

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 088-2021**

**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 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 clause a) to Exception 9(931) and Exception 9(950) and substituting the following:
    - “a) Subsection 3.8(a) respecting the Parking Requirements in the EM3 Retail Warehouse Employment Zone;”
  - b) Deleting clause b) to Exception 9(931) and Exception 9(950) and substituting the following:
    - “b) Subsection 2.0 respecting the Definitions of Office and Stationary Supply, Sales, Service and Rental, and Retail Warehousing;”
  - c) Adding the following clause c) to Exception 9(931) after clause b):
    - “c) Subsection 6.5.1 a) respecting the Uses Permitted in the EM3 Retail Warehouse Employment Zone;”
  - d) Deleting subclause ai) to Exception 9(931) and substituting the following:
    - “ai) The minimum parking shall be as follows:
      - 5.6 parking spaces/100 m<sup>2</sup> of GFA for Retail Warehousing
      - 3.5 parking spaces/100 m<sup>2</sup> of GFA for a Retail Store
      - 3.5 parking spaces/100 m<sup>2</sup> of GFA for a Shopping Centre”

- e) Deleting subclause ai) to Exception 9(950) and substituting the following:
- “ai) The minimum parking shall be as follows:
- 4.5 parking spaces/100 m<sup>2</sup> of GFA for Retail Warehousing
  - 3.5 parking spaces/100 m<sup>2</sup> of GFA for a Retail Store
  - 3.5 parking spaces/100 m<sup>2</sup> of GFA for a Shopping Centre”
- f) Deleting subclause bi) to Exception 9(931) and Exception 9(950) and substituting the following:
- “bi) The following definitions shall apply:
- Office and Stationary, Sales, Service and Rental - means a retail commercial establishment where a wide range of merchandise is sold and/or rented, including but not limited to: office supplies, computers and accessory components; electronics; office furniture and accessories; health and safety supplies and, where a wide range of services may be provided, including but not limited to: printing and marketing; graphic and website design; technical support; shipping and shredding services.
  - Retail Warehouse - means a building or part of a building where commodities are stored and sold in an integrated format but does not include a supermarket or flea market.”
- g) Adding the following subclause ci) to Exception 9(931) after subclause bi):
- “ci) The additional Permitted Uses are as follows:
- Automotive Retail Store
  - Financial Institution
  - Banquet Hall, including an eating establishment, provided the eating establishment does not exceed 20% of the GFA of the banquet hall
  - Car Brokerage
  - Eating Establishment with Outdoor Patio, subject to the Outdoor Patio provisions in Section 5.1.6

- Eating Establishment, Convenience/Takeout/Outdoor Patio subject to the Outdoor Patio provisions in Section 5.1.6
- Technical or Commercial School
- Pet Grooming Establishment, to be contained within a wholly enclosed building
- Print Shop with Accessory Retail Sales
- Personal Service Shop
- One (1) Pharmacy
- Retail Store
- Business and Professional Offices, including Regulated Health Professional
- Office and Stationary Supply, Sales, Service and Rental

cii) A drive-through facility shall not be permitted for any Permitted Use.”

h) Deleting subclause cii) to Exception 9(950) and substituting the following:

“cii) The additional Permitted Uses are as follows:

- Automotive Retail Store
- Financial Institution
- Banquet Hall, including an eating establishment, provided the eating establishment does not exceed 20% of the GFA of the banquet hall
- Car Brokerage
- Eating Establishment with Outdoor Patio, subject to the Outdoor Patio provisions in Section 5.1.6
- Eating Establishment, Convenience/Takeout/Outdoor Patio subject to the Outdoor Patio provisions in Section 5.1.6
- Technical or Commercial School
- Pet Grooming Establishment, to be contained within a wholly enclosed building
- Print Shop with Accessory Retail Sales
- Personal Service Shop
- One (1) Pharmacy

- Retail Store
  - Business and Professional Offices, including Regulated Health Professional
  - Office and Stationary Supply, Sales, Service and Rental
- ciii) A drive-through facility shall not be permitted for any Permitted Use.”

