

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 163-2023

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

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;

AND 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 to an adopted amendment, and that once the amendment comes into effect, the By-law shall then conform; and

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 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 “V3 Neighbourhood Precinct Zone” S(5-30)-D(2.5-5)-240 to “V3(H) Neighbourhood Precinct Zone” S(5-38)-D(2.5-7.25)-1157 with the Holding Symbol “(H)”, in the manner shown on the said Schedule “1”.
 - b) Deleting Figure E-452 in Subsection 14.240.5 Figures and replacing it with Figure E-452 attached hereto as Schedule “2”.
 - c) Deleting Map 52 in Schedule A and substituting therefore Map 52 attached hereto as Schedule “3”.
 - d) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1157, as follows:

Exception Number 14.1157	Municipal Address 2800 Highway 7 (SE Corner Barnes Court and Expo Way – Private Road)
Applicable Parent Zone: V3	
Schedule A Reference: 52	
By-law 163-2023	
14.1157.1 Permitted Uses	
<p>1. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1726”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the <i>Planning Act</i>:</p> <p>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 163-2023.</p> <p>b. Removal of the Holding Symbol “(H)” from the Subject Lands shall be contingent upon:</p> <p>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.</p>	
14.1157.2 Lot and Building Requirements	
<p>2. The following provisions shall apply to the Subject Lands as shown on Figure “E-1726”:</p> <p>a. Barnes Court shall be considered the Front Lot Line;</p> <p>b. The maximum height shall be 38-storeys (119.5 m) for Towers 1 and 2;</p> <p>c. The maximum Floor Space Index (‘FSI’) shall be 7.25 times the area of the lot;</p> <p>d. The minimum podium height shall be 9.5 m;</p> <p>e. The minimum ground floor height shall be 4.69 m;</p> <p>f. The minimum tower separation between Towers 1 and 2 above a building height of 9.5 m, shall be 25 m;</p> <p>g. The minimum front yard shall be 2.3 m at-grade and 1.3 m to the colonnade;</p> <p>h. The minimum exterior side yard along the north-south private road shall be 3.5 m;</p> <p>i. The minimum exterior side yard along Expo Way shall be 7.2 m;</p> <p>j. The minimum rear yard along the east-west private road shall be 5.8 m;</p> <p>k. The minimum tower step-back shall be 0.9 m;</p> <p>l. The minimum build-to zone shall not apply; and,</p> <p>m. No minimum landscape strip along an interior side or rear lot line or street line shall be required.</p>	

14.1157.3	Parking
<p>3. The following parking requirements shall apply to the lands zoned V3(H), S(5-38)-D(2.5-7.25) as shown on Figure E-1726:</p> <ul style="list-style-type: none"> a. A minimum residential parking space rate of 0.4 parking spaces per dwelling unit shall be permitted for an apartment dwelling; b. A minimum residential visitor parking space rate of 0.15 parking spaces per dwelling unit shall be permitted for an apartment dwelling; c. A maximum of 12% of the minimum required visitor parking is permitted for compact vehicle parking; d. Short Term Bicycle Parking may be located on the ground-floor and first level of a below-grade parking structure; e. Long Term Bicycle Parking may be located within all levels of a below-grade parking structure 	
14.1157.4	Other Provisions
<p>1. The following definitions shall apply to the lands zoned V3(H)-S(5-38)-D(5-7.25), as shown on Figure E-1726:</p> <ul style="list-style-type: none"> a) <u>Height</u> – Height shall be measured from a Canadian Geodetic Datum elevation measure (205.56 metres) to the highest point of the building. This shall exclude <u>mechanical penthouse</u>, parapets, architectural features, and building elements including window washing equipment, chimneys, boiler flutes and stacks. b) <u>Landscape</u> – Means the area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include open storage display areas, <u>parking</u> or <u>loading space</u> areas, or areas covered by <u>driveways</u>. Landscaping may also include ventilation shafts and areas for <u>short-term bicycle parking spaces</u>. c) <u>Lot</u> – For the purposes of this by-law, the Subject Lands are deemed to be one <u>lot</u>, regardless of the number of <u>buildings</u> constructed thereon, the creation of separate units, and/or lots by way of plan of condominium, consent, conveyance of private or public <u>roads</u>, strata title agreements, or other permissions, and easements or registrations that are granted, shall be deemed to comply with the provisions of By-law 001-2021. d) A maximum encroachment of 1 m on Barnes Court is permitted for canopies into a minimum required yard. e) A rooftop mechanical penthouse shall be permitted a maximum height of 8.5 m; f) Architectural expressions are permitted up to a maximum height of 10 m; g) The minimum setback from any street line shall be 0 m for a below-grade parking structure; h) The minimum amenity area requirement shall be 4 m² per dwelling unit for an apartment dwelling; 	

