subject Lands are within an Intensification area, in proximity to higher order transit facilities and a Major Transit Station Area ('MTSA'). The Growth Plan defines an MTSA as the area within an approximate 500 to 800 m of a transit station. The Subject Lands are located within the Maple Go Station MTSA. The Proposal is consistent with the policy framework of the Growth Plan as the proposed additional retail uses utilizes the Subject Lands efficiently, makes efficient use of existing infrastructure, and provides for commercial uses that are supportive of the Growth Plan objectives.

York Region Official Plan 2022 ('YROP 2022')

The Subject Lands are designated "Urban Area" by Map 1 – Regional Structure of the York Region Official Plan 2022 which permits a wide range of uses, including commercial and retail uses. The Subject Lands are designated "Community Area" on Map 1A – Land Use Designations and are located within Protection Major Transit Station Area 62 Maple Go Station.

The Subject Lands are within an MTSA, where land intensification, alternative modes of transportation and reduced automobile dependency is encouraged. The proposed blended parking rates and increase in combined permitted retail use conforms to YROP 2022.

Vaughan Official Plan 2010 ('VOP 2010')

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 as follows:

- "Community Area" on Schedule 1 – Urban Structure of VOP 2010
- "Community Commercial Mixed Use" Schedule 13 – Land Use of VOP 2010
- Volume 2, Area Specific Policy 12.3 Keele Valley Landfill Area.

The "Community Commercial Mixed Use" designation permits a maximum building height of 4-storeys and a Floor Space Index ('FSI') of 1.5 times the area of the lot. Area Specific Policy 12.3 Keele Valley Landfill Area, also permits a maximum Gross Floor Area ('GFA') of 29,850 m<sup>2</sup> to be devoted to retail use (excluding retail-warehouse) for the Subject Lands only.

The Proposal shown on Attachment 2 is already permitted through an OLT order that increased the allowable combined GFA for retail uses to 29,850 m<sup>2</sup>. The increase retail GFA for the zoning bylaws is therefore a technical change to ensure conformity. On this basis, the Application contemplated for the Subject Lands conforms to VOP 2010.

***Council enacted Zoning By-law 001-2021 on October 20, 2021, as the new Vaughan Comprehensive Zoning By-law***

Applications to amend both Zoning By-law 1-88 and Zoning By-law 001-2021 are required because Zoning By-law 001-2021 is not in force for the Subject Lands due to it being under appeal.

***Amendments to Zoning By-law 1-88 are required to permit the Development Zoning:***

- “M1 Restricted Industrial Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(1097).
- This Zone does not permit retail use with a combined GFA over 25,000 m<sup>2</sup>.
- This Zone does not permit a blended parking rate of 3 parking spaces/100m<sup>2</sup>
- The Owner proposes additional site-specific zoning exceptions as shown in Table 1 on Attachment 3.

***Amendments to Zoning By-law 2021-001 are required to permit the Development Zoning:***

- “EM1 Prestige Employment Zone” by Zoning By-law 2021-001, subject to site-specific Exception 756.
- This Zone does not permit retail use with a combined GFA over 25,000 m<sup>2</sup>.
- This Zone does not permit a blended parking rate of 3 parking spaces/100m<sup>2</sup>
- The Owner proposes additional site-specific zoning exceptions as shown in Table 2 of Attachment 4.

***The Development Planning Department supports the Development***

The Development Planning Department can support the zoning exceptions identified in Table 1 and Table 2 as shown on Attachments 3 and 4, on the basis that the proposed site-specific zoning standards would facilitate an amendment that conforms with the policies of the PPS, the Growth Plan, YROP 2022 and VOP 2010 and permits an increase in retail GFA on the Subject Lands approved through an OLT decision. Development Planning along with the Urban Design Division has no objection to the site-specific zoning amendments as it will result in no physical changes to the existing site plan. The Development Planning Department recommends approval of the Proposal.

