

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 096-2023

A By-law to amend City of Vaughan By-law 1-88, 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 not 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 1-88, as amended, be and it is hereby further amended by:
 - a) Deleting the “Subject Lands” shown on Schedule “1” attached hereto from Exception 9(480) in Section 9.0 “Exceptions.”
 - b) Deleting Schedule “E-529” and substituting therefor Schedule “E-529” attached hereto as Schedule “3”.
 - c) Deleting Schedule “E-529D” and substituting therefor Schedule “E-529D” attached hereto as Schedule “4”.
 - d) Rezoning the “Subject Lands” attached hereto from “C5 Community Commercial Zone” and “RA5 High Density Residential Zone” subject to site-specific Exception 9(480) to “C5 Community Commercial Zone” and “OS2 Open Space Park Zone” in a manner as shown on Schedule “1”.
 - e) Adding the following Paragraph to 9.0 “EXCEPTIONS”

“(1566) Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting “DEFINITIONS”;
 - b) Schedule “A” respecting lot and building requirements;
 - c) Subsection 3.8 respecting “PARKING REQUIRMENTS”;
 - d) Subsection 3.9 respecting “LOADING SPACE REQUIRMENTS”;

- e) Subsection 3.13 respecting “MINIMUM LANDSCAPED AREA”;
- f) Subsection 3.17 respecting “PORTIONS OF BUILDINGS BELOW GRADE”;
- g) Subsection 5.0 respecting “COMMERCIAL ZONES”; and,
- h) Subsection 7.0 respecting “OPEN SPACE ZONES”;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E- 1698”:

- ai) FRONT LOT LINE shall mean the southern boundary for the lands zoned “C5 Community Commercial Zone” (abutting future east west road)
- a ii) FRONT LOT LINE shall mean the eastern boundary of lands zoned “OS2 Open Space Park Zone” (abutting Promenade Circle).
- a iii) PARKING SPACE shall mean a rectangular area measuring at least 2.7 m by 5.7 m, 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.
- bi) The following lot and building requirements shall apply to the lands zoned “C5 Community Commercial Zone”:
 - i. The Minimum Front Yard shall be 1.3 m.
 - ii. The Minimum Exterior Yard shall be 0.6 m.
 - iii. The Minimum Rear Yard shall be 4.7 m.
 - iv. The Maximum Building Height shall be 28.5 m.
 - v. The Maximum Lot Coverage shall be 81%.
 - vi. The Minimum Setback to a Residential Zone shall be 20 m.
- bii) The following lot and building requirements shall apply to the lands zoned “OS2 Open Space Park Zone”:
 - i. The Minimum Front and Rear Yard shall be:
 - 0 m for staircases and air ventilation shafts for the underground parking garage
 - 4.5 m for park facility structures
 - ii. The Minimum Exterior Yard shall be:

- 0.5 m for staircases and air ventilation shafts for the underground parking garage
 - 4.5 m for park facility structures
- iii. The Minimum Interior Yard shall be:
 - 0 m for staircases and air ventilation shafts for the underground parking garage
 - 0 m for park facility structures
- ci) The Minimum required parking spaces shall be 389 spaces for the Office Building.
- di) The minimum required loading spaces shall be 0.
- ei) The minimum required landscape strip width for the lands zoned “C5 Community Commercial Zone” shall be:
 - i. 3.2 m abutting the private street (western boundary)
 - ii. 4.1 m abutting new east-west road (southern boundary)
 - iii. 3.1 m abutting Promenade Circle (eastern boundary)
 - iv. 1 m abutting site triangles
- fi) The minimum required setback for an underground parking garage in the “C5 Community Commercial Zone” or in the “OS2 Open Space Park Zone” shall be 0 m.
- gi) The following additional uses shall be permitted in the lands zoned “C5 Community Commercial Zone”:
 - i. Outdoor patios
- gii) Outdoor patios shall be permitted in any yard abutting a Residential Zone.
- hi) The following additional uses shall be permitted in the lands zoned “OS2 Open Space Park Zone”:
 - i. An underground parking garage and related staircases and air ventilation shafts
- f) Adding Schedule “E-1698” attached hereto as Schedule “1”.
- g) Deleting Key Map 2A and substituting therefor the Key Map 2A attached hereto as Schedule “2”.

