

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 045-2023**

**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, 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 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 is hereby further amended by:
  - a. Deleting site-specific Exception 9(409) in its entirety from Section 9.0 “Exceptions” and replacing it with the following:

“9(409) 1. Holding Symbol “(H)”:

    - a. The following provisions shall apply to all lands with the Holding Symbol “(H)” as shown on Schedule “E-430”, until the Holding Symbol “(H)” is removed from the Subject Lands, pursuant to Subsection 36(1) or (3) of the *Planning Act*:
      - i. A legally existing use as of the date of enactment of this By-law;
      - ii. Shoring and excavation works for the purpose of obtaining a Record(s) of Site Condition (RSC(s)).
    - b. Pursuant to Subsection 36(1) or (3) of the *Planning Act*, the

Holding Symbol (“H”) may be removed once the following provisions are completed to the satisfaction of the City of Vaughan:

- i. Approval of a Site Plan Application for the viable development of the lands surrounding the existing banquet hall use; and
- ii. A Record(s) of Site Condition (RSC(s)) is obtained and filed with the Ministry of Environment, Conservation, and Parks (MECP) and said RSC(s) is registered on the Environmental Site Registry and acknowledged by the MECP for the Subject Lands.

2. Notwithstanding the provisions of:

- a) Subsection 3.8 a) and f) respecting Minimum Parking Standards;
- b) Subsection 3.9 b) respecting Loading Space Requirements;
- c) Subsection 3.13 respecting Minimum Landscaped Area;
- d) Subsection 3.14 c) respecting Permitted Yard Encroachments and Restrictions;
- e) Subsection 5.7 respecting uses permitted within the C6 Highway Commercial Zone; and
- f) Subsection 5.1.5 and Schedule “A” respecting zone standards permitted in the C6 Highway Commercial Zone;
- g) Subsection 2.0 respecting the definition of a Lot;

The following provisions shall apply to the lands identified as Subject Lands on Schedule “E-430”:

- ai) A minimum of 730 parking spaces shall be provided;
- aii) The minimum one-way parking aisle width for a 60-degree angle parking space area shall be 4.0 m;
- bi) A driveway and/or aisle which serves the movement of trucks to and from a loading space shall have a minimum width of 4.0 m;

- ci) A strip of land not less than 2.5 m in width shall be provided along the lot line abutting Highway 27 and shall be used for no other purpose than landscaping;
- di) An uncovered patio and exterior stairs may extend into a required front yard to a maximum of 3.2 m;
- ei) Only the following uses shall be permitted:
  - One (1) Hotel
  - Eating Establishment(s) ancillary to the Hotel
  - Eating Establishment(s) accessory to the Hotel
  - Business or Professional Office(s)
  - One (1) Personal Service Shop ancillary to the Hotel
  - One (1) Banquet Hall
- fi) All buildings, structures, parking areas, and landscape areas shall be located within the footprints described on Schedule “E-430”
- fii) The maximum Gross Floor Area shall be:
  - 6,916 sq m for the Banquet Hall
  - 28,000 sq m for the Hotel, Eating Establishment(s), and Personal Service Shop(s)
  - 2,400 sq m for the Business or Professional Office(s)
  - 1,300 sq m for the office(s) accessory to the Hotel and Banquet Hall within the 2 Storey Link
- fiii) The maximum Building Height shall be:
  - 11 m for the Banquet Hall
  - 48.5 m for the Hotel
  - 9.5 m for the 2 Storey Link;
- fv) The maximum lot coverage shall be 35%;
- fv) The minimum front yard setback shall be 9.9 m;
- fvi) The minimum southerly interior side yard shall be 2.5 m;
- gi) The Subject Lands shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation

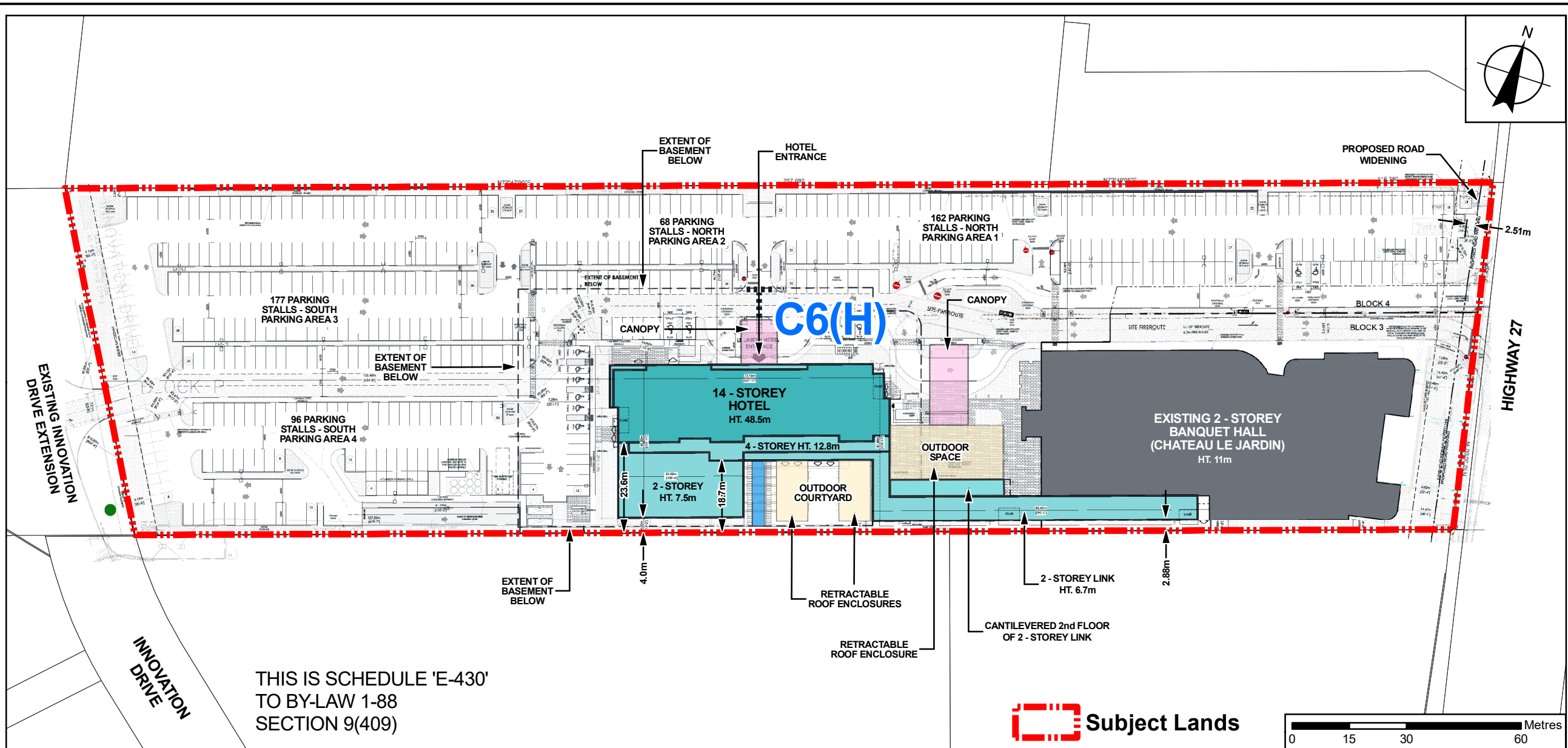
of separate units and/or lots/blocks by way of plan of condominium, subdivision, conveyance of private roads; strata title arrangements, or other permissions, and any easements or registrations that are granted.”

- 2. Deleting Schedule “E-430” its entirety and substituting therefor the Schedule “E-430” attached hereto as Schedule “1”
- 3. Deleting “Key Map 9B” and substituting therefor with the “Key Map 9B” attached hereto as Schedule “2”
- 4. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 25<sup>th</sup> day of April, 2023.

