

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 151-2022

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 “C7 Service Commercial Zone” to the “C9 Corporate Centre Zone”, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1542) Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting Definitions;
 - b) Subsection 3.8.1 respecting Parking Requirements for the Vaughan Metropolitan Centre;
 - c) Subsection 3.9 respecting Loading Space Requirements;
 - d) Subsection 3.13 and Subsection 5.1.1 respecting Minimum Landscape Area;

- e) Subsection 3.14 respecting Permitted Yard Encroachments;
- f) Subsection 5.10 respecting Permitted Uses within the C9 Corporate Centre Zone
- g) Subsection 3.17 respecting Portions of Buildings Below Grade;
- h) Subsection 5.10 respecting the Minimum Commercial Gross Floor Area at the Ground Floor Level;
- i) 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-1673”:

- ai) Notwithstanding the provisions of Definitions, the following Definitions shall apply:

LANDSCAPING – Means an area of land at grade comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include open storage display areas, parking or loading areas, or areas covered by driveways.

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. 1990, 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. This shall include lands such as mews, which provides driveway access to the development, and includes the north-easterly lands

(commercial uses) on the development site.

For the purposes of this by-law, the Subject Lands are deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units, and/or lots by way of plan of condominium, consent, conveyance of private or public roads, strata title arrangements, or other permissions, and easements or registrations that are granted, shall be deemed to comply with the provisions of Zoning By-law 1-88.

- bi) the following minimum parking requirements shall apply:
 - i) Residential Uses: 0.18 spaces per unit
 - ii) Residential Visitor: 0.15 spaces per unit
 - iii) Non-residential parking spaces shall not be required.
 - iv) A parking space size shall be dimensioned at 2.7 metres (w) x 5.7 metres (l).
- bii) Notwithstanding Section 3.8.1(d) i) and ii) the minimum Accessible Parking Space shall be as follows:
 - j) Type A: 3.4 metres (w) x 5.7 metres (l);
 - ii) Type B: 2.4 metres (w) x 5.7 metres (l);
- ci) A minimum of one (1) small sized loading space is permitted and dimensioned as 6.5 metres (l) x 3.5 metres (w) x 3.0 (h);
- cii) Notwithstanding Section 3.9 a) through d), the minimum drive aisle widths for a loading space are as follows:
 - i) 5.2 metres for a regular sized loading space;
 - ii) 4.0 metres for a small sized loading space.
- di) Only the following minimum landscaped area shall be required:
 - i) A minimum landscape strip width of 2.0 metres shall be provided abutting Highway 7 and Commerce Street, the southern and western street lines, respectively;

- ii) A minimum landscape strip width of 2.0 metres shall be provided abutting the New Park Place, the northern street line;

An exhaust or intake shaft shall be permitted within the landscaping.

- dii) The provisions of 5.1.1 a) shall not apply.

- ei) in addition to encroachments permitted by Section 3.14 the following shall be permitted to encroach into a required yard:

- i) Balconies may encroach a maximum of:

- a. Above a height of 30.0 metres, 1.0 metres into the western lot line;

- ii) Architectural features, associated railings, vertical and horizontal fins, may encroach a maximum of:

- a. Above a height of 5.0 metres, 0.5 metres into the required west lot line, and daylight triangle, abutting the western and southern lot line;

- iii) Stairs, may encroach a maximum of:

- a. 2.9 metres at-grade into the required west lot line, and the required eastern lot line;
- b. 2.4 metres at grade into the required eastern lot line, the mews boundary.

- fi) In addition to those uses permitted in a C9 Corporate Centre Zone the following uses shall be permitted:

- i) Apartment Dwelling;
- ii) Podium Townhouse Dwelling Units;
- iii) Live-Work Units.

For the purpose of clarity, a Live-Work Unit shall be comprised of a non-residential use component located on the ground floor, with a residential use component located above the ground floor. The permitted uses within the Live-Work Unit shall be those listed under Section 5.10.

