

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 017-2019

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) Deleting Exception 9(1327) Section B in its entirety and substituting therefor the following paragraphs:
 - B. Notwithstanding the provisions of:
 - a) Subsection 2 respecting the Definitions;
 - b) Subsection 3.8, Paragraphs a) and b) respecting the Parking Requirements;
 - c) Subsection 3.9, Paragraphs a) and d) respecting the Loading Space Requirements;
 - d) Subsection 3.13 respecting the Minimum Landscaped Area and Subsection 5.1.1, Paragraph b) respecting the Landscaping Area;
 - e) Subsections 5.1.4 respecting the Uses Permitted in All Commercial Zones and 5.6 respecting the Uses Permitted in a C5 Community Commercial Zone;
 - f) Subsections 5.1.5 respecting the Commercial Zone Requirements and Schedule "A" respecting the Minimum Zone Requirements in a C5 Community Commercial Zone;
 - g) Subsection 5.1.7 respecting a Drive-through Facility;

The following provisions shall apply to the lands shown as the "Subject Lands" on Schedules "E-1455A" and "E-1455B", attached hereto as Schedules "3" and "4":

- ai) for the purpose of zoning conformity, the portion of the Subject Lands located west of Vellore Park Avenue shall be deemed to be one lot and the portion of the Subject Lands located east of Vellore Park Avenue shall be deemed to be one lot, regardless of the number of buildings constructed on each lot or the creation of any new lots by consent and any easement or restrictions that are given;

- bi) the minimum number of parking spaces shall be 4.0 parking spaces per 100 m² of gross floor area, except for a Self-Storage Facility;
- bii) the minimum number of parking spaces for a Self-Storage Facility shall be 0.21 parking spaces per 100 m² of gross floor area;
- biii) no parking shall be required for the second storey of Buildings “G”, “H”, “J”, “K”, “L”, “M”, “N”, “P”, “Q”, “R” and “S” abutting the Pedestrian Only Promenade (No Vehicular Access) and the Pedestrian Promenade (Vehicular Access Permitted) in Part “A” for up to a combined maximum gross floor area of 6,000 m²;
- ci) no loading space shall be required for any Eating Establishment Use;
- cii) no loading spaces shall be required for any building located in Part “A”;
- ciii) loading and unloading, for a Department Store use only, in Part “B”, east of Vellore Park Avenue, may be located between a building and Vellore Park Avenue and any loading and unloading area shall be screened from the street using one or a combination of the following:
 - landscaping
 - fencing
 - screen wall
 - building wall
- civ) Deleted.
- cv) one (1) loading space shall be required for a Self-Storage Facility
- di) the minimum requirement for 10% of the area of the lot to be used for no other purpose than landscaping shall not apply;
- dii) the minimum landscaping abutting the street line shall be as follows:
 - Weston Road - 3m
 - Vellore Park Avenue - 3m
 - Cityview Boulevard - 3m
 - Major Mackenzie Drive - 3m, except for the landscape area between Building “K” and Major Mackenzie Drive which shall be 1.5m
- diii) an urban square, comprised of soft and hard landscaping, shall be provided at the north-east intersection of Weston Road and Major Mackenzie Drive and at the north-west intersection of Cityview Boulevard and Major Mackenzie Drive, as shown on Schedule “E-1455B”;
- ei) the following additional uses to the C5 Community Commercial Zone shall be permitted in Part “A”:
 - Office and Stationary Supply, Sales, Service or Repair
 - Pharmacy

- Print Shop
- eii) the following additional uses to the C5 Community Commercial Zone shall be permitted in Part “B”:
- Department Store, only in the location shown on Schedule “E-1455B”
 - Office and Stationary Supply, Sales, Service or Repair
 - Pharmacy
 - Print Shop
 - Public Parking Lot or Parking Garage
 - Retail Nursery
 - Bank or Financial Institution, without an accessory Drive-through Facility on the west side of Vellore Park Avenue.
 - Bank or Financial Institution, where a maximum of one (1) accessory Drive-Through Facility associated with a Bank or Financial Institution on the east side of Vellore Park Avenue may be permitted.
 - One (1) Self-Storage Facility

For the purposes of this By-law, a Department Store shall mean the following:

“Department Store” shall mean a retail commercial establishment where a wide range of merchandise is sold, including, but not limited to: general merchandise, wine, lottery and retail nursery products, and where a wide range of accessory services may be provided, including, but not limited to: photography studio, eating establishment, including take-out, pharmacy, regulated health professional, bank and financial institution, business and professional offices, supermarket, retail store, automotive rental, a public garage (automotive gas bar and car wash uses are not permitted), children’s amusement facility, and personal service shop.

