

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 252-2022

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;

WHEREAS Subsection 24(2) of the *Planning Act*, R.S.O. 1990, c.P.13, provides that Council may pass a By-law that does not conform to the Official Plan on lands that are the subject of an adopted amendment, and that once the amendment comes into effect, the By-law shall then conform;

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, is hereby further amended by:
 - a) Rezoning the lands shown as the “Subject Lands” on Schedule “1” attached hereto from “OS2 Open Space Park Zone” to “RA3(H) Apartment Residential Zone” together with the Holding Symbol “(H)” and “OS2 Open Space Park Zone”, in the manner shown on the said Schedule “1” to facilitate the development of two 28-storey and two 12-storey residential apartment buildings with 1,125 units.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1556) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1687”, until the Holding Symbol “(H)” is removed from the Subject Lands, or any portion thereof, pursuant to Subsection 36(1) or (3) of

the *Planning Act*. Lands subject to the Holding Symbol “(H)” shall not be used for any other use, other than existing uses including all golf course related uses such as the existing turf maintenance facility and a temporary sales office.

B. Removal of the Holding Symbol “(H)” from the Subject Lands shall be contingent on the following:

- a) Site plan approval by Deputy City Manager of Planning and Growth Management;
- b) An ultimate wastewater servicing solution is recommended and/or approved through the City’s ongoing Integrated Urban Water Master Plan Class Environmental Assessment for the area; or, the Owner identifies an acceptable alternate wastewater servicing solution and demonstrates its technical feasibility through analysis considering the proposed development, to the satisfaction of the City. The Owner shall confirm that the receiving sewer system has adequate capacity to accommodate sewage from the proposed development based on the City’s Design Criteria or agreed upon alternative criteria;
- c) The Owner shall front-end finance and construct or contribute to related required water distribution system and wastewater servicing infrastructure improvements based on the conclusions and recommendations of the City’s Integrated Urban Water Master Plan Environmental Assessment, to the satisfaction of the City;
- d) The Owner shall implement the accepted Remedial Action Plan (‘RAP’) and provide the City with a copy of a Ministry of the Environment, Conservation and Parks (‘MECP’) Record of Site Condition (‘RSC’), covering

the entire Subject Lands filed on the Environmental Site Registry; and,

- e) The Owner shall submit a methane gas investigation for the Subject Lands completed to the satisfaction of the City of Vaughan.

C. Notwithstanding the provisions of:

- a) Subsection 2.0 respecting Definitions;
- b) Subsection 3.8 a) respecting Parking Requirements;
- c) Subsection 3.14 c) respecting Permitted Encroachments;
- d) Subsection 3.17 respecting Setbacks to Below Grade Structures;
- e) Subsection 4.1.4 b) i) and ii) respecting Minimum Landscape Strip Around the Periphery of an Outdoor Parking Area;
- f) Subsection 4.1.6 a) respecting Minimum Amenity Area;
- g) Subsection 4.12 respecting permitted uses in the RA3 Zone; and,
- h) Schedule “A” respecting the zone standards in the RA3 Zone

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1687”:

- ai) LOT – The Subject Lands shall be deemed to be one lot, regardless of the number of buildings or structures constructed thereon, the creation of separate units and/or lots by way of plan of condominium, conveyance, consent, or other permissions, and any easements or registrations that may be granted, shall be deemed to comply with the provisions of this By-law;
- aii) LOT LINE, FRONT - Means the street line separating the Subject Lands from McNaughton Road East is deemed to be

the front lot line;