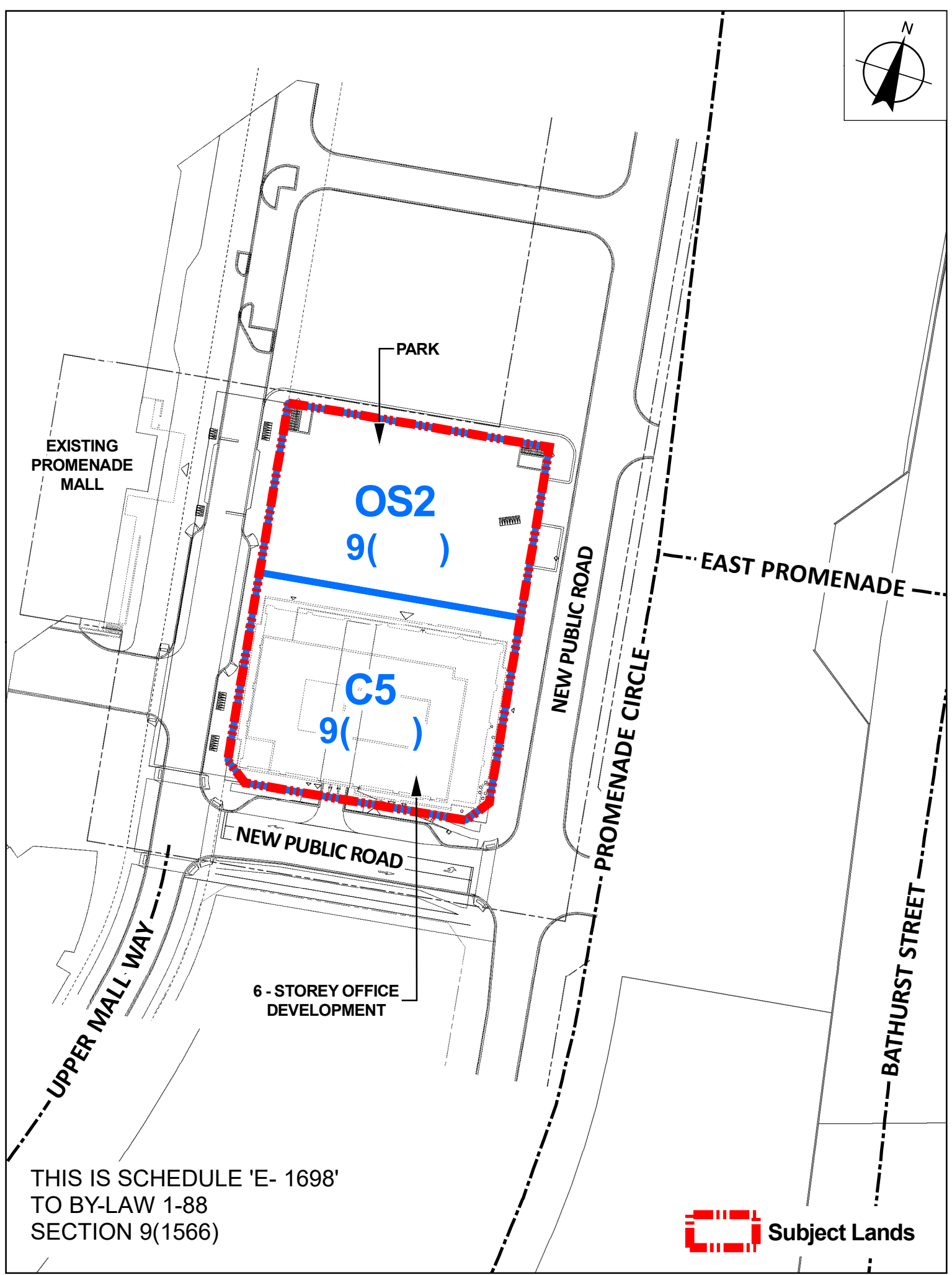
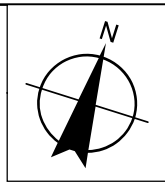
2. Schedules “1”, “2”, “3” and “4” shall be and hereby form part of this By-law.

