

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 122-2020**

**A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 237-99.**

**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 Paragraph 9(1054) in its entirety and substituting therefor with the following:

“(1054) Notwithstanding the provisions of:

- a) Section 3.8 and Subsection 3.8(g) and (k) respecting parking requirements;
- b) Sections 3.13 and 5.1.1 respecting landscaping requirements for a Commercial Zone;
- c) Sections 3.14, 5.1.5 and Schedule “A” respecting yard requirements; and
- d) Section 5.4 respecting uses permitted in the C3 Local Convenience Commercial Zone.

The following provisions shall apply to the lands shown as Subject Lands on Schedule “E-1153”:

- ai) A minimum of 10 parking spaces shall be provided;
- aii) The minimum width of all egress and ingress driveways shall be 4.10 m and all driveways, parking spaces and

maneuvering areas shall consist of compacted ground.”;

- bi) A minimum landscaped area of 105 m<sup>2</sup> in the front yard shall be provided;
- ci) All buildings and structures shall be located within the area described as “Building Envelope” on Schedule “E-1153”; and
- di) The following uses shall be permitted:
  - i. On the ground floor only:
    - Bank or Financial Institution;
    - Business or Professional Office;
    - Personal Service Shop;
    - Pharmacy;
    - Photography Studio;
    - Retail Store; and
    - Video Store.
  - ii. A residential unit on the second floor only.

- b) Deleting Schedule “E-1153” and substituting therefor the Schedule “E-1153” attached hereto as Schedule “1”.

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

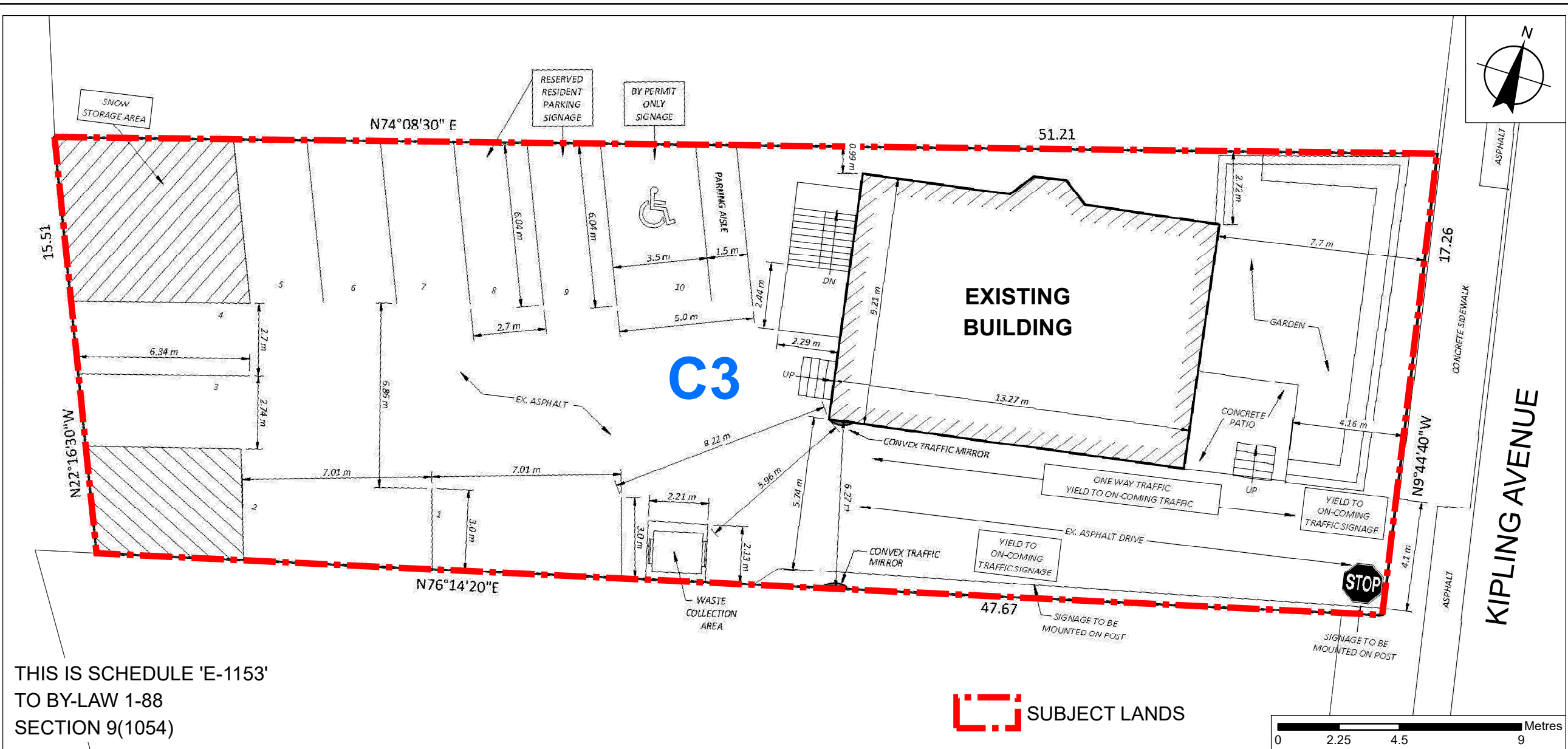
Enacted by City of Vaughan Council this 29<sup>th</sup> day of September, 2020.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk



THIS IS SCHEDULE 'E-1153'  
TO BY-LAW 1-88  
SECTION 9(1054)

**SUBJECT LANDS**

**FILE:** Z.19.005  
**RELATED FILE:** DA.19.065  
**LOCATION:** Part of Lot 7, Concession 8  
**APPLICANT:** National Capital Financial Inc.  
**CITY OF VAUGHAN**

**THIS IS SCHEDULE '1'**  
**TO BY-LAW 122-2020**  
**PASSED THE 29TH DAY OF SEPTEMBER, 2020**

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

### **SUMMARY TO BY-LAW 122-2020**

The lands subject to this by-law are located on the west side of Kipling Avenue, south of Woodbridge Avenue, being Part of Lot 7, Concession 8, municipally know as 7938 Kipling Avenue, City of Vaughan.

The purpose of this by-law is to permit the full range of C3 Local Commercial Zone uses on the ground floor and one residential unit on the second floor of the existing building on the subject lands.



LOCATION MAP  
TO BY-LAW 122-2020

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 **SUBJECT LANDS**