

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 095-2023

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

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 no 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 001-2021, as amended, be and it is hereby further amended by:
 - a) Deleting the “Subject Lands” as shown on Schedule “1” attached hereto from Exception 14.281 in Section 14.0: “Zone Exceptions”
 - b) Deleting Schedule “E-529” attached and substituting therefor Schedule “E-529” attached hereto as Schedule “4”.
 - c) Deleting Schedule “E-529D” attached and substituting therefor Schedule “E-529D” attached hereto as Schedule “5”.
 - d) Rezoning the “Subject Lands” attached hereto from “GC General Commercial Zone” and “RM2 Residential Multiple Zone” subject to site-specific Exception 14.281 to “HMU High-Rise Mixed-Use Zone” and “OS1 Public Open Space Zone” in the manner shown on the said Schedule “1”.
 - e) Adding Schedule “E-1699” attached hereto as Schedule “1”.
 - f) Deleting Map 37 and Map 38 in Schedule A and substituting therefor the Maps in Schedule A attached hereto as Schedule “2” and “3”.
 - g) Adding the following table, Exception 14.1142 to Schedule 14: Zone Exceptions

Exception Number 14.1142	Legal Description: 1 Promenade Circle
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By-law/Instrument No.: 095-2023	
Date By-law/Instrument Passed: June 20, 2023	
File No.: Z.22.026 Related File: DA.22.050	
Applicable Parent Zone: HMU, OS1	
Schedule A Reference: 37 and 38	
14.1142.1 Permitted Uses and Definitions	
<p>a) FRONT LOT LINE – shall mean the southern boundary for the lands zoned “HMU High-Rise Mixed-Use Residential Town Centre Zone” (abutting the future east west road)</p> <p>b) FRONT LOT LINE – shall mean the eastern boundary for the lands zoned “OS1 Public Open Space Zone” (abutting Promenade Circle)</p> <p>1. The following additional <u>use</u> shall be permitted in the “OS1 Public Open Space Zone” identified on Figure “E-1699”:</p> <p>a) An underground parking garage and its related accessory structures</p>	
14.1142.2 Lot and Building Requirements	
<p>1. The following provisions shall apply to the lands zoned “HMU High-Rise Mixed-Use Zone”, as shown on Figure “E-1699”:</p> <p>a) The minimum front yard shall be 1.3 m above grade and 4.1 m at grade.</p> <p>b) The minimum exterior yard shall be 0.6 m above grade and 3.1 m at grade.</p> <p>c) The minimum rear yard shall be 4.7 m above grade and 7.2 m at grade.</p> <p>d) The maximum permitted <u>height</u> shall be 28.5 m.</p> <p>e) The maximum <u>height</u> of the <u>mechanical penthouse</u> shall be 5.5 m.</p> <p>f) The minimum <u>setback</u> of a below-grade <u>parking structure</u> shall be 0 m.</p> <p>g) The minimum setback to the accessory buildings and structures to the underground parking garage shall be 0 m.</p> <p>h) The minimum <u>build-to-zone</u> shall be 3 m in the exterior side yards and 4.1 m in the front yard.</p> <p>i) The minimum <u>street wall</u> measured from established grade shall be 6.9 m.</p> <p>j) The minimum <u>tower setback</u> shall be 1.5 m on the south side of building.</p>	

<p>k) The maximum permitted <u>tower floor plate</u> shall be 1,399 m².</p> <p>l) <u>Outdoor patios</u> shall be permitted to abut Residential Zones or Open Space Zone.</p> <p>m) The minimum required landscape strip width for the lands shall be:</p> <ul style="list-style-type: none"> • 3.2 m abutting the private street (western boundary) • 4.1 m abutting new east-west road (southern boundary) • 3.1 m abutting Promenade Circle (eastern boundary) • 1 m abutting site triangles <p>2. The following provisions shall apply to the lands zoned “OS1 Public Open Space Zone”, as shown on Figure “E-1699”:</p> <p>a) The minimum front and rear yard <u>setback</u> shall be 0.5 m for staircases and ventilation shafts and 4.5 m for park facility structures.</p> <p>b) The minimum exterior yard <u>setback</u> shall be 0 m for staircases and ventilation shafts and 4.5 m for park facility structures.</p> <p>c) The minimum interior yard <u>setback</u> shall be 0 m for staircases and ventilation shafts and 0 m for park facility structures.</p> <p>d) The minimum <u>setback</u> of a below-grade <u>parking structure</u> shall be 0 m.</p>
<p>14.1142.3 Parking, Bicycle Parking, and Loading Requirements</p>
<p>1. The following parking requirements shall apply to the lands zoned “HMU High-Rise Mixed-Use Zone”, as shown on Figure “E-1699”:</p> <p>a) The maximum number of parking spaces for the Office Building shall be 405.</p> <p>b) Long term bicycle parking spaces shall be located in the underground parking garage, and do not require direct access to the exterior of a building.</p> <p>c) The minimum required loading spaces shall be 0.</p>
<p>14.1142.4 Figures</p>
<p>Figure E-1699</p>