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 SCHEDULE 'E- 1698'
TO BY-LAW 1-88
SECTION 9(1566)

 Subject Lands

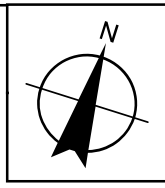
THIS IS SCHEDULE '1'
TO BY-LAW 096-2023
PASSED THE 20TH DAY OF JUNE, 2023

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



CENTRE STREET

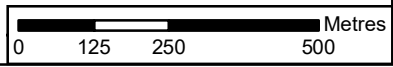


STEELES AVENUE

DUFFERIN STREET

BATHURST STREET

**KEY MAP 2A
BY-LAW 1-88**



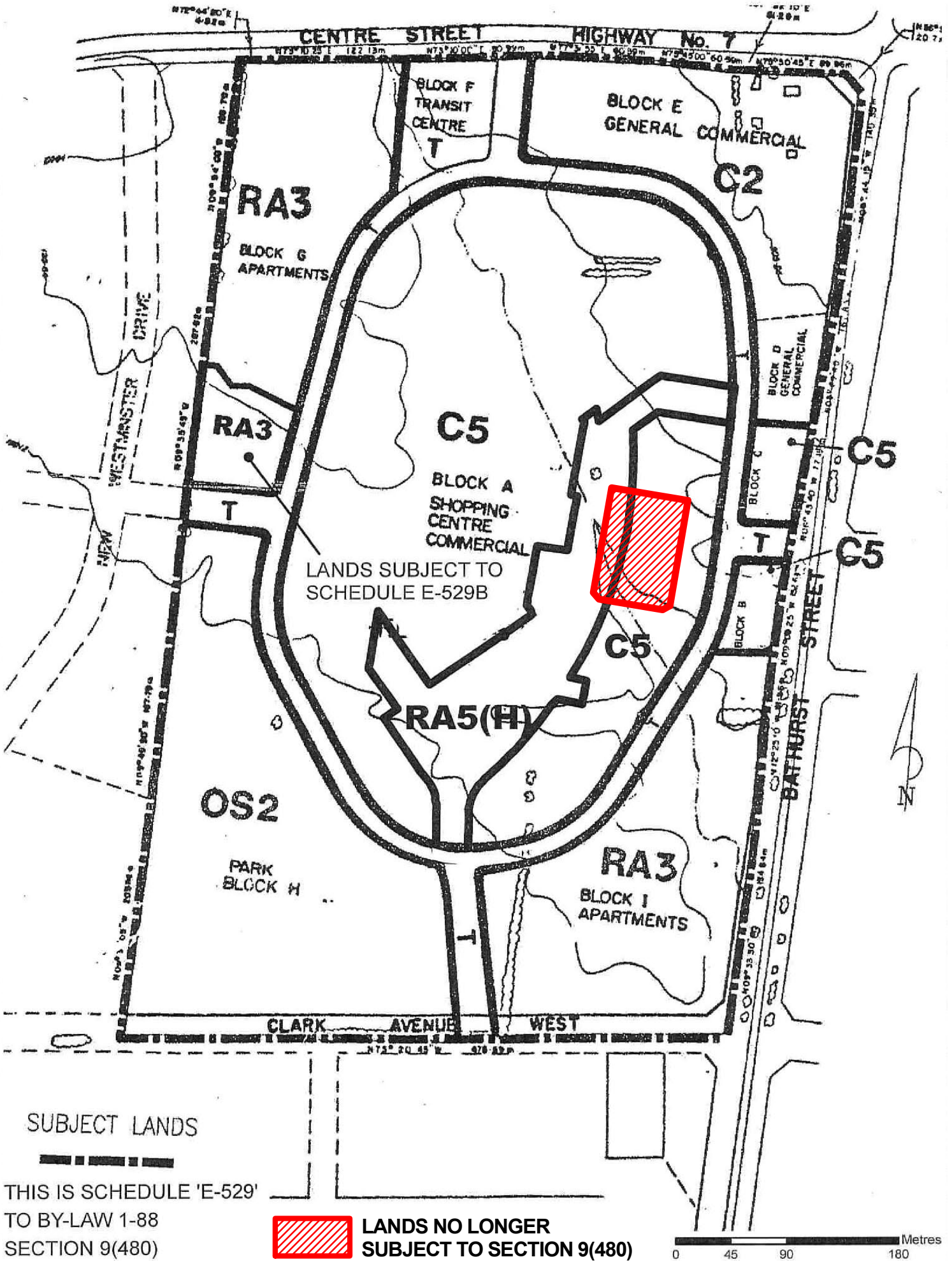
**THIS IS SCHEDULE '2'
TO BY-LAW 096-2023
PASSED THE 20TH DAY OF JUNE, 2023**

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



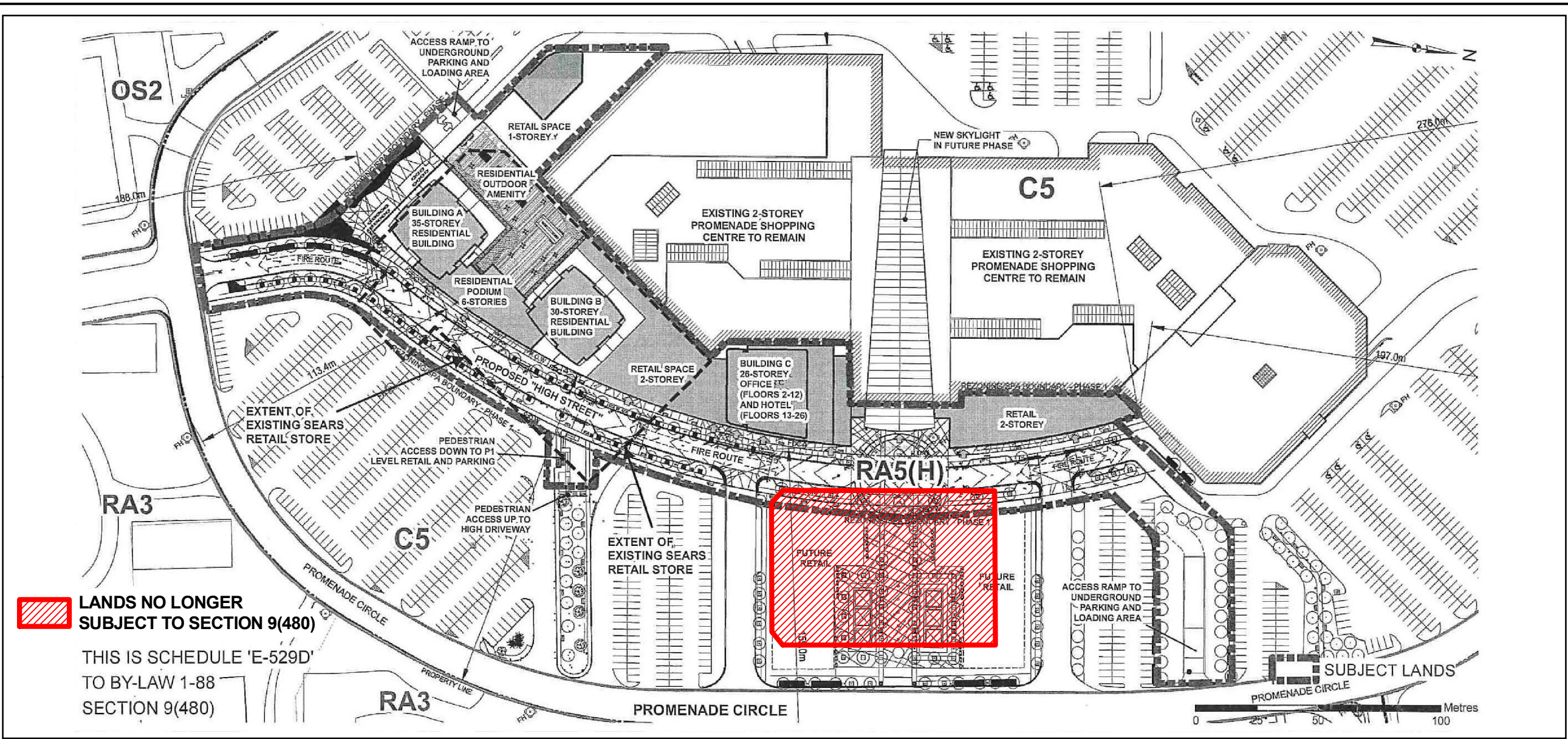
THIS IS SCHEDULE '3'
TO BY-LAW 096-2023
PASSED THE 20TH DAY OF JUNE, 2023

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 9(480)**

