

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 039-2019

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 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 “EM1 Prestige Employment Area Zone” to “C9 (H) Corporate Centre Zone” with the Holding Symbol (“H”), in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1473) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1604”, until the Holding Symbol “(H)” is removed from the Subject Lands, or any portion thereof, pursuant to Subsection 36(3) or (4) of the *Planning Act* and the following:

 - a) Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of Bylaw 039-2019;
 - b) A Record(s) of Site Condition (RSC(s)) is obtained and filed with the Ministry of Environment, Conservation and Parks (MECP) and the said RSC(s) is registered on the Environmental Site Registry and acknowledged by the MECP for the Subject Lands, to the satisfaction of the City of Vaughan;

B. Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting Definitions of Lot and Parking Space;
 - b) Subsection 3.9 respecting Loading Space Requirements;
 - c) Subsection 3.14 respecting Permitted Yard Encroachments and Restrictions;
 - d) Subsection 3.17 respecting Portions of Buildings Below Grade;
 - e) Subsection 5.1.1 respecting Landscaping Area;
 - f) Subsections 5.1.4 and 5.10 respecting Uses Permitted;

- g) Subsection 5.1.5 and Schedule "A2" respecting the zone standards in the C9 Corporate Centre Zone;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1473":

- a) For the purpose of this Exception Paragraph:
 - i) the Subject Lands shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private or public roads, strata title arrangements, or other permissions, and any easements or registrations that are granted;
 - ii) the minimum dimensions of a Parking Space are 2.6 m by 5.7 m;
- b) a maximum width of the driveway along Street B to service Block 6 shall be 22 m;
- c) the maximum exterior side yard encroachment shall be 2.2 m within Block 1 for exterior stairs, landscape planters and outdoor patios;
- cii) the maximum projection into the sight triangle at Maplecrete Road and Regional Road 7 above the third-floor shall be 3.6 m;
- d) the minimum setback from Regional Road 7, Maplecrete Road and Street B to the nearest part of the building below finished grade shall be 0 m;
- e) the minimum widths of landscape strips shall be as follows:
 - i) 2.4 m along Maplecrete Road;
 - ii) 2 m along Street B;
 - iii) 0.6 m along the east property line;
- fi) in addition to the uses permitted in all Commercial Zones and in the C9 Corporate Centre Zone, the following uses shall be permitted only if they are carried on within a wholly enclosed building with no open storage:
 - i) Long Term Care Facility;
 - ii) Independent Living Facility;
 - iii) Public Garage, which shall be restricted only to hand washing and detailing of cars, with no mechanical repairs, and shall only be located within a below grade parking garage;
- fii) a minimum of 20% of the gross floor area at the ground floor level shall be composed of commercial uses which provide individual external at-grade pedestrian access to such use;
- gi) the minimum lot frontage for Block 6 shall be 27 m (Maplecrete Road);
- gii) the minimum lot area for Block 6 shall be 3,290 m²;
- giii) the minimum rear yard setback for Block 1 shall be 2 m (Street B);

- giv) the minimum exterior yard setback shall be as follows:
 - i) Block 1 - 2.5 m (Maplecrete Road);
 - ii) Block 6 - 2.0 m (Street B);
 - gv) the minimum setback to all sight triangles shall be 0 m;
 - gvi) the build-to-zone requirements shall not apply; and
 - gvii) the maximum building height and maximum density shall be 40-storeys for Building A and 34-storeys for Building B, exclusive of all mechanical equipment and architectural features, and 82,050 m² Gross Floor Area (5.66 Floor Space Index - "FSI"), which shall be conditional until such time as the Owner pays to the City a section 37 contribution in the amount of \$1.3 million prior to the issuance of the first Building Permit for any above grade structure(s) to the satisfaction of the City and in accordance with the executed section 37 agreement between the City and the Owner dated March 19, 2019."
- c) Adding Schedule "E-1604" attached hereto as Schedule "1".
 - d) Deleting Key Map 4A and substituting therefor the Key Map 4A attached hereto as Schedule "2".

2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 19th day of March 2019.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



REGIONAL ROAD 7

MAPLECRETE ROAD

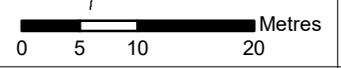
Block '1'

C9(H)

STREET "B"

Block '6'

This is Schedule 'E-1604 '
To By-Law 1-88
Section 9(1473)



This is Schedule '1'
To By-Law 039-2019
Passed the 19th Day of March, 2019

File: Z.18.009
Related Files: OP.18.005, 19T-18V005, DA.18.037
Location: Part of Lot 5, Concession 4
Applicant: 1930328 Ontario Inc.
City of Vaughan