Minor modifications may be made to the zoning exceptions identified in Tables 1 and 2 on Attachments 3 and 4 prior to the enactment of an implementing Zoning By-law, as required, should the Application be approved.

## **Financial Impact**

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

## **Operational Impact**

### ***The Development Engineering Department has no objection to the Application***

The Development Engineering ('DE') Department has reviewed the Application and have no objection. The proposed modified parking rate of 3.0 spaces/100m<sup>2</sup> for the entirety of the Subject Lands capped at 29,850 m<sup>2</sup> of Commercial GFA is appropriate and acceptable for the permitted uses associated with the Subject Lands except for the "Convention Centre (Place of Assembly)" use. The modified parking rate is supported by the Transportation Impact Study Addendum Letter and revised concept plan which identified a surplus of 441 parking spaces. The Parking Utilization Study also shows that during the peak hours of operation, the current used parking spaces for the existing retail stores can provide sufficient parking for the proposed commercial developments in the concept plan for the approved GFA. However, due to the typical higher parking demand associated with "Convention Centres (Place of Assembly)", it is recommended that the prevailing Zoning By-Law rates apply for this use, as the modified parking rate would not be sufficient.

### ***Development Finance have no objection to the Application***

The Development Finance Department has reviewed the Application and has no objection.

### ***The utility providers have no objection to the Application***

The utility providers including Rogers Communications Inc., Enbridge Gas Distribution and Alectra Utilities Corporation have no objection to the Development.

## **Broader Regional Impacts/Considerations**

York Region has advised that the Application is a matter of local significance and has no comments as it relates to the Proposal.

### ***The Toronto and Region Conservation Authority (TRCA) has no objection to the approval***

The Subject Lands are located outside of the TRCA's Regulated Area. TRCA's Planning and Regulatory policy interests are not impacted.

## **Conclusion**

The Development Planning Department is satisfied the Application is consistent with the PPS, conforms with the Growth Plan, YROP and VOP 2010, and is appropriate for the development of the Subject Lands. The Proposal is considered appropriate and

compatible with existing and planned surrounding land uses. Accordingly, the Development Planning Department can recommend approval of the Applications.

**For more information**, please contact OluwaKemi Apanisile, Planner, at extension 8210.

### **Attachments**

1. Context and Location Map
2. Existing Site Plan and Zoning
3. Zoning By-law 1-88 Table 1
4. Zoning By-law 001-2021 Table 2

### **Prepared by**

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Christina Ciccone, Senior Planner, ext. 8773

Mary Caputo, Senior Manager of Development Planning, ext. 8635

Nancy Tuckett, Director of Development Planning, ext. 8529

### **Approved by**



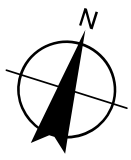
Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