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

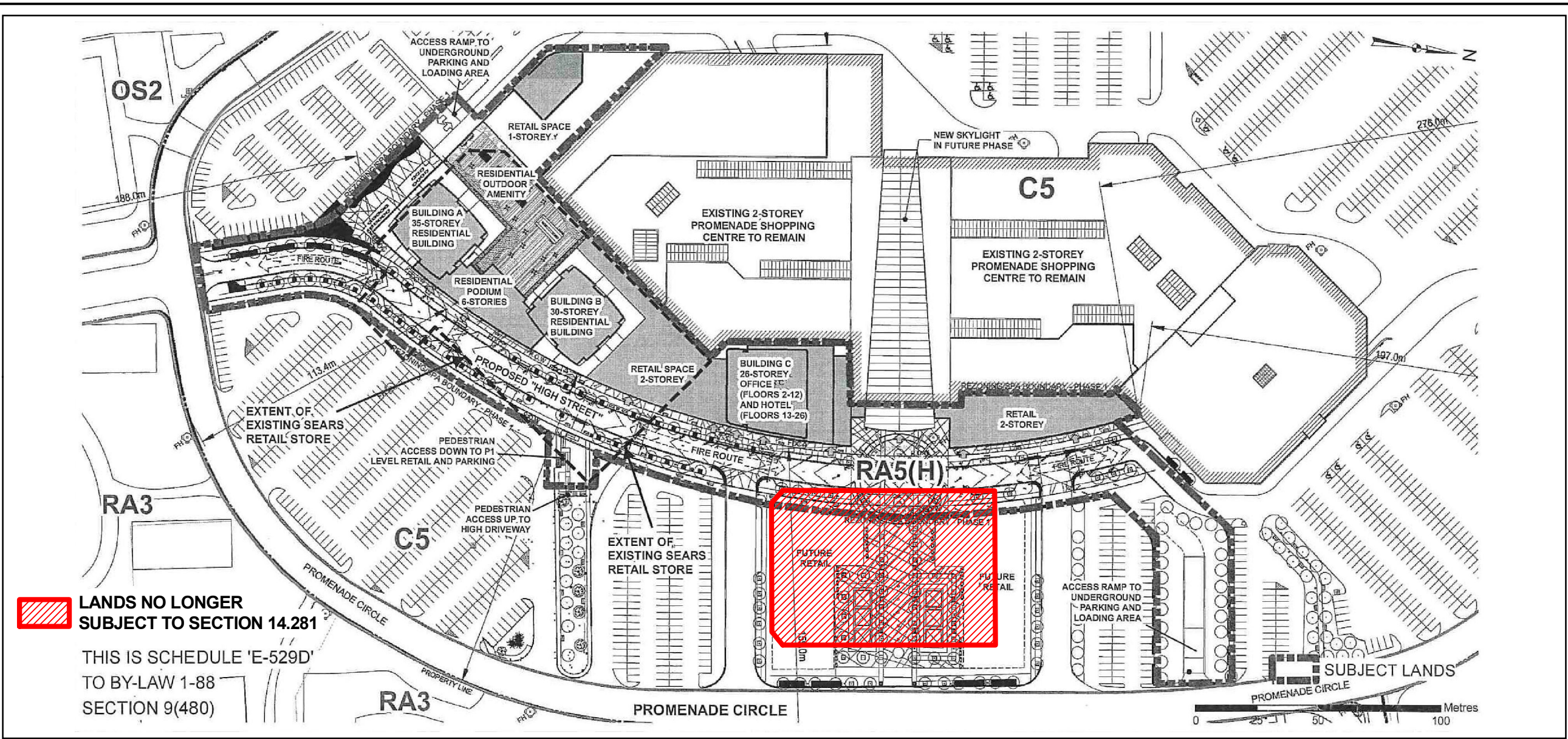
FILE: Z.22.026
RELATED FILE: DA.22.050
LOCATION: 1 Promenade Circle
Part of Lots 4 and 5, Concession 2
APPLICANT: Promenade Limited Partnership
CITY OF VAUGHAN

**THIS IS SCHEDULE '4'
TO BY-LAW 096-2023
PASSED THE 20TH DAY OF JUNE 2023**

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 096-2023
PASSED THE 20TH DAY OF JUNE, 2023**