\_\_\_\_\_  
Steven Del Duca, Mayor

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Todd Coles, City Clerk



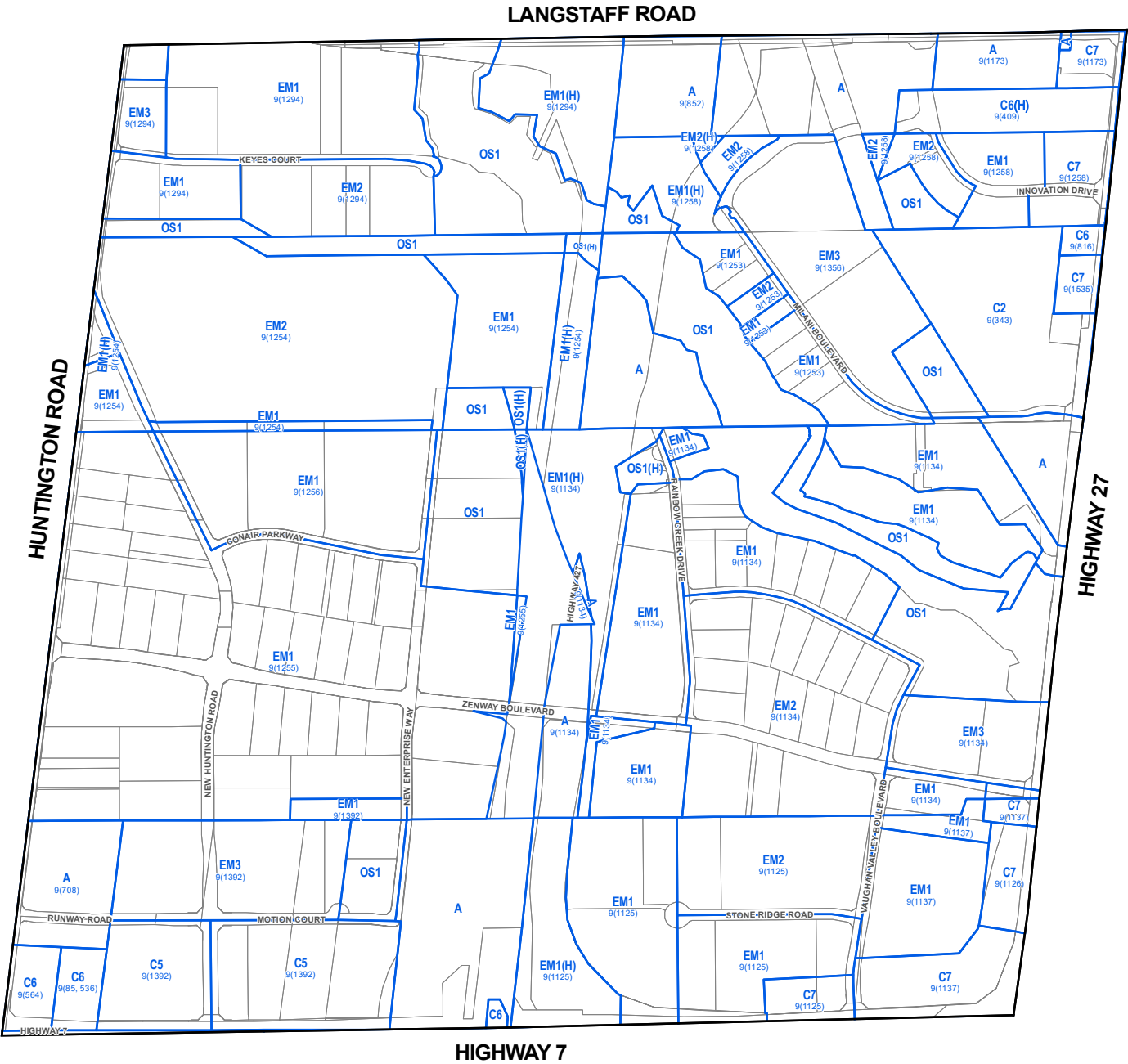
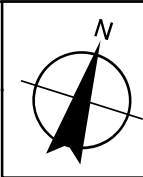
**File:** Z.18.018  
**Related Files:** OP.18.011, 19T-20V009, DA.18.088, 19CDM-20V010  
**Location:** 8440 Highway 27, Part of Lot 10 Concession 9  
**Applicant:** 27 Developments Inc.  
**City of Vaughan**

