

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 147-2022**

**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). Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1541) Notwithstanding the provisions of:

    - a. Subsection 2.0 respecting the Definition of Building Height;
    - b. Subsection 2.0 respecting the Definition of Parking Space;
    - c. Subsection 3.8.1 a), 3.8.1 b), and 3.8.1 d) respecting parking Requirements for the Vaughan Metropolitan Centre;
    - d. Subsection 3.8.2 respecting Bicycle Parking in the Vaughan Metropolitan Centre;
    - e. Subsection 3.13 respecting Minimum Landscape Area;
    - f. Subsection 3.14 respecting Permitted Yard Encroachments and Restrictions;

- g. Subsection 3.17 respecting Portions of Buildings Below Grade;
- h. Subsection 3.26 respecting Mezzanines;
- i. Subsection 3.8.1 f) regarding means of access to a parking area;
- j. Subsection 5.1.1 regarding Landscaping Area;
- k. Subsection 5.1.6 respecting Outdoor Patios;
- l. Subsection 5.10 respecting Permitted Uses in the C9 Corporate Centre Zone; and
- m. Schedule A2 respecting Zoning Standards for C9 and C10 Zones.

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1672”:

- ai) BUILDING HEIGHT: Means the vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance) to the highest point of the building;
- bi) 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;
- ci) the following minimum parking requirements shall apply:
  - i) Apartment Dwelling: 0.30 spaces per unit;
  - ii) Residential Visitor: 0.15 spaces per unit;
  - iii) Commercial Uses: 1.2 spaces per 100 square metres of Gross Floor Area;
- cii) If the calculation of visitor parking spaces results in part of a parking space being required, the number of required visitor parking spaces shall be rounded down to the nearest whole number;

- ciii) The minimum length of an accessible parking space shall be 5.7 metres;
- di) Subsection 3.8.2 c) shall not apply;
- ei) The following minimum landscape area shall be required:
  - i) A minimum landscape strip width of 1.5 metres shall be provided abutting the north street line;
  - ii) A minimum landscape strip width of 1.5 metres shall be provided abutting the east street line;
  - iii) A minimum landscape strip width of 1.5 metres shall be provided abutting the west street line;
  - iv) A minimum landscape strip width of 1.5 metres shall be provided abutting the south street line;
  - v) A minimum landscape strip width of 1.0 metre shall be provided abutting a sight triangle;
- fi) The following additional encroachments shall be permitted within a required yard or landscaping area:
  - i) Art and landscape features, bicycle racks, exhaust ventilation shafts (for the purposes of ventilating the parking garage only and shall not exceed 150 mm above grade or shall be flush with grade or embedded as part of planters), uncovered porches, and stairs;
  - ii) awnings and canopies shall be permitted to encroach 1.5 metres, provided all projections are setback 1.0 metre from the lot line;
  - iii) patios shall be permitted to encroach 1.6 metres, provided all projections are setback 1.0 metre from the lot line;
- gi) The minimum setback from any lot line to the nearest part of a building below finished grade shall be 0.0 metres;
- hi) Mezzanines shall be permitted within mixed-use buildings or commercial buildings in accordance with the Ontario Building

Code;

- ii) A parking area shall be provided with a means of access or driveway measured perpendicular to the driveway centre line as follows:

Two-way – minimum 6.0 metres to a maximum 8.5 metres

- ji) Subsection 5.1.1 shall not apply;
- ki) Subsection 5.1.6 a), b), e), h) and i) shall not apply;
- li) The following additional uses shall be permitted:
  - i) Restaurant with accessory brew manufacturing
  - ii) Arts Studio;
- mi) Only the following lot and building requirements shall apply to the subject lands as shown on Schedule “E-XXXX”:
  - i) A maximum of three (3) residential buildings exceeding 20.0 metres in building height shall be permitted;
  - ii) The minimum yard abutting the north lot line shall be 2.0 metres;
  - iii) The minimum yard abutting the east lot line shall be 3.8 metres;
  - iv) The minimum yard abutting the west lot line shall be 2.0 metres;
  - v) The minimum yard abutting the south lot line shall be 2.0 metres;
  - vi) The minimum yard abutting a sight triangle shall be 2.0 metres;
  - vii) The maximum permitted building heights shall be as follows:
    - a. Building A: 108 metres
    - b. Building B: 168 metres
    - c. Building C: 136 metres
  - viii) Subject to subsection ki) xv), the maximum Gross Floor

