

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

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"> <li>a. A minimum residential parking space rate of 0.4 parking spaces per dwelling unit shall be permitted for an apartment dwelling;</li> <li>b. A minimum residential visitor parking space rate of 0.15 parking spaces per dwelling unit shall be permitted for an apartment dwelling;</li> <li>c. A maximum of 12% of the minimum required visitor parking is permitted for compact vehicle parking;</li> <li>d. Short Term Bicycle Parking may be located on the ground-floor and first level of a below-grade parking structure;</li> <li>e. Long Term Bicycle Parking may be located within all levels of a below-grade parking structure</li> </ul>	
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"> <li>a) <u>Height</u> – <del>Height</del> 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.</li> <li>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>.</li> <li>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.</li> <li>d) A maximum encroachment of 1 m on Barnes Court is permitted for canopies into a minimum required yard.</li> <li>e) A rooftop mechanical penthouse shall be permitted a maximum height of 8.5 m;</li> <li>f) Architectural expressions are permitted up to a maximum height of 10 m;</li> <li>g) The minimum setback from any street line shall be 0 m for a below-grade parking structure;</li> <li>h) The minimum amenity area requirement shall be 4 m<sup>2</sup> per dwelling unit for an apartment dwelling;</li> </ul>	

<div><div><div>i) A minimum of 30% of the minimum required amenity area shall be provided as a common space;</div><div>j) A maximum of 400 m<sup>2</sup> of the provided outdoor amenity area may consist of amenity area located on a rooftop or terrace;</div><div>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.</div><div>l) The maximum number of residential units shall be 840 units;</div><div>m) The maximum Gross Floor Area on the subject lands shall not exceed 55,729.5 m<sup>2</sup>;</div></div></div>	
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.

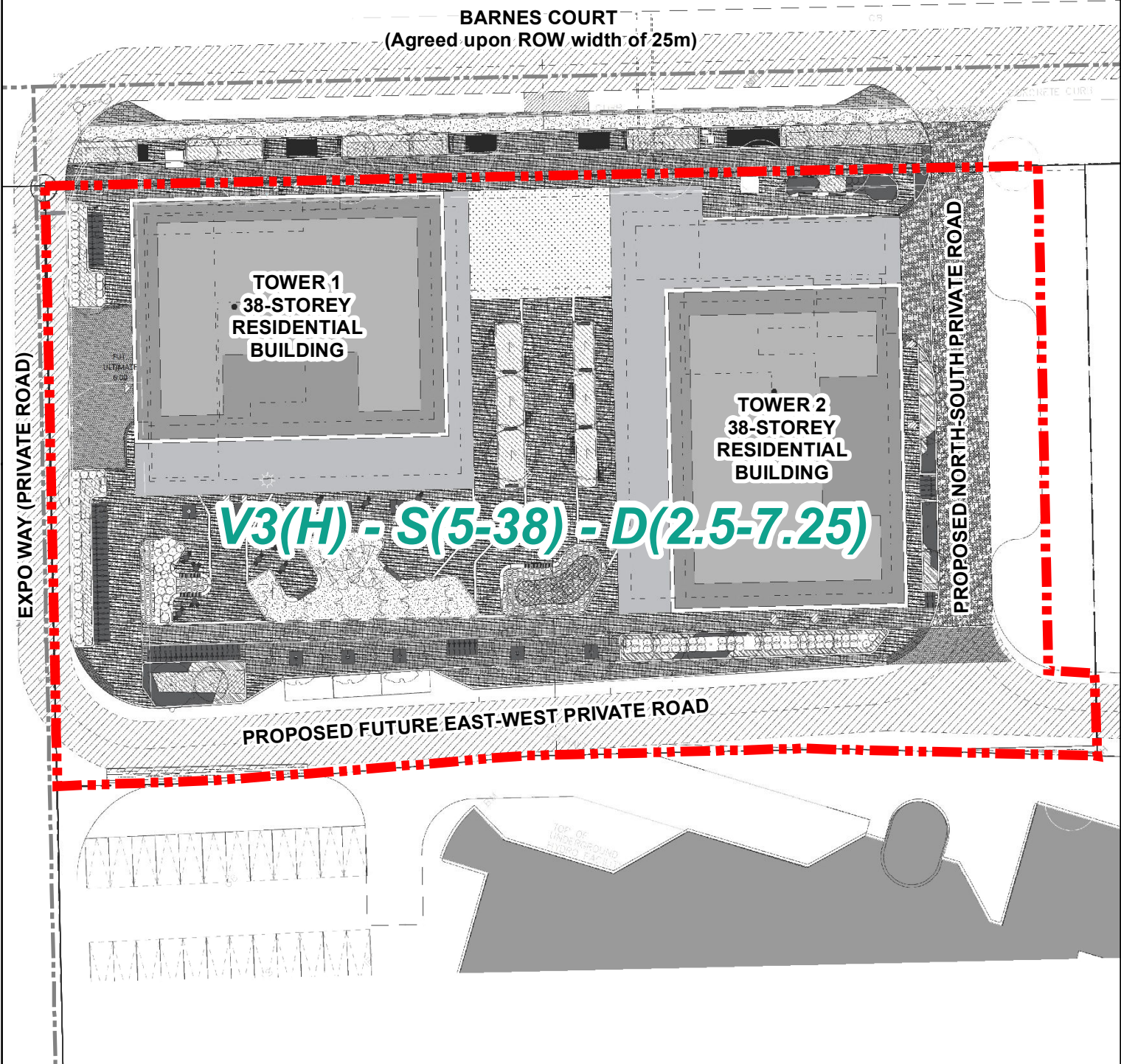
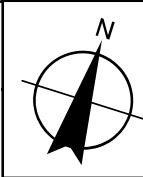
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Steven Del Duca, Mayor


