

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 143-2018

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 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 not 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 "RA3(H) Apartment Residential Zone", with the Holding Symbol "(H)", and subject to site-specific Exception 9(1323) to "RT1(H) Residential Townhouse Zone" and "RA3(H) Residential Apartment Zone" with the Holding Symbol "(H)", "OS1 Open Space Conservation Zone" and "OS2 Open Space Park Zone", in the manner shown on Schedule "1".
 - b) Deleting Exception 9(1323) in its entirety from Section 9.0 "EXCEPTIONS" and substituting therefor the following paragraphs:

"(1323) A. The following provisions shall apply to all the lands zoned "RT1(H) Residential Townhouse Zone" with the Holding Symbol "(H)" as shown on Schedule "E-1451".

 - 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 "RT1(H) Residential Townhouse Zone" of the Subject Lands until such time as the following conditions are met:
 - i. The Owner shall submit a Ministry of Environment and Climate Change (the "MOECC") Record of Site Condition, registered on the Environmental Site Registry of the City of Vaughan, to the satisfaction of the City and MOECC;
 - ii. The Owner shall address all detail design comments, to the satisfaction of the Toronto and Region Conservation Authority (the "TRCA"); and,

- iii. The proposed water and sanitary sewer extension and connection is resolved to the satisfaction of the City of Vaughan and York Region.

(1323) A1. Notwithstanding the provisions of:

- a) Subsection 2.0 Definitions respecting “Dwelling”, “Dwelling - Street Townhouse”, “Lot”, and “Street Line”;
- b) Subsection 3.8(a), (c) and (g) respecting Minimum Parking Requirements for an Apartment Dwelling, Parking Area Requirements, and Maximum Driveway Access width;
- c) Subsection 3.17 respecting Portions of Buildings Below Grade;
- d) Subsection 4.22.2 respecting Front and Exterior Porch Encroachments;
- e) Section 3.21 respecting Frontage on a Public Street;
- f) Subsections 4.1.2 respecting Minimum Soft Landscaped Area, Subsection 4.1.4(b), (e), and (f) respecting Parking and Access Requirements;
- g) Subsection 4.6 respecting Minimum Amenity Area;
- h) Subsection 4.29 respecting Permitted Uses in the “RT1 Residential Townhouse Zone”;
- i) Subsections 7.1.2 and 7.2.1, 7.3 respecting Permitted Uses in the “OS1 Open Space Conservation Area Zone” and “OS2 Open Space Park Zone”; and,
- j) Schedule “A3” in the “RT1 Residential Townhouse Zone”.

The following provisions shall apply to the lands zoned “RT1 Residential Townhouse Zone”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone” on Schedule “E-1451”:

- ai) BACK-TO-BACK TOWNHOUSE, DWELLING - Means a Low-Rise Residential building up to a maximum of 4-storeys in height, and part of a row or block of residential units. A block of Back-to-Back Townhouse units shall consist of two rows sharing a common back wall, and shall contain a minimum of 10 units but no more than a maximum of 14 units within each block. Each Back-to-Back Townhouse Dwelling shall have its own at-grade entrance with frontage on a common element private road;
- aii) STREET TOWNHOUSE, DWELLING - Means a Townhouse Dwelling in which each Dwelling unit is situated on its own lot or parcel of tied land (“POTL”), which abuts a public street or common element private road;
- aiii) LOT - Means a parcel of land fronting on a public road or private common element road; and,