- i) A minimum of 30% of the minimum required amenity area shall be provided as a common space;
- j) A maximum of 400 m² of the provided outdoor amenity area may consist of amenity area located on a rooftop or terrace;
- k) A ventilation air shaft shall be permitted as an accessory building or structure that is incidental to a below-grade structure and may be located within the minimum required front, interior and exterior side yards with a minimum setback of 0 m to any lot line.
- l) The maximum number of residential units shall be 840 units;
- m) The maximum Gross Floor Area on the subject lands shall not exceed 55,729.5 m²;

14.1157.5 Figures

Figure E-1726

- n) Adding a new Figure E-1726 in Subsection 14.1157 attached hereto as Schedule “1”.

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

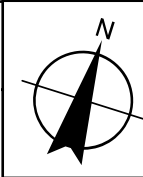
Voted in favour by City of Vaughan Council this 17th day of October, 2023.

Steven Del Duca, Mayor

Todd Coles, City Clerk

DRAFT

Authorized by Item No. 3 of Report No. 39 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 17, 2023.
City Council voted in favour of this by-law on October 17, 2023.
Approved by Mayoral Decision MDC 005-2023 dated October 17, 2023.
Effective Date of By-Law: October 17, 2023



BARNES COURT
(Agreed upon ROW width of 25m)

TOWER 1
38-STOREY
RESIDENTIAL
BUILDING

TOWER 2
38-STOREY
RESIDENTIAL
BUILDING

V3(H) - S(5-38) - D(2.5-7.25)


EXPO WAY (PRIVATE ROAD)