### **Reviewed by**

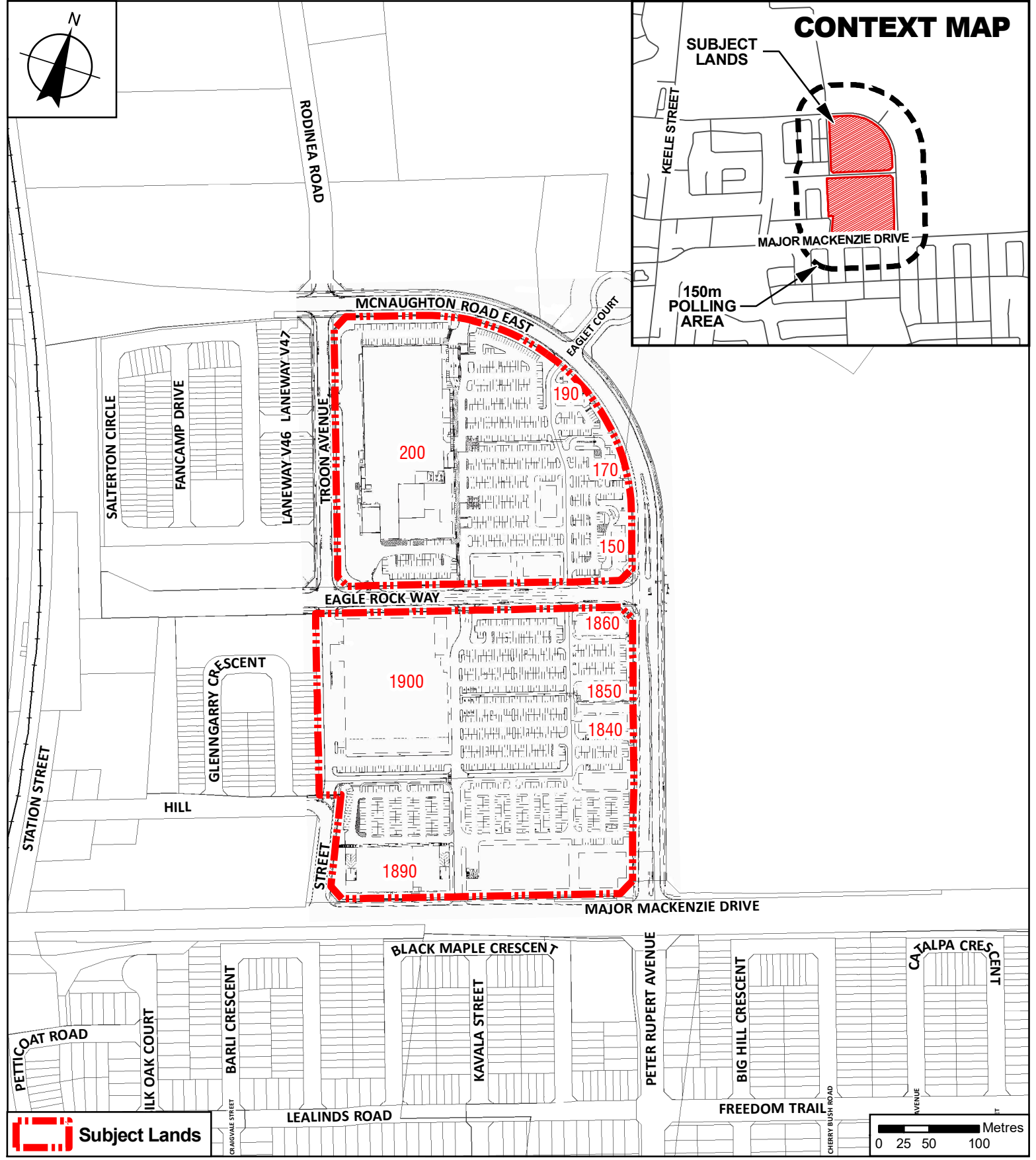
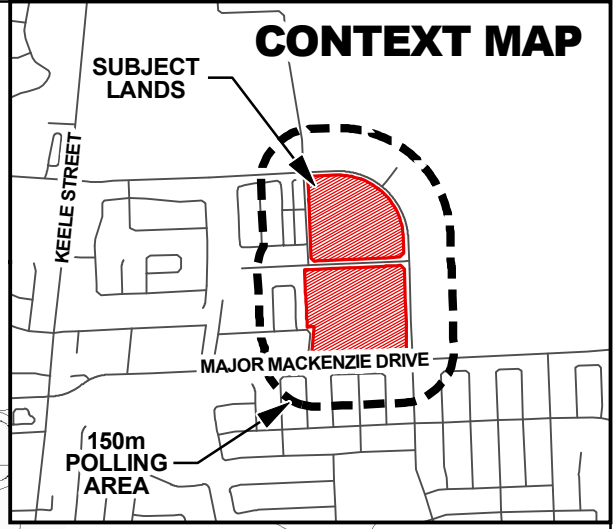