Open Storage accessory to a Department store use and a Seasonal Retail Nursery (operating from May to September of any year) accessory to a Department Store use shall also be permitted in accordance with Subsection 5.1.2.

For the purposes of this By-law, a Self-Storage Facility shall mean the following:

“A Self-Storage Facility means a building consisting of individual, small, self-contained units that are leased or owned for the storage of goods and materials and not for the purposes of distribution associated with an employment use.

eiii) Deleted.

fi) the maximum lot area shall not exceed 186,600 m²;

fii) the minimum yards for Part “A” shall be as follows:

- Weston Road - 3m

- Vellore Park Avenue - 3m
 - Major Mackenzie Drive - 3m, except for Building “K” which shall be 1.5 m
 - Promenade (Pedestrian Only) - 3m
 - Promenade (Vehicular Access Permitted) - 3m
- fiii) the minimum yards for Part “A”, west of Vellore Park Avenue, shall be as follows:
- Weston Road - 3m
 - Vellore Park Avenue - 3m
 - North (Property Line West of Vellore Park Avenue) - 9m
- fiv) the minimum yards for Part “B”, east of Vellore Park Avenue, shall be as follows:
- Vellore Park Avenue - 5m
 - Cityview Boulevard - 3m
 - Major Mackenzie Drive - 3m
 - East (Property Line) - 6m
 - North (Property Line East of Vellore Park Avenue) - 5m
- fv) Deleted.
- fvi) Building “H” located in Part “A”, as shown on Schedule “E-1455B”, shall be a minimum of 9.5 m and two-storeys in height, and shall include a functional second storey that may or may not be occupied by a permitted use; the maximum building height shall not exceed 4 storeys;
- fvii) that the portion of Building “N” located in Part “A”, as shown on Schedule “E-1455B”, shall be a minimum of 9.5m and two-storeys in height and may include a functional second storey that may or may not be occupied by a permitted use; the maximum building height shall not exceed 4 storeys;
- fviii) Building “X” located in Part “B”, as shown on Schedule “E-1455B”, shall be a minimum 9.5m and two-storeys in height, and shall include a functional second storey that may or may not be occupied by a permitted use; the maximum building height shall not exceed 4 storeys;
- fix) Building “W” located in “Part B”, as shown on Schedule “E-1455B”, shall be a minimum of 9.5 m and two-storeys in height, and may include a functional second storey that may or may not be occupied by a permitted use; the maximum building height shall not exceed 4 storeys;
- fx) the maximum gross floor area shall not exceed the following:
- Part “A”: 17,000 m²
 - Part “B”: 32,500 m²
- Total: 49,500 m²

- fxi) a minimum gross floor area of 15,000 m² shall be provided for in Part “A” and shall not exceed a maximum gross floor area of 17,000 m² in Part “A”;
- fxii) Deleted.
- fxiii) the maximum gross floor area of all buildings shall not exceed 32,500 m² for Part “B” located east of Vellore Park Avenue.
- fxiv) the maximum gross floor area devoted to a Department Store shall not exceed 13,000 m².
- fxv) the maximum gross floor area for any unit devoted to retail or service commercial use located in Part “A” shall not exceed 5,750 m²;
- fxvi) Deleted.
- fxvii) the maximum gross floor area of any unit devoted to retail or service commercial use in the portion of Part “B”, east of Vellore Park Avenue, shall not exceed 2,800 m², except for the Department Store shown on Schedule “E-1455B”;
- fxviii) Deleted.
- fxix) a minimum of 50% of the main entrances for buildings adjacent to Weston Road or Major Mackenzie Drive shall be visible from Weston Road or Major Mackenzie Drive, and where buildings may have more than one main entrance;
- fxx) a Pedestrian Only Promenade (No Vehicular Access) shall be provided in the manner shown on Schedule “E-1455B” and shall be subject to the following:
 - 1) A minimum width of 12 m;
 - 2) All development located adjacent to the Pedestrian Only Promenade (No Vehicular Access) shall have:
 - a) The main entrances of buildings (Buildings “G”, “H”, “J”, “K”, “L”, “M”, “N”, and “P”) facing (fronting) onto the portion of the Pedestrian Only Promenade, shown as “Primary Entrance” on Schedule “E-1455B”;
 - b) No building fronting onto the Pedestrian Only Promenade exceeding a depth of 50 m;
 - c) a minimum of 75% of the length of the Pedestrian Only Promenade (No Vehicular Access) containing building walls;
 - d) buildings (Buildings “G”, “H”, “J”, “K”, “L”, “M”, “N” and “P”) located within 3m of the Pedestrian Only Promenade edge;
 - 3) vehicular access shall not be permitted within the Pedestrian Only Promenade;