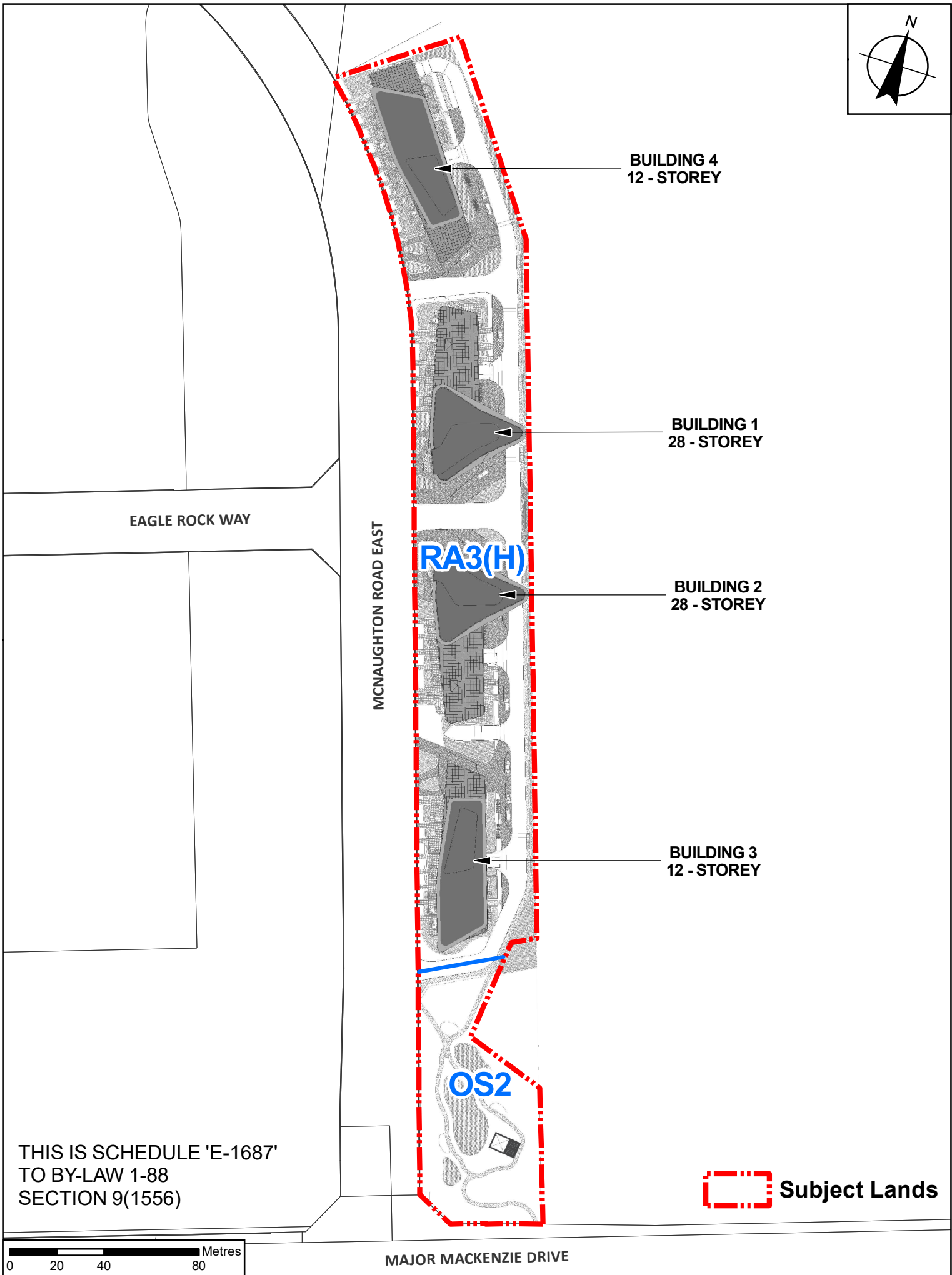
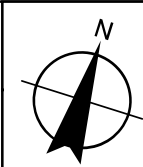
- a) PARKING SPACE – Means a rectangular area measuring at least 2.7 by 5.7 m, exclusive of any aisle or ingress and egress lanes, used for the temporary parking of motor vehicles;
- b) The following minimum parking rates shall apply:
 - i) Residential - Apartment Dwelling or Multiple Family Dwelling: 1.017 spaces per unit
 - ii) Residential Visitor: 0.2 spaces per unit
- c) In addition to encroachments permitted by Section 3.14, the canopies shall be permitted to encroach into a required setback by up to 4 m
- d) The minimum setback from a front or exterior lot line to the nearest part of the building below finished grade shall be 1m
- e) Subsection 4.1.4 b) i) and ii) shall not apply
- f) A minimum of 4 m² per residential dwelling unit shall be provided, having a total minimum amenity area of 4,572 m²
- g) In addition to the uses permitted in Section 4.12, the following uses shall be permitted:
 - i. Multiple Family Dwelling
- h) The minimum required Lot Area shall be 21 m² per unit.
- hii) The minimum required Front Yard shall be:
 - 6.4 m for Building 1
 - 6.9 m for Building 2
- hiii) The minimum required Rear Yard shall be:
 - 0 m for Building 1
 - 0 m for Building 2
- gv) The minimum required Interior Yard shall be:
 - 1.5 m for Building 4
- gvi) The maximum permitted Building Height shall be:
 - 89.1 m for Buildings 1 and 2
 - 41.9 m for Buildings 3 and 4