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on behalf of Nick Spensieri,  
City Manager

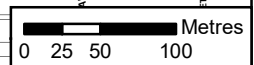




# CONTEXT MAP



 Subject Lands



## Context and Location Map

**LOCATION:**  
1840, 1850, 1860, 1890 and 1900 Major Mackenzie Drive West  
and 150, 170, 190 and 200 McNaughton Road East  
Blocks 4, 5 and 7 Plan 65M-4061  
Part of Lots 21 and 22, Concession 3

**APPLICANT:**  
York Major Holdings Inc.

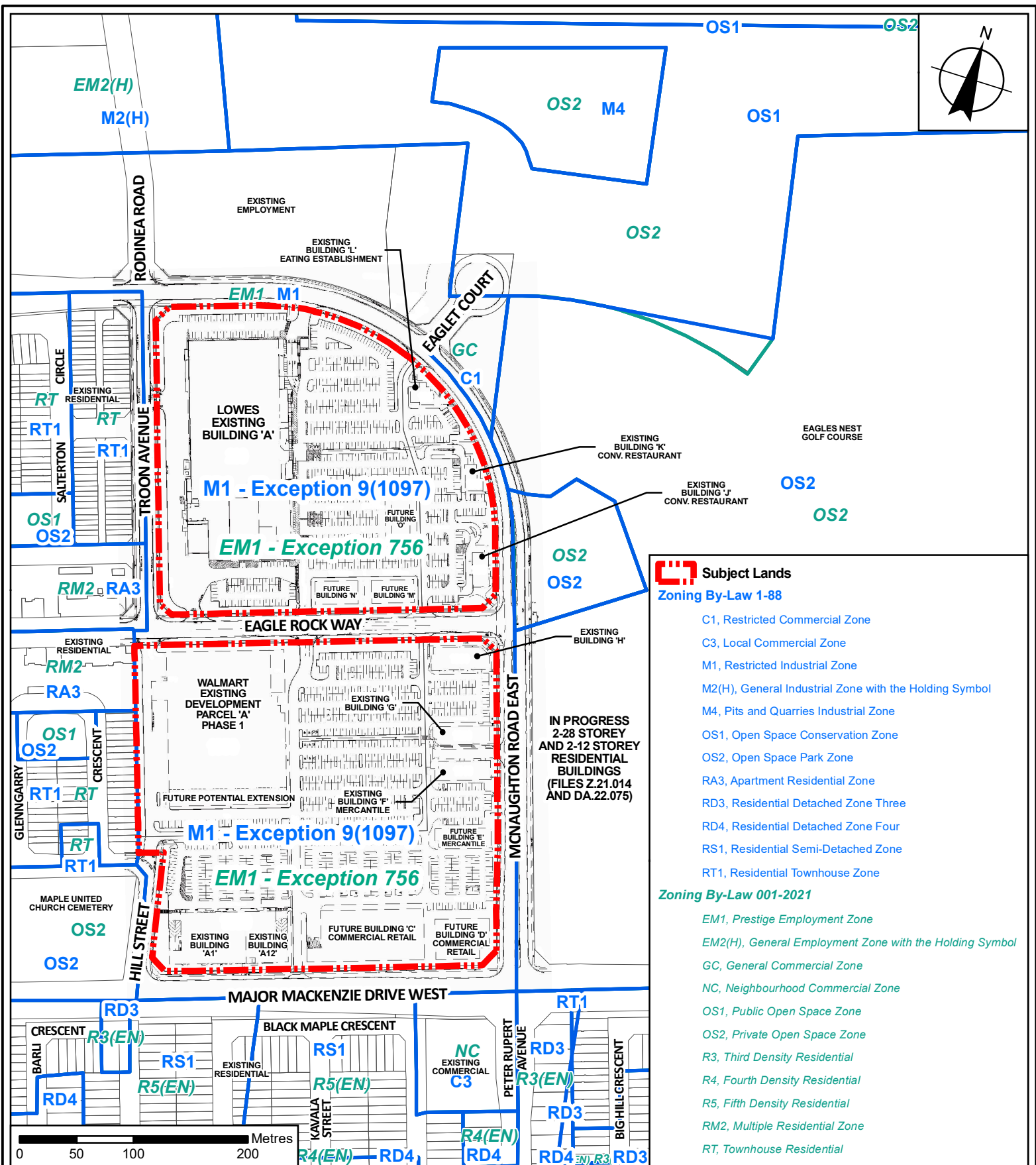


## Attachment

**FILE:**  
Z.22.044

**DATE:**  
May 30, 2023

1



## Exisiting Site Plan and Zoning

**LOCATION:**  
1840, 1850, 1860, 1890 and 1900 Major Mackenzie Drive West  
and 150, 170, 190 and 200 McNaughton Road East  
Blocks 4, 5 and 7 Plan 65M-4061  
Part of Lots 21 and 22, Concession 3

**APPLICANT:**  
York Major Holdings Inc.



## Attachment

**FILE:**  
Z.22.044

**DATE:**  
May 30, 2023

2

### Attachment 3 - Zoning By-law 1-88 Table 1

Table 1:

	Zoning By-law 1-88 Standard	M1 Restricted Industrial Zone Exception 9(1097) Requirement	Proposed Additions to the M1 Restricted Industrial Zone Exception 9(1097) Requirement
