

**CITY OF VAUGHAN
COUNCIL MEETING ADDENDUM
AGENDA**

**(ADDENDUMS WILL REQUIRE UNANIMOUS VOTE FROM THE MEMBERS OF
COUNCIL PRESENT AT THE MEETING TO BE ADDED TO THE AGENDA.)**

Tuesday, June 28, 2022

1:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

Territorial Acknowledgement Statement (prior to the commencement of the meeting)

Pages

1. CONFIRMATION OF AGENDA

Addendum Listing

- | | | |
|---------------|--|-------------------------------|
| 1. | <i>SNOW CLEARING FOR QUALIFYING LOW-INCOME SENIORS PROJECT</i> | 5 |
| | Resolution of Deputy Mayor, Local and Regional Councillor with respect to the above. | |
|
2. |
<i>BY-LAW NUMBER 186-2022</i>
(Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)

A By-law to amend City of Vaughan By-law 001-2021. (located on the east side of Weston Road, north of Major Mackenzie Drive, and are municipally known as 10083 and 10101 Weston Road, Part of Lot 21, Concession 5, in the City of Vaughan.) |

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3. *BY-LAW NUMBER 187-2022* 31
(Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)

A By-law to amend City of Vaughan By-law 001-2021. (located on the east side of Woodstream Boulevard, south of Highway 7, and are municipally known as 77 to 87 Woodstream Boulevard, in the City of Vaughan.)
4. *BY-LAW NUMBER 188-2022* 41
(Council, January 25, 2022, Item 3, Committee of the Whole, Report No. 1)

A By-law to amend City of Vaughan By-law 001-2021. (includes certain lands within the City of Vaughan, in the Regional Municipality of York, as shown on the Location Map attached hereto.)
5. *BY-LAW NUMBER 189-2022* 65
(Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)

A By-law to amend City of Vaughan By-law 001-2021. (includes all lands within the City of Vaughan, in the Regional Municipality of York, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue, where By-law 001-2021 is applicable.)
6. *BY-LAW NUMBER 190-2022* 69
(Council, May 17, 2022, Item 14, Committee of the Whole, Report No. 24)

A By-law to amend City of Vaughan By-law 001-2021. (located on the north side of Centre Street, south of Lawrie Road, and are municipally known as 1218 to 1252 Centre Street, in the City of Vaughan.)
7. *BY-LAW NUMBER 191-2022* 77
(Item 4, Committee of the Whole, Report No. 27)

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 017-2019. (Z.20.016, Related Files: OP.20.008 and DA.20.022, Vaughan NW RR Propco LP, located at the northeast corner of Major Mackenzie Drive West and Weston Road, being in Part of the West Half of Lot 21, Concession 5, City of Vaughan.)

8. *BY-LAW NUMBER 192-2022* 101
(Item 4, Committee of the Whole, Report No. 27)

A By-law to adopt Amendment Number 85 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (OP.20.008, Related Files: Z.20.016, DA.20.022, Vaughan NW RR Propco LP, located on the northeast corner of Major Mackenzie Drive and Weston Road, being Part of the West Half of Lot 21, Concession 5, in the City of Vaughan.)

Addendum Listing 2
9. *BY-LAW NUMBER 193-2022* 119
(Decision of the Ontario Land Tribunal (Formerly LPAT), October 24, 2019, Case No. PL170305)

A By-law to amend City of Vaughan By-law 1-88. (Z.16.006, Related File DA.19.070, 2640174 Ontario Inc., located on the south side of Major Mackenzie Drive and directly east of the Metrolinx rail corridor, being Part of Lot 20 Concession 3 and municipally known as 2057 Major Mackenzie Drive, City of Vaughan.)
10. *SPECIAL EVENTS AT THE VMC* 127
Resolution of Mayor Bevilacqua with respect to the above.

MEMBER'S RESOLUTION

Council Report

DATE: Tuesday, June 28, 2022

TITLE: SNOW CLEARING FOR QUALIFYING LOW-INCOME SENIORS PROJECT

FROM: Deputy Mayor, Local and Regional Councillor Mario Ferri

Whereas, older adults in the City of Vaughan require snow clearing support to continue to live safely in their homes; and

Whereas, the project will provide and support referrals for snow clearing service arrangement/coordination for older adults in the City of Vaughan; and

Whereas, CHATS being a not-for-profit charitable organization that provides programs and services to enhance the health, wellness, and independence of more than 8,300 older adults and caregivers each year; and

Whereas, CHATS will complete an intake assessment and arrange for snow clearing services working through CHATS contracted Service Providers; and

Whereas, this project will provide referral and intake support, on-going client support, monitoring/check-ins with Service Providers and post evaluation report to track pilot project success; and

Whereas, in the 2021-2022 fiscal year, CHATS provided snow clearing services to 77 clients, in Vaughan:

- 36 in Maple
- 29 Woodbridge
- 3 in Concord
- 2 in Kleinburg
- 7 in Thornhill

Whereas, the goal for November 2022, to April 2023, is that 120 residents/clients will receive service arrangement/coordination support for snow clearing, and

Whereas, after numerous meetings with CHATS team and City staff a process was created to outline the Role of CHATS and the role of the City of Vaughan:

1. Resident referred by the City of Vaughan providing CHATS telephone number;
2. Potential clients from the City of Vaughan would call directly into CHATS dedicated SNOW extension;
3. CHATS would conduct mini intake to obtain internal database information;
4. CHATS will contact appropriate Service Provider to provide quote to resident;
5. Both CHATS and resident would receive quote information;
6. Resident billed directly through Service Provider not CHATS or City of Vaughan;
7. CHATS provide monthly services check-in with Resident;
8. CHATS provide feedback to Service Provider and tracks in database;
9. CHATS codes City of Vaughan Resident under project in database to pull feedback outcomes; and
10. Post resident evaluation survey; and

Whereas, the criteria for resident to qualify for referral is:

1. Age: 65 & up or with age-related conditions; and
2. Location: Within Vaughan city limits; and

Whereas, Project will cost \$50,000 in 2022/23, for 120 clients/residents.

It is therefore recommended:

1. That the Snow Clearing for Low-Income Seniors Project be supported in principle, and referred to staff for consideration in the for the 2022– 2023 budget; and
2. CHATS, in co-operation with staff, review the project and provide an annual report to Council Committee with consideration to the viability and sustainability of this project years to come.

Attachments

1. Presentation material, re: City of Vaughan and CHATS Snow Clearing Project November 15, 2021 – April 15th, 2022
2. Letter from Mark Lubberts, Home Adaptation and Maintenance Coordinator – CHATS, dated June 22, 2022



Community & Home
Assistance to Seniors

City of Vaughan and CHATS
Snow Clearing Project
November 15, 2021 – April 15th, 2022

How are you managing with the Pandemic?



"It has been difficult because of mobility issues"



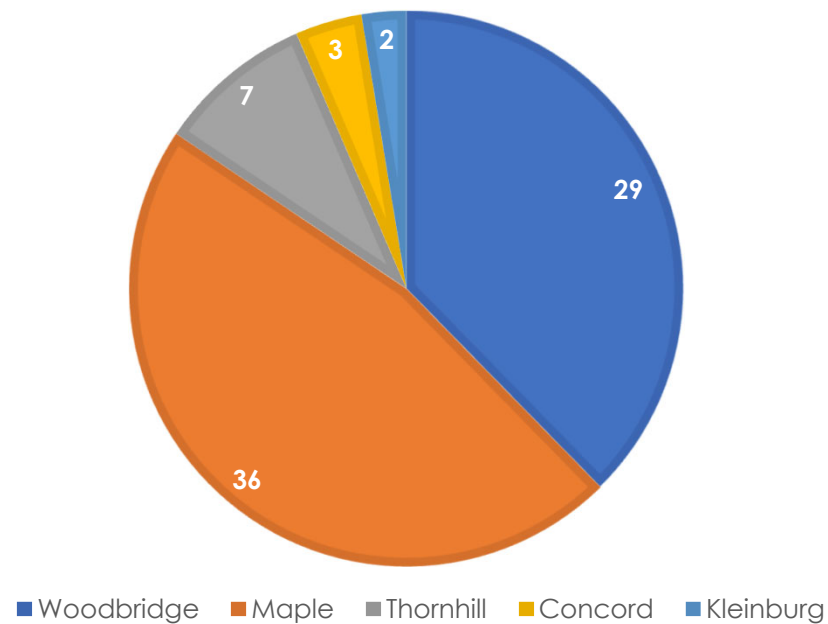
"As a senior with mobility issues I have been relying on friends, family and paid services to assist during these trying times"

CHATS received requests for service from:

Statistics	2019-2020	2020-2021	2021-2022
Inquiries	438	275	313
Request for quote	127	138	209
Confirmed Active Service	19	47	77

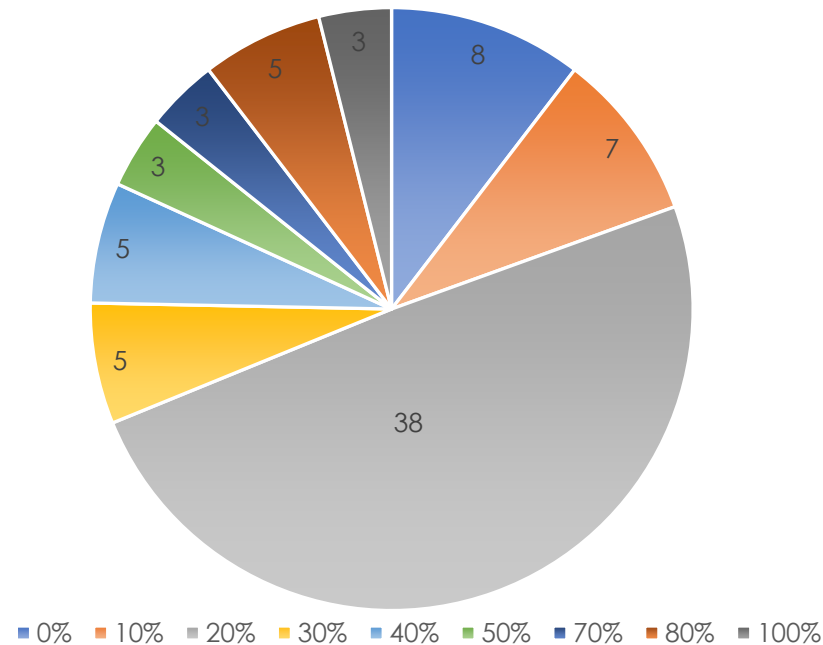
Breakdown of Active Clients by Area All 55 +years of age

REGION BREAKDOWN OF 77 CLIENTS

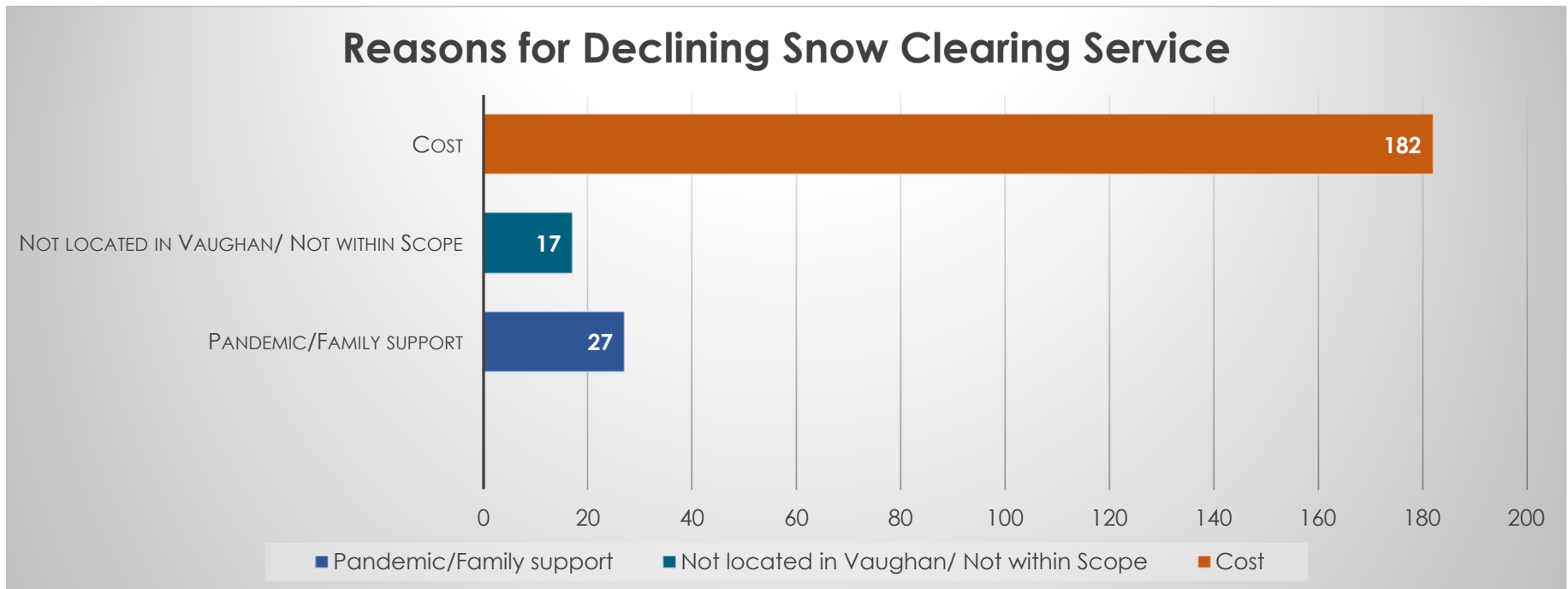


In 2021–2022 snow clearing season, 14K in subsidy support was provided to clients in need.

Subsidy % Breakdown for 77 Active Clients



Reasons Why Individuals Declined Service



Cost Breakdown: Full HAMP Process Supported

- Staffing support dedicated to this program for 7 months to support pre and post season
- Financial assessments conducted to determine subsidy eligibility
- In home safety assessment conducted if requested
- Management of all client inquiries about the COV snow program
- Dedicated snow line and email for program
- Tracking, reporting and supporting all client and service provider questions and concerns
- Advertising in local papers, websites and social media
- Salt (2 20 kg bags of salt) and salt buckets provided
- Decals for bucket and reflectors for driveways

Funding Dollar Breakdown (77 Clients served)

Budget	COV	CHATS
Total Funds	30K	10K
Dedicated Staff	9K	3K
Subsidy	14K	2K
Administration	3 K	4K
Advertisement	1K	-
Supplies	3K	1K

Funding Projections needed to service up to 120 Clients

Budget	COV 2021-22	COV 2022-23
Total Funds	30K	50K
Dedicated Staff	9K	15K
Subsidy	14K	25K
Administration	3 K	5K
Advertisement	1K	2K
Supplies	3K	3K



Partnership Matters

Thank you, City of Vaughan



Community & Home
Assistance to Seniors

For more information,

905-713-6596

1-877-452-4287

www.chats.on.ca

Hamp@chats.on.ca





Mark Lubberts
42 Compton Cres, Bradford, ON L3Z 0M5
705-627-7537
mlubberts@chats.on.ca

June 22, 2022

Council of the Whole
City of Vaughan Council
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

Dear Council,

I am writing to update on the completion of CHATS' third season for residential snow clearing for older adults in partnership with the city of Vaughan. Thanks to the \$30,000 in subsidy funding provided by the City of Vaughan, CHATS was able to support 77 residents during the 2021-22 season.

Despite the growing success of the program year over year, cost continues to be the main reason why residents declined service. Cost accounted for 80% of the reason for declining service and paired with family support accounted for 92% of reasons for residents declining service. We know with COVID-19 restrictions lifting and many family members returning to the office, much of that family support will not be possible next year.

CHATS would like to support up to 120 residents next season (2022-23) and we request \$50,000 from the City of Vaughan to enable us to continue developing this essential service. We are grateful for the support that the city has provided, and we recognize that we cannot continue to grow and serve the residents of Vaughan without your continued partnership and investment. I thank you for your consideration.

Sincerely,

Mark Lubberts
Home Adaptation and Maintenance Coordinator - CHATS

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 186-2022

A By-law to amend City of Vaughan By-law 001-2021.

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 001-2021, as amended, be and it is hereby further amended by:
- a) Rezoning the lands shown as “Subject Lands” on Schedule ‘1’ attached hereto from RT(H) Residential Townhouse Zone with the Holding Symbol “(H)” and OS1 Open Space Zone to RT1 Residential Townhouse Zone and OS2 Open Space Zone, in the manner shown on Schedule ‘1’.
- b) Adding Subsection “14.1128” to Part 14 Exception Zones, as follows:

Exception Number 14.1128	Municipal Address: 10083 and 10101 Weston Road
Applicable Parent Zone: RT1, OS2	
Schedule A Reference: 163, 164	
By-law 034-2021	
14.1128.1 Permitted Uses	
1. The following additional use shall be permitted on lands zoned RT1 Residential Townhouse as shown on Figure E-1559: a. A Multiple-unit Dwelling shall be permitted on Blocks 1, 16, 17, 18 and 19.	
14.1128.2 Lot and Building Requirements	
1. The following lot and building requirements shall apply to lands zoned RT1 Residential Townhouse as shown on Figure E-1599:	

- a. The minimum lot frontage shall be as follows:
 - i. 5.6 m for Blocks 2 to 5, 26 and 27;
 - ii. 5.8 m for Blocks 6 to 12, 20 to 25 and 28 to 31; and
 - iii. 6.4 m for Blocks 1, 13 to 19.
- b. The minimum lot area shall be as follows:
 - i. 140.0 m² for Blocks 6 to 12 and 20 to 31;
 - ii. 135.0 m² for Blocks 2 to 5 and 13 to 15; and
 - iii. 85.0 m² for Blocks 1 and 16 to 19.
- c. The minimum front yard shall be 3.9 m.
- d. The minimum rear yard shall be as follows:
 - i. 7.0 m for Blocks 6 to 11, 20, 21 and 23 to 31;
 - ii. 4.0 m for Blocks 2 to 5;
 - iii. 0.0 m for Blocks 1 and 16 to 19;
 - iv. 6.5 m for Block 12;
 - v. 3.8 m for Block 13;
 - vi. 1.69 m for Block 13, Unit 64;
 - vii. 3.6 m for Block 14;
 - viii. 3.0 m for Block 15; and
 - ix. 5.5 m for Block 22.
- e. Notwithstanding 14.1128.2.1.d, the minimum rear yard abutting a non-residential use, including walkway, stormwater management and open space blocks shall be 1.5 m for Blocks 8, 9, 13, 22, 23, 30 and 31.
- f. The minimum interior side yard for end units shall be 1.2 m subject to the following exception:
 - i. The minimum interior side yard abutting a non-residential use, including walkway, stormwater management and open space blocks shall be 1.5 m for Blocks 8, 9, 13, 22, 23, 30 and 31.
- g. The minimum exterior side yard shall be as follows:
 - i. 3.3 m for Blocks 1, 17 to 21; and
 - ii. 1.8 m for Blocks 26 and 27.
- h. The maximum permitted building height shall be 12.0 m;

<ul style="list-style-type: none">i. There shall be no minimum or maximum lot coverage required;j. The maximum number of dwelling units within Block 14 shall be 8; andk. The minimum setback to a sight triangle shall be 1.0 m for Blocks 1, 17 to 21, 26 and 27.
14.1128.3 Parking
<ul style="list-style-type: none">1. The following parking requirements shall apply lands zoned RT1 Residential Townhouse as shown on Figure E-1599:<ul style="list-style-type: none">a. No visitor parking spaces shall be required for multiple-unit dwellings;b. The maximum driveway width shall be 3.5 m for lots with a lot frontage of less than 6.0 m; andc. Subsection 6.3.3 shall not apply.
14.1128.4 Other Provisions
<ul style="list-style-type: none">1. The following definitions shall apply to lands zoned RT1 Residential Townhouse as shown on Figure E-1599:<ul style="list-style-type: none">a. Amenity area shall mean space outside a dwelling unit within or outside the building designed for the passive employment or active recreational needs of the residents;b. A Multiple-unit Dwelling shall mean a building containing four or more dwelling units, with each unit having direct pedestrian access from the exterior of the building; andc. For Blocks 2 to 6 and 13 to 15 only, the front lot line shall be defined as Street “1”.2. The following encroachments shall also be permitted on lands zoned RT1 Residential Townhouse as shown on Figure E-1599:<ul style="list-style-type: none">a. Open and unenclosed access stairs may encroach into a front yard, exterior yard and rear yard to a maximum of 2.4 m;b. An air conditioner (central), heat pump, condenser or similar equipment (ground or above ground mounted) may encroach into a front yard, rear yard and exterior yard shall be permitted to encroach into a front yard, rear yard or exterior side yard to a maximum of 1.5 m;

- c. A balcony for a multiple unit dwelling may encroach into a front yard to a maximum of 1.8 m;
 - d. An uncovered platform regardless of height above grade and including access stairs may encroach into a rear yard and exterior side yard to a maximum of 2.4 m;
 - e. Hard landscape may encroach into any required yard up to 0.0 m from any lot line;
 - f. A porch, including access stairs from grade and with or without footings, may encroach into a required front yard, rear yard and exterior side yard to a maximum of 2.4 m, but no closer than 1.2 m from a lot line; and
 - g. A window projection with or without footings may encroach into any required yard to a maximum of 1.0 m.
3. For multiple unit dwellings, the minimum amenity area requirement shall be 5.0 m² per unit for Blocks 1, 16, 17, 18 and 19.

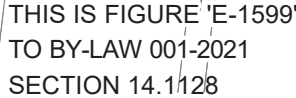
- c) Adding Schedule “E-1599” attached hereto as Schedule ‘1’.
 - d) Deleting Maps 163 and 164 of Schedule A and substituting therefor with Maps 163 and 164 attached hereto as Schedules ‘2’ and ‘3’.
2. Schedules ‘1’, ‘2’ and ‘3’ shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 28th day of June, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 14 of Report No. 24
of the Committee of the Whole
Adopted by Vaughan City Council on
May 17, 2022.



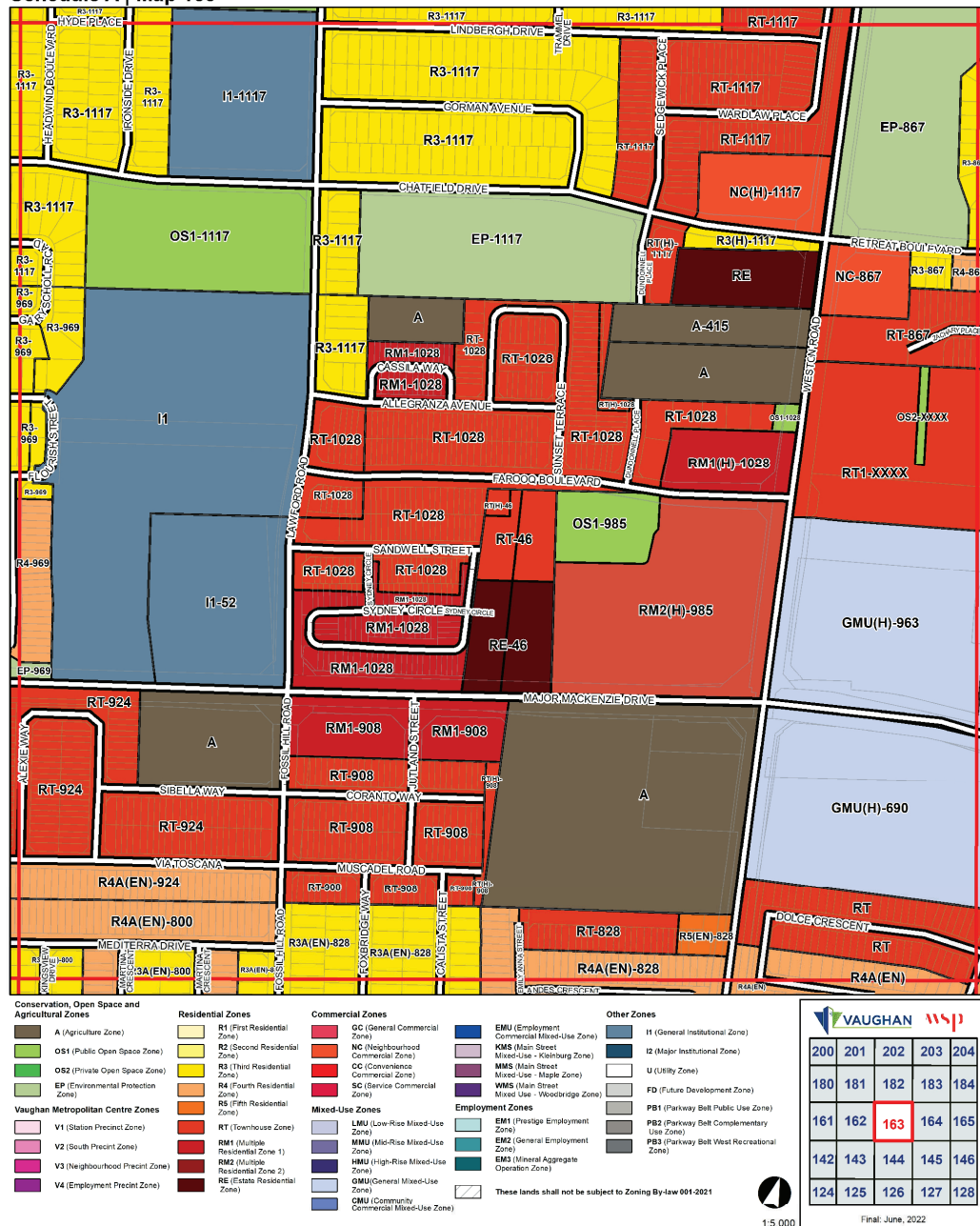
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 163



THIS IS SCHEDULE '2'
TO BY-LAW 186-2022
PASSED THE 28TH DAY OF JUNE, 2022

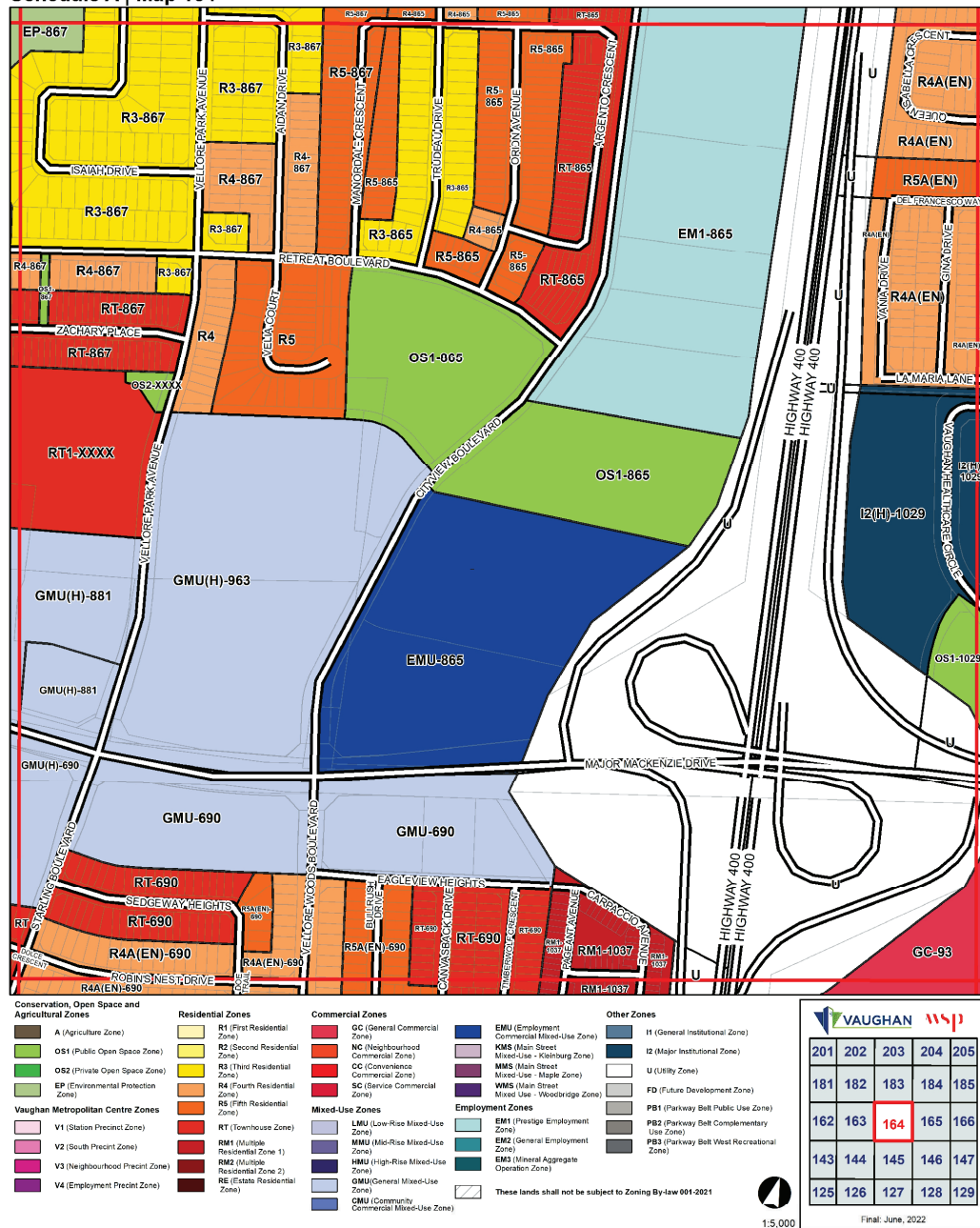
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 164



THIS IS SCHEDULE '3'
TO BY-LAW 186-2022
PASSED THE 28TH DAY OF JUNE, 2022

Signing Officers

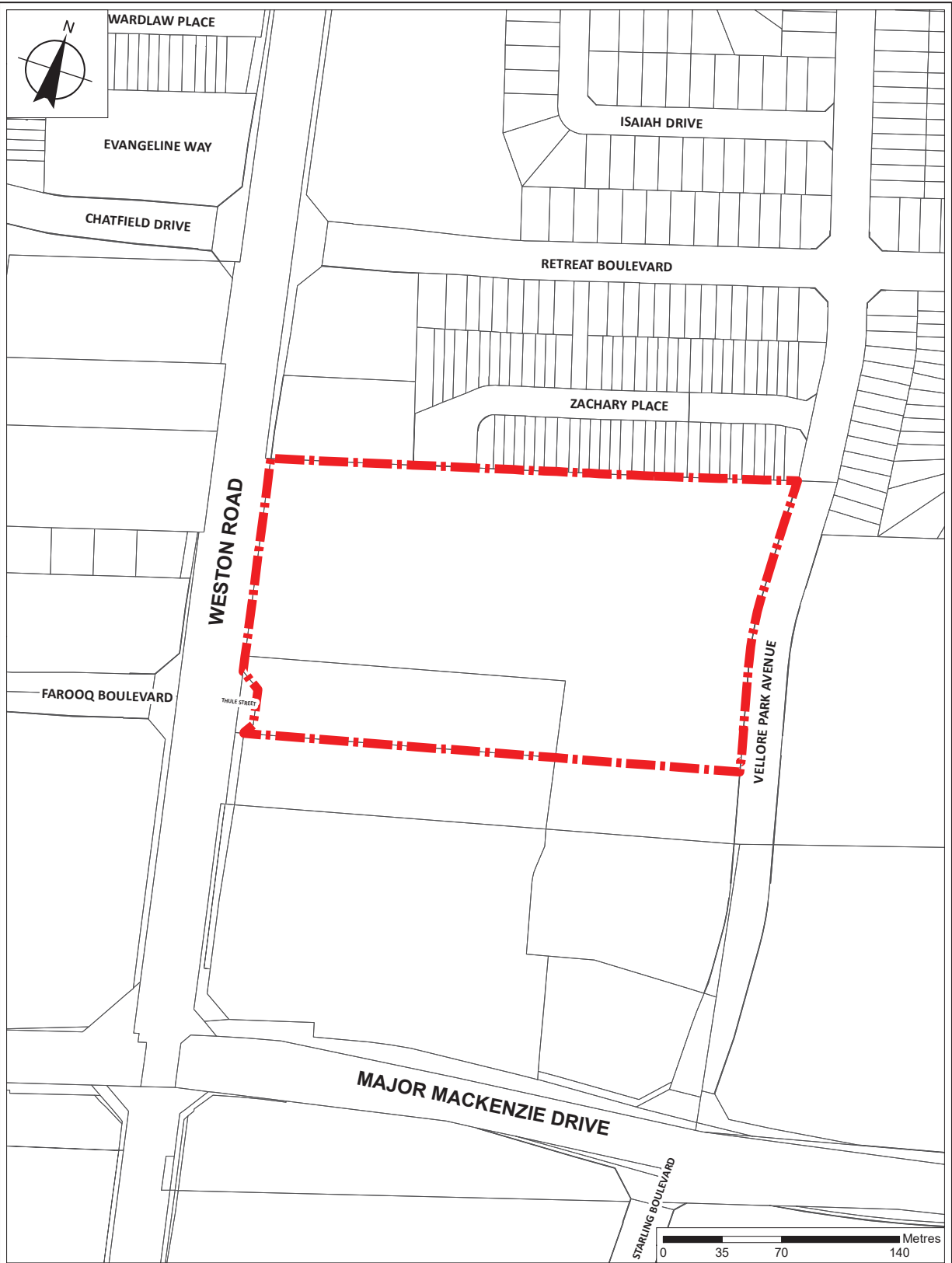
Mayor

Clerk

SUMMARY TO BY-LAW 186-2022

The lands subject to this By-law are located on the east side of Weston Road, north of Major Mackenzie Drive, and are municipally known as 10083 and 10101 Weston Road, Part of Lot 21, Concession 5, in the City of Vaughan.