PROPOSED NORTH-SOUTH PRIVATE ROAD

PROPOSED FUTURE EAST-WEST PRIVATE ROAD

TOP OF
UNDERGROUND
TRANSIT TUNNEL

This is Figure 'E- 1726'
To By-Law 001-2021
Section 14.1157

 Subject Lands

0 12.5 25 50 Metres

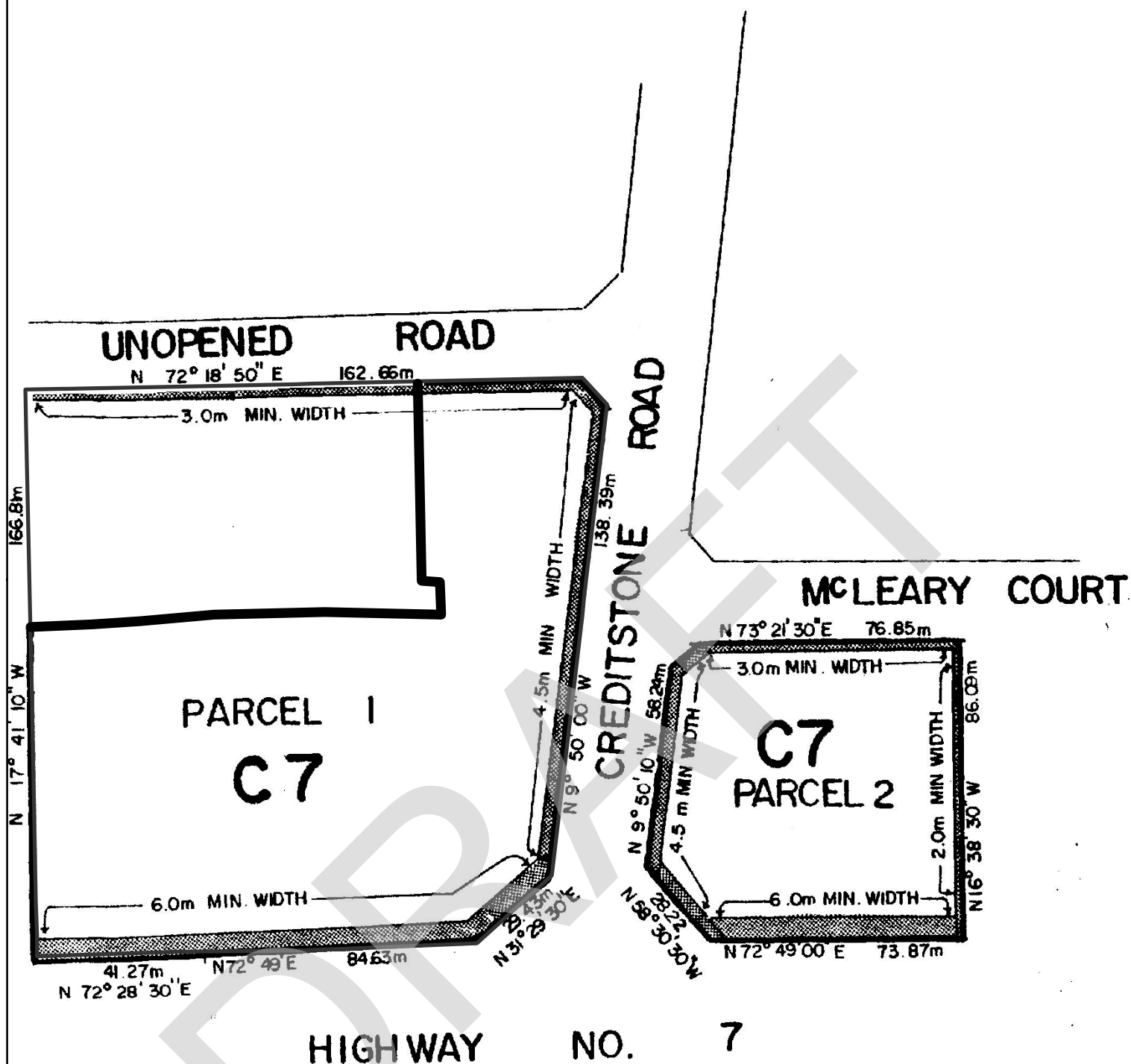
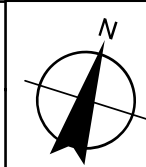
This Is Schedule '1'
To By-Law 163-2023
Passed the 17th Day of October, 2023

File: Z.23.001
Related File: OP.10.002
Location: Part of Lot 6, Concession 4,
2800 Highway 7
Applicant: Hollywood Princess Convention
and Banquet Centre Ltd.
City of Vaughan

SIGNING OFFICERS

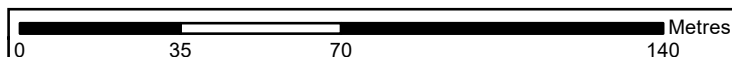
MAYOR

CLERK



This is Schedule 'E-452'
To By-Law 1-88
Section 9(429)

