

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 039-2023

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;

AND WHEREAS Subsection 24(2) of the *Planning Act*, R.S.O. 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;

AND WHEREAS Subsection 24(2.1) of the *Planning Act*, R.S.O. 1990, c.P.13 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, 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 Zone” to “RA3 (H) Apartment Residential Zone” with the Holding Symbol “(H)” and “OS2 Open Space Park Zone”, in the manner shown on the said Schedule ‘1’.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1559) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1691”, 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 the production of field crops, or a use legally existing as of the date of

the enactment of this By-law.

- ii) Removal of the Holding Symbol “(H)” from the Subject Lands or a portion or Phase thereof shall be contingent on all of the following:
 - a) The Owner successfully obtaining the approval of a Draft Plan of Subdivision application for the development, or phase thereof, from City of Vaughan Council.
 - b) A Subdivision Agreement and any other agreement(s), have been executed and registered with respect to the Subject Lands, that includes but is not limited to:
 - i. securing the conveyance and construction of the public roads, the completion of the Municipal Greenway, Street ‘X’ and Street ‘D’;
 - ii. front-end financing and construction or cost-sharing provisions/ agreements, as required;
 - iii. the installation of the necessary municipal service and utilities, to the satisfaction of the City of Vaughan;
 - iv. the payment of cash-lieu of parkland and conveyance of public parkland as part of the first phase of development in accordance with Section 42 of the *Planning Act*, to the satisfaction of the City;
 - v. conditions satisfactory to the City respecting the matters related to park base conditions per City requirements including proof of filing of Records of Site Condition appropriate to the intended parkland use, geotechnical investigation and Phase 2 Environmental Site Assessment, grading, servicing;
 - vi. providing necessary easements for access, servicing utilities, maintenance, etc. to facilitate public access and routine operation and maintenance of the park; and
 - vii. providing necessary Access Agreement licenses or

other access rights as reasonably required to allow the Owner to complete construction and development of the site, including, without limitation, rights for crane-swing, temporary storage, installation of tie-backs and shoring, the erection of temporary hoarding and fencing, and such provisions (including indemnity) as may be reasonably required by the City to ensure that the parkland is not damaged or contaminated by such activities and rights of access.

- c) Water supply and sewage servicing capacity being identified and allocated by York Region and allocated to the Subject Lands, or portion thereof.
- d) Provision of a Functional Servicing Report and a Stormwater Management Report of the Subject Lands, or portion thereof, to the satisfaction of the City of Vaughan.
- e) Provision of amended Stormwater Management Strategy for the Steeles West Secondary Plan Area to the satisfaction of the City of Vaughan.
- f) Provision of adequate site access(es), or acceptable interim alternative, for the Subject Lands, or portion thereof, to the satisfaction of the City of Vaughan and subject to review and approval by the City of Toronto.
- g) Provision of Transportation Impact Study to the satisfaction of the City of Vaughan and subject to review and approval by the City of Toronto.
- h) For Phases 1 and 2 of the development, as shown on Schedule '1' of this By-law, provision of a Detailed Phase Two Environmental Site Assessment Study, Remedial Action Plan (RAP) and any required remediations.
- i) For Phases 3 and 4 of the development, as shown on Schedule '1' of this By-law, provision of the following:

- i. provision of adequate water and wastewater servicing in support of the subject lands, or portion thereof;
 - ii. provision of amended Wastewater Servicing Strategy and Functional Servicing Plan for the Steeles West Secondary Plan Area to the satisfaction of the City of Vaughan;
 - iii. The Owner shall agree to enter into an agreement with the City for design and construction of the required external sanitary servicing and wastewater improvements, to the satisfaction of the City, at no cost to the City; and
 - iv. Provision of Phase One ESA and if required, Phase Two Environmental Site Assessment Study, Remedial Action Plan (RAP) and any required remediations.
- j) The Owner shall submit a detailed Phasing Plan to the satisfaction of the City of Vaughan.
- k) Submission of a detailed noise impact assessment and provision of any recommended noise control measures, to the satisfaction of the City.
- l) If necessary, the execution and registration on title of agreements between the Owner and owner(s) of neighbouring lands containing stationary noise sources to secure, maintain, and operate any noise mitigation measures which may be required.
- m) The Owner and the City have agreed upon the appropriate Acoustical Class Area designation pursuant to the Ministry of the Environment, Conservation, and Parks (MECP) Noise Guideline NPC-300 (Stationary and Transportation Sources – Approval and Planning). If Class 4 is deemed appropriate, the Owner is required to successfully obtain a resolution passed by Vaughan Council classifying the Subject Lands as a Class