The purpose of this By-law is to correct an administrative error that incorrectly zoned the lands RT(H) Residential Townhouse Zone and OS2 Open Space Zone under Zoning By-law 001-2021, thereby not recognizing By-law 034-2021 that was passed by Vaughan City Council on March 10, 2021, being a by-law that amended Zoning By-law 1-88 with site specific zoning exceptions to permit the development of 130 street and 44 multiple unit dwellings (back-to-back townhouse dwelling units) (174 total units).



LOCATION MAP
TO BY-LAW 186-2022

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 187-2022

A By-law to amend City of Vaughan By-law 001-2021.

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 001-2021, as amended, be and it is hereby further amended by:
- a) Rezoning the lands shown as “Subject Lands” on Schedule ‘1’ attached hereto from RM2 Multiple Residential and EP Environmental Protection Zones to RM3 Multiple Residential, RT2 Residential Townhouse, and EP Environmental Protection Zones, in the manner shown on Schedule ‘1’.
 - b) Adding a new Subsection 14.1129 to Part 14 Exception Zones as follows:

Exception Number 14.1129	Municipal Address: 77-87 Woodstream Boulevard
Applicable Parent Zone: RM3, RT2, EP	
Schedule A Reference: 25	
By-law 087-2020	
14.1129.1 Permitted Uses	
1. The following additional uses shall be permitted on lands zoned “RM3”, up to a maximum total gross floor area of 1079.0 m²: a. Office, Business or Professional; b. Retail; c. Retail, convenience; d. Restaurant; and e. Personal Service.	

<p>2. Townhouse dwelling fronting onto a private road shall be permitted on lands zoned “RT2”.</p> <p>3. The following additional uses shall be permitted on lands zoned “EP”:</p> <p>a. Hard and soft landscape relating to the private outdoor amenity space for Townhouse Blocks “C”, “D” and “E”, as shown on Figure E-1630.</p>
<p>14.1129.2 Lot and Building Requirements</p>
<p>1. The following lot and building requirements shall apply to lands zoned “RM3”, as shown on Figure E-1630:</p> <p>a. The minimum front yard shall be 5.0 m;</p> <p>b. Along the north property line, the minimum interior side yard shall be 10.0 m to the main face of Building “A” and 8.0 m to the podium;</p> <p>c. Along the south property line, the minimum interior side yard shall be 2.0 m to the exterior staircase and 10.0 m to Building “B”;</p> <p>d. The maximum height shall be 48.7 m, exclusive of any accessory roof construction such as an elevator, mechanical room, television antenna, parapet or access stairwell.</p> <p>e. The maximum tower floor plate shall be 1,128 m²; and</p> <p>f. The minimum tower separation shall be 25.0 m.</p> <p>2. The following lot and building requirements shall apply to lands zoned “RT2”, as shown on Figure E-1630:</p> <p>a. The minimum setback from lands zoned “EP” shall be 0.0 m; and</p> <p>b. The maximum building height shall be 12.85 m to the highest point of the building.</p> <p>3. The following lot and building requirements shall apply to lands zoned “RT2” and “RM3”, as shown on Figure E-1630:</p> <p>a. The minimum lot area shall be 14,810.0 m² (35.1 m²/unit);</p> <p>b. The maximum lot coverage shall be 75%;</p> <p>c. The minimum landscape strip width along Woodstream Boulevard shall be 3.0 m, and shall not prevent the provision of access driveways across the said strip; and</p> <p>d. A landscape strip around the periphery of three surface parallel parking spaces within the interior side yard shall consist of a concrete planter.</p>
<p>14.1129.3 Parking</p>
<p>1. The following parking requirements shall apply to lands zoned “RT2” and “RM3”, as shown on Figure E-1630:</p> <p>a. The minimum number of parking spaces shall be 0.9 parking spaces for bachelor and one-bedroom dwelling units;</p> <p>b. The minimum number of parking spaces shall be 1.1 parking spaces for two-bedroom dwelling units;</p> <p>c. The minimum number of parking spaces shall be 1.2 parking spaces for three or more bedroom dwelling units;</p>

<ul style="list-style-type: none">d. The minimum number of visitor parking spaces shall be 0.2 parking spaces per dwelling unit;e. The minimum number of parking spaces for non-residential uses shall be 3.0 parking spaces per 100.0 m² of GFA;f. Outdoor parking and loading areas, aisles and driveways shall be surfaced with hot-mix asphalt, concrete or precast unit pavers and shall provide for adequate drainage;g. Commercial vehicles shall not be permitted within the residential parking spaces, unless the lot is being actively prepared for or undergoing construction for which the equipment is intended; andh. A loading space shall be permitted in the location identified as “commercial/visitor parking spaces including 1 loading area” on Figure E-1630 which may be used for commercial/visitor parking and is not subject to the minimum size requirements under Subsection 6.11.2.
14.1129.4 Other Provisions
<ul style="list-style-type: none">1. The following definitions shall apply to the lands zoned “RM3” and “RT2”, as shown on Figure E-1630:<ul style="list-style-type: none">a. Amenity area shall mean space outside a dwelling unit within or outside the building designed for the passive enjoyment or active recreational needs of the residents.b. Office, business or professional shall mean the use of a building or part of a building in which one or more persons are employed in the administration, direction or management of a business, agency, brokerage or organization, or by professionally qualified persons and their support staff, and shall include but not be limited to an office of a regulated health professional, lawyer, dentist, architect, engineer, stock broker, accountant, real estate or insurance agency, veterinarian or a similar professional person's office but shall not include a veterinary clinic.c. Townhouse dwelling shall mean a building divided vertically side by side into three or more attached dwelling units, with each unit having direct pedestrian access from the exterior of the building.2. The following additional requirements shall apply to lands zoned “RT2” and “RM3”, as shown on Figure E-1630:<ul style="list-style-type: none">a. A townhouse dwelling shall be permitted to front onto a public, street, a private condominium road or a landscaped amenity area;b. Exterior stairways providing access to the below-grade parking structure shall be permitted in the interior side yard, being the south property line, and shall have a minimum interior side yard setback of 2.0 m;c. A balcony for any apartment dwelling unit shall be permitted into any required yard at a maximum distance of 1.95 m;d. A feature (signage) wall shall be permitted in the front yard and have a front yard setback of 0.0 m;e. An outdoor patio shall be permitted into the rear yard and have a setback of 0.0 m;

<p>f. The minimum amenity area for lands zoned “Subject Lands” shall be a total of 3,542.0 m², subject to the following additional requirements:</p> <p>i. The minimum indoor amenity area located within the ground floor and the third-floor podium shall be 931.0 m²; and</p> <p>ii. The minimum outdoor amenity area located on the third-floor podium terrace and external to Buildings ‘A’ and ‘B’ shall be 2,496.0 m².</p> <p>3. Pursuant to the Planning Act and in accordance with Section 37 respecting the authorization of an increase in the permitted building height and/or density for the Subject Lands in return for the provision of community benefits, the following shall apply to lands zoned “Subject Lands”, as shown on Figure E-1630:</p> <p>a. The maximum building height for the Subject Lands shall be 15-storeys (48.7 m) exclusive of any accessory roof construction such as elevator, mechanical room, television antenna, parapet or access stairwell, and the maximum density (being FSI) shall be 2.61 times the area of the lot, in return for the following:</p> <p>i. A monetary payment of \$210,929.59 to the City of Vaughan, to be allocated at the discretion of the Development Planning Department towards costs associated with: upgrades to community facilities; enhanced public access to natural heritage features; and the development of playground/sporting facilities on or off-site in the vicinity of the Subject Lands. The amount of the payment shall be indexed upwardly in accordance with Statistics Canada Non-Residential Construction Price Index for Vaughan to be calculated from the date of the enactment of the Zoning By-law Amendment 087-2020.</p> <p>b. The Section 37 contribution shall be implement through a Section 37 Density Bonusing Agreement between the Owner and the City of Vaughan, to the satisfaction of the City of Vaughan, to be executed prior to the issuance of building permit.</p>	
14.1129.5	Figures
Figure E-1630	

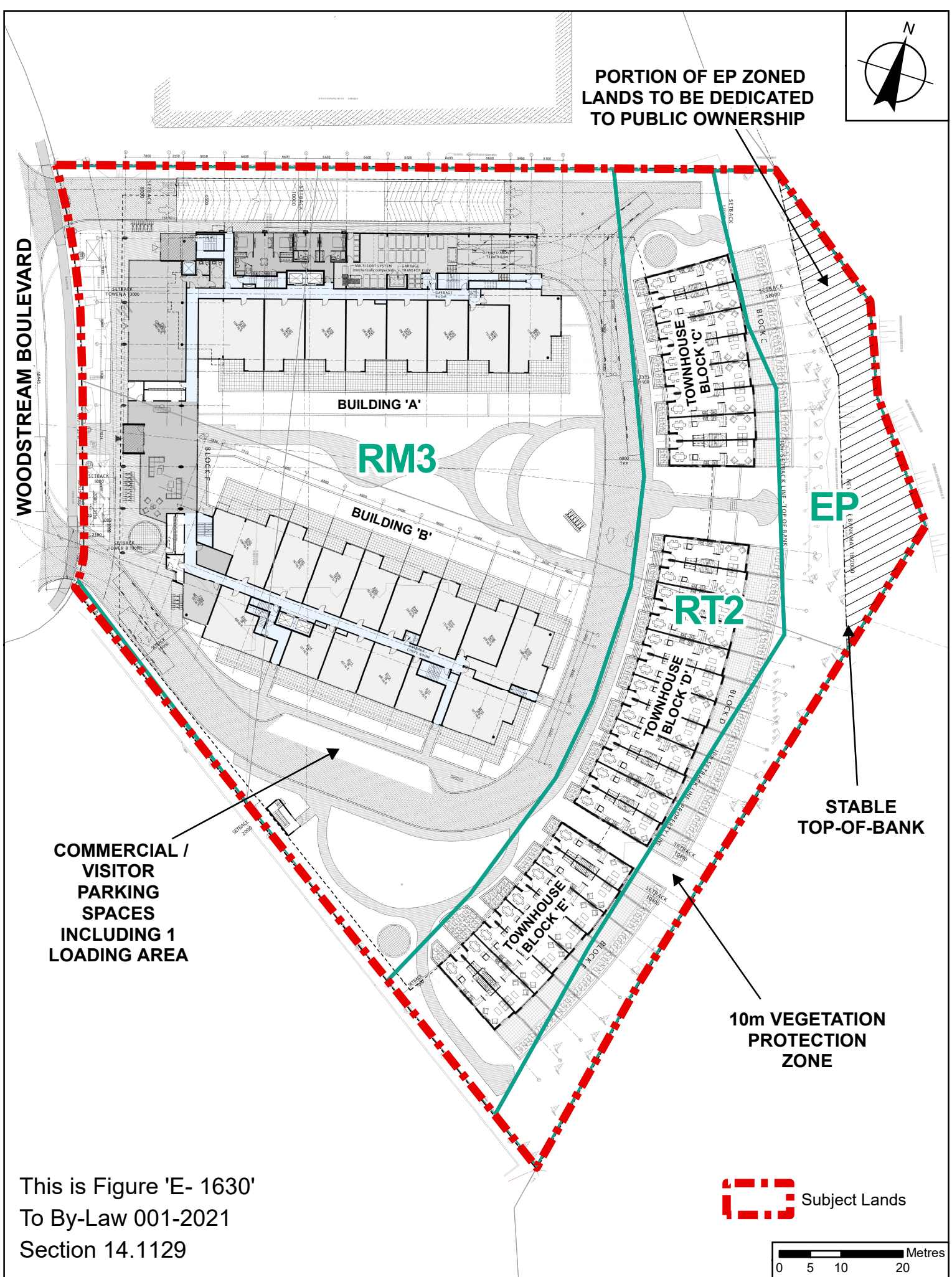
- c) Adding Schedule “E-1630” attached hereto as Schedule ‘1’.
 - d) Deleting Map 25 in Schedule A and substituting therefor Map 25 attached hereto as Schedule ‘2’.
2. Schedules ‘1’ and ‘2’ shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 28th day of June, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 14 of Report No. 24
of the May 10, 2022, Committee Whole
Adopted by Vaughan City Council on
May 17, 2022.



THIS IS SCHEDULE '1'
TO BY-LAW 187-2022
PASSED THE 28TH DAY OF JUNE, 2022

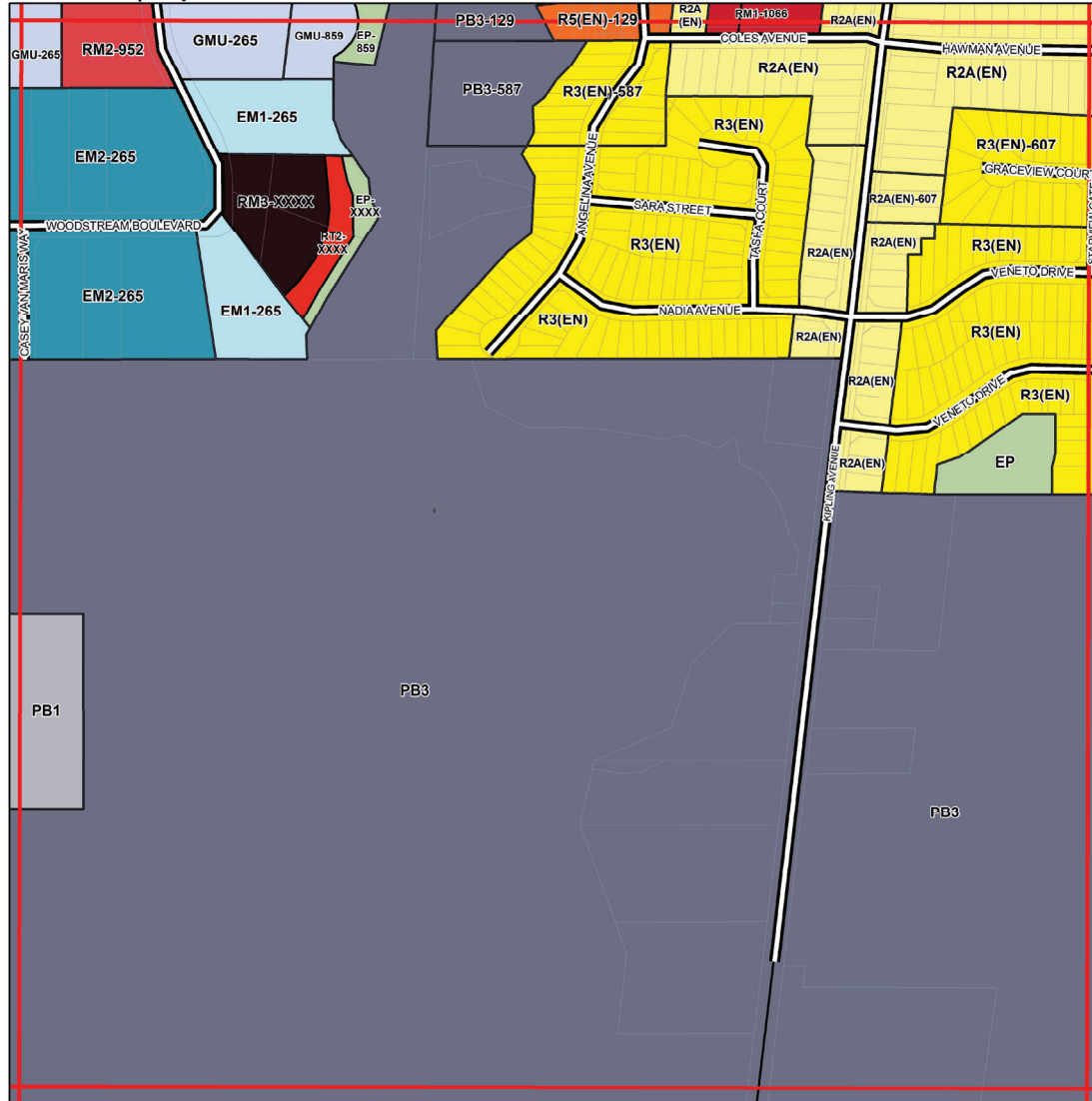
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 25



Conservation, Open Space and Agricultural Zones A (Agriculture Zone) OS1 (Public Open Space Zone) OS2 (Private Open Space Zone) EP (Environmental Protection Zone)	Residential Zones R1 (First Residential Zone) R2 (Second Residential Zone) R3 (Third Residential Zone) R4 (Fourth Residential Zone) R5 (Fifth Residential Zone) R6 (Sixth Residential Zone) R7 (Seventh Residential Zone) R8 (Eighth Residential Zone) R9 (Ninth Residential Zone) R10 (Tenth Residential Zone) R11 (Eleventh Residential Zone) R12 (Twelfth Residential Zone) R13 (Thirteenth Residential Zone) R14 (Fourteenth Residential Zone) R15 (Fifteenth Residential Zone) R16 (Sixteenth Residential Zone) R17 (Seventeenth Residential Zone) R18 (Eighteenth Residential Zone) R19 (Nineteenth Residential Zone) R20 (Twentieth Residential Zone) R21 (Twenty-first Residential Zone) R22 (Twenty-second Residential Zone) R23 (Twenty-third Residential Zone) R24 (Twenty-fourth Residential Zone) R25 (Twenty-fifth Residential Zone) R26 (Twenty-sixth Residential Zone) R27 (Twenty-seventh Residential Zone) R28 (Twenty-eighth Residential Zone) R29 (Twenty-ninth Residential Zone) R30 (Thirtieth Residential Zone) R31 (Thirty-first Residential Zone) R32 (Thirty-second Residential Zone) R33 (Thirty-third Residential Zone) R34 (Thirty-fourth Residential Zone) R35 (Thirty-fifth Residential Zone) R36 (Thirty-sixth Residential Zone) R37 (Thirty-seventh Residential Zone) R38 (Thirty-eighth Residential Zone) R39 (Thirty-ninth Residential Zone) R40 (Fortieth Residential Zone) R41 (Forty-first Residential Zone) R42 (Forty-second Residential Zone) R43 (Forty-third Residential Zone) R44 (Forty-fourth Residential Zone) R45 (Forty-fifth Residential Zone) R46 (Forty-sixth Residential Zone) R47 (Forty-seventh Residential Zone) R48 (Forty-eighth Residential Zone) R49 (Forty-ninth Residential Zone) R50 (Fiftieth Residential Zone) R51 (Fifty-first Residential Zone) R52 (Fifty-second Residential Zone) R53 (Fifty-third Residential Zone) R54 (Fifty-fourth Residential Zone) R55 (Fifty-fifth Residential Zone) R56 (Fifty-sixth Residential Zone) R57 (Fifty-seventh Residential Zone) R58 (Fifty-eighth Residential Zone) R59 (Fifty-ninth Residential Zone) R60 (Sixtieth Residential Zone) R61 (Sixty-first Residential Zone) R62 (Sixty-second Residential Zone) R63 (Sixty-third Residential Zone) R64 (Sixty-fourth Residential Zone) R65 (Sixty-fifth Residential Zone) R66 (Sixty-sixth Residential Zone) R67 (Sixty-seventh Residential Zone) R68 (Sixty-eighth Residential Zone) R69 (Sixty-ninth Residential Zone) R70 (Seventieth Residential Zone) R71 (Seventy-first Residential Zone) R72 (Seventy-second Residential Zone) R73 (Seventy-third Residential Zone) R74 (Seventy-fourth Residential Zone) R75 (Seventy-fifth Residential Zone) R76 (Seventy-sixth Residential Zone) R77 (Seventy-seventh Residential Zone) R78 (Seventy-eighth Residential Zone) R79 (Seventy-ninth Residential Zone) R80 (Eightieth Residential Zone) R81 (Eighty-first Residential Zone) R82 (Eighty-second Residential Zone) R83 (Eighty-third Residential Zone) R84 (Eighty-fourth Residential Zone) R85 (Eighty-fifth Residential Zone) R86 (Eighty-sixth Residential Zone) R87 (Eighty-seventh Residential Zone) R88 (Eighty-eighth Residential Zone) R89 (Eighty-ninth Residential Zone) R90 (Ninetieth Residential Zone) R91 (Ninety-first Residential Zone) R92 (Ninety-second Residential Zone) R93 (Ninety-third Residential Zone) R94 (Ninety-fourth Residential Zone) R95 (Ninety-fifth Residential Zone) R96 (Ninety-sixth Residential Zone) R97 (Ninety-seventh Residential Zone) R98 (Ninety-eighth Residential Zone) R99 (Ninety-ninth Residential Zone) R100 (One Hundredth Residential Zone)	Commercial Zones C1 (General Commercial Zone) C2 (Neighbourhood Commercial Zone) C3 (Convenience Commercial Zone) C4 (Service Commercial Zone) C5 (Future Development Zone) C6 (Low-Rise Mixed-Use Zone) C7 (Mid-Rise Mixed-Use Zone) C8 (High-Rise Mixed-Use Zone) C9 (General Mixed-Use Zone) C10 (Community Commercial Mixed-Use Zone)	Other Zones I1 (General Institutional Zone) I2 (Major Institutional Zone) U (Utility Zone) FD (Future Development Zone) PB1 (Parkway Belt Public Use Zone) PB2 (Parkway Belt Complementary Use Zone) PB3 (Parkway Belt West Recreational Zone)
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THIS IS SCHEDULE '2'
TO BY-LAW 187-2022
PASSED THE 28TH DAY OF JUNE, 2022

Signing Officers

Mayor

Clerk

SUMMARY TO BY-LAW 187-2022

The lands subject to this By-law are located on the east side of Woodstream Boulevard, south of Highway 7, and are municipally known as 77 to 87 Woodstream Boulevard, in the City of Vaughan.

The purpose of this By-law is to correct an administrative error that incorrectly zoned the lands RM2 Multiple Residential Zone and EP Environmental Protection Zone under Zoning By-law 001-2021, as amended, thereby not recognizing By-law 087-2020 that was passed by Vaughan City Council on June 29, 2020, being a by-law that amended Zoning By-law 1-88 with site specific zoning exceptions to permit the development of two mixed-use buildings and three blocks of townhouse dwellings.



LOCATION MAP TO BY-LAW 187-2022

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 188-2022

A By-law to amend City of Vaughan By-law 001-2021.

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 001-2021, as amended, be and it is hereby further amended by:

i. **Part of Lot 6, Concession 7**

- a) Deleting Map 47 in Schedule A and substituting therefor Map 47 attached hereto as Schedule '1', thereby removing the Holding Symbol "(H)" on the lands shown as "Subject Lands" in Schedule '2' attached hereto, and effectively zoning the Subject Lands Multiple Unit Residential (RM2) Zone.
- b) Deleting Figure "E-1560" from Subsection 14.260.5 and substituting therefor Figure "E-1560" attached hereto as Schedule '3'.

ii. **Part of Lot 20, Concession 4**

- a) Deleting Subsection 14.777 in its entirety and replacing with the word "Deleted".
- b) Deleting Map 167 in Schedule A and substituting therefor Map 167 attached hereto as Schedule '4', thereby removing the Holding Symbol "(H)" on the lands shown as "Subject Lands" in Schedule '5' attached hereto, and effectively zoning the Subject Lands Main Street Mixed-Use – Maple (MMS) Zone.

iii. **Part of Lots 4 and 5, Concession 2**

- a) Deleting Subsections 14.281.1.4, 14.281.1.9, 14.281.1.12, 14.281.1.13 and 14.281.1.14 in their entirety and replacing with the word “Deleted”.
- b) Deleting Figure “E-529” from Subsection 14.281.5 and substituting therefor Figure “E-529” attached hereto as Schedule ‘6’.
- c) Deleting Figure “E-529D” from Subsection 14.281.5 and substituting therefor Figure “E-529D” attached hereto as Schedule ‘7’.

iv. **Part of Lots 24 and 25, Concession 6**

- a) Deleting Subsection 14.1111.1 in its entirety and replacing with the word “Deleted”.
- b) Deleting Figure “E-1625” from Subsection 14.1111.5 and substituting therefor Figure “E-1625” attached hereto as Schedule ‘8’.

v. **Part of Lot 26, Concession 1**

- a) Deleting Subsection 14.455.1 in its entirety and replacing with the word “Deleted”.
- b) Deleting Map 18 in Schedule A and substituting therefor Map 18 attached hereto as Schedule ‘9’, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” in Schedule ‘10’ attached hereto, and effectively zoning the Subject Lands Third Density Residential (R3) Zone.
- c) Deleting Figure “E-817” from Subsection 14.455.3 and substituting therefor Figure “E-817” attached hereto as Schedule ‘11’.

vi. **Part of Lots 11 and 12, Concession 10**

- a) Deleting Subsections 14.1092.1.1 and 14.1092.4 in their entirety and replacing with the word “Deleted”.
- b) Deleting Figure “E-1598” from Subsection 14.1092.5 and substituting therefor Figure “E-1598” attached hereto as Schedule ‘12’.

vii. **Part of Lots 4 and 5, Concession 9**

- a) Deleting Subsection 14.1119.1 in its entirety and replacing with the word “Deleted”.

- b) Deleting Maps 21 and 22 in Schedule A and substituting therefor Maps 21 and 22 attached hereto as Schedules ‘13’ and ‘14’, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” in Schedule ‘15’ attached hereto, and effectively zoning the Subject Lands Prestige Employment (EM1) Zone.
- c) Deleting Figure “E-1632” from Subsection 14.1119.3 and substituting therefor Figure “E-1632” attached hereto as Schedule ‘15’.

viii. **Part of Lot 20, Concession 5**

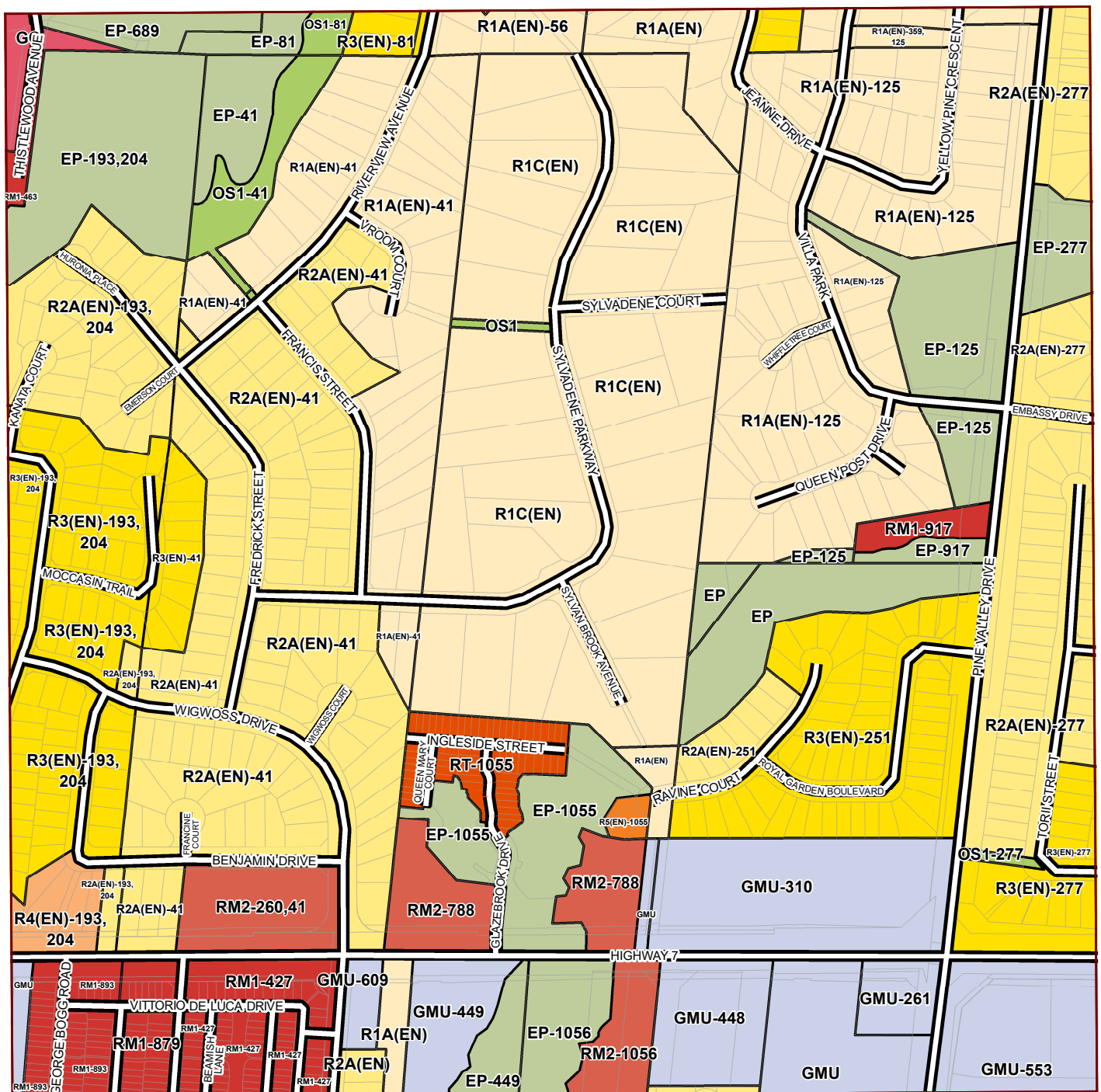
- a) Deleting Maps 163 and 164 in Schedule A and substituting therefor Maps 163 and 164 attached hereto as Schedules ‘16’ and ‘17’, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” in Schedule ‘18’ attached hereto, and effectively zoning the Subject Lands General Mixed-Use (GMU) Zone.
2. Schedules ‘1’, ‘2’, ‘3’, ‘4’, ‘5’, ‘6’, ‘7’, ‘8’, ‘9’, ‘10’, ‘11’, ‘12’, ‘13’, ‘14’, ‘15’, ‘16’, ‘17’ and ‘18’ shall be and hereby form part of this By-law.










































Enacted by City of Vaughan Council this 28th day of June, 2022.



Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Schedule A | Map 47



Conservation, Open Space and Agricultural Zones		Residential Zones		Commercial Zones		Employment Zones		Other Zones	
	A (Agriculture Zone)		R1 (First Residential Zone)		GC (General Commercial Zone)		EMU (Employment Mixed-Use Zone)		I1 (General Institutional Zone)
	OS1 (Public Open Space Zone)		R2 (Second Residential Zone)		NC (Neighbourhood Commercial Zone)		KMS (Main Street Mixed-Use - Kleinburg Zone)		I2 (Major Institutional Zone)
	OS2 (Private Open Space Zone)		R3 (Third Residential Zone)		CC (Convenience Commercial Zone)		MMS (Main Street Mixed-Use - Maple Zone)		U (Utility Zone)
	EP (Environmental Protection Zone)		R4 (Fourth Residential Zone)		SC (Service Commercial Zone)		WMS (Main Street Mixed-Use - Woodbridge Zone)		FD (Future Development Zone)
Vaughan Metropolitan Centre Zones			R5 (Fifth Residential Zone)	Mixed-Use Zones		Employment Zones			PB1 (Parkway Belt Public Use Zone)
	V1 (Station Precinct Zone)		RT (Townhouse Zone)		LMU (Low-Rise Mixed-Use Zone)		EM1 (Prestige Employment Zone)		PB2 (Parkway Belt Complementary Use Zone)
	V2 (South Precint Zone)		RM1 (Multiple Residential Zone 1)		MMU (Mid-Rise Mixed-Use Zone)		EM2 (General Employment Zone)		PB3 (Parkway Belt West Recreational Zone)
	V3 (Neighbourhood Precint Zone)		RM2 (Multiple Residential Zone 2)		HMU (High-Rise Mixed-Use Zone)		EM3 (Mineral Aggregate Operation Zone)		
	V4 (Employment Precint Zone)		RE (Estate Residential Zone)		GMU (General Mixed-Use Zone)		These lands shall not be subject to Zoning By-law 001-2021		
					CMU (Community Commercial Mixed-Use Zone)				


VAUGHAN


85	86	87	88	89
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45	46	47	48	49
25	26	27	28	29
5	6	7	8	9

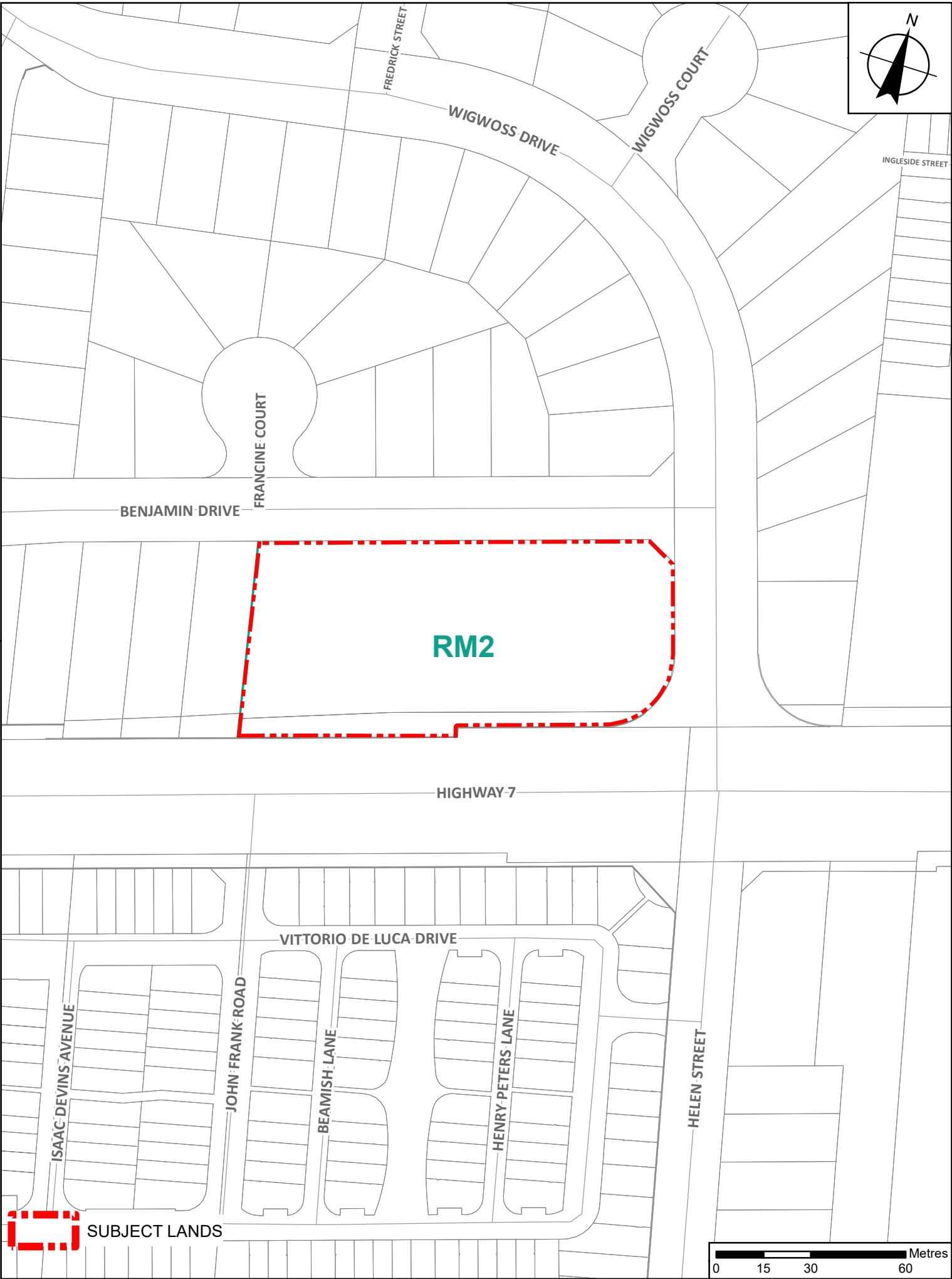
Final: June 2022

This is Schedule '1'
To By-Law 188-2022
Passed the 28th Day of June, 2022

SIGNING OFFICERS

MAYOR

CLERK

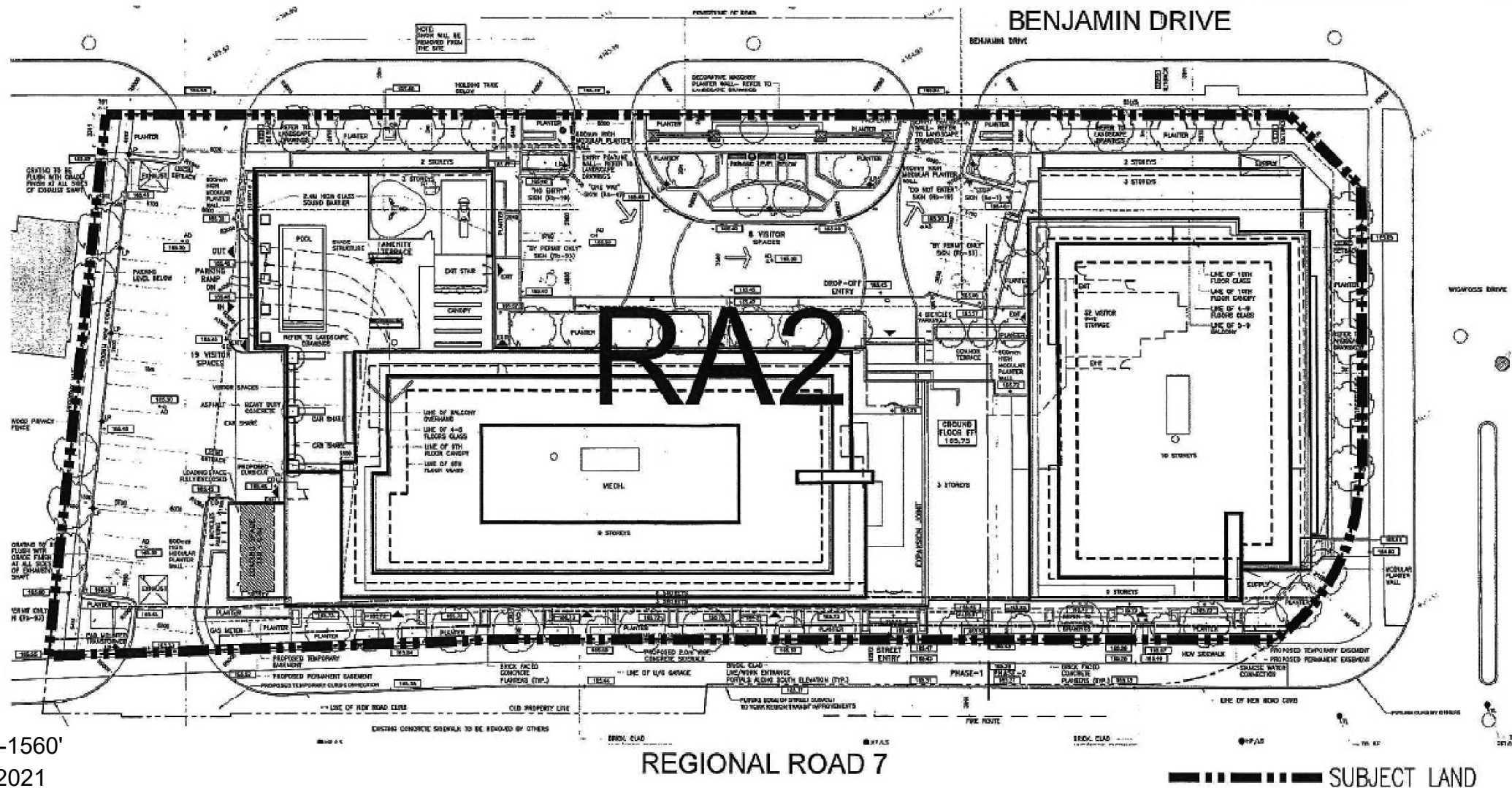


This is Schedule '2'
To By-Law 188-2022
Passed the 28th Day of June, 2022

Signing Officers

Mayor

Clerk



This is Figure 'E-1560'
To By-Law 001-2021
Section 14.260, 14.41

This is Schedule '3'
To By-Law 188-2022
Passed the 28th Day of June, 2022

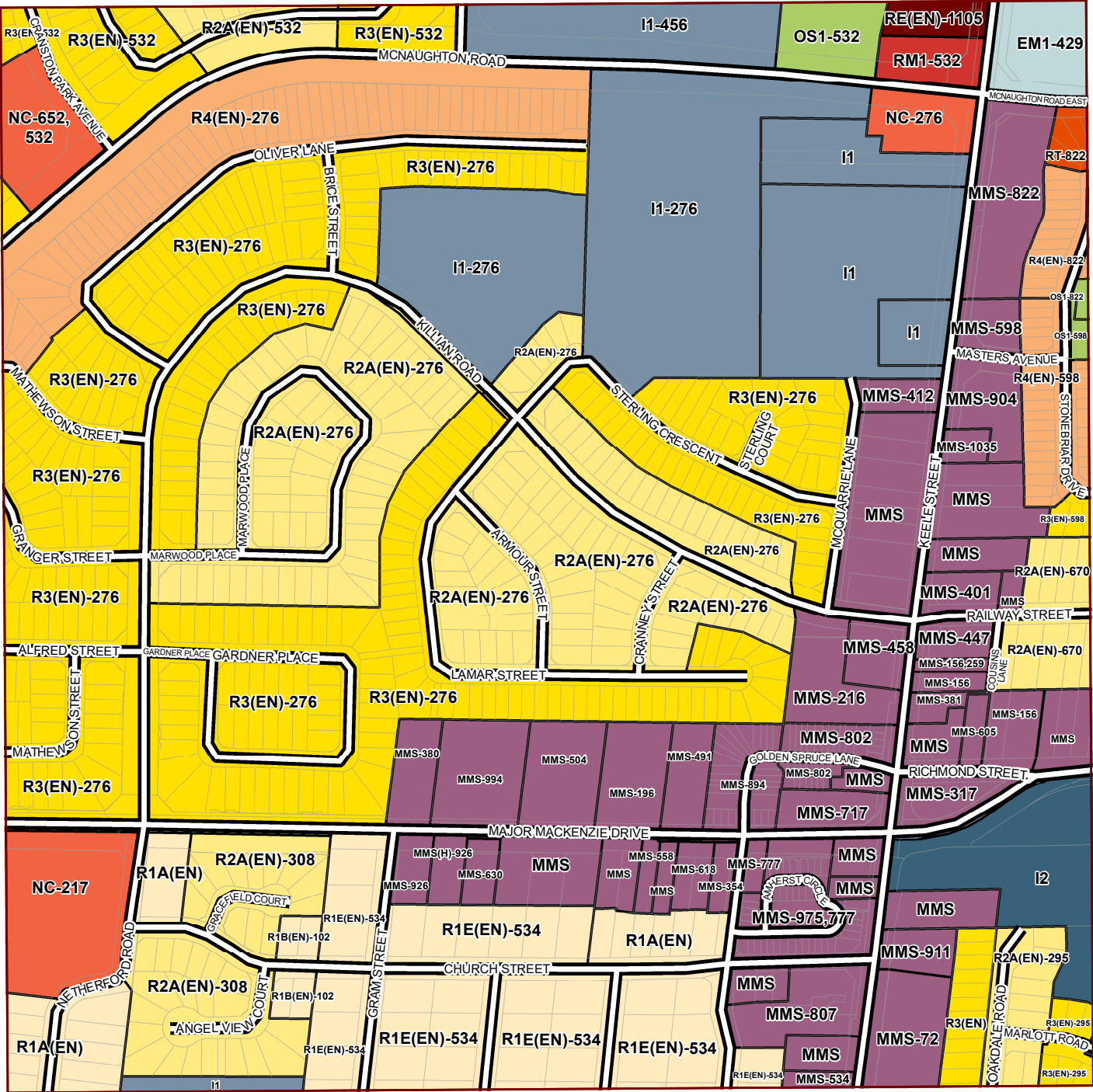
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 167



- Conservation, Open Space and Agricultural Zones

 - A (Agriculture Zone)
 - OS1 (Public Open Space Zone)
 - OS2 (Private Open Space Zone)
 - EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

 - V1 (Station Precinct Zone)
 - V2 (South Precinct Zone)
 - V3 (Neighbourhood Precinct Zone)
 - V4 (Employment Precinct Zone)
- Residential Zones

 - R1 (First Residential Zone)
 - R2 (Second Residential Zone)
 - R3 (Third Residential Zone)
 - R4 (Fourth Residential Zone)
 - R5 (Fifth Residential Zone)
 - RT (Townhouse Zone)
 - RM1 (Multiple Residential Zone 1)
 - RM2 (Multiple Residential Zone 2)
 - RE (Estate Residential Zone)
- Commercial Zones

 - GC (General Commercial Zone)
 - NC (Neighbourhood Commercial Zone)
 - CC (Convenience Commercial Zone)
 - SC (Service Commercial Zone)

Mixed-Use Zones

 - LMU (Low-Rise Mixed-Use Zone)
 - MMU (Mid-Rise Mixed-Use Zone)
 - HMU (High-Rise Mixed-Use Zone)
 - GMU (General Mixed-Use Zone)
 - CMU (Community Commercial Mixed-Use Zone)
- Employment Zones

 - EM1 (Prestige Employment Zone)
 - EM2 (General Employment Zone)
 - EM3 (Mineral Aggregate Operation Zone)

Other Zones

 - I1 (General Institutional Zone)
 - I2 (Major Institutional Zone)
 - U (Utility Zone)
 - FD (Future Development Zone)
 - PB1 (Parkway Belt Public Use Zone)
 - PB2 (Parkway Belt Complementary Use Zone)
 - PB3 (Parkway Belt West Recreational Zone)

These lands shall not be subject to Zoning By-law 001-2021

VAUGHAN wsp				
204	205	206	207	208
184	185	186	187	188
165	166	167	168	169
146	147	148	149	150
128	129	130	131	132
Final: June 2022				

This is Schedule '4'
To By-Law 188-2022
Passed the 28th Day of June, 2022

SIGNING OFFICERS

MAYOR

CLERK

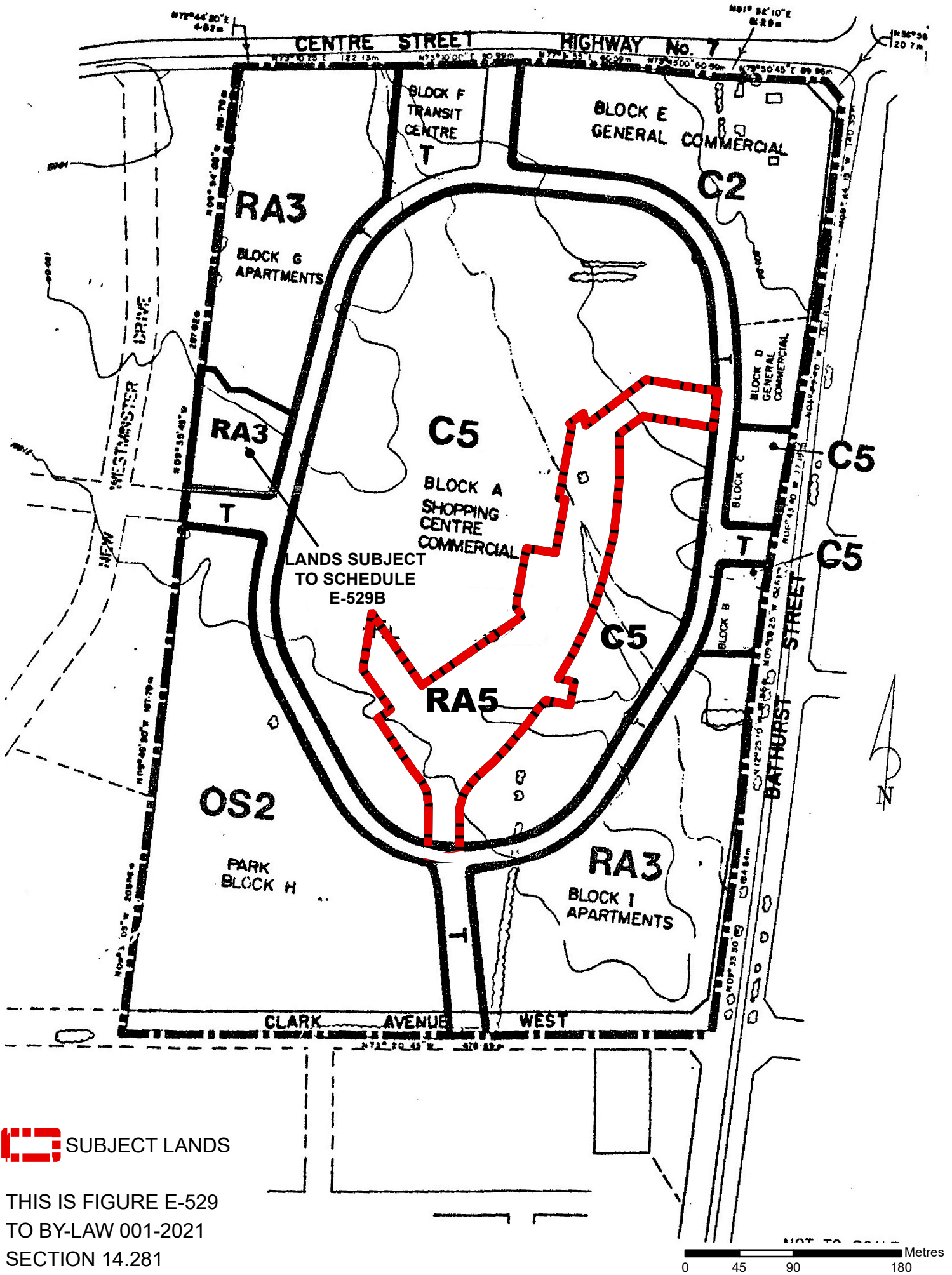


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To By-Law 188-2022
Passed the 28th Day of June, 2022

Signing Officers

_____ Mayor

_____ Clerk

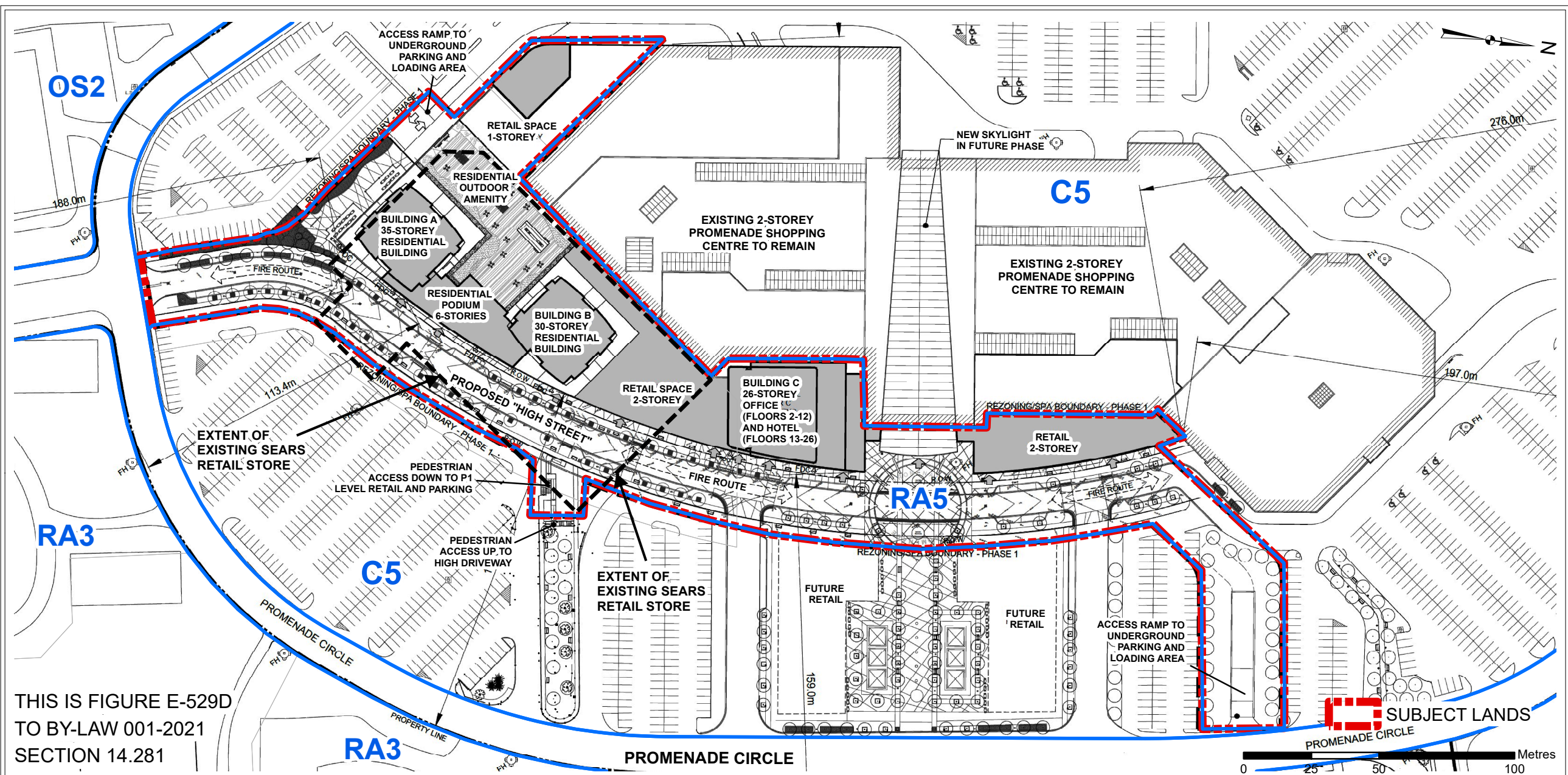


This is Schedule '6'
To By-Law 188-2022
Passed the 28th Day of June, 2022

SIGNING OFFICERS

_____ MAYOR

_____ CLERK



THIS IS FIGURE E-529D
TO BY-LAW 001-2021
SECTION 14.281

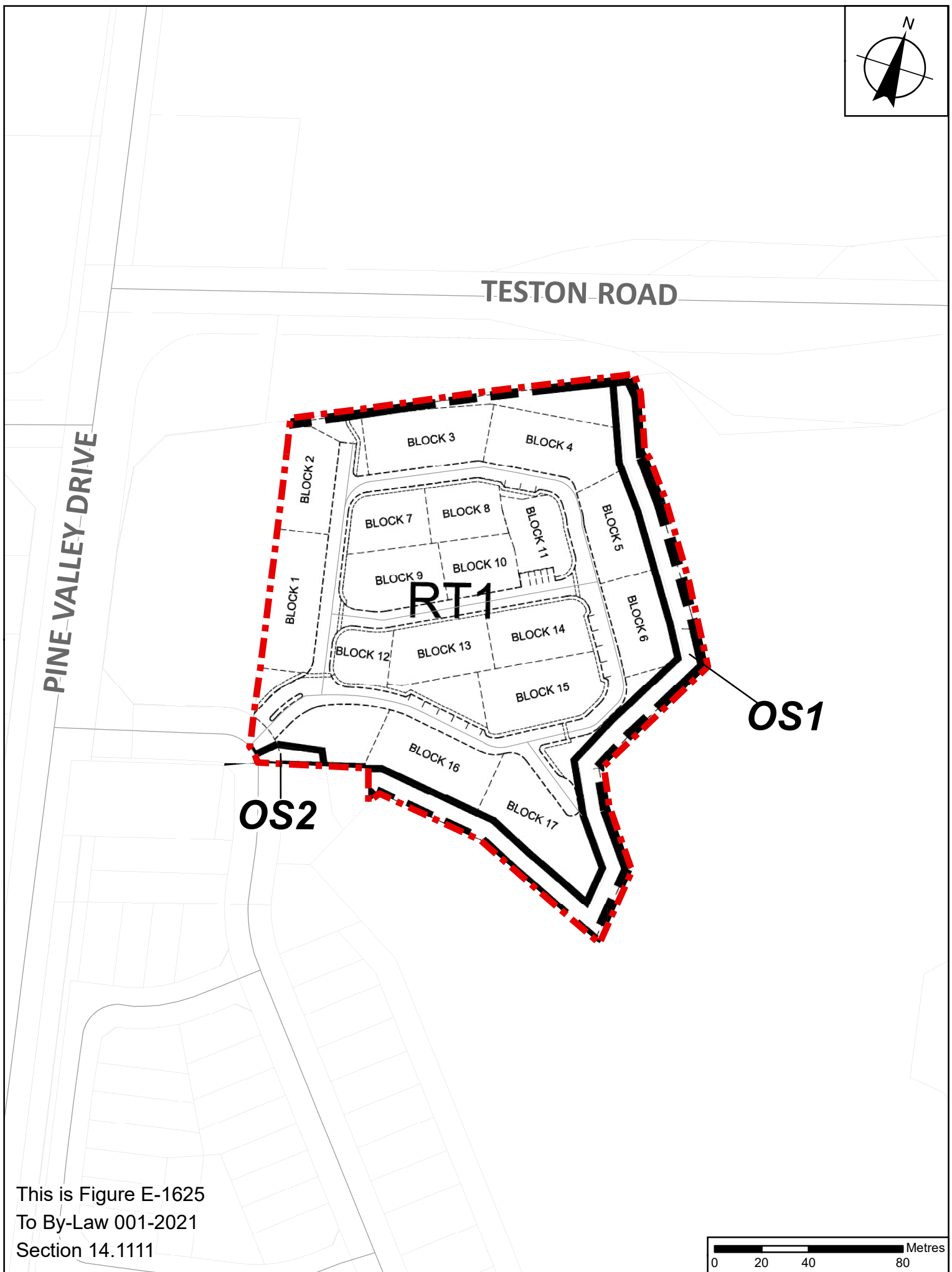
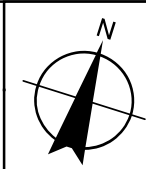
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To By-Law 188-2022
Passed the 28th Day of June, 2022

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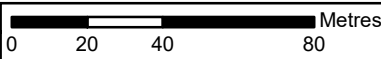
SIGNING OFFICERS

