

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 051-2020

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 is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM2 General Employment Area Zone”, “C7 Service Commercial Zone”, and “OS1 Open Space Conservation Zone”, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1493) A. Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting the Definition of a Front Lot Line, Distribution Facility, Driveway, Automotive Retail Store, and Outside Storage;
 - b) Subsection 3.8 a) respecting Parking Requirements for Employment Uses other than Warehousing (Building with greater than 3,700 sq.m. G.F.A.) in the EM2 Zone;
 - c) Subsection 3.8 g) respecting Driveway Width;
 - d) Subsection 3.8 h) respecting Minimum Distance Between Street Lines and a Driveway;

- e) Subsection 3.9 a) respecting Loading Space Requirements;
- f) Subsection 3.9 b) respecting Minimum and Maximum Widths of a driveway or aisle serving loading facilities;
- g) Subsection 3.9 d) respecting Loading Space Requirements;
- h) Subsection 3.16 b) respecting Accessory Buildings or Structures and Schedule 'A';
- i) Subsection 5.8 respecting C7 Permitted Uses;
- j) Subsection 6.1.6 a) respecting Landscaping Requirements;
- k) Subsection 6.1.6 d) respecting Landscaping Requirements;
- l) Subsection 6.1.9 respecting Accessory Buildings;
- m) Subsection 6.3.1 respecting EM2 Permitted Uses;
- n) Subsection 6.3.2 i), ii), iii), and viii) respecting Accessory Outside Storage;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1624":

- ai) For the purpose of this By-law, the following definitions shall apply:
 - i) Front Lot Line – shall be the lot line abutting Street 1 for the EM2 Zone. Notwithstanding this definition, the Front Lot Line shall be Jane Street until Draft Plan of Subdivision File 19T-19V002 is registered thus creating Street 1 for the EM2 Zone;
 - ii) Front Lot Line – shall be the lot line abutting Jane Street for the EM1 and C7 Zones;
 - iii) Distribution Facility – means a building or part of a building used primarily for the storage and distribution of goods and material, including the outside storage

and maintenance of commercial motor vehicles, heavy commercial vehicles and intermodal containers and is also considered to be an Employment Use;

- iv) Driveway – means a vehicular accessway providing direct or indirect access from a public highway to a building or property, a loading space, a parking area or a garage;
- v) Automotive Retail Store – means a building or part of a building primarily engaged in the retail of vehicle parts, accessories, and tools. No service bays shall be permitted;
- vi) Outside Storage – means the leaving, placing or parking of equipment or vehicles including trucks, trailers, and tractor trailers directly associated with a Distribution Facility in the EM2 Zone;
- bi) The minimum parking requirement for an Employment Use shall be 0.75 spaces/100m² of Gross Floor Area devoted to the employment use plus 2.0 parking spaces/100m² Gross Floor Area devoted to ancillary office use;
- ci) A parking area shall be provided with a joint ingress and egress means of access or driveway of at least 7.0 m but not exceeding 24.0 m in the EM2 Zone;
- di) The minimum distance between an intersection of street lines and the nearest driveway shall be 0 m in the EM2 Zone;
- ei) Access to loading facilities from a street may be direct or indirect;
- fi) The minimum and maximum width of a driveway or aisle serving a loading facility shall be a minimum of six meters and have no maximum width in the EM2 Zone;

- gi) Loading and unloading shall be permitted between a building and a highway or a street in the EM2 Zone;
- hi) Any accessory building or structure in the EM2 Zone shall be 1.5 m from an Open Space Zone and provide a minimum 1.5 metre yard;
- ii) All C7 Service Commercial Zone Uses shall be permitted with the following restrictions:
 - Car Rental Service shall not be permitted
 - Parking Garage shall not be permitted
 - Automotive Service Station shall not be permitted;
 - A minimum of 60% of the Gross Floor Area of all uses shall be a Hotel or Office Building;
- ji) The minimum landscape strip width shall be 2.5 metres along a lot line which abuts a street line in the EM2 Zone;
- ki) Where an Employment Area Zone abuts the boundary of lands zoned Open Space no landscape strip shall be required in the EM2 Zone;
- li) Accessory Buildings or structures shall be permitted in any yard, or area abutting a yard, which abuts Highway #400 or a reserve abutting same in the EM2 Zone;
- mi) The following additional use shall be permitted in the EM2 Zone:
 - Distribution Facility
- ni) In the EM2 Zone, Accessory Outside Storage to a permitted use shall not exceed a maximum of sixty-five (65%) of the lot area provided there is a building with a minimum gross floor area of 30,000 square metres;
- nii) Accessory Outside Storage shall not be permitted in any front yard, shall be permitted between a main building and a street, and shall be no closer than twelve (12) metres to any street line in the EM2 Zone;

niii) No outside storage shall exceed 4.5 metres in height in the
EM2 Zone;

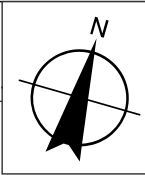
- c) Adding Schedule “E-1624” attached hereto as Schedule “1”.
- d) Deleting Key Map 5F and substituting therefor the Key Map 5F attached
hereto as Schedule “2”.