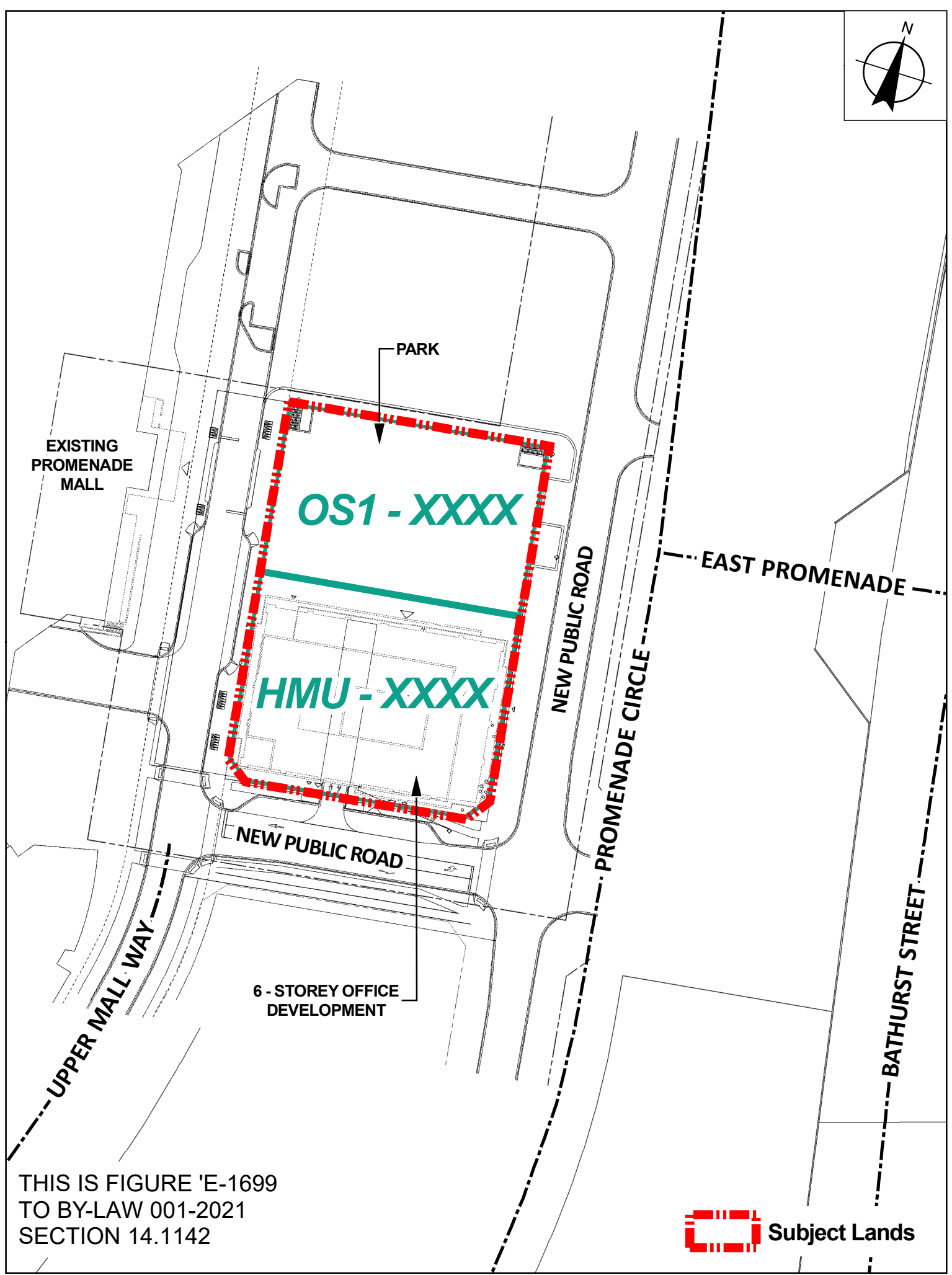
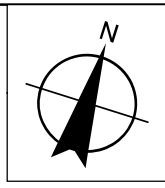
2. Schedules “1” “2” “3” and “4” shall be and hereby form part of this By-law.