MAYOR

CLERK



This is Figure E-1625
To By-Law 001-2021
Section 14.1111



This is Schedule '8'
To By-Law 188-2022
Passed the 28th Day of June, 2022

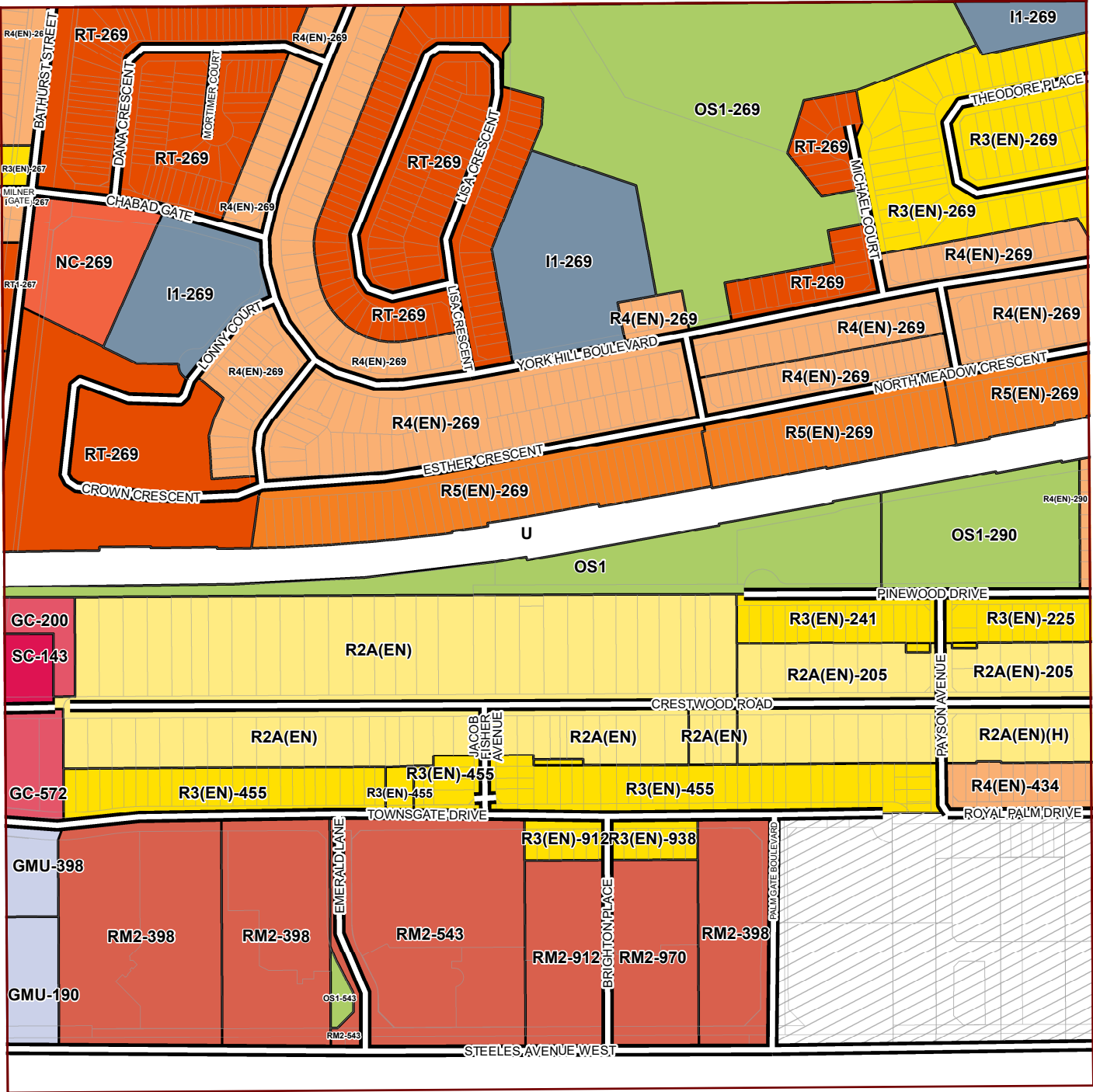
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 18



Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct Zone)

Residential Zones

- R1 (First Residential Zone)
- R2 (Second Residential Zone)
- R3 (Third Residential Zone)
- R4 (Fourth Residential Zone)
- R5 (Fifth Residential Zone)
- RT (Townhouse Zone)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- RE (Estate Residential Zone)

Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

Other Zones

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)

These lands shall not be subject to Zoning By-law 001-2021

VAUGHAN **wsp**

56	57	58	59	60
36	37	38	39	40
16	17	18	19	20

Final: June 2022

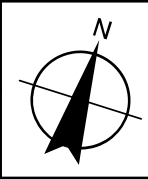
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This is Schedule '9'
To By-Law 188-2022
Passed the 28th Day of June, 2022

SIGNING OFFICERS

MAYOR

CLERK



CRESTWOOD ROAD

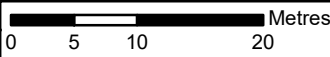
R3(EN)

TOWNSGATE DRIVE

EMERALD LANE



SUBJECT LANDS



This is Schedule '10'
To By-Law 188-2022
Passed the 28th Day of June, 2022

Signing Officers

Mayor

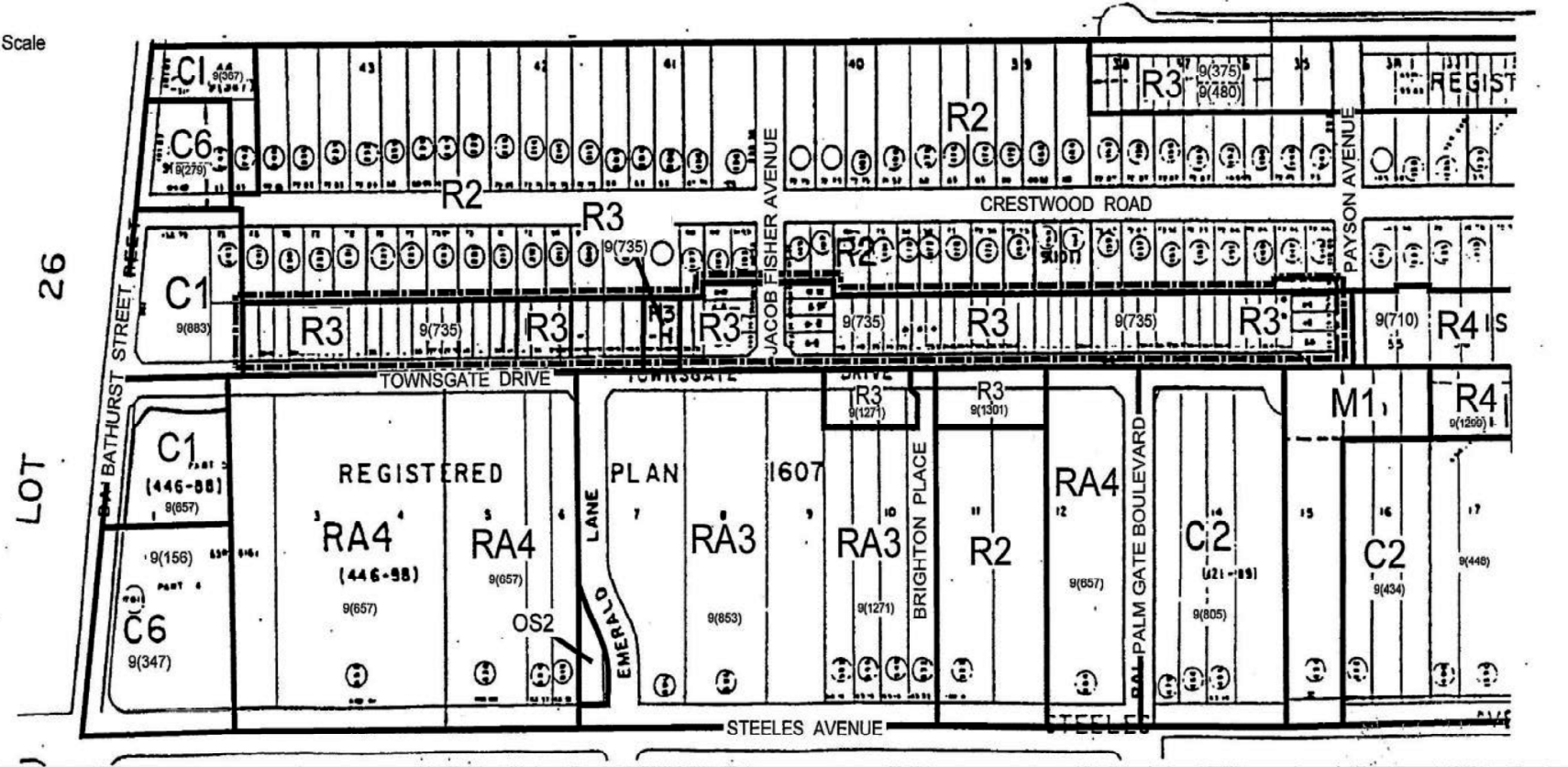
Clerk



NOTE:

- * SEE FOOTNOTE NO 1 ON SCHEDULE "T-72" RESPECTING EXCEPTIONS TO THE MINIMUM LOT FRONTAGE REQUIREMENT.
- * SEE FOOTNOTE NO 1 ON SCHEDULE "T-72" RESPECTING EXCEPTIONS TO THE MINIMUM LOT DEPTH REQUIREMENT.

SUBJECT LANDS



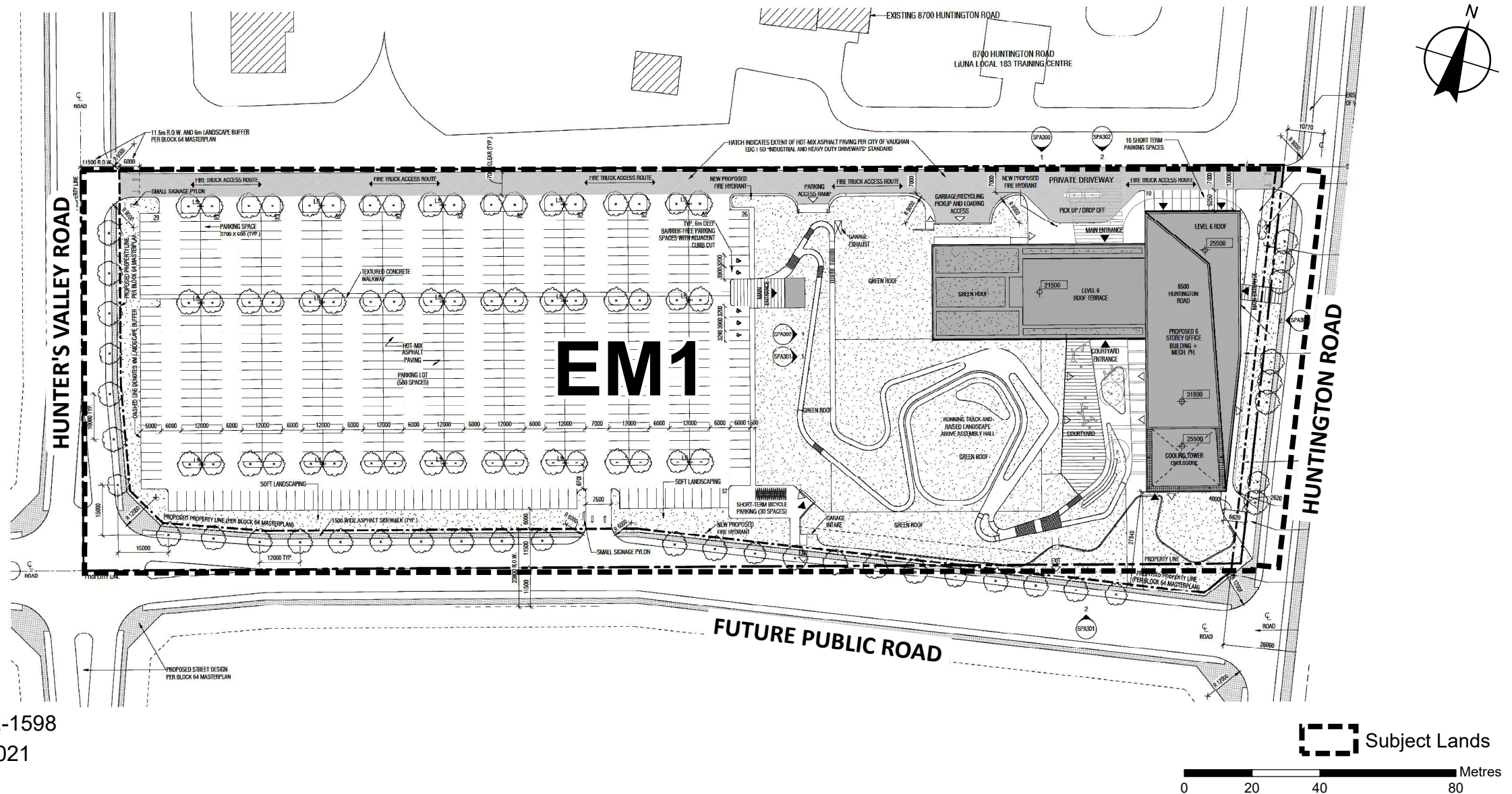
THIS IS FIGURE E-817
TO BY-LAW 001-2021
SECTION 14.455

This is Schedule '11'
To By-Law 188-2022
Passed the 28th Day of June, 2022

SIGNING OFFICERS

MAYOR

CLERK



THIS IS FIGURE E-1598
TO BY-LAW 001-2021
SECTION 14.1092

This is Schedule '12'
To By-Law 188-2022
Passed the 28th Day of June, 2022

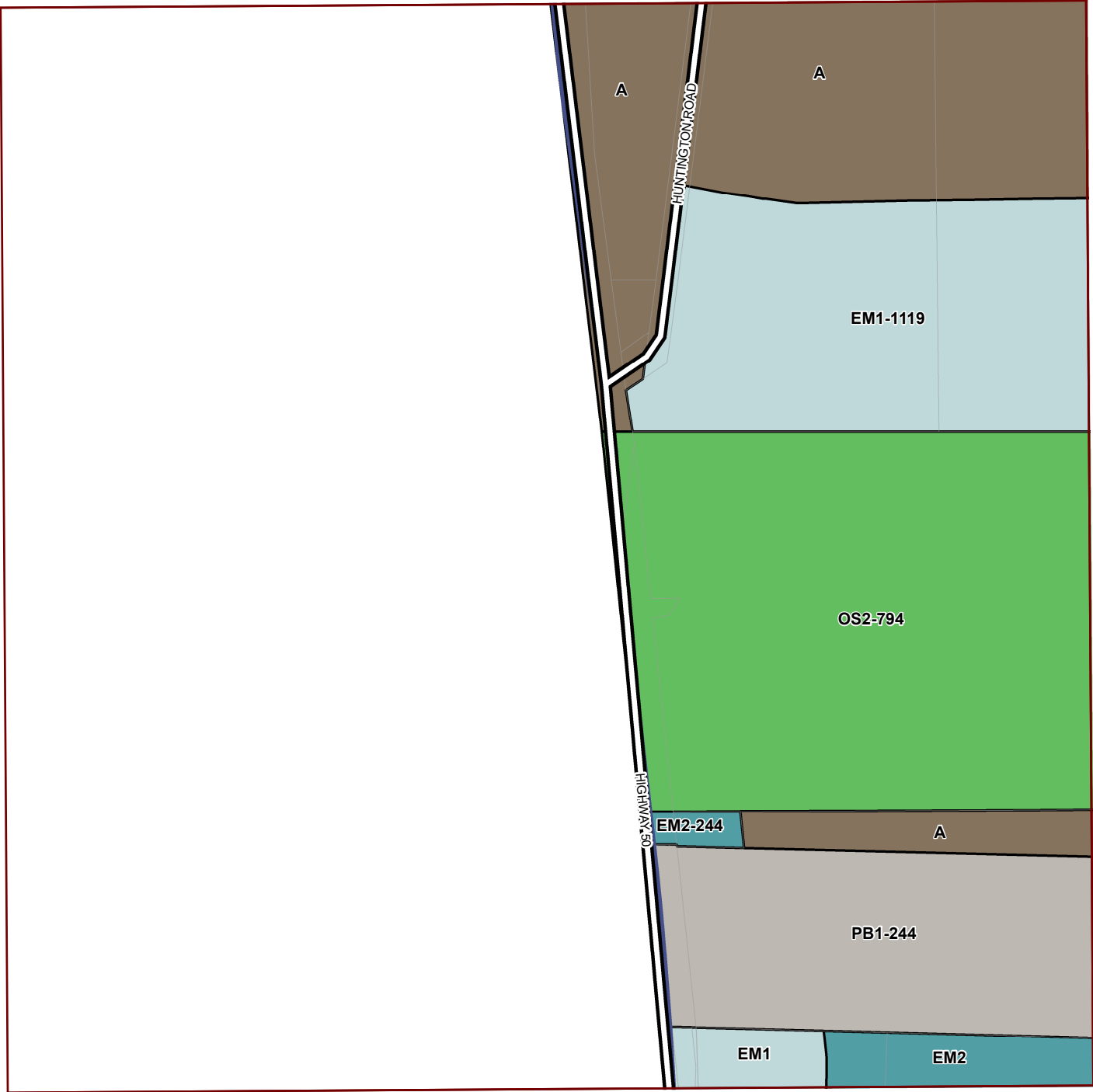
SIGNING OFFICERS

MAYOR

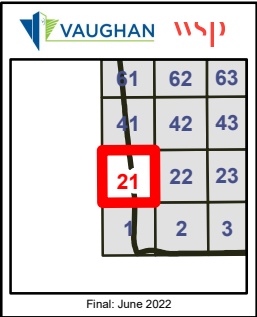
CLERK

Zoning By-law 001 - 2021

Schedule A | Map 21



Conservation, Open Space and Agricultural Zones	Residential Zones	Commercial Zones	Mixed-Use Zones	Employment Zones	Other Zones
<div>A</div> A (Agriculture Zone)	<div>R1</div> R1 (First Residential Zone)	<div>GC</div> GC (General Commercial Zone)	<div>LMU</div> LMU (Low-Rise Mixed-Use Zone)	<div>EMU</div> EMU (Employment Commercial Mixed-Use Zone)	<div>I1</div> I1 (General Institutional Zone)
<div>OS1</div> OS1 (Public Open Space Zone)	<div>R2</div> R2 (Second Residential Zone)	<div>NC</div> NC (Neighbourhood Commercial Zone)	<div>MMU</div> MMU (Mid-Rise Mixed-Use Zone)	<div>KMS</div> KMS (Main Street Mixed-Use - Kleinburg Zone)	<div>I2</div> I2 (Major Institutional Zone)
<div>OS2</div> OS2 (Private Open Space Zone)	<div>R3</div> R3 (Third Residential Zone)	<div>CC</div> CC (Convenience Commercial Zone)	<div>HMU</div> HMU (High-Rise Mixed-Use Zone)	<div>MMS</div> MMS (Main Street Mixed-Use - Maple Zone)	<div>U</div> U (Utility Zone)
<div>EP</div> EP (Environmental Protection Zone)	<div>R4</div> R4 (Fourth Residential Zone)	<div>SC</div> SC (Service Commercial Zone)	<div>GMU</div> GMU (General Mixed-Use Zone)	<div>WMS</div> WMS (Main Street Mixed Use - Woodbridge Zone)	<div>FD</div> FD (Future Development Zone)
Vaughan Metropolitan Centre Zones	<div>R5</div> R5 (Fifth Residential Zone)	Mixed-Use Zones	<div>CMU</div> CMU (Community Commercial Mixed-Use Zone)	Employment Zones	<div>PB1</div> PB1 (Parkway Belt Public Use Zone)
<div>V1</div> V1 (Station Precinct Zone)	<div>RT</div> RT (Townhouse Zone)	<div>LMU</div> LMU (Low-Rise Mixed-Use Zone)		<div>EM1</div> EM1 (Prestige Employment Zone)	<div>PB2</div> PB2 (Parkway Belt Complementary Use Zone)
<div>V2</div> V2 (South Precinct Zone)	<div>RM1</div> RM1 (Multiple Residential Zone 1)	<div>MMU</div> MMU (Mid-Rise Mixed-Use Zone)		<div>EM2</div> EM2 (General Employment Zone)	<div>PB3</div> PB3 (Parkway Belt West Recreational Zone)
<div>V3</div> V3 (Neighbourhood Precinct Zone)	<div>RM2</div> RM2 (Multiple Residential Zone 2)	<div>HMU</div> HMU (High-Rise Mixed-Use Zone)		<div>EM3</div> EM3 (Mineral Aggregate Operation Zone)	
<div>V4</div> V4 (Employment Precinct Zone)	<div>RE</div> RE (Estate Residential Zone)	<div>GMU</div> GMU (General Mixed-Use Zone)			
		<div>CMU</div> CMU (Community Commercial Mixed-Use Zone)			

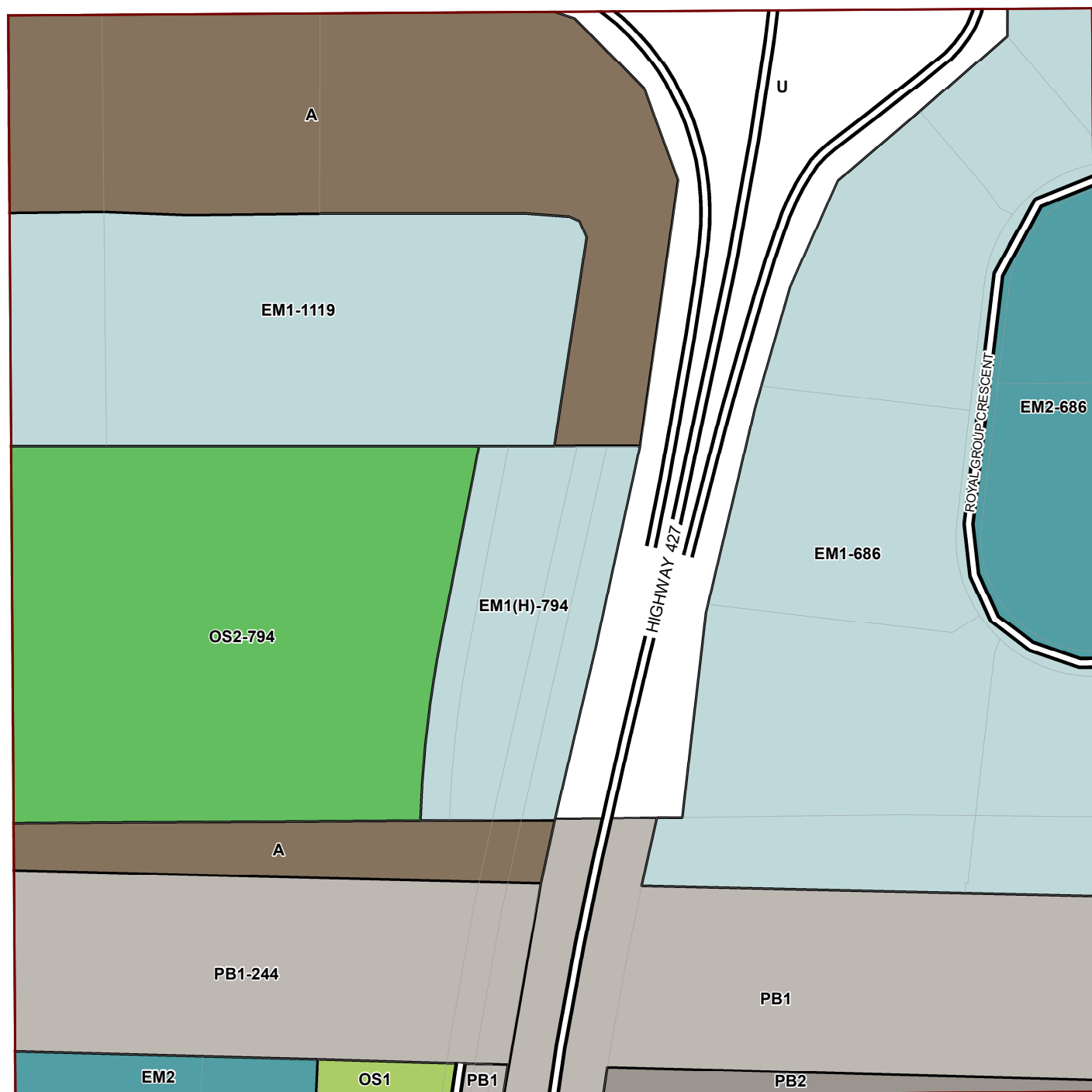











































This is Schedule '13'
To By-Law 188-2022
Passed the 28th Day of June, 2022

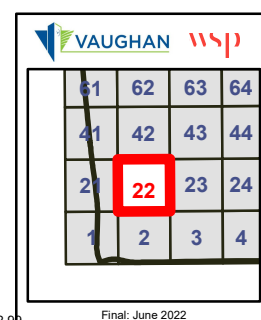
SIGNING OFFICERS

_____ MAYOR

_____ CLERK

Schedule A | Map 22

Conservation, Open Space and Agricultural Zones		Residential Zones		Commercial Zones		Employment Zones		Other Zones	
	A (Agriculture Zone)		R1 (First Residential Zone)		GC (General Commercial Zone)		EMU (Employment Commercial Mixed-Use Zone)		I1 (General Institutional Zone)
	OS1 (Public Open Space Zone)		R2 (Second Residential Zone)		NC (Neighbourhood Commercial Zone)		KMS (Main Street Mixed-Use - Kleinburg Zone)		I2 (Major Institutional Zone)
	OS2 (Private Open Space Zone)		R3 (Third Residential Zone)		CC (Convenience Commercial Zone)		MMS (Main Street Mixed-Use - Maple Zone)		U (Utility Zone)
	EP (Environmental Protection Zone)		R4 (Fourth Residential Zone)		SC (Service Commercial Zone)		VMS (Main Street Mixed-Use - Woodbridge Zone)		FD (Future Development Zone)
	R5 (Fifth Residential Zone)		LMU (Low-Rise Mixed-Use Zone)		EM1 (Prestige Employment Zone)		PB1 (Parkway Belt Public Use Zone)		
	RT (Townhouse Zone)		MMU (Mid-Rise Mixed-Use Zone)		EM2 (General Employment Zone)		PB2 (Parkway Belt Complementary Use Zone)		
	RM1 (Multiple Residential Zone 1)		HMU (High-Rise Mixed-Use Zone)		EM3 (Mineral Aggregate Operation Zone)		PB3 (Parkway Belt West Recreational Zone)		
	RM2 (Multiple Residential Zone 2)		GMU (General Mixed-Use Zone)						
	RE (Estate Residential Zone)		CMU (Community Commercial Mixed-Use Zone)						
									
<p>Vaughan Metropolitan Centre Zones</p> <p>V1 (Station Precinct Zone)</p> <p>V2 (South Precinct Zone)</p> <p>V3 (Neighbourhood Precinct Zone)</p> <p>V4 (Employment Precinct Zone)</p>									
<p>Mixed-Use Zones</p> <p>LMU (Low-Rise Mixed-Use Zone)</p> <p>MMU (Mid-Rise Mixed-Use Zone)</p> <p>HMU (High-Rise Mixed-Use Zone)</p> <p>GMU (General Mixed-Use Zone)</p> <p>CMU (Community Commercial Mixed-Use Zone)</p>									
<p>Employment Zones</p> <p>EM1 (Prestige Employment Zone)</p> <p>EM2 (General Employment Zone)</p> <p>EM3 (Mineral Aggregate Operation Zone)</p> <p>These lands shall not be subject to Zoning By-law 001-2021</p>									

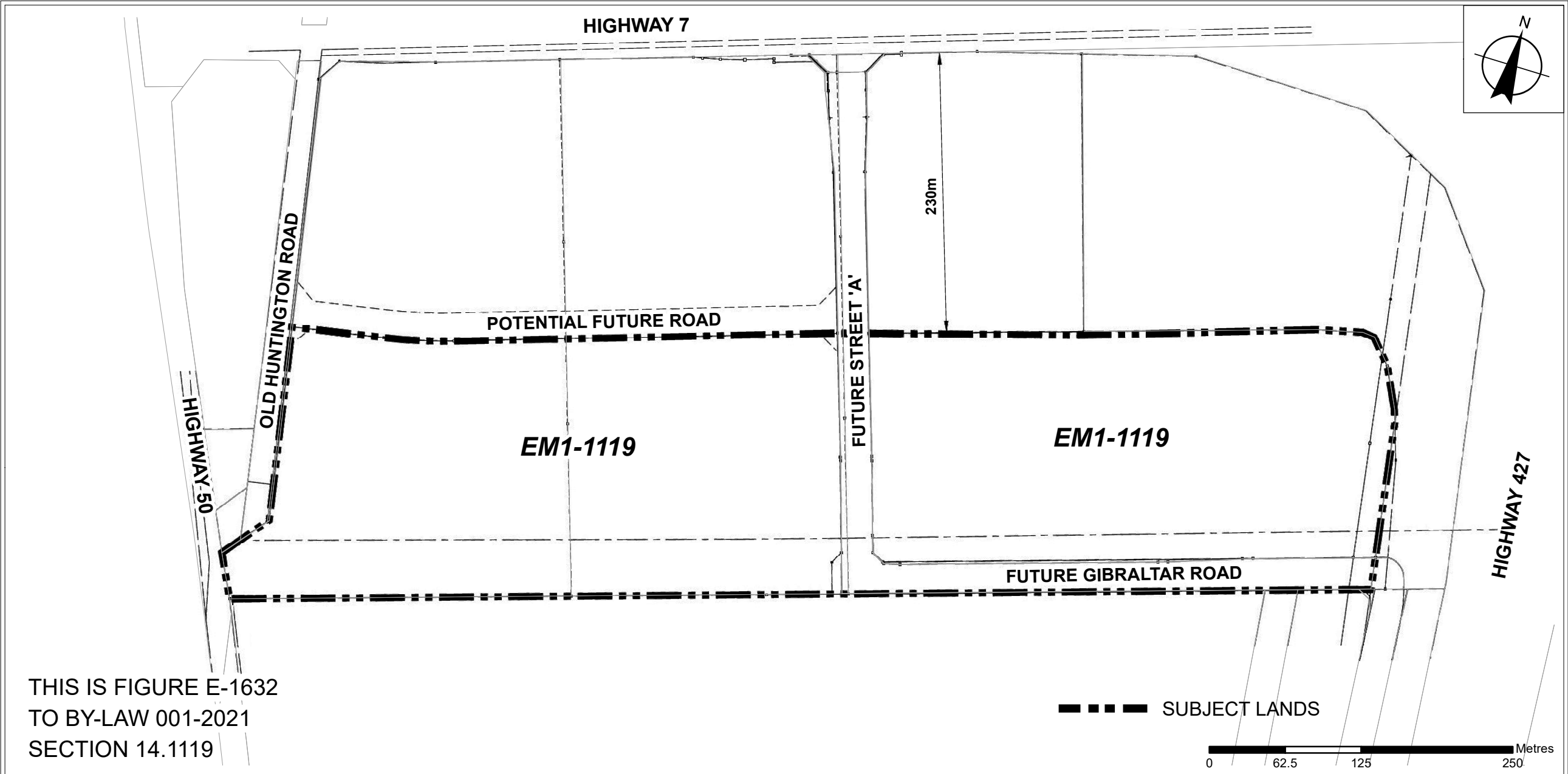


This is Schedule '14'
To By-Law 188-2022
Passed the 28th Day of June, 2022

SIGNING OFFICERS

MAYOR

CLERK



THIS IS FIGURE E-1632
TO BY-LAW 001-2021
SECTION 14.1119

This is Schedule '15'
To By-Law 188-2022
Passed the 28th Day of June, 2022

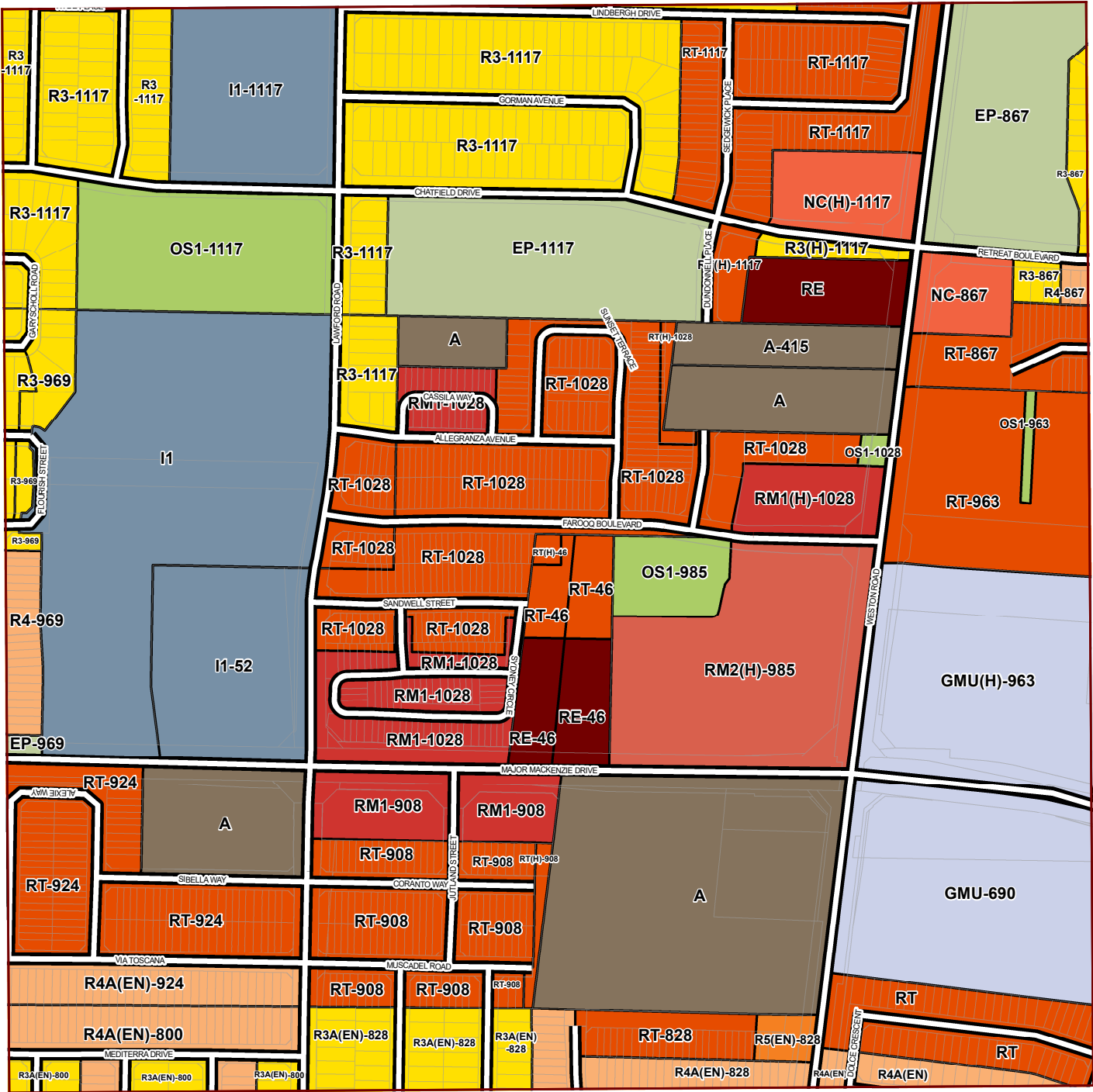
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 163