- aiv) STREET LINE - Means the dividing line between a lot and a street or a private common element road;
- bi) A minimum of 27 visitor parking spaces is required. A minimum dimension of 2 m x 6.7 m shall be provided for a parallel parking space located along the private common element road; and,
- biii) A maximum driveway width (at Islington Avenue) of 15 m is permitted.
- ci) There shall be a minimum setback of 3 m to the north interior side lot line, and 1 m to the south interior side lot line, and 0 m to the front lot line for an underground parking garage within the "OS1 Open Space Conservation Zone", as shown on Schedule "E-1451A";
- cii) There shall be a minimum rear yard setback of 0 m to the rear lot line abutting Towers "1" and "2" for an underground parking garage and Amenity Area within the "OS2 Open Space Park Zone", as shown on Schedule "E-1451A";
- ciii) There shall be a 1 m setback to the interior side lot line for the 4.5 m wide trail connection within the "OS1 Open Space Conservation Zone" for an underground parking garage, as shown on Schedule "E-1451A".
- di) A maximum encroachment of 3.0 m into a required front yard, and exterior side yard, and to permit a minimum encroachment of 0.5 m for steps located in the exterior side yard is permitted;
- dii) A no encroachment zone of 0.5 m shall be maintained within the property line;
- ei) No person shall erect any building or structure in any zone except electric power facilities unless the lot upon which such building or structure is to be erected fronts upon an improved public or private street;
- fi) A minimum front yard landscaping of 30%, and a minimum of 50% soft landscaping is permitted;
- fii) A minimum 0 m landscape strip width around the periphery of an outdoor parking area, and a 0 m high landscape screening abutting a street is permitted; and,
- fiii) For lots with a lot frontage less than 6 m, the minimum width of a driveway shall be 2.7 m.
- gi) A minimum 1,180 m² amenity area shall be provided for lands within the "OS2 Open Space Park Zone", which shall be used for no other purpose other than an amenity area. The 1,180 m² amenity area shall be included towards the calculation of the Floor Space Index (the "FSI") within the lands zoned "RA3(H) Apartment Residential Zone".

- hi) The following additional uses shall be permitted in the "RT1 Residential Townhouse Zone":
 - Back-to-Back Townhouse Dwelling
 - Street Townhouse Dwelling
- ii) The following uses shall be permitted within the "OS1 Open Space Conservation Zone":
 - Conservation Uses – conservation project and forestry project
 - Recreational Uses - limited to a walking trail only
 - At-grade Visitor Parking;
 - Bicycle Parking;
 - Hard and Soft Landscaping; and,
 - A portion of an underground parking garage for Tower "1" only.
- iii) The following uses shall be permitted within the "OS1 Open Space Conservation Zone" containing the 4.5 m wide trail connection:
 - A portion of an underground parking garage for Tower "4" only.
- iii) The following uses shall be permitted within the "OS2 Open Space Park Zone":
 - An Amenity Area of 1,180 m²; and,
 - Bicycle Parking; and,
 - A portion of the underground parking garage for Towers "1" and 2" only.
- ji) The Minimum Lot Frontage shall be 5.49 m for Blocks 9 to 14 only;
- jii) The Minimum Lot Area shall be:
 - 93.9 m² per unit for Dwellings within the "RT1 Residential Townhouse Zone" for the following:
 - Lots 4 to 6 (Block 14);
 - Lots 9 to 13 (Block 13);
 - Lots 16 to 19 (Block 12);
 - Lots 28 to 31 (Block 10);
 - Lot 34 (Block 9);
 - Lots 38 to 52 (Block 8); and,
 - Lots 54 to 135 (Blocks 1 to 7), excluding Lot 77.
- jiii) The Minimum Lot Depth shall be 12.5 m for Blocks 1 to 8 only.
- jiv) The Minimum Front Yard Setback shall be 3 m for Blocks 1, 2, 3, 5, 6, 7, 8 and 9 only;
- jv) The Minimum Rear Yard Setback shall be:

- 0 m for Blocks 1 to 8;
 - 2.7 m for Block 9;
 - 2.2 m for Block 10;
 - 6.5 m for Block 11; and,
 - 6 m for Block 12;
- jvii) The Minimum Exterior Side Yard Setback shall be:
- 2.5 m for Block 1;
 - 2.7 m for Block 2;
 - 1.4 m for Block 3;
 - 1.9 m for Block 5;
 - 2 m for Block 6; and,
 - 1.5 m for Blocks 7 and 8.
- jviii) The Maximum Building Height shall be:
- 13.6 m (4-storeys) for Blocks 1 to 8;
 - 12.5 m for Blocks to 9 to 14;
- jix) A maximum of 16 units within a Block of Back-to-Back Townhouse Dwellings is permitted within Block 8 only.
- jx) A maximum of 7 units in a row for a Street Townhouse Dwelling is permitted.
- jxi) The Interior Garage Dimension shall be:
- Maximum of 3.18 m for all Lots, except Lots 32, 33 and 53
 - Maximum of 5.61 m for Lot 33 in Block 9 only; and,
 - One(1) riser (step) within the interior of the minimum garage width shall be permitted.