Area on the lot shall not exceed 118,000 square metres, with a maximum residential Gross Floor Area of 112,000 square metres, and a minimum non-residential Gross Floor Area of 6,000 square metres;

- ix) The maximum number of dwelling units on the Subject Lands shall not exceed 1,559 units;
  - x) A maximum of one 1-storey standalone retail building shall be permitted with a minimum building height of 6.5 metres;
  - xi) The minimum height of the first storey of a mixed-use building for non-residential uses shall be 6.5 metres as measured from the ground floor to the second floor, and may include a mezzanine;
  - xii) The minimum height of the first storey of a residential building for residential and residential-related uses shall be 3.0 metres as measured from the established grade to the second floor;
  - xiii) The maximum residential Gross Floor Area of each storey above the first 24.0 metres of building height shall not exceed:
    - a. Building A: 776 square metres
    - b. Building B: 778 square metres
    - c. Building C: 775 square metres
  - xiv) The minimum setback between exterior walls that face one another above a building height of 24 metres shall be 25 metres;
  - xv) The minimum required amenity area shall be 4,885 square metres;
- b) 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-1672” 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:

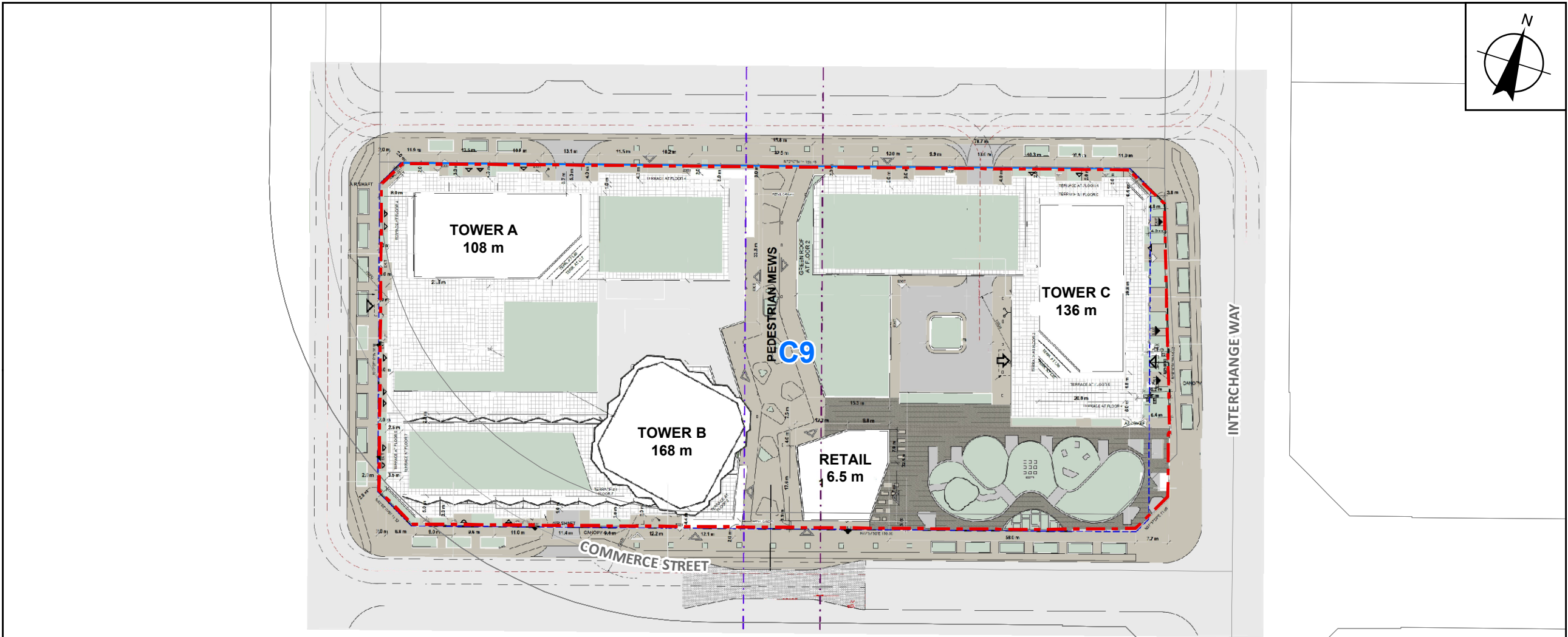
- a. The Owner of the Subject Lands shall make a cash contribution in the amount of \$8,426,657.98 prior to the application of the first Building Permit for any below-grade structure(s) on site for the development
- c) Adding Schedule “E-1672” attached hereto as Schedule “1”.
- d) Deleting Key Map 5A and substituting therefor the Key Map 5A attached hereto as Schedule “2”, thereby deleting Exception 9(957) off the Subject Lands and adding Exception 9(1541) on the Subject Lands.
- e) Deleting Schedule E-1042 and substituting therefore the Schedule E-1042 attached hereto as Schedule "3", thereby removing the Subject Lands from Schedule E-1042.
- f) Deleting Schedule E-1042A and substituting therefore the Schedule E- 1042A attached hereto as Schedule "4", thereby removing the Subject Lands from Schedule E-1042A