fxxi) a Pedestrian Promenade (Vehicular Access Permitted) shall be provided in a manner shown on Schedule “E-1455B” and shall be subject to the following:

- 1) a minimum width of 13m;
- 2) all development located adjacent to the Pedestrian Promenade (Vehicular Access Permitted) shall have:
 - a) the primary entrances of buildings (Buildings “Q”, “R”, and “S”) facing (fronting) onto the portion of the Pedestrian Promenade (Vehicular Access Permitted), shown as “Primary Entrance” on Schedule “E-1455B”;
 - b) no building fronting onto the Pedestrian Promenade shown on Schedule “E-1455B” exceeding a maximum depth of 50 m;
 - c) buildings (Buildings “Q”, “R” and “S”) located within 3m of the Pedestrian (Vehicular Access Permitted) edge;

fxxii) Deleted.

fxxiii) the minimum setback from an “R” Zone in Part “B”, east of Vellore Park Avenue, shall be 5 m;

fxxiv) the maximum building height for a Self-Storage Facility shall not exceed 16.5 m (4 storeys);

fxxv) the maximum gross floor area devoted to a Self-Storage Facility shall not exceed 11,100 m².

gi) a drive-through facility shall not be permitted in Part “A” or Part “B” except as permitted by eii);

b) Deleting Schedule “E-1455” and substituting therefor the Schedule “E-1455” attached hereto as Schedule “2”.

c) Deleting Schedule “E-1455A” and substituting therefor the Schedule “E-1455A” attached hereto as Schedule “3”.

d) Deleting Schedule “E-1455B” and substituting therefor the Schedule “E-1455B” attached hereto as Schedule “4”.

e) Deleting Schedule “5” and substituting therefor the Schedule “5” attached hereto.

