

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 086-2021

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 an 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":

"(1525) Notwithstanding the provisions of:

- a) Subsection 2.0 Definitions;
- b) Subsection 3.8 Parking Requirements;
- c) Subsection 6.2, respecting permitted uses in an EM1 Prestige Employment Area Zone;
- d) Schedule "A" respecting interior side yard setback, front yard setback, maximum lot coverage;

The following provisions shall apply to the lands shown as "Subject Lands on Schedule "E-1656":

- a) PLACE OF WORSHIP - Means a building or part of a building used for religious worship and may include accessory facilities such as an assembly hall, auditorium, multi-purpose gymnasium, offices, religious worship school, and a shrine.
- aii) The minimum parking space size shall be 2.7 m by 5.86 m for 8 spaces and 2.7 m by 5.76 m for 11 spaces as shown on

Schedule "E-1656";

- bi) Parking spaces and parking areas (including but not limited to parking ramps and aisles) for a Place of Worship located in the existing building zoned "EM1 – Prestige Employment Zone" may be provided and maintained on the "PB1S Parkway Belt Linear Facilities Zone" lands;
 - bii) The total number of parking spaces required for the Place of Worship is 284 parking spaces including 39 spaces located on EM1-Prestige Employment Area Zone lands. The minimum parking requirement for the Place of Worship as defined shall be 5.08 spaces per 100 m² of GFA;
 - biii) The minimum width of a parking aisle shall be 5.9 m (east side of the building);
 - ci) In addition to the uses permitted in Section 6.2, the following uses shall be permitted:
 - a Place of Worship as defined in ai) of this By-law;
 - di) The minimum interior side yard setback for an Institutional Use shall be 5.9 m (north setback) and 11.7 m (west setback);
 - dii) The minimum front yard setback for an Institutional Use shall be 8.6 m;
 - diii) The maximum lot coverage shall be 22%;
- b) Adding Schedule "E-1656" attached hereto as Schedule "1".
 - c) Deleting Key Map 3A and substituting therefor the Key Map 3A attached hereto as Schedule "2".

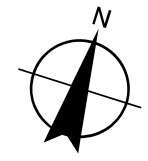
2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 22nd day of June, 2021.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 12 of Report No. 32
of the Committee of the Whole
Adopted by Vaughan City Council on
June 22, 2021.



CANADIAN NATIONAL RAILWAY

1.83m CHAIN LINK FENCE

1.83m CHAIN LINK FENCE

245 PARKING SPACES

PB1S

13 TOTAL PARKING SPACES INCLUDING BARRIER FREE SPACES

BARRIER-FREE PARKING

EM1

EXISTING BUILDING (PLACE OF WORSHIP)

DESIGNATED "PARKWAY BELT WEST LANDS" AND "INFRASTRUCTURE AND UTILITIES" BY VOP 2010

BICYCLE PARKING

26 TOTAL PARKING SPACES

DESIGNATED "GENERAL EMPLOYMENT" BY VOP 2010

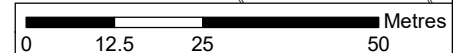
DRUMLIN CIRCLE

THIS IS SCHEDULE 'E-1656'
TO BY-LAW 1-88
SECTION 9(1525)

- 2.7 x 5.76 (PARKING SPACE SIZE)
- 2.7 x 5.86 (PARKING SPACE SIZE)



SUBJECT LANDS



THIS IS SCHEDULE '1'
TO BY-LAW 086-2021
PASSED THE 22ND DAY OF JUNE, 2021

FILE: Z.18.008

RELATED FILE: DA.18.014

LOCATION: Part of Lot 1, Concession 3;
275 Drumlin Circle

APPLICANT: Covenant Chapel (The Redeemed
Christian Church of God Canada)

CITY OF VAUGHAN

SIGNING OFFICERS

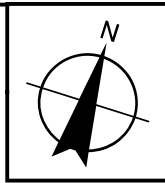
MAYOR

CLERK

SUMMARY TO BY-LAW 086-2021

The lands subject to this By-law are located in the vicinity of Keele Street and Steeles Avenue, municipally known as 275 Drumlin Circle, Lot 7 on Registered Plan 65M-2157, being Part of Lot 1, Concession 3, City of Vaughan.

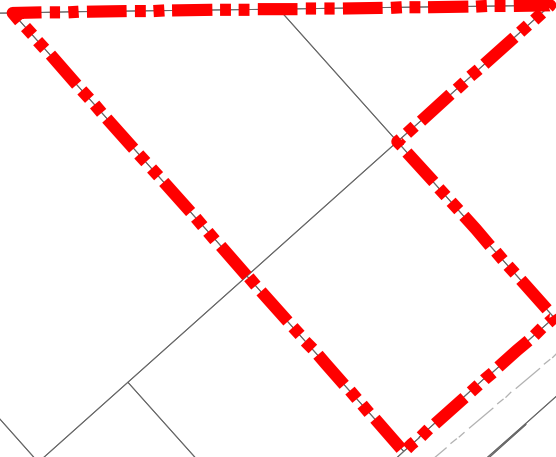
The purpose of this by-law is to permit a Place of Worship within an existing employment building with 39 parking spaces on lands zoned “EM1 – Prestige Employment Area Zone” and a portion of the required parking (245 parking spaces) to be located on abutting lands zoned “PB1S Parkway Belt Linear Facilities Zone” for a total of 284 parking spaces along with site-specific exceptions. The site-specific exceptions relate to the definition of a Place of Worship, parking spaces and area to be maintained on adjacent zoned lands, minimum number of parking spaces, minimum aisle width, reduction of 19 parking space sizes, building setbacks and lot coverage for an institutional use.



RONROSE DRIVE

CANADIAN NATIONAL RAILWAY

KEELE STREET



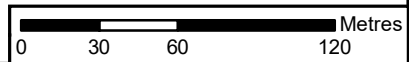
DRUMLIN CIRCLE

BESSEMER COURT

DRUMLIN CIRCLE

TANDEM ROAD

STEELES AVENUE WEST



LOCATION MAP TO BY-LAW 086-2021

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