- fii) notwithstanding Section 5.10, respecting permitted uses within the C9 Corporate Centre Zone and noted in ei), only non-residential uses shall be permitted on the north-east corner of the Subject Lands, as shown on Schedule 1, labelled as “Commercial” to the east of the Mews.
- gi) the minimum setback from any lot line to the nearest part of a building below finished grade shall be 0.0 metres;
- hi) a minimum of 32% of the gross floor area at the ground floor level shall be composed of non-residential uses;
- ii) Only the following lot and building requirements shall apply to the subject lands:
 - i) the minimum lot frontage shall be 35 m;
 - ii) The minimum setback from the northern street line (New Park Place) to a building or part of a building for residential and non-residential uses shall be 2.0 metres, provided:
 - a. Above a minimum building height of 5.0 metres (above the first-storey), the minimum setback shall be 1.0 metre;
 - iii) The minimum setback from the western street line (Commerce Street) to a building or part of a building for residential and non-residential uses shall be 2.9 metres, provided:
 - a. Above a building height of 5.0 metres (above the first-storey), the minimum setback shall be 2.0 metres;
 - b. Above a building height of 21.0 metres, the minimum setback shall be 5.0 metres;
 - iv) A minimum setback from the southern street line (Highway 7) to a building or part of a building for residential and non-residential uses shall be 2.0 m,

provided:

- a. Notwithstanding the above, the minimum setback shall be 4.2 metres to a sight triangle at-grade abutting the western and southern lot lines;
 - b. Above a building height of 5.0 metres, the minimum setback shall be 3.5 metres to a daylight triangle at-grade abutting the western and southern lot lines;
 - c. Above a building height of 5.0 metres, the minimum setback shall be 1.5 metres to a sight triangle at-grade abutting the western and southern lot lines;
 - d. Above a building height of 5.0 metres, the minimum setback shall be 1.0 metres;
- iv) The minimum setback from the eastern lot line (Mews Boundary) to a building or part of a building for residential and non-residential uses shall be 2.9 metres to the Mews boundary;
- a. Above a building height of 5.0 metres, the minimum setback shall be 0.0 metres to the mews boundary;
- v) Notwithstanding Schedule A2 of By-law 1-88, and By-law 144-2009, the following provisions for maximum, building height shall be as follows:
- a. Tower A: 170 metres (48-storeys), excluding mezzanines;
 - b. Tower B: 193 metres (56-storeys), excluding mezzanines;
 - c. Elements used for window washing purposes may exceed a maximum of 5.5 metres into the

maximum building height

- vi) The minimum ground floor building height for the non-residential components of the building shall be 5.0 metres;
- vii) The minimum setback between exterior walls that face one another above a building height of 16.22 metres, shall be 28 m;
- viii) Subject to subsection xviii) below, the maximum Gross Floor Area, which excludes all below-grade area, of all buildings above grade on the Subject Lands shall not exceed 91,637 m²;
- ix) The maximum residential gross floor area of each storey of Tower A shall be:
 - a. Above a building height of 19.0 metres, shall be 805 square metres;
 - b. Above a building height of 29.42 metres, shall be 815 square metres;
 - c. Above a building height of 140.2 metres, shall be 805 square metres;
- x) The maximum residential gross floor area of each storey of Tower B shall be:
 - a. Above a building height of 19.0 metres, shall be 815 square metres;
 - b. Above a building height of 33.05 metres, shall be 815 square metres;
 - c. Above a building height of 165.2 metres, shall be 815 square metres;
- xi) The minimum amenity area shall be provided at a rate of 1.52 square metres per dwelling unit.
- xii) The minimum non-residential gross floor area shall be 1,900 square metres, including a minimum of 645

square metres of non-residential uses which is permitted on the north-east corner of the Subject Lands, as shown in accordance with Schedule 1 labelled as “Commercial”;

xiii) The maximum residential gross floor area shall not exceed 89,634 square metres and not exceeding a total of 1,113 residential units;

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-1673” 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 contribution in the amount of \$8,276,082.00 prior to the enactment of the implementing Official Plan and Zoning By-law Amendment by-laws.

d) Adding Schedule “E-1673” attached hereto as Schedule “1”.