2. Schedules “1”, “2”, “3”, and “4” shall be and hereby form part of this By-law.


Enacted by City of Vaughan Council this 28<sup>th</sup> day of June, 2022.

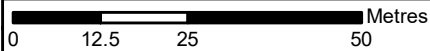
\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk



This is Schedule 'E-1672'  
To By-Law 1-88  
Section 9(1541)

 Subject Lands



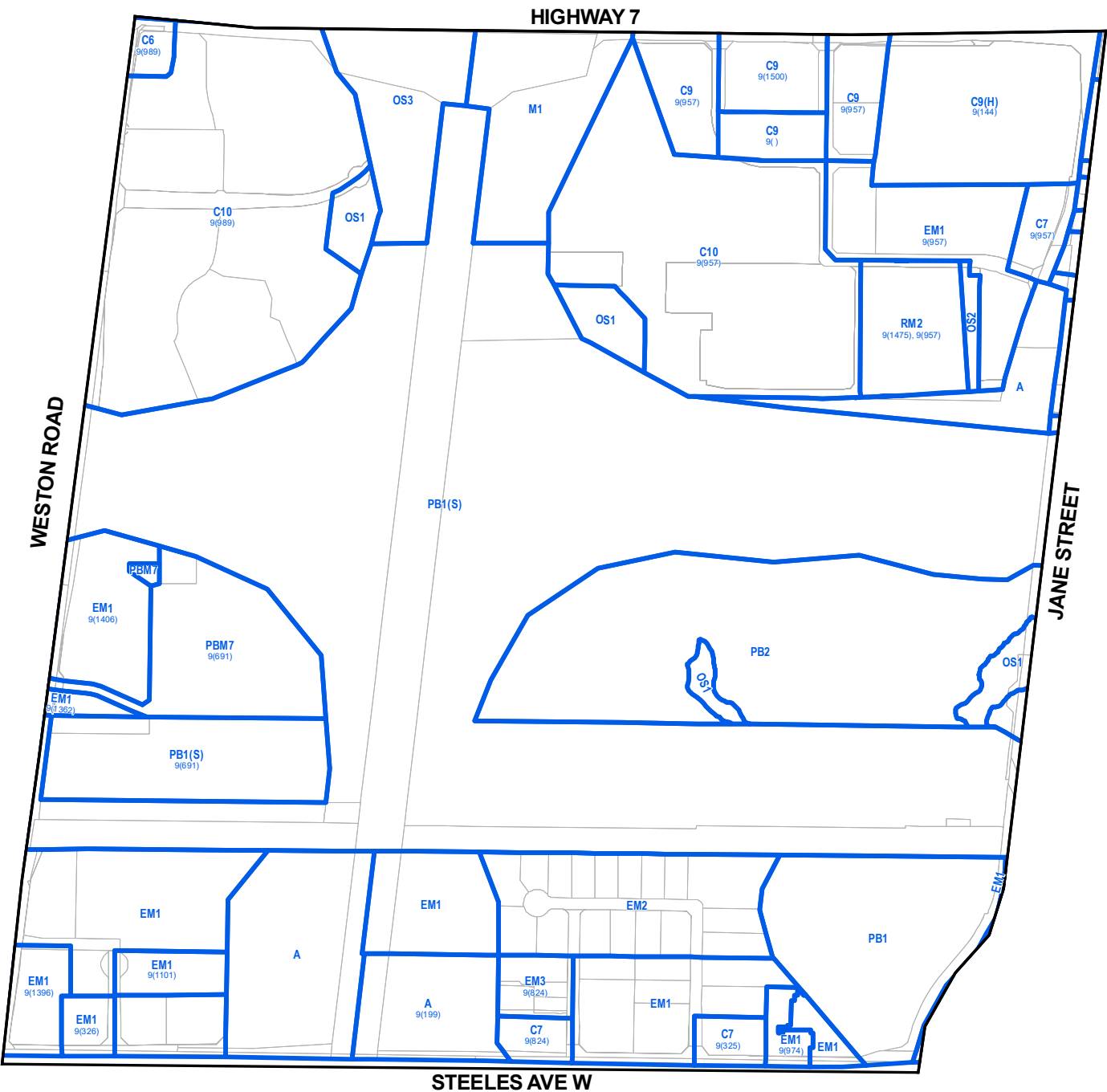
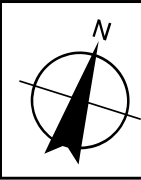
**File:** Z.21.027  
**Related File:** OP.21.016, DA.21.031  
**Location:** Parts 66, 67 and 68 of 65R-20291  
**Applicant:** RP B3S Holdings Inc.  
**City of Vaughan**

