

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 155-2022

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time by York Region, the approval authority, with which the matters herein set out are in conformity;

AND WHEREAS Subsection 24(2) of the *Planning Act*, R.S.O. 1990, c.P.13, provides that the Council may pass a By-law that does not conform to the Official Plan on lands that are subject of an adopted amendment, and that once the amendment comes into effect, the By-law shall then conform, and

AND WHEREAS Subsection 24(2.1) of the *Planning Act*, R.S.O, 1990, C.P.1 3, provides that the By-law comes into force and effect upon the Official Plan Amendment coming into effect,

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 the “EM1 Prestige Employment Area Zone” to the “C9(H) Corporate Centre Zone, together with the Holding Symbol “(H)”, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:
 - A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)”, as shown on Schedule E-“1675”, until the Holding Symbol “(H)” is removed from the Subject Lands, or any portion thereof, pursuant to Subsection 36(1) or (3) of the *Planning Act*. Lands subject to the Holding Symbol “(H)” shall not be used for any use other than existing uses prior to enactment of By-law 155-2022. The Holding Symbol “(H)” shall

be removed and no longer apply to the lands shown on Schedule “E-1675” upon the following provisions being satisfied:

- i) The Owner shall enter into a Strata Framework Agreement with the City. The Strata Framework Agreement, and subsequent Strata Title Arrangement Agreement, shall be provided to the City for review and approval for the Strata Road, and the potential Strata Park that the Owner is discussing with the neighbouring property to the north. The Strata Framework Agreement will permit the originally proposed pedestrian mews, with a public-access easement in favour of the City, in lieu of the potential Strata Park if the specifics of a Strata Park are not agreed to prior to the execution of the subsequent Strata Title Arrangement Agreement. The Agreements shall be finalized with details respecting, but not limited to, access, ownership, operation, maintenance, liability, cross section details, and financial responsibilities (among others) of the parties which shall have been agreed upon by the Owner and shall be executed prior to final approval of the related Draft Plan of Subdivision 19T-21V008, to the satisfaction of the City;
- ii) The Owner shall enter in to a Development Agreement (the ‘Agreement’) with the City which shall require the Owner to commit to a construction schedule for their site to be in-line with the design-build schedule for the City of Vaughan’s Black Creek Renewal project, to the satisfaction of Deputy City Manager, Infrastructure Development. Through this Agreement, the Owner will be required to acknowledge and indemnify the City and Toronto and Region Conservation Authority (TRCA) from the risk they are accepting in advancing this development within a flood prone area;
- iii) Conditional approval of Site Development Application File DA.21.026, subject to Vaughan Council’s approval, which would allow for a viable development on the lands, whereby the Owner shall address all City comments to the satisfaction of the Planning and

Growth Management Portfolio;

- iv) Conditional approval of Draft Plan of Subdivision 19T-21V008, subject to Vaughan Council's approval, which would allow for the viable development of the lands, including the creation of the development block, stratified conveyance of the north-south local street, mews, reserves, road widenings, stratified park dedication (if applicable) and municipal services, to the satisfaction of the City.

B. Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"(1544) Notwithstanding the provisions of:

- a) Subsection 2.0 respecting Definitions;
- b) Subsection 3.8.1 a) and 3.8.1 d) respecting Parking Requirements for the Vaughan Metropolitan Centre;
- c) Subsection 3.8.2 e) respecting Bicycle Parking in the Vaughan Metropolitan Centre;
- d) Subsection 3.13 respecting Minimum Landscape Area;
- e) Subsection 3.14 respecting Permitted Encroachments;
- f) Subsection 3.17 respecting Portions of Buildings Below Grade
- g) 5.1.1 regarding Landscaping Area
- h) Schedule "A2" respecting the zone standards in the C9 Corporate Centre Zone;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1675":

- ai) BUILDING HEIGHT -. Building Height shall be measured from a Canadian Geodetic Datum elevation measure (201.53 metres) to the highest point of the building. This shall exclude mechanical penthouse, parapets, mechanical equipment and architectural features.

GROSS FLOOR AREA: Means the aggregate of the floor areas of all storeys of a building, measured to

the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure or all bicycle parking areas.

LOT – Means a parcel of land fronting a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O. 199-0, c. P.13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot. For clarity, this definition includes any lands subject to Stratified Arrangements.

STRATIFIED ARRANGEMENTS – Means an agreement registered on-title by (2) two, or more parties for the determination of ownership of land divided on a horizontal or vertical plane above and/or below grade.

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. An electric vehicle charging station shall not be considered an obstruction for the purposes of a parking space size.