- c) Adding Schedule “E-1687” attached hereto as Schedule “1”.
 - d) Delete Schedule “E-1203” and substitute therefor with Schedule “E-1203” attached hereto as Schedule “2”.
 - e) Delete Schedule “E-1203(2)” and substitute therefor with Schedule “E-1203(2)” attached hereto as Schedule “3”
 - f) Deleting Key Map 3E and substituting therefor the Key Map 3E attached hereto as Schedule “4”.
2. Schedules “1”, “2”, “3” and “4” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 29th day November, 2022.

Steven Del Duca, Mayor

Todd Coles, City Clerk



This is Schedule '1'
To By-Law 252-2022
Passed the 29th Day of November, 2022

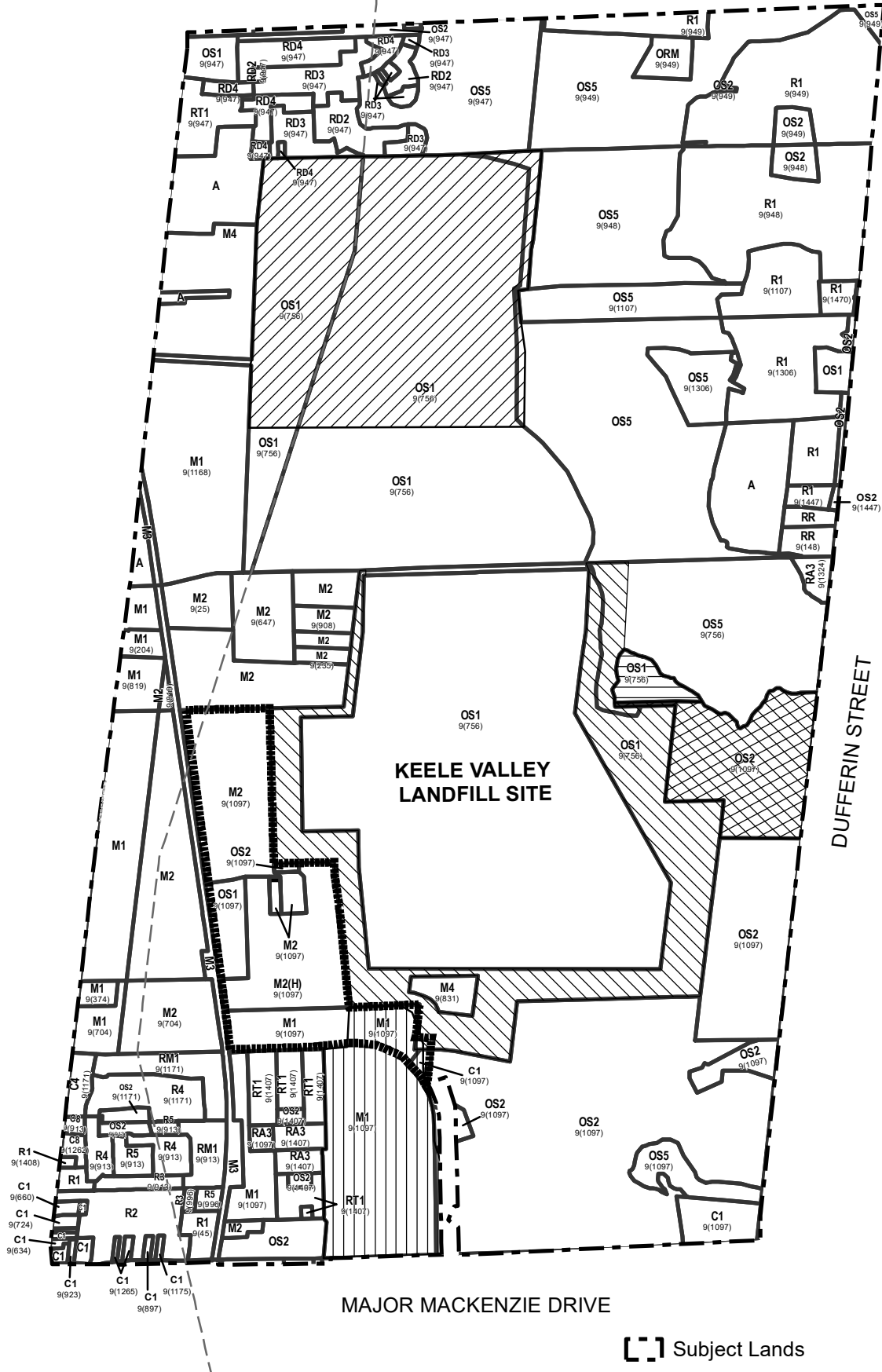
File: Z.21.014
Related File: OP.21.010
Location: 10,000 Dufferin Street
Part of Lots 21 and 22 Concession 3
Applicant: York Major Holdings Inc.
City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK

OAK RIDGES
MORAINES BOUNDARY



KEELE VALLEY
LANDFILL SITE

DUFFERIN STREET

MAJOR MACKENZIE DRIVE

THIS IS SCHEDULE 'E-1203'
TO BY-LAW 1-88
SECTION 9(1097)

- Subject Lands
- Avondale
- Primary Buffer Area
- See E-1203(1) For Details
- Area 'A'
- Area 'B'
- Area 'D'

0 250 500 1,000 Metres

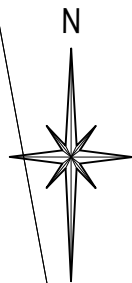
This is Schedule '2'
To By-Law 252-2022
Passed the 29th Day of November, 2022

FILE: Z.21.014
RELATED FILE: OP.21.010
LOCATION: 10,000 Dufferin Street
Part of Lots 21 and 22, Concession 3
APPLICANT: York Major Holdings Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK



NOT TO SCALE

EAGLET COURT

C1

OS2

SUBJECT LANDS

LEGEND

C1 RESTRICTED COMMERCIAL ZONE

OS2 OPEN SPACE PARK ZONE

EAGLE ROCK WAY

MCNAUGHTON ROAD EAST

THIS IS SCHEDULE 'E-1203(2)'
TO BY-LAW 1-88,
SECTION 9(1097)