- Conservation, Open Space and Agricultural Zones**

 - A (Agriculture Zone)
 - OS1 (Public Open Space Zone)
 - OS2 (Private Open Space Zone)
 - EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

 - V1 (Station Precinct Zone)
 - V2 (South Precinct Zone)
 - V3 (Neighbourhood Precinct Zone)
 - V4 (Employment Precinct Zone)
- Residential Zones**

 - R1 (First Residential Zone)
 - R2 (Second Residential Zone)
 - R3 (Third Residential Zone)
 - R4 (Fourth Residential Zone)
 - R5 (Fifth Residential Zone)
 - RT (Townhouse Zone)
 - RM1 (Multiple Residential Zone 1)
 - RM2 (Multiple Residential Zone 2)
 - RE (Estate Residential Zone)
- Commercial Zones**

 - GC (General Commercial Zone)
 - NC (Neighbourhood Commercial Zone)
 - CC (Convenience Commercial Zone)
 - SC (Service Commercial Zone)

Mixed-Use Zones

 - LMU (Low-Rise Mixed-Use Zone)
 - MMU (Mid-Rise Mixed-Use Zone)
 - HMU (High-Rise Mixed-Use Zone)
 - GMU (General Mixed-Use Zone)
 - CMU (Community Commercial Mixed-Use Zone)
- Employment Zones**

 - EM1 (Prestige Employment Zone)
 - EM2 (General Employment Zone)
 - EM3 (Mineral Aggregate Operation Zone)

Other Zones

 - I1 (General Institutional Zone)
 - I2 (Major Institutional Zone)
 - U (Utility Zone)
 - FD (Future Development Zone)
 - PB1 (Parkway Belt Public Use Zone)
 - PB2 (Parkway Belt Complementary Use Zone)
 - PB3 (Parkway Belt West Recreational Zone)

These lands shall not be subject to Zoning By-law 001-2021

200	201	202	203	204
180	181	182	183	184
161	162	163	164	165
142	143	144	145	146
124	125	126	127	128

1:142,102.99 Final: June 2022

This is Schedule '16'
To By-Law 188-2022
Passed the 28th Day of June, 2022

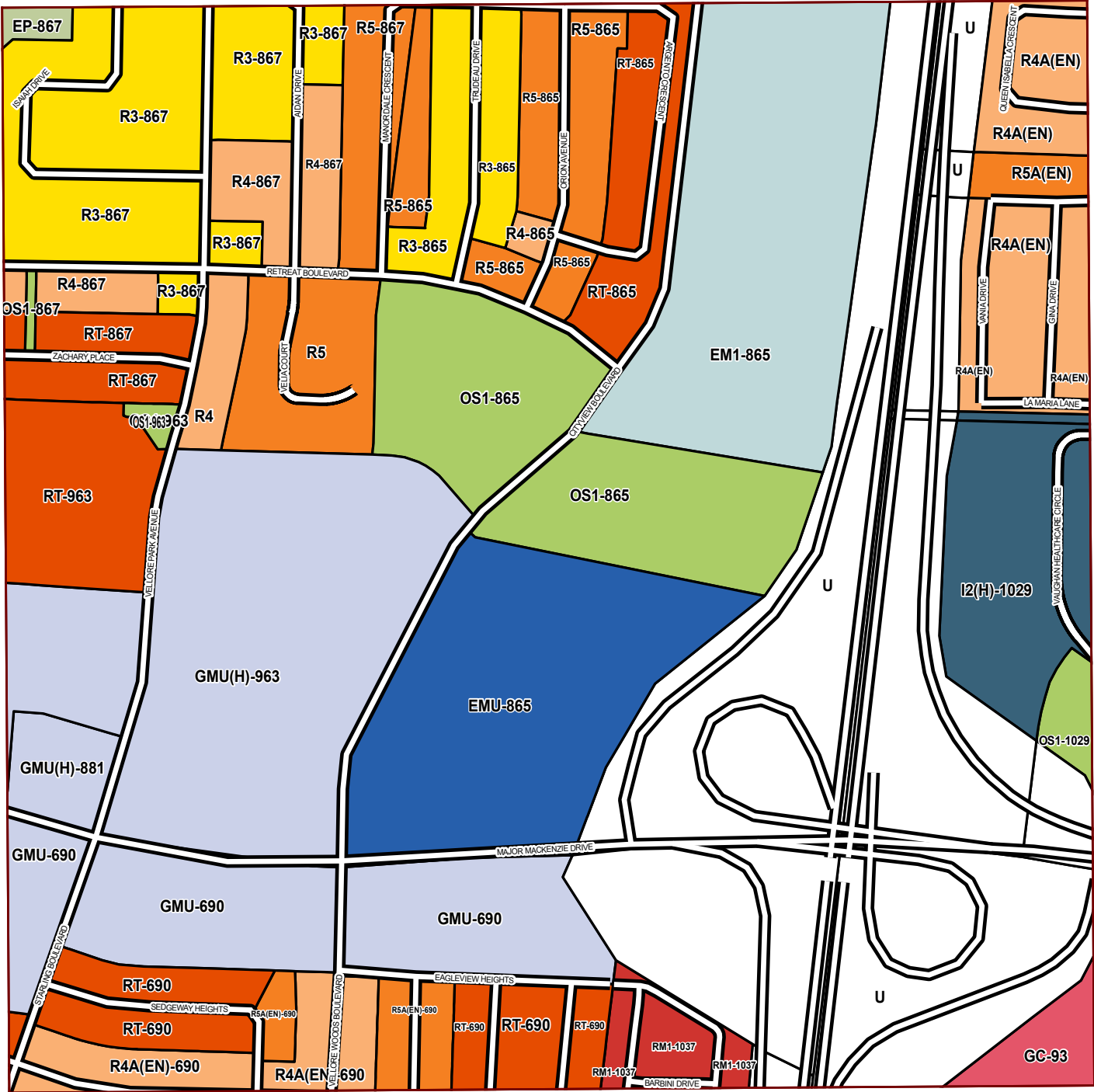
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 164

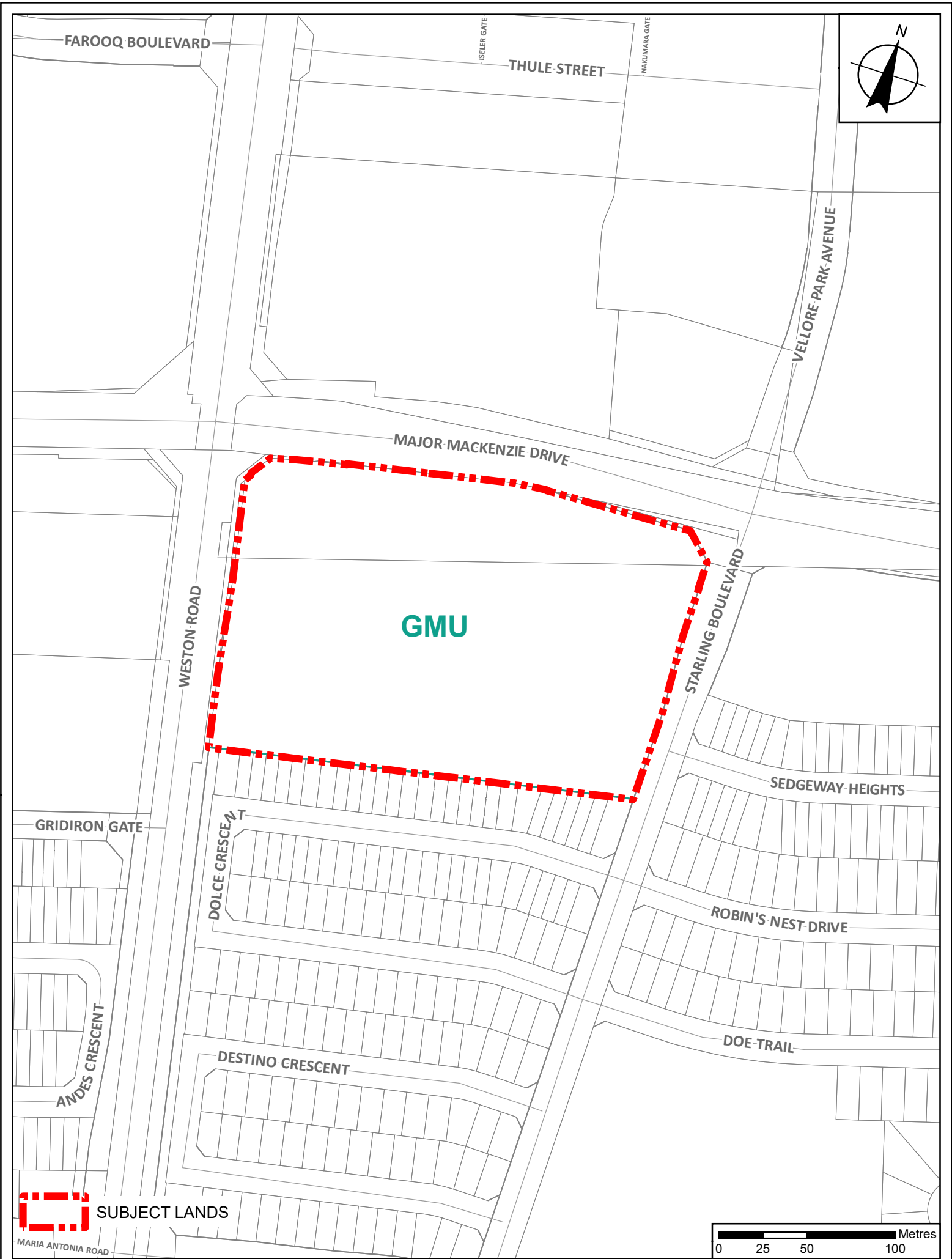


This is Schedule '17'
To By-Law 188-2022
Passed the 28th Day of June, 2022

SIGNING OFFICERS

MAYOR

CLERK



This is Schedule '18'
To By-Law 188-2022
Passed the 28th Day of June, 2022

Signing Officers

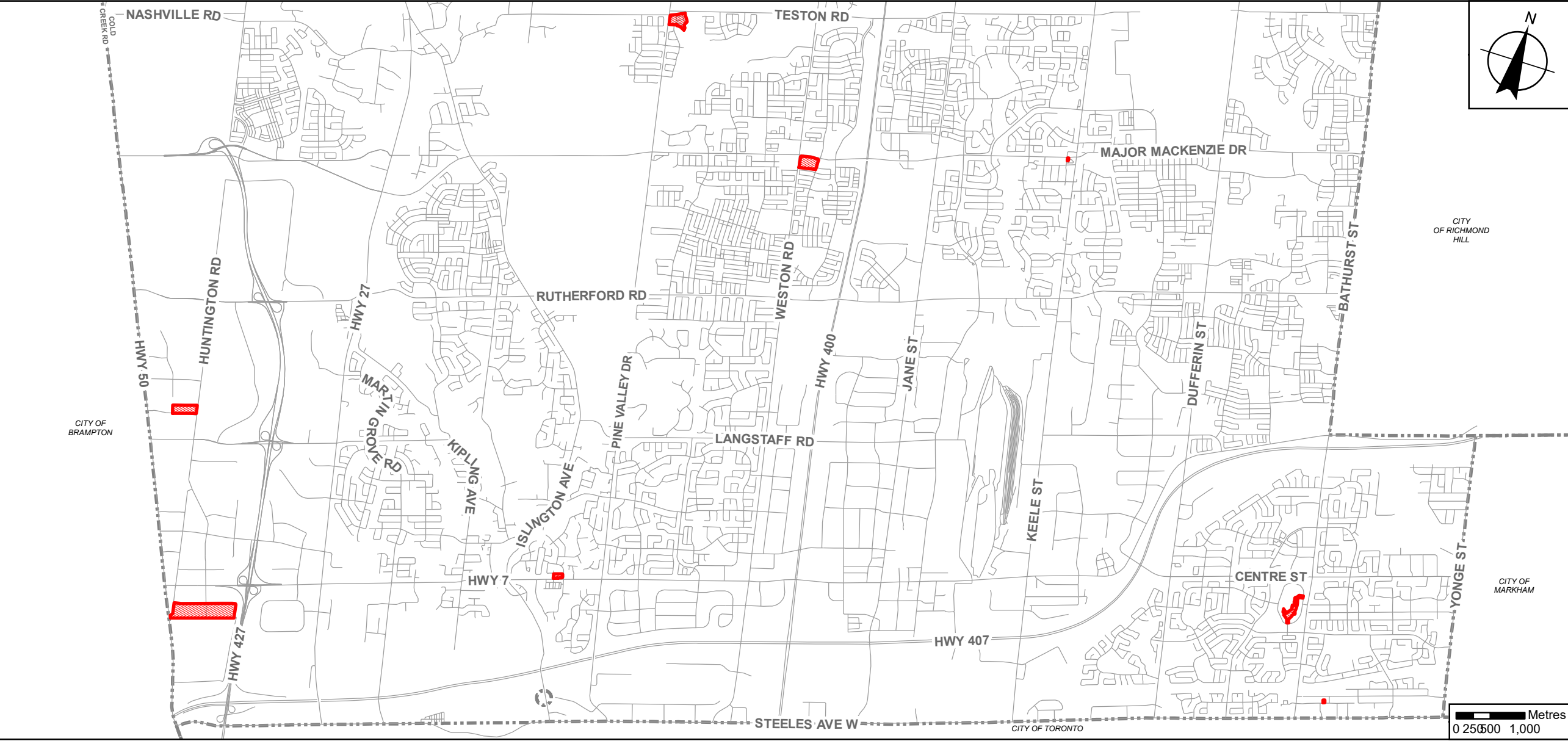
Mayor


Clerk

SUMMARY OF BY-LAW 188-2022

The lands subject to this By-law include certain lands within the City of Vaughan, in the Regional Municipality of York, as shown on the Location Map attached hereto.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to remove from Zoning By-law 001-2021 the Holding Symbol “(H)” previously lifted from lands in Zoning By-law 1-88 that have been unintentionally reapplied to the same lands in Zoning By-law 001-2021.



 SUBJECT LANDS

Location Map To By-Law 188-2022

Signing Officers

Mayor

Clerk

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 189-2022

A By-law to amend City of Vaughan By-law 001-2021.

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 001-2021, as amended, be and it is hereby further amended by:
 - a) Deleting the definition for “Landscape” under Part 3.0 Definitions and replacing it with the following:

“**Landscape:** Means the area of a lot used exclusively for soft landscape or hard landscape.”
 - b) Deleting the definition for “Landscape, Hard” under Part 3.0 Definitions and replacing it with the following:

“**Landscape, Hard:** Means an area of land surfaced by materials such as artificial turf, unit pavers, patio stones, concrete, decorative stonework or other architectural elements designed and used to enhance the visual amenity of a property.”
 - c) Deleting the definition for “Landscape, Soft” under Part 3.0 Definitions and replacing it with the following:

“**Landscape, Soft:** Means open land used for the growth and maintenance of grass, flowers, shrubs, trees, and similar vegetation or horticultural elements, and may include granular geological materials.”

Enacted by City of Vaughan Council this 28th day of June, 2022.

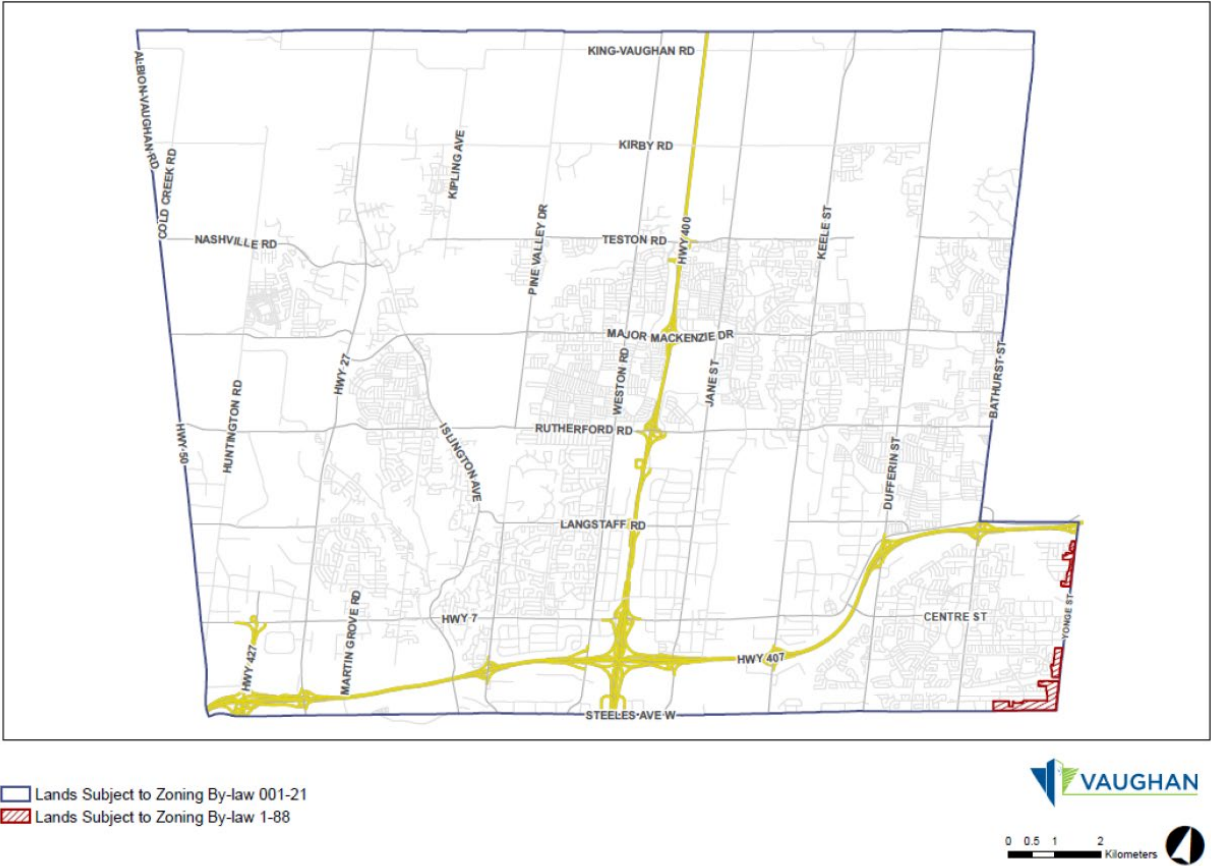
Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 14 of Report No. 24
of the May 10, 2022, Committee Whole
Adopted by Vaughan City Council on
May 17, 2022

SCHEDULE 1

Lands Subject to Comprehensive Zoning By-law 001-2021



SUMMARY TO BY-LAW 189-2022

The lands subject to this By-law include all lands within the City of Vaughan, in the Regional Municipality of York, with the exception of lands in the vicinity of Yonge Street and Steeles Avenue, where By-law 001-2021 is applicable.

The purpose of this By-law is to amend By-law Number 001-2021 to update the definitions of “Landscape”, “Landscape, Hard” and “Landscape, Soft”.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 190-2022

A By-law to amend City of Vaughan By-law 001-2021.

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 001-2021, as amended, be and it is hereby further amended by:
 - a) Deleting Maps 56 and 57 in Schedule A and substituting therefor Maps 56 and 57 attached hereto as Schedules '1' and '2'.
 - b) Deleting Subsection 14.1120.1.1 and replacing it with the following:

“1. The following additional uses shall be permitted on the lands zoned Third Density Residential (R3) Zone on Map 56 in Schedule A and labelled “Subject Lands”, as shown on Figure E-1633:

 - i. Day Care Centre.”
 - c) Deleting Figure “E-856” under Subsection 14.481.2 and substituting therefor Figure “E-856” attached hereto as Schedule '3'.
2. Schedules '1', '2' and '3' shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 28th day of June, 2022.

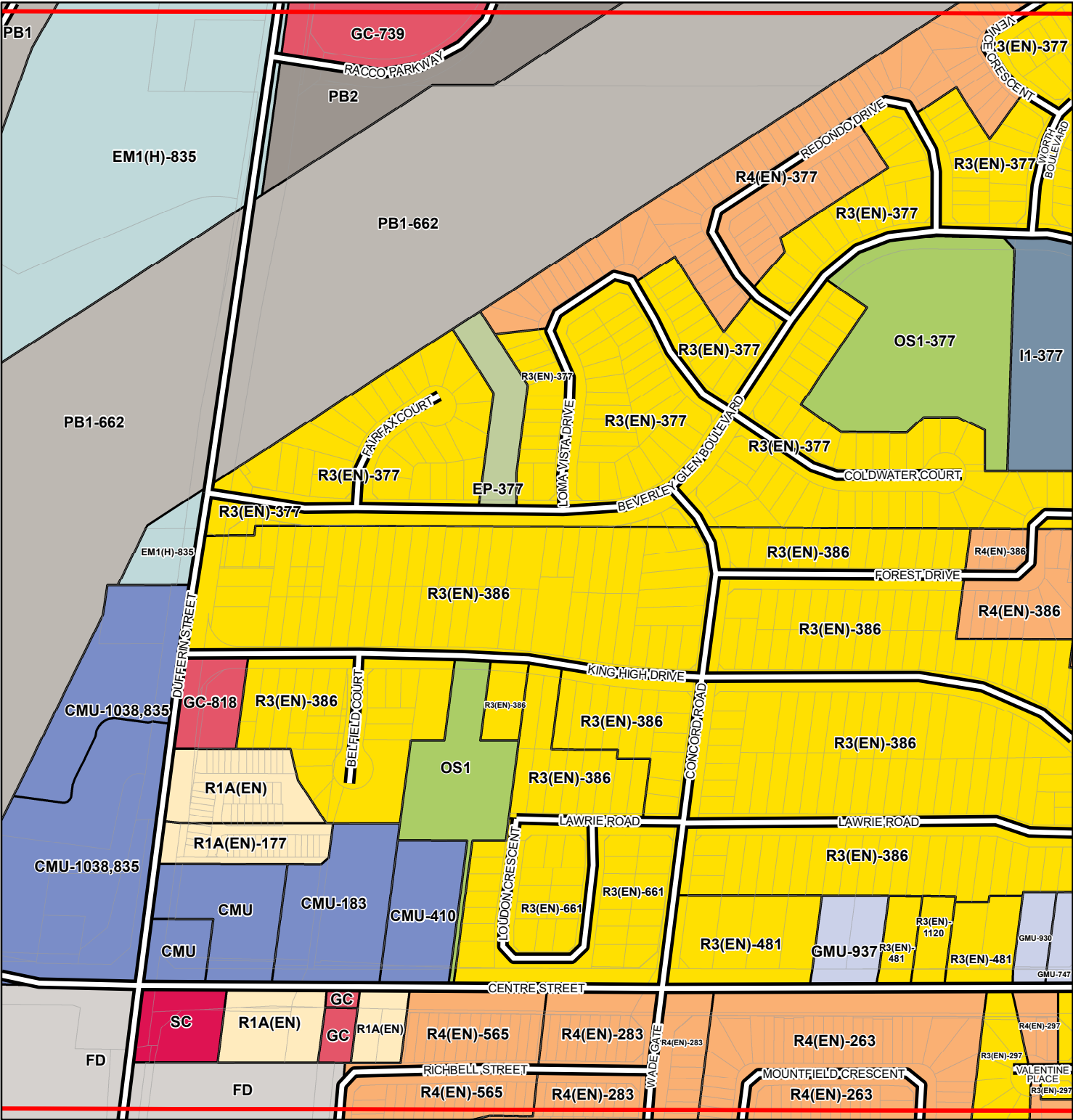
Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 14 of Report No. 24
of the Committee of the Whole
Adopted by Vaughan City Council on
May 17, 2022.

Zoning By-law 001 - 2021

Schedule A | Map 56



Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct Zone)

Residential Zones

- R1 (First Residential Zone)
- R2 (Second Residential Zone)
- R3 (Third Residential Zone)
- R4 (Fourth Residential Zone)
- R5 (Fifth Residential Zone)
- RT (Townhouse Zone)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- RE (Estate Residential Zone)

Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

Other Zones

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)

Legend:

- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed Use - Woodbridge Zone)

Other:

- These lands shall not be subject to Zoning By-law 001-2021

94	95	96	97	98
74	75	76	77	78
54	55	56	57	58
34	35	36	37	38
14	15	16	17	18
Final: June 2022				

This is Schedule '1'
To By-Law 190-2022
Passed the 28th Day of June, 2022

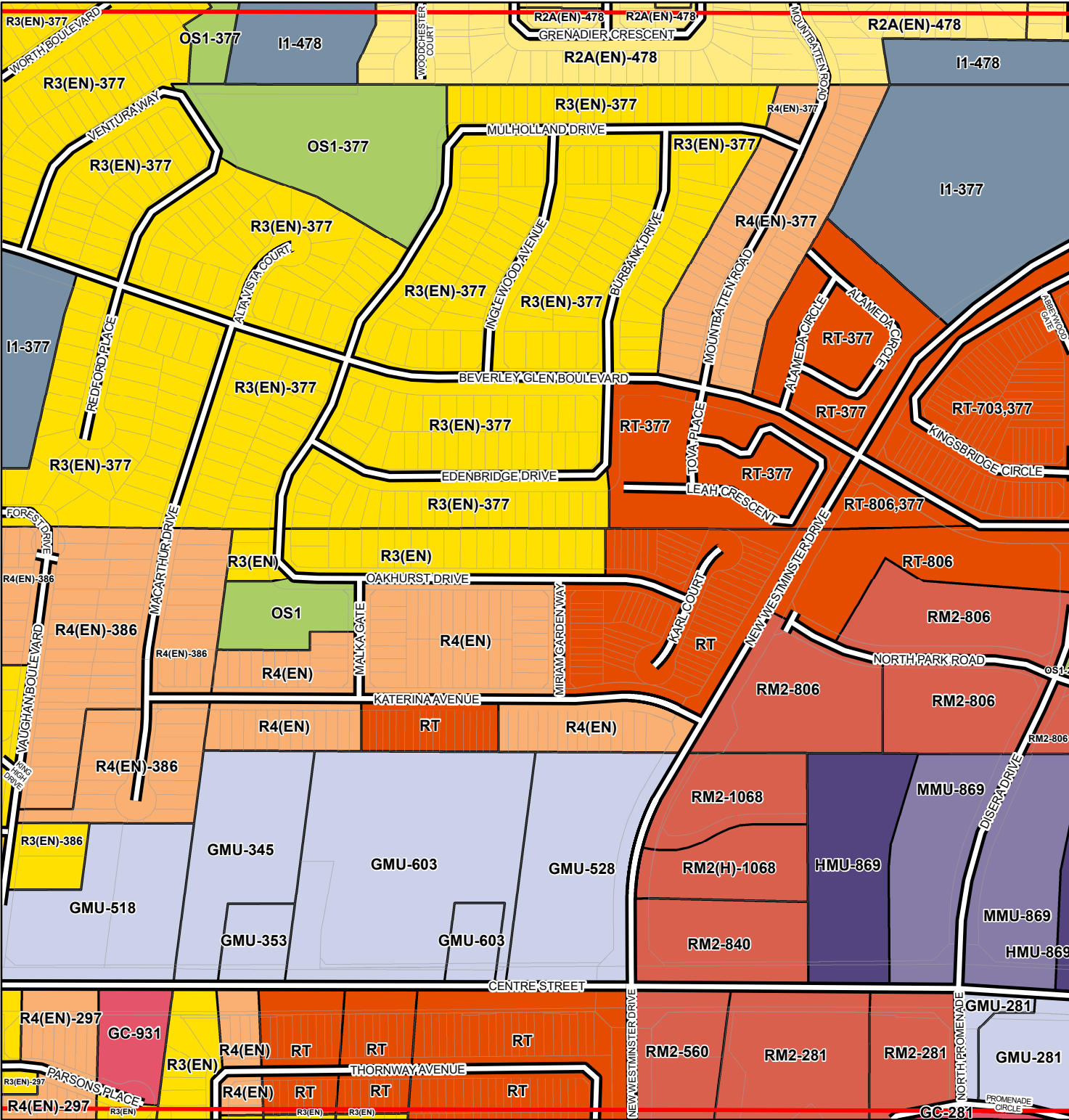
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 57



Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct Zone)

Residential Zones

- R1 (First Residential Zone)
- R2 (Second Residential Zone)
- R3 (Third Residential Zone)
- R4 (Fourth Residential Zone)
- R5 (Fifth Residential Zone)
- RT (Townhouse Zone)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- RE (Estate Residential Zone)

Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

Other Zones

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)

Legend:

- These lands shall not be subject to Zoning By-law 001-2021

95	96	97	98	
75	76	77	78	79
55	56	57	58	59
35	36	37	38	39
15	16	17	18	19
Final: June 2022				

This is Schedule '2'
To By-Law 190-2022
Passed the 28th Day of June, 2022

SIGNING OFFICERS

MAYOR

CLERK



This is Schedule '3'
To By-Law 190-2022
Passed the 28th Day of June, 2022

Signing Officers

Mayor

Clerk

SUMMARY TO BY-LAW 190-2022

The lands subject to this By-law are located on the north side of Centre Street, south of Lawrie Road, and are municipally known as 1218 to 1252 Centre Street, in the City of Vaughan.