— Subject Lands



This Is Schedule '2'
To By-Law 163-2023
Passed the 17th Day of October, 2023

File: Z.23.001
Related File: OP.10.002
Location: Part of Lot 6, Concession 4,
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Applicant: Hollywood Princess Convention
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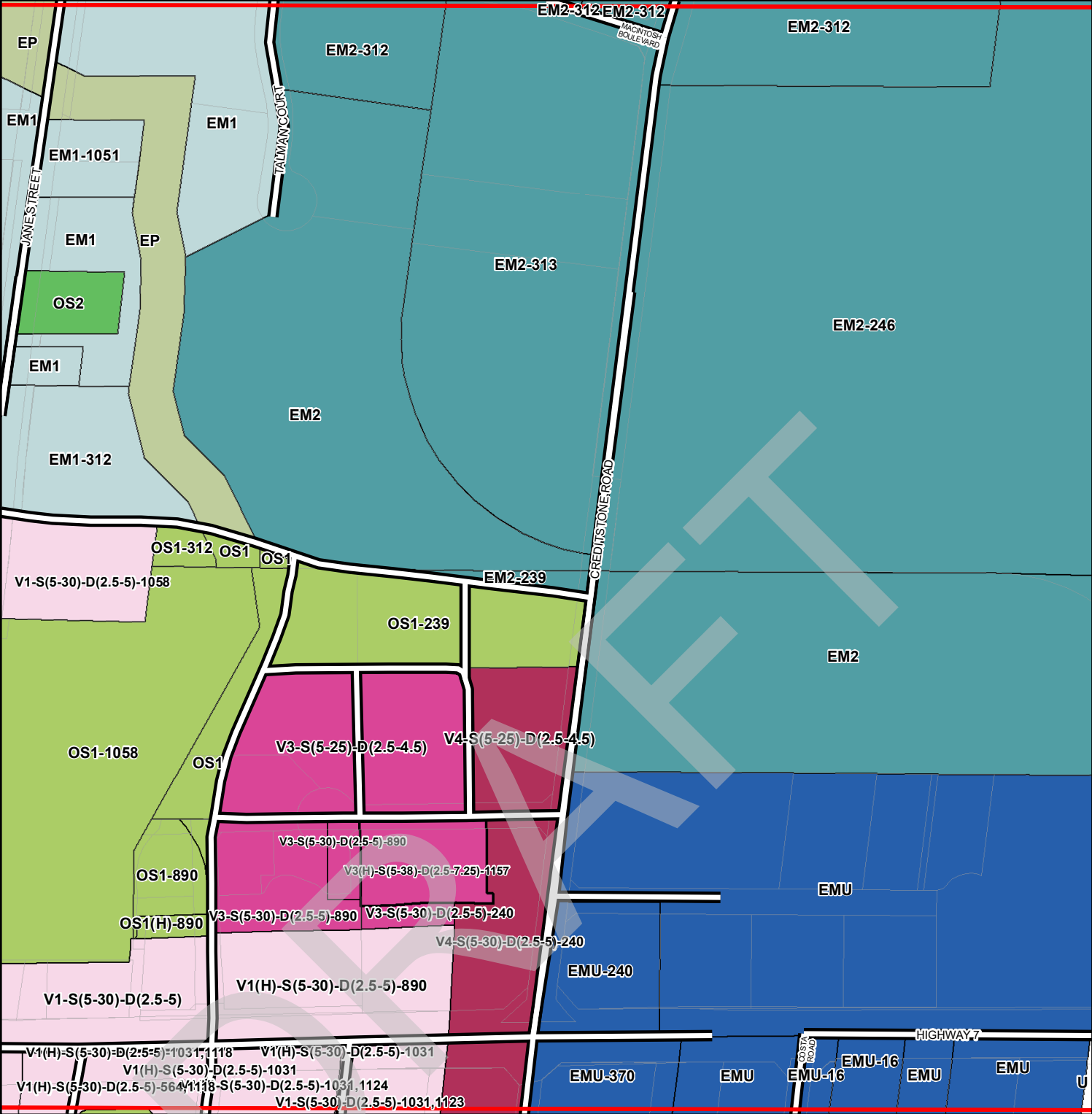
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 52



Conservation, Open Space 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)

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)

Other Zones

- EM3 (Mineral Aggregate Operation Zone)
- 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

Legend

90	91	92	93	94
70	71	72	73	74
50	51	52	53	54
30	31	32	33	34
10	11	12	13	14

1:5,000

Final: September, 2023

This is Schedule '3'
To By-Law 163-2023
Passed the 17th Day of October, 2023

File: Z.23.001
Related File: OP.10.002
Location: Part of Lot 6, Concession 4,
2800 Highway 7
Applicant: Hollywood Princess Convention
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City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 163-2023

