

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 084-2023

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

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 and to be approved concurrently with this By-law, 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 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 “RA2(EN) Second Density Residential Zone” and “I1 General Institutional Zone” to “RM2(H) Multiple Residential Zone with the Holding Symbol ‘(H)’” and “EP Environmental Protection Zone”, in the manner shown on the said Schedule “1”.
 - b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1138, as follows:

Exception Number 14.1138	Municipal Address: 8270-8286 Islington Avenue
Applicable Parent Zones: EP and RM2	
Schedule A Reference:	
By-law 084-2023	
14.1138.1 Permitted Uses	
1. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1695”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the Planning Act: <ol style="list-style-type: none">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 By-law 084-2023.b. Removal of the Holding Symbol “(H)” from the subject lands shall be	

contingent upon:

- i. Vaughan Council adopting a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.
- ii. The Owner submitting a Stage 2 Archeological Assessment and any further archaeological assessment reports required to be completed as recommended. These reports shall be prepared by a licensed professional archaeologist and together with a letter or letters of review and acceptance from the Ministry of Citizenship and Multiculturalism, all to the satisfaction of the Cultural Heritage division of the Development Planning Department.
- iii. The Owner submitting a revised Functional Servicing & Stormwater Management Report that shall include the following information to the satisfaction of the Development Engineering Department:
 - a) Short-term construction and long-term dewatering information and recommendations provided in the Geotechnical and Hydrogeological Investigations prepared by EXP Services Inc. dated February 14, 2022, and March 9, 2022, respectively (including any subsequent amendments and/or revisions); and
 - b) Hydrant flow and pressure test to confirm the existing water supply infrastructure within Islington Avenue has adequate pressure to accommodate the proposed development for domestic and fire flow demands.

If any municipal infrastructure improvements identified external to the Subject Lands are required to service the development, the Owner shall enter into an Agreement with the City to secure for the construction and conveyance of the identified improvements to the satisfaction of the City and York Region.

14.1138.2 Lot and Building Requirements

1. A minimum lot area of 29 m² per unit is required.
2. The maximum building height shall be 24.1 m.
3. A 45-degree angular plane shall not be required.
4. The minimum front yard to the underground parking garage shall be 0.6 m.
5. The minimum interior side yard on the South side of the Subject Lands shall be 6.9 m.
6. The minimum rear yard to the EP Environmental Protection Zone shall be 5.2 m.
7. The minimum landscape strip abutting a Street Line (Islington Avenue) shall be 1.7 m.
8. No minimum landscape strip abutting a Residential Zone on the South side of the

Subject Lands is required.	
14.1138.3 Other Provisions	
1.	The maximum height for the mechanical penthouse shall be 5.4 metres.
2.	Balconies are permitted to encroach up to a maximum of 2.74 m into the interior side yard.
3.	The maximum rooftop amenity area shall be 108 m ² .
4.	The maximum height and setback of a retaining wall shall be: <ul style="list-style-type: none"> • North retaining wall - 3 m in height with a setback of 0 m; • West retaining wall - 4.5 m in height with a setback of 0 m; and • South retaining - 2 m in height with a setback of 0 m.
5.	An air shaft accessory to a below-grade structure shall be setback 0.9 m from the front yard lot line and 0.8 m from the interior side yard lot line, and is permitted to be located within the minimum required front and interior side yards.

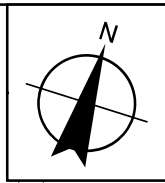
c) Deleting Map 67 in Schedule A and substituting therefor Map 67 attached hereto as Schedule “2”.

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

Enacted by City of Vaughan Council this 20th day of June, 2023.

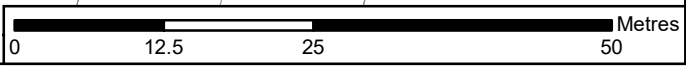
Steven Del Duca, Mayor

Todd Coles, City Clerk



This is Figure 'E-1695'
To By-Law 001-2021
Section 14.1138

 Subject Lands



This is Schedule '1'
To By-Law 084-2023
Passed the 20TH Day of JUNE, 2023

File: Z.22.005
Related File: OP.22.003
Location: 8270, 8274 and 8286 Islington Avenue
Part of Lot 9, Concession 7
Applicant: 8274-8286 Islington Avenue Inc.
City of Vaughan