2. Schedules “2”, “3”, “4” and “5” shall be and hereby form part of this By-law.

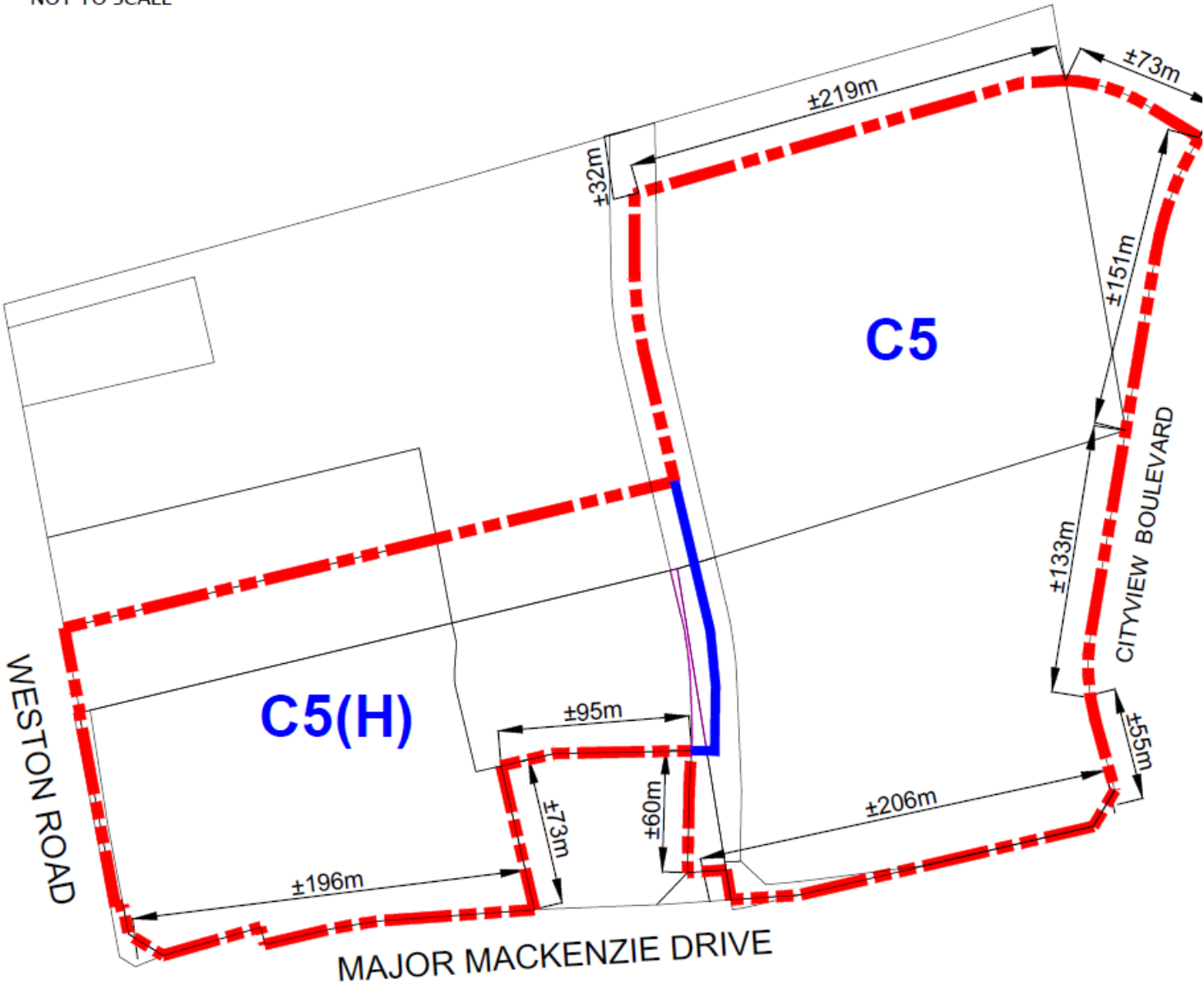
Enacted by City of Vaughan Council this 12th day of February, 2019.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



NOT TO SCALE



THIS IS SCHEDULE 'E-1455'
TO BY-LAW 1-88
SECTION 9(1327)