a.	Minimum Parking Rate Requirements	<u>Retail Warehouse &amp; Retail Use</u> 6.0 parking spaces/100 m <sup>2</sup>  <u>Automobile Service Station</u> 4.5 parking spaces/100 m <sup>2</sup>  <u>Eating Establishment, Conveniences Drive-Through</u> 16 parking spaces/100 m <sup>2</sup>  <u>Automotive Retail Store</u> 6 Parking space per 100 m <sup>2</sup>  <u>Bank or financial institutions</u> 6 parking space per 100 m <sup>2</sup>  <u>Car Brokerage</u> 3 parking spaces/100 m <sup>2</sup>  <u>Business or Professional Office</u> 3.5 parking spaces per/100 m <sup>2</sup>  <u>Personal Service Shop</u> 6.0 parking space/ 100 m <sup>2</sup>  <u>Day care Centre</u> 1.5 parking space/per employee  <u>Hotel</u> 1.0 parking space/ for each bedroom  <u>Funeral Home (funeral services)</u> 4.0 parking spaces/100 m <sup>2</sup>  <u>Banquet hall in a single unit building</u> 11 parking space/100m <sup>2</sup>	<p>For all site-specific permitted uses identified for the subject lands in exception 1097, the following shall apply except for “Place of Assembly (Convention Centre)”:</p> <p>Blended Parking Rate of 3.0 parking spaces/100 m<sup>2</sup></p>

