

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 163-2022

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 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 “1” attached hereto from C1 Restricted Commercial Zone to RA2(H) Apartment Residential Zone with a Holding Symbol “(H)”, in the manner shown on the said Schedule “1”, and effectively zoning the Subject Lands, RA2(H) Apartment Residential Zone with a Holding Symbol “(H)”.
 - b) Deleting Exception Paragraph 9(157) to Section 9.0 “EXCEPTIONS” in its entirety and replacing it with the following:

“(157) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-162”, until the Holding Symbol “(H)” is removed from the Subject Lands, or any portion thereof, pursuant to Section 36(1) or (3) of the *Planning Act* and the following:

 - 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 163-2022.
 - ii) Removal of the Holding Symbol “(H)” from the Subject

Lands shall be contingent upon:

- 1) Conditional approval of a future Site Development Application which would allow for the development of the lands, whereby the Owner shall address all City comments to the satisfaction of the Development Planning Department;
- 2) Council confirmation of sufficient servicing capacity for the Development from the York Sewage Servicing/ Water Supply System is assigned; and
- 3) the Owner shall submit a Noise Report for the development.

B. Notwithstanding the provisions of:

- a) Section 2.0 respecting Definitions of an Apartment Dwelling and Commercial Floor Area;
- b) Subsection 3.8 respecting Minimum Parking Requirement;
- c) Subsection 3.13 respecting Minimum Landscape Areas;
- d) Subsection 3.14 respecting Permitted Yard Encroachments;
- e) Subsection 3.17 respecting Portions of Buildings Below Grade;
- f) Subsection 4.1.4 b) i) respecting Parking Areas for Multiple Family Dwellings;
- g) Subsection 4.1.6 respecting Minimum Amenity Areas for the RA2 Apartment Residential Zone;
- h) Subsection 4.11 and Schedule "A" respecting Uses Permitted and Minimum Zone Standards in an RA2 Apartment Residential Zone;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-162 ":

- ai) APARTMENT DWELLING means a building consisting of four

- (4) or more dwelling units, the occupants of which have the right to use common halls, stairs, elevators, yards and amenity areas and shall include Multiple-Unit Dwellings containing four or more dwelling units, each unit having direct pedestrian access from the exterior of the building fronting onto the public street;
- aii) the FLOOR AREA, COMMERCIAL definition shall be used in the calculation of the minimum required commercial and eating establishment parking;
 - bi) parking shall be provided at a minimum standard of 1 space per unit for residents, a minimum of 0.2 parking spaces per unit for visitor parking; a total of 136 parking spaces provided within the underground parking garage; and 1 visitor parking space shall be located in the at grade parking area;
 - bii) parking for the at grade Eating Establishment shall be provided at a minimum standard of 6 parking spaces per 100 m² of commercial floor area, in the at grade parking area
 - biii) parking for the at grade commercial uses shall be provided at a minimum standard of 2.7 parking spaces per 100 m² of commercial floor area, in the grade parking area;
 - ci) a minimum of 3 m landscape strip shall be permitted along a lot line which abuts a street (Keele Street) and shall be used for no other purpose than landscaping which shall include hard landscape materials and raised planters;
 - di) The canopy above the main entrance to the building, may encroach a maximum of 2 m into the front yard setback;
 - ei) The minimum setback from the front lot line to the portion of a building below grade shall be 1.5 m;
 - fi) Subsection 4.1.4 b) i) shall not apply;
 - gi) The minimum amount of combined indoor and outdoor amenity area to be provided shall be 3,155 m²;

hi) An Apartment Dwelling not exceeding 10,899 m² of total gross floor area, containing a maximum of 108 apartment dwelling units with a maximum of 6 Multiple-Unit Dwellings each having direct pedestrian access from the exterior of the building to Keele Street and ground floor commercial uses not exceeding 964 m² of commercial floor area with each use having direct pedestrian access from the exterior of the building to Keele Street;

hii) The following additional uses are permitted at grade:

- Banking or Financial Institution
- Business or Professional Office
- Club or Health Centre
- Eating Establishment
- Eating Establishment, Take-Out
- Personal Service Shop
- Photography Studio
- Retail Store
- Travel Agency

shall be permitted on the Subject Lands and with the following provisions:

- a maximum building height of 4-storeys, plus a mechanical room, with a maximum building height of 15.5 m measured to the surface of the roof exclusive of the mechanical room and no residential units or any other use shall be permitted above the 4th floor;
- no portion of the building shall exceed the maximum building height shown with number of storeys on Schedule "E-162", exclusive of an accessory roof construction such as a chimney, tower, steeple, parapets, guardrails, stair enclosures, elevator or mechanical room;

- the minimum lot area/unit shall be 66.32 m² per unit;
- the minimum front yard setback shall be 3 m;
- all buildings and structures shall be constructed within the area shown as “Building Envelope” on Schedule “E-162”.

