

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 052-2019

A By-law to amend City of Vaughan By-law 1-88.

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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “EM1 Prestige Employment Area Zone” and “C10 Corporate District Zone” to “RM2(H) Multiple Residential Zone” with the Holding Symbol “(H)”, and “OS2 Open Space Park Zone”, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1475) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1606”, until the Holding Symbol “(H)” is removed from the Subject Lands, or any portion thereof, pursuant to Subsection 36(1) or (3) of the *Planning Act* and the following:

 - a) final approval of Site Development File DA.18.056 has been obtained, in accordance with Section 41 of the *Planning Act* to the satisfaction of the City of Vaughan.

B. Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting Definitions;
 - b) Subsection 3.8.1 respecting Parking Requirements for the Vaughan Metropolitan Centre;
 - c) Subsection 3.8.2 respecting Bicycle Parking in the Vaughan Metropolitan Centre;
 - d) Subsection 3.13 respecting Minimum Landscaped Area;
 - e) Subsection 3.14 respecting Permitted Yard Encroachments and Restrictions;
 - f) Subsection 3.17 respecting Portions of Buildings Below Grade;
 - g) Subsection 4.1.1 respecting Accessory Buildings and Structures;

- h) Subsection 4.1.3 respecting Rooms Below Grade;
- i) Subsection 4.1.4 respecting Parking and Access Requirements;
- j) Subsection 4.1.6 respecting Minimum Amenity Area;
- k) Subsection 4.1.7 respecting Uses Permitted, All Residential Zones and Subsection 4.9 respecting Uses Permitted in the RM2 Multiple Residential Zone;
- l) Subsection 4.1.9 and Schedule "A" respecting the zone standards in the RM2 Multiple Residential Zone;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1606":

- ai) the minimum parking space size shall be 2.5 m by 6.7 m for parallel parking spaces and 2.7 m by 5.7 m for all other spaces;
- a ii) the minimum barrier-free parking space size shall be as follows:
 - i) Type A: 3.4 m by 5.7 m;
 - ii) Type B: 2.4 m by 5.7 m;
- bi) the following minimum parking requirements shall apply:
 - i) Commercial Uses: 0 spaces per 100 m² Gross Floor Area;
 - ii) Apartment Dwelling: 0.6 space per unit;
 - iii) Street Townhouse and Multiple Family Dwelling: 1.15 space per unit;
 - iv) Residential Visitor: 0.15 spaces per unit;
 - v) The maximum driveway width shall be 8.0m with no on-street parking and 8.5m curb-to-curb for instances where on-street parking is provided.
- ci) Section 3.8.2 c) of Zoning By-law 1-88 does not apply;
- di) the following minimum landscape strip widths shall be provided:
 - i) Interchange Way – 1.0 m;
 - ii) Street A – 2.5 m;
 - iii) For a maximum of 10% of the length of Building 3 fronting Street B – 0.1 m;
 - iii) For the balance of up to 90% of the length of Building 3 fronting Street B – 1.0 m;
 - iv) For Townhouses fronting Street B – 2.0 m;
 - v) Street C – 1.0 m;
 - vi) From all daylight triangles surrounding Block 1 – 1.0 m

- ei) the following development standards for all building projections, encroachments and/canopies shall apply:
 - i) the maximum encroachment into a required yard setback and/or landscape strip for all building projections, encroachments and/canopies shall be 1.0 m, provided that the features do not project beyond a property line;
 - ii) building projections, encroachments and canopies includes sills, air conditioners, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, windows, balconies, canopies, porches, stairs, decks, and ornamental design elements;
- fi) the minimum setback from the front lot line and the exterior lot line to the nearest part of a building below finished grade shall be 0 m;
- gi) Section 4.1.1 k) of Zoning By-law 1-88 does not apply;
- hi) Section 4.1.3 of Zoning By-law 1-88 does not apply;
- ii) Section 4.1.4.f) of Zoning By-law 1-88 does not apply.
- ji) the minimum amenity area provided shall be 15 m² per unit.
- ki) the following additional uses shall be permitted:
 - i) Banking or Financial Institution;
 - ii) Business or Professional Office;
 - iii) Club or Health Centre;
 - iv) Convenience Retail Store;
 - v) Day Nursery;
 - vi) Outdoor Patio associated with an Eating Establishment Use;
 - vii) Eating Establishment, Convenience with or without Outdoor Patio;
 - viii) Eating Establishment, Take-Out;
 - ix) LCBO Outlet;
 - x) Personal Service Shop;
 - xi) Pharmacy;
 - xii) Retail Store;
 - xii) Tavern;
 - xiii) Video Store.
- kii) the following additional uses shall be permitted in Building 3 only:
 - i) Independent Living Facility;
 - ii) Long Term Care Facility;
 - iii) Supportive Living Facility.