NOT TO SCALE

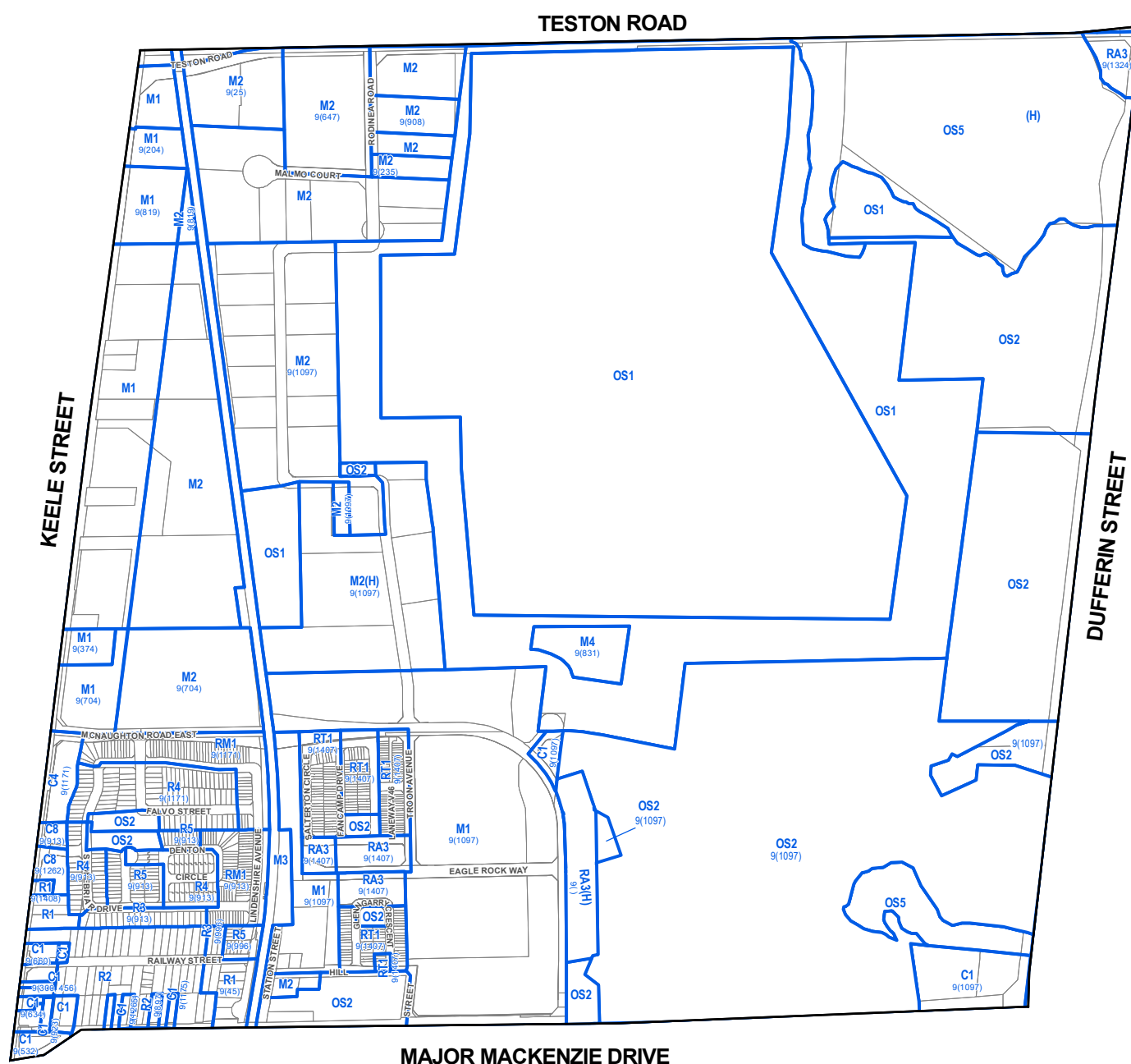
THIS IS SCHEDULE '3'
TO BY-LAW 252 - 2022
PASSED THE 29TH DAY OF NOVEMBER, 2022

FILE: Z.21.014
RELATED FILE: OP.21.010
LOCATION: 10,000 Dufferin Street
Part of Lots 21 & 22, Concession 3
APPLICANT: YORK MAJOR HOLDINGS INC.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK



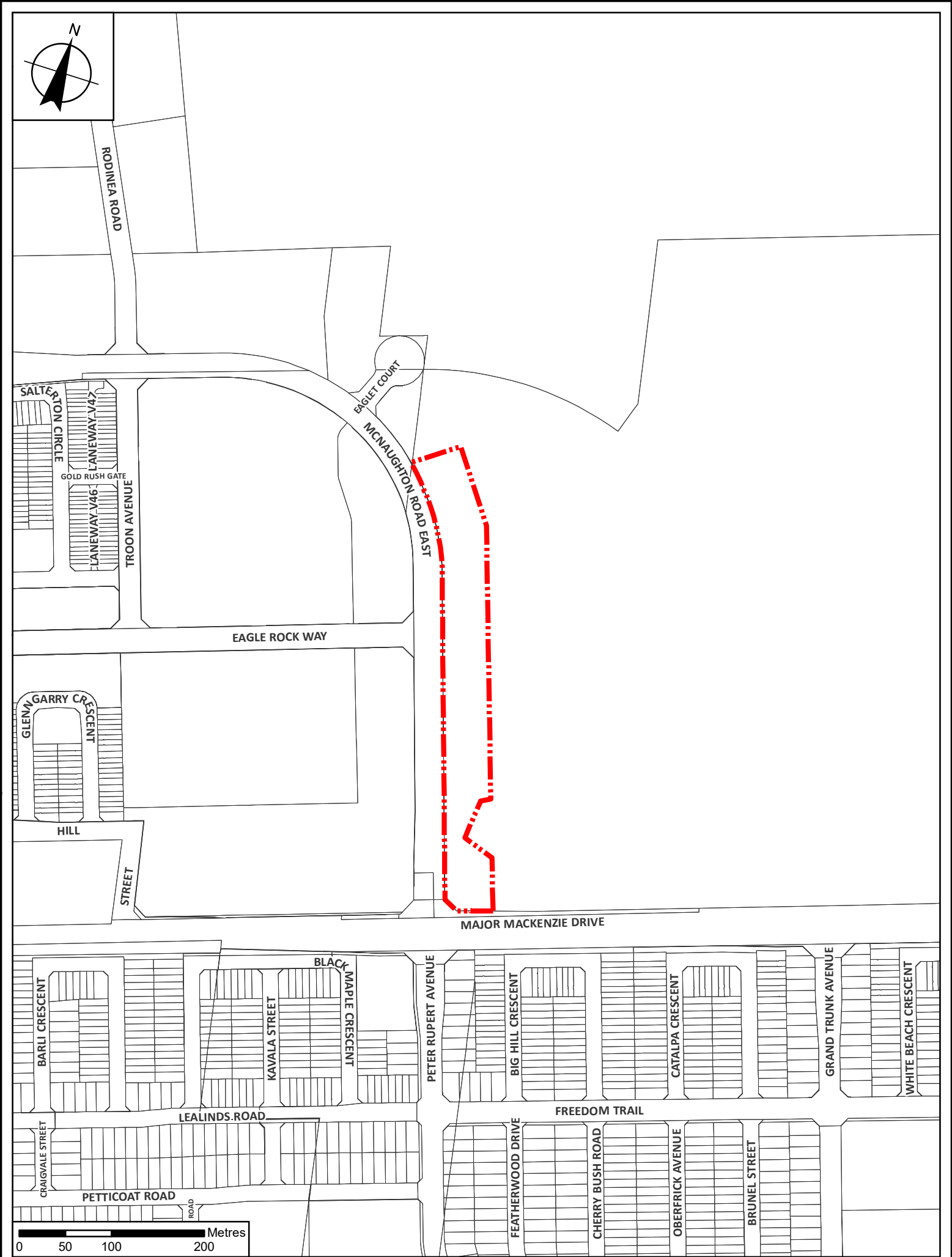
Team	Metres
Blue	130
Green	260
Yellow	260
Red	520

CLERK

SUMMARY TO BY-LAW 252-2022

The lands subject to this By-law are located at 10,000 Dufferin Street (a portion of) on the east side of McNaughton Road East, part of Lots 21 and 22 Concession 3, City of Vaughan.

The purpose of this by-law is to rezone the Subject Lands from “OS2 Open Space Park Zone” to “RA3(H) Apartment Residential Zone” with a Holding Symbol “(H)” and “OS2 Open Space Park Zone” along with site-specific exceptions to facilitate the development of two, 28-storey and two, 12-storey apartment buildings with 1,125 units having a Floor Space Index of 4.1 times the area of the lot.



Location Map To By-Law 252-2022

File: Z.21.014
Related File: OP.21.010
Location: 10,000 Dufferin Street
Part of Lots 21 and 22 Concession 3
Applicant: York Major Holdings Inc.
City of Vaughan

 **Subject Lands**