

**THE CITY OF VAUGHAN**

**BY-LAW**

**BY-LAW NUMBER ~ -2021**

**A By-law to amend City of Vaughan By-law No. 1-88 as amended.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time.

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council and not approved at this time, with which the matters herein set out are in conformity;

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

1. That the City of Vaughan By-Law 1-88, as amended, is hereby further amended by:
  - a. Deleting Exception 9(477 D) from Section 9.0 “Exceptions” and substituting the word “Deleted”.
  - b. Rezoning the lands shown on Schedule “E-xxxx”, attached hereto as Schedule “1” from C1 Restricted Commercial Zone, subject to Exception 9(477 D), to RA3 Apartment Residential Zone, subject to Exception 9(xxxx), in the manner shown on Schedule “1”.
  - c. Adding the following paragraph to Section 9.0 “Exceptions:  
9(xxxx) A. Notwithstanding the provisions of:
    - a) Subsection 2.0 respecting definitions;
    - b) Subsection 3.8 respecting parking requirements;
    - c) Subsection 3.9 respecting loading space requirements;
    - d) Subsection 4.1.6 respecting minimum amenity areas;
    - e) Subsection 4.12 respecting Uses Permitted in an RA3 Apartment Residential Zone; and,
    - f) 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 “1”:

- ai) Amenity Area – means an indoor or outdoor shared communal space designed and maintained for active or passive recreational uses for residents of a dwelling or residential development, but shall not include any exclusive area that is only accessible by an individual unit;
- aii) Storey - “Storey” shall be as defined in By-law No. XXX except that it shall not include the mechanical penthouse level of a building, it shall not include any storey with a floor level below ground, and it shall not include a mezzanine level located between the first storey and the second full storey of a building provided that the gross floor area of the mezzanine level shall not exceed 60% of the gross floor area of the first storey in the building.
- bi) residential parking spaces shall be provided at a minimum rate of 0.6 spaces per dwelling unit;
- bii) visitor and non-resident parking spaces shall be shared and provided at a minimum rate of 0.15 spaces per dwelling unit;
- ci) Loading spaces shall be provided at a minimum rate of 1 loading space for each 800 square metres of commercial or industrial use gross floor area;
- di) Amenity Area shall be provided at a minimum rate of 4.0 square metres per dwelling unit;
- ei) The following uses shall be permitted in an RA3 Apartment Residential Zone with no outdoor display or storage:
- Apartment Dwellings
  - Banking or Financial Institution
  - Business or Professional Office
  - Club or Health Centre
  - Eating Establishment
  - Eating Establishment, Convenience
  - Eating Establishment, Take-out
  - Hotel
  - Parks and Open Space
  - Personal Service Shop
  - Pharmacy
  - Photography Studio
  
  - Place of Entertainment
  - Retail Store
  - Service or Repair Shop
  - Supermarket
  - Video Store
- fi) The maximum total number of residential units for all buildings in the RA3 Apartment Residential Zone shall be 1,172 residential units;

- fii) The total density for all building in the RA3 Apartment Residential Zone shall not exceed 10.5 FSI (Floor Space Index);
- fiii) The total Gross Floor Area shall not exceed 93,700 m<sup>2</sup> for all buildings in the RA3 Apartment Residential Zone;
- fiv) The maximum building height for buildings within the RA3 Apartment Residential Zone shall be as follows:
- i) Tower A – 38 storeys and 122.5 metres
  - ii) Tower B – 35 storeys and 112.5 metres
  - iii) Tower C – 32 storeys and 103.0 metres
- fv) The maximum height shall be the number of metres measured above the ground floor for all buildings and structures as shown on Schedule XX(XXX) and the maximum number of storeys for all buildings and structures shall be as shown on Schedule XX(XXX).  
The maximum height shown on Schedule XX(XXX) may be exceed only for :
- mechanical penthouses or architectural expression, as follows:
    - (i) Mechanical penthouses are permitted to a maximum height of 7 metres;
    - (ii) Architectural expression is permitted to a maximum height of 10 metres.;
    - (iii) Those building elements which must necessarily be located above the mechanical penthouse such as window washing equipment, chimneys, boiler flues and stacks.
- fvi) Front, Side, and Rear Yard Setbacks shall be according to Schedule “1” attached to this by-law.
- d. Adding Schedule E-xxxx respectively attached hereto as Schedule “1”.
2. Schedule “1” shall be and hereby form part of this By-law.
3. Notwithstanding Section 45 (1.3) of the *Planning Act*, the Owner is not required a resolution from Council, as per Section 45 (1.4), to apply for a minor variance before the second anniversary of the day on which this by-law is passed.

Enacted by City of Vaughan Council on this ~ day of Month, 2021.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

## SUMMARY TO BY-LAW ~ -2021

The lands subject to this bylaw are located on the east side of Whitmore Road and the south side of Highway 7, municipally known as 177 Whitmore Road, as shown on Schedule "1".