- li) the following development standards shall apply:
 - i) the minimum lot area shall be 35 m² per unit;
 - ii) the minimum front yard setback (Interchange Way) shall be 1.0 m;
 - iii) the minimum rear yard setback (Street A) shall be 2.5 m;
 - iv) For a maximum of 10% of the length of Building 3, the minimum exterior yard setback (along the frontage of Building 3 on Street B) shall be 0.1 m;
 - v) For the balance of up to 90% of the length of Building 3, the minimum exterior yard setback (along the frontage of Building 3 on Street B) shall be 1.0 m;
 - v) the minimum exterior yard setback (for townhouses fronting onto Street B) shall be 2.0 m;
 - vii) the minimum exterior yard setback (Street C) shall be 1.0 m;
 - viii) the minimum setback from all daylight triangles surrounding block 1 shall be 1.0 m;
 - ix) the maximum building height shall be as follows:
 - Building 1: 58 m;
 - Building 2: 67 m;
 - Building 3: 47 m;
 - Townhouse Blocks: 14 m;
 - x) the maximum building height for Building 2 shall be increased from 15-storeys to 18-storeys, exclusive of all mechanical equipment and architectural features, which shall be conditional until such time as the Owner pays to the City a section 37 contribution in the amount of \$75,600.00 prior to the issuance of the first Building Permit for any above grade structure(s) to the satisfaction of the City and in accordance with the executed Section 37 agreement between the City and the Owner dated May 1, 2019.”
- c) Adding Schedule “E-1606” attached hereto as Schedule “1”.
- d) Deleting Schedule “E-1042” and substituting therefore Schedule “E-1042” attached hereto as Schedule “2”.

e) Deleting Key Map 5A and substituting therefor the Key Map 5A attached hereto as Schedule "3".

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

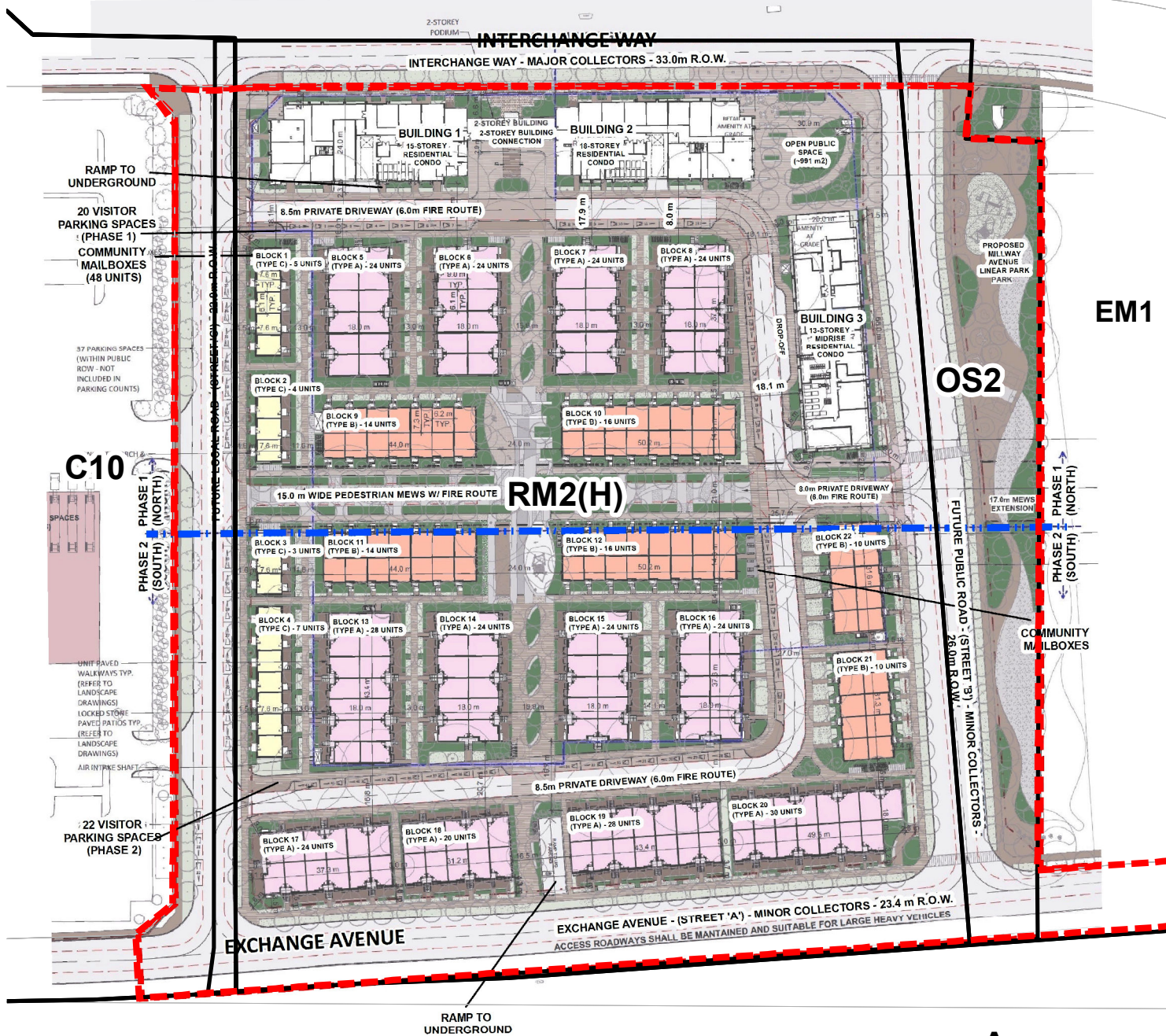
Enacted by City of Vaughan Council this 1st day of May 2019.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