(1323) B. The following provisions shall apply to all the lands zoned “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)” as shown on Schedule “E-1451”.

- 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. The Owner shall submit a Ministry of Environment and Climate Change (the “MOECC”) Record of Site Condition, registered on the Environmental Site Registry of the City of Vaughan, to the satisfaction of the City and MOECC;

- ii. The Owner Shall address all detail design comments, to the satisfaction of the Toronto and Region Conservation Authority (the "TRCA");
- iii. Water and sanitary servicing capacity shall be identified on the Phase 2 portion of the Subject Lands, as shown on Schedule "E-1451" zoned "RA3(H) Apartment Residential Zone" and allocated by Vaughan Council; and,
- iv. The Owner shall enter into a formal Agreement with the City of Vaughan to dedicate the remaining portion of the unencumbered trail connection (if any) to the City at an agreed point in time for the portion of the lands zoned "RA3(H) Apartment Residential Zone" only, to the satisfaction of the City.

(1323) B1. Notwithstanding the provisions of:

- a) Subsection 2.0 Definitions respecting "Lot", and "Street Line";
- b) Subsection 3.8(a), (c) and (g) respecting Minimum Parking Requirements for an Apartment Dwelling, Parking Area Requirements, and Maximum Driveway Access width;
- c) Subsection 3.13 respecting Minimum Landscaped Area;
- d) Section 3.21 respecting Frontage on a Public Street;
- e) Subsections 4.1.2 respecting Minimum Landscaped Area, Subsection 4.1.4(b), (e), and (f) respecting Parking and Access Requirements, and Subsection 4.1.6 respecting Minimum Amenity Area;
- f) Subsection 4.1.6 respecting Minimum Amenity Area; and,
- g) Schedules "A" respecting the zone standards in the "RA3 Apartment Residential Zone".

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1451":

- ai) LOT - Means a parcel of land fronting on a public road or common element private road;

- a) STREET LINE - Means the dividing line between a lot and a street or a private common element road; and,
- b) The following residential and visitor parking spaces rates within the “RA3 Apartment Residential Zone” are permitted:
- 1 residential parking space per unit
 - 0.2 visitor parking spaces per unit
- bii) A maximum driveway width (at Islington Avenue) of 15 m is permitted.
- ci) A minimum landscape strip width of 2 m abutting Islington Avenue is permitted.
- di) No person shall erect any building or structure in any zone except electric power facilities unless the lot upon which such building or structure is to be erected fronts upon an improved public or private common element road.
- ei) A 0 m landscape strip width around the periphery of an outdoor parking area, and a 0 m high landscape screening abutting a street is permitted.
- fii) The minimum amenity area shall be 10 m² per unit. The 1,180 m² amenity area shall be included towards the calculation of the Floor Space Index (the “FSI”) within the lands zoned “RA3(H) Apartment Residential Zone”.
- gi) The Minimum Lot Area shall be 50 m² per unit within the RA3 Apartment Residential Zone;
- gii) The Minimum Front Yard Setback shall be 2 m for Towers 2 and 3;
- giii) The Minimum Interior Side Yard Setback shall be:
- 0 m for Tower 4; and,
 - 2 m for Towers 2 and 3;
- giv) The Minimum Rear Yard Setback shall be:
- 0 m for Tower 4; and,
 - 3 m for Tower 1.
- gv) The Maximum Building Height shall be:
- 65 m (19-storeys) for Towers 1 and 4; and,
 - 75 m (22-storeys) for Towers 2 and 3.
- c) Deleting Schedule “E-1451” and substituting therefor the Schedule “E-1451” attached hereto as Schedule “1”.
- d) Adding Schedule “E-1451A” attached hereto as Schedule “2”.
- e) Deleting Key Map 7A and substituting therefor the Key Map 7A attached hereto as Schedule “3”.
- f) Adding new clause h) after clause g) of Exception Paragraph 9(1323) B1. as follows:

“h) the maximum building height and maximum density for the lands designated “High-Rise Residential” shall be 22-storeys (75 m), exclusive of all mechanical equipment and architectural features, (4.7 Floor Space Index - “FSI”), subject to Section 37 of the *Planning Act*, in return for the following:

- Monetary payment of \$330,000.00 to the City of Vaughan, and shall be allocated, at the discretion of the Development Planning Department towards costs associated with: upgrades to community facilities; enhanced public access to natural heritage features; development of playground facilities on-site; and/or off-site sporting facilities. The amount of payment shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Vaughan to be calculated from the date of the enactment of the Zoning By-law Amendment.