- bi) the following minimum parking requirements shall apply:
 - i) Apartment Dwelling: 0.35 spaces per unit
 - ii) Community Centre Use: 0.0 spaces per unit
 - iii) Residential Visitor: 0.15 spaces per unit
- bii) The minimum length of an accessible parking space shall be 5.7 metres.

- ci) Long-term bicycle parking spaces shall be accessed by a two-way aisle measuring a minimum of 1.2 metres in width;
- di) Only the following minimum landscaped area shall be required:
 - i) A minimum landscape strip width of 3.0 metres shall be provided abutting the southern street line (Doughton Road);
 - ii) A minimum landscape strip width of 2.0 metres shall be provided abutting the eastern street line (North-South Local Street).
- ei) in addition to encroachments permitted by Section 3.14, the following shall be permitted to encroach into a required yard or setback:
 - i. Architectural features may encroach a maximum of:
 - a) 2.55 m into the required south yard.
- fi) The minimum setback from any lot line to the nearest part of a building below finished grade shall be 0.0 metres;
- gi) Subsection 5.1.1 shall not apply;
- hi) Only the following lot and building requirements shall apply to the subject lands:
 - i) The minimum required Lot Frontage is 45 metres;
 - ii) The minimum setback from the northern lot line to a building or part of a building shall be 3.0 metres, provided:
 - ii. Above a building height of 218.05 metres, the minimum setback shall be 12.5 metres;
 - iii) The minimum setback from the southern street line (Doughton Road) to a building or part of a building shall be 3.0 metres;
 - iv) The minimum setback from the eastern street line (North-South Local Street) to a building or part of a

- building shall be 2.0 metres;
- a. Above a building height of 218.05 metres, the minimum setback shall be 5.5 metres;
- v) The minimum setback from the western lot line to a building or part of a building shall be 0.0 metres, provided:
- a. Above a building height of 208.9 metres, the minimum setback shall be 5.5 metres.
- b. Above a building height of 218.05 metres, the minimum setback shall be 12.5 metres.
- vi) The maximum building height shall be as follows:
- a. Tower 1: 163.0 metres (52-storeys),
- b. Tower 2: 145.0 metres (46 storeys);
- vii) The minimum height of the first storey of a building used for Community Centre uses shall be 7.0 metres as measured from the ground floor to the second floor;
- viii) The minimum height of the first storey of a building used for residential uses shall be 4.42 metres as measured from the ground floor to the second floor;
- ix) The minimum height of the first storey of a building for a dwelling unit shall be 2.75 metres, as measured from the ground floor to the second floor;
- x) The minimum setback between exterior walls that face one another above a building height of 218.05 metres shall be 25 metres;
- xi) The residential gross floor area of each storey of Towers 1 and 2 shall not exceed 800 square metres above a building height of 218.05 metres;
- xii) The minimum amenity area shall be 9.5 square metres per dwelling unit;
- xiii) The following Gross Floor Area provisions for

residential and non-residential uses shall apply:

- a. Subject to subsection xvii) below, the maximum Gross Floor Area on the lot shall not exceed 86,551 square metres;
 - b. The minimum non-residential Gross Floor Area devoted to a “Community Centre” use on the lot shall be 470 square metres;
 - c. The residential Gross Floor Area on the lot shall not exceed 85,761 square metres;
- xiv) A maximum of 1,145 dwelling units are permitted on the lot;
- c) 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-1675” 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 provide a contribution with a value of \$9,000,000 to the City comprised of 470 m² of onsite community space along Doughton Road, with the value of the ownership arrangement to be determined by any appraisal report on a fair market value of the space, and a cash contribution for interior fit-out of the community space and off-site VMC park enhancements using the remainder of the \$9,000,000.00 contribution. The cash component of the contribution is to be paid prior to the issuance of the first above grade building permit.
 - d) Adding Schedule “E-1675” attached hereto as Schedule “1”.
 - e) Deleting Key Map 4A and substituting therefor the Key Map 4A attached hereto as Schedule “2”.