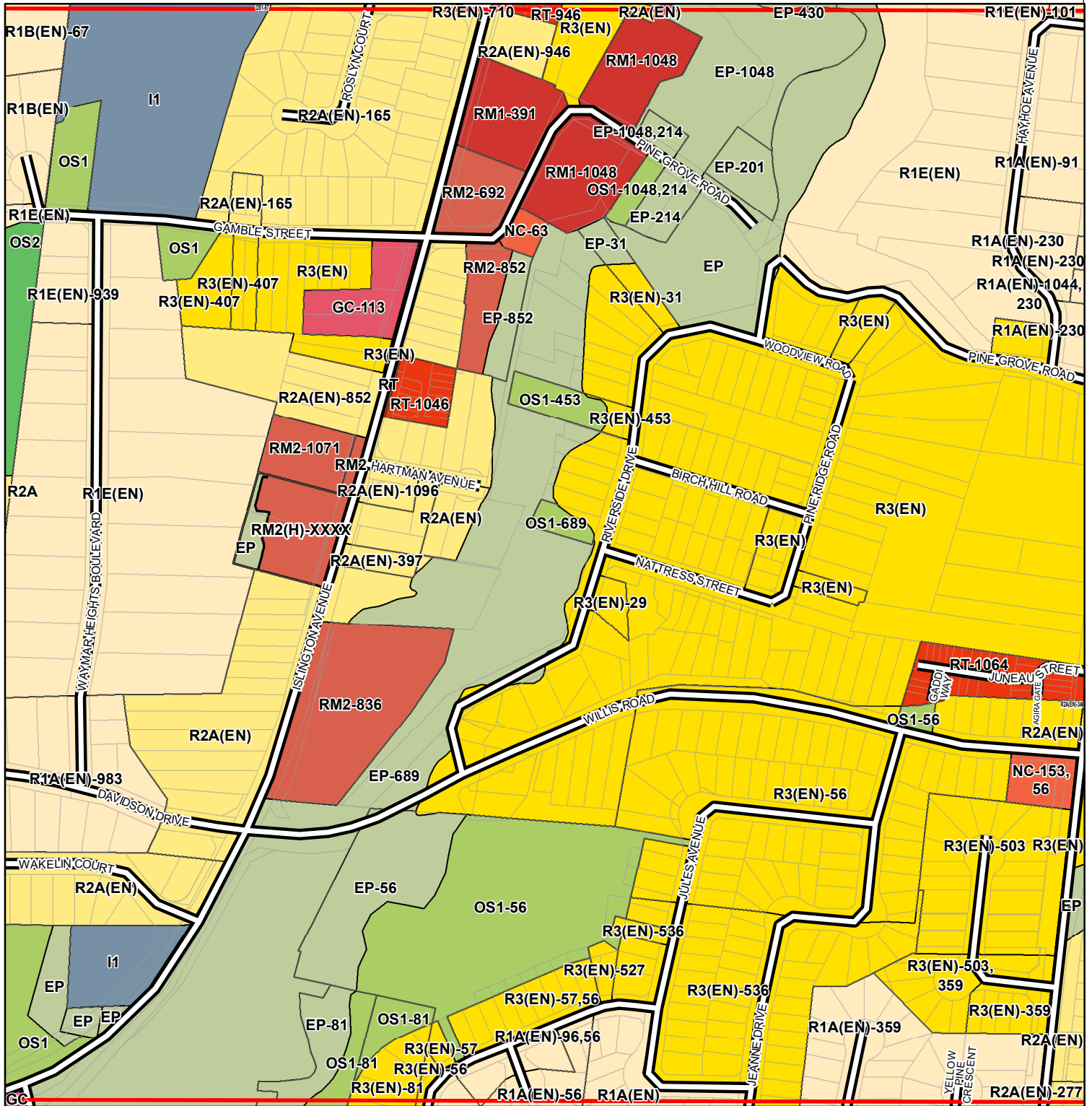
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 67



Conservation, OpenSpace and Agricultural Zones

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

Vaughan Metropolitan Centre Zones

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

Residential Zones

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)

Commercial Zones

- 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)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- 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)

Other 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

1:5,000

Final: June 2023

103	104	105	106	107
85	86	87	88	89
65	66	67	68	69
45	46	47	48	49
25	26	27	28	29

THIS IS SCHEDULE '2'
TO BY-LAW 084-2023
PASSED THE 20TH DAY OF JUNE, 2023

File: Z.22.005

Related File: OP.22.003

Location: 8270, 8274 and 8286 Islington Avenue

Part of Lot 9, Concession 7

Applicant: 8274-8286 Islington Avenue Inc.

City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 084-2023

The lands subject to this By-law are located on the west side of Islington Avenue, south of Gamble Street and Pine Grove Road known municipally as 8270, 8274 and 8286 Islington Avenue, in the City of Vaughan.