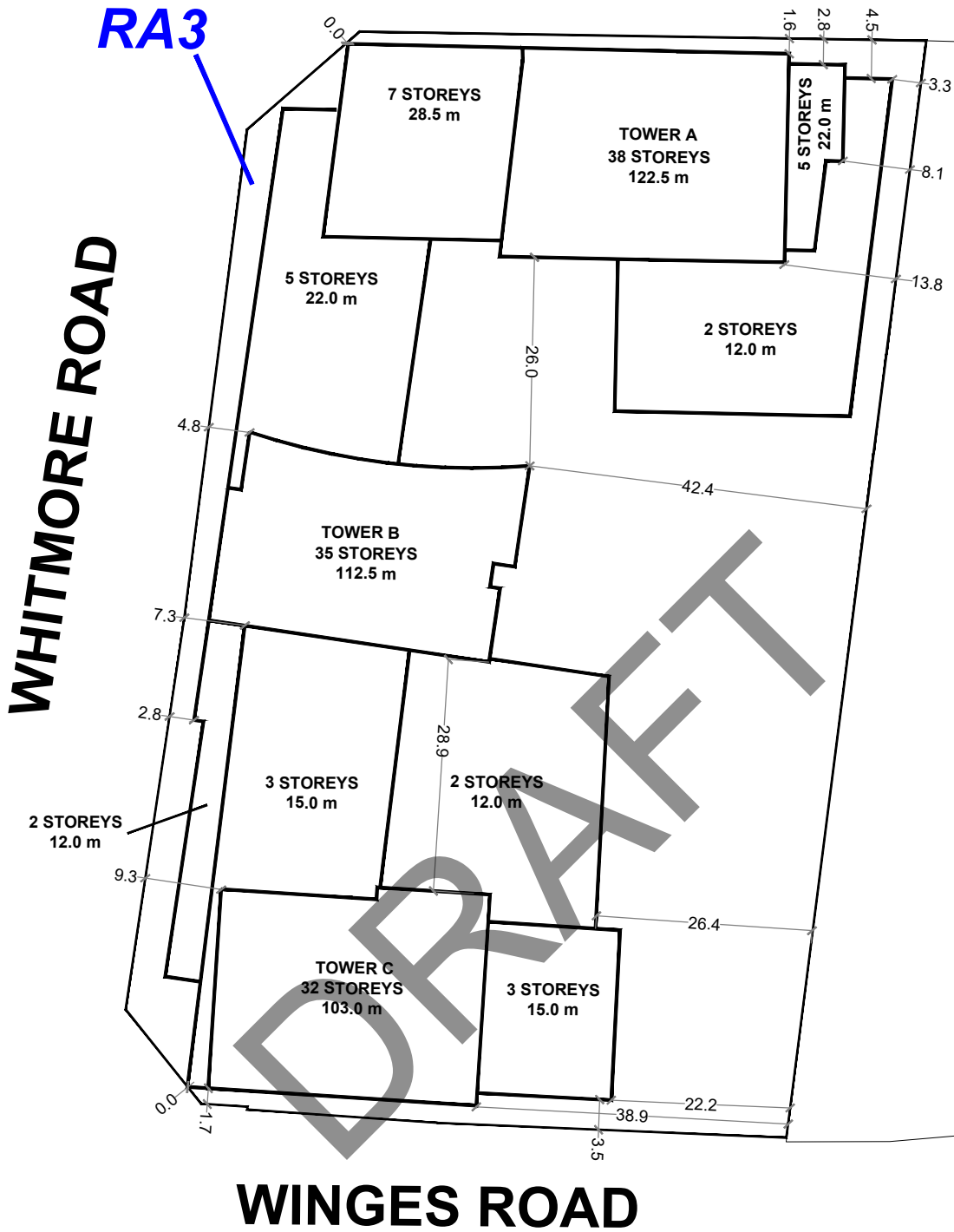
The purpose of this by-law is to rezone the subject lands from C1 Restricted Commercial Zone, as amended by Site-Specific Exception 9(744D) to RA3 Apartment Residential Zone as amended by Site Specific Exception 9(xxxx).

The subject lands permit the following exceptions:

- Residential parking spaces shall be provided at a rate of 0.6 spaces per dwelling unit
- Loading spaces are to be provided at a rate of 1 loading space per 800 square metres of commercial or industrial gross floor area
- amenity area shall be provided at a minimum rate of 4.0 square metres per dwelling unit;
- maximum 1,171 total residential units
- total density shall not exceed 10.5 FSI (Floor Space Index)
- total combined Residential and Commercial GFA shall not exceed 93,500 m<sup>2</sup>
- building envelopes are as shown on Schedule "1"
- the maximum building heights are as follows:
  - i) Tower A – 38 storeys and 122.5 metres
  - ii) Tower B – 35 storeys and 112.5 metres
  - iii) Tower C – 32 storeys and 103.0 metres
- The following permitted uses:
  - Apartment Dwellings
  - Banking or Financial Institution
  - Business or Professional Office
  - Club or Health Centre
  - Eating Establishment
  - Eating Establishment, Convenience
  - Eating Establishment, Take-out
  - Hotel
  - Parks and Open Space
  - Personal Service Shop
  - Pharmacy
  - Photography Studio
  
  - Place of Entertainment
  - Retail Store
  - Service or Repair Shop
  - Supermarket
  - Video Store

The zoning by-law also includes a provision to permit the Owner to apply for a minor variance, if necessary, before the 2-year anniversary of the passing of this by-law, without a resolution from Council.

# HIGHWAY 7



This is Schedule XXX to  
By-law 1-88 Section 9 (477D)

**THIS IS SCHEDULE '1' TO  
BY-LAW \_\_\_\_\_-2021**

PASSED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

\_\_\_\_\_ *Subject Lands*

FILE NO. Z. \_\_\_\_\_  
RELATED FILE No. \_\_\_\_\_  
APPLICANT: Trinity Point Development Inc.  
LOCATION: 177 Whitmore Road  
CITY OF VAUGHAN