

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 081-2021**

**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) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"(1519) Notwithstanding the provisions of:

- a) Subsection 2.0, respecting Definitions;
- b) Subsection 6.1.6, respecting Landscaping Requirements in Employment Area Zones;
- c) Subsection 6.2, regarding permitted uses in EM1 Prestige Employment Area Zone

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule 'E-1650' attached hereto as Schedule "1":

- ai) Parking Space – Means a rectangular area measuring at least 2.7 metres by 5.7 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and driveway leading thereto as shown on Schedule 'E-1650'
- bi) A strip of land not less than 0.1 metres in width shall be provided along a lot line of a provincial highway (Highway 7) and shall be used

for no purpose other than landscaping.

- c) In addition to the uses permitted in Section 6.2, the following uses shall be permitted:
  - Office of a Regulated Health Professional
  - Pharmacy not exceeding 140 m<sup>2</sup>
- di) For the purposes of zoning conformity the lands shown as “Subject Lands” on Schedule ‘E-1650’ shall be deemed to be one lot and to comply with the provisions of this By-law, regardless of the creation of a new lot by way of part-lot control, consent or any easements, or other rights or registrations given or made.
- ei) The minimum parking requirement for a Business or Professional Office and/or Regulated Health Professional Office of Clinic is 3.5 spaces per 100 m<sup>2</sup> of Gross Floor Area.
- fi) The minimum parking requirement for a Pharmacy is 6 spaces per 100 m<sup>2</sup> of Gross Floor Area.
- b) Adding Schedule ‘E-1650’ attached hereto as Schedule “1”.
- c) Deleting Key Map 3B and substituting therefor the Key Map 3B attached hereto as Schedule “2”.

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

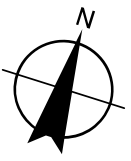
Enacted by City of Vaughan Council this 22<sup>nd</sup> day of June, 2021.

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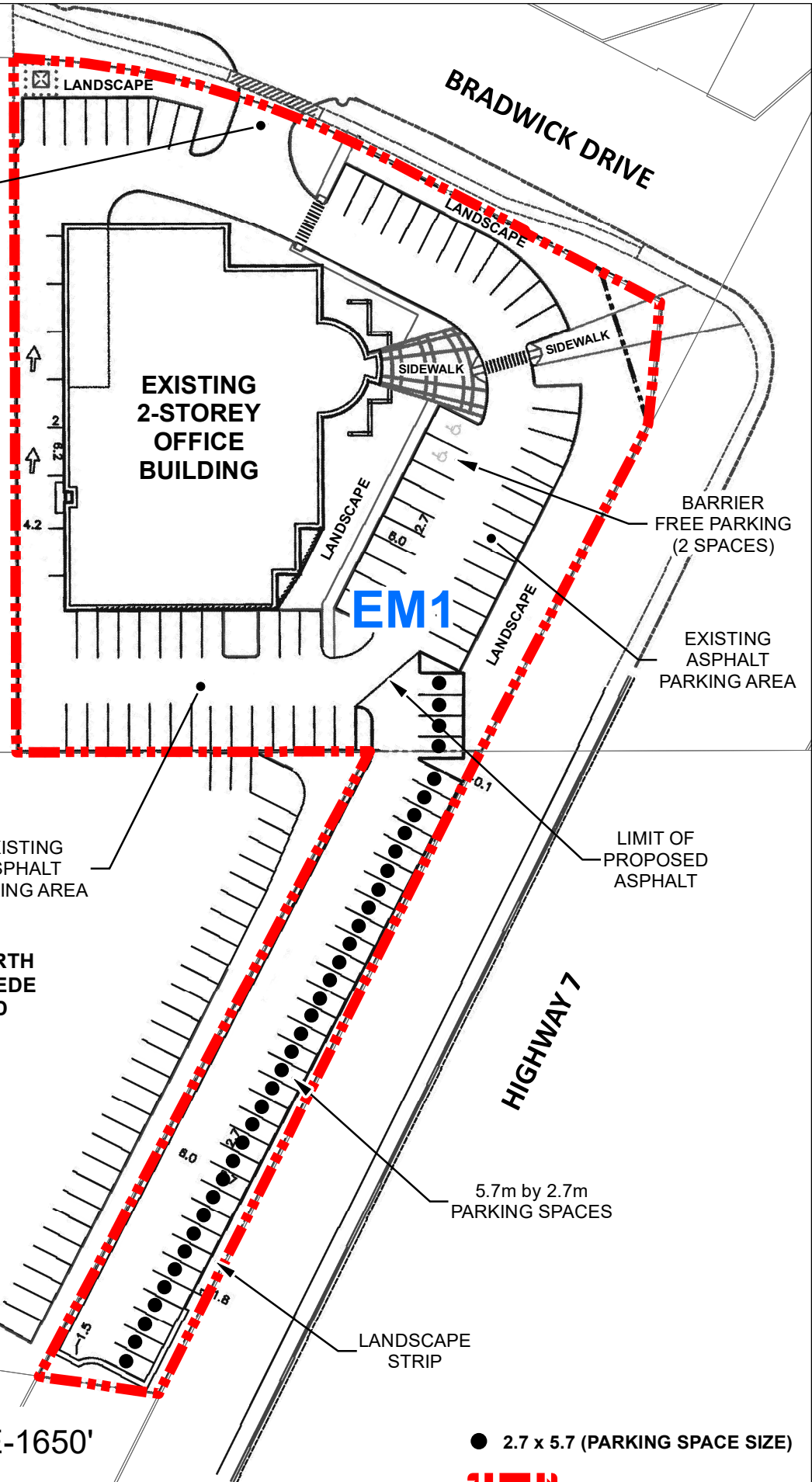
Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk




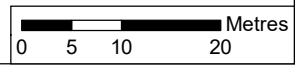
EXISTING DRIVEWAY ACCESS



THIS IS SCHEDULE 'E-1650'  
TO BY-LAW 1-88  
SECTION 9(1519)

● 2.7 x 5.7 (PARKING SPACE SIZE)

 SUBJECT LANDS



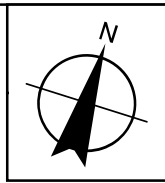
THIS IS SCHEDULE '1'  
TO BY-LAW 081-2021  
PASSED THE 22ND DAY OF JUNE, 2021

FILE: Z.20.012  
 RELATED FILE: DA.20.056  
 LOCATION: Part of Lots 8 and 9, Concession 3;  
 400 Bradwick Drive  
 APPLICANT: TDC Medical Properties Inc.  
 CITY OF VAUGHAN

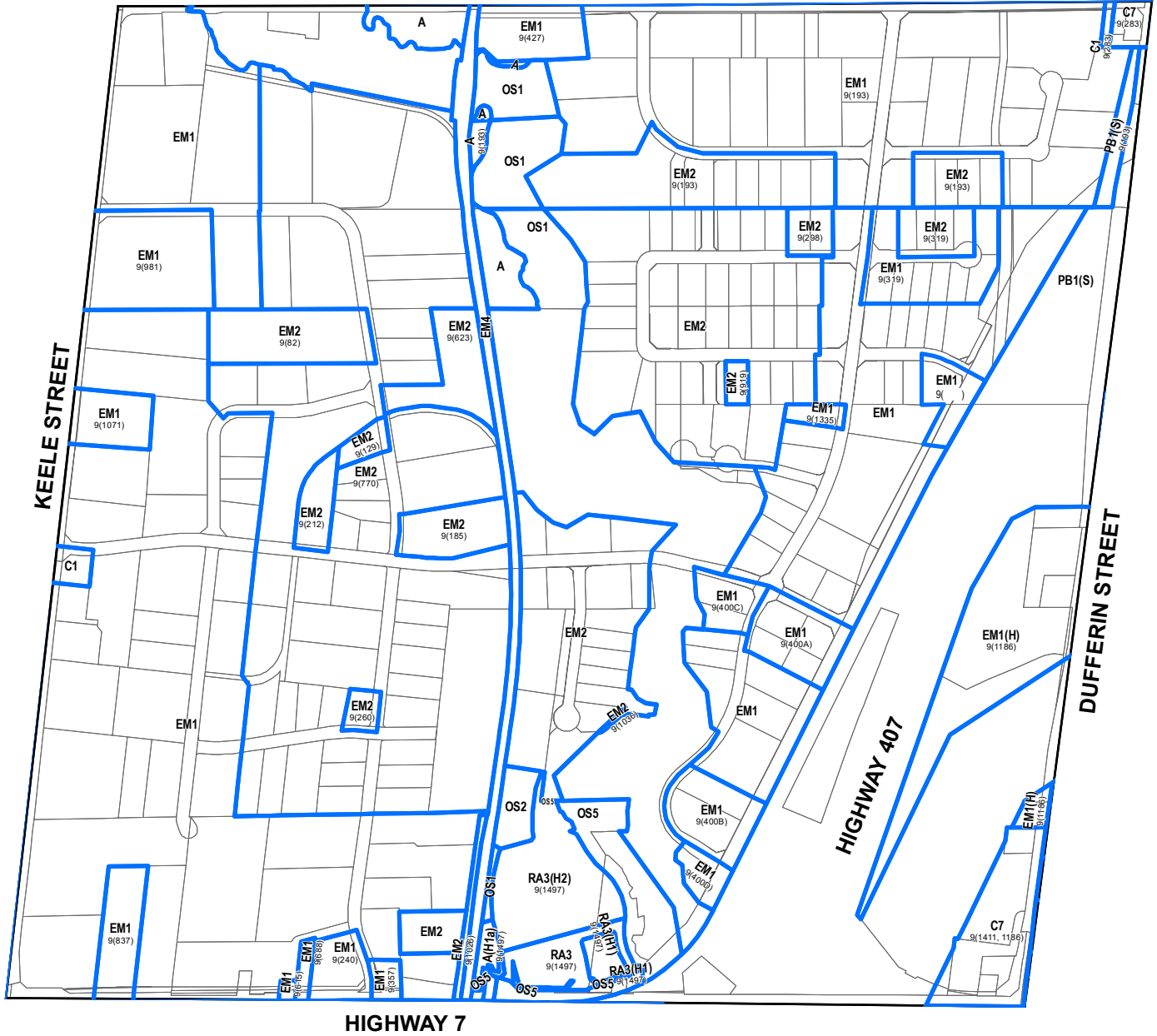
SIGNING OFFICERS

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK



LANGSTAFF ROAD



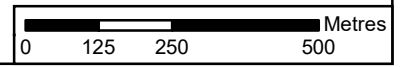
HIGHWAY 7