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


Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 12 of Report No. 28
of the Committee of the Whole
Adopted by Vaughan City Council on
June 20, 2023.



THIS IS FIGURE 'E-1699
TO BY-LAW 001-2021
SECTION 14.1142

 Subject Lands

**THIS IS SCHEDULE '1'
TO BY-LAW 095-2023
PASSED THE 20TH DAY OF JUNE, 2023**

FILE: Z.22.026
RELATED FILE: DA.22.050
LOCATION: 1 Promenade Circle
Part of Lots 4 and 5, Concession 2
APPLICANT: Promenade Limited Partnership
CITY OF VAUGHAN

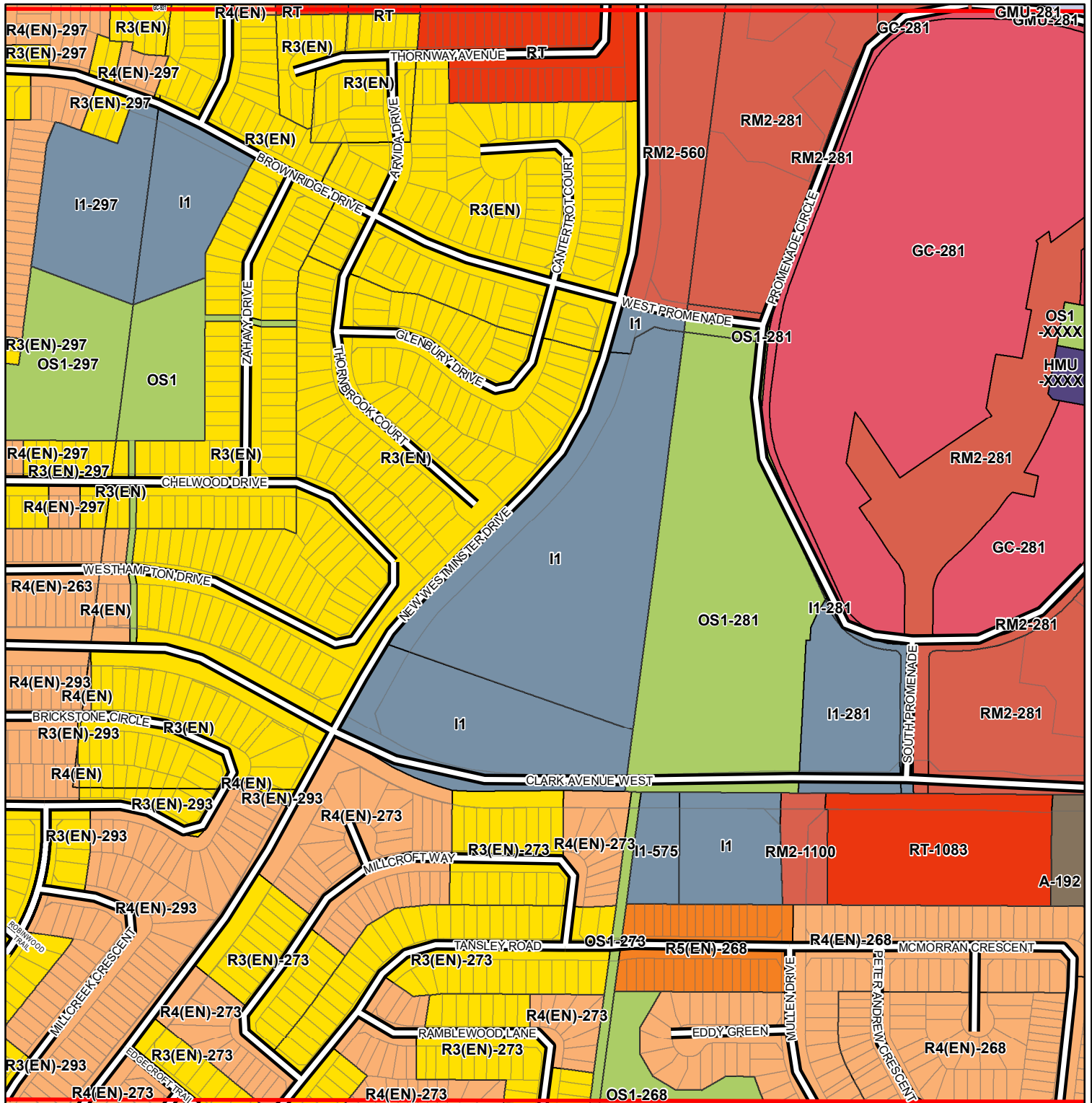
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 37