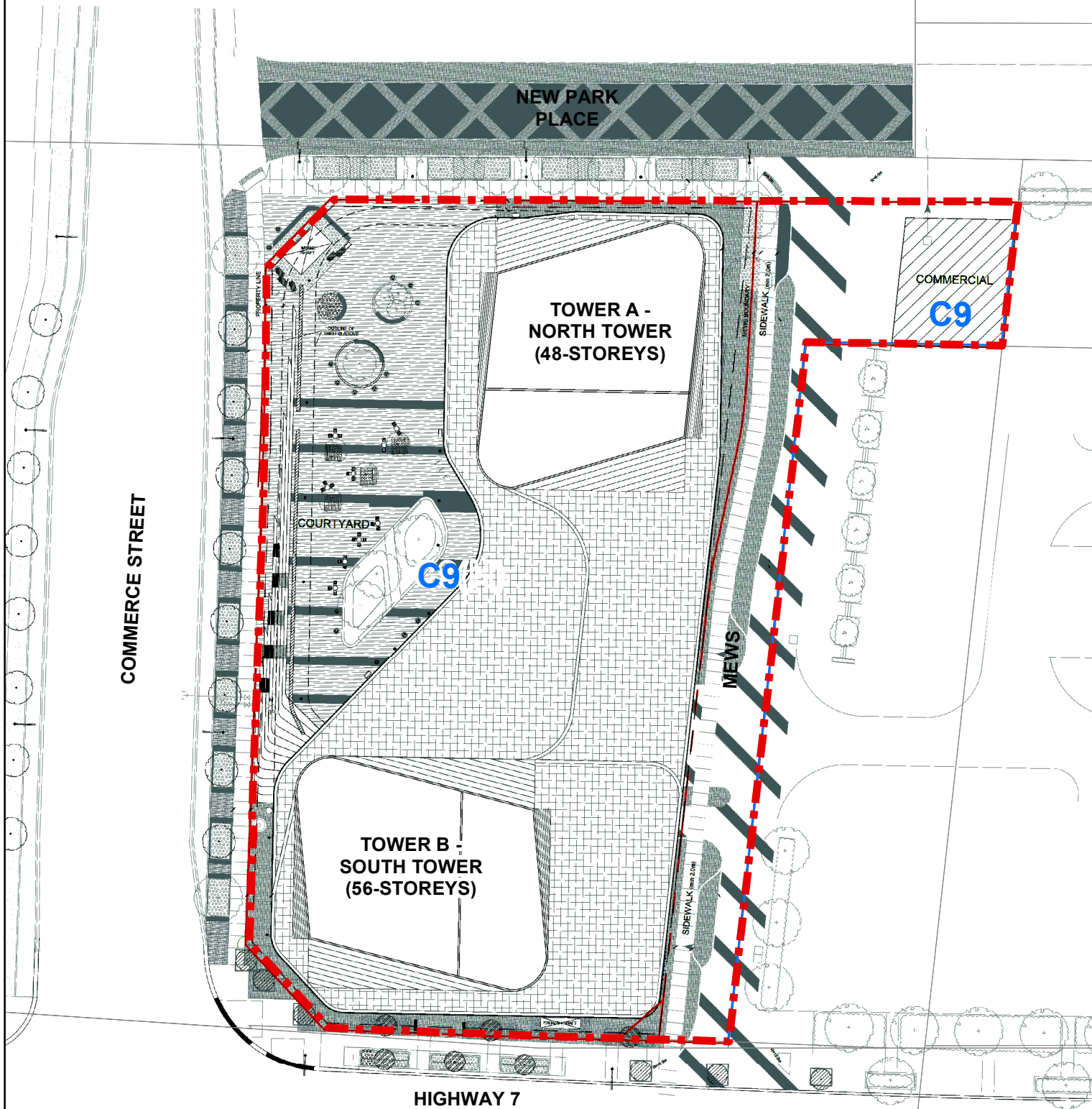
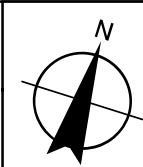
e) Deleting Key Map 5B and substituting therefor the Key Map 5B attached hereto as Schedule “2”.

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-1673'
To By-Law 1-88
Section 9(1542)