2. Schedules “1” and “2” shall be and hereby form part of this By-law.

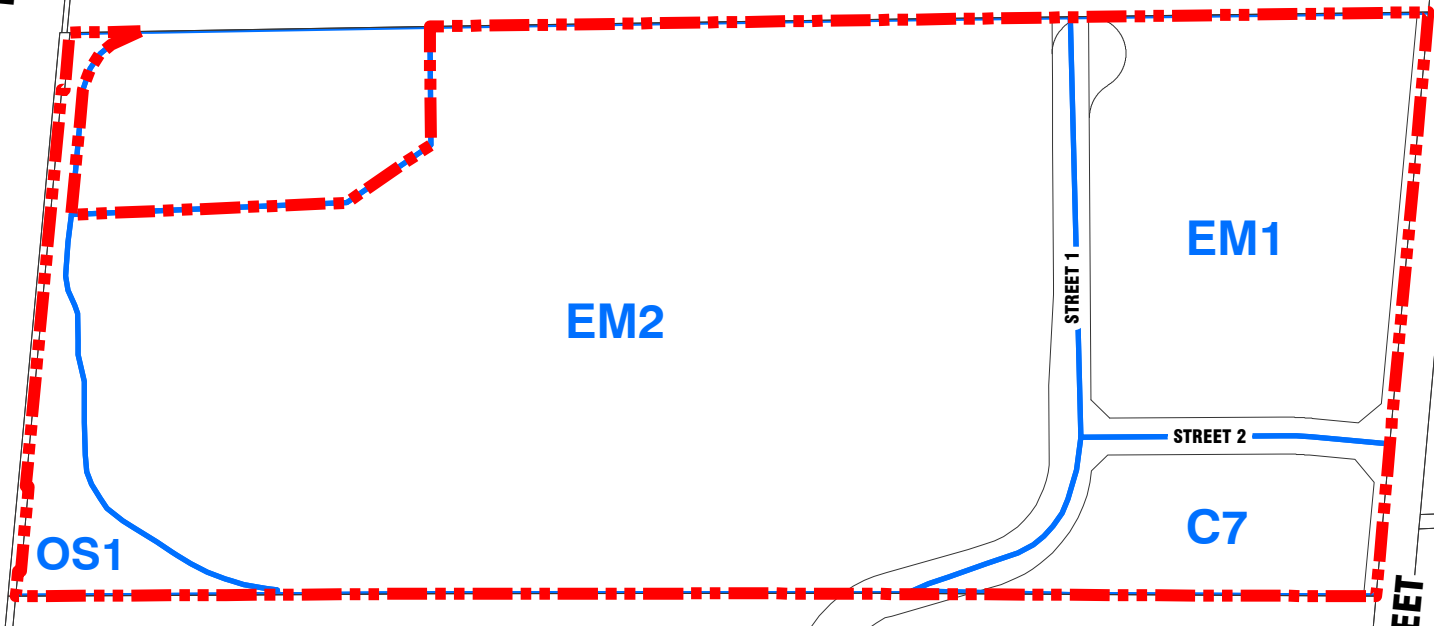
Enacted by City of Vaughan Council this 21st day of April, 2020.

Hon. Maurizio Bevilacqua, Mayor

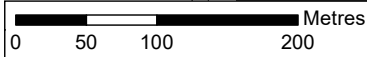
Todd Coles, City Clerk




HIGHWAY 400



THIS IS SCHEDULE 'E
-1624' TO BY-LAW
1-88 SECTION 9(1493)