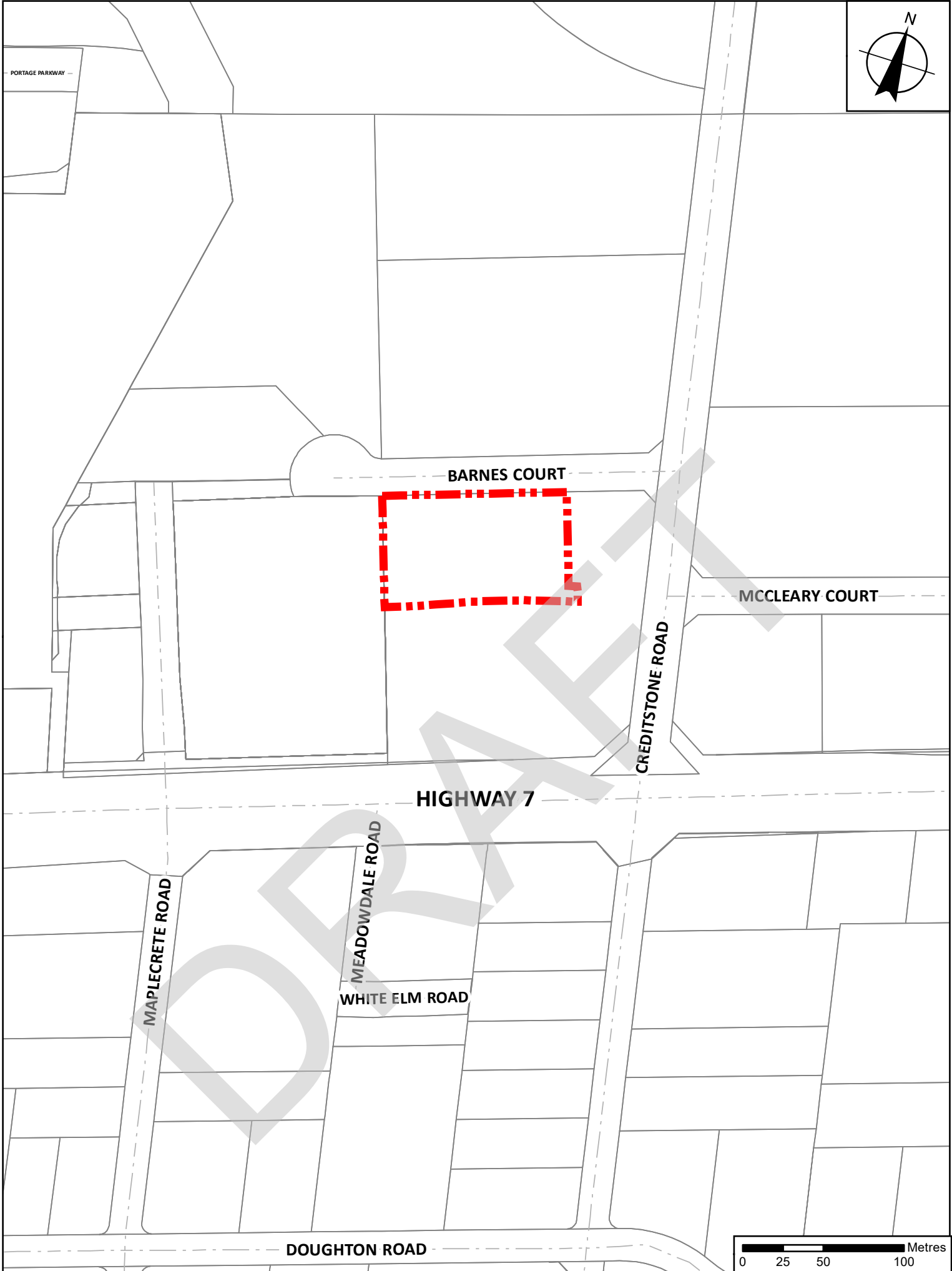
The lands subject to this By-law are located on the south side of Barnes Court, north of Highway 7, west of Creditstone Road and east of Expo Way (private road) known municipally as 2800 Highway 7, in the City of Vaughan.

The purpose of this By-law is to rezone the lands subject to this By-law from “V3 Neighbourhood Precinct Zone” S(5-30)-D(2.5-5) to “V3(H) Neighbourhood Precinct Zone S(5-38)-D(2.5-7.25) with the Holding Symbol “(H)”, and to remove the lands from existing exception 14.240.

The By-law includes the Holding Symbol “(H)” for the “V3 Neighbourhood Precinct 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 condition 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.

The By-law also provides site-specific development standards including exceptions to amend definitions of Height, Lot, and Landscaping, minimum yard setbacks, setbacks to portions of the building below-grade, maximum building and floor space index permissions, permitted yard encroachments, minimum landscaped area requirements, minimum bicycle and parking requirements, minimum amenity area requirements, maximum gross floor area requirements, maximum unit count, and requirements for accessory buildings and structures.



Location Map
To By-Law 163-2023

File: Z.23.001
Related File: OP.10.002
Location: Part of Lot 6, Concession 4,
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 **Subject Lands**