SIGNING OFFICERS

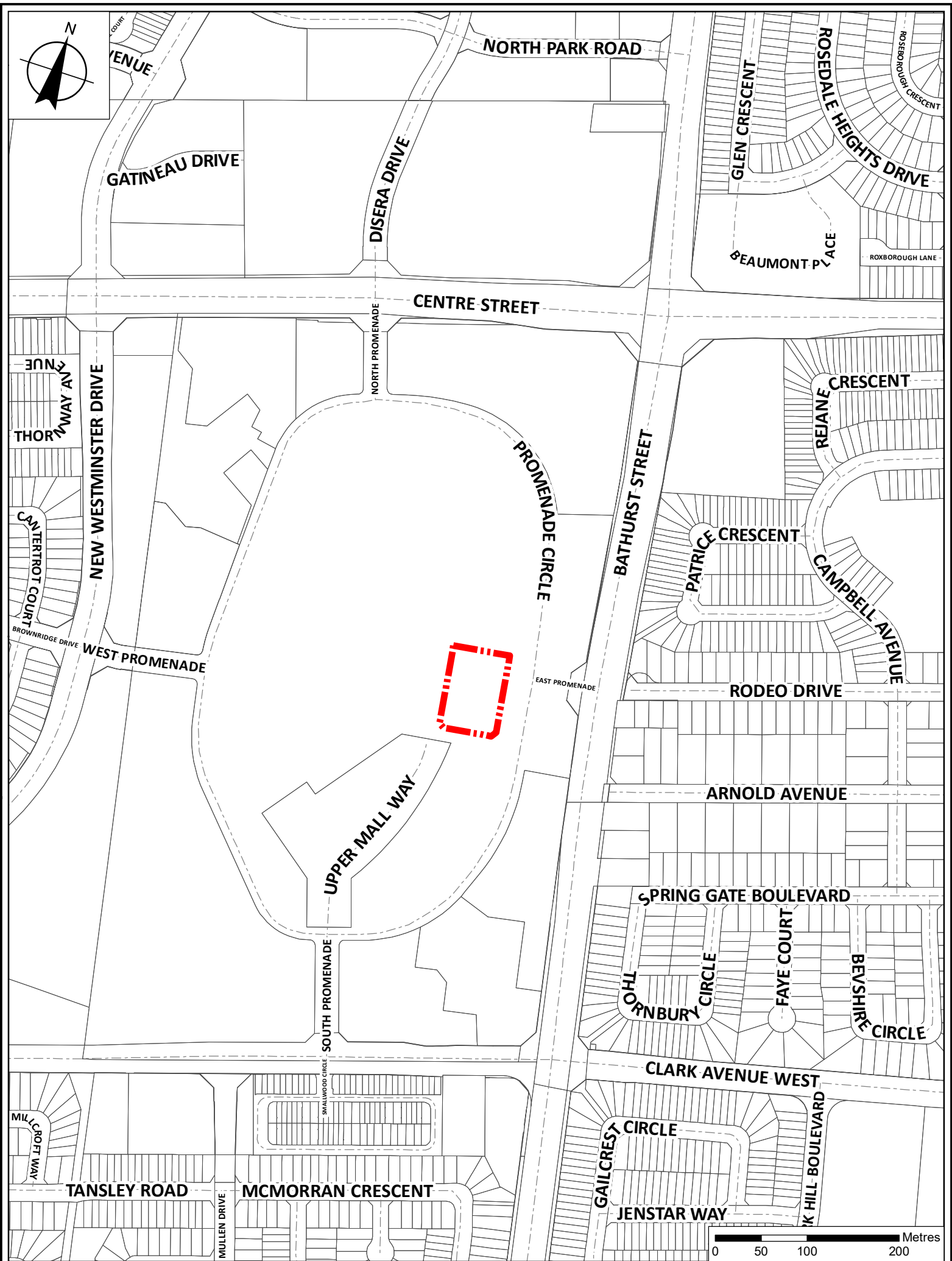
MAYOR

CLERK

SUMMARY TO BY-LAW 096-2023

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 “C5 Community Commercial Zone” and “RA5 High Density Residential” subject to site-specific Exception 9(480) to “C5 Community Commercial Zone” and “OS2 Open Space Park 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 096-2023

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