<p>Conservation, OpenSpace and Agricultural Zones</p> <ul style="list-style-type: none"> A (Agriculture Zone) OS1 (Public Open Space Zone) OS2 (Private Open Space Zones) EP (Environmental Protection Zone) <p>Vaughan Metropolitan Centre Zones</p> <ul style="list-style-type: none"> V1 (Station Precinct Zone) V2 (South Precinct Zone) V3 (Neighbourhood Precinct Zone) V4 (Employment Precinct Zone) 	<p>Residential Zones</p> <ul style="list-style-type: none"> 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) 	<p>Commercial Zones</p> <ul style="list-style-type: none"> RE (Estate Residential Zone) GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone) <p>Mixed-Use Zones</p> <ul style="list-style-type: none"> LMU (Low-Rise Mixed-Use Zone) MMU (Mid-Rise Mixed-Use Zone) HMU (High-Rise Mixed-Use Zone) GMU (General Mixed-Use Zone) 	<p>Other Zones</p> <ul style="list-style-type: none"> 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) <p>Employment Zones</p> <ul style="list-style-type: none"> EM1 (Prestige Employment Zone) EM2 (General Employment Zone) EM3 (Mineral Aggregate Operation Zone) 	<p>Other Zones</p> <ul style="list-style-type: none"> 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) <p>These Lands shall not be subject to Zoning By-law 001-2021</p>	<table border="1"> <tr><td>75</td><td>76</td><td>77</td><td>78</td><td>79</td></tr> <tr><td>55</td><td>56</td><td>57</td><td>58</td><td>59</td></tr> <tr><td>35</td><td>36</td><td>37</td><td>38</td><td>39</td></tr> <tr><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td></tr> </table> <p>1:5,000 Final: June, 2023</p>	75	76	77	78	79	55	56	57	58	59	35	36	37	38	39	15	16	17	18	19
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THIS IS SCHEDULE '2'
TO BY-LAW 095-2023
PASSED THE 20TH DAY OF JUNE, 2023

FILE: Z.22.026
RELATED FILE: DA.22.050
LOCATION: 1 Promenade Circle
 Part of Lots 4 and 5, Concession 2
APPLICANT: Promenade Limited Partnership
CITY OF VAUGHAN