4 Area and that an amendment to the City's Noise By-law Schedule 4 include the Subject Lands, conditional upon approval of the related Site Development Application.

- n) For any soil and/or groundwater contamination identified at the Subject Lands, submission of a Remedial Action Plan (RAP), followed by the implementation of a RAP accepted by the City and the filing of a Record of Site Condition (RSC), in accordance with Ontario Regulation 153/04, on the Ministry of the Environment, Conservation and Parks (MECP) Environmental Registry.
- o) The Owner shall submit and obtain approval of a Site Development application to facilitate the development or phase thereof, from the Deputy City Manager, Planning and Growth Management or designate, addressing all the comments provided through Official Plan and Zoning By-law Amendment Files OP.21.028 and Z.21.057.
- p) The provision and/or securing of additional community facilities/ services including adequate school accommodation for students generated in this area, to the satisfaction of the City of Vaughan and the York Region District School Board.
- q) The submission of an updated Quadrant Plan for the lands located within the Steeles West Secondary Plan, to the satisfaction of the City of Vaughan.
- r) The submission of a conceptual Parks and Open Space Detailed Facility Fit Study/Plan to the satisfaction of the City of Vaughan.
- s) That the Owner secure the endorsement of Hydro One Network Inc., Infrastructure Ontario and the provincial Property Manager for the Parkway Belt West Lands for the development.
- t) That the Owner shall address, if required, the comments

provided through the peer review of the Noise and Vibration report, to the satisfaction of CN Rail.

(1559) B. Notwithstanding the provisions of:

- a) Subsection 2.0 respecting the Definition of “Amenity Area”, “Adult/Seniors Daycare”, “Live-work Dwelling”, “Parking Space”, “Retirement Residence”, and “Urban Square”;
- b) Subsection 3.8, Paragraphs a), c), d) and g) respecting the Parking Requirements;
- c) Subsection 3.9, Paragraph b) respecting the Loading Space Requirements;
- d) Subsection 3.13 respecting the Minimum Landscaped Area;
- e) Subsection 3.14, Paragraph a) respecting the Permitted Yard Encroachments and Restrictions;
- f) Subsection 3.17 respecting the Portions of Buildings Below Grade;
- g) Subsection 4.1.6 respecting Minimum Amenity Area;
- h) Subsections 4.1.7 and 4.1.2 respecting permitted uses in an RA3 Residential Apartment Zone;
- i) Subsections 7.1.1, 7.1.2 and 7.3 respecting permitted uses in the OS2 Open Space Park Zone;
- j) Schedule “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-1691”:

ai) The following definitions shall apply:

- i) AMENITY AREA – Means an indoor or outdoor shared communal space designed and maintained for active or passive recreational uses for residents of a dwelling or residential development but shall not include any exclusive area that is only accessible by an individual unit.

- ii) **ADULT/SENIORS DAYCARE** – Means a planned programming of activities in a professional care setting designed specifically for older adults who require supervised care during typical working hours for those who are otherwise isolated. Services typically include planned activities in a group setting with a focus on social and recreational services, with limited health-related, therapeutic, personal care, or transportation services.
- iii) **LIVE-WORK DWELLING** – Means a dwelling containing a business that is operated by at least one resident of the associated dwelling unit.
- iv) **PARKING SPACE** – Means a rectangular area measuring at least 2.7 metres by 5.8 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.
- v) **RETIREMENT RESIDENCE** – Means premises containing semi-independent living accommodations with central kitchen and dining facilities, common amenity areas, housekeeping services, and on-site medical services, but shall not provide the heightened level of services and support offered in a long-term care facility. A retirement residence may include accessory personal service or retail uses for the residents.
- vi) **URBAN SQUARE** – Means a publicly accessible and principally outdoor area that is used for public gathering, parks, temporary commercial vendors or markets, outdoor patio, performance and exhibition

spaces, or similar activities, and may include privately owned public space or a breezeway.

bi) The following parking requirements shall apply:

i) the minimum parking space requirements for Block 1 are as follows:

a. residential – 0.40 spaces/dwelling unit.

b. visitor – 0.15 spaces/dwelling unit.

ii) the minimum parking space requirements for Block 2 are as follows:

a. residential – 0.30 spaces/dwelling unit.

b. visitor – 0.15 spaces/dwelling unit.

c. commercial – 0.72 spaces/100 m² of commercial gross floor area.

d. office – 0.50 spaces/100 m² of office gross floor area.

e. adult/seniors daycare and day nursery – 0.625 spaces per employee.

iii) the minimum parking space requirements for Block 3 are as follows:

a. residential – 0.20 spaces/dwelling unit.

b. visitor – 0.15 spaces/dwelling unit.

c. commercial – 0.79 spaces/100 m² of commercial gross floor area.

d. office – 0.50 spaces/100 m² of office gross floor area.

iv) the minimum parking space requirements for Block 4 are as follows:

a. residential – 0.10 spaces/dwelling unit.

b. visitor – 0.15 spaces/dwelling unit.

c. commercial – 0.75 spaces/100 m² of commercial gross floor area.

- bii) the length of an accessible parking space shall measure 5.8 metres;
- biii) the minimum width of a joint ingress and egress driveway to a parking area shall be 6 m;
- ci) the minimum width of a driveway and/or aisle which serves the movement of trucks to and from a loading space shall be 6 m;
- di) A strip of land not less than 5 m in width along a lot line which abuts a street line shall be used for no other purpose than landscaping;
- ei) the maximum canopy projection into a required yard shall be 2 m;
- fi) the minimum setback from the front and exterior lot line to the nearest part of a building below finished grade shall be 0 m;
- gi) The following minimum amenity area requirements shall apply:
 - i) Block 1 – 5,855 m²
 - ii) Block 2 – 1,739 m²
 - iii) Block 3 – 2,297 m²
 - iv) Block 4 – 6,269 m²;
- hi) The following additional uses shall be permitted in the RA3 Residential Apartment Zone:
 - Hotel
 - Independent Living Facility
 - Live-work dwelling
 - Retirement Residence
 - Supportive Living Facility
 - Taxi Stand or Station
 - Urban Square
- hii) The following additional uses shall be permitted in the RA3 Residential Apartment Zone on the ground floor of a mixed-

use building only:

- Art Gallery
- Art Studio
- Brewers Retail Outlet
- Automotive Retail Store
- Banking or Financial Institution
- Convention Centre
- Eating Establishment
- Eating Establishment, Convenience
- Eating Establishment, Take-Out
- Fruit Stand
- Laboratory
- L.C.B.O. Outlet
- Museum
- Office
- Personal Service Shop
- Pet Grooming Establishment, to be contained within a wholly enclosed building
- Pharmacy
- Photography Studio
- Place of Amusement
- Place of Entertainment
- Place of Worship
- Post Office
- Print Shop
- Radio Transmission Establishment
- Retail Store
- Retail Store Service or Repair Shop
- Retail Nursery
- Restaurant
- Restaurant, take-out

- Supermarket
- Tavern
- Veterinary Clinic

hiii) The following additional uses shall be permitted in the RA3 Residential Apartment Zone in the first three (3) floors only of a mixed-use building:

- Auditorium
- Community Centre
- Lodge, Association or Institutional Hall
- Public Library
- Public School including a Day Nursery operating within the school
- Public, Technical or Private School
- Townhouse dwelling

hiv) The following additional uses shall be permitted in the RA3 Residential Apartment Zone in the first five (5) floors only (i.e. the podium) of a mixed-use building:

- Adult/Seniors Daycare
- Business or Professional
- Club or Health Centre
- Community Centre
- Day Nursery
- Office
- Office Building;

ii) an underground parking structure shall also be a permitted use in the OS2 Open Space Park Zone;

ji) the minimum lot area shall be 4.8 m²/unit;

jii) the minimum front yard setback for Blocks 1, 3, and 4 shall be 5 m;

jiii) the minimum rear yard setback for Blocks 1, 2, and 4 shall be 5 m;

- jiv) the minimum interior side yard setback shall be 5 m;
- jv) the minimum exterior side yard setback for Blocks 3 and 4 shall be 5 m;
- jvi) the maximum building heights shall be in accordance with the building heights shown on Schedule “E-1691” of this By-law and as follows:
 - i) Block 1 – 180.5 m
 - ii) Block 2 – 95.5 m
 - iii) Block 3 – 159.0 m
 - iv) Block 4 – 192.5 m”
- c) Adding Schedule “E-1691” 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 25th day of April, 2023.

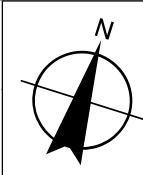
Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 5 of Report No. 38
of the Committee of the Whole
Adopted by Vaughan City Council on
November 29, 2022.

Authorized by Item No. 6 of Report No.16
of the Committee of the Whole
Adopted by Vaughan City Council on
April 25, 2023.

HYDRO CORRIDOR



THIS IS SCHEDULE 'E-1691'
TO BY-LAW 1-88
SECTION 9(1559)



SUBJECT LANDS

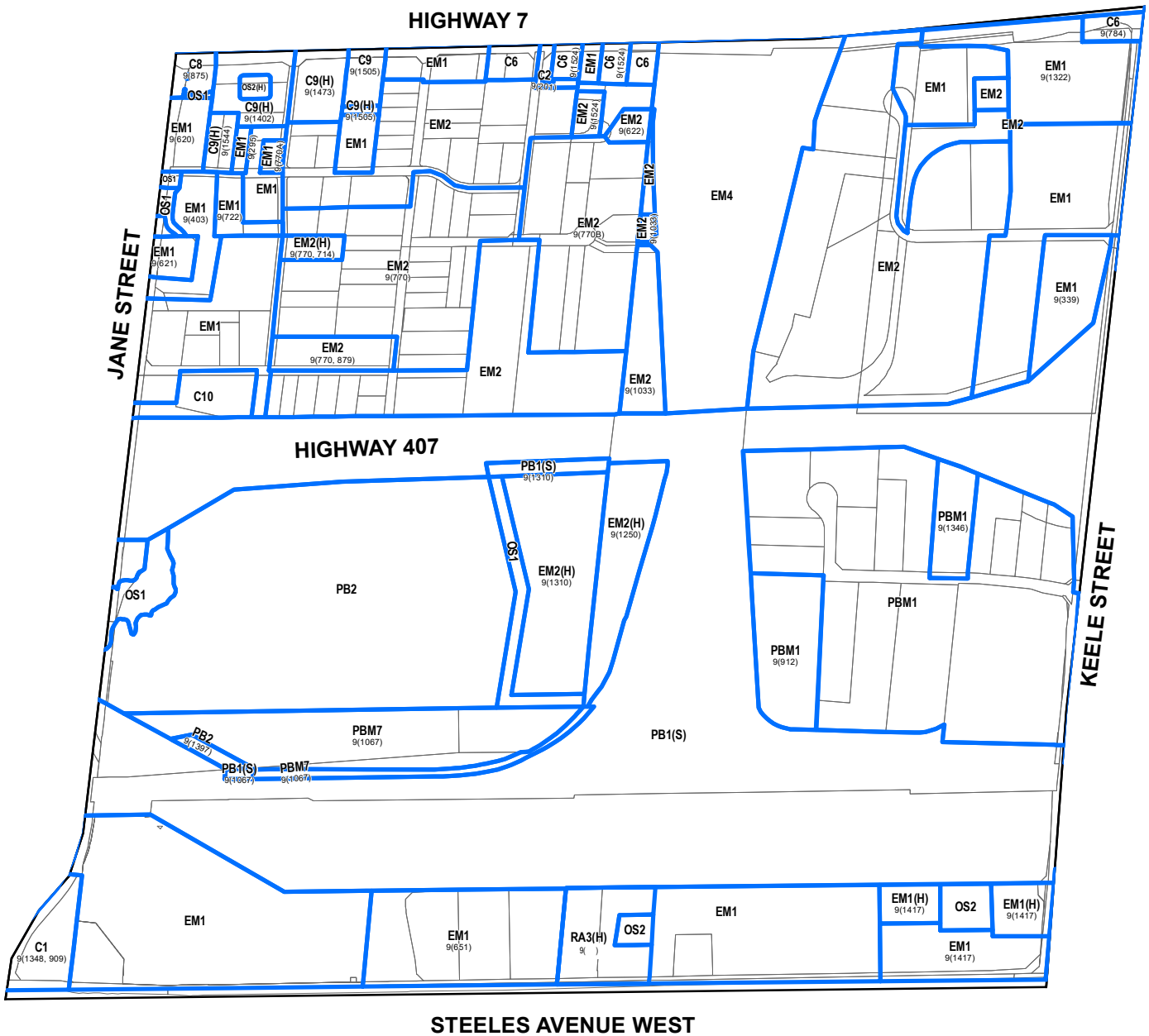
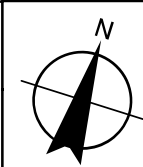
THIS IS SCHEDULE '1'
TO BY-LAW 039-2023
PASSED THE 25TH DAY OF APRIL, 2023

FILE: Z.21.057
RELATED FILE: OP.21.028
LOCATION: Part of Lot 1, Concession 4
APPLICANT: Zancor Homes (Steeles) LP
CITY OF VAUGHAN

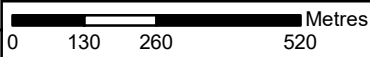
SIGNING OFFICERS

MAYOR

CLERK



KEY MAP 4A
BY-LAW 1-88



THIS IS SCHEDULE '2'
TO BY-LAW 039-2023
PASSED THE 25TH DAY OF APRIL, 2023

FILE: Z.21.057
RELATED FILE: OP.21.028
LOCATION: Part of Lot 1, Concession 4
APPLICANT: Zancor Homes (Steeles) LP
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

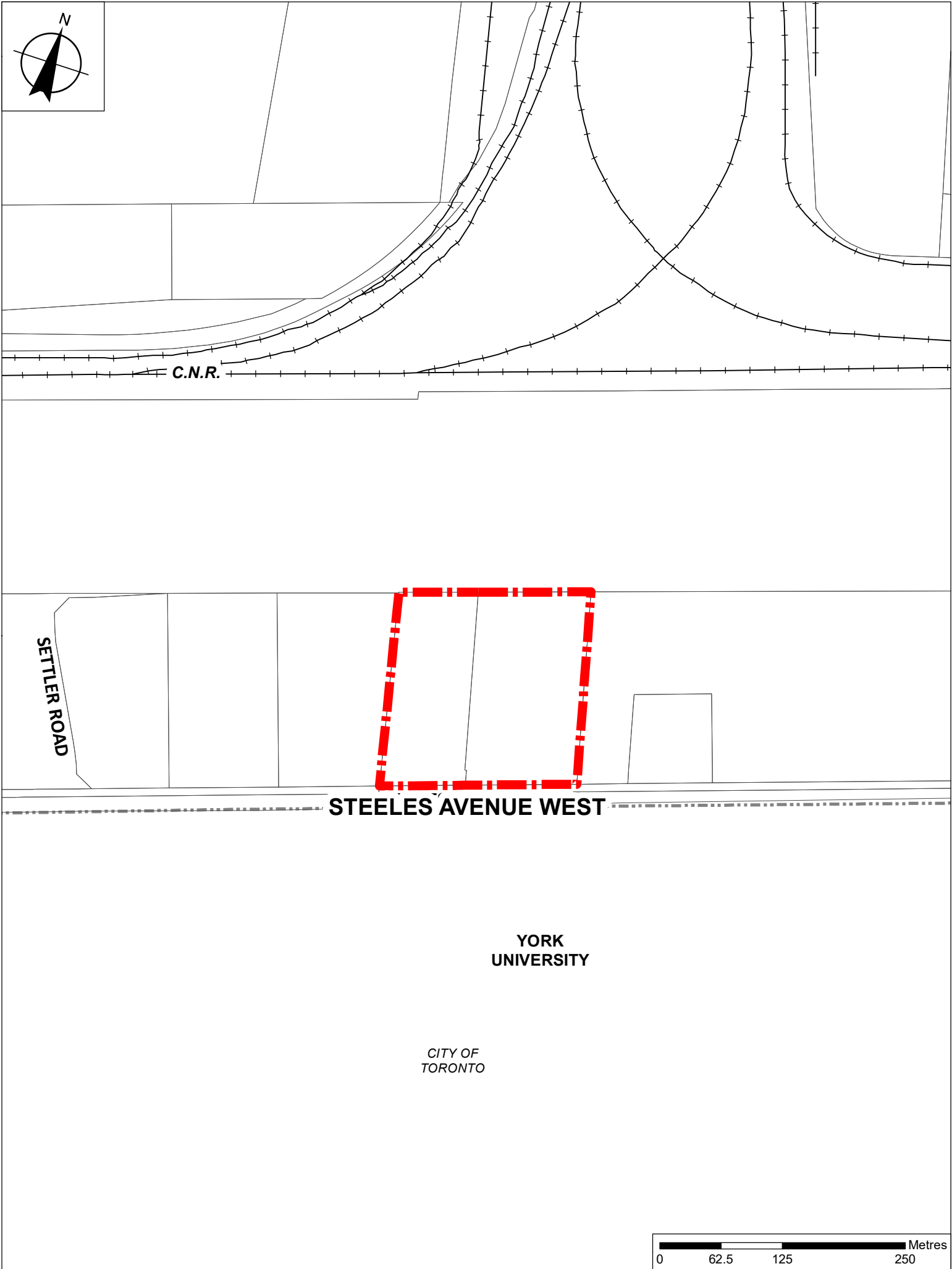
SUMMARY TO BY-LAW 039-2023

The lands subject to this By-law are located at 2600 and 2700 Steeles Avenue West, being Part of Lot 1, Concession 4, in the City of Vaughan.

The purpose of this By-law is to amend Zoning By-law 1-88 to rezone the Subject Lands from “EM1 Prestige Employment Area Zone” to “RA3 (H) Apartment Residential Zone” with a Holding Symbol “(H)” and “OS2 Open Space Park Zone”, together with site-specific zoning exceptions to permit a multi-phased high-rise mixed-use development with a maximum permitted building height of 59 storeys and a Floor Space Index of 12.86 times the area of the lot containing a total of 3,116 residential dwelling units, ground floor commercial/retail space, office space, an amenity hub, a dedicated daycare space for seniors and a dedicated daycare space for children, consisting of the following:

- Phase 1 - 55 and 52-storey residential apartment buildings (Towers A and B) connected by a 5-storey podium with a 4,000 m² (0.4 ha) Neighbourhood Square/Green (public park);
- Phase 2 - 27 and 12-storey residential mixed-use apartment buildings (Towers C1 and C2) connected by a 5-storey podium;
- Phase 3 - 57 and 59-storey residential mixed-use apartment buildings (Towers E and F) connected by a 5-storey podium; and
- Phase 4 - a 48-storey residential mixed-use apartment building with a 5-storey podium (Tower D).

The Holding Symbol “(H)” has been placed on the Subject Lands and shall not be removed from the Subject Lands or any portion thereof, until the conditions have been satisfied.



LOCATION MAP TO BY-LAW 039-2023

FILE: Z.21.057
RELATED FILE: OP.21.028
LOCATION: Part of Lot 1, Concession 4
2600 and 2700 Steeles Avenue West
APPLICANT: Zancor Homes (Steeles) LP
CITY OF VAUGHAN

