

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 197-2022

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 is 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 “R2 Residential Zone” to “R3A Apartment Residential Zone” “(H)” subject to site-specific exception 9(1552), in the manner shown on Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1552) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1683”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the *Planning Act*:

 - 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 this By-law. Notwithstanding the foregoing, the following uses are permitted prior to the removal of the Holding Symbol “(H)”:
 - a. Site grading, site servicing, shoring and excavation and foundations works

A By-law to remove the Holding Symbol “(H)” from the “Subject Lands” shall not be enacted until:

- a. A site plan is approved to the satisfaction of the City addressing all comments from internal city departments and external agencies in accordance with Section 41 of the *Planning Act*
- b. Through provisions under section 37.1 of the *Planning Act* the Owner shall enter into and execute an affordable housing agreement with the City that is registered on land title securing the 30 dwelling units as affordable as defined by York Region Affordable Housing Measuring and Monitoring Guidelines update, Canada Mortgage Housing Corporation (CMHC) and to the City’s satisfaction
- c. Until the future site plan application associated with files OP.19.016 and Z.19.040 is allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 30 residential apartments units (66 people).

B. Notwithstanding the provisions of:

- a. Subsections 3.8 a), c) and k) respecting Parking Requirements;
- b. Subsection 3.9 d) respecting Loading Space requirements;
- c. Subsection 3.13 respecting Minimum Landscaped Areas;
- d. Subsection 3.14 respecting Permitted Yard Encroachment and Restrictions;
- e. Subsection 4.1.4 respecting b) i) ii) iii) respecting Parking and Access Requirements;
- f. Subsection 4.1.6 respecting Amenity Area; and
- g. Subsection 4.1.9 and Schedule “A” respecting Residential Zone Requirements and the Minimum Zone Standards in the

RA3 Apartment Residential Zone

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1683":

- ai) Notwithstanding the minimum parking requirements in Subsection 3.8 a), c) and k) the following shall apply:
 - i. Residential - Multiple Family Dwelling; Apartment Dwelling: 0.86 parking space per dwelling unit
 - ii. Visitor parking: shall be required at a rate of 0.23 parking spaces per dwelling unit
 - iii. Institutional (Place-of-Worship): shall be required at a rate of 2.28 spaces per 100 m² of gross floor area
 - iv. Outdoor parking areas, aisles and driveways shall be surfaced with hot-mix asphalt; interlock or concrete and shall be provided with adequate drainage.
- bi) Notwithstanding subsection 3.9 d), a loading and unloading space area shall be permitted between a building and a street.
- ci) Notwithstanding subsection 3.13, a landscaping strip that abuts a street line shall be a minimum of 3.5 m in width along Bathurst Street and 2.0 m along Highcliffe Drive. Access stairwells are permitted to encroach into the required landscaping strip along the south property line by a maximum of 5.4 metres. The minimum landscape strip along the south property line shall be 1.1 metres.
- di) Notwithstanding subsection 3.14, canopies may encroach 0.5 m into the proposed 3.5 m exterior side yard facing Bathurst Street.
- ei) Notwithstanding subsections 4.1.4 b) i) ii) iii), the following shall apply:
 - A strip of land not less than 1 m in width shall be permitted along the periphery of the outdoor parking area and shall be used for no other purpose than landscaping; but not prevent the provision of access driveways across the said strip
 - Wooden fence having a minimum height of 1.6 m shall be

permitted as screening along the south property line facing the outdoor parking area

- Outdoor parking areas, aisles and driveways shall be surfaced with hot-mix asphalt; interlock or concrete and shall be provided with adequate drainage

fi) Notwithstanding subsection 4.1.6, the minimum Amenity Area shall be 495 m²

gi) Notwithstanding Schedule A, the following zone standards shall apply:

- i) Maximum height shall be 18 m for the residential building addition and 5.3 m for the mechanical penthouse
- ii) Minimum front yard from Flamingo Road shall be 7.4 m
- iii) Minimum exterior side yard shall be 3.5 m from Bathurst Street
- iv) Minimum interior side yard shall be 13.5 m from the east property line
- v) Minimum rear yard shall be 1.1 m from south property line to the rear end of the staircase
- vi) Minimum setback to a sight-triangle shall be 6.2 m.

