

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 195-2022

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

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 “E-1682” attached hereto as Schedule “1” from R2 Residential Zone to RA3(H) Apartment Residential Zone, with the Holding Symbol (H), and subject to site-specific Exceptions 9(1551), in the manner shown on the said Schedule “1”.
 - b) Adding the following paragraphs to Section 9.0 “EXCEPTIONS”:

“(1551) A. The following provisions shall apply to all the lands zoned RA3(H) Apartment Residential Zone with the Holding Symbol as shown on Schedule “E-1682”:

 - a) Lands zoned with the Holding Symbol “(H)” shall be used only for the production of field crops or a use legally existing as of the date of the enactment of this By-law.
 - b) The Holding Symbol (H) shall remain on the RA3(H) Apartment Residential Zone of the Subject Lands until such time as the following conditions are met:

- i. Water and sanitary servicing capacity shall be identified for the Subject Lands and allocated by Vaughan Council;
- ii. The Owner shall obtain an access easement over the private common element road of the abutting lands to the south in favour of the Subject Lands in order to create a shared access onto Islington Avenue. The easement shall be established through a Consent Application, to be submitted by the Owner and approved by the Committee of Adjustment, and the decision shall be final and binding;
- iii. The Owner shall address all comments to the satisfaction of the TRCA;
- iv. The Owner shall submit and obtain approval of a Site Development Application to facilitate the Development, which shall also address all outstanding comments provided through Official Plan Amendment File OP.20.004 and Zoning By-law Amendment File Z.20.011; and
- v. The Owner shall address all Noise Feasibility Study comments to the satisfaction of the Development Engineering Department.

“(1551) B. Notwithstanding the provisions of:

- a) Subsection 3.8 a) and g) respecting Parking Requirements and Minimum Driveway Width;
- b) Subsection 3.13 respecting Minimum Landscaped Area requirements;
- c) Subsection 3.17 respecting Portions of Buildings Below Grade requirements;
- d) Subsection 4.1.6 respecting Minimum Amenity Area

requirements; and

- e) Schedule “A” respecting the zone requirements in the RA3 Zone.

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1682”:

- ai) The following minimum residential and visitor parking space rates shall apply for an apartment building:
 - i. 1 residential parking space per unit
 - ii. 0.24 visitor parking spaces per unit
- aii) A minimum driveway width of 6.8 m shall be required;
- aiii) Bicycle parking shall be required, and the following minimum rates shall apply for an apartment building:
 - i. 0.5 long-term bicycle parking spaces per unit
 - ii. 0.1 short-term bicycle parking spaces per unit
- bi) The following minimum landscape strips, along lot lines which abut a street line and shall be used for no other purpose other than landscaping, other than driveways, shall apply:
 - i. 1.5 metres in width abutting the Front Yard
 - ii. 2.7 metres in width abutting the Exterior Side Yard
 - iii. 0.17 metres in width at the Site Triangle
- ci) The minimum setback from the front lot line to the nearest part of a building below finished grade shall be 0.8 metres;
- di) A minimum amenity area of 12.8 m² / unit shall be provided;
- ei) The minimum lot area per unit shall be of 31 m²;
- eii) The minimum required yards shall be:
 - Front Yard = 1.5 metres
 - Exterior Side Yard = 3 metres

- Rear Yard = 1.15 metres
 - Site Triangle = 0.17 metres
- eiii) The maximum building height shall be 21 metres; and
- eiv) The maximum Floor Space Index (FSI) shall be 2.42.

Pursuant to Section 37.1 of the *Planning Act*, the increase in maximum building height and maximum density for the lands shown on Schedule “E-1682” 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 \$144,000, to the City of Vaughan, payable prior to the application for the first Building Permit for any above grade structure(s) for the development, such funds may be used by the City of Vaughan for the following potential benefits: public improvements within 1 km of the subject lands (i.e. Public Parks, Community Facilities); Woodbridge Library improvements; and Contributions towards Hospice Vaughan.

3. Adding Schedule “E-1682” attached hereto as Schedule “1”.
4. Deleting Key Map 7B and substituting therefor the Key Map 7B attached hereto as Schedule “2”.
5. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 13th day of September, 2022.

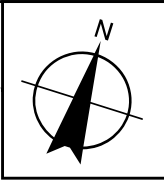
Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 8 of Report No. 32
of the Committee of the Whole
Adopted by Vaughan City Council on
September 13, 2022.