	Zoning By-law 1-88 Standard	M1 Restricted Industrial Zone Exception 9(1097) Requirement	Proposed Additions to the M1 Restricted Industrial Zone Exception 9(1097) Requirement
		<u>Brewers Retail &amp; LCBO Outlet</u> 6.0 parking space per 100 m <sup>2</sup>  <u>Video Store</u> 5.5 parking space/ 100 m <sup>2</sup>  <u>Other Use Not Specifically listed</u> 3.3 parking space per 100 m <sup>2</sup>	
b.		Permit the following retail uses with a maximum combined GFA of 25,000 m <sup>2</sup> <ul style="list-style-type: none"> <li>- Automotive Retail Store;</li> <li>- Banking or financial institution;</li> <li>- Boating showroom;</li> <li>- Brewer Retail Outlet;</li> <li>- Eating establishment;</li> <li>- Eating establishment, convenience with drive through</li> <li>- Eating establishment, take-out</li> <li>- LCBO outlet;</li> <li>- Lumber or building material supply outlet dealing with new material only;</li> <li>- Motor vehicle sale establishment;</li> <li>- Office &amp; stationary supply, sale services and rental;</li> <li>- Personal service shop;</li> <li>- Photography studio;</li> <li>- Place of entertainment;</li> <li>- Retail Nursery;</li> </ul>	Permit an increase in the maximum combined GFA to 29,850 m <sup>2</sup> for the same retail uses <ul style="list-style-type: none"> <li>- Automotive Retail Store;</li> <li>- Banking or financial institution;</li> <li>- Boating showroom;</li> <li>- Brewer Retail Outlet;</li> <li>- Eating establishment;</li> <li>- Eating establishment, convenience with drive through</li> <li>- Eating establishment, take-out</li> <li>- LCBO outlet;</li> <li>- Lumber or building material supply outlet dealing with new material only;</li> <li>- Motor vehicle sale establishment;</li> <li>- Office &amp; stationary supply, sale services and rental;</li> <li>- Personal service shop;</li> <li>- Photography studio;</li> <li>- Place of entertainment;</li> <li>- Retail Nursery;</li> </ul>

	<b>Zoning By-law 1-88 Standard</b>	<b>M1 Restricted Industrial Zone Exception 9(1097) Requirement</b>	<b>Proposed Additions to the M1 Restricted Industrial Zone Exception 9(1097) Requirement</b>
		<ul style="list-style-type: none"> <li>- Retail store, which may also include an accessory Pharmacy as a permitted use within the retail store building, provide that when such uses are located together within the retail store building, the gross floor area of such retail store building with the combined uses shall be a minimum of 14,000m<sup>2</sup> an such addition of the accessory pharmacy use shall require a Market Study to be approved by the City; and</li> <li>- Video Store</li> </ul>	<ul style="list-style-type: none"> <li>- Retail store, which may also include an accessory Pharmacy as a permitted use within the retail store building, provide that when such uses are located together within the retail store building, the gross floor area of such retail store building with the combined uses shall be a minimum of 14,000m<sup>2</sup> an such addition of the accessory pharmacy use shall require a Market Study to be approved by the City; and</li> <li>- Video Store</li> </ul>

# Attachment 4 - Zoning By-law 01-2021 Table 2

Table 2:

	Zoning By-law 001-2021 Standard	EM1 Prestige Employment Zone Exception 756 Requirement	Proposed Additions to the to EM1 Prestige Employment Zone Exception 756 Requirement
a.	Minimum Parking Rate Requirements	<p><u>Retail (Over 5,000 m<sup>2</sup> GFA)</u> 4.5 parking spaces/100 m<sup>2</sup></p> <p><u>Shopping Centre (Over 5,000 m<sup>2</sup> GFA)</u> 4.5 parking spaces/100 m<sup>2</sup></p> <p><u>Restaurant</u> 8 parking spaces/100 m<sup>2</sup></p> <p><u>Automotive Detailing (motor vehicle body repair)</u> 2 parking spaces/per service bay</p> <p><u>Bank or financial institutions</u> 4.5 parking space per 100 m<sup>2</sup></p> <p><u>Commercial school</u> 2 parking space/per classroom</p> <p><u>Manufacturing or processing facility</u> 1 parking space/100 m<sup>2</sup></p> <p><u>Motor Vehicle sale establishment</u> 4 parking spaces/100 m<sup>2</sup></p> <p><u>Office</u> 3 parking space per/100 m<sup>2</sup></p> <p><u>Personal Service Shop</u> 3.5 parking space/ 100 m<sup>2</sup></p> <p><u>Place of entertainment</u> 8 parking space/ 100 m<sup>2</sup></p> <p><u>Research and Development</u> 1 parking space/100 m<sup>2</sup></p>	<p>For all site-specific permitted uses identified for the subject lands in exception 756, the following shall apply except for "Places of Assembly (Convention Centre)":</p> <p>Blended Parking Rate 3.0 parking spaces/100 m<sup>2</sup></p>