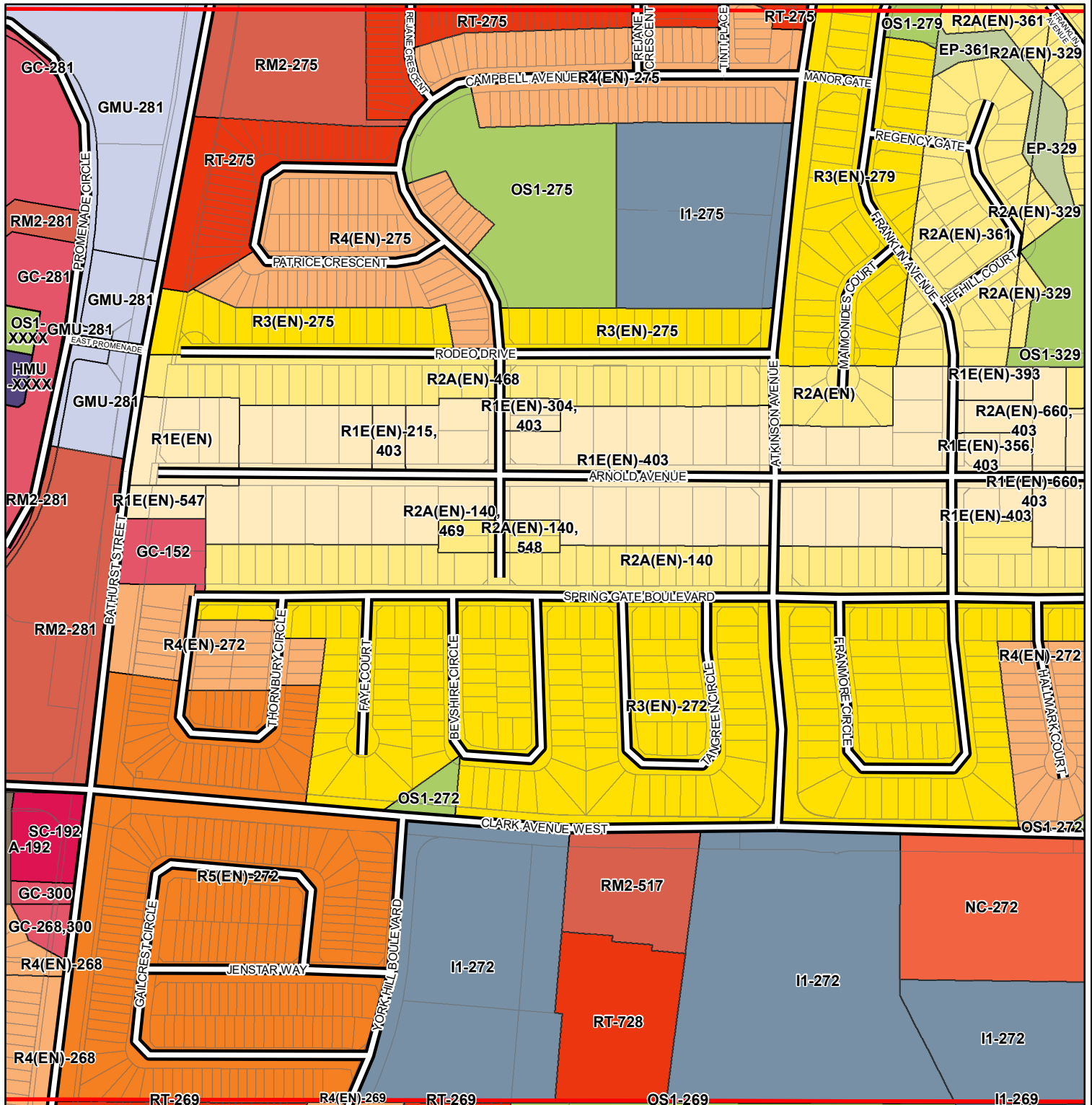
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 38