SUBJECT LANDS

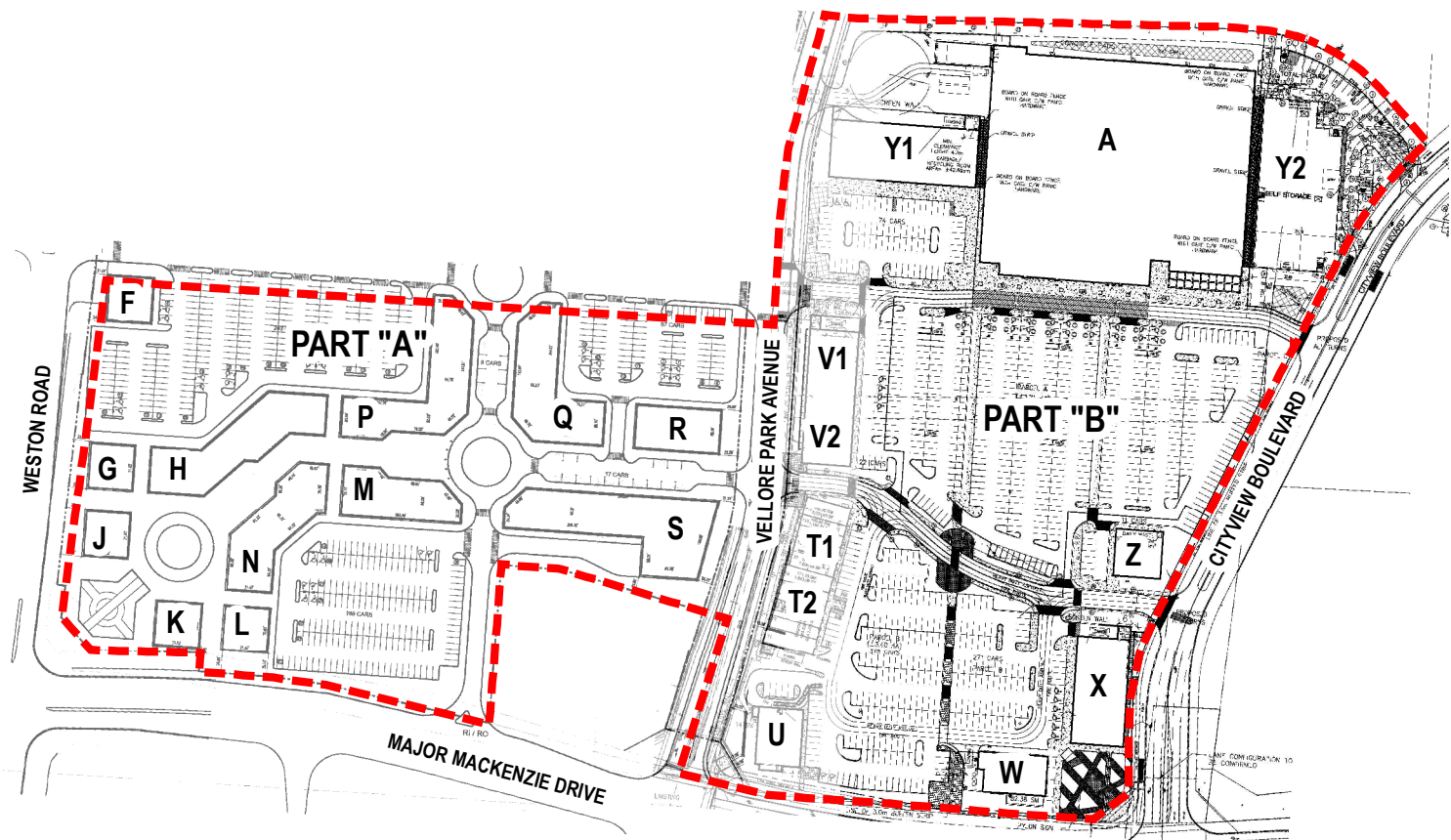
THIS IS SCHEDULE '2'
TO BY-LAW 017-2019
PASSED THE 12TH DAY OF FEBRUARY, 2019

FILE: Z.18.017
RELATED FILES: OP.18.010 AND DA.18.031
LOCATION: PART OF LOT 21, CONCESSION 5
APPLICANT: MAJOR WESTON CENTRES LIMITED
CITY OF VAUGHAN


SIGNING OFFICERS

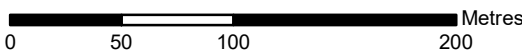
MAYOR

CLERK



THIS IS SCHEDULE 'E-1455A'
TO BY-LAW 1-88
SECTION 9(1327)

 Subject Lands



THIS IS SCHEDULE '3'
TO BY-LAW 017-2019
PASSED THE 12TH DAY OF FEBRUARY, 2019

FILE: Z.18.017
RELATED FILES: OP.18.010 AND DA.18.031
LOCATION: PART OF LOT 21, CONCESSION 5
APPLICANT: MAJOR WESTON CENTRES LIMITED
CITY OF VAUGHAN