The Section 37 contributions shall be implemented through an agreement executed between the Owner and the City of Vaughan, to the satisfaction of the City of Vaughan.”

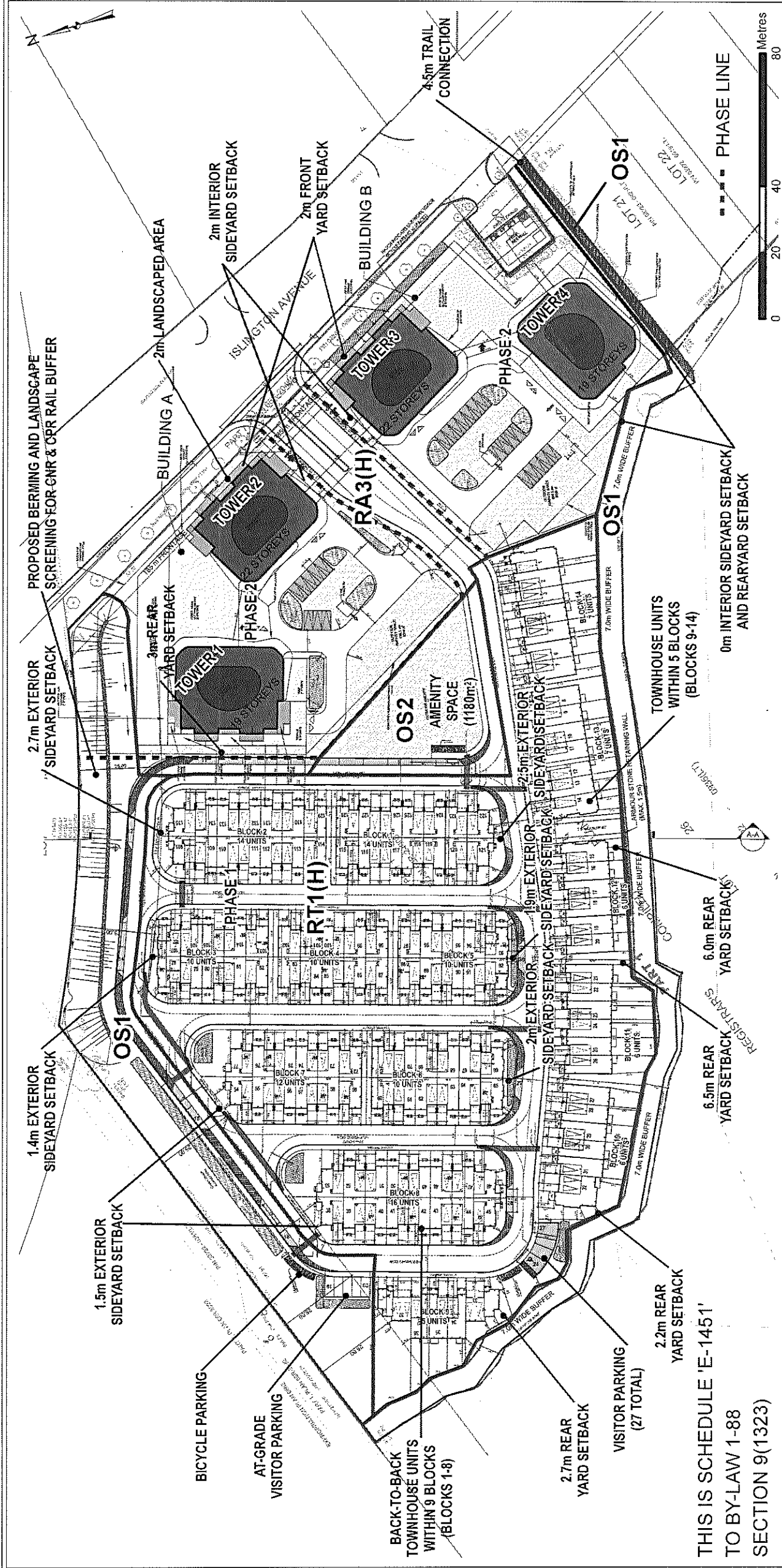
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 19th day of June, 2018.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 46 of Report No. 21
of the Committee of the Whole
Adopted by Vaughan City Council on
June 19, 2018.



