

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>

- 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; and
- h. 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

1. The following definitions shall apply to the lands zoned “RM3” and “RT2”, as shown on Figure E-1630:
 - 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:
 - 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	

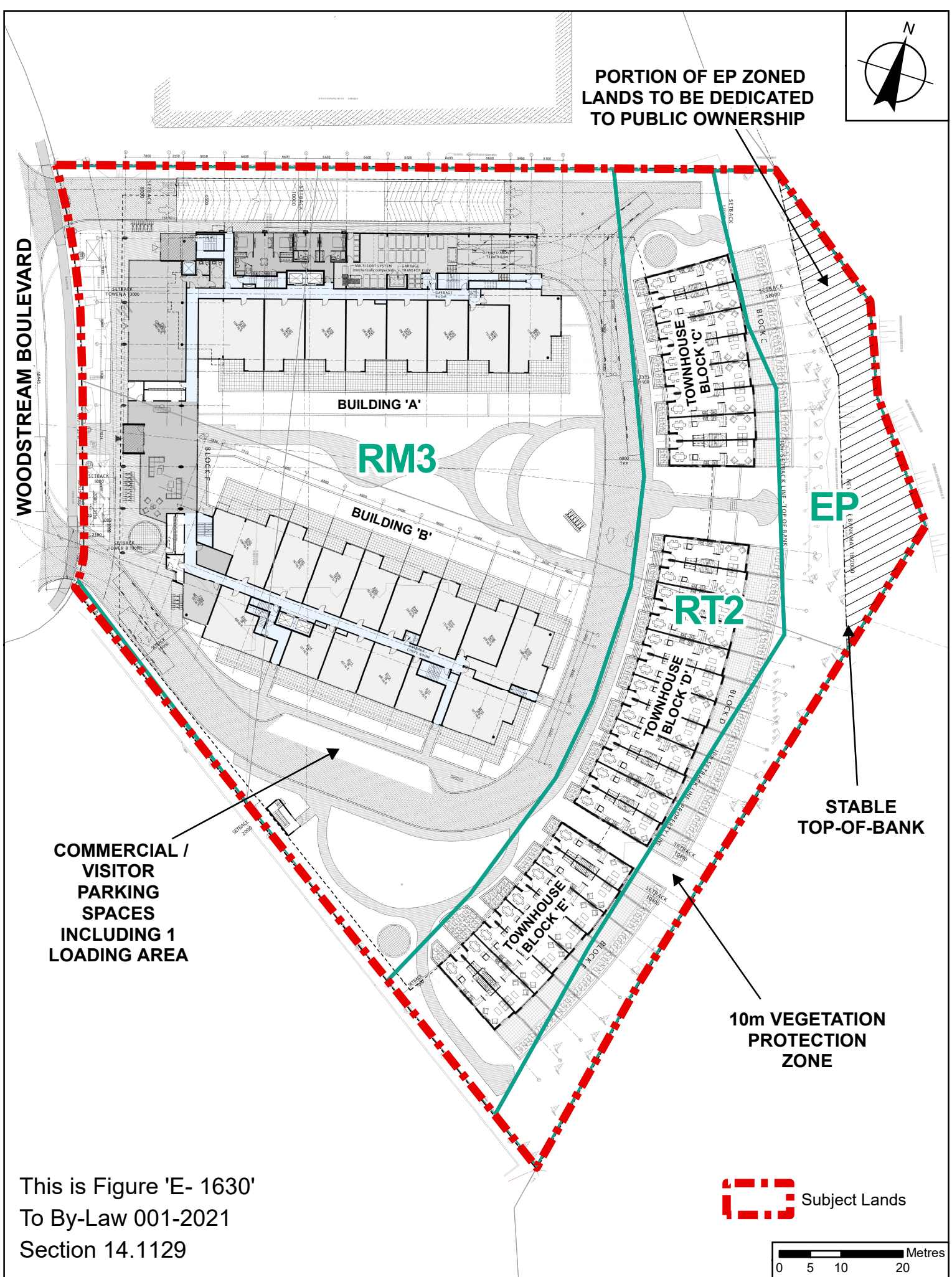
- c) Adding Schedule “E-1630” attached hereto as Schedule ‘1’.
 - d) Deleting Map 25 in Schedule A and substituting therefor Map 25 attached hereto as Schedule ‘2’.
2. Schedules ‘1’ and ‘2’ shall be and hereby form part of this By-law.