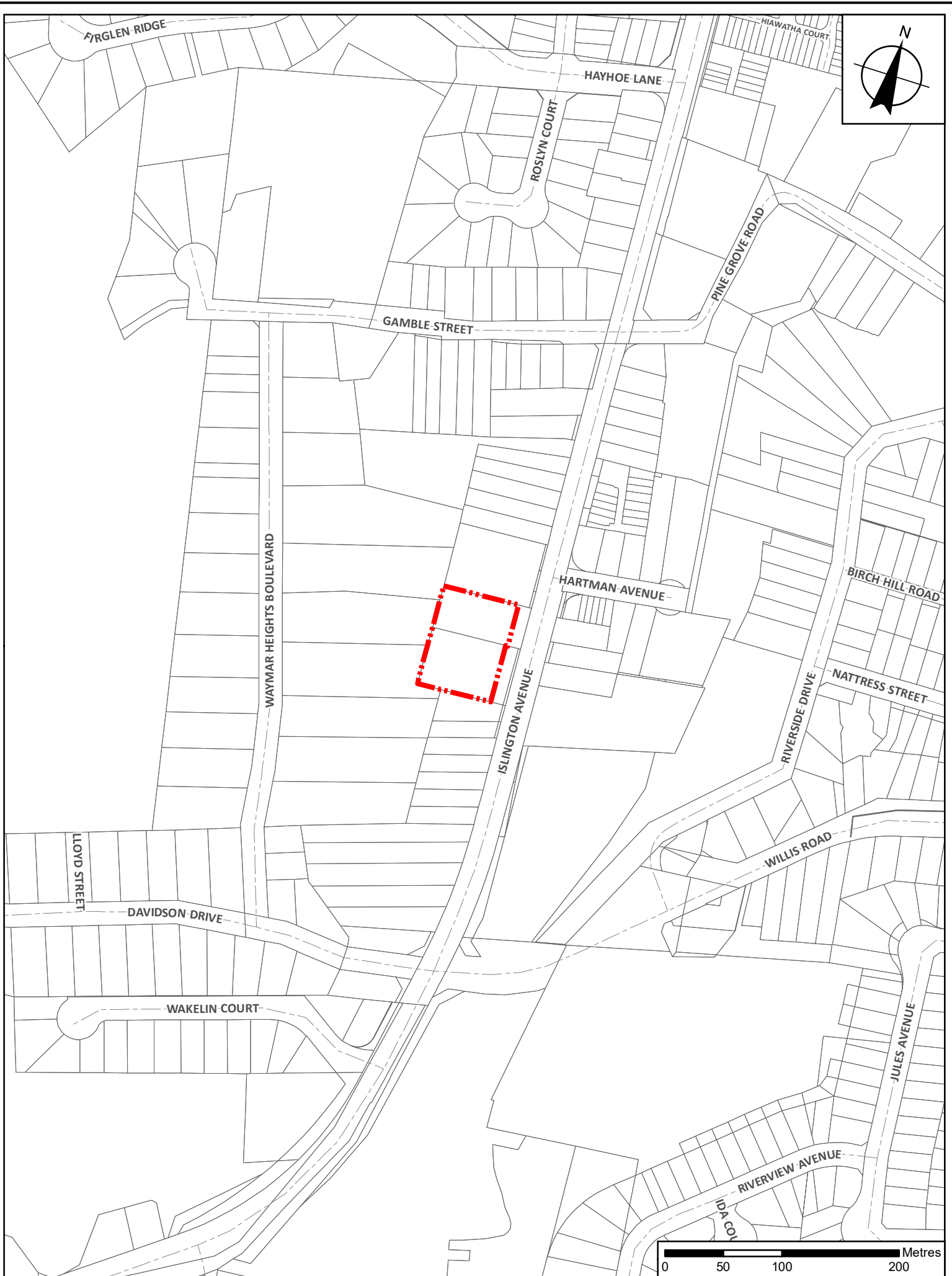
The purpose of this by-law is to rezone the lands subject to this By-law from “RA2(EN) Second Density Residential Zone” and “I1 General Institutional Zone” to “RM2(H) Multiple Residential Zone with the Holding Symbol ‘(H)’” and “EP Environmental Protection Zone”.

The By-law includes the Holding Symbol “(H)” for the “RM2 Multiple Residential Zone”. These lands shall be used only for a use legally existing as of the date of the enactment of this By-law. The removal of the Holding Symbol “(H)” is contingent upon the following conditions being satisfied:

- a. For Vaughan Council to adopt a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.
- b. The Owner shall submit a Stage 2 Archeological Assessment and any further archaeological assessment reports required to be completed as recommended. These reports shall be prepared by a licensed professional archaeologist and together with a letter or letters of review and acceptance from the Ministry of Citizenship and Multiculturalism, all to the satisfaction of the Cultural Heritage division of the Development Planning Department.
- c. The Owner shall submit a revised Functional Servicing & Stormwater Management Report that shall include the following information to the satisfaction of the Development Engineering Department:
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 - ii. Hydrant flow and pressure test to confirm the existing water supply infrastructure within Islington Avenue has adequate pressure to accommodate the proposed development for domestic and fire flow demands.

Should any municipal infrastructure improvements be identified external to the Subject Lands, as required to service the development, the Owner shall enter into an Agreement with the City to secure for the construction and conveyance of the identified improvements to the satisfaction of the City and York Region.

This By-law also provides for site-specific development standards including exceptions to minimum yard setbacks, setbacks to portions of the building below grade, maximum building height permissions, permitted yard encroachments, minimum landscaped area requirements, minimum parking requirements, minimum amenity area requirements, and requirements for accessory buildings and structures.



Location Map To By-Law 084-2023

File: Z.22.005

Related File: OP.22.003

Location: 8270, 8274 and 8286 Islington Avenue
Part of Lot 9, Concession 7

Applicant: 8274-8286 Islington Avenue Inc.

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Subject Lands