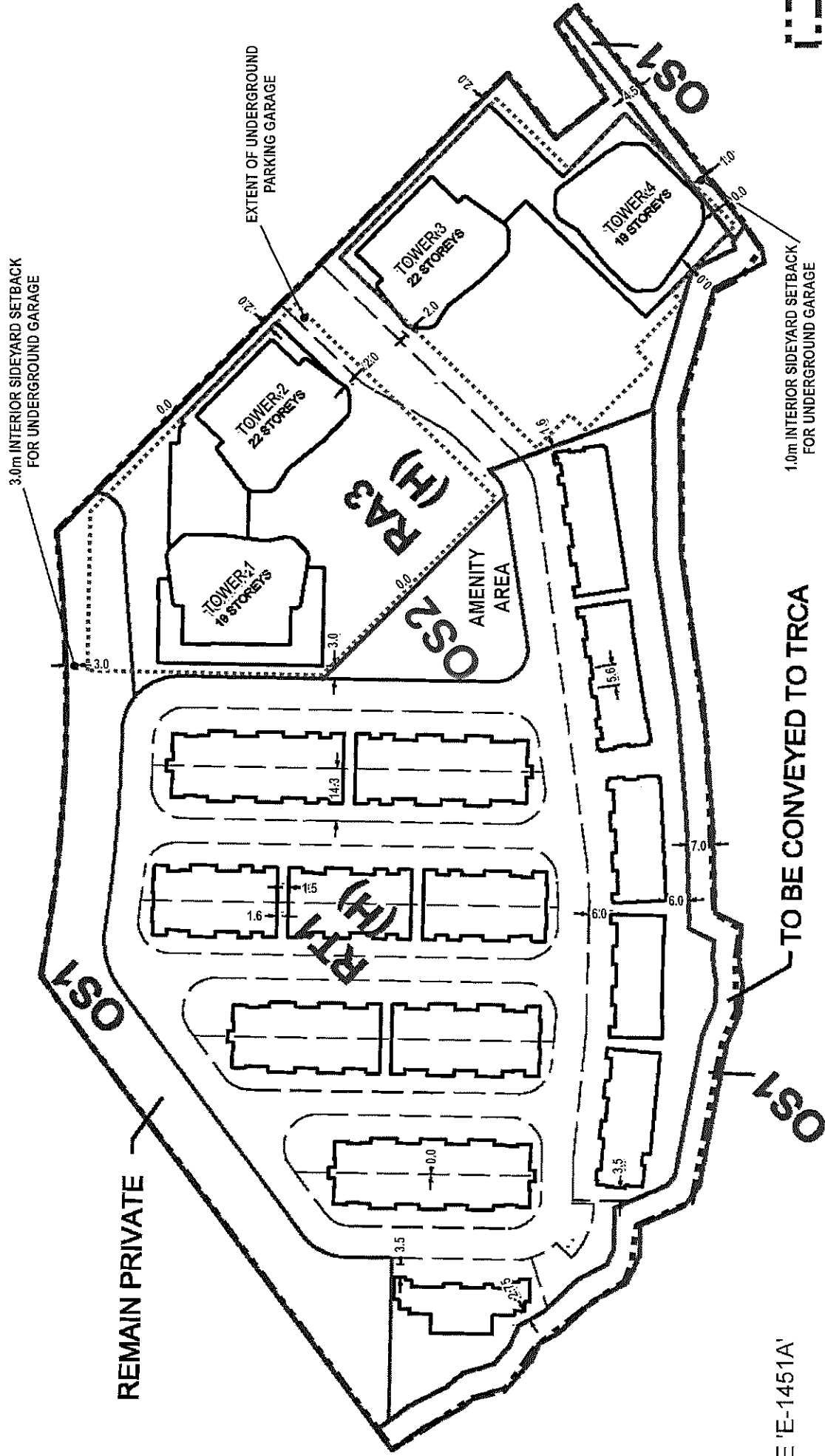
FILE:OP:15.007 & Z.15.030
RELATED FILES: 19T-17V006
LOCATION: PART OF LOT 1, CONCESSION 7
APPLICANT: ISLINGTON STEELES VENTURES INC.
CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO BY-LAW 143 -2018
PASSED THE 19th DAY OF JUNE, 2018