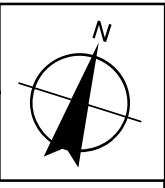
2. Deleting Key Map 1B and substituting therefore Key Map 1B attached hereto as Schedule "2", effectively zoning the Subject Lands RA3 Apartment Residential Zone with site-specific exceptions and the Holding Symbol "(H)".
3. Adding Schedule "E-1683" attached hereto as Schedule "1".
4. Both the Key Map 1B and Schedule "E-1683" shall have the "(H)" Symbol attached to the zone categories.
5. Schedules "1" and "2" shall 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. 1 of Report No. 32
of the Committee of the Whole
Adopted by Vaughan City Council on
September 13, 2022.



FLAMINGO ROAD

BATHURST STREET

EXISTING RESIDENTIAL

EXISTING PLACE OF WORSHIP

INSTITUTIONAL PARKING

PUBLIC WALKWAY

EXISTING SIDEWALK

EXISTING BICYCLE LANE

RA3(H)

FIRE ROUTE

PUBLIC ENTRANCE

MECHANICAL PENTHOUSE

5 - STOREY

PROPOSED 5 - STOREY RESIDENTIAL BUILDING

2 - STOREY

PUBLIC ENTRANCE

LOADING AREA

2 - STOREY

1 - STOREY

RAMP ACCESS TO PARKING GARAGE

EXISTING SIDEWALK

RESIDENTIAL ENTRANCE

INSTITUTIONAL PARKING

FIRE ROUTE

HIGHCLIFFE DRIVE

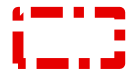
VISITOR PARKING

PARKING GARAGE EXHAUST VENT

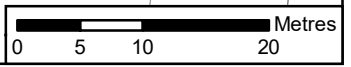
EXISTING RESIDENTIAL

PARKING GARAGE EXHAUST VENT

This is Schedule 'E-1683'
To By-Law 1-88
Section 9(1552)



Subject Lands



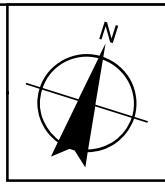
This is Schedule '1'
To By-Law 197-2022
Passed the 13th Day of September, 2022

File: Z.19.040
Related File: OP.19.016
Location: 8001 Bathurst Street,
Part of Lots 33 and 34, Concession 1
Applicant: CHABAD LUBAVITCH OF SOUTHERN ONTARIO
City of Vaughan