 Subject Lands

HIGHWAY 7

0 5 10 20 Metres

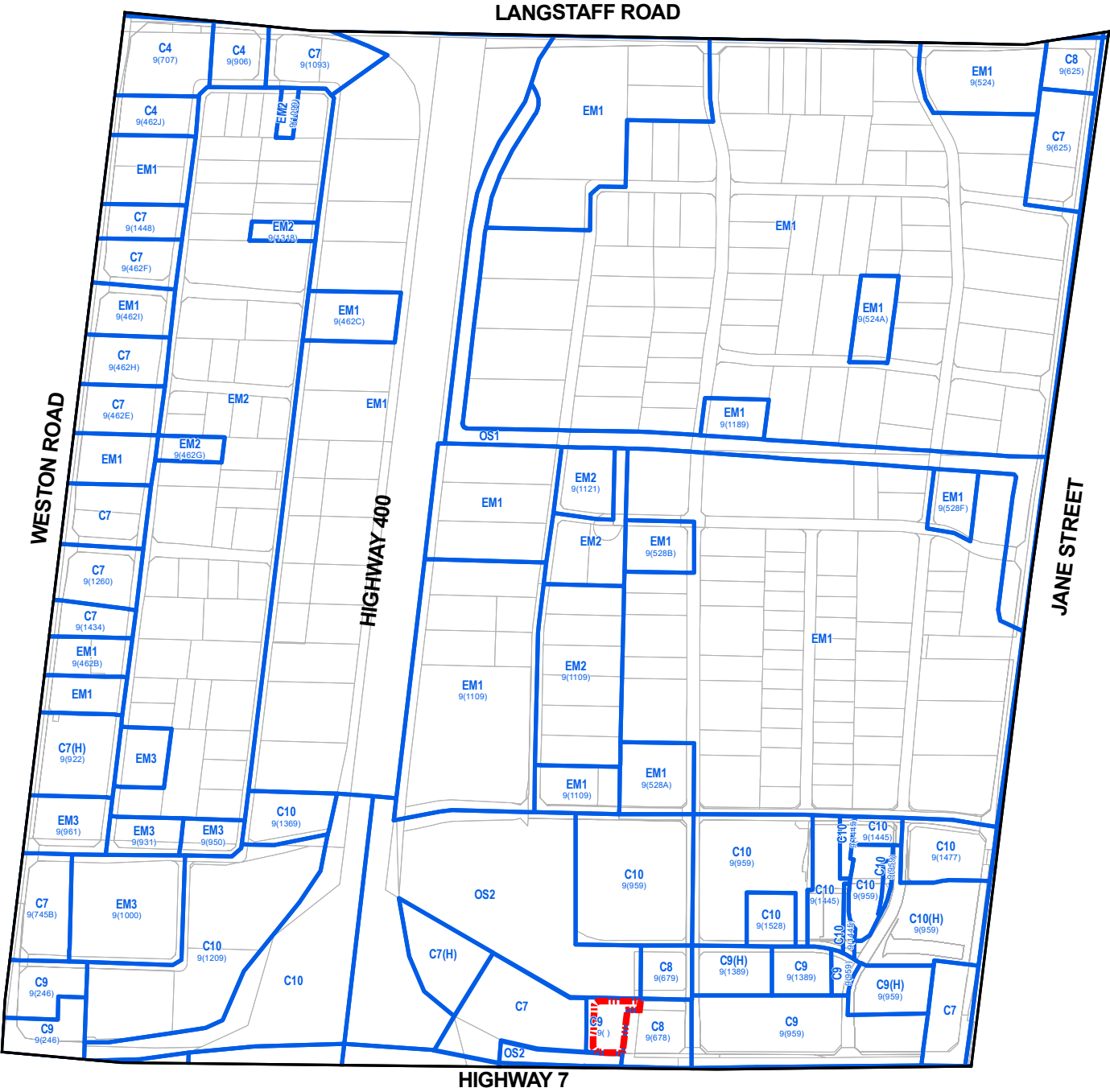
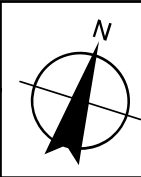
This is Schedule '1'
To By-Law 151-2022
Passed the 28th Day of June, 2022

File: Z.20.042
Related File: OP.20.015
Location: Part of Lot 6 , Concession 5
Applicant: First Vaughan Investments Limited
City of Vaughan

Signing Officers

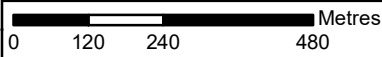
Mayor

Clerk



Subject Lands

KEY MAP 5B
BY-LAW NO. 1-88



This is Schedule '2'
To By-Law 151-2022
Passed the 28th Day of June, 2022

File: Z.20.042
Related File: OP.20.015
Location: Part of Lot 6 , Concession 5
Applicant: First Vaughan Investments Limited
City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK

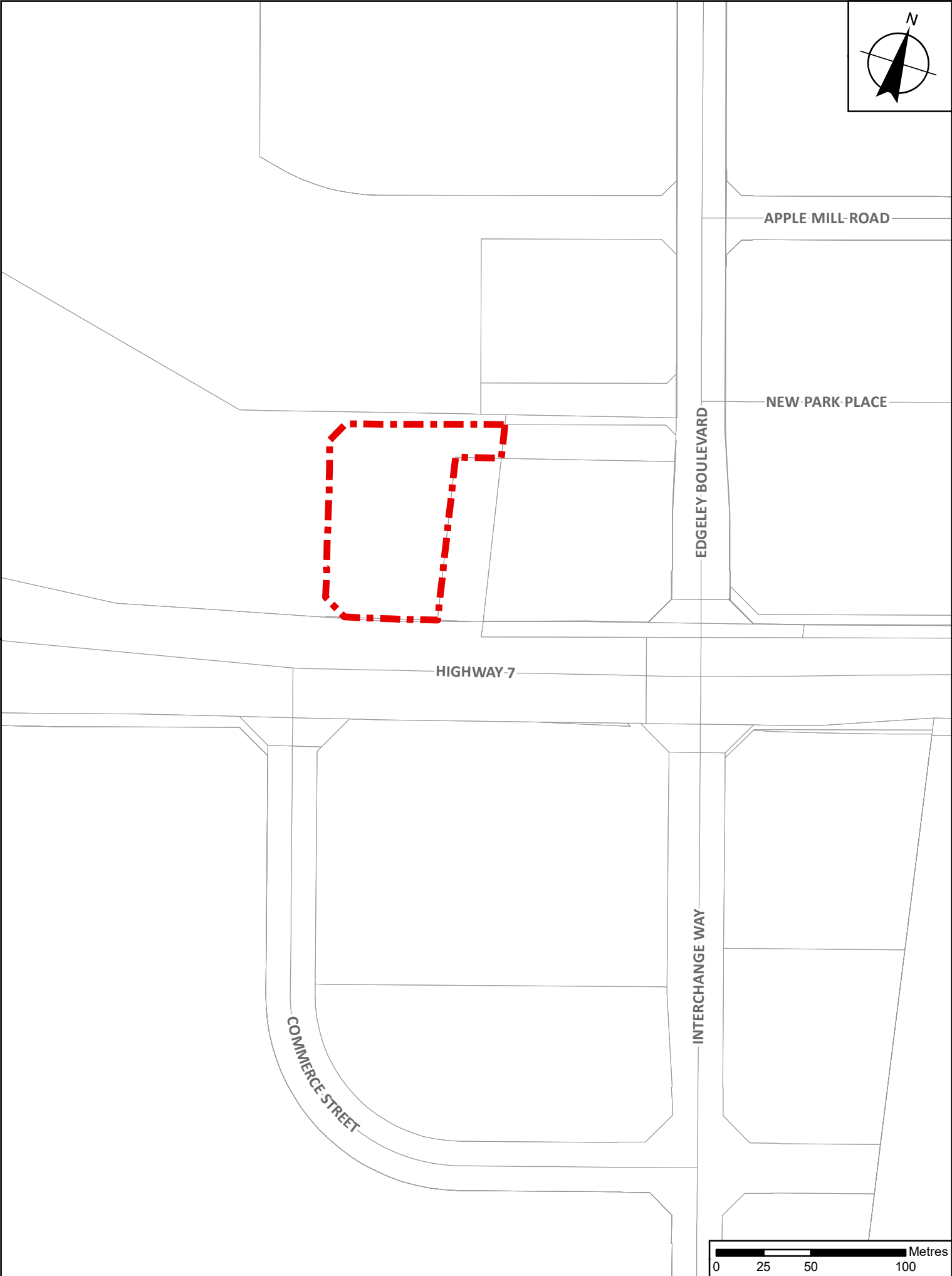
SUMMARY TO BY-LAW 151-2022

The lands subject to this By-law are located on north-east corner Commerce Street and Highway 7, Part Lot 6, Concession 5, 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 1,113 residential units within a 48 and 56-storey mixed-use residential Towers A and B served by 3 levels of underground parking accessed by a north-south privately-owned publicly accessible mews:


- a) Site-specific definitions of the sizes of “Lot”
- b) Minor reductions to the parking and loading space requirements in the Vaughan Metropolitan Centre
- c) Reduce minimum landscape strip widths
- d) Reduce setbacks for portion of buildings below grade
- f) Reduce minimum commercial use requirements at-grade
- g) Site-specific development standards; and
- h) Provision for the increase in the maximum density, pursuant to Section 37 of the Planning Act, to be applied specifically towards urban park enhancements in the Vaughan Metropolitan Centre.

This By-law shall not come into force until Official Plan Amendment Number 79 (OPA 79) is in full force and effect (OP.20.015).



Location Map
To By-Law 151-2022

File: Z.20.042
Related File: OP.20.015
Location: Part of Lot 6 , Concession 5
Applicant: First Vaughan Investments Limited
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 Subject Lands