SIGNING OFFICERS

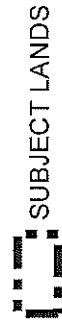
MAYOR

CLERK



THIS IS SCHEDULE 'E-1451A'
TO BY-LAW 1-88
SECTION 9(1323)

TO BE CONVEYED TO TRCA



SUBJECT LANDS



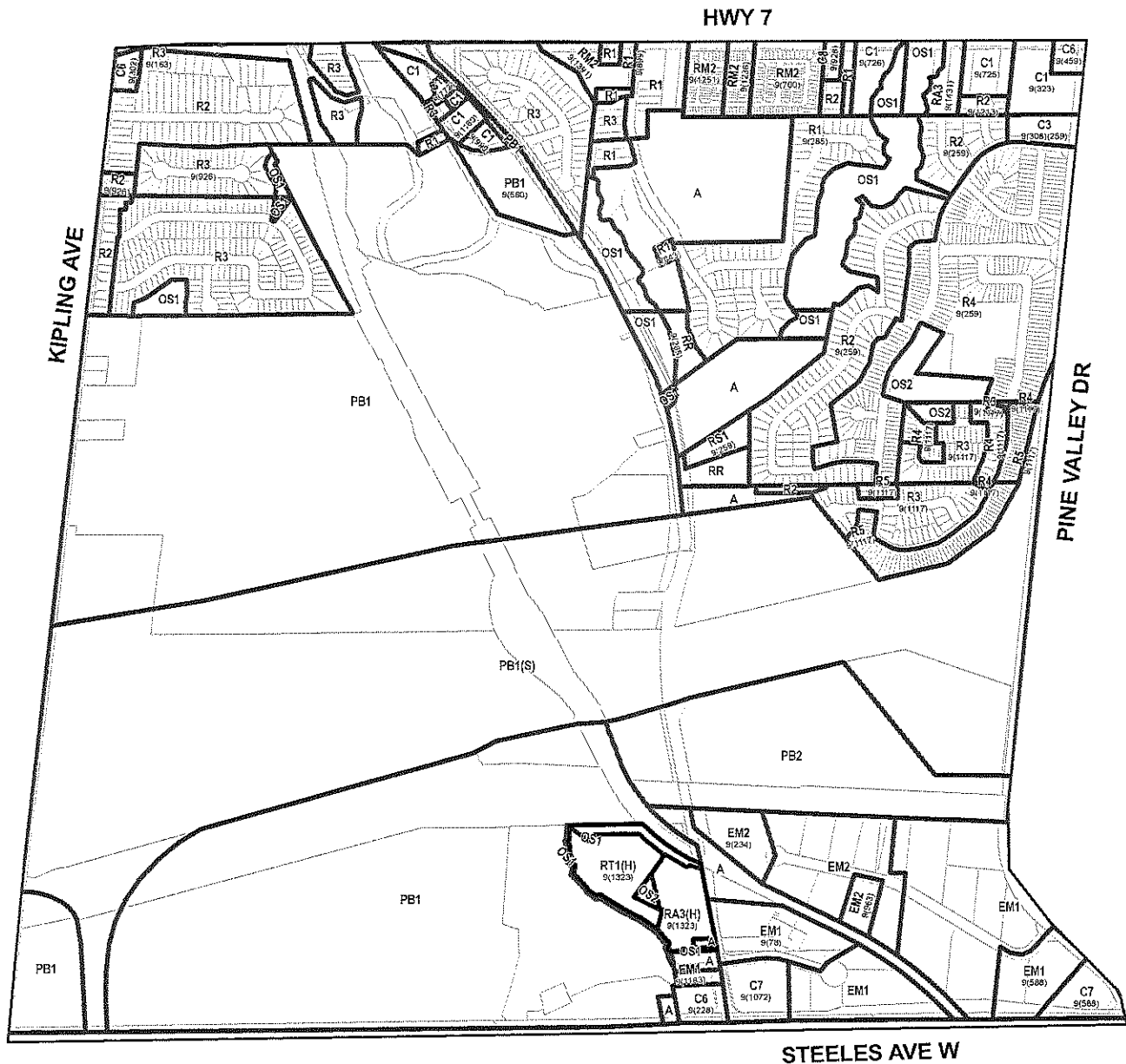
FILE: OP.15.007 & Z.15.030
RELATED FILES: 19T-17V006
LOCATION: PART OF LOT 1, CONCESSION 7
APPLICANT: ISLINGTON STEELES VENTURES INC.
CITY OF VAUGHAN