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

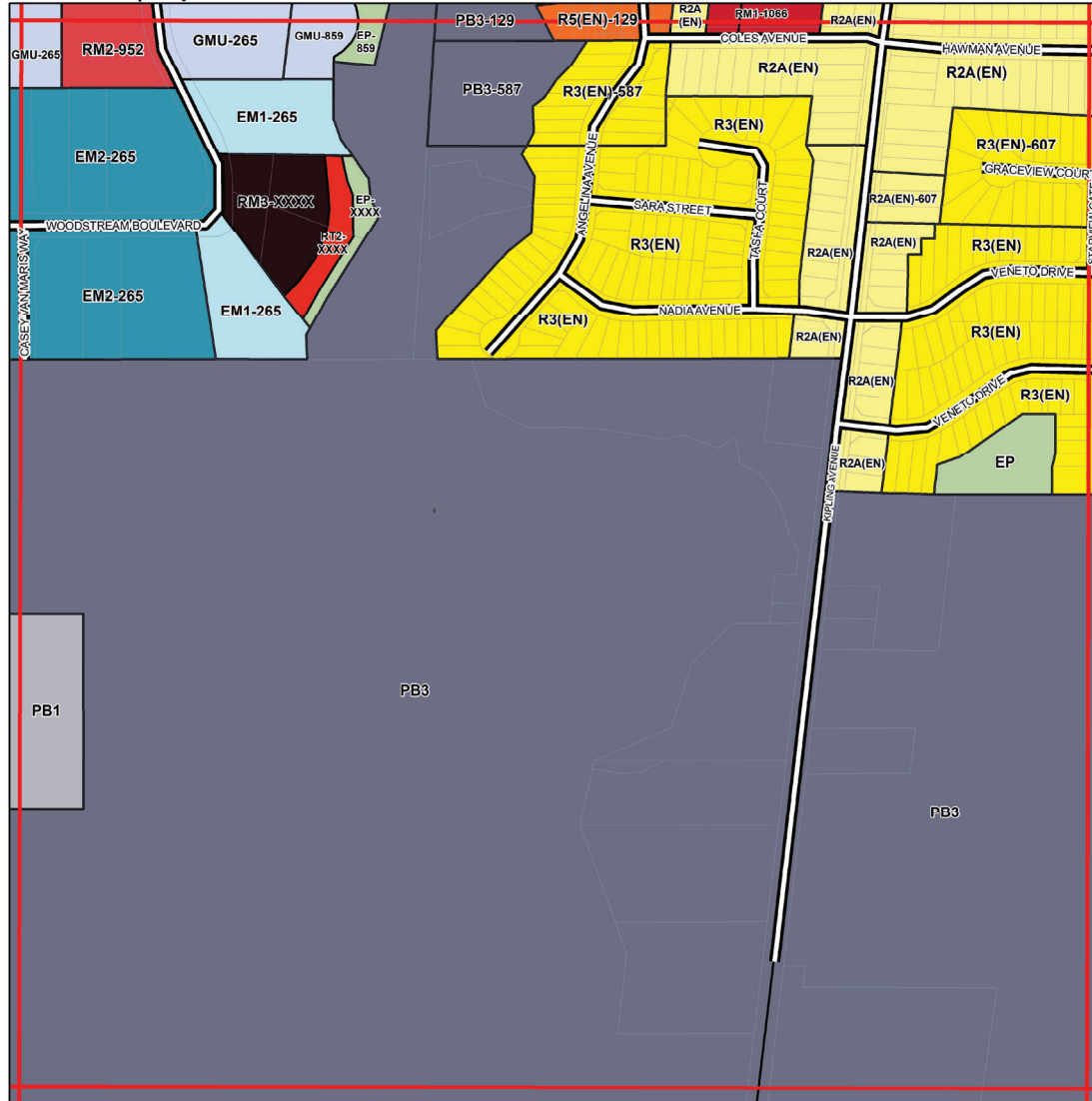
Signing Officers












































Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 25



Conservation, Open Space and Agricultural Zones		Residential Zones		Commercial Zones		Other Zones																							
 A (Agriculture Zone)	 R1 (First Residential Zone)	 GC (General Commercial Zone)	 EMU (Employment Commercial Mixed-Use Zone)	 I1 (General Institutional Zone)	<table border="1"><tr><td>63</td><td>64</td><td>65</td><td>66</td><td>67</td></tr><tr><td>43</td><td>44</td><td>45</td><td>46</td><td>47</td></tr><tr><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td></tr><tr><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td></tr></table>					63	64	65	66	67	43	44	45	46	47	23	24	25	26	27	3	4	5	6	7
63	64	65	66	67																									
43	44	45	46	47																									
23	24	25	26	27																									
3	4	5	6	7																									
 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 - Markham 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		Mixed-Use Zones		Employment Zones		Other Zones																							
 V1 (Station Precinct Zone)	 RT (Townhouse Zone)	 LMU (Low-Rise Mixed-Use Zone)	 EM1 (Prestige Employment Zone)	 PB1 (Parkway Belt Public Use Zone)																									
 V2 (South Precinct Zone)	 RM1 (Multiple Residential Zone 1)	 MMU (Mid-Rise Mixed-Use Zone)	 EM2 (General Employment Zone)	 PB2 (Parkway Belt Complementary Use Zone)																									
 V3 (Neighbourhood Precinct Zone)	 RM2 (Multiple Residential Zone 2)	 HMU (High-Rise Mixed-Use Zone)	 EM3 (Mineral Aggregate Operation Zone)	 PB3 (Parkway Belt West Recreational Zone)																									
 V4 (Employment Precinct Zone)	 RM3 (Multiple Residential Zone 3)	 GMU (General Mixed-Use Zone)	 CMU (Community Commercial Mixed-Use Zone)																										
	 RE (Estate Residential Zone)																												
<p>These lands shall not be subject to Zoning By-law 001-2021</p> <div>1:5,000</div> <div>Final: June 2022</div>																													

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