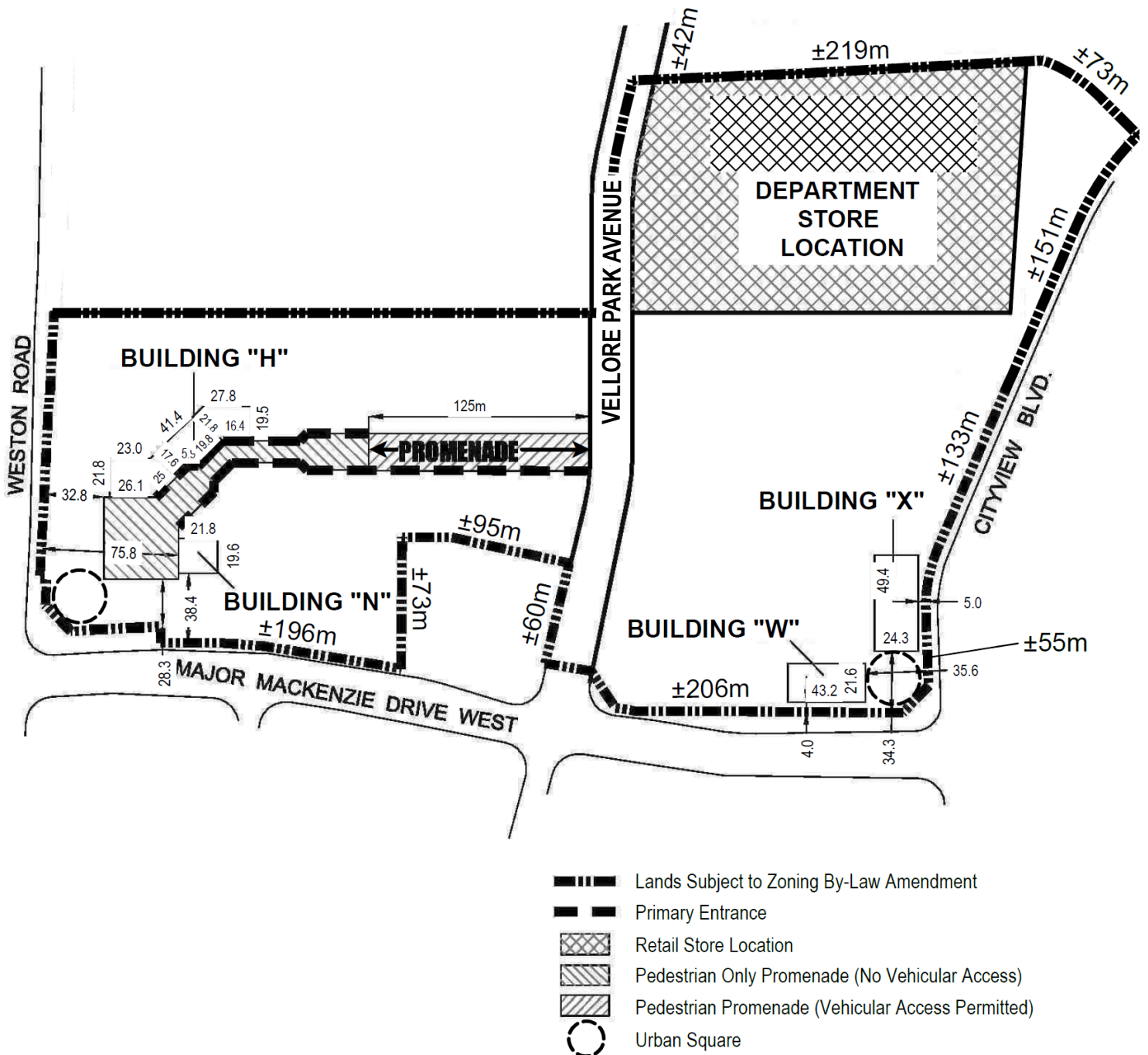
SIGNING OFFICERS

MAYOR

CLERK



NOT TO SCALE



THIS IS SCHEDULE 'E-1455B'
TO BY-LAW 1-88
SECTION 9(1327)