EM1



EM1

OS2

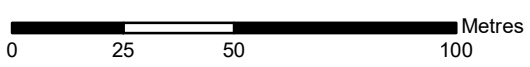
RM2(H)

A

 SUBJECT LANDS

THIS IS SCHEDULE 'E-1606'
TO BY-LAW 1-88
SECTION 9(1475)

PB1(S)



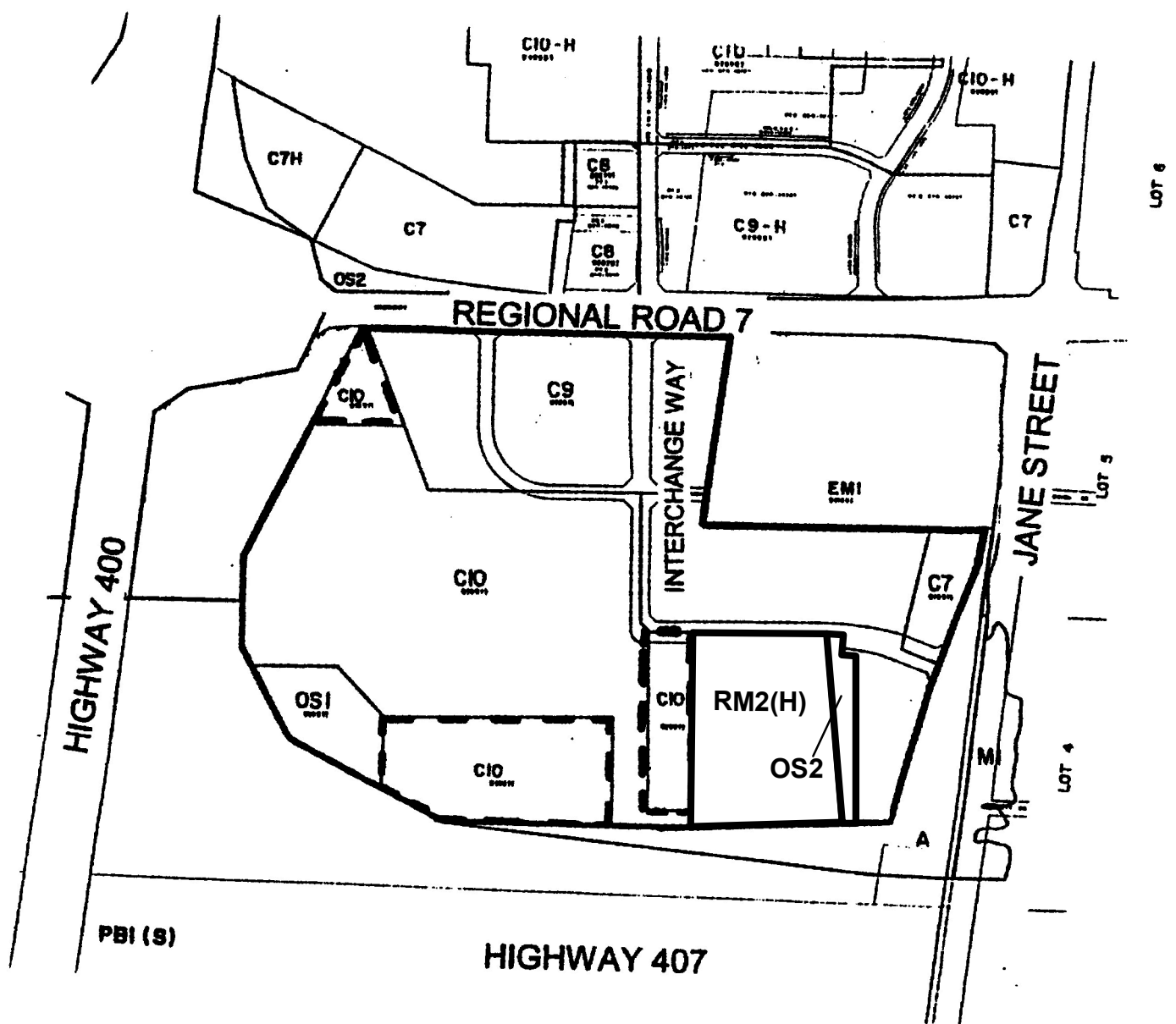
THIS IS SCHEDULE '1'
TO BY-LAW 052-2019
PASSED THE 1ST DAY OF MAY, 2019

FILE: Z.18.021
RELATED FILE: OP.18.014
LOCATION: Part of Lot 4, Concession 5
APPLICANT: 2748355 Canada Inc.
CITY OF VAUGHAN

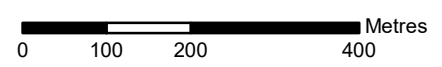
SIGNING OFFICERS

MAYOR

CLERK



THIS IS SCHEDULE 'E-1042'
 TO BY-LAW 1-88
 SECTION 9(957)



THIS IS SCHEDULE '2'
TO BY-LAW 052-2019
PASSED THE 1ST DAY OF MAY, 2019

FILE: Z.18.021
RELATED FILE: OP.18.014
LOCATION: Part of Lot 4, Concession 5
APPLICANT: 2748355 Canada Inc.
CITY OF VAUGHAN

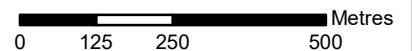
SIGNING OFFICERS

 MAYOR

 CLERK



KEY MAP 5A
 BY-LAW NO. 1-88



THIS IS SCHEDULE '3'
 TO BY-LAW 052-2019
 PASSED THE 1ST DAY OF MAY, 2019

FILE: Z.18.021
RELATED FILE: OP.18.014
LOCATION: Part of Lot 4, Concession 5
APPLICANT: 2748355 Canada Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