This is Schedule '1'  
 To By-Law 045-2023  
 Passed the 25th Day of April, 2023

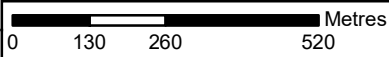
Signing Officers

Mayor

Clerk



Key Map 9B  
By-Law No. 1-88



This is Schedule '2'  
To By-Law 045-2023  
Passed the 25th Day of April, 2023

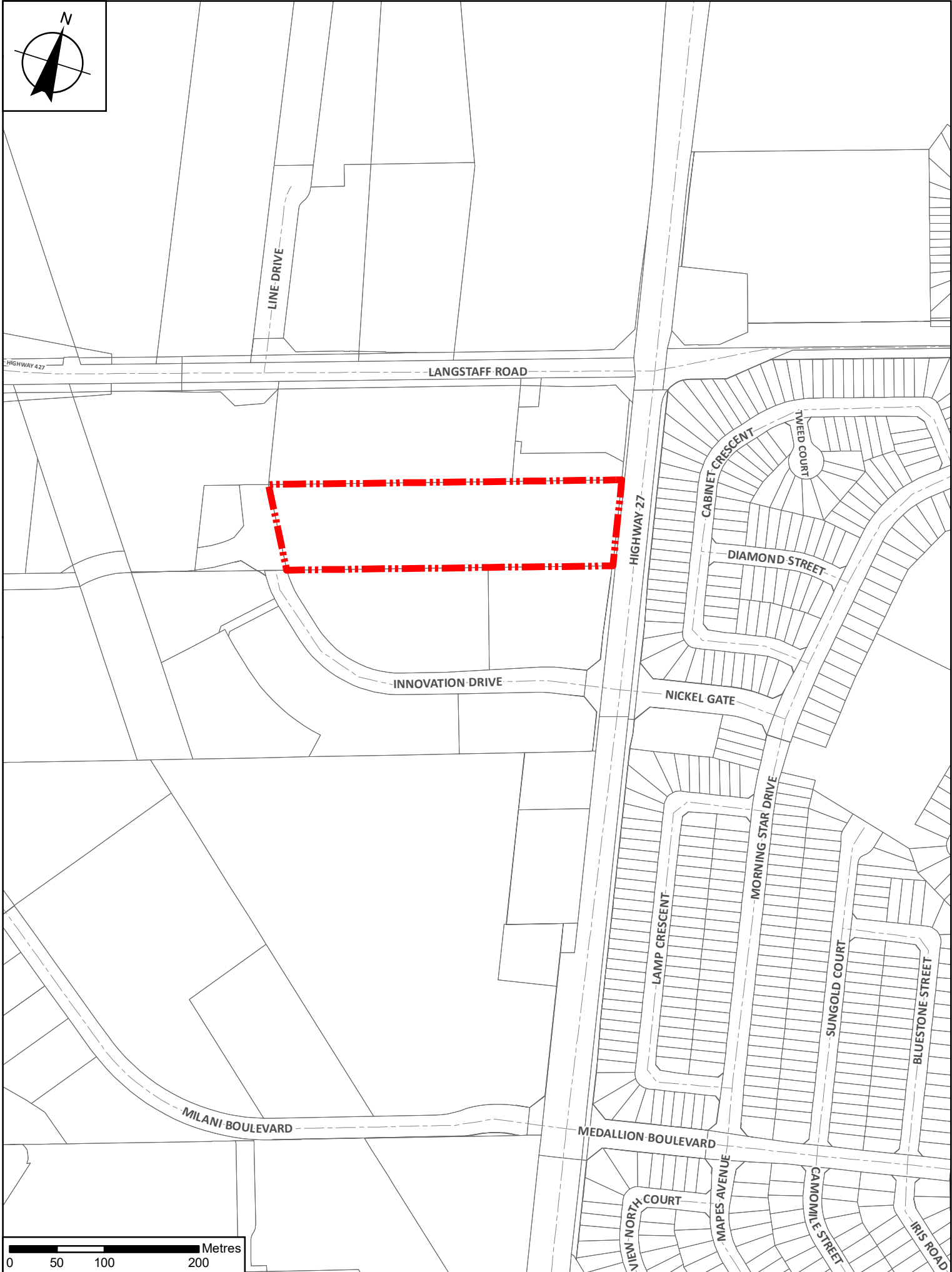
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SIGNING OFFICERS  
  
MAYOR  
  
CLERK

### **SUMMARY TO BY-LAW 045-2023**

The lands subject to this By-law are located southwest of Langstaff Road and Highway 27, legally identified in PIN 03317-0730 (LT) as Part of Lot 10, Concession 9, as in R360626, SAVE & EXCEPT Part 1 on Reference Plan 65R21458 & Parts 1, 17 & 18 on Reference Plan 65R31735; City of Vaughan. The municipal address is 8440 Highway 27, City of Vaughan.

The purpose of the By-law is to delete and replace the contents of site-specific Exception 9(409) along with Schedule E-430 to add additional site-specific exceptions to facilitate the development of a 14-storey hotel and office building with a 2-storey office link to the existing banquet hall use. The new development will contain ancillary uses in the form of a personal service shop (spa) and eating establishments.



# Location Map To By-Law 045-2023

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 **Subject Lands**