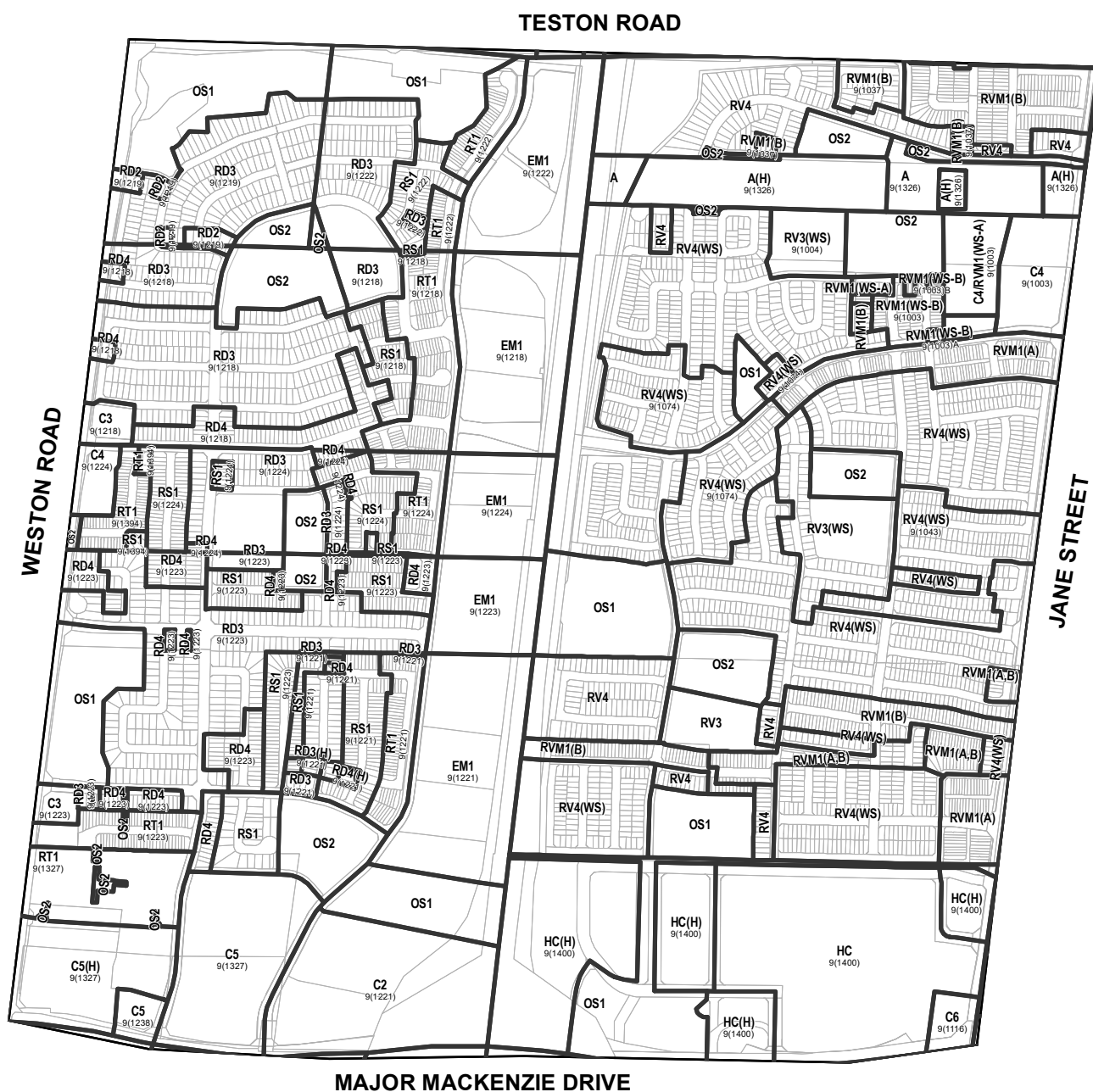
THIS IS SCHEDULE '4'
TO BY-LAW 017-2019
PASSED THE 12TH DAY OF FEBRUARY, 2019

FILE: Z.18.017
RELATED FILES: OP.18.010 AND DA.18.031
LOCATION: PART OF LOT 21, CONCESSION 5
APPLICANT: MAJOR WESTON CENTRES LIMITED
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK



0 125 250 500 Metres

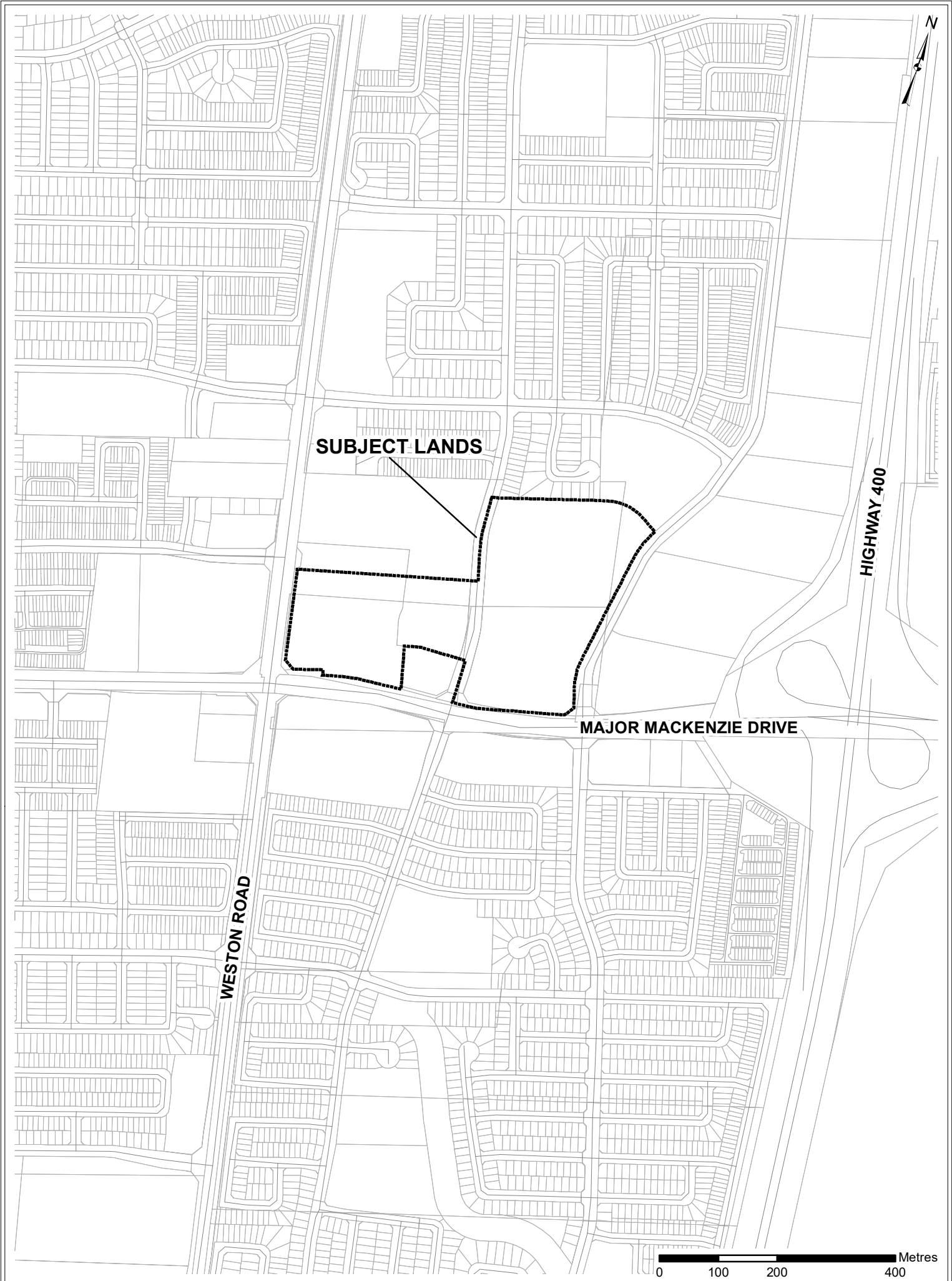
CLERK

SUMMARY TO BY-LAW 017- 2019

The lands subject to this By-law are located on the northeast corner of Weston Road and Major Mackenzie Drive, and are municipally known as 3600 Major Mackenzie Drive, in the City of Vaughan.

The purpose of this by-law is to amend the C5 Community Commercial Zone, Exception 9(1327) to permit a Self-Storage Facility, together with site-specific zoning exceptions. Amendments to Exception 9(1327) are also required to accurately reflect the existing built-out conditions and areas for future development. The amendments include but are not limited to the following:

- a) to make technical amendments to accurately reflect the recent transfer of ownership changes to the Subject Lands;
- b) to permit a Self-Storage Facility with a maximum building GFA of 11,100 m²;
- c) to permit reduced number of parking and loading spaces;
- d) to permit an increase to the maximum building height;
- e) to permit an increased maximum developable gross floor area (GFA) for Part B lands east of Vellore Park Avenue;
- f) to update the maximum developable gross floor area (GFA) for Parts A and B of the Subject Lands
- g) to delete provisions related to development standards and requirements and GFA for Part C and Part B west of Vellore Park Avenue
- h) to update all E-Schedules to accurately reflect the proposed amendments and transfer of ownership;



**LOCATION MAP
TO BY-LAW 017-2019**

FILE: Z.18.017
RELATED FILES: OP.18.010 AND DA.18.031
LOCATION: PART OF LOT 21, CONCESSION 5
APPLICANT: MAJOR WESTON CENTRES LIMITED
CITY OF VAUGHAN