SECTION 37.1

2. Pursuant to Section 37.1 of the *Planning Act*, the height and density of development otherwise permitted by this By-law Exception is permitted on the Subject Lands shown on Schedule “E-162” attached hereto as Schedule “1” subject to compliance with the conditions set out in this By-law Exception and in return for the provision of the following facilities, services, and matters:

a. A requirement that the owner of the Subject Lands make a cash contribution in the amount of \$200,000.00, for the increase in maximum permitted Height and Density, to the City of Vaughan payable prior to the issuance of the first-above-grade building permit in respect of the zoning by-law amendment for the Subject Lands, such funds to be used by the City of Vaughan for:

- recreational improvements for the Maple Community Centre to contribute to the provision of equipment to provide for an outdoor synthetic ice surface in the area of the existing tennis courts; and
- the remaining unused portion of the above noted contribution shall be placed into the account identified for Public Art Reserved for a future public art that has been selected, commissioned or acquired following the process outlined in the City of Vaughan’s Public Art Program within the identified areas of the Maple Core.

c) Deleting Schedule “E-162” and substituting therefor the Schedule “E-162” attached hereto as Schedule “1”.

d) Deleting Key Map 3D and substituting therefore the Key Map 3D attached hereto as Schedule “2”.

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

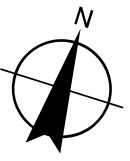
Enacted by City of Vaughan Council this 28th day of June, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 22 of Report No. 30
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.

CHURCH STREET



3.0m
LANDSCAPE
STRIP

3.0m
FRONT YARD

KEELE STREET

MAXIMUM 2m CANOPY
ENROACHMENT INTO
MINIMUM FRONT
YARD SETBACK

**RA2(H)
9(157)**

MECHANICAL
ROOM

4 STOREY
(MAX HEIGHT 15.5M)

1 STOREY

4 STOREY
(MAX HEIGHT 15.5M)

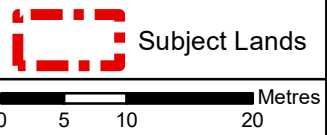
3 STOREY

9m

9.4m

14m

THIS IS SCHEDULE 'E-162'
TO BY-LAW 1-88
SECTION 9(157)



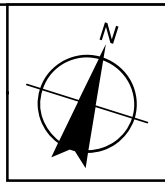
This is Schedule '1'
To By-Law 163-2022
Passed the 28th Day of June, 2022

File: Z.20.043
Related File: OP.20.016
Location: Part of Lot 20, Concession 3
Applicant: Sharewell Investments Inc.
City of Vaughan