THIS IS SCHEDULE '1'
TO BY-LAW 051-2020
PASSED THE 21st DAY OF APRIL, 2020

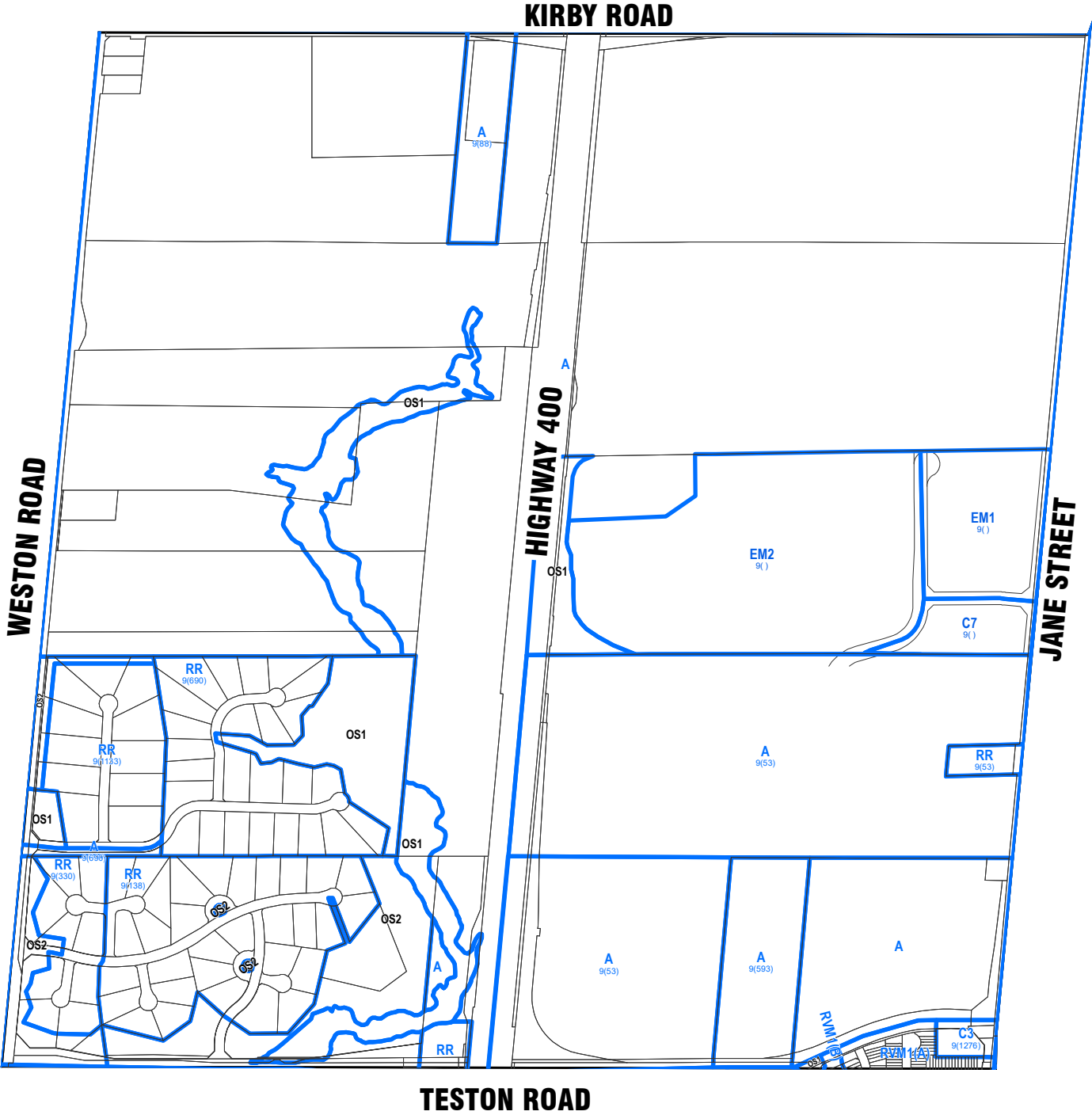
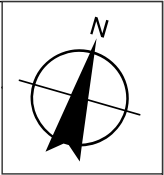
 SUBJECT LANDS

FILE: Z.19.007
RELATED FILES: 19T-19V002 and DA.19.072
LOCATION: Part of Lot 28, Concession 5
APPLICANT: Conmar Developments Inc.
and Fenlands Vaughan Inc.
CITY OF VAUGHAN

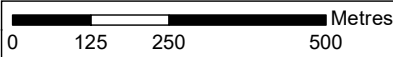
SIGNING OFFICERS

MAYOR

CLERK



KEY MAP 5F
BY-LAW NO. 1-88



THIS IS SCHEDULE '2'
TO BY-LAW 051-2020
PASSED THE 21st DAY OF APRIL, 2020

FILE: Z.19.007
RELATED FILES: 19T-19V002 and DA.19.072
LOCATION: Part of Lot 28, Concession 5
APPLICANT: Conmar Developments Inc.
and Fenlands Vaughan Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