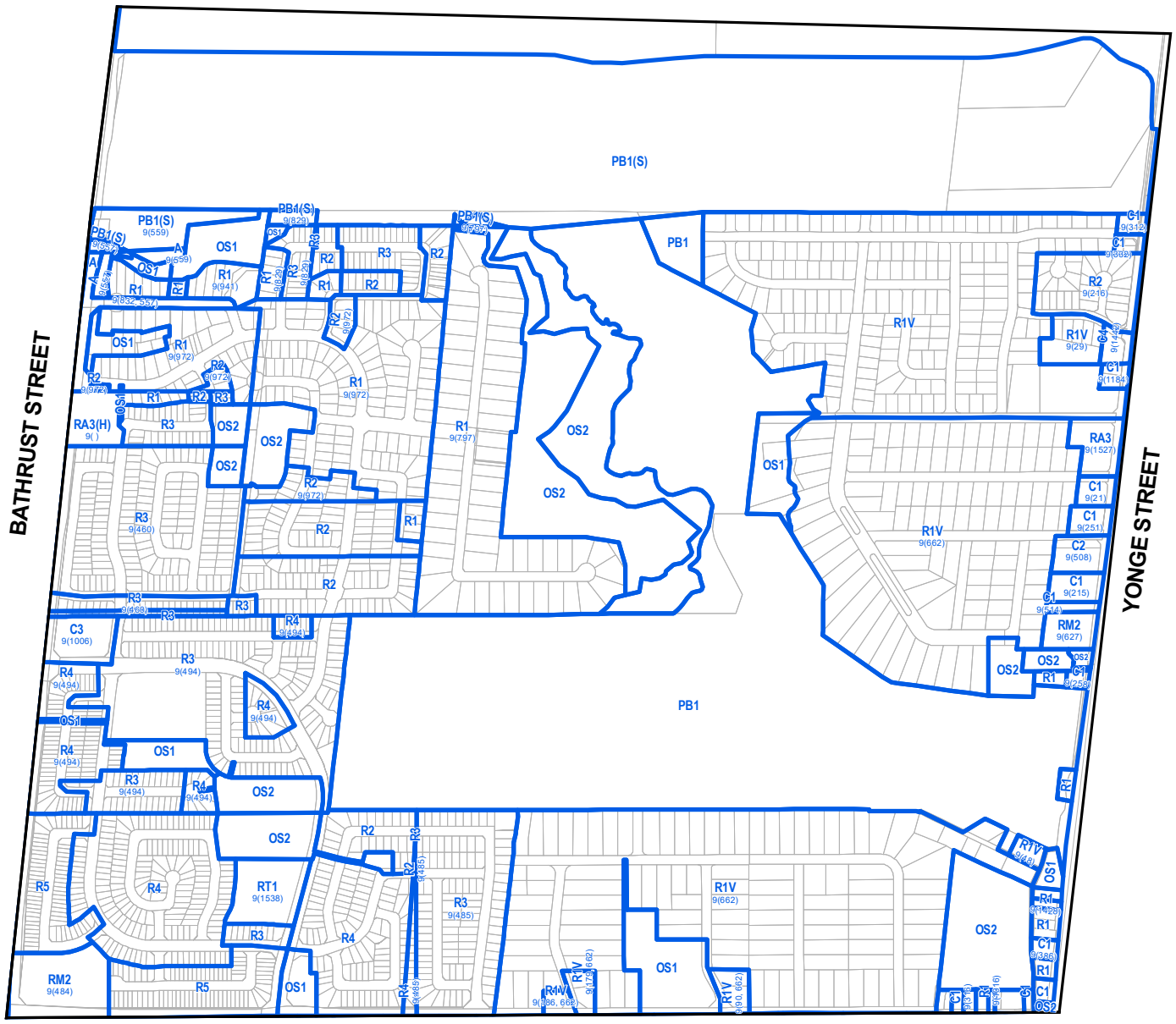
Signing Officers

Mayor

Clerk

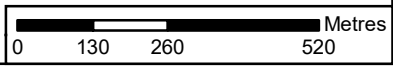


HIGHWAY 7



CENTRE STREET

Key Map 1B
By-Law No. 1-88



This is Schedule '2'
To By-Law 197-2022
Passed the 13th Day of September, 2022

File: Z.19.040
Related File: OP.19.016
Location: 8001 Bathurst Street,
Part of Lots 33 and 34, Concession 1
Applicant: CHABAD LUBAVITCH OF SOUTHERN ONTARIO
City of Vaughan