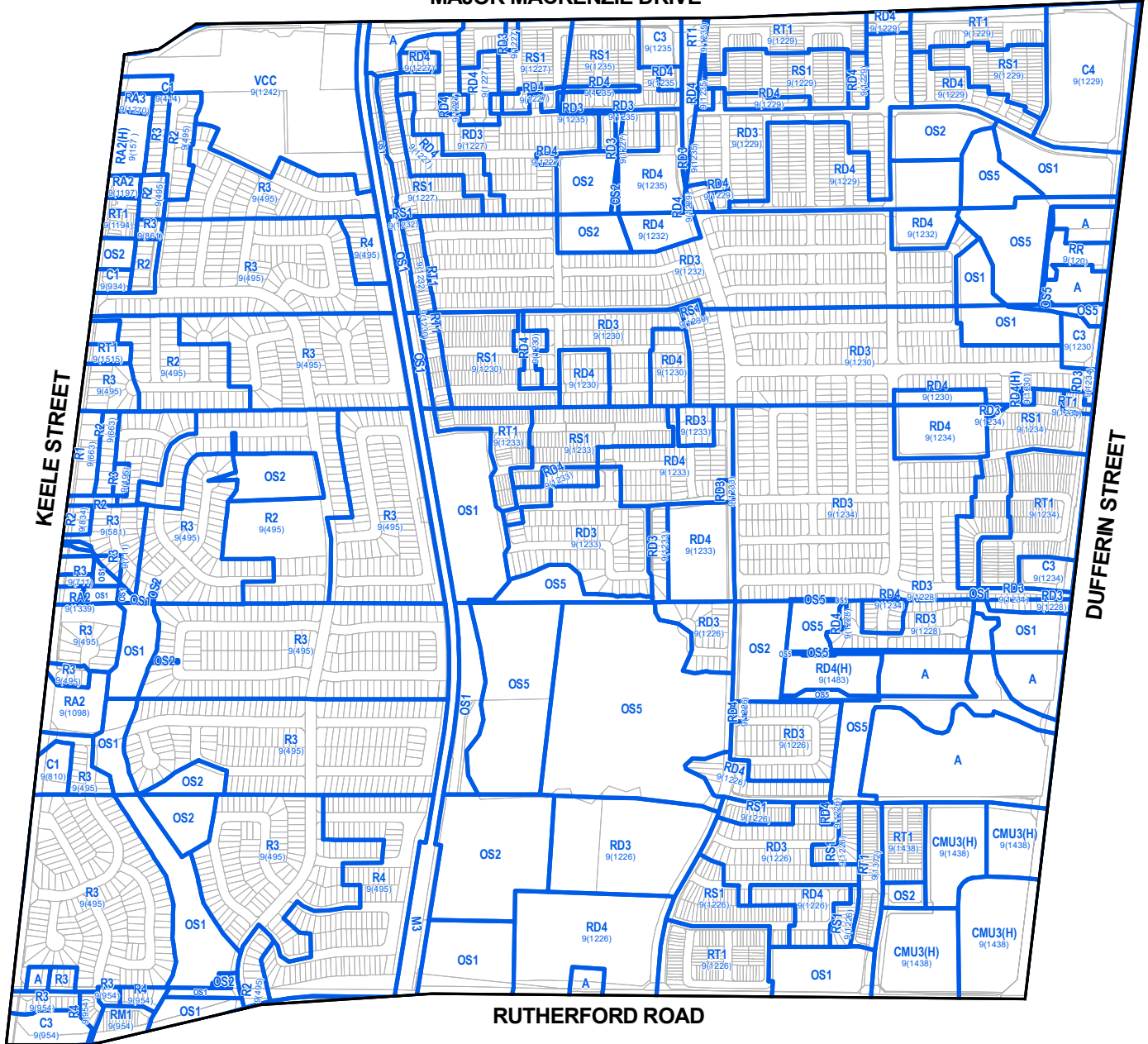
Signing Officers

Mayor

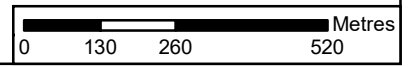
Clerk



MAJOR MACKENZIE DRIVE



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



**This is Schedule '2'
To By-Law 163-2022
Passed the 28th Day of June, 2022**

File: Z.20.043
Related File: OP.20.016
Location: Part of Lot 20, Concession 3
Applicant: Sharewell Investments Inc.
City of Vaughan

