

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 007-2025

A By-law to amend City of Vaughan By-law 001-2021, 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 001-2021, as amended, be and it is hereby further amended by:
 - a) Deleting “Club” in Subsections 14.572.1.1 and 14.572.1.2 and replacing with “Community Facility”.
 - b) Deleting “Eating establishment”, “Eating establishment, convenience”, and “Eating establishment, take-out” in Subsections 14.572.1.1 and 14.572.1.2 and replacing with “Restaurant” and “Restaurant, Take-Out”.
 - c) Deleting “Health care centre” in Subsections 14.572.1.1 and 14.572.1.2 and replacing with “Health and Fitness Centre”.
 - d) Deleting “Laboratory” in Subsections 14.572.1.1 and 14.572.1.2.
 - e) Deleting “Pharmacy” in Subsections 14.572.1.1 and 14.572.1.2.
 - f) Deleting “Financial institute” in Subsection 14.572.1.2 and replacing with “Financial Institution”.
 - g) Deleting Subsection 14.572.2.1.a and replacing it with the following:

“a. Restaurant uses shall be restricted to the ground floor only. The total gross floor area of all the restaurant uses shall be restricted to 20% of the gross floor area of the ground floor.”
 - h) Deleting Subsection 14.572.2.1.b and replacing it with the following:

“b. The second floor shall be used for office and clinic uses only, and the basement shall be used for utility and storage space only.”

i) Deleting Subsection 14.572.2.2.a and replacing it with the following:

“a. Restaurant uses shall be restricted to the ground floor only. The total gross floor area of all the restaurant uses shall be restricted to 20% of the gross floor area of the ground floor.”

j) Deleting Subsection 14.572.2.2.b and replacing it with the following:

“b. The second and third floors shall be used for office and clinic uses only, and the basement shall be used for utility and storage space only.”

Voted in favour by City of Vaughan Council this 28th day of January, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 9 of Report No. 46 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 20, 2021.
Authorized by Item No. 3 of Report No. 32 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 29, 2024.
City Council voted in favour of this by-law on January 28, 2025.
Approved by Mayoral Decision MDC 001-2025 dated January 28, 2025.
Effective Date of By-Law: January 28, 2025

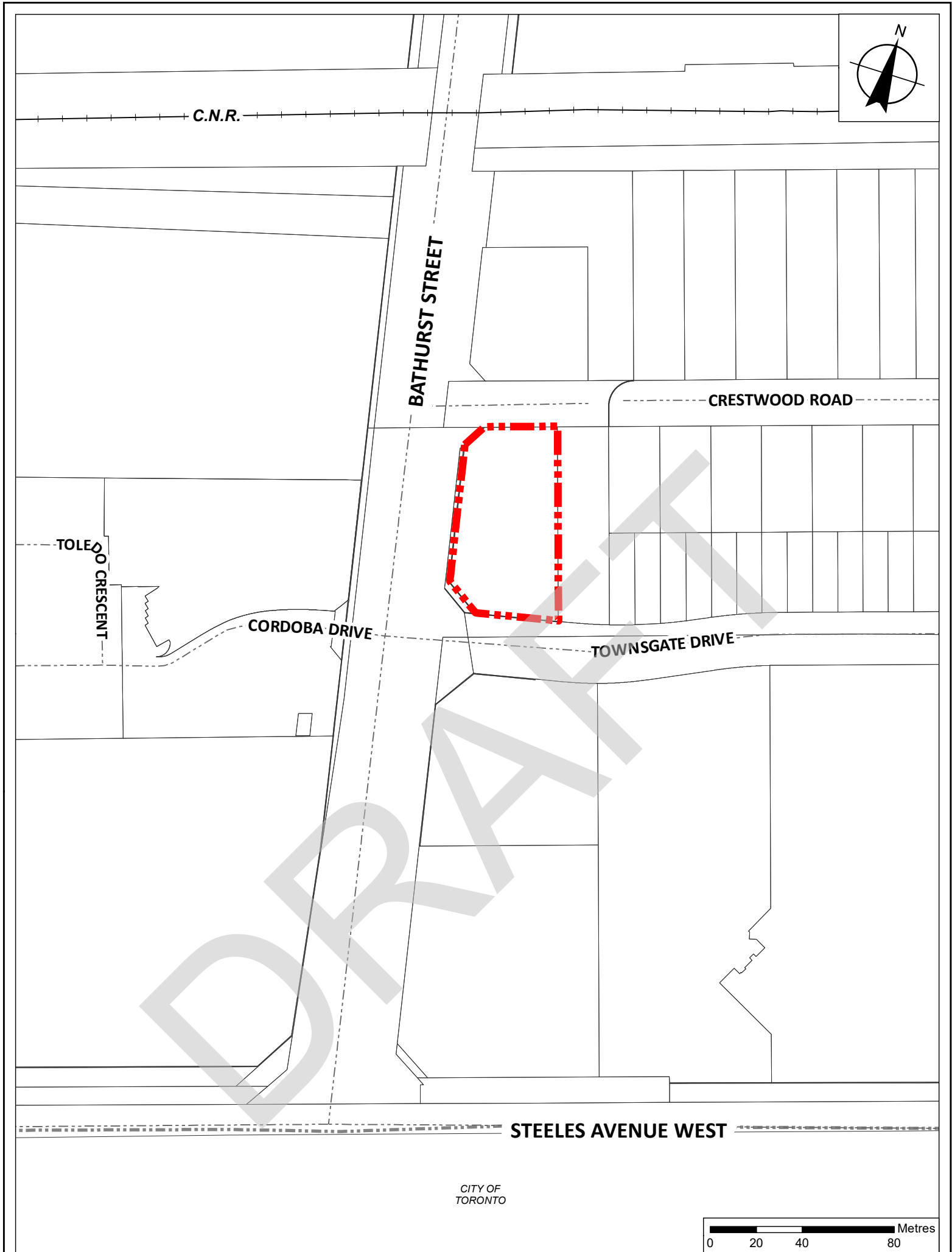
SUMMARY TO BY-LAW 007-2025

The lands subject to this By-law are municipally known as 7117 Bathurst Street, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to add “clinic” as a permitted use on the second and third floors identified in site-specific Exception 14.572, which was previously permitted on the subject lands under Zoning By-law 1-88 under the “business and professional office” use.

The purpose of this By-law is also to make administrative corrections to Zoning By-law 001-2021 by changing references to uses identified in site-specific Exception 14.572 to match the terminology in Zoning By-law 001-2021. The administrative corrections to Zoning By-law 001-2021 are considered to be “obsolete provisions” and “reference errors” under Policies 10.1.4.7.a and 10.1.4.7.b of Vaughan Official Plan, 2010.

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Location Map To By-Law 007-2025

File: Z.24.018

Location: 7117 Bathurst Street,
Part of Lot 26, Concession 1

Applicant: City of Vaughan
City of Vaughan



Subject Lands