GAMBLE STREET

PINE GROVE ROAD

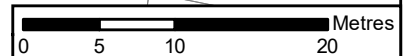


ISLINGTON AVENUE

RA3

This is Schedule 'E-1682'
To By-Law 1-88
Section 9(1551)

 Subject Lands

 Metres

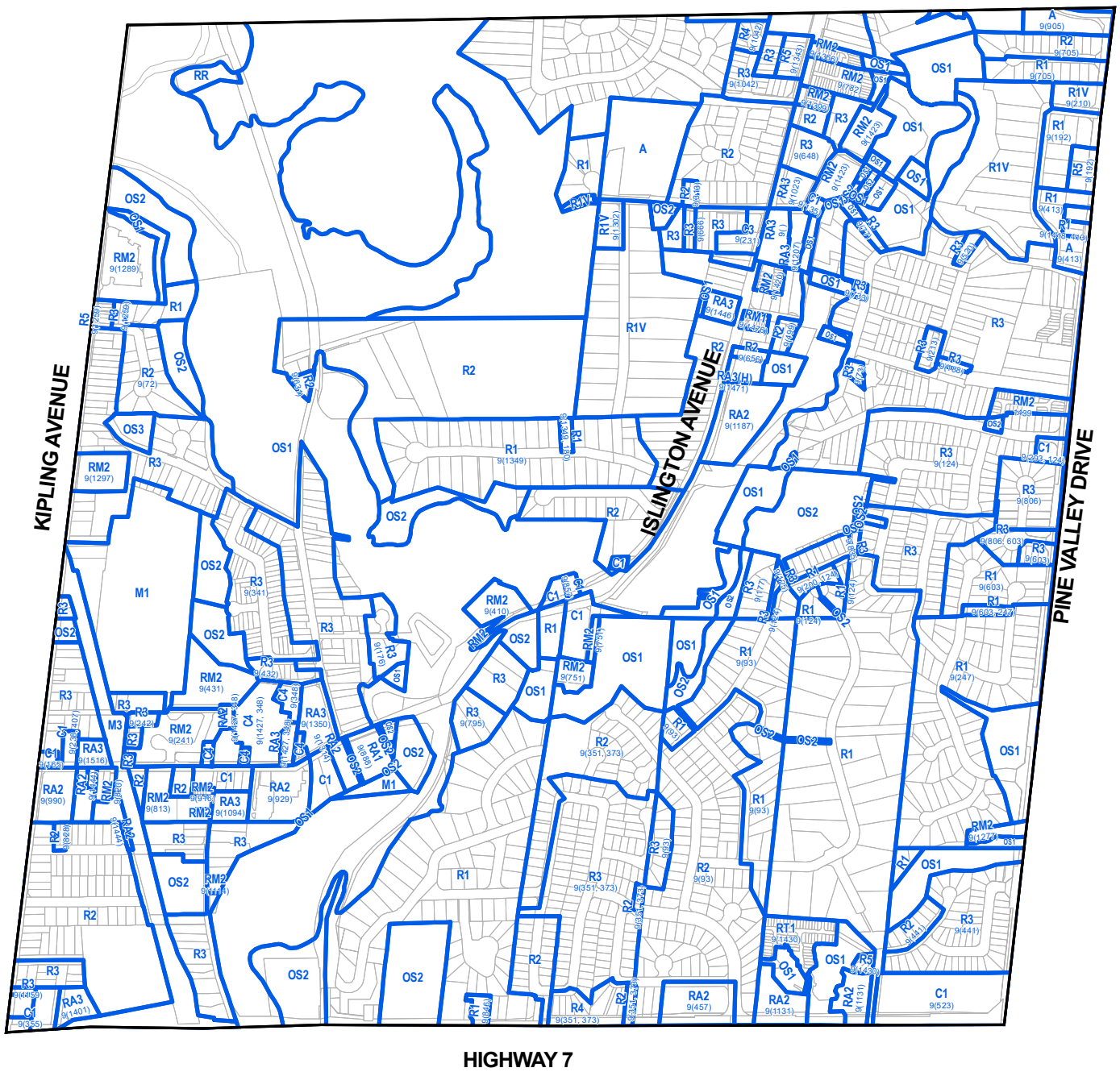
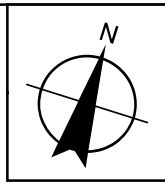
This is Schedule '1'
To By-Law 195-2022
Passed the 13th Day of September, 2022

File: Z.20.011
Related File: OP.20.004
Location: Part of Lots 9 and 10, Concession 7
Applicant: Pristine Homes (Pine Grove) Inc.
City of Vaughan

Signing Officers

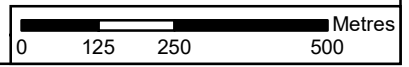
Mayor

Clerk



HIGHWAY 7

KEY MAP 7B
BY-LAW NO. 1-88



This is Schedule '2'
To By-Law 195-2022
Passed the 13th Day of September, 2022

File: Z.20.011
Related File: OP.20.004
Location: Part of Lots 9 and 10, Concession 7
Applicant: Pristine Homes (Pine Grove) Inc.
City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK

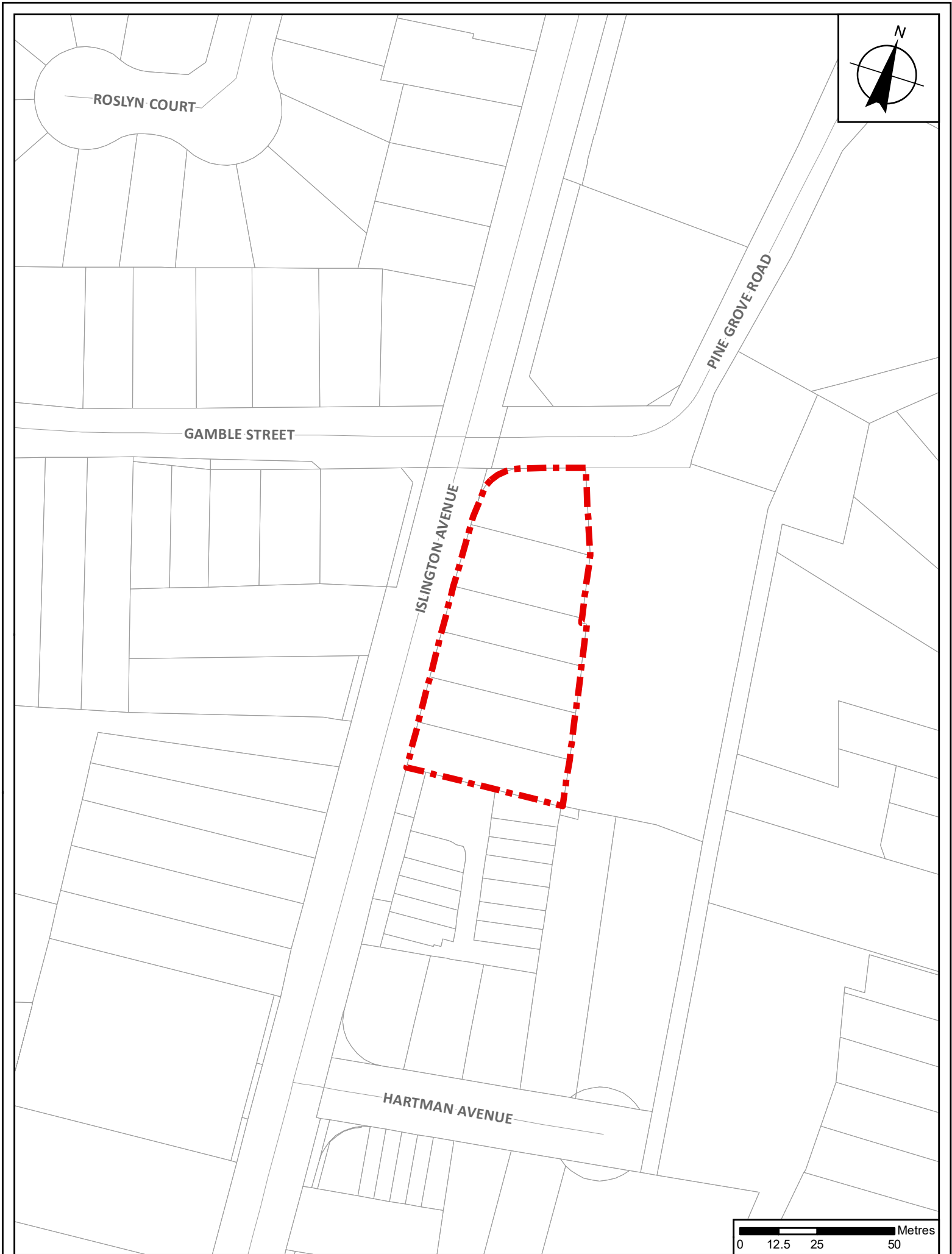
SUMMARY TO BY-LAW 195-2022

The lands subject to this By-law are located on the southeast corner of the intersection of Islington Avenue and Pine Grove Road, municipally known as 8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue being Part of Lots 9 and 10, Concession 7, City of Vaughan.

The purpose of this by-law is to rezone the lands subject to this By-law from R2 Residential Zone to RA3(H) Apartment Residential Zone, subject to site-specific Exceptions 9(1551) and with the Holding Symbol (H). The amendment will permit the development of a 6-storey residential apartment building with 125 units and a Floor Space Index of 2.42 times the area of the lot.

The removal of the Holding Symbol (H) is contingent upon the following conditions being satisfied:

- a) Water and sanitary servicing capacity shall be identified for the Subject Lands and allocated by Vaughan Council;
- b) The Owner shall obtain an access easement over the private common element road of the abutting lands to the south in favour of the Subject Lands in order to create a shared access onto Islington Avenue. The easement shall be established through a Consent Application, to be submitted by the Owner and approved by the Committee of Adjustment, and the decision shall be final and binding;
- c) The Owner shall address all comments to the satisfaction of the TRCA;
- d) The Owner shall submit and obtain approval of a Site Development Application to facilitate the Development, which shall also address all outstanding comments provided through Official Plan Amendment File OP.20.004 and Zoning By-law Amendment File Z.20.011; and
- e) The Owner shall address all Noise Feasibility Study comments to the satisfaction of the Development Engineering Department.



Location Map To By-Law 195-2022

File: Z.20.011

Related File: OP.20.004

Location: Part of Lots 9 and 10, Concession 7

Applicant: Pristine Homes (Pine Grove) Inc.

City of Vaughan



Subject Lands