This is Schedule '1'  
To By-Law 147-2022  
Passed the 28th Day of June, 2022

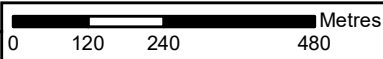
Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



**KEY MAP 5A**  
**BY-LAW NO. 1-88**

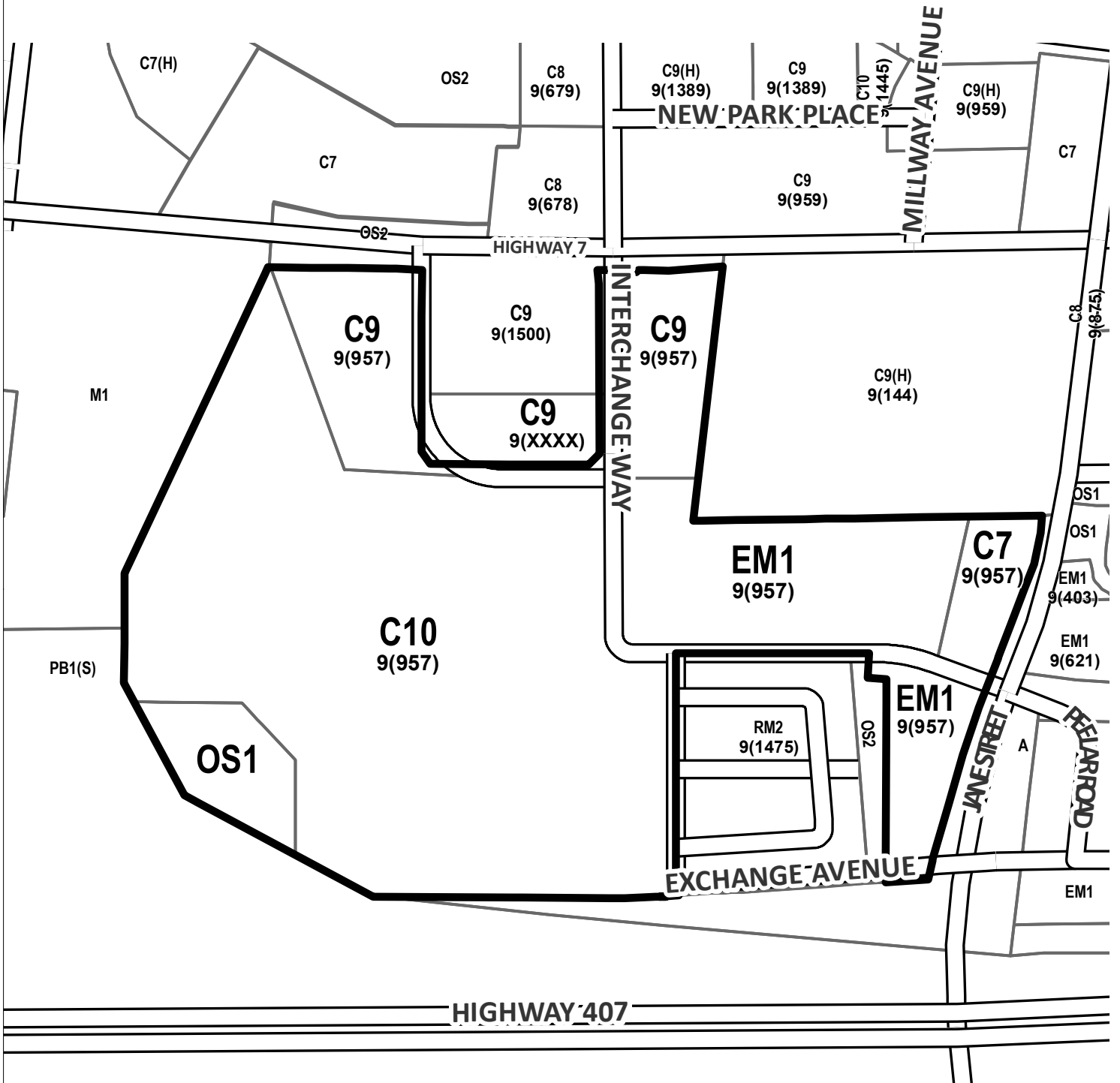
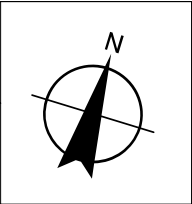