HIGHWAY 407

KEELE STREET

DUFFERIN STREET

KEY MAP 3B  
BY-LAW 1-88



THIS IS SCHEDULE '2'  
TO BY-LAW 081-2021  
PASSED THE 22ND DAY OF JUNE, 2021

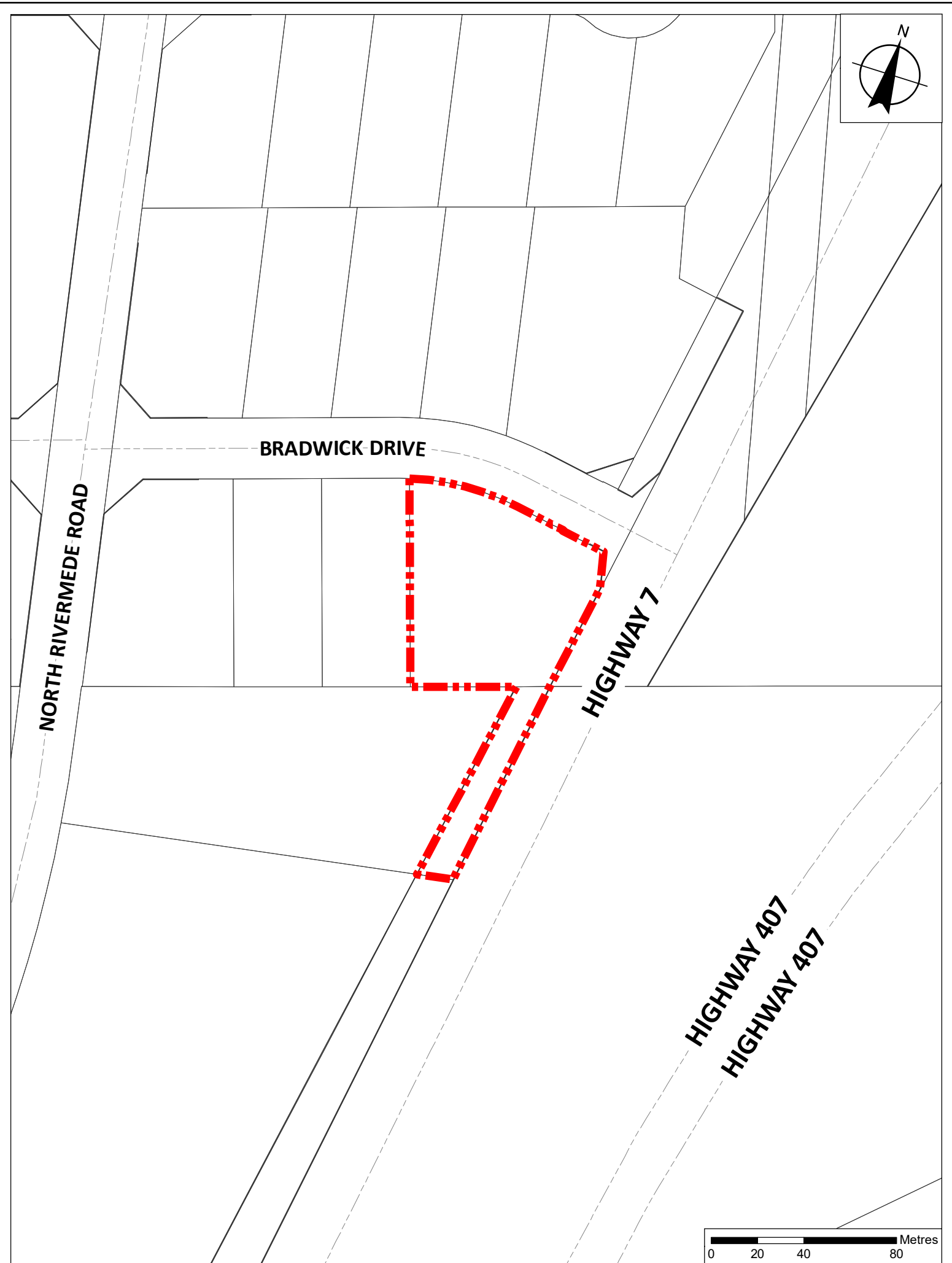
FILE: Z.20.012  
RELATED FILE: DA.20.056  
LOCATION: Part of Lots 8 and 9, Concession 3;  
400 Bradwick Drive  
APPLICANT: TDC Medical Properties Inc.  
CITY OF VAUGHAN

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

## **SUMMARY TO BY-LAW 081-2021**

The lands subject to this By-law are located at the southwest corner of Highway 7 and Bradwick Drive, municipally known as 400 Bradwick Drive (Part of Lot 8, Concession 3) and Part of Lot 9, Concession 3, City of Vaughan.

The purpose of this by-law is to add a site-specific exception to the “EM1 Prestige Employment Zone” to permit regulated health professionals and a 140 m<sup>2</sup> pharmacy within the existing two-storey office building and to construct a new parking lot along Highway 7 (Part of Lot 9, Concession 3). The by-law permits site-specific zoning exceptions for use, definitions and landscaping requirements.



## LOCATION MAP TO BY-LAW 081-2021

**FILE:** Z.20.012

**RELATED FILE:** DA.20.056

**LOCATION:** Part of Lots 8 and 9, Concession 3;  
400 Bradwick Drive

**APPLICANT:** TDC Medical Properties Inc.

**CITY OF VAUGHAN**



**SUBJECT LANDS**