<p>Conservation, Open Space and Agricultural Zones</p> <ul style="list-style-type: none"> A (Agriculture Zone) OS1 (Public Open Space Zone) OS2 (Private Open Space Zones) EP (Environmental Protection Zone) <p>Vaughan Metropolitan Centre Zones</p> <ul style="list-style-type: none"> V1 (Station Precinct Zone) V2 (South Precinct Zone) V3 (Neighbourhood Precinct Zone) V4 (Employment Precinct Zone) 	<p>Residential Zones</p> <ul style="list-style-type: none"> 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) 	<p>Commercial Zones</p> <ul style="list-style-type: none"> RE (Estate Residential Zone) GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone) <p>Mixed-Use Zones</p> <ul style="list-style-type: none"> LMU (Low-Rise Mixed-Use Zone) MMU (Mid-Rise Mixed-Use Zone) HMU (High-Rise Mixed-Use Zone) GMU (General Mixed-Use Zone) 	<p>Employment Zones</p> <ul style="list-style-type: none"> EM1 (Prestige Employment Zone) EM2 (General Employment Zone) EM3 (Mineral Aggregate Operation Zone) 	<p>Other Zones</p> <ul style="list-style-type: none"> 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 	<table border="1"> <tr><td>76</td><td>77</td><td>78</td><td>79</td><td>80</td></tr> <tr><td>56</td><td>57</td><td>58</td><td>59</td><td>60</td></tr> <tr><td>36</td><td>37</td><td>38</td><td>39</td><td>40</td></tr> <tr><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td></tr> </table> <p>1:5,000 Final: June, 2023</p>	76	77	78	79	80	56	57	58	59	60	36	37	38	39	40	16	17	18	19	20
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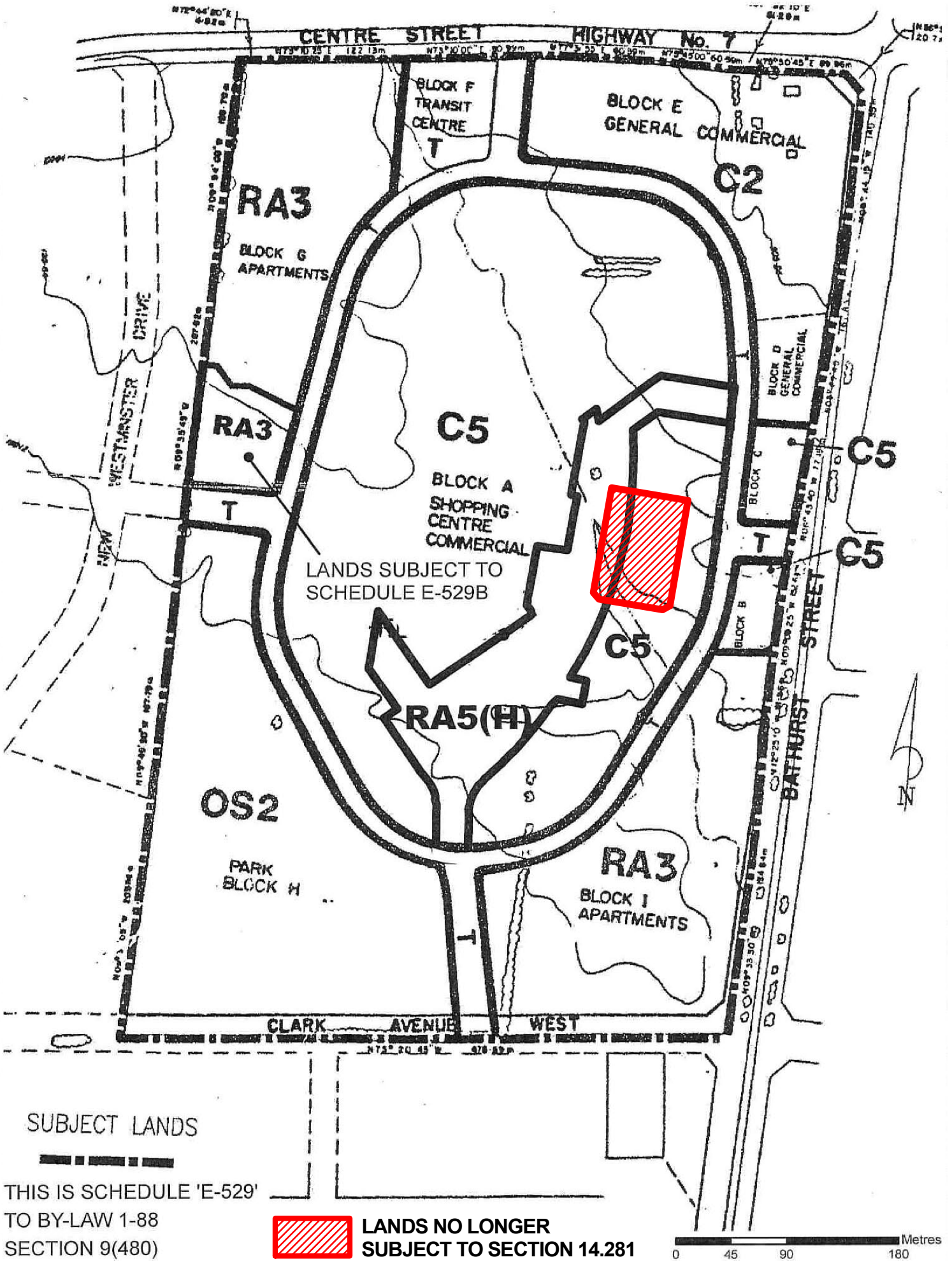
THIS IS SCHEDULE '3'
TO BY-LAW 095-2023
PASSED THE 20TH DAY OF JUNE, 2023

FILE: Z.22.026
RELATED FILE: DA.22.050
LOCATION: 1 Promenade Circle
 Part of Lots 4 and 5, Concession 2
APPLICANT: Promenade Limited Partnership
CITY OF VAUGHAN

