

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER ~ -2024

A By-law to amend City of Vaughan By-law No. 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 and 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 the City of Vaughan By-Law Number 1-88, as amended, is hereby further amended as follows for the lands shown on Schedule “1” to this Bylaw:
 - a) Amend the Maximum Building Height in the third column of exception 1497 E(hi) to add the words “with the exception of Block 2, which shall have a maximum building height of 37 storeys / 124m (excluding mechanical penthouse)”.
 - b) delete exception 1497 E(hii) of Section 9.0 “EXCEPTIONS” and replace with the following:

“hii) The maximum number of residential units permitted in Phase 1 shall be capped at 1,322 units and the maximum amount of retail GFA shall be 1,860 m2;
 - c) Amend exception 1497 E(bi) by deleting the Residential Visitor Parking rate of 0.2 spaces per dwelling unit and replacing it with 0.15 spaces per dwelling unit.
 - d) Schedules “1” shall hereby form part of this By-law.

Enacted by City of Vaughan Council on this __ day of __, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

SUMMARY TO BY-LAW ~ -2024

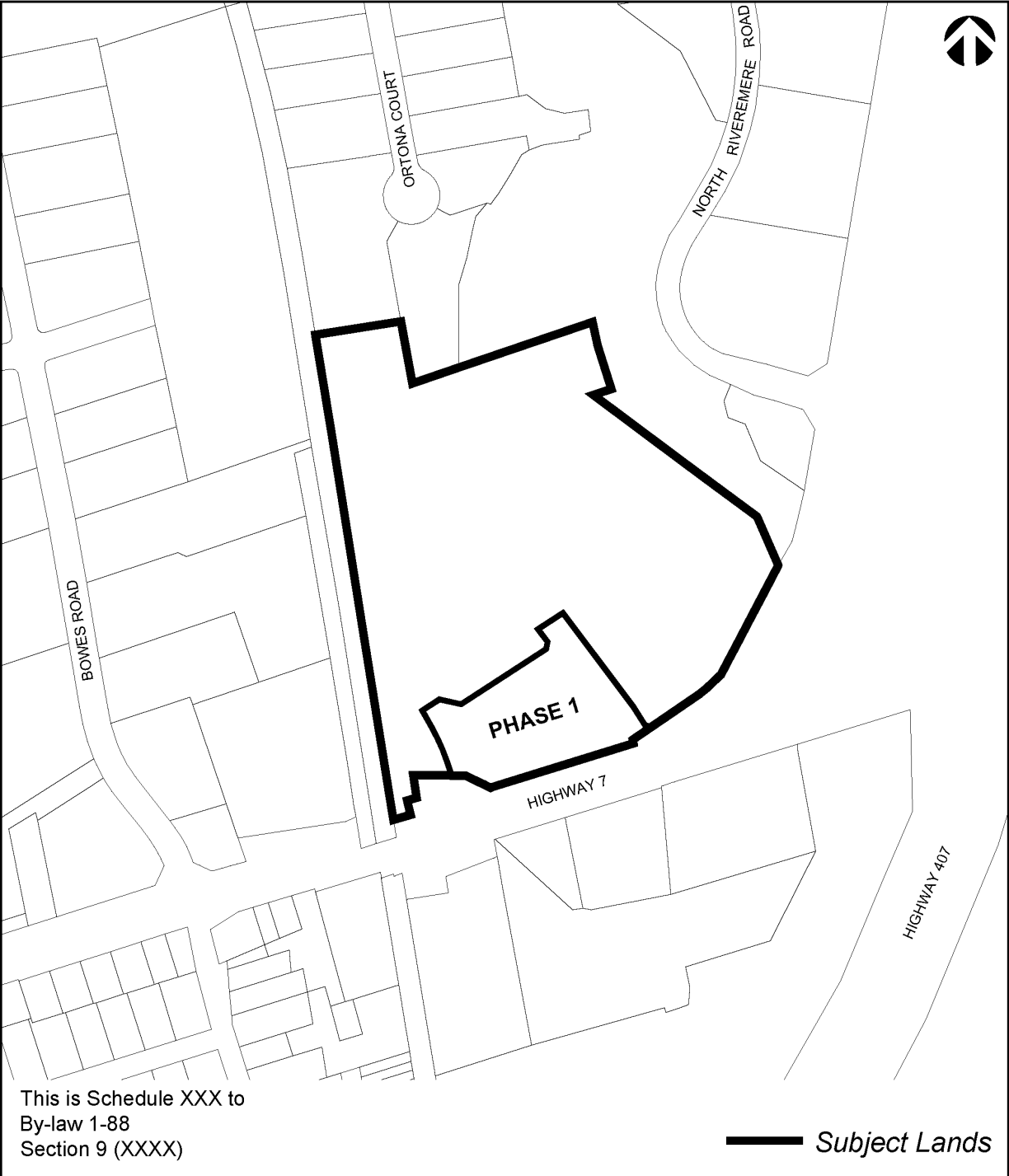
The lands subject to this bylaw are located on the north side of Highway 7, east of the Metrolinx rail tracks, municipally known as 1890 Highway 7 as shown on Schedule "1".

The purpose of this by-law is to amend Site Specific Exception 9(1497) applying to the subject lands.

The subject lands permit the following exceptions:

- Maximum number of dwelling units in Phase 1 is 1,322 units
- The maximum building heights are 37 storeys / 124 metres (excluding mechanical penthouse)
- The minimum Residential Visitor Parking rate is 0.15 spaces per dwelling unit

DRAFT



THIS IS SCHEDULE '1'
TO BY-LAW _____-2024
PASSED THE _____ DAY OF _____, 2024

FILE NO. Z. _____
RELATED FILE No. _____
APPLICANT: _____
LOCATION: _____
CITY OF VAUGHAN

MAYOR

CLERK