This is Schedule '2'  
To By-Law 147-2022  
Passed the 28th Day of June, 2022

**File:** Z.21.027  
**Related File:** OP.21.016, DA.21.031  
**Location:** Parts 66, 67 and 68 of 65R-20291  
**Applicant:** RP B3S Holdings Inc.  
**City of Vaughan**

**SIGNING OFFICERS**  
  
\_\_\_\_\_  
**MAYOR**  
  
\_\_\_\_\_  
**CLERK**





THIS IS SCHEDULE 'E-1042'  
TO BY-LAW 1-88  
SECTION 9(957)



Subject Lands

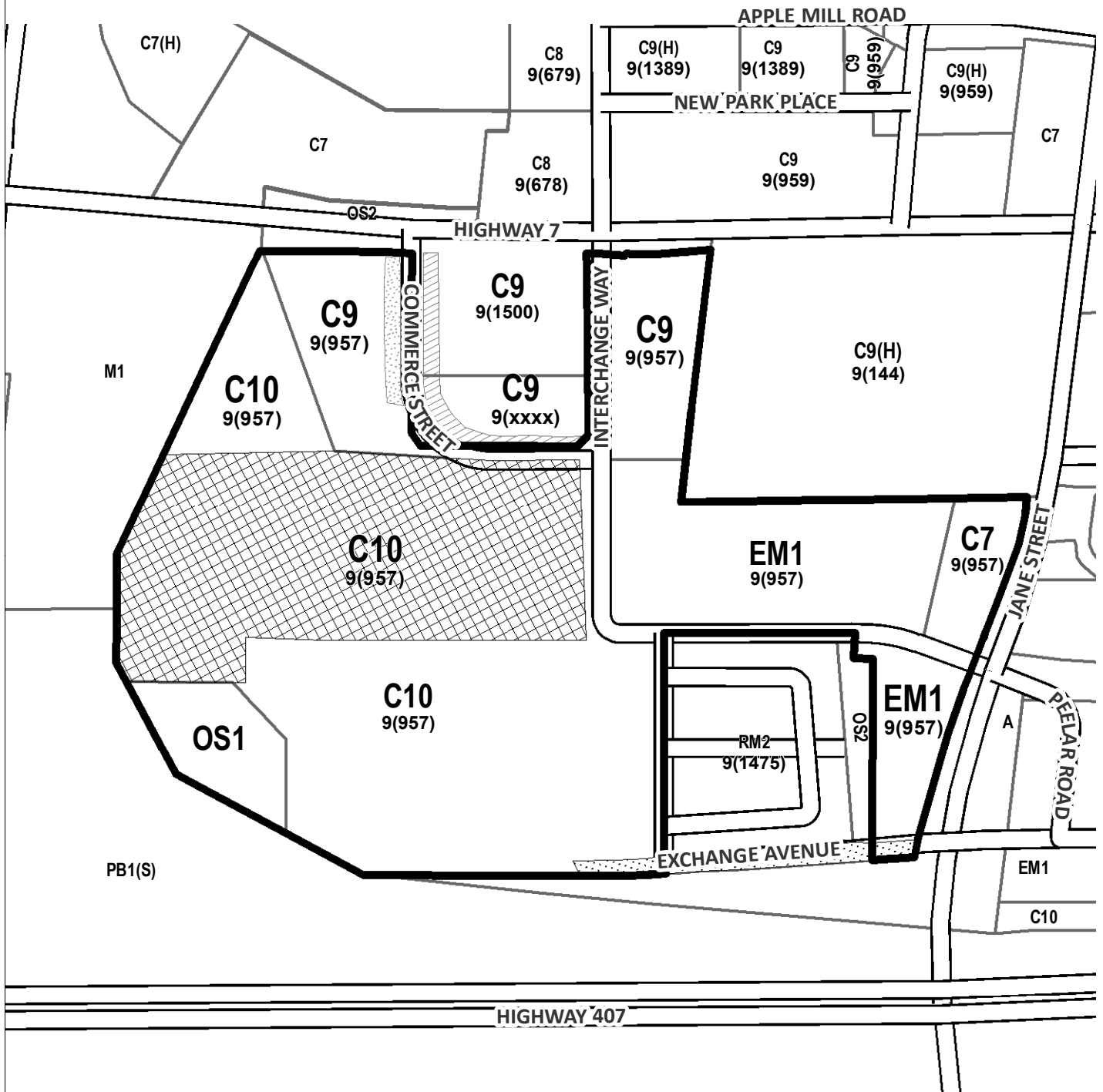
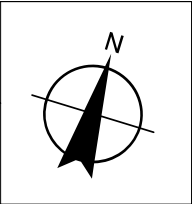
THIS IS SCHEDULE '3'  
TO BY-LAW 147-2020  
PASSED THE 28TH DAY OF JUNE, 2020

**File:** Z.21.027  
**Related File:** OP.21.016, DA.21.031  
**Location:** Parts 66, 67 and 68 of 65R-20291  
**Applicant:** RP B3S Holdings Inc.  
**City of Vaughan**

SIGNING OFFICERS

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MAYOR

\_\_\_\_\_  
CLERK



THIS IS SCHEDULE 'E-1042A'  
TO BY-LAW 1-88  
SECTION 9(957)

Subject Lands

Build to Zone Exemption Area\*

Part 1 Landscape Strip\*

Part 2 Landscape Strip\*

5.7 wide landscape strip\*

\*May not be to scale

THIS IS SCHEDULE '4'  
TO BY-LAW 147-2020  
PASSED THE 28TH DAY OF JUNE, 2020

File: Z.21.027  
Related File: OP.21.016, DA.21.031  
Location: Parts 66, 67 and 68 of 65R-20291  
Applicant: RP B3S Holdings Inc.  
City of Vaughan