SIGNING OFFICERS

_____ MAYOR

_____ CLERK



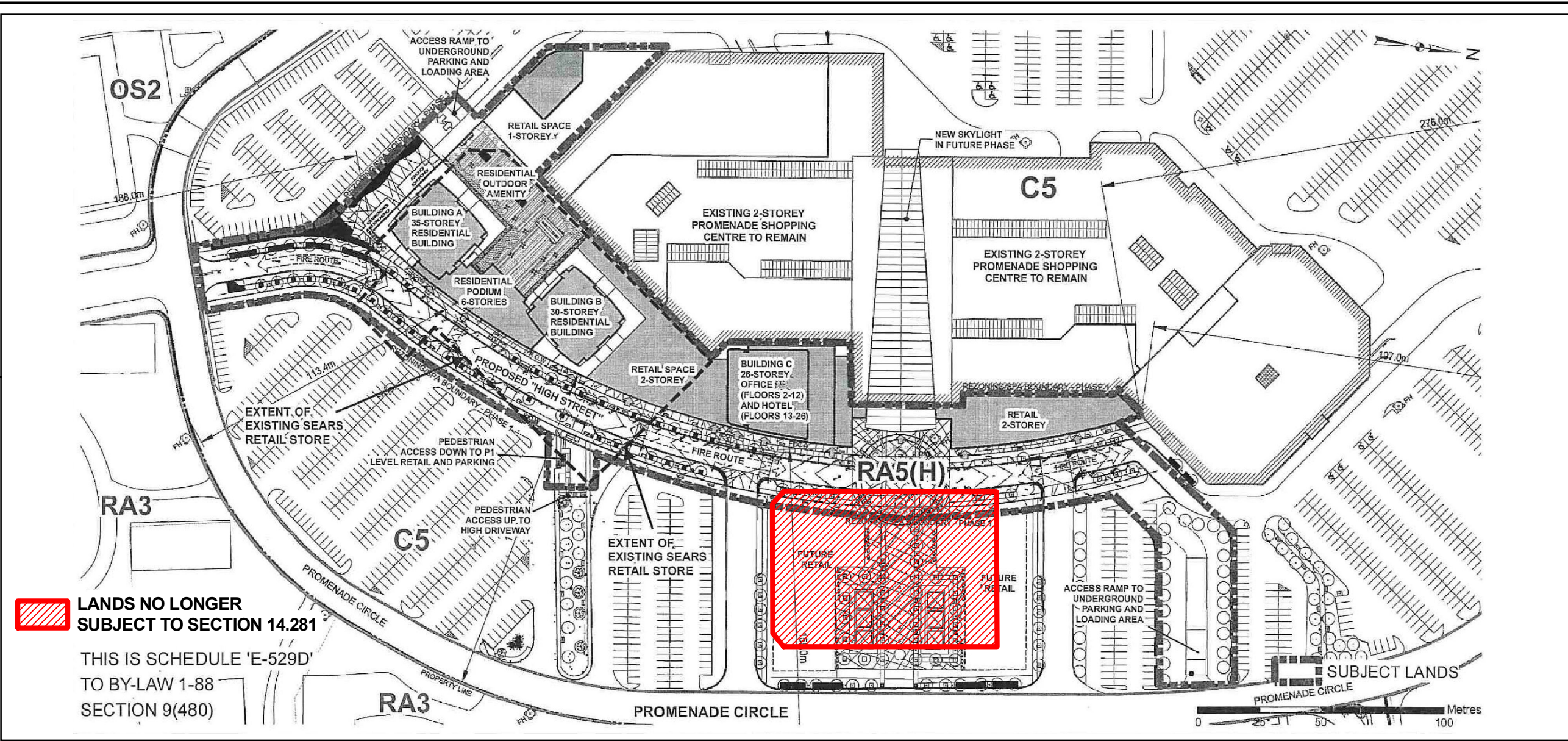
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TO BY-LAW 095-2023
PASSED THE 20TH DAY OF JUNE, 2023

FILE: Z.22.026
RELATED FILE: DA.22.050
LOCATION: 1 Promenade Circle
 Part of Lots 4 and 5, Concession 2
APPLICANT: Promenade Limited Partnership
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK



 **LANDS NO LONGER SUBJECT TO SECTION 14.281**

THIS IS SCHEDULE 'E-529D'
TO BY-LAW 1-88
SECTION 9(480)

FILE: Z.22.026
RELATED FILE: DA.22.050
LOCATION: 1 Promenade Circle
Part of Lots 4 and 5, Concession 2
APPLICANT: Promenade Limited Partnership
CITY OF VAUGHAN