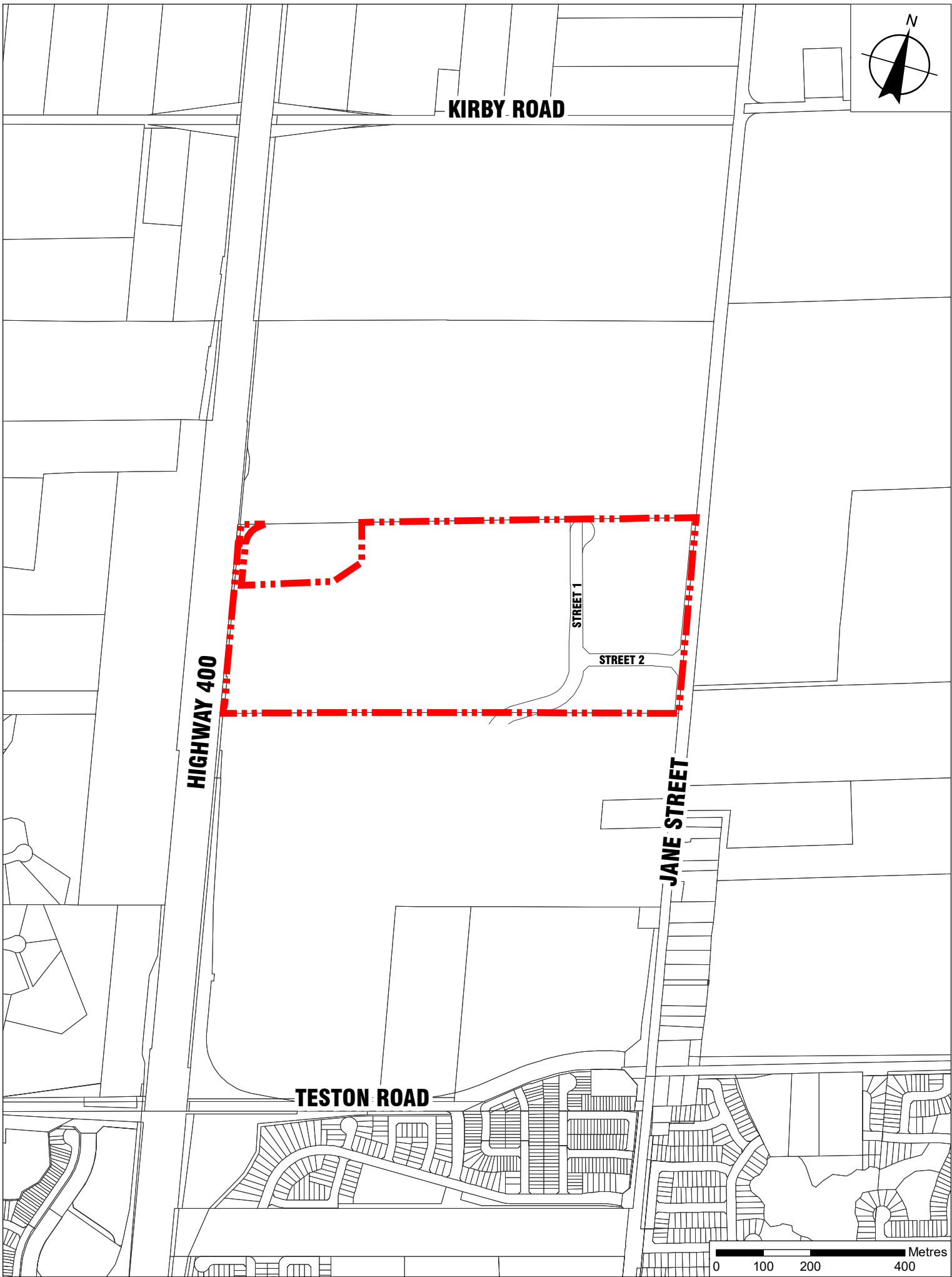
CLERK

SUMMARY TO BY-LAW 051-2020

The lands subject to this By-law are bound by Highway 400 to the west, Jane Street to the east, and Part of Lot 28, Concession 5, City of Vaughan.

The purpose of this by-law is to rezone the Subject Lands from “A – Agricultural Zone”, to “EM1 Prestige Employment Area Zone”, “EM2 General Employment Area Zone”, “C7 Service Commercial Zone”, and OS1 Open Space Conservation Zone, in the manner shown on Schedule “1”, and the following:

- a) The inclusion of the following site-specific zoning exceptions:
 - i) a definition of “Front Lot Line”, “Distribution Facility, Outside Storage, and “Automotive Retail Store”;
 - ii) vehicle parking standards;
 - iii) minimum and maximum driveway widths
 - iv) minimum distances between street lines and a driveway(s)
 - v) loading space requirements
 - vi) accessory building requirements
 - vii) uses permitted in the C7 Zone
 - viii) reduced landscape requirements
 - ix) accessory outside storage requirements
 - x) uses permitted in the EM2 Zone



LOCATION MAP
TO BY-LAW 051-2020

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MAYOR

CLERK