THIS IS SCHEDULE '2'
TO BY-LAW 143 -2018
PASSED THE 19th DAY OF JUNE, 2018

SIGNING OFFICERS

MAYOR

CLERK



0 125 250 500 Metres

FILE:OP.15.007 & Z.15.030
RELATED FILES: 19T-17V006
LOCATION: PART OF LOT 1, CONCESSION 7
APPLICANT: ISLINGTON STEELES VENTURES INC.
CITY OF VAUGHAN

CLERK

SUMMARY TO BY-LAW 143-2018

The lands subject to this By-law are located west of Islington Avenue, north of Steeles Avenue West, and municipally known as 7082 Islington Avenue, and being Part of Lot 1, Concession 7, Part of Lot 26 on Registrar's Compiled Plan 9691.

The purpose of this By-law is to facilitate a phased residential development consisting of 135 Back-to-Back and Townhouse Dwelling units within 14 residential blocks on a common element private road (Phase 1), and with 4, 19 to 22-storey residential apartment buildings with an amenity area and 4-levels of underground parking, consisting of 913 residential and visitor parking spaces (Phase 2). This By-law also permits 27 visitor parking spaces to serve the Phase 1 development.

The By-law amends site-specific Exception 9(1323) by delineating the Phased development areas, where Phase 1 will consist of the low-rise development to be zoned "RT1(H) Residential Townhouse Zone" with the Holding Symbol "(H)", "OS1 Open Space Conservation Zone", and "OS2 Open Space Park Zone; and, Phase 2 will consist of the high-rise development to be zoned "RA3(H) Apartment Residential Zone" with the Holding Symbol "(H)". The removal of the Holding Symbol "(H)" is contingent upon the following conditions being satisfied:

- a) the Owner shall submit a Ministry of Environment and Climate Change ("MOECC") Record of Site Condition registered on the Environmental Site Registry of the City of Vaughan, to the satisfaction of the City and MOECC;
- b) the Owner satisfy all requirements of the Toronto Region and Conservation Authority (the "TRCA");
- c) Vaughan Council shall identify and allocate water and sanitary servicing capacity for the Phase 2 portion of the Subject Lands zoned "RA3(H) Residential Apartment Zone", as shown on Attachment #4;
- d) Prior to the execution of the Site Plan Agreement for Tower "4" of Phase 2, (lands to be zoned "RA3(H) Apartment Residential Zone" with the Holding Symbol "(H)"), the Owner shall enter into an Agreement with the City of Vaughan to dedicate any unencumbered lands that are located within Block 7 of the 4.5 m wide trail connection, as shown on Attachment #5; and,
- e) the proposed sanitary sewer extension and connection is resolved to the satisfaction of the City and York Region.

To facilitate the Phased development (Phases 1 and 2), the following site-specific zoning exceptions, which delete and replace the existing site-specific Exception 9(1323), are permitted:

- a) definitions for Dwelling, Dwelling – Street Townhouse, Dwelling – Back-to-Back Townhouse, Lot, and Street Line;
- b) reduced minimum number of parking spaces for an Apartment Dwelling;
- c) reduced minimum requirements for landscape areas;
- d) encroachments of balconies, canopies, steps and projections;
- e) increased interior and front yard setbacks to portions of buildings below grade;
- f) frontages on a common element private road;
- g) reduced minimum landscaped areas, parking access requirements and amenity area;
- h) Back-to-Back Townhouse and Street Townhouse dwellings as permitted uses;
- i) limited uses to the "OS1 Open Space Conservation Zone" including a playground, walking trail, at-grade visitor parking, an underground parking garage, and hard and soft landscaping.
- j) Reduced driveway widths;
- k) Reduced parking dimensions for parallel parking spaces;
- l) Increased maximum building height;
- m) Increased maximum density;
- n) Reduced amenity area standards;
- o) Provisions for the increase in the maximum building height and density, pursuant to Section 37 of the *Planning Act*, to be applied on the Subject Lands.