SIGNING OFFICERS

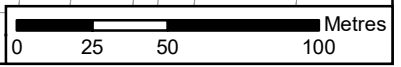
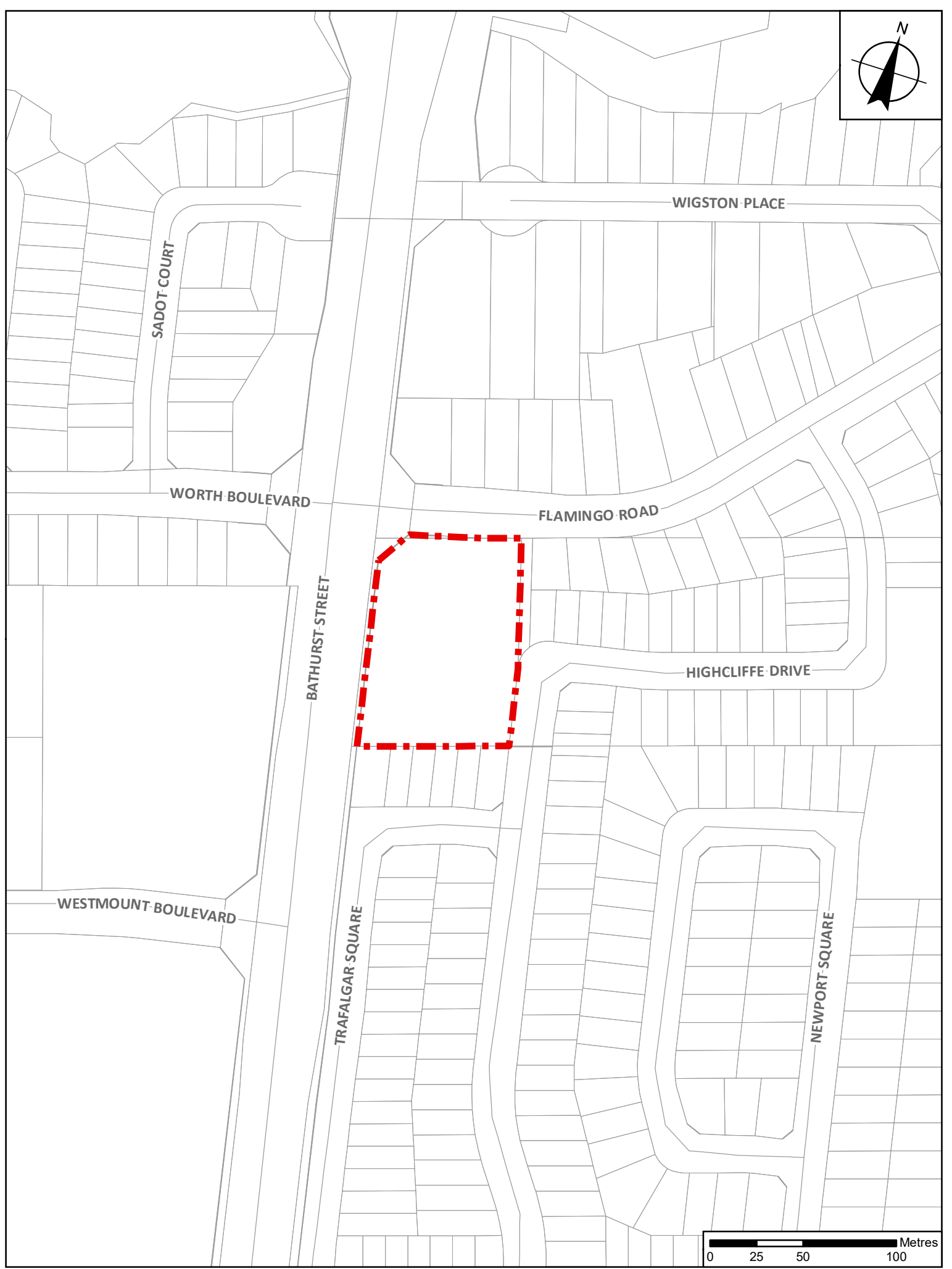
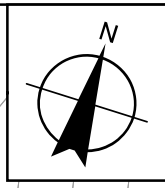
MAYOR

CLERK

SUMMARY TO BY-LAW 197-2022

The lands subject to this By-law are located on the east side of Bathurst Street, south of Flamingo Road, municipally known as 8001 Bathurst Street, Lots 33 and 34, Concession 1, in the City of Vaughan.

The purpose of this amendment is to rezone the Subject Lands from “R2 Residential Zone” to “RA3 Apartment Residential Zone” with site-specific provisions and the Holding Symbol “(H)” to facilitate the development of a 5-storey, 30 dwelling unit apartment building addition to existing institutional building (Place-of-Worship).



Location Map To By-Law 197-2022

File: Z.19.040

Related File: OP.19.016

Location: 8001 Bathurst Street,
Part of Lots 33 and 34, Concession 1

Applicant: CHABAD LUBAVITCH OF SOUTHERN ONTARIO
City of Vaughan



Subject Lands