	Zoning By-law 001-2021 Standard	EM1 Prestige Employment Zone Exception 756 Requirement	Proposed Additions to the to EM1 Prestige Employment Zone Exception 756 Requirement
		<u>Vertical farming</u> 0.5 parking space/100 m <sup>2</sup>  <u>Day care Centre</u> 1 parking space/per employee  <u>Temporary sale office</u> 3.5 parking space/100 m <sup>2</sup>  <u>Hotel</u> 0.9 parking space/per guest room  <u>Print Shop</u> <u>(Convention Centre)</u> 3.5 parking space/ 100 m <sup>2</sup>  <u>Funeral Services (funeral home)</u> 5 parking spaces/100 m <sup>2</sup>  <u>Banquet hall in a single unit building</u> 7 parking space/100m <sup>2</sup>  <u>Fueling Station</u> 4 parking space/per gas pump	
b.		Permit the following retail uses with a maximum combined GFA of 25,000 m <sup>2</sup> <ul style="list-style-type: none"> <li>- Automotive Retail Store;</li> <li>- Banking or financial institution;</li> <li>- Boating showroom;</li> <li>- Brewer Retail Outlet;</li> <li>- Eating establishment;</li> <li>- Eating establishment, convenience with drive through</li> <li>- Eating establishment, take-out</li> <li>- LCBO outlet;</li> </ul>	Permit an increase in the maximum combined GFA to 29,850 m <sup>2</sup> for the same retail uses <ul style="list-style-type: none"> <li>- Automotive Retail Store;</li> <li>- Banking or financial institution;</li> <li>- Boating showroom;</li> <li>- Brewer Retail Outlet;</li> <li>- Eating establishment;</li> <li>- Eating establishment,</li> </ul>



	<b>Zoning By-law 001-2021 Standard</b>	<b>EM1 Prestige Employment Zone Exception 756 Requirement</b>	<b>Proposed Additions to the to EM1 Prestige Employment Zone Exception 756 Requirement</b>
		<ul style="list-style-type: none"> <li>- Lumber or building material supply outlet dealing with new material only;</li> <li>- Motor vehicle sale establishment;</li> <li>- Office &amp; stationary supply, sale services and rental;</li> <li>- Personal service shop;</li> <li>- Photography studio;</li> <li>- Place of entertainment;</li> <li>- Retail Nursery; and</li> <li>- Retail store, which may also include an accessory Pharmacy as a permitted use with in the retail store building, provide that when such uses are located together within the retail store building, the gross floor area of such retail store building with the combined uses shall be a minimum of 14,000m<sup>2</sup> an such addition of the accessory pharmacy use shall require a Market Study to be approved by the City.</li> </ul>	<ul style="list-style-type: none"> <li>convenience with drive through</li> <li>- Eating establishment, take-out</li> <li>- LCBO outlet;</li> <li>- Lumber or building material supply outlet dealing with new material only;</li> <li>- Motor vehicle sale establishment;</li> <li>- Office &amp; stationary supply, sale services and rental;</li> <li>- Personal service shop;</li> <li>- Photography studio;</li> <li>- Place of entertainment;</li> <li>- Retail Nursery; and</li> <li>- Retail store, which may also include an accessory Pharmacy as a permitted use with in the retail store building, provide that when such uses are located together within the retail store building, the</li> </ul>



	<b>Zoning By-law 001-2021 Standard</b>	<b>EM1 Prestige Employment Zone Exception 756 Requirement</b>	<b>Proposed Additions to the to EM1 Prestige Employment Zone Exception 756 Requirement</b>
			gross floor area of such retail store building with the combined uses shall be a minimum of 14,000m <sup>2</sup> and such addition of the accessory pharmacy use shall require a Market Study to be approved by the City.