**THIS IS SCHEDULE '5'
TO BY-LAW 095-2023
PASSED THE 20TH DAY OF JUNE, 2023**

SIGNING OFFICERS

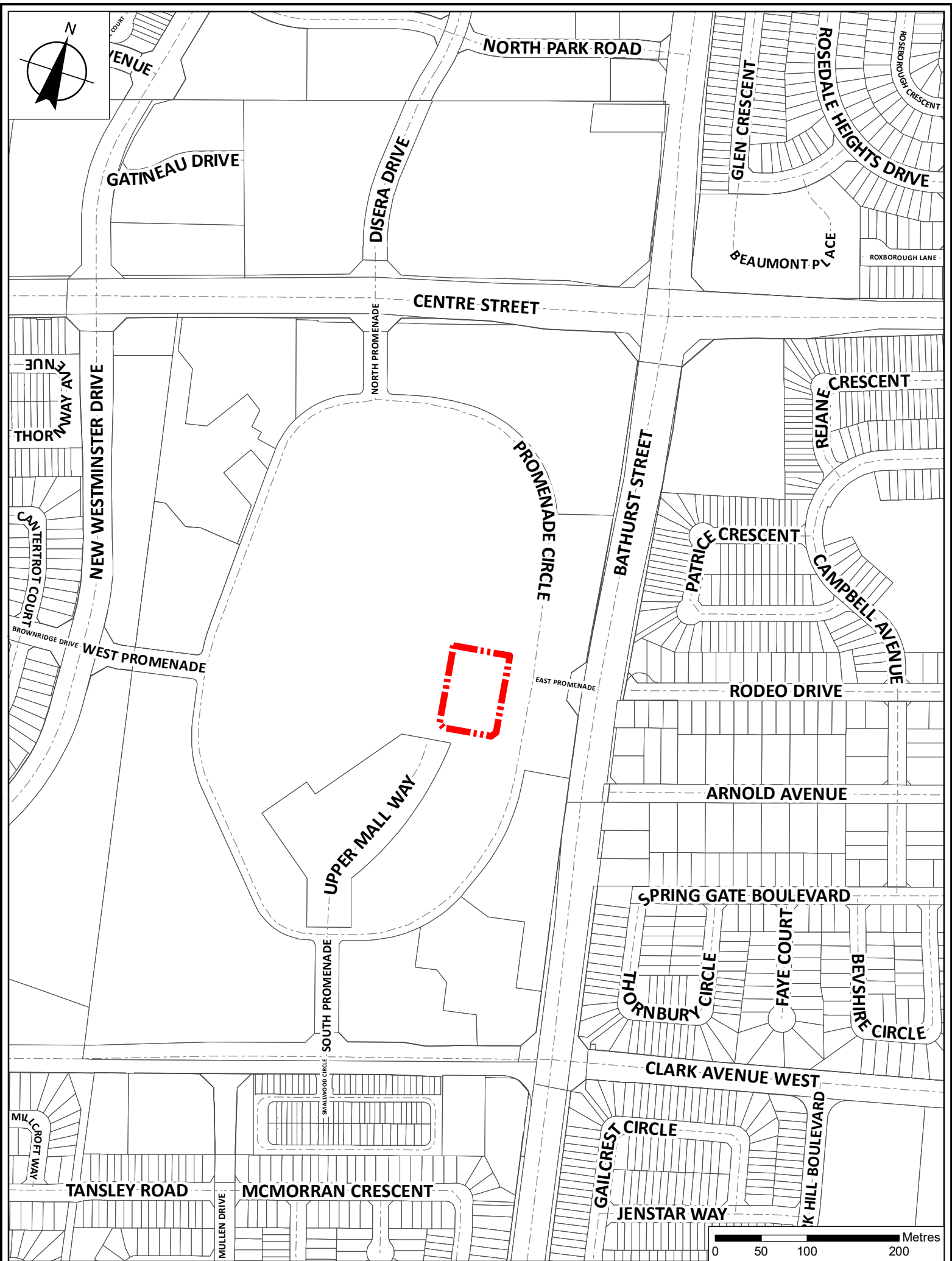
MAYOR

CLERK

SUMMARY TO BY-LAW 095-2023

The Subject Lands are located south of Centre Street, west of Bathurst Street, municipally known as 1 Promenade Circle, Part of Lots 4 and 5, Concession 2, in the City of Vaughan.

The purpose of this by-law is to rezone the Subject Lands from “GC General Commercial Zone” and “RM2 Residential Multiple Zone” subject to site-specific Exception 14.281 to “HMU High-Rise Mixed-Use Residential Town Centre Zone” and “OS1 Public Open Space Zone” to facilitate the development of a 6-storey office building with two levels of underground parking and a public park encumbered by underground parking.



LOCATION MAP TO BY-LAW 095-2023

FILE: Z.22.026

RELATED FILE: DA.22.050

LOCATION: 1 Promenade Circle
Part of Lots 4 and 5, Concession 2

APPLICANT: Promenade Limited Partnership
CITY OF VAUGHAN

Subject Lands