The purpose of this By-law is to correct an administrative error that incorrectly applied references to Exception Zones 776 and 1120 on the subject lands under Zoning By-law 001-2021, and to carry forward an additional use that was previously permitted on lands subject to Exception Zone 14.1120 under Zoning By-law 1-88.



Location Map
To By-Law 190-2022



Subject Lands

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 191-2022

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 017-2019.

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) Rezoning the lands shown as “Subject Lands” on Schedule “E-1679”, attached hereto as Schedule “1”, from C5 (H) Community Commercial Zone with the Holding Symbol “(H)”, subject to Exception 9(1327) to RA3 Apartment Residential Zone and RA3 (H) Apartment Residential Zone with the Holding Symbol “(H)”, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1548) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1679”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the *Planning Act*:

 - i) The lands zoned with the Holding Symbol “(H)” shall be used only for the production of field crops, or a use legally existing as of the date of the enactment of By-law 210-2009.
 - ii) Removal of the Holding Symbol “(H)” from the Subject Lands or a portion or Phase thereof shall be contingent on all of the following:
 - a) water supply and sewage servicing capacity have been identified by York Region and allocated to the Phase 2

lands shown on Schedule "E-1679" attached hereto as Schedule "1" or portions thereof, by the City of Vaughan;

- b) the Owner shall provide Functional Servicing and Stormwater Management Reports in support of development of the Phase 2 lands to the satisfaction of the City;
- c) the Owner shall provide a Master Servicing Report, to the satisfaction of the City, for ultimate sanitary servicing and full build out of the northeast quadrant of Weston Road and Major Mackenzie Drive, which shall include both Phase 1 and Phase 2 of the Subject Lands shown on Schedule "E-1679" attached hereto as Schedule "1", the adjacent external lands including but not limited to, Vaughan NW Residences Inc. (Phase 1 and Phase 2) and the property located at 10069 Weston Road;
- d) the Owner shall enter into an agreement with the City for design and construction of external sanitary servicing and municipal infrastructure improvement in support of the northeast quadrant of Weston Road and Major Mackenzie Drive at no cost to the City. The Owner shall make arrangement with participating/ benefitting landowners for any required cost sharing provisions related to the said external sanitary servicing and municipal infrastructure improvement;
- e) the approval of a Site Development Application for the Phase 2 lands or a portion or phase thereof to the satisfaction of the City;
- f) the Owner providing the City with an updated Block Plan for Block 33 West showing the associated land

uses and statistics for approval by Vaughan Council,
for Phase 1 and Phase 2 of the Subject Lands;

“(1548) B. Notwithstanding the provisions of:

- a) Subsection 2.0 respecting the Definition of “Attic”, “Building Height”, “Gross Floor Area”, “Independent Living Facility”, “Long-Term Care Facility”, “Parking Space”, “Parking Space, Compact Motor Vehicle”, and “Retirement Residence”;
- b) Subsection 3.8, Paragraphs a), c) and d) i) respecting the Parking Requirements;
- c) Subsection 3.13 respecting the Minimum Landscaped Area;
- d) Subsection 4.1.1 respecting Accessory Buildings and Structures;
- e) Subsection 4.1.6 respecting Minimum Amenity Area;
- f) Subsection 4.12 respecting permitted uses in an RA3 Residential Apartment Zone;
- g) Schedule “A” respecting the zone standards in the RA3 Apartment Residential Zone;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1679”:

- ai) For the purposes of this By-law, the following definitions shall apply:
 - i) ATTIC – Means the unfinished area between the roof of a building or structure and the nearest ceiling of any storey of that same building or structure.
 - ii) BUILDING HEIGHT – Means a building measured from a geodetic elevation of 227.90 m above sea level (ASL), exclusive of any accessory roof construction such as a chimney, tower, steeple, elevator, mechanical room, or television antenna.

- iii) GROSS FLOOR AREA – Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade.
- iv) INDEPENDENT LIVING FACILITY – Means a building or part of a building containing four (4) or more dwelling units intended to accommodate people of common circumstance the ability to reside together and is managed and operated for the purposes of encouraging and supporting the independence of its residents.
- v) LONG-TERM CARE FACILITY – Means a building or part of a building containing four (4) or more sleeping units, without individual kitchens or cooking facilities, used for the accommodation of persons who require a 24-hour supervised living arrangement for their well-being, and is regulated by the Province of Ontario or the Government of Canada.
- vi) PARKING SPACE – Means a rectangular area measuring at least 2.6 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 private driveway leading thereto.
- vii) PARKING SPACE, COMPACT MOTOR VEHICLE – Means a rectangular area measuring at least 2.4 metres by 4.8 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of

- compact motor vehicles, and shall include a private garage or carport and private driveway leading thereto.
- viii) RETIREMENT RESIDENCE – Means a premises containing semi-independent living accommodations with central kitchen and dining facilities, common amenity areas, housekeeping services, and onsite medical services, but shall not provide the heightened level of services and support offered in a long-term care facility. A retirement residence may include accessory personal service or retail uses for the residents;
- bi) For the purposes of this By-law the following parking requirements shall apply:
- i) the minimum parking space requirement for Long Term Care Facility, Independent Living Facility, Supportive Living Facility, and Retirement Residence shall be 0.45 spaces per unit for residential uses and 0.2 spaces per unit for visitors;
 - ii) the minimum parking space requirement for an Apartment Dwelling shall be 0.8 spaces per 1-bedroom dwelling unit, 1.0 spaces per 2-bedroom dwelling unit, 1.1 spaces per 3-bedroom dwelling unit, 0.2 spaces per dwelling unit for visitors, and 3 spaces per 100 m² of commercial/retail GFA;
 - iii) the length of an accessible parking space shall measure 5.7 metres;
 - iv) a maximum of four (4) of the total required parking spaces in Phase 1, shall be demarcated for the exclusive use of a compact motor vehicle and maintained as such, and shall not be used for visitor parking;

- v) A parking space may include a 0.25 m encroachment of an incidental associated charging station or similar purpose;
- bii) For the purposes of this By-law, the following bicycle parking requirements shall apply:
 - i) a minimum of 10 long-term (indoor) spaces and a minimum of 12 short-term (outdoor) spaces in Phase 1
 - ii) a minimum of 268 long-term spaces and 66 short-term spaces in Phase 2
- ci) A strip of land not less than 0.5 metres in width along Weston Road (Phase 1) and 3.0 metres in width along Weston Road (Phase 2) shall be used for no other purpose than landscaping;
- cii) An urban square or piazza, comprised of soft and hard landscaping, shall be provided at the northeast intersection of Weston Road and Major Mackenzie Drive as shown on Schedule “E-1679”;
- di) The maximum height of a pergola or other accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 5.5 metres. The nearest part of the roof shall not be more than 4.0 metres above finished grade;
- ei) For the purposes of this By-law the following amenity area requirements shall apply:
 - i) the minimum amenity area for the Long-Term Care Facility, Independent Living Facility, Supportive Living Facility, and Retirement Residence shall be 9 m² per unit or suite combined between indoor and outdoor amenity areas;
 - ii) the minimum amenity area for Apartment Dwelling Units shall be 4 m² per dwelling unit combined between

indoor and outdoor amenity areas;

- fi) For the purposes of this By-law the following uses shall be permitted:
- i) only the following uses shall be permitted in Phase 1:
 - Supportive Living Facility
 - Long Term Care Facility
 - Independent Living Facility
 - Retirement Residence
 - Eating Establishment (ground floor only and accessory to the Supportive Living Facility, Long Term Care Facility, Independent Living Facility, and Retirement Residence)
 - Eating Establishment, convenience (ground floor only);
 - ii) the following additional uses to the permitted uses in an RA3 Apartment Residential Zone shall be permitted in Phase 2:
 - Supportive Living Facility
 - Long Term Care Facility
 - Independent Living Facility
 - Retirement Residence;
 - iii) the following additional uses to the permitted uses in an RA3 Apartment Residential Zone shall be permitted in Phase 2 on the ground floor only:
 - Personal Service Shop
 - Eating Establishment
 - Eating Establishment, Convenience, and
 - Retail Store;
 - iv) For Phase 2, no residential unit(s) (or portion thereof) or indoor/enclosed amenity space (or portion thereof) is permitted above the 12th storey of a building. Only a

mechanical room shall be permitted above the 12th storey of a building.

- gi) the minimum front yard setback from Weston Road shall be 0.7 metres from Wing A (Phase 1) and 2.8 metres from Building C (Phase 2);
 - gii) the minimum exterior side yard setback from Major Mackenzie Drive shall be 6.2 metres for Building E (Phase 2) measured from the property line after the road widening has occurred;
 - giii) the minimum interior side yard setback from the south lot line shall be 3 m for Phase 1;
 - giv) the minimum interior side yard setback from the north lot line shall be 14.1 m to the building and 12.3 m to the uncovered balconies for Phase 1;
 - gv) the minimum interior side yard setback from the north lot line shall be 16.9 m to Building C for Phase 2;
 - gvi) the minimum rear yard setback shall be 2.3 metres from Wing B (Phase 1);
 - gvii) the minimum setback of a below-grade parking structure from the front lot line (Weston Road) shall be 0 metres;
 - gviii) the minimum lot area shall be 20.356 m² per unit for Phase 1 and 28.055 m² per dwelling unit for Phase 2"
- c) Deleting Exception 9(1327) Section A in its entirety and substituting therefor the following paragraphs:
- "(1327) A. The following provisions shall apply to all lands zoned with the Holding Symbol "(H)" as shown on Schedule "E-1455", until the Holding Symbol "(H)" is removed pursuant to Subsection 36(1) or (3) of the *Planning Act*:
- i) Lands zoned with the Holding Symbol "(H)" shall be used only for a use legally existing as of the date of the enactment of By-law 210-2009, or the production of field crops;
 - ii) Removal of the Holding Symbol "(H)" from the Subject Lands or a

portion or phase thereof shall be contingent on all of the following:

- a) The approval of a Site Development Application for the Subject Lands or a portion or phase thereof to the satisfaction of the City;
- b) the Owner providing the City with an updated Block Plan for Block 33 West showing the associated land uses and statistics for approval by Vaughan Council;
- d) Deleting Exception 9(1327) Section B in its entirety and substituting therefor the following paragraphs:

B. Notwithstanding the provisions of:

- a) Subsection 2 respecting the Definitions;
- b) Subsection 3.8, Paragraphs a) and b) respecting Parking Requirements;
- c) Subsection 3.9, Paragraphs a) and d) respecting the Loading Space Requirements;
- d) Subsection 3.13 respecting the Minimum Landscaped Area and Subsection 5.1.1, Paragraph b) respecting the Landscaping Area;
- e) Subsections 5.1.4 respecting the Uses Permitted in All Commercial Zones and 5.6 respecting the Uses Permitted in a C5 Community Commercial Zone;
- f) Subsection 5.1.5 respecting the Commercial Zone requirements and Schedule “A” respecting the Minimum Zone requirements in a C5 Community Commercial Zone;
- g) Subsection 5.1.7 respecting a Drive-through Facility;

The following provisions shall apply to the lands shown as the “Subject Lands” on Schedules “E-1455A” and “E-1455B”, attached hereto as Schedules “3” and “4 respectively”:

- ai) for the purpose of zoning conformity, the portion of the Subject Lands located west of Vellore Park Avenue shall be deemed to be one lot and the portion of the Subject Lands located east

- of Vellore Park Avenue shall be deemed to be one lot, regardless of the number of buildings constructed on each lot or the creation of any new lots by consent and any easement or restrictions that are given;
- bi) the minimum number of parking spaces shall be 4.0 parking spaces per 100 m² of gross floor area except for a Self-Storage Facility;
 - bii) the minimum number of parking spaces for a Self-Storage Facility shall be 0.21 parking spaces per 100 m² of gross floor area;
 - biii) no parking shall be required for the second storey of Buildings “Q”, “R” and “S” abutting the Pedestrian Promenade (Vehicular Access Permitted) in Part “A” for up to a combined maximum gross floor area of 6,000 m²;
 - ci) no loading space shall be required for any Eating Establishment use;
 - cii) no loading spaces shall be required for any buildings located in Part “A”;
 - ciii) loading and unloading, for a Department Store use only, in Part “B”, east of Vellore Park Avenue, may be located between a building and Vellore Park Avenue and any loading and unloading area shall be screened from the street using one or a combination of the following:
 - landscaping
 - fencing
 - screen wall
 - building wall
 - civ) one (1) loading space shall be required for a Self-Storage Facility
 - di) the minimum requirement for 10% of the area of the lot to be used for no other purpose than landscaping shall not apply;

- dii) the minimum landscaping abutting the street line shall be as follows:
 - Weston Road - 3 m
 - Vellore Park Avenue - 3 m
 - Cityview Boulevard - 3 m
 - Major Mackenzie Drive - 3 m
- diii) An urban square, comprised of soft and hard landscaping, shall be provided at the north-west intersection of Cityview Boulevard and Major Mackenzie Drive, as shown on Schedule “E-1455B”;
- ei) the following additional uses to the C5 Community Commercial Zone shall be permitted in Part “A”:
 - Office and Stationary Supply, Sales, Service or Repair
 - Pharmacy
 - Print Shop
- eii) the following additional uses to the C5 Community Commercial Zone shall be permitted in Part “B”:
 - Department Store, only in the location shown on Schedule “E-1455B”
 - Office and Stationery Supply, Sales, Service or Repair
 - Pharmacy
 - Print Shop
 - Public Parking Lot or Parking Garage
 - Retail Nursery
 - Bank or Financial Institution, without an accessory Drive-through Facility on the west side of Vellore Park Avenue
 - Bank or Financial Institution, where a maximum of one (1) accessory Drive-through Facility associated with a Bank or Financial Institutional on the east side of Vellore Park Avenue may be permitted
 - One (1) Self-Storage Facility

For the purposes of this By-law, a Department Store shall mean the following:

"Department Store" shall mean a retail commercial establishment where a wide range of merchandise is sold, including, but not limited to: general merchandise, wine, lottery and retail nursery products, and where a wide range of accessory services may be provided, including, but not limited to: photography studio, eating establishment, including take-out, pharmacy, regulated health professional, bank and financial institutional, business and professional offices, supermarket, retail store, automotive rental, a public garage (automotive gas bar and car wash uses are not permitted), children's amusement facility, and personal service shop. Open Storage accessory to a Department Store use and a Seasonal Retail Nursery (operating from May to September of any year) accessory to a Department Store use shall also be permitted in accordance with Subsection 5.1.2.

For the purposes of this By-law, a Self-Storage Facility shall mean the following: "A Self-Storage Facility means a building consisting of individual, small, self-contained units that are leased or owned for the storage of goods and materials and not for the purposes of distribution associated with an employment use.

fi) the minimum yards for Part "A" shall be as follows:

- Weston Road - 3 m
- Vellore Park Avenue - 3 m
- Major Mackenzie Drive - 3 m
- Promenade (Vehicular Access Permitted) - 3 m

fii) the minimum yards for Part "A", west of Vellore Park Avenue, shall be as follows:

- Weston Road - 3 m
- Vellore Park Avenue - 3 m
- North (Property Line West of Vellore Park Avenue) - 9 m

- fiii) the minimum yards for Part "B", east of Vellore Park Avenue, shall be as follows:
- Vellore Park Avenue - 5m
 - Cityview Boulevard - 3m
 - Major Mackenzie Drive - 3m
 - East (Property Line) - 6m
 - North (Property Line East of Vellore Park Avenue) - 5m
- fiv) Building "X" located in Part "B", as shown on Schedule "E-1455B", shall be a minimum 9.5m and two-storeys in height, and shall include a functional second storey that may or may not be occupied by a permitted use; the maximum building height shall not exceed 4 storeys;
- fv) Building "W" located in Part "B", as shown on Schedule "E-1455B", shall be a minimum of 9.5 m and two-storeys in height, and may include a functional second storey that may or may not be occupied by a permitted use; the maximum building height shall not exceed 4 storeys;
- fvi) the maximum gross floor area shall not exceed the following:
- Part "B": 32, 500 m²
- fvii) the maximum gross floor area of all buildings shall not exceed 32,500 m² for Part "B" located east of Vellore Park Avenue.
- fviii) the maximum gross floor area devoted to a Department Store shall not exceed 13,000 m²;
- fix) the maximum gross floor area for any unit devoted to retail or service commercial use located in Part "A" shall not exceed 5,750 m²;
- fx) the maximum gross floor area for any unit devoted to retail or service commercial use in the portion of Part "B", east of Vellore Park Avenue, shall not exceed 2,800 m², except for the Department Store shown on Schedule "E-1455B";
- fxi) a minimum of 50% of the main entrances for buildings

adjacent to Weston Road or Major Mackenzie Drive shall be visible from Weston Road or Major Mackenzie Drive, and where buildings may have more than one main entrance;

fxii) a Pedestrian Promenade (Vehicular Access Permitted) shall be provided in a manner shown on Schedule "E-1455B" and shall be subject to the following:

- 1) a minimum width of 13 m;
- 2) all development located adjacent to the Pedestrian Promenade (Vehicular Access Permitted) shall have:
 - a) the primary entrances of buildings (Buildings "Q", "R", and "S") facing (fronting) onto the portion of the Pedestrian Promenade (Vehicular Access Permitted), shown as "Primary Entrance" on Schedule "E-1455B";
 - b) no building fronting onto the Pedestrian Promenade shown on Schedule "E-1455B" exceeding a maximum depth of 50 m;
 - c) buildings (Buildings "Q", "R" and "S") located within 3m of the Pedestrian (Vehicular Access Permitted) edge;

fxiii) the minimum setback from an "R" Zone in Part "B", east of Vellore Park Avenue, shall be 5 m;

fxiv) the maximum building height for a Self-Storage Facility shall not exceed 16.5 m (4 storeys);

fxv) the maximum gross floor area devoted to a Self-Storage Facility shall not exceed 11,100 m²;

gi) a drive-through facility shall not be permitted in Part "A" or Part "B" except as permitted by eii)"

e) Adding Schedule "E-1679" attached hereto as Schedule "1".

f) Deleting Schedule "E-1455" and substituting therefor the Schedule "E-1455" attached hereto as Schedule "2".

- g) Deleting Schedule “E-1455A” and substituting therefor the Schedule “E-1455A” attached hereto as Schedule “3”.
 - h) Schedule “E-1455B” and substituting therefor the Schedule “E-1455B” attached hereto as Schedule “4”.
 - i) Deleting Key Map 5E and substituting therefor the Key Map 5E attached hereto as Schedule “5”.
2. Pursuant to Section 37.1 of the *Planning Act*, the increase in the maximum height and density otherwise permitted on the lands shown on Schedule “E-1679” attached hereto as Schedule “1”, is subject to compliance with the conditions set out in this By-law and in the Section 37 Density Bonusing Agreement executed between the Owner of the Subject Lands and the City of Vaughan in return for the provisions of the following facilities, services and matters:
- a) The Owner of the Subject Lands shall make a monetary contribution in the amount of \$1,030,560, to the City of Vaughan, payable prior to the application for the first Building Permit for any below grade structure(s) for the development, such funds may be used by the City of Vaughan for the following potential local community benefits: Maintenance work in Vellore Hall; an emergency entrance at the Vellore Village Community Centre for emergency vehicles to gain access to the outdoor skating rink; and illuminated exterior signage for Vellore Village Library. The Owner shall also file with the City of Vaughan a Letter of Credit in the amount of \$1,476,440 through the Section 37 Density Bonusing Agreement, to secure eligible upgrades to the privately-owned publicly accessible space (POPS) located in Phase 2 of the Subject Lands, such as feature walls, a play structure, play area safety surface, fitness equipment, a trellis, unit paving, and permeable paving.
3. Schedules “1”, “2”, “3”, “4” and “5” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 28th day of June, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 4 of Report No. 27
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.



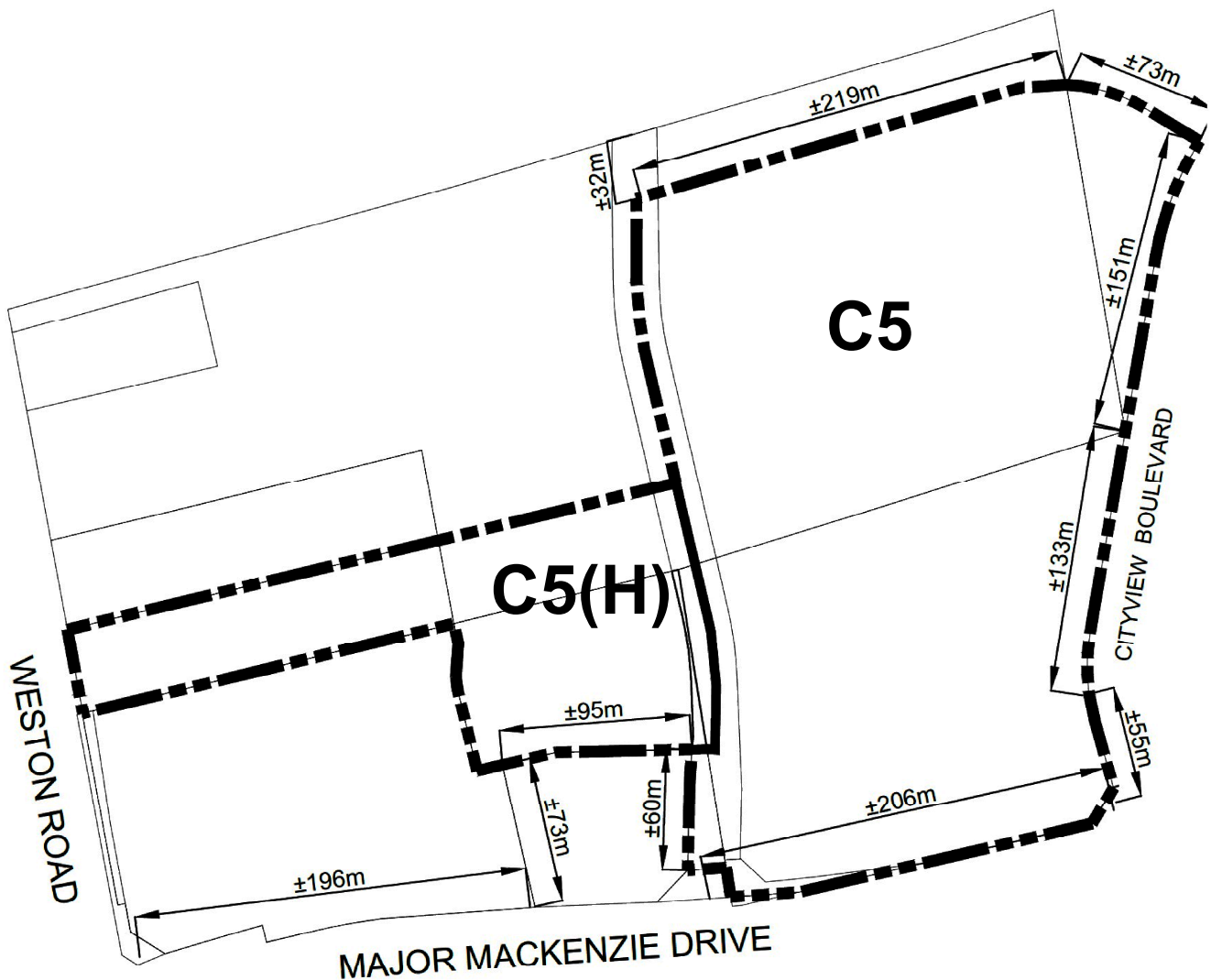
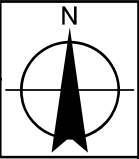
This is Schedule '1'
 To By-Law 191-2022
 Passed the 28th Day of June, 2022

File: Z.20.016
 Related File: OP.20.008 and DA.20.022
 Location: Part of Lot 21, Concession 5
 Applicant: Vaughan NW RR Propco LP
 City of Vaughan

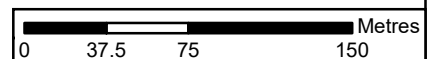
Signing Officers

 Mayor

 Clerk



This is Schedule 'E-1455'
To By-Law 1-88
Section 9(1327)



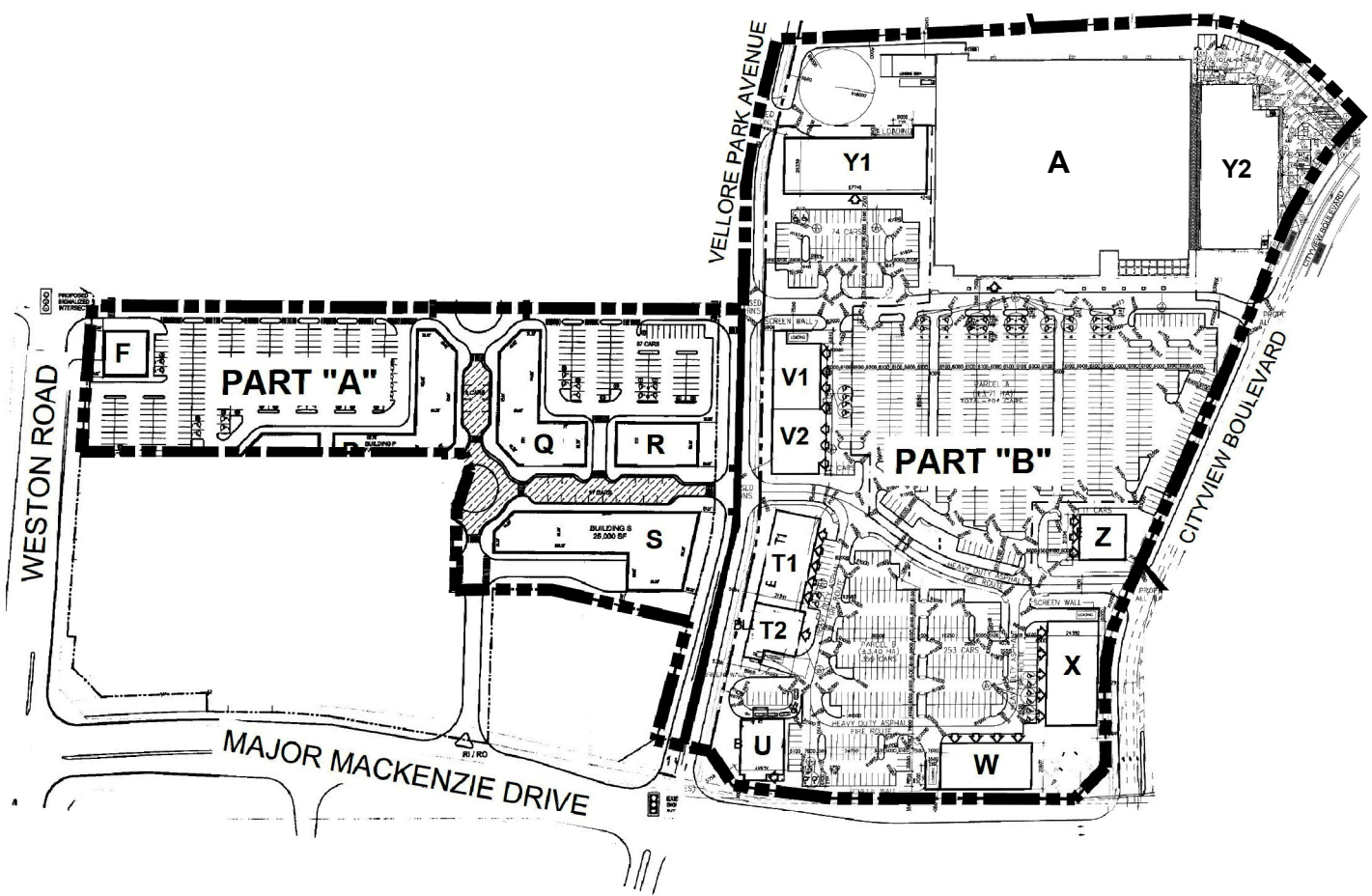
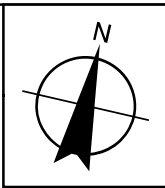
This is Schedule '2'
To By-Law 191-2022
Passed the 28th Day of June, 2022

File: Z.20.016
Related File: OP.20.008 and DA.20.022
Location: Part of Lot 21, Concession 5
Applicant: Vaughan NW RR Propco LP
City of Vaughan

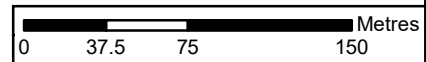
Signing Officers

Mayor

Clerk



This is Schedule 'E-1455A'
To By-Law 1-88
Section 9(1327)



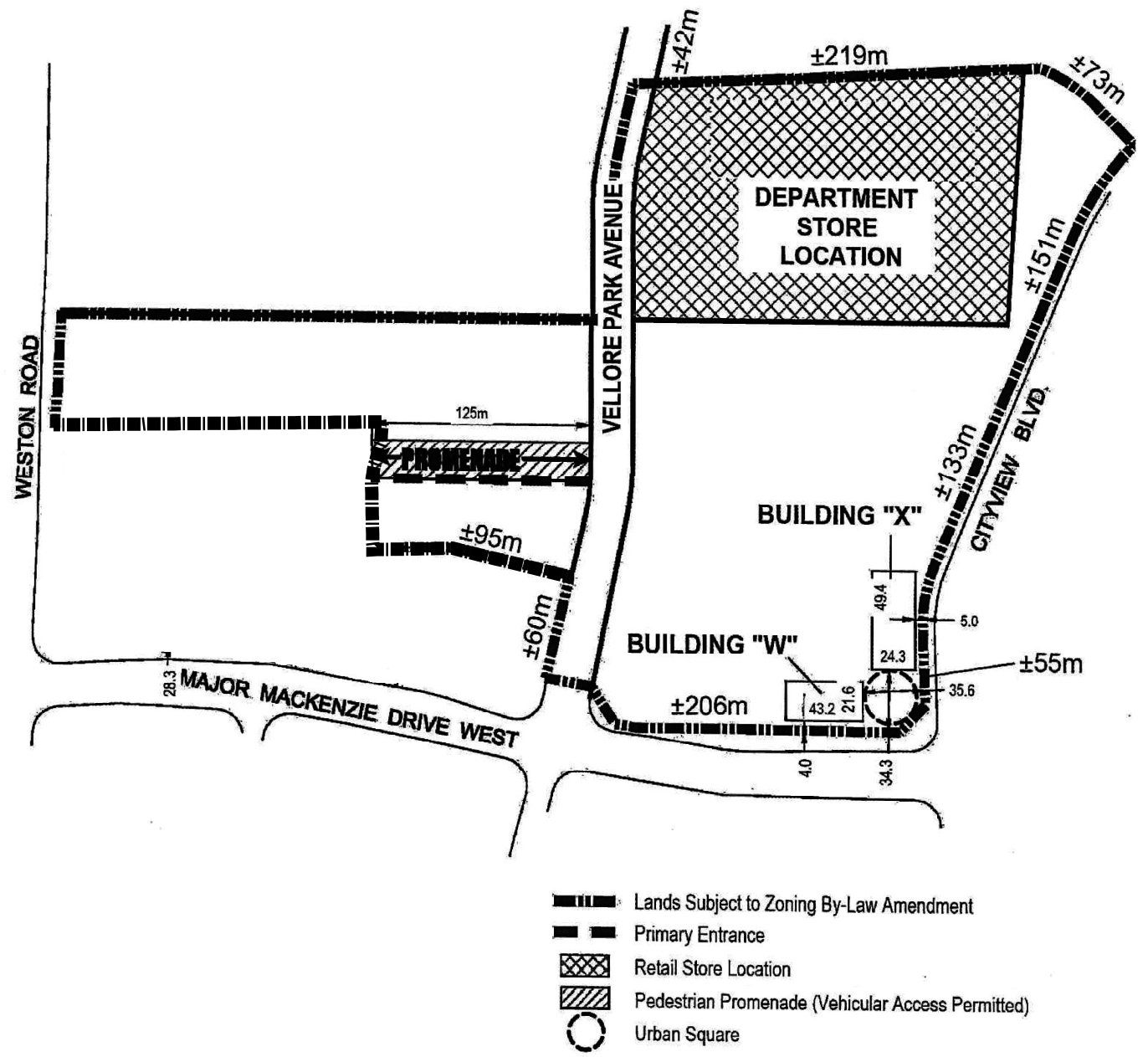
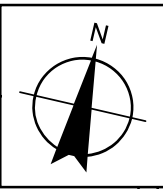
This is Schedule '3'
To By-Law 191-2022
Passed the 28th Day of June, 2022