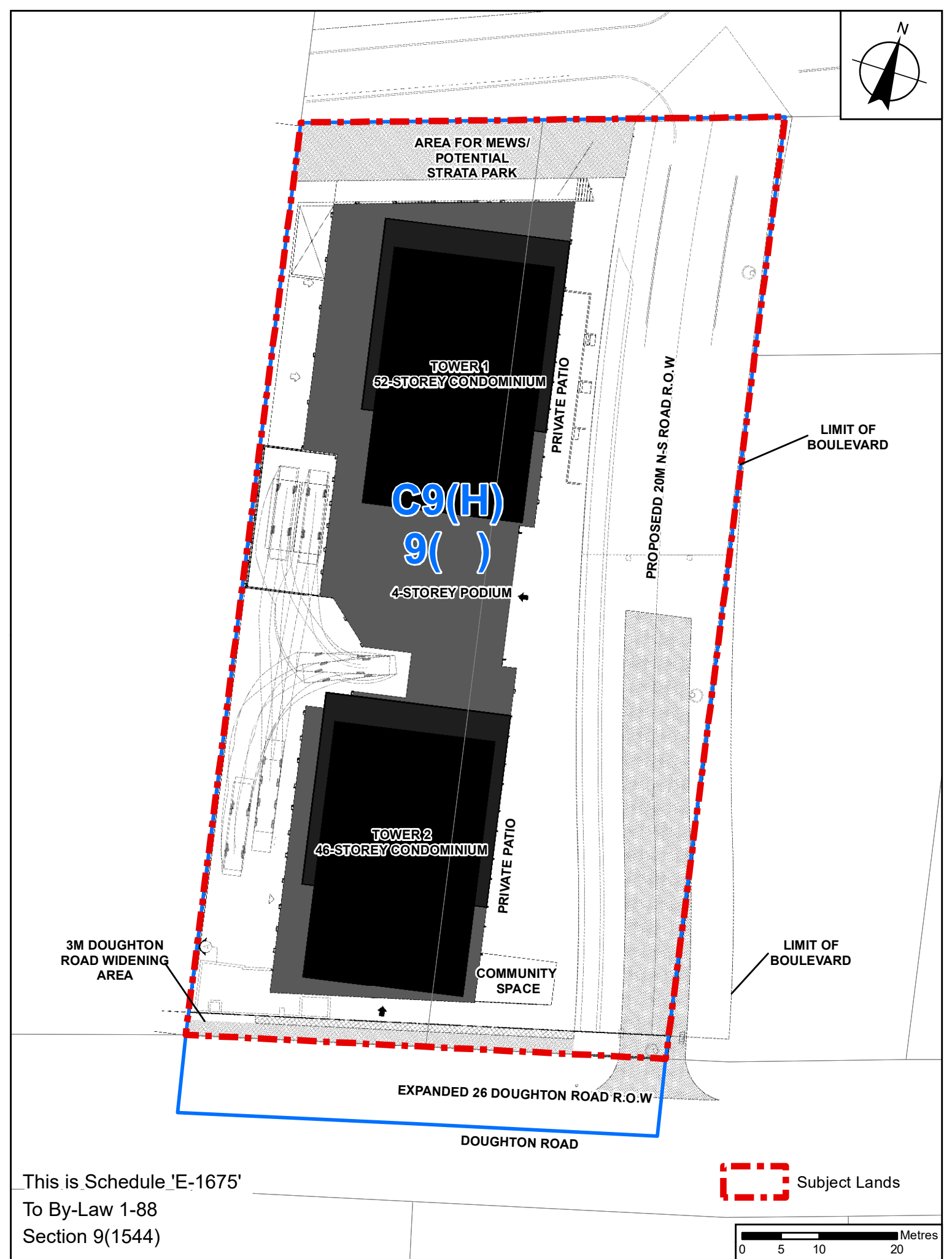
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

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

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 6 of Report No. 27
of the Committee of the Whole
Adopted by Vaughan City Council on
June 28, 2022.



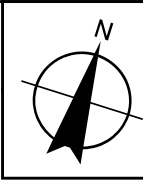
This is Schedule '1'
To By-Law 155-2022
Passed the 28th Day of June, 2022

File: Z.20.013
Related File: OP.20.005
Location: Part of Lot 5, Concession 4
Applicant: Doughton Residences Corp.
City of Vaughan

Signing Officers

Mayor

Clerk



HIGHWAY 7

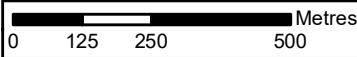


STEELES AVENUE WEST



Subject Lands

KEY MAP 4A
BY-LAW NO. 1-88



This is Schedule '2'
To By-Law 155-2022
Passed the 28th Day of June, 2022

File: Z.20.013
Related File: OP.20.005
Location: Part of Lot 5, Concession 4
Applicant: Doughton Residences Corp.
City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK

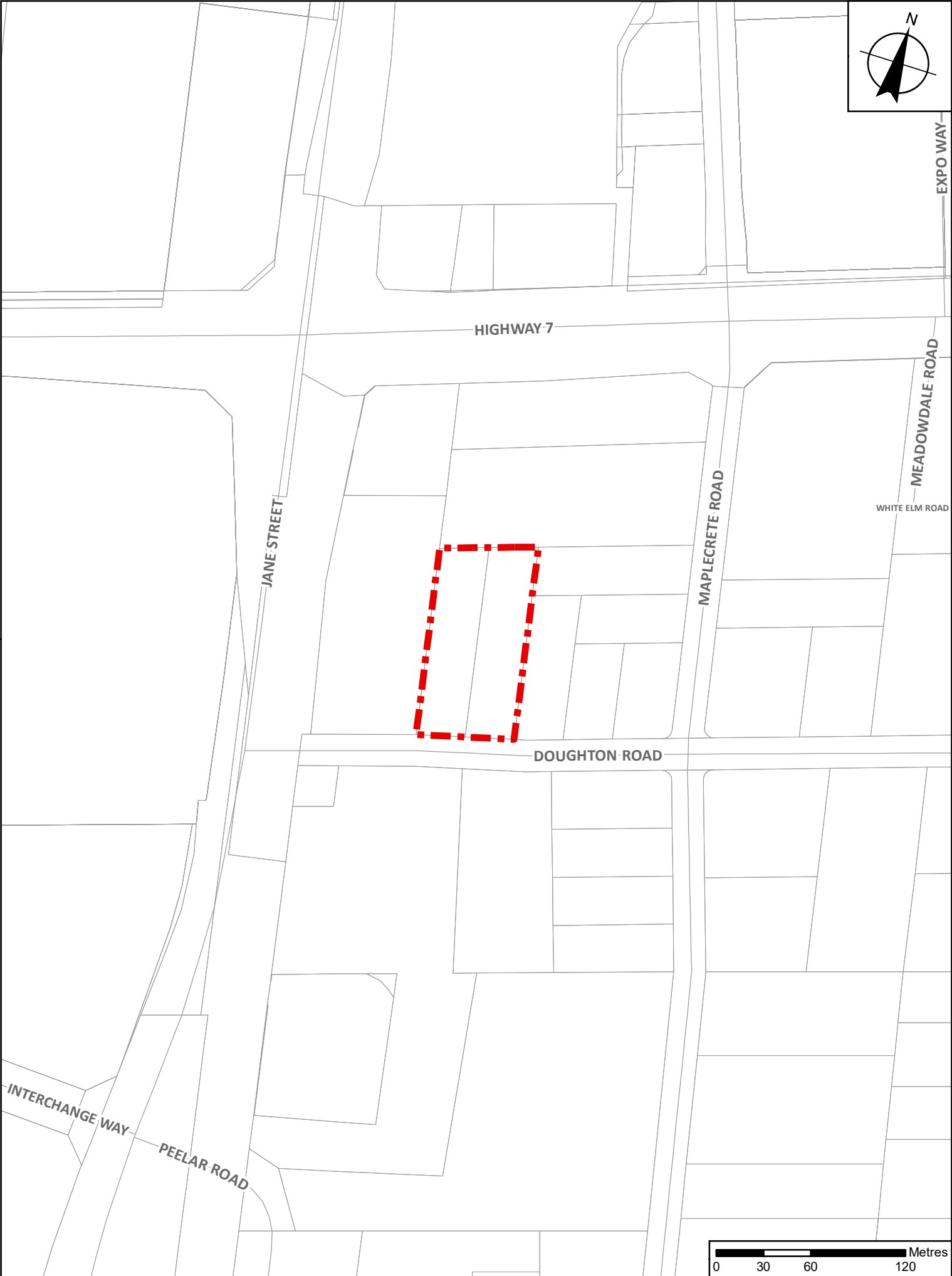
SUMMARY TO BY-LAW 155-2022

The lands subject to this By-law are located on the north side of Doughton Road between, PT LT 2 PL 7977 VAUGHAN PT 1 and PT 2 and are municipally known as 216 and 220 Doughton Road in the Vaughan Metropolitan Centre, City of Vaughan.

The purpose of this by-law is to create a new site-specific exception and schedules that includes the following provisions and development standards to permit 1,145 residential units within a 46 and 52-storey residential Towers 1 and 2 with a 470 m² community centre use, served by 4 levels of underground parking located beneath a north-south local street with a stratified title arrangement:

- a) Site-specific definitions of the sizes of “parking space”, “Lot” and “Stratified Arrangement”
- b) Minor reductions to the parking requirements in the Vaughan Metropolitan Centre
- c) Reduce minimum landscape strip widths
- d) Reduce setbacks for portion of buildings below grade
- e) Site-specific development standards; and
- f) Provision for the increase in the maximum density, pursuant to Section 37.1 of the Planning Act, to be applied specifically to the on-site contribution of a 470 m² community centre use, and park enhancements in the Vaughan Metropolitan Centre.

This By-law shall not come into force until Official Plan Amendment Number 76 (OPA 77) is in full force and effect (OP.20.005).



Location Map
To By-Law 155-2022

File: Z.20.013
Related File: OP.20.005
Location: Part of Lot 5, Concession 4
Applicant: Doughton Residences Corp.
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Subject Lands