Signing Officers

Mayor

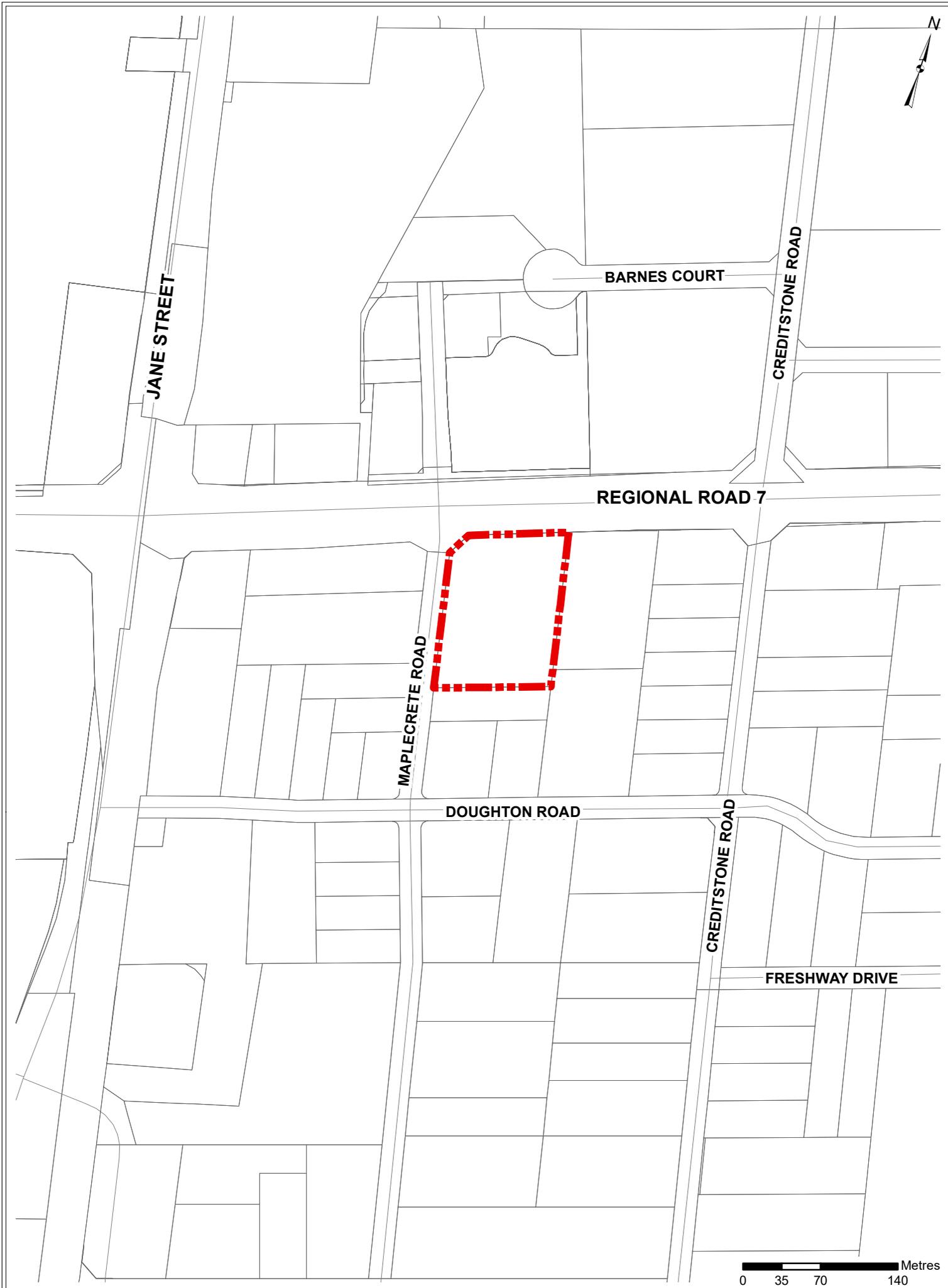
Clerk

SUMMARY TO BY-LAW 039-2019

The lands subject to this By-law are located at the southeast corner of Maplecrete Road and Regional Road 7 (within the Vaughan Metropolitan Centre), being Part of Lot 5, Concession 4, City of Vaughan.

The purpose of this By-law is to rezone the Subject Lands to this By-law from "EM1 Prestige Employment Area Zone" to "C9 (H) Corporate Centre Zone" with the Holding Symbol ("H"). The removal of the Holding Symbol "(H)" is conditioned upon a Record(s) of Site Condition (RSC(s)) is obtained and filed with the Ministry of Environment, Conservation and Parks (MECP) and the said RSC(s) is registered on the Environmental Site Registry and acknowledged by the MECP for the Subject Lands, to the satisfaction of the City of Vaughan. This By-law creates a new exception and schedules and includes the following site-specific zoning exceptions:

- a) site-specific definitions of "lot" and "parking space";
- b) loading space requirements;
- c) yard encroachments and projections;
- d) reduction of setbacks for portions of buildings below grade;
- e) reduction landscaping area;
- f) introduction of additional uses;
- g) site-specific development standards; and,
- h) provisions for the increase in the maximum building height and density, pursuant to Section 37 of the *Planning Act*, to be applied within the VMC.



Location Map To By-Law 039-2019

File: Z.18.009

Related Files: OP.18.005, 19T-18V005, DA.18.037

Location: Part of Lot 5, Concession 4

Applicant: 1930328 Ontario Inc.

City of Vaughan

