

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 040-2023

A By-law to amend City of Vaughan By-law 001-2021, as amended.

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 001-2021, 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 HMU High-Rise Mixed-Use Zone with the addition of the Holding Symbol “(H)” and OS1 Public Open Space Zone subject to site specific zone exceptions, in the manner shown on Schedule 1.
 - b) Deleting Map 12 in Schedule A and substituting therefor Map 12 attached hereto as Schedule ‘2’.
 - c) Adding to Part 14 Exception Zones the following Exception Number 14.14.1132 and corresponding Table:
“14.1132

Exception Number 14.1132	Legal Description: 2600 and 2700
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By-law/Instrument No.: 032-2023	Steeles Avenue West
Date By-law/Instrument Passed: March 21, 2023	
File No.: Z.21.057 Related File: OP.21.028	
Applicable Parent Zone: OS1, HMU	
Schedule A Reference: 12	
14.1132.1 Permitted Uses	
<p>1. The following provisions shall apply to the lands zoned with the Holding Symbol “(H)” as shown on Figure “E-1691”:</p> <p>a. Lands zoned with the Holding Symbol “(H)” shall only be used for the production of field crops, or a <u>use</u> legally existing as of the date of the enactment of this By-law.</p> <p>b. The removal of the Holding Symbol “(H)” from the Subject Lands or a portion or Phase thereof is contingent on satisfying the following conditions:</p> <p>i. The Owner successfully obtaining the approval of a Draft Plan of Subdivision application for the Development, or phase thereof, from City of Vaughan Council.</p> <p>ii. 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:</p> <p>a) securing the conveyance and construction of the public roads, the completion of the Municipal Greenway, Street ‘X’ and Street ‘D’;</p> <p>b) front-end financing and construction or cost-sharing provisions/agreements, as required;</p> <p>c) the installation of the necessary municipal service and utilities, to the satisfaction of the City of Vaughan;</p> <p>d) the payment of cash-lieu of parkland and conveyance of public parkland as part of the first</p>	

phase of development in accordance with Section 42 of the *Planning Act*, to the satisfaction of the City;

- e) 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;
 - f) providing necessary easements for access, servicing utilities, maintenance, etc. to facilitate public access and routine operation and maintenance of the park;
 - g) 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;
- iii. Water supply and sewage servicing capacity being identified and allocated by York Region and allocated to the Subject Lands, or portion thereof;
 - iv. 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;
 - v. Provision of amended Stormwater Management Strategy for the Steeles West Secondary Plan Area to the satisfaction of the City of Vaughan;

- vi. 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;
- vii. Provision of Transportation Impact Study to the satisfaction of the City of Vaughan and subject to review and approval by the City of Toronto;
- viii. 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;
- ix. For Phases 3 and 4 of the development, as shown on Schedule 1 of this By-law, provision of the following:
 - a) provision of adequate water and wastewater servicing in support of the subject lands, or portion thereof;
 - b) 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;
 - c) 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;
 - d) Provision of Phase One ESA and if required, Phase Two Environmental Site Assessment Study, Remedial Action Plan (RAP) and any required remediations;
- x. The Owner shall submit a detailed Phasing Plan to the satisfaction of the City of Vaughan;

- xi. Submission of a detailed noise impact assessment and provision of any recommended noise control measures, to the satisfaction of the City;
- xii. 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;
- xiii. 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;
- xiv. 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;
- xv. 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;
xvi.	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;
xvii.	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;
xviii.	The submission of a conceptual Parks and Open Space Detailed Facility Fit Study/Plan to the satisfaction of the City of Vaughan;
xix.	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; and
xx.	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”.
2.	The following <u>uses</u> shall not be permitted in the HMU High-Rise Mixed-Use Zone or the OS1 Public Open Space Zone, as identified on Figure “E-1691”: <ul style="list-style-type: none">a. Automotive Retail Store;b. <u>Banquet Hall</u>;c. <u>Motor Vehicle Rental</u>;d. <u>Motor Vehicle Sales</u>; ande. Retail Warehousing.
3.	The following additional <u>uses</u> shall be permitted in the OS1 Public Open Space Zone, as identified on Figure “E-1691”: <ul style="list-style-type: none">a. An underground <u>parking structure</u>.
14.1132.2 Lot and Building Requirements	