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

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Hon. Maurizio Bevilacqua, Mayor

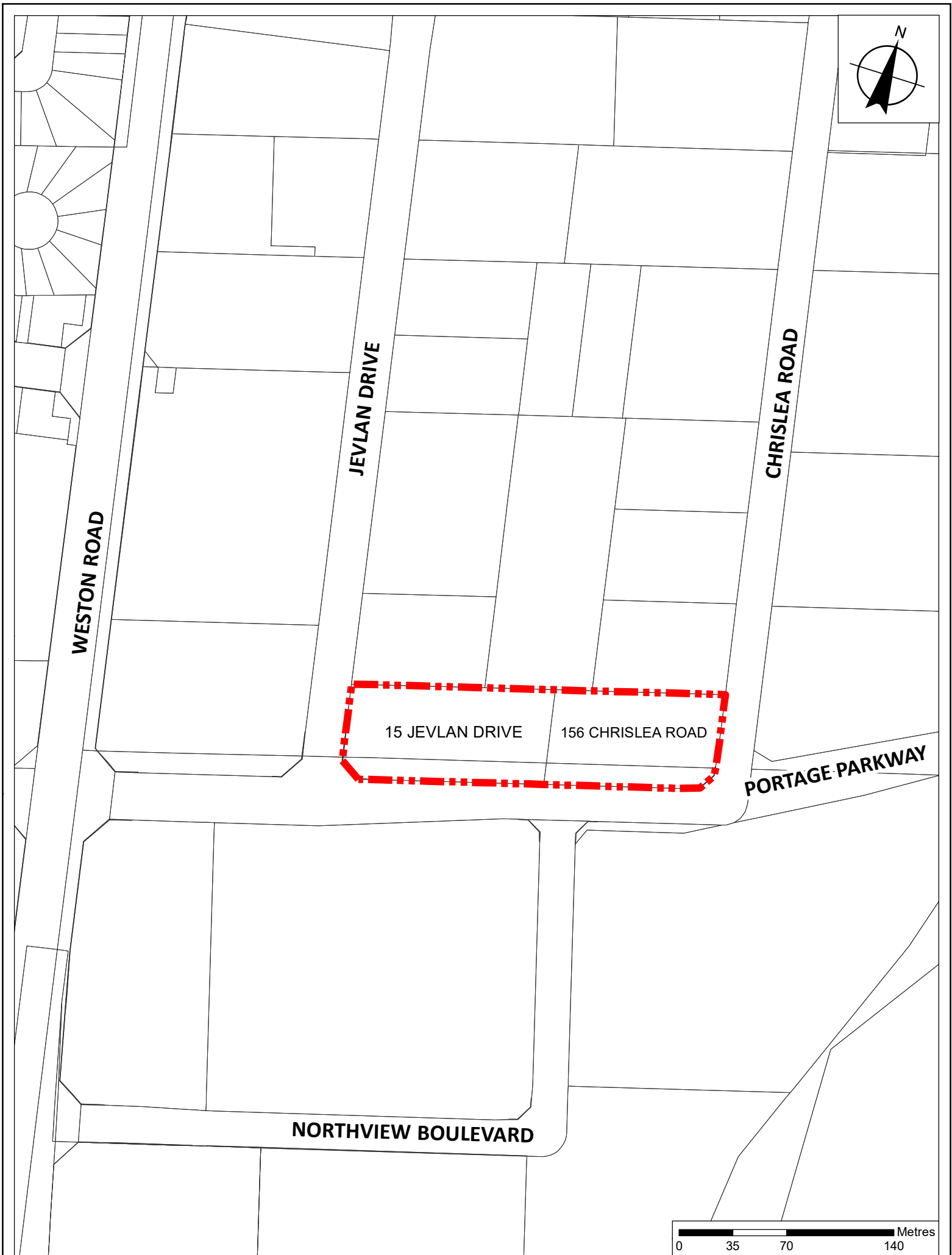
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Todd Coles, City Clerk

## **SUMMARY TO BY-LAW 088-2021**

The lands subject to this By-law are located east of Weston Road and on the north side of Chrislea Road, and are municipally known as 15 Jevlan Drive and 156 Chrislea Road, being Part of Lots 6 and 7, Concession 5, City of Vaughan.

The purpose of this By-law is to provide exceptions to the minimum parking requirements, to add a definition of Office and Stationary, Sales, Service and Rental, to permit additional uses and to prohibit drive-through facilities in the EM3 Retail Warehouse Employment Zone.



## LOCATION MAP TO BY-LAW 088-2021

**FILE:** Z.16.048

**RELATED FILE:** OP.16.011

**LOCATION:** Part of Lots 6 and 7, Concession 5

**APPLICANT:** FDF Investments Ltd. and Playacor Holdings Ltd.

**CITY OF VAUGHAN**



**SUBJECT LANDS**