File: Z.20.016
Related File: OP.20.008 and DA.20.022
Location: Part of Lot 21, Concession 5
Applicant: Vaughan NW RR Propco LP
City of Vaughan

Signing Officers

Mayor

Clerk



This is Schedule 'E-1455B'
To By-Law 1-88
Section 9(1327)

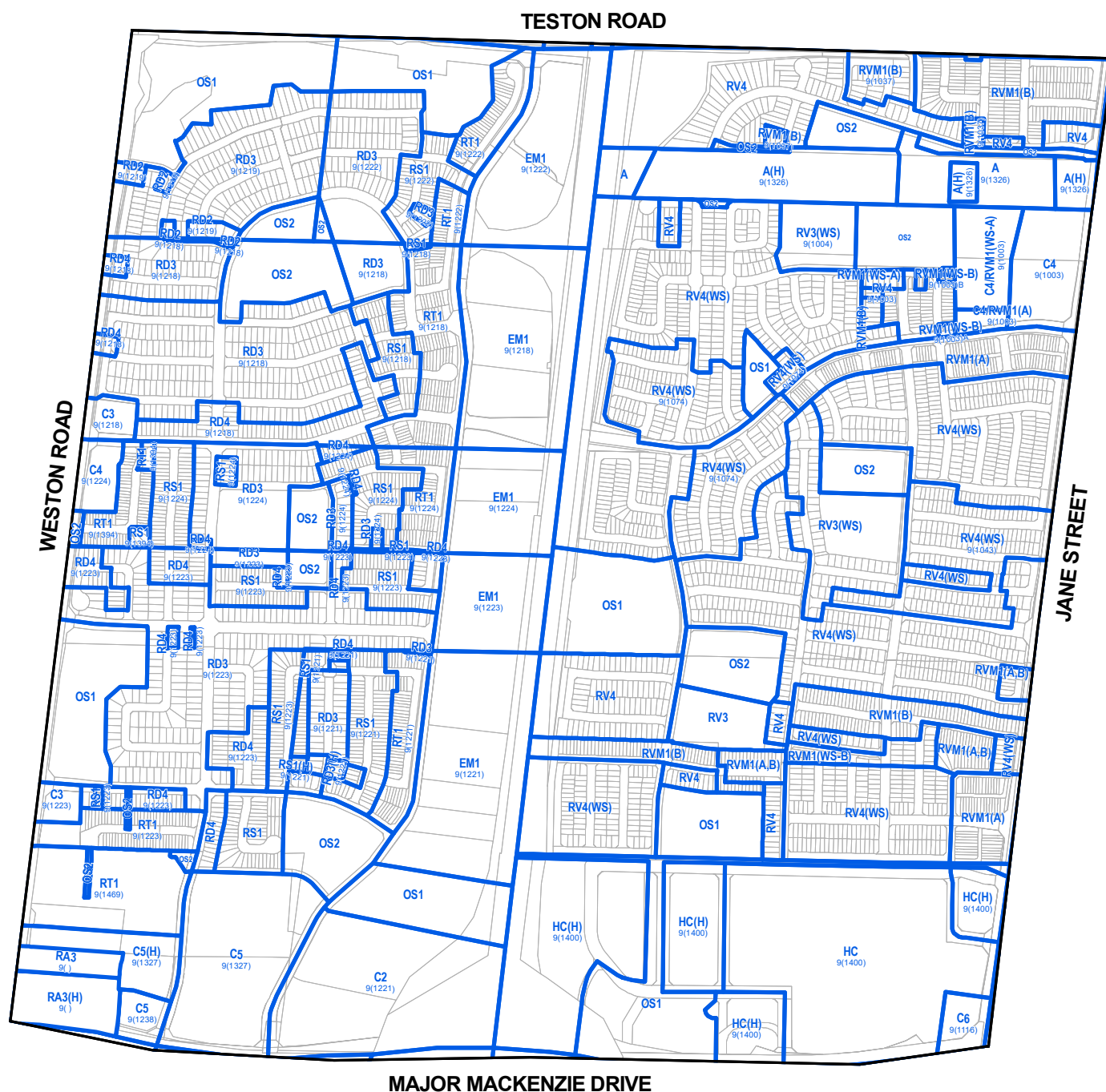
This is Schedule '4'
To By-Law 191-2022
Passed the 28th Day of June, 2022

File: Z.20.016
Related File: OP.20.008 and DA.20.022
Location: Part of Lot 21, Concession 5
Applicant: Vaughan NW RR Propco LP
City of Vaughan

Signing Officers

Mayor

Clerk



0 125 250 500 Metres

SUMMARY TO BY-LAW 191-2022

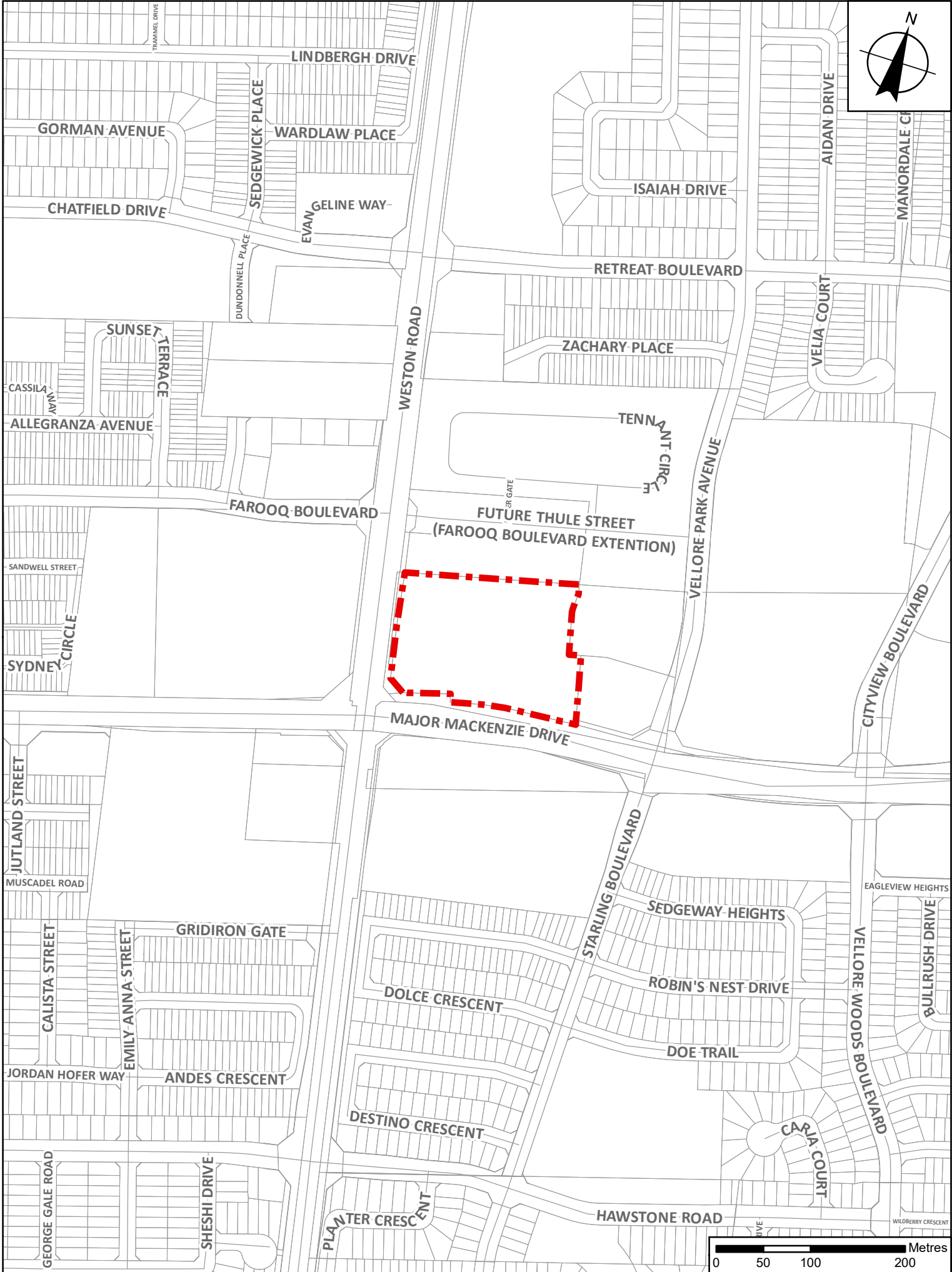
The lands subject to this By-law are located at the northeast corner of Major Mackenzie Drive West and Weston Road, being in Part of the West Half of Lot 21, Concession 5, City of Vaughan.

The purpose of this by-law is to rezone the lands to this By-law from C5 (H) Community Commercial Zone with the Holding Symbol “(H)”, subject to Exception 9(1327) to RA3 Apartment Residential Zone (Phase 1) and RA3 (H) Apartment Residential Zone with the Holding Symbol “(H)” (Phase 2) to facilitate the development of the Subject Lands in two Phases as follows:

- Phase 1 contains a 10 and 12-storey senior supportive living building connected by a 5-storey building
- Phase 2 contains three (3) mixed-use and residential apartment buildings as follows:
 - Building “C” – 12-storey mixed-use residential apartment building on a 2-storey podium with retail uses at grade
 - Building “D” – 6 to 12-storey mixed-use residential apartment building on a 2-storey podium with retail uses at grade
 - Building “E” – 6 to 12-storey residential apartment building on a 2-storey podium

The Holding Symbol “(H)” has been placed on the Phase 2 portion of the Subject Lands and shall not be removed or any portion thereof, until a number of conditions have been satisfied.

There is also a provision for the increase in the maximum height and density for the Subject Lands, in return for upgrades to the proposed on-site POPS to be secured through a Letter of Credit in the amount of \$1,476,440 and a monetary contribution of \$1,030,560 to secure off-site community benefits as determined by the City pursuant to Section 37 of the *Planning Act*, the policies of Vaughan Official Plan 2010 and the City’s guidelines for the implementation of Section 37.1.



Location Map To By-Law 191-2022

File: Z.20.016
Related File: OP.20.008 and DA.20.022
Location: Part of Lot 21, Concession 5
Applicant: Vaughan NW RR Propco LP
City of Vaughan



Subject Lands

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 192-2022

A By-law to adopt Amendment Number 85 to the Vaughan Official Plan 2010 for the Vaughan Planning Area.

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. THAT the attached Amendment Number 85 to the Vaughan Official Plan 2010 of the Vaughan Planning Area, consisting of the attached text and Schedules “1”, “2”, and “3” is hereby adopted
2. AND THAT this By-law shall come into force and take effect the day after the last day for filing a notice of appeal.

Enacted by City of Vaughan Council this 28th day of June, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No.4 of Report No. 27
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.

AMENDMENT NUMBER 85
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA

The following text and Schedules “1”, “2” and “3” constitute Amendment Number 85 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices “I”, “II” and “III”.

Authorized by Item No.4 of Report No. 27
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.

I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 ('VOP 2010') is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically Volume 1, Schedule 13 - Land Use; Volume 2, Section 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road policies; and Volume 2, Section 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road Map 12.6.A: Northeast Quadrant of Weston Road and Major Mackenzie Drive, to permit the phased development of the Subject Lands consisting of a 10 and 12 storey seniors supportive living building connected by a 5-storey building (Phase 1), and three (3) apartment buildings consisting of one (1) 6 to 12-storey residential apartment building and two (2) mixed-use residential apartment buildings measuring 6 to 12-storeys and 12 storeys respectively (Phase 2).

This Amendment will facilitate the following with respect to the Subject Lands identified as, "Lands Subject to Amendment No. 85" on Schedule "1" attached hereto, subject to the registration of a Section 37 Agreement and payment of the Section 37 contribution:

1. Permit an increase in the maximum Floor Space Index (FSI) from 2 times the area of the lot to 4.19 times the area of the lot for Phase 1 and 2.78 times the area of the lot for Phase 2, of the Subject Lands.
2. Permit an increase in the maximum building height from 6 storeys to 12 storeys for both Phase 1 and Phase 2 of the Subject Lands.
3. Permit a seniors supportive living building with a maximum 491.2 units per hectare for a Senior's Retirement, Nursing Home, or Long-term Care Facility Use in Phase 1 of the Subject Lands.
4. Permit amendments to the policies of VOP 2010 Volume 2, Area Specific Policy 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road, including the site-specific Urban Design policies, applicable to the Subject Lands.
5. Permit amendments to the location and function of the land uses identified in VOP 2010 Volume 2, Map 12.6.A: Northeast Quadrant of Major Mackenzie Drive and Weston Road for the subject lands.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands", are shown on Schedule "1", attached hereto, as "Lands Subject to Amendment No.85". The

Subject Lands are located on the northeast corner of Major Mackenzie Drive and Weston Road, being Part of the West Half of Lot 21, Concession 5, City of Vaughan.

III BASIS

The decision to amend VOP 2010 is based on the following considerations:

1. In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario “shall be consistent” with the Provincial Policy Statement, 2020 (‘PPS’). The PPS provides policy direction on matters of provincial interest related to land use planning and development. Key policy objectives include building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The PPS recognizes that local context is important. The Amendment is consistent with the PPS, specifically Sections 1.1.1, 1.1.3, 1.1.3.3, 1.4.1, 1.4.3, 1.4.3 b), d) and f), and 1.6.3 a) regarding: accommodating a market-based range and mix of residential types, and promoting land use planning, growth management and intensification to minimize land consumption and servicing costs; focusing development to development areas; appropriate development standards to facilitate transit-supportive intensification; providing a range of housing options required to meet the social, health, economic and well-being requirements of residents including special needs requirements, and densities to meet projected market-based and affordable needs of current and future residents, and densities which efficiently uses land resources infrastructure and public service facilities, and supports the use of active transportation and transit in areas where it exists or is to be developed; establishing development standards for residential intensification to facilitate compact form; the use of existing infrastructure and public service facilities should be optimized.

The Subject Lands are located within a Settlement Area as defined by the PPS and located at the northeast corner of two major arterial regional roads (Major Mackenzie Drive West and Weston Road), which are served by bus services on Major Mackenzie Drive West and Weston Road.

2. A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (‘Growth Plan’), as amended, is intended to guide decisions on a wide range of issues,

including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe, by encouraging the concentration of population and employment growth within the settlement areas and promotes the development of complete communities that offer a mix of housing types, access to local amenities and connections to municipal water and wastewater systems. Vaughan Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Growth Plan's emphasis on optimizing the use of the existing urban land supply represents an intensification first approach to development and city-building, one which focuses on making better use of existing infrastructure and public service facilities, and less on continuously expanding the Urban Boundary. The Amendment will facilitate a development that conforms to the policy framework of the Growth Plan, as the built form would efficiently and appropriately intensify the Subject Lands at a density supportive of Growth Plan objectives, specifically Sections 2.2.1, 2.2.2, 2.2.6, 2.2.6.3 with respect to directing growth to Settlement Areas in built-up locations; supporting a diverse range and mix of housing options; providing densities to meet the needs of current and future residents; and supporting the achievement of a complete community.

The Amendment contributes to the achievement of a complete community by supporting a range and mix of housing types and unit sizes and providing a built form that utilizes the Subject Lands more efficiently and at a density that would meet the needs of future and current residents. The Amendment is also compatible with the existing built form in the surrounding community, while also making efficient use of available infrastructure.

3. The York Region Official Plan 2010 ('YROP') guides economic, environmental, and community building decisions across York Region. The Subject Lands are designated "Urban Area" on Map 1: Regional Structure, of the YROP, which permits a range of residential, industrial, commercial, and institutional uses. Section 5.0 of the YROP states that "intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region". Section

5.3 of the YROP encourages intensification within the built-up areas that maximizes efficiencies in infrastructure delivery and supports active and public transportation use.

The Subject Lands are identified as a “Local Centre” by VOP 2010. Section 5.5 of the YROP provides policy direction for development in Local Centres which are smaller in scale and scope than Regional Centres, but identified as a focal point for residential, human services, commercial and office activities for the surrounding community. It further states that the appropriate level of development and density will depend on site-specific circumstances and the nature of the surrounding area. Local Centres are recognized for the role they play in achieving the Region’s intensification objectives and will be addressed within local intensification strategies. The Amendment is consistent with the policy framework of the YROP, specifically with the following policies:

- Section 5.5.1 - That local centres serve as important neighbourhood focal points that provide a range of working, shopping, recreation, human services and housing opportunities with appropriate forms and scale that complement the surrounding community.
- Section 5.5.5 - That the planning and implementation of Local Centres shall be consistent with the intensification policies of Section 5.3 of this Plan.

The Amendment achieves the objectives outlined in the policies above by providing a range of housing and commercial opportunities on the Subject Lands, including a Seniors Supportive Living Building in Phase 1 and retail components as part of the mixed-use residential buildings proposed in Phase 2. The Amendment would facilitate shared outdoor amenity areas in the form of various communal outdoor amenity spaces that include multiple seating areas, large communal patios, walking paths and landscaped areas in Phase 1. Phase 2 proposes a Privately Owned Public Space (‘POPS’) in the form of a park, piazza and mews, which provide passive recreational opportunities for future and existing residents of the community. On this basis, the Amendment meets the policy objectives for a Local Centre and therefore conforms to the YROP.

4. The Subject Lands are identified as being located within a “Local Centre” as identified on Schedule 1 - Urban Structure, of VOP 2010, specifically the “Vellore Centre” as identified on Figure 6 – Intensification Areas, of VOP 2010. “Local Centres” are identified by VOP 2010 as the mixed-use cores of their respective communities that are predominantly residential in character but will also include a mix of uses to allow residents of the Local Centre and of the surrounding community to meet daily needs close to where they live and work. Local Centres are to be pedestrian oriented places with good urban design and an intensity of development appropriate for supporting efficient transit service. The Vellore Centre is identified by VOP 2010 as an emerging Local Centre in this community that will be the focus for multi-family developments and may include mid-rise or high-rise buildings as appropriate.

The Amendment is appropriate for the following reasons:

- Section 9.2.2.4 of VOP 2010 states that Mid-Rise Mixed-Use areas are generally located in Intensification Areas and provide for a mix of residential, retail, community, and institutional uses. The “Mid-Rise Mixed-Use” designation of VOP 2010 and Section 12.6.2.2 of the Area Specific Plan permits Mid-Rise Buildings. Section 9.2.3.5.a. of VOP 2010 defines Mid-Rise Buildings as generally buildings over five (5) storeys in height up to a maximum of twelve (12) storeys in height.
- Section 12.6.3.1 of the Area Specific Plan states that the Village District area is the location of the most compact development form that is intended to be an area of mixed-use retail commercial and office development, combining high order retail uses and eating establishments. Residential uses appropriately integrated into the area are also permitted.
- The uses proposed through the Amendment are permitted in the Village District by Sections 12.6.2.1 and 12.6.3.2 of the Area Specific Plan, as well as a Senior’s Retirement, Nursing Home, or Long-term Care Facility in exchange for public benefits and meeting certain criteria in accordance with Section 12.6.2.1.c., which the development has achieved by:

- Providing an underground parking garage for the development in lieu of surface parking
- Not locating the Seniors Supportive Living Building adjacent to Low-Rise Residential areas
- Using private roads and their corresponding landscape strips to provide adequate separation distance from adjacent residential and mixed-use areas which mitigates the need for stepping down in height and density
- Ensuring the height, massing and scale of the Seniors Supportive Living Building is complementary to and compatible with the Mid-Rise Mixed-Use designation of the surrounding lands in the Area Specific Plan, including the Phase 2 lands, which also have a maximum permitted height of 6 storeys, and proposing 12 storeys
- Facilitating a development that is accessible to and from the Highway 400 corridor

5. The statutory Public Hearing was held on October 6, 2020. The recommendation of the Committee of the Whole to receive the Public Hearing report of October 6, 2020, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on October 21, 2020. Vaughan Council on June 28, 2022, ratified the June 7, 2022 Committee of the Whole (1) recommendation to approve Official Plan Amendment File OP.20.008, (Vaughan NW RR Propco LP).

6. York Region, on April 14, 2022 exempted Official Plan Amendment File OP.20.008 from Regional approval, in accordance with Regional Official Plan Policy 8.3.8, as it does not adversely affect Regional planning policies or interests and is considered a matter of local significance.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, Section 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road, is hereby amended by:

1. Amending Schedule 13 - Land Use of Volume 1 of VOP 2010, identified on Schedule 2 attached hereto, to identify a Maximum Building Height ("H" – Height)

of 12 storeys and a maximum FSI (“D” – Density) on the Subject Lands of 4.19 times the area of the lot for Phase 1 and 2.78 times the area of the lot for Phase 2.

2. Adding the following policies to VOP 2010 Volume 2, Section 12.6 – Northeast Quadrant of Major Mackenzie Drive and Weston Road, after policy 12.6.12.2.e, in numerical order:

“(OPA #85) 12.6.13 - Policies Applicable to the Site-Specific Policy Area as shown on Map 12.6.A:

12.6.13.1 Notwithstanding policy 12.6.1.1

- i) the subject lands have been further delineated as Site Specific Policy Area, shown on Map 12.6.A.

12.6.13.2 Notwithstanding policy 12.6.2.1.c.

- i) a Long-Term Care Facility, Independent Living Facility, Supportive Living Facility and Retirement Residence uses shall be permitted, and for Phase 1 only, up to a maximum of 491.2 units per hectare and 12 storeys in height and subject to policy 12.6.2.1.c.i. and ii. A, D, E, G, H, I and J, and K.

12.6.13.3 An Urban Square shall also be known as a Piazza

12.6.13.4 Policy 12.6.2.5 shall not apply

12.6.13.5 Notwithstanding policy 12.6.3.3

- i) a development up to a maximum Gross Floor Area (GFA) of 80,330 square metres may be accommodated

12.6.13.6 Policy 12.6.3.6 shall not apply

12.6.13.7 Notwithstanding policy 12.6.3.7

- i) sidewalks shall be provided along the Village Promenade in order to allow for an active pedestrian environment. All buildings along the Village Promenade shall provide retail, commercial, amenity, residential uses and/or community uses at grade

12.6.13.8 Notwithstanding policy 12.6.3.8

- i) a portion of the Village Promenade as shown on Map 12.6.A

shall permit limited vehicular traffic specifically for visitor, pick-up/drop-off and delivery functions

- 12.6.13.9 Notwithstanding policy 12.6.3.10
- i) surface parking for uses within the Village District shall be provided outside of the Pedestrian Only Promenade. Surface parking uses within the areas shown as Village Promenade (Limited Vehicle Access) on Map 12.6.A shall only be used for short-term visitor, pick-up/drop-off and delivery functions
- 12.6.13.10 Notwithstanding policy 12.6.5.2
- i) Service and loading/unloading areas facing the Village Promenade, private and/or public streets should be appropriately screened
- 12.6.13.11 Notwithstanding policy 12.6.6.2
- i) the preparation of an Urban Design Brief prior to the approval of a Site Development application shall be to the satisfaction of the City and shall address policy 12.6.6.2.a., b., c., d., and e.
- 12.6.13.12 Notwithstanding policy 12.6.6.9
- i) Buildings along the Village Promenade should be designed with architectural elements such as, canopies or other architectural features for weather protection where feasible, to create an active pedestrian realm
- 12.6.13.13 Notwithstanding policy 12.6.6.10
- i) Buildings along the Village Promenade should be sited and organized to address the Promenade
- 12.6.13.14 Policy 12.6.6.12 shall not apply
- 12.6.13.15 Policy 12.6.6.13 shall not apply
- 12.6.13.16 Notwithstanding policy 12.6.6.24
- i) Parking, with the exception of short-term visitor, pick-up/drop-off and delivery functions, shall not be permitted within the Village Promenade, as shown on Map 12.6.A. Parking shall

be parallel parking adjacent to sidewalks

12.6.13.17 Notwithstanding policy 12.6.6.25

- i) there shall be no loading requirement for buildings located within the Village Promenade. Service and loading/unloading areas facing the Village Promenade and/or private and/or public street should be appropriately screened”

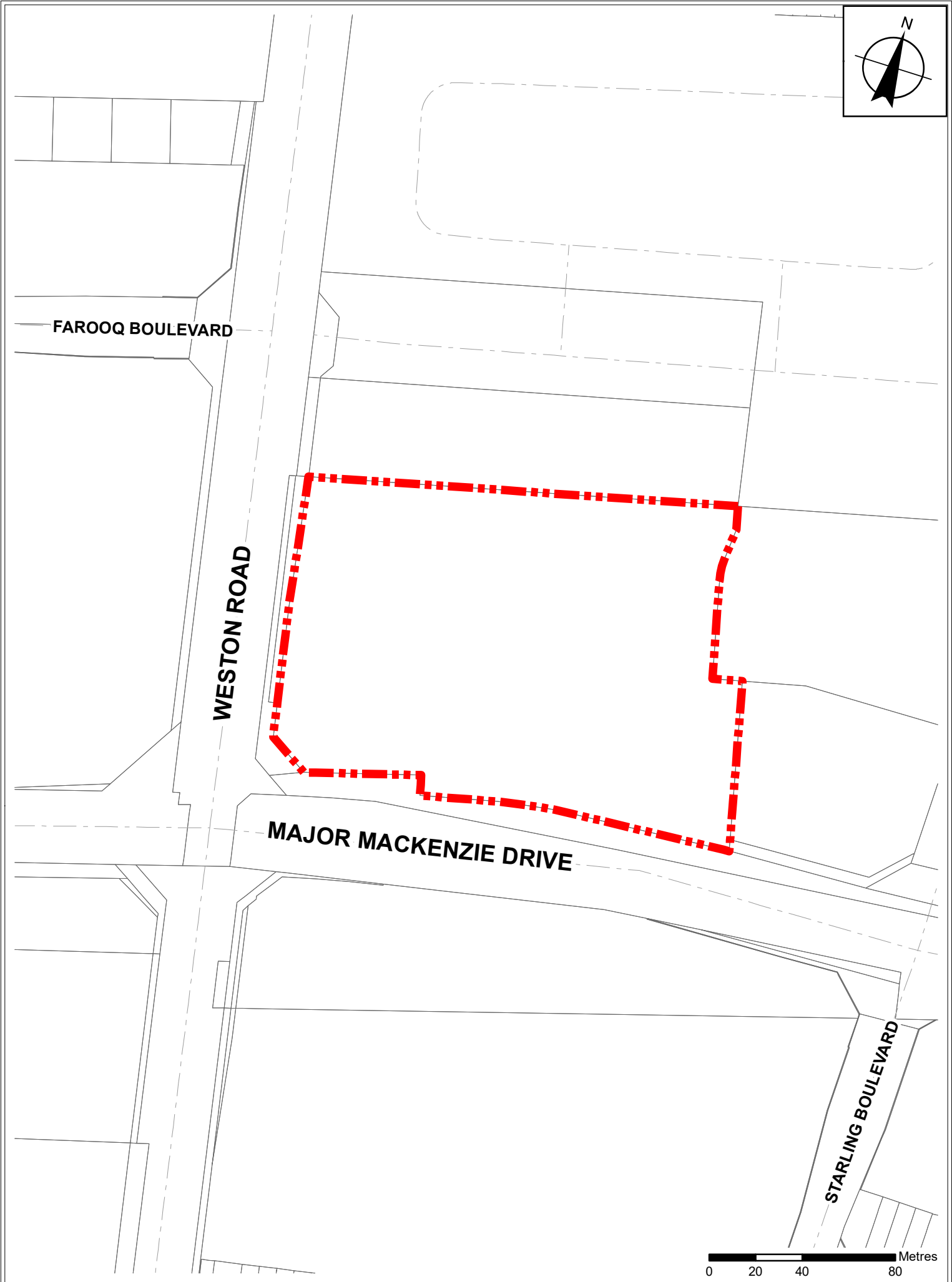
- 3. Amending VOP 2010, Volume 2, Map 12.6.A: Northeast Quadrant of Weston Road and Major Mackenzie Drive of Volume 2 of VOP 2010, attached hereto as Schedule ‘3’, to identify the Subject Lands shown on Schedule ‘1’ as “Lands Subject to Policy 12.6.13 – Site-Specific Policy Area”, to identify the location and function of the land uses within the Site-Specific Policy Area, and to change a portion of the road identified as Promenade Area ‘A’ to Private Driveway.

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 1-88, and Site Development Approval, pursuant to the *Planning Act*.


VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.