<ol style="list-style-type: none"> 1. The minimum <u>amenity area</u> shall be 5,855 m² for Block 1 as shown on Figure “E-1691”. Blocks 2, 3 and 4 shall each comply to the minimum <u>amenity area</u> requirements of By-law 001-2021. 2. The minimum <u>setback</u> of a below-grade <u>parking structure</u> shall be 0.0 m from the <u>front lot line</u> and the <u>exterior lot line</u>. 3. The following provisions shall apply to the lands zoned HMU High-Rise Mixed-Use, as shown on Figure “E-1691”: <ol style="list-style-type: none"> a. The minimum <u>rear yard</u> for Blocks 1, 2 and 4 shall be 5.0 m; b. The maximum <u>podium height</u> shall be 26.0 m; c. The minimum <u>tower setback</u> from any <u>rear lot line</u> and <u>interior side lot line</u> shall be as follows: <ol style="list-style-type: none"> i. Block 1 – interior side (east): 6.6 m; ii. Block 1 – interior side (west): 12.0 m; iii. Block 2 – interior side (east): 12.0 m; iv. Block 2 – rear: 11.0 m; and v. Block 4 – rear: 8.0 m; d. The minimum <u>landscape</u> strip width abutting a <u>street line</u> shall be as follows: <ol style="list-style-type: none"> i. Blocks 1, 3 and 4 – <u>front lot line</u>: 3.0 m; ii. Blocks 2 and 3 – <u>rear lot line</u>: 3.0 m; iii. Block 3 – exterior side lot line (north): 3.0 m; and iv. Block 3 – exterior side lot line (south): 3.0 m; e. The maximum canopy projection into a required <u>yard</u> shall be 2 m; and f. The maximum permitted <u>building height</u> shall be as follows: <ol style="list-style-type: none"> i. Block 1: 180.5 m; ii. Block 2: 95.5 m; iii. Block 3: 159.0 m; and iv. Block 4: 192.5 m.
<p>14.1132.3 Parking, Bicycle Parking, and Loading Requirements</p>
<ol style="list-style-type: none"> 1. The following parking requirements shall apply to the lands zoned HMU

High-Rise Mixed-Use, as shown on Figure “E-1691”:

- a. the minimum parking space requirements for Block 1 are as follows:
 - i. residential: 0.40 spaces per dwelling unit;
 - ii. visitor: 0.15 spaces per dwelling unit;
- b. the minimum parking space requirements for Block 2 are as follows:
 - i. residential: 0.30 spaces per dwelling unit;
 - ii. visitor: 0.15 spaces per dwelling unit;
 - iii. commercial: 0.72 spaces / 100 m² of commercial gross floor area;
 - iv. office: 0.50 spaces / 100 m² of office gross floor area;
 - v. adult/seniors daycare centre: 0.625 spaces per employee;
- c. the minimum parking space requirements for Block 3 are as follows:
 - i. residential: 0.20 spaces per dwelling unit;
 - ii. visitor: 0.15 spaces per dwelling unit;
 - iii. commercial: 0.79 spaces / 100 m² of commercial gross floor area;
 - iv. office: 0.50 spaces/100 m² of office gross floor area;
- d. the minimum parking space requirements for Block 4 are as follows:
 - i. residential: 0.10 spaces per dwelling unit;
 - ii. visitor: 0.15 spaces per dwelling unit;
 - iii. commercial: 0.75 spaces / 100 m² of commercial gross floor area;
- e. the minimum number of long-term bicycle parking spaces shall be 961;
- f. the minimum number and type of loading spaces for non-residential uses shall be as follows:
 - i. Block 2: One (1) Type A and two (2) Type B loading spaces;

and
ii. Block 3: Two (2) Type B <u>loading spaces</u> .
14.1132.5 Figures
Figure E-1691

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.