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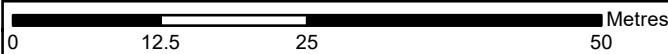
Todd Coles, City Clerk

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**



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

 Subject Lands



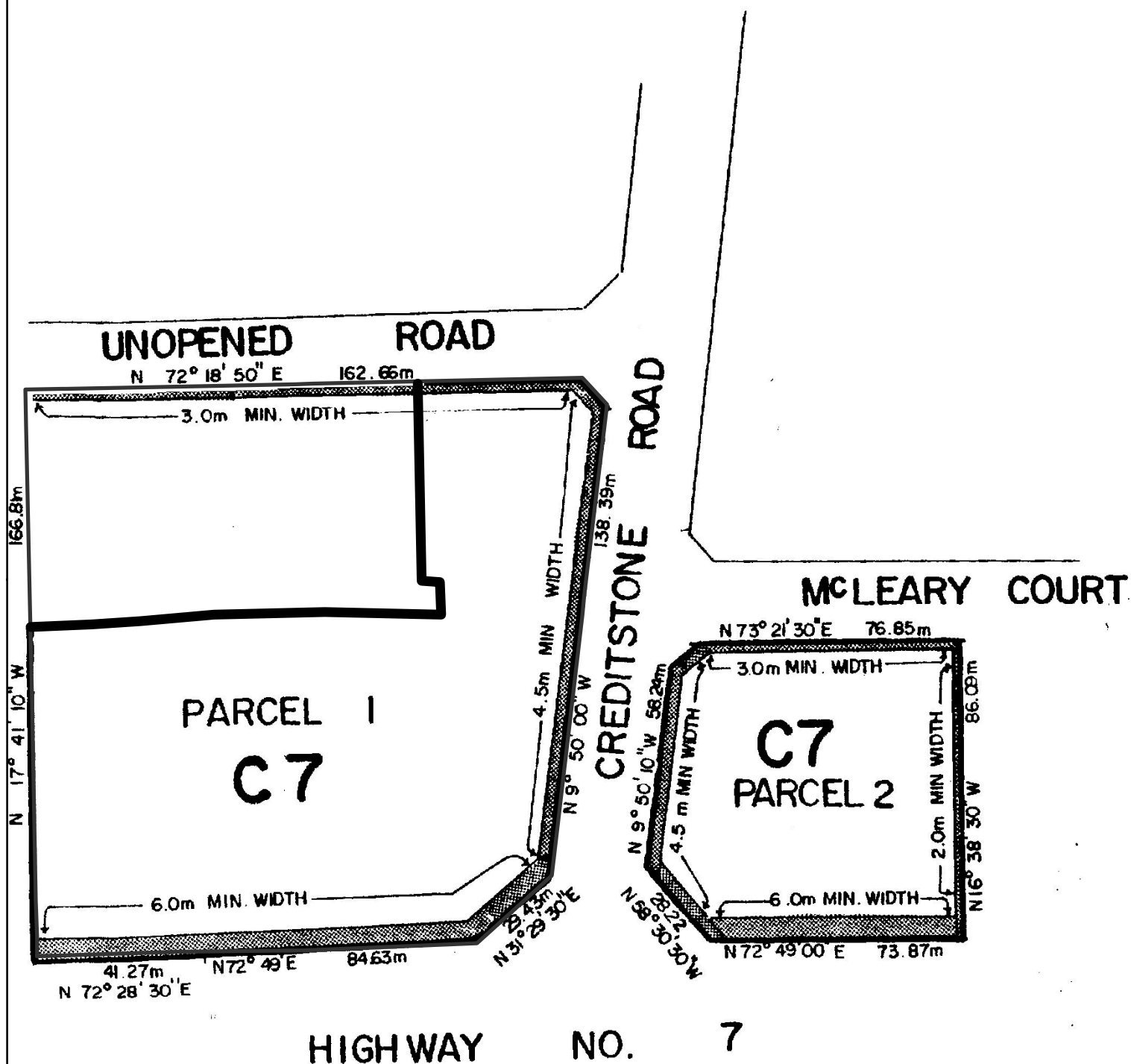
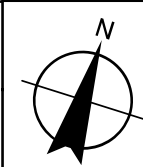
This Is Schedule '1'  
To By-Law 163-2023  
Passed the 17th Day of October, 2023

**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

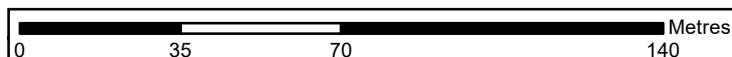
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MAYOR

\_\_\_\_\_  
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,  
2800 Highway 7  
**Applicant:** Hollywood Princess Convention  
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**City of Vaughan**

SIGNING OFFICERS

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MAYOR

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CLERK



### **SUMMARY TO BY-LAW 163-2023**