_____ MAYOR

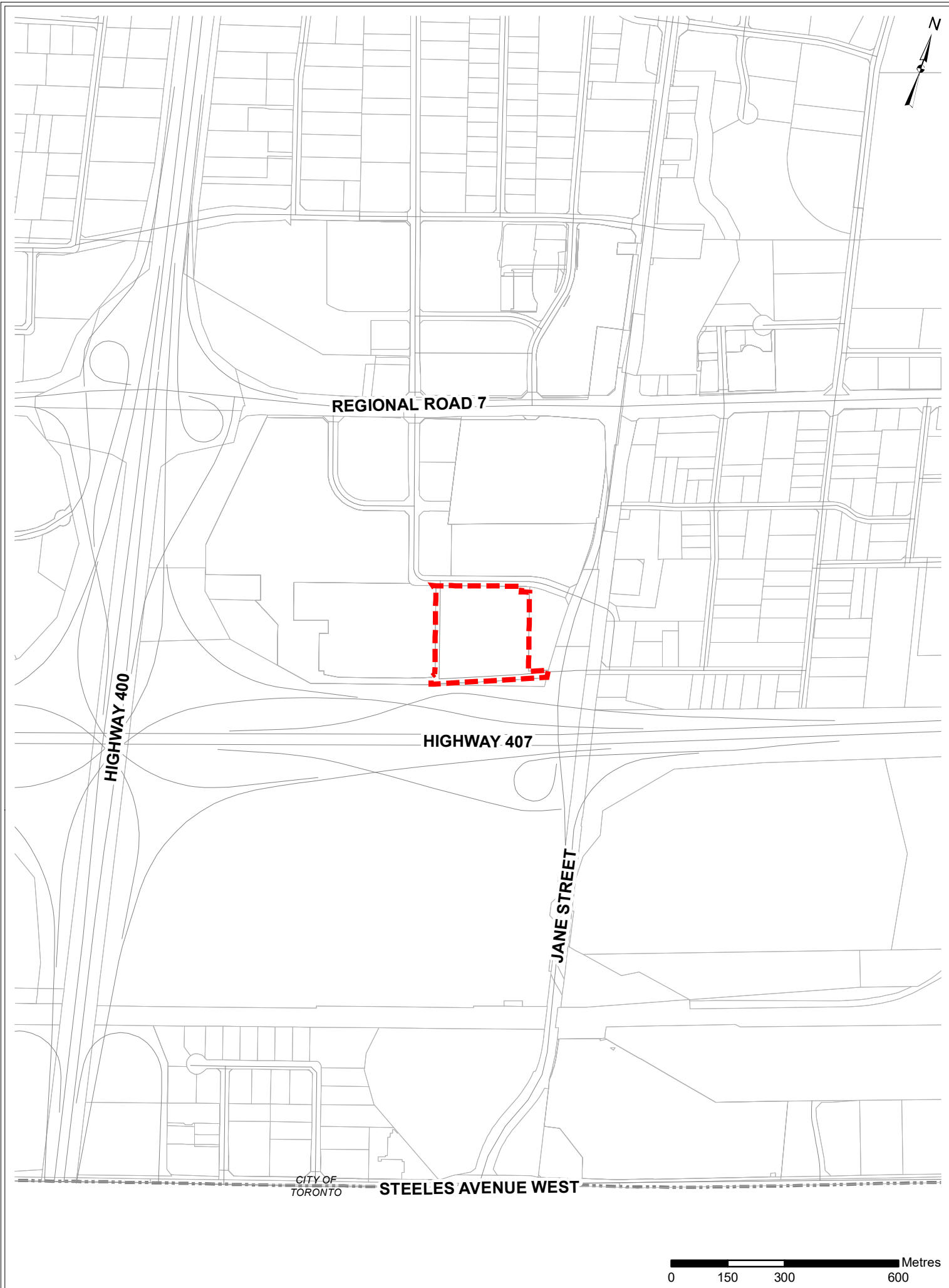
_____ CLERK

SUMMARY TO BY-LAW 052-2019

The lands subject to this By-law are located on the south side of Interchange Way and west of Jane Street, in Part of Lot 4, Concession 5, in the Vaughan Metropolitan Centre, City of Vaughan.

The purpose of this By-law is to rezone the lands to this By-law from “EM1 Prestige Employment Area Zone” and “C10 Corporate District Zone” to “RM2(H) Multiple Residential Zone” with the Holding Symbol “(H)” and “OS2 Open Space Park Zone”. The removal of the Holding Symbol “(H)” is conditioned upon final approval of Site Development File DA.18.056, in accordance with Section 41 of the *Planning Act* to the satisfaction of the City. This By-law creates a new exception and schedules and includes the following site-specific zoning exceptions:

- a) site-specific definitions of the sizes of “parking space” and “barrier-free parking space”;
- b) minor reductions to the parking requirements in the Vaughan Metropolitan Centre;
- c) minor modifications to the bicycle parking requirements in the Vaughan Metropolitan Centre;
- d) reduced minimum landscape strip widths;
- e) increased permitted yard encroachments;
- f) reduction of setbacks for portions of buildings below grade;
- g) relief from the provision for rooms below grade;
- h) relief from dimensions of driveways;
- i) reduced minimum amenity area;
- j) permission for additional uses and specific uses for Building 3 only;
- k) site-specific development standards; and,
- l) provisions for the increase in the maximum building height for Building 2 only, pursuant to Section 37 of the *Planning Act*, to be applied specifically to the park enhancements to the Millway Avenue Linear Park located between Interchange Way and Street A equivalent to \$75,600.00, in the Vaughan Metropolitan Centre.



LOCATION MAP TO BY-LAW 052-2019

FILE: Z.18.021

RELATED FILE: OP.18.014

LOCATION: Part of Lot 4, Concession 5

APPLICANT: 2748355 Canada Inc.

CITY OF VAUGHAN

 **SUBJECT LANDS**