SIGNING OFFICERS  
 MAYOR  
 CLERK

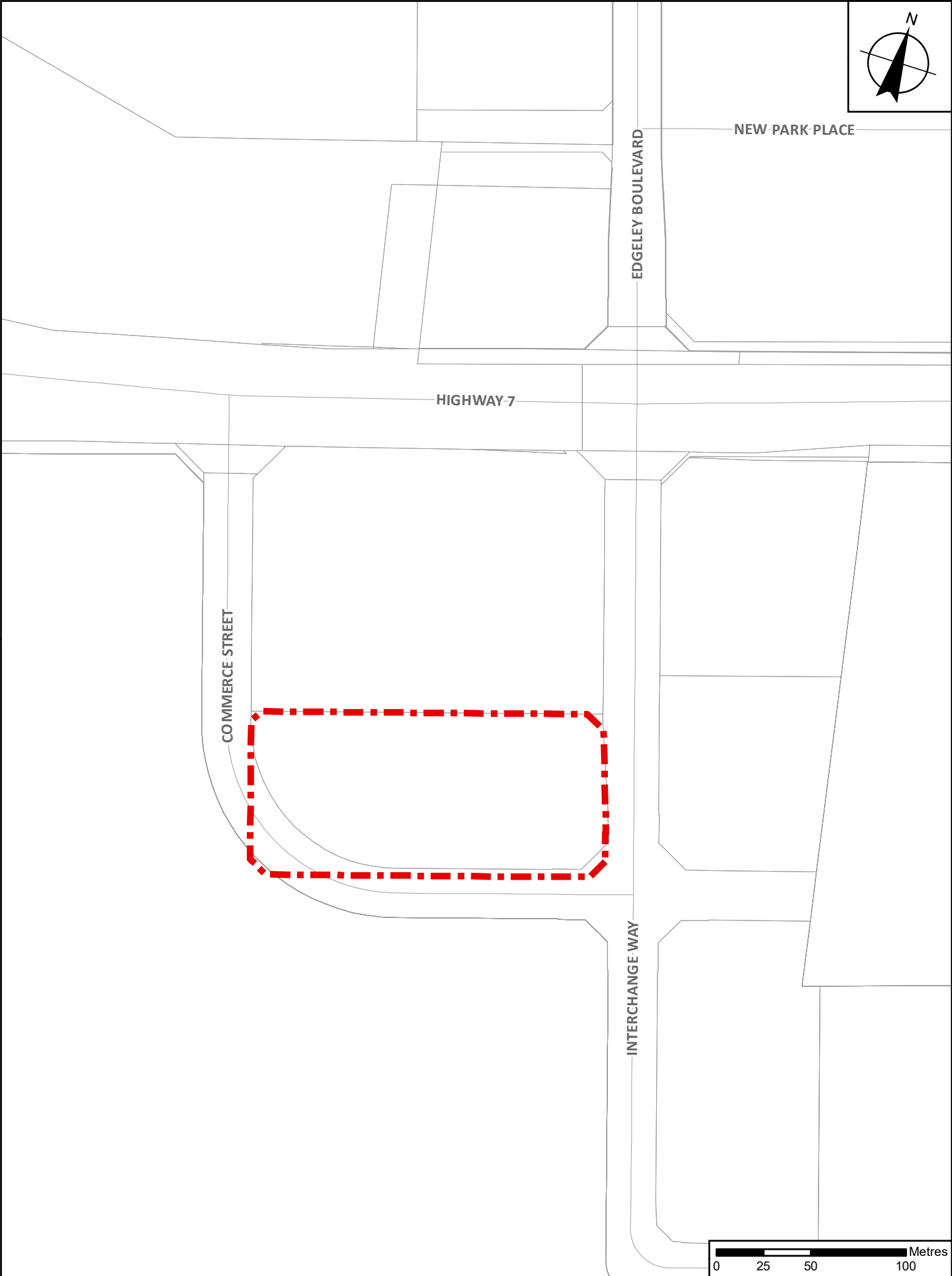
## **SUMMARY TO BY-LAW 147-2022**

The lands subject to this By-law are located on the south side of Celebration Avenue between Commerce Street South and Edgeley Boulevard South, in Parts 66, 67 and 68 of 65R-20291 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 facilitate the development of Site Development File DA.21.031:


- a) Site-specific definitions for “building height” and “parking space”
- b) Reductions to the parking requirements in the Vaughan Metropolitan Centre
- c) Allow additional uses beyond the “C9 Corporate Centre Zone”
- d) Reduce minimum landscape strip widths
- e) Reduce setback widths
- f) Increase permitted yard encroachments
- g) Reduce setbacks for portion of buildings below grade
- h) Site-specific development standards and
- i) Provision for the increase in the maximum density, pursuant to Section 37.1 of the *Planning Act*, to be applied specifically to urban park enhancements in the south-west quadrant, including potential public art and community/cultural space in the Vaughan Metropolitan Centre.

This By-law shall not come into force until Official Plan Amendment Number 78 (OPA 78) is in full force and effect (File OP.21.016).



Location Map  
To By-Law 147-2022

**File:** Z.21.027  
**Related File:** OP.21.016, DA.21.031  
**Location:** Parts 66, 67 and 68 of 65R-20291  
**Applicant:** RP B3S Holdings Inc.  
**City of Vaughan**

 Subject Lands