THIS IS SCHEDULE '1'
TO OFFICIAL PLAN AMENDMENT No. 85
ADOPTED THE 28TH DAY OF JUNE, 2022

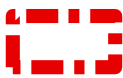
FILE: OP.20.008
RELATED FILES: Z.20.016, DA.20.022
LOCATION: Part of Lot 21, Concession 5
APPLICANT: Vaughan NW RR Propco LP
CITY OF VAUGHAN

 **LANDS SUBJECT TO
AMENDMENT No. 85**



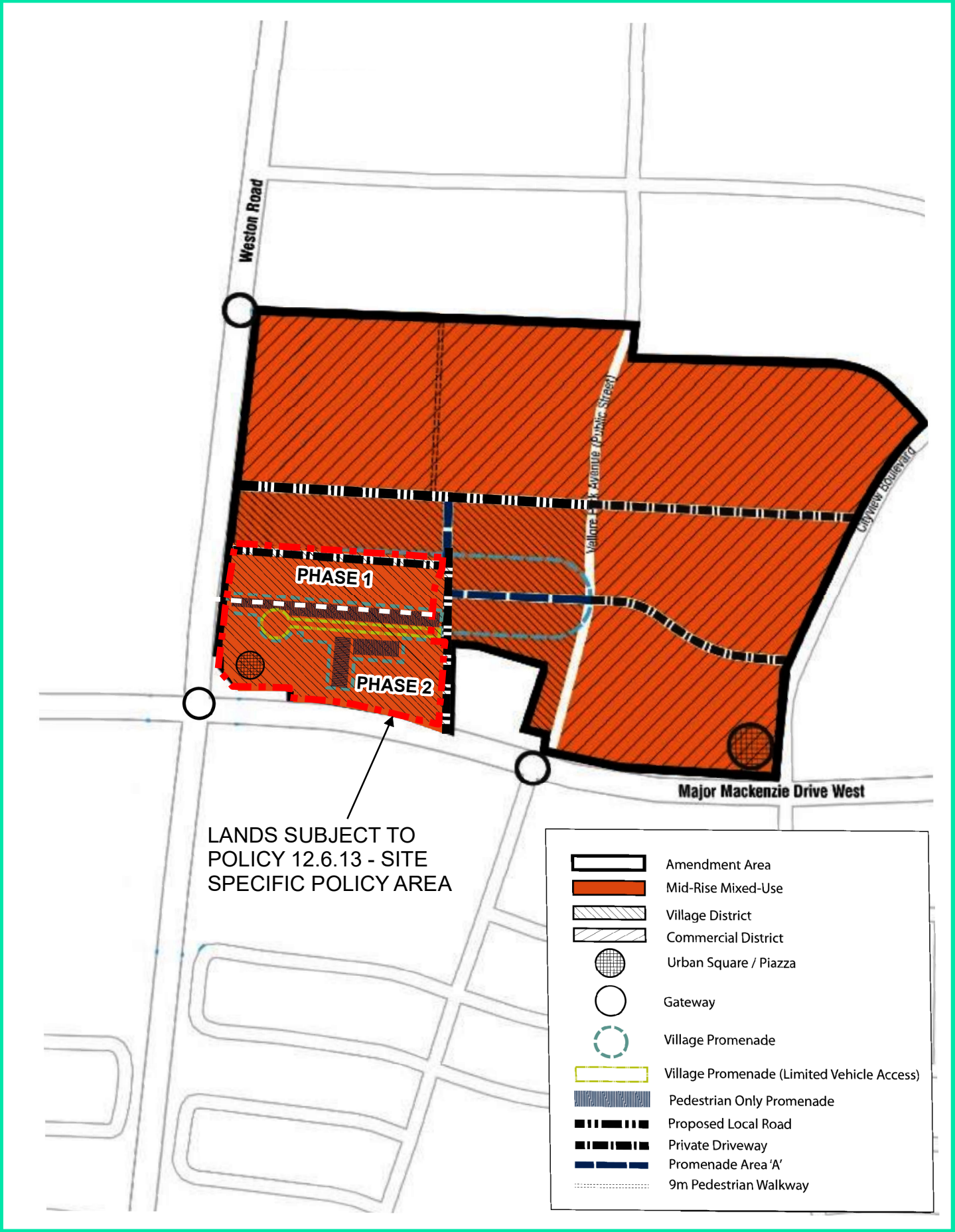
THIS IS SCHEDULE '2'
TO OFFICIAL PLAN AMENDMENT No. 85
ADOPTED THE 28TH DAY OF JUNE, 2022

FILE: OP.20.008
RELATED FILES: Z.20.016, DA.20.022
LOCATION: Part of Lot 21, Concession 5
APPLICANT: Vaughan NW RR Propco LP
CITY OF VAUGHAN



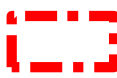
Lands Subject to
Amendment No. 85

Map 12.6.A:
North East Quadrant of Weston Road and Major Mackenzie Drive



THIS IS SCHEDULE '3'
TO OFFICIAL PLAN AMENDMENT No. 85
ADOPTED THE 28TH DAY OF JUNE, 2022

FILE: OP.20.008
RELATED FILES: Z.20.016, DA.20.022
LOCATION: Part of Lot 21, Concession 5
APPLICANT: Vaughan NW RR Propco LP
CITY OF VAUGHAN

 Lands Subject to
Amendment No. 85

APPENDIX I

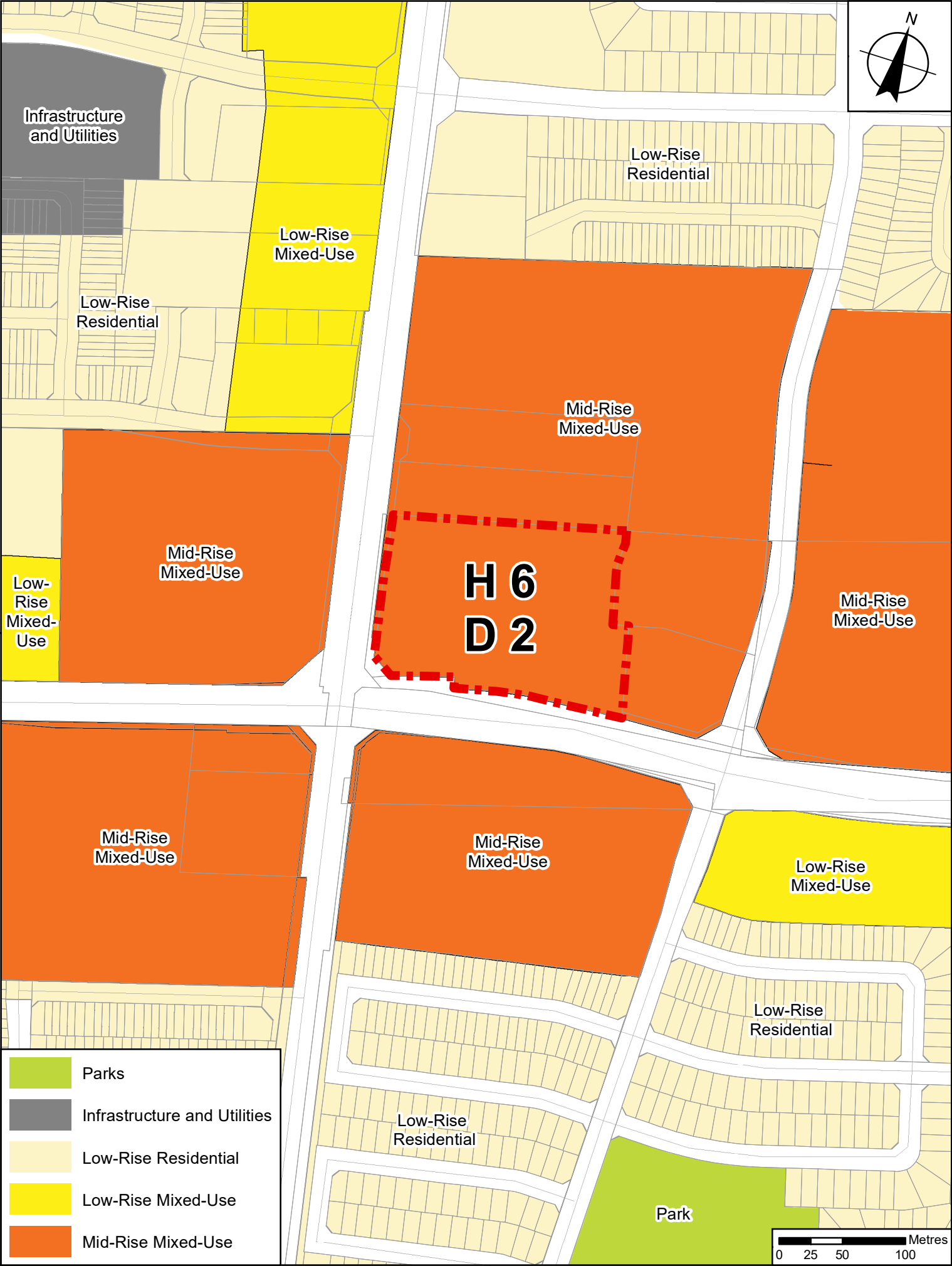
The Subject Lands are located on the northeast corner of Major Mackenzie Drive and Weston Road, being Part of the West Half of Lot 21, Concession 5, in the City of Vaughan.

The purpose of this Amendment is to amend VOP 2010, Volume 1, Schedule 13 - Land Use together with the policies and map 12.6.A in Volume 2, Section 12.6 – Northeast Quadrant of Major Mackenzie Drive and Weston Road, as follows, to permit a phased development consisting of a seniors supportive living building (Phase 1) and three (3) mid-rise apartment buildings consisting of one (1) 6 to 12-storey residential apartment building and two (2) mixed-use residential apartment buildings 6 to 12-storeys and 12 storeys respectively (Phase 2):

1. Permit an increase in the maximum FSI from 2 times the area of the lot to 4.19 times the area of the lot (Phase 1) and 2.78 times the area of the lot (Phase 2).
2. Permit an increase in the maximum building height from 6 storeys to 12 storeys for both Phase 1 and Phase 2.
3. Permit a seniors supportive living building with maximum 491.2 units per Hectare for a Senior's Retirement, Nursing Home, or Long-term Care Facility Use in Phase 1.
4. Permit amendments to the policies of VOP 2010 Volume 2, Area Specific Policy 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road, including the site-specific Urban Design policies, applicable to the Subject Lands.
5. Permit amendments to the location and function of the land uses identified in VOP 2010 Volume 2, Map 12.6.A: Northeast Quadrant of Major Mackenzie Drive and Weston Road for the subject lands.

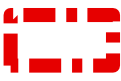
On June 28, 2022, Vaughan Council ratified the June 7, 2022 recommendation of the Committee of the Whole (1) recommendation, to approve Official Plan Amendment File OP.20.008 (Vaughan NW RR Propco LP) as follows (in part):

- “1. THAT Official Plan Amendment File OP.20.008 (Vaughan NW RR PropCo LP) BE APPROVED, to amend the “Mid-Rise Mixed-Use” designation of Vaughan Official Plan 2010, Volume 1, Schedule 13 - Land Use, and Volume 2, Area Specific Policy 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road, to increase the maximum permitted height from 6 storeys to 12 storeys and maximum permitted FSI from 2 times the area of the lot to 4.19 times the area of the lot for Phase 1, and 2.78 times the area of the lot for Phase 2.”

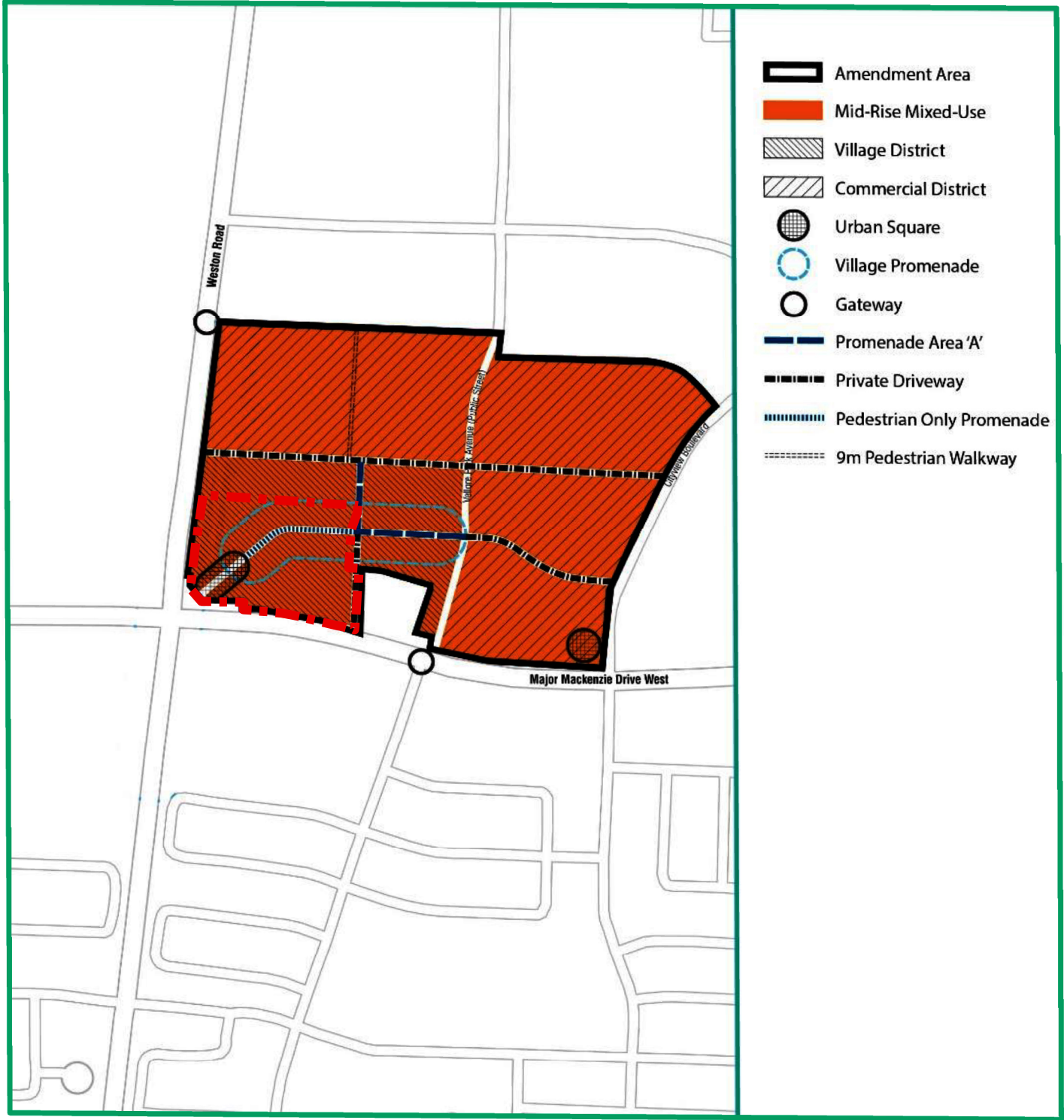


APPENDIX II
EXISTING LAND USES
OFFICIAL PLAN AMENDMENT No. 85

FILE: OP.20.008
RELATED FILES: Z.20.016, DA.20.022
LOCATION: Part of Lot 21, Concession 5
APPLICANT: Vaughan NW RR Propco LP
CITY OF VAUGHAN

 Lands Subject to
Amendment No. 85

Map 12.6.A:
North East Quadrant of Weston Road and Major Mackenzie Drive



APPENDIX III
EXISTING LAND USES
OFFICIAL PLAN AMENDMENT No. 85

FILE: OP.20.008
RELATED FILES: Z.20.016, DA.20.022
LOCATION: Part of Lot 21, Concession 5
APPLICANT: Vaughan NW RR Propco LP
CITY OF VAUGHAN

 Lands Subject to
Amendment No. 85

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 193-2022

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, be and it is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “E-1680”, attached hereto as Schedule “1”, from A Agricultural Zone to RM2 Multiple Residential Zone and OS1 Open Space Conservation Zone, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1549) Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting Definitions;
 - b) Subsection 3.8 respecting Parking Requirements;
 - c) Subsection 3.13 respecting Minimum Landscaped Area;
 - d) Subsection 3.14 respecting Permitted Yard Encroachments;
 - e) Subsection 3.17 respecting Portions of Buildings Below Grade;
 - f) Subsection 3.21 respecting Frontage on a Public Street;
 - g) Subsection 4.1.1 respecting Accessory Buildings and Structures;
 - h) Subsection 4.1.3 respecting Rooms Below Grade;

- i) Subsection 4.1.4 respecting Parking and Access Requirements;
- j) Subsection 4.9 respecting Permitted Uses;
- k) Schedule “A” respecting the zone standards in the RM2 Zone;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1680”:

- ai) The following definitions shall apply for the lands shown on Schedule “E-1680”:

LOT shall mean the Subject Lands shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the existing number of lots, the creation of separate units and/or lots by way of a plan of condominium, consent or other permissions, and any easements or registrations that are granted, shall be deemed to comply with the provisions of Zoning By-Law 1-88

FRONTAGE ON A PUBLIC STREET No person shall erect any building in any zone unless the lot upon which such building is to be erected fronts onto a public street or a private condominium road or walkway

FRONT LOT LINE shall be deemed to be Petticoat Road

REAR LOT LINE shall be deemed to be Major Mackenzie Drive

BALCONY shall mean a platform without a foundation and with at least one side open which is covered or uncovered:

- bi) Parking shall be provided for all Residential Dwellings at a rate of 1.15 spaces / unit
- bii) The maximum driveway width shall be 7.6 metres
- ci) The minimum landscape strip width along a lot line adjacent to a street line shall be:
 - 0.6 m (Major Mackenzie Drive)
 - 1.5 m (Petticoat Road)

- di) The maximum canopy encroachment into required yards shall be 1.0 m (Blocks 1 & 3).
- ei) The minimum required setback from an underground parking structure shall be 0.0 m.
- fi) A Block Townhouse Dwelling and a semi-detached Dwelling shall be permitted to front onto a Public or Private Street and/or a walkway.
- gi) Accessory Structures are not required to be located in the rear yard.
- gii) The maximum height of a retaining wall constructed on a property line between two residential lots shall be 1.94 metres.
- giii) The minimum setback of a retaining wall constructed on a property line between two residential lots shall be 0.0 metres.
- giv) The maximum height of an accessory structure shall be 4.83 metres.
- hi) A cellar or part of a cellar may be used as a dwelling unit within Blocks 1, 2 and 3.
- i) Parking spaces for the semi-detached dwelling shall be located within the underground parking garage.
- ii) The minimum landscape strip width around the periphery of an outdoor parking area shall be 0.0 m.
- iii) Subsection 4.1.4 b) ii) shall not apply.
- ji) A semi-detached dwellings shall be permitted as an additional use.
- ki) The minimum required Lot Area shall 100 m² per unit
- kii) The minimum required Front yard abutting Petticoat Road shall be:
 - 3.0 metres for Block 3
 - 4.0 metres for Block 4
- kiii) The minimum required Rear yard abutting Major Mackenzie

Drive shall be:

- 3.0 metres for Block 1
- 0.9 metres for garbage enclosure
- 0.6 m for the exit stair

kiv) The maximum permitted Building Height shall be:

- 14.2 metres for Block 1
- 11.4 metres for Block 2
- 13.6 metres for Block 3
- 12.62 metres for Block 4

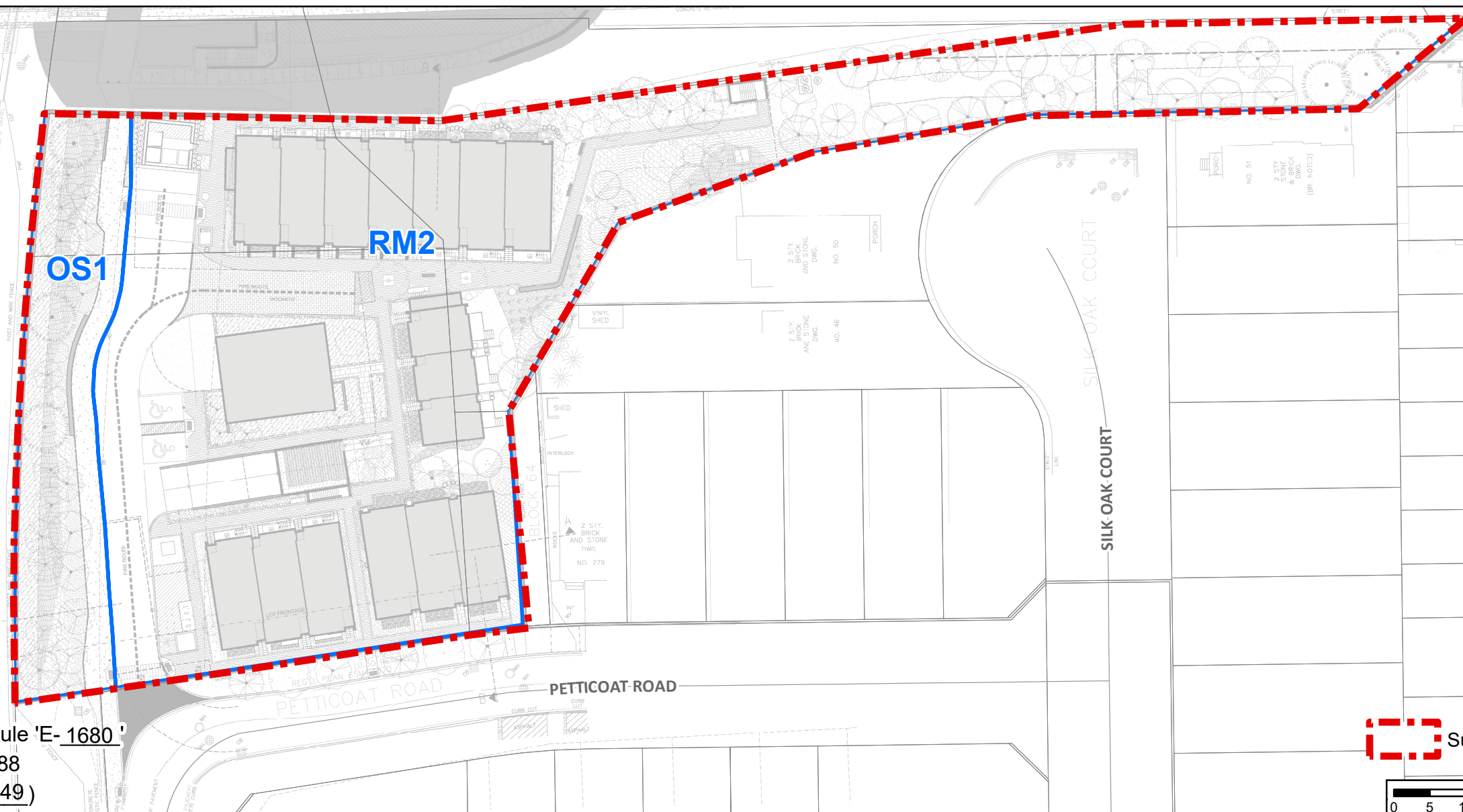
- c) The minimum required setback to the Metrolinx rail corridor on the west side of the Subject Lands to a dwelling wall shall be 26.46 metres.
- d) Adding Schedule “E-1680” attached hereto as Schedule “1”.
- e) Deleting Key Map 3D and substituting therefor the Key Map 3D attached hereto as Schedule “2”.

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


Enacted by City of Vaughan Council this 28th day of June, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



This is Schedule 'E- 1680'
To By-Law 1-88
Section 9(1549)

 Subject Lands

0 5 10 20 Metres

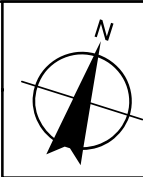
File: Z.16.006
Related File: DA.19.070
Location: Part of Lot 20, Concession 3
Applicant: 2640174 Ontario Inc.
City of Vaughan

This is Schedule '1'
To By-Law 193-2022
Passed the 28th Day of June, 2022

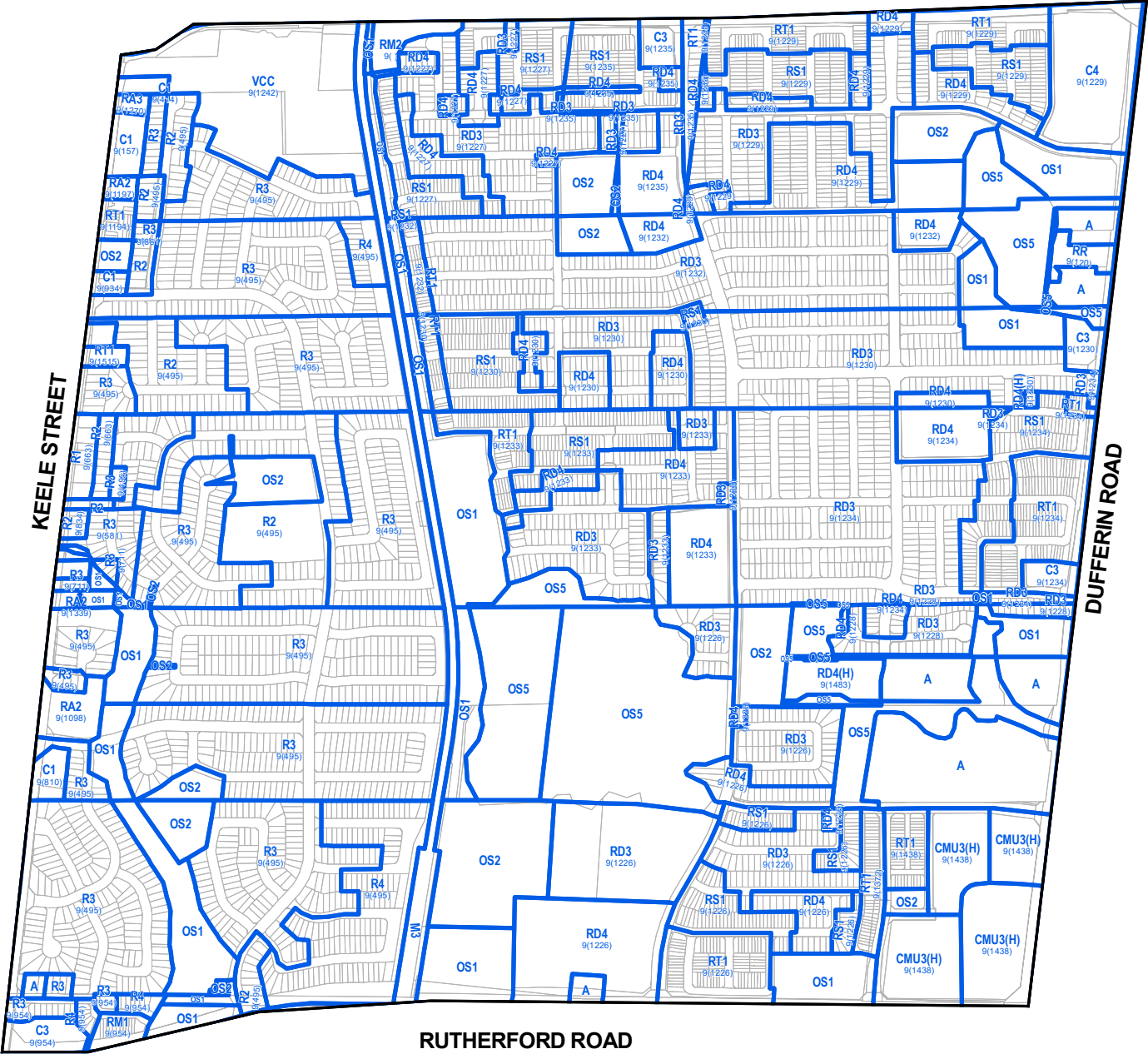
Signing Officers

Mayor

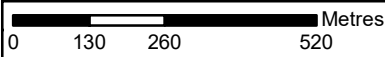
Clerk



MAJOR MACKENZIE DRIVE



KEY MAP 3D
BY-LAW NO. 1-88



This is Schedule '2'
To By-Law 193-2022
Passed the 28th Day of June, 2022

File: Z.16.006
Related File: DA.19.070
Location: Part of Lot 20, Concession 3
Applicant: 2640174 Ontario Inc.
City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 193-2022

The lands subject to this By-law are located on the south side of Major Mackenzie Drive and directly east of the Metrolinx rail corridor, being Part of Lot 20 Concession 3 and municipally known as 2057 Major Mackenzie Drive ("Subject Lands").

The purpose of this by-law is to rezone the Subject Lands from A Agricultural Zone to RM2 Multiple Family Residential Zone and OS1 Open Space Conservation Zone and to permit site-specific exceptions to the RM2 Multiple Family Residential Zone to facilitate the development of 62 stacked and stacked back-to-back townhouse units and a semi-detached dwelling with 2 units with underground parking, at-grade amenity areas and visitor parking.

It is noted that the Decision of the Local Planning Appeal Tribunal Issued September 7, 2018, Case No. PL170305, approved in principle the amendment to By-law No. 1-88 to rezone the lands from A Agricultural Zone to RM2(H) Multiple Residential Zone subject to the Holding symbol (H) and OS1 Open Space Conservation Zone, and subject to the conditions and provisos set out in Item 2, CW Report No. 18 of the City of Vaughan.

Item 2, CW Report No. 18 of the City of Vaughan contained the condition that the Subject Lands be zoned with a Holding Symbol ('H') until it was confirmed that there is adequate water and sewage capacity to service the Development. Through the review of related file DA.19.070 the Development Engineering Department has confirmed there is adequate capacity and has recommended that allocation be granted to service this development. Therefore, the Holding Symbol ('H') is not required, and therefore this zoning by-law amendment will not be passed with a Holding Symbol ('H').



Location Map
To By-Law 193-2022

File: Z.16.006
Related File: DA.19.070
Location: Part of Lot 20, Concession 3
Applicant: 2640174 Ontario Inc.
City of Vaughan



Subject Lands

MEMBER'S RESOLUTION

Council Report

DATE: Tuesday, June 28, 2022

TITLE: SPECIAL EVENTS AT THE VMC

FROM:

Mayor Maurizio Bevilacqua

Whereas, the Vaughan Metropolitan Centre (VMC) is being developed as the new downtown for the City of Vaughan; and

Whereas, the process for developing the VMC is occurring in a phased manner, where partial redevelopment of blocks of lands are underway; and

Whereas, there is an opportunity to continue to animate and activate these partially developed blocks, providing the Citizens of Vaughan with unique and varied experiences; and

Whereas, Screemers Inc., Canary Events Inc., and Elle' Events have successfully conducted events at the proposed location before; and

Whereas, past events have been well-received by the public and raised \$50,000 for Caritas in 2021 and over \$450,000 for Epilepsy Toronto in 2020 and 2021; and

Whereas, these events are to take place throughout October, and from mid-November until January 2, 2023; and

Whereas, the City of Vaughan Special Events By-law limits special events to 4 consecutive days within a 30 day period ensuring minimal disruption to the quiet enjoyment of the City of Vaughan; and

Whereas, limiting the proposed activities and events would not be conducive to the proposed events; and

Whereas, permitting these proposed events will include the appropriate limitations as prescribed within the requirements of the City of Vaughan Special Events By-law and as determined by the Director & Chief Licensing Officer of By-law & Compliance, Licensing and Permit Services, to ensure the safe enjoyment of the event and minimize the possibility of disruption to the residents of Vaughan.

It is therefore recommended:

1. That an exemption to sections of the Special Event By-law be authorized by Council to allow for two events (Screamers and Holiday Nights of Lights), operated by Screamers Inc., and Canary Events Inc. and Elle' Events respectively, subject to the following conditions:
 - a. That a special event permit is obtained for each event;
 - b. That the exemption proposed only apply to the appropriate sections of the Special Event By-law that limit maximum number of consecutive days, thereby permitting the events to begin upon the date indicated on the respective Special Event Permits and expire no later than 45 days later;
 - c. That the proposed event only be permitted within Assembly Park, at 80 Interchange Way, Vaughan;
 - d. That all activities be limited from 8:00 a.m. to 11:00 p.m.;
 - e. That any and all food trucks, food vendors and other vendors be licensed, where required to be so, in accordance with the City of Vaughan Business Licensing By-law; and
 - f. That the event organizers shall indemnify the City of Vaughan for all activities which occur in association with all the above-mentioned activities; and
 - g. That the Chief Licensing Officer be authorized to ask event organizers for any other information or to fulfill any other requirements, as she might deem appropriate, and that the Chief Licensing officer be authorized to take any necessary actions to ensure compliance.