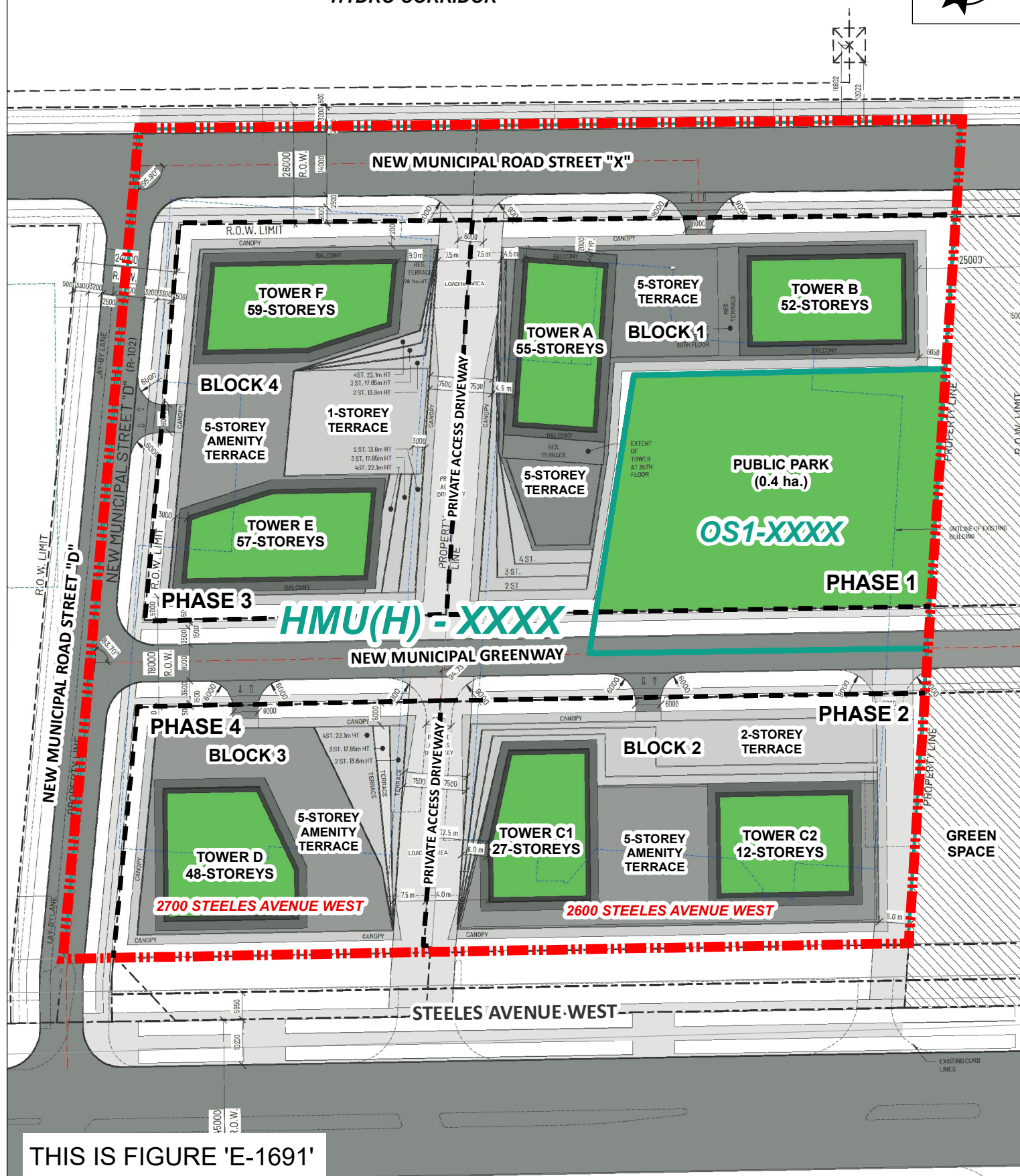
Steven Del Duca, Mayor

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 FIGURE 'E-1691'
TO BY-LAW 001-2021
SECTION 14.1132



SUBJECT LANDS

THIS IS SCHEDULE '1'
TO BY-LAW 040-2023
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

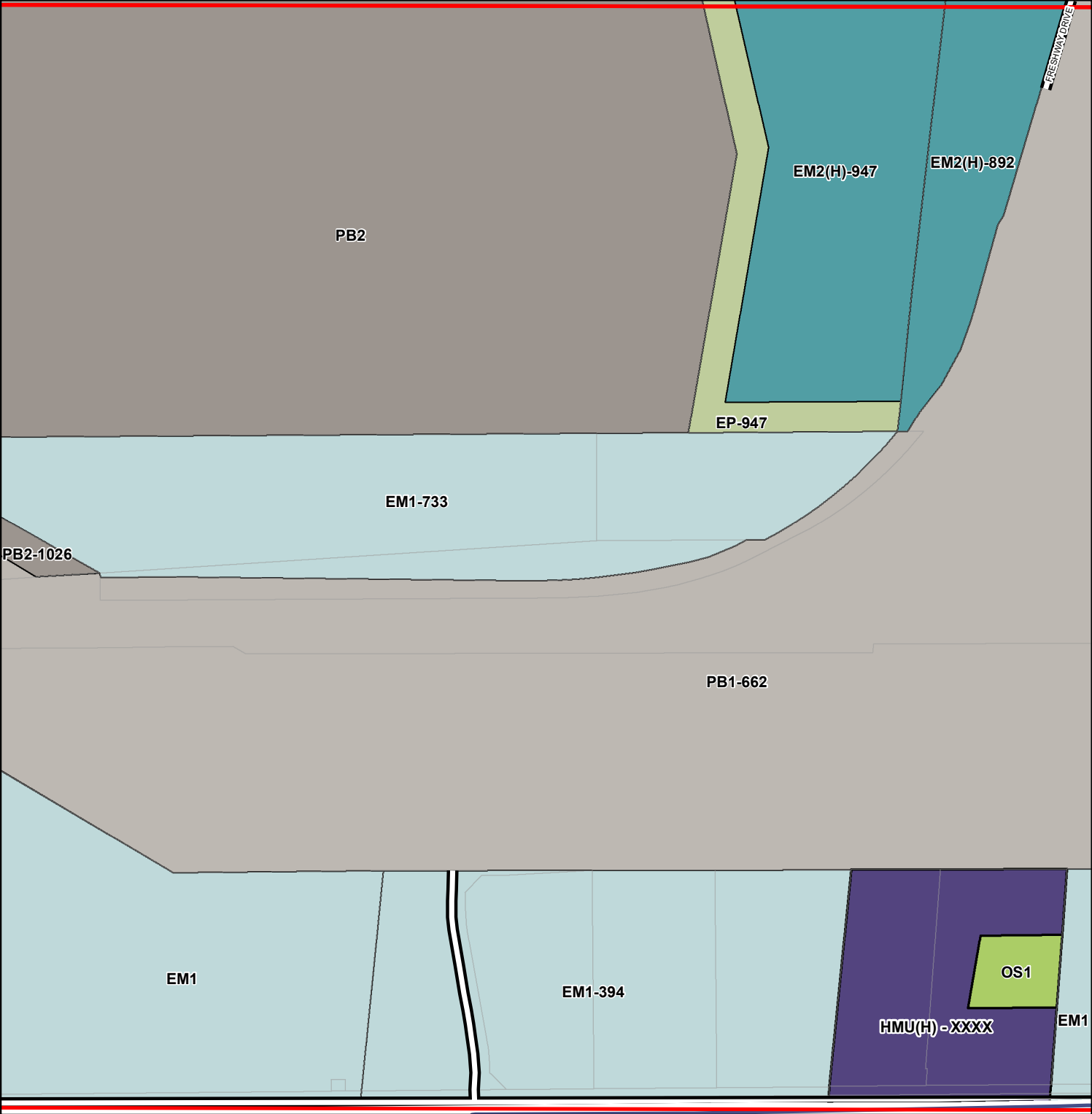
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 12



Conservation, OpenSpace and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zones)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct Zone)

Residential Zones

- R1 (First Residential Zone)
- R2 (Second Residential Zone)
- R3 (Third Residential Zone)
- R4 (Fourth Residential Zone)
- R5 (Fifth Residential Zone)
- RT (Townhouse Zone)
- RT1 (Townhouse Residential)
- RT2 (Townhouse Residential)
- RM1 (Multiple Residential Zone 1)
- RM2 (Multiple Residential Zone 2)
- RM3 (Multiple Residential Zone 3)

Commercial Zones

- RE (Estate Residential Zone)
- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)

Other Zones

- CMU (Community Commercial Mixed-Use Zone)
- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

Employment Zones

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)

These Lands shall not be subject to Zoning By-law 001-2021

50	51	52	53	54
30	31	32	33	34
10	11	12	13	14

Final: February, 2023

1:5,000

THIS IS SCHEDULE '2'
TO BY-LAW 040-2023
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

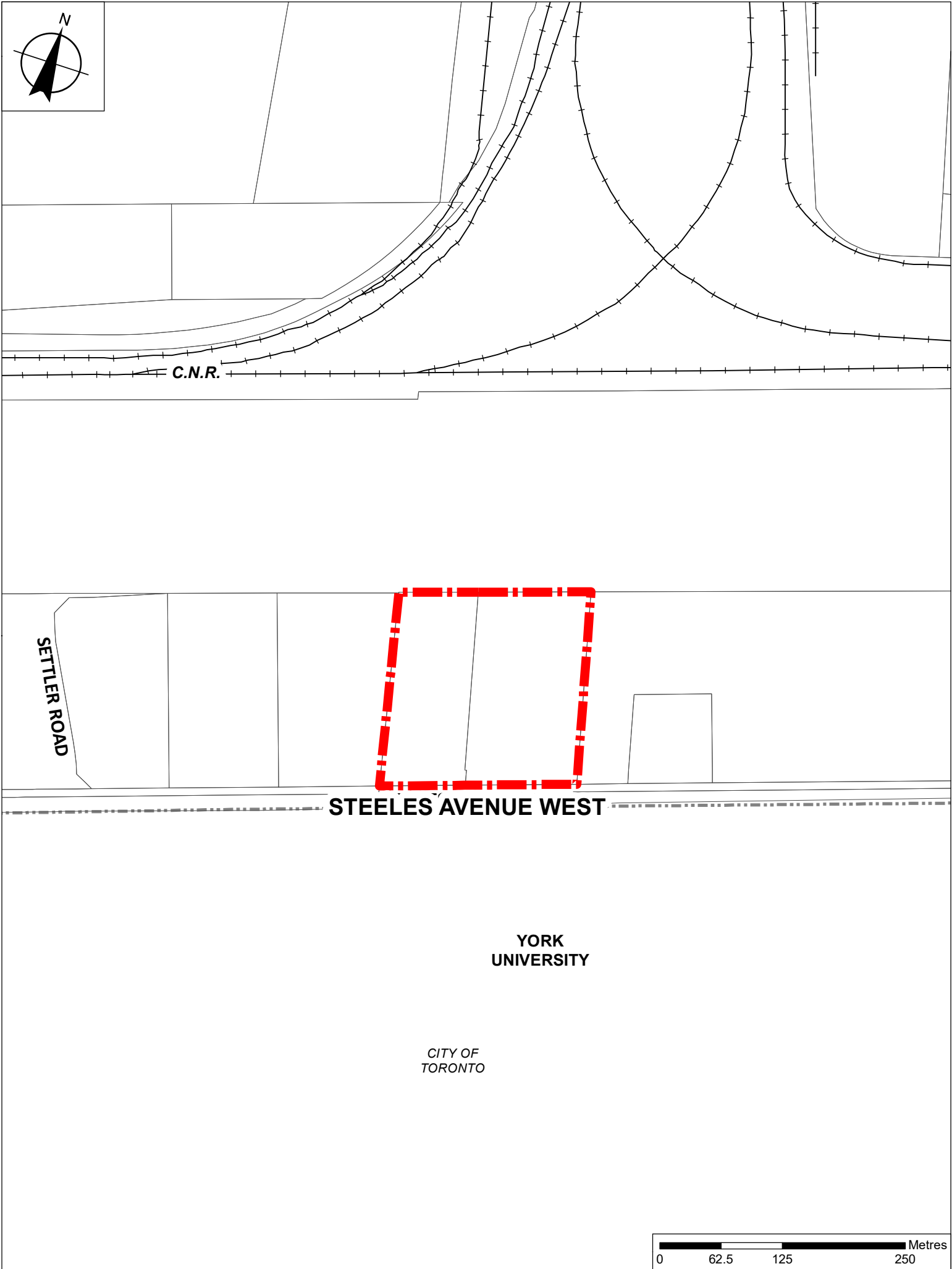
SUMMARY TO BY-LAW 040-2023

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 001-2021 to rezone the Subject Lands from “EM1 Prestige Employment Zone” to “HMU (H) High-Rise Mixed-Use Zone” with the Holding Symbol “(H)” and “OS1 Public Open Space 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 040-2023

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