SIGNING OFFICERS

MAYOR

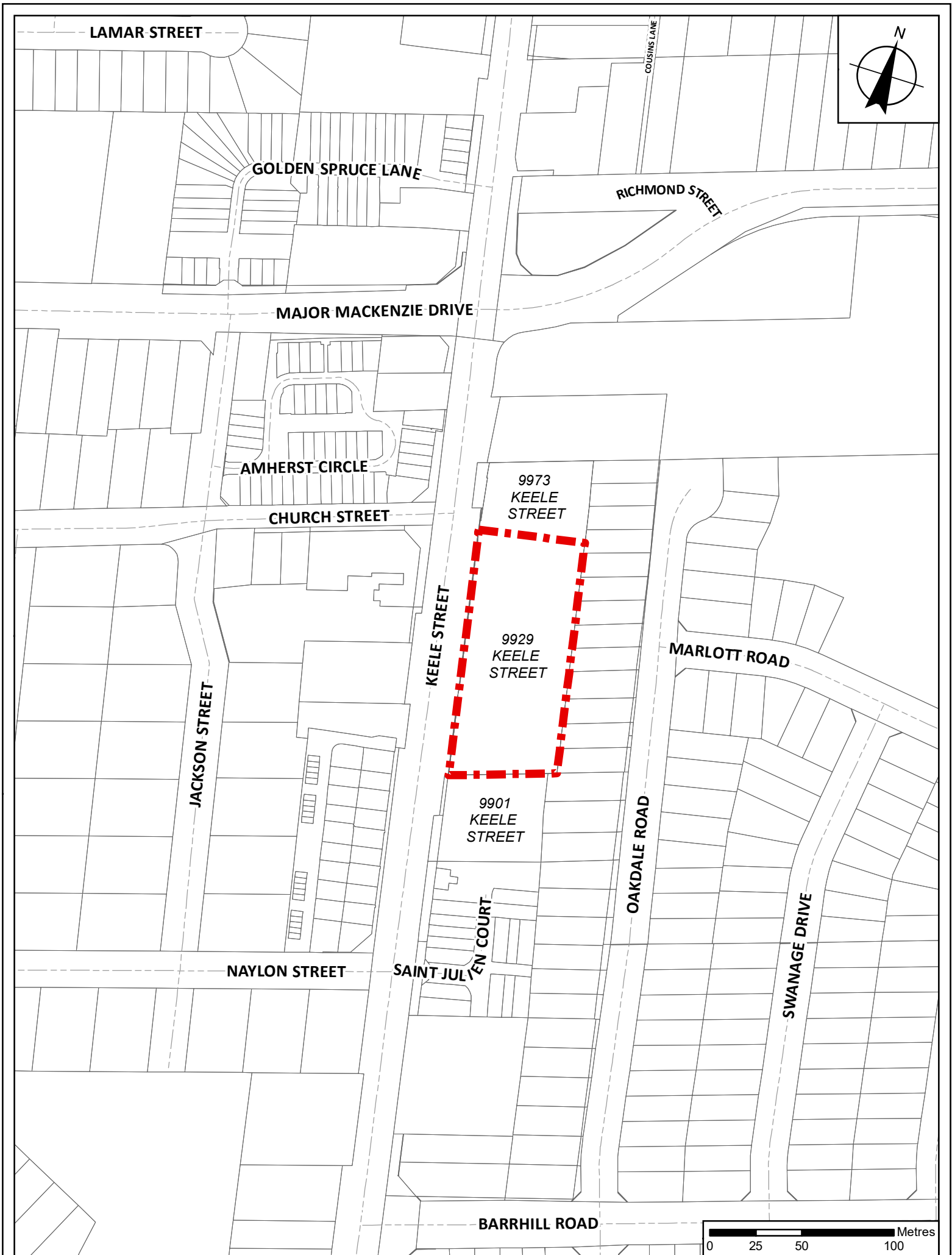
CLERK

SUMMARY TO BY-LAW 163-2022

The Subject Lands to this By-law are located on the east side of Keele Street and south of Major Mackenzie Drive, known municipally as 9929 Keele Street, in the City of Vaughan.

The purpose of this by-law is to rezone the Subject Lands from “C1 Restricted Commercial Zone” to “RA2(H) Apartment Residential Zone” with the Holding Symbol “(H)” to permit a mixed-use development with 108 apartment dwelling units and 6 multi-unit dwelling units with 964 m² of ground floor limited commercial and eating establishment uses with the following provisions:

- The Holding Symbol “(H)” is placed on the Subject Lands until servicing is allocated for this development, approval of a future Site Plan application, and submission of a Noise Report for the development
- Parking shall be provided at a minimum standard of 1 space per dwelling unit
- Visitor parking shall be provided at a minimum standard of 0.2 spaces per unit and 1 visitor parking space shall be provided in the surface parking area
- Parking for the Commercial uses shall be provided at grade, at 2.7 spaces per 100 m² of commercial floor area and parking for Eating Establishment use shall be provided at 6 spaces per 100 m² of commercial floor area
- The canopy over the main building entrance may encroach into the front yard a maximum of 2 m
- A minimum of 3 m landscape buffer which includes hardscape materials along the Keele Street frontage shall be permitted
- The minimum front yard setback to the portion of a building below grade shall be 1.5 m along Keele Street
- Subsection 4.1.4 b) i) shall not apply
- An apartment building containing 108 dwelling units, and 6 Multiple-Unit dwellings with each unit having direct pedestrian access to Keele Street from the exterior of the building, shall be permitted on the Subject Lands and with the following provisions:
 - o Maximum building height of 4-storeys, and not exceeding a maximum building height of 15.5 m, measured to the surface of the roof exclusive of the mechanical room,
 - o -the maximum lot coverage shall be 60.57%
 - o -the minimum lot area/unit shall be 66.32 m²/ unit
 - o -the minimum front yard setback shall be 3 m
 - o -the minimum amenity area on the site shall be 3,155 m²
- requirement that the Owner of the Subject Lands make a cash contribution in the amount of \$200,000.00, for the increase in maximum permitted Height and Density, to the City of Vaughan in accordance with a Section 37 Agreement for the Subject Lands, such funds to be used by the City of Vaughan for:
 - recreational improvements for the Maple Community Centre to contribute to the provision of equipment to provide for an outdoor synthetic ice surface in the area of the existing tennis courts; and
 - the remaining unused portion of the above noted contribution shall be placed into the account identified for Public Art Reserved for future public art, that has been selected, commissioned or acquired following the process outlined in the City of Vaughan’s Public Art Program within the identified areas of the Maple Core.



Location Map To By-Law 163-2022

File: Z.20.043

Related File: OP.20.016

Location: Part of Lot 20, Concession 3

Applicant: Sharewell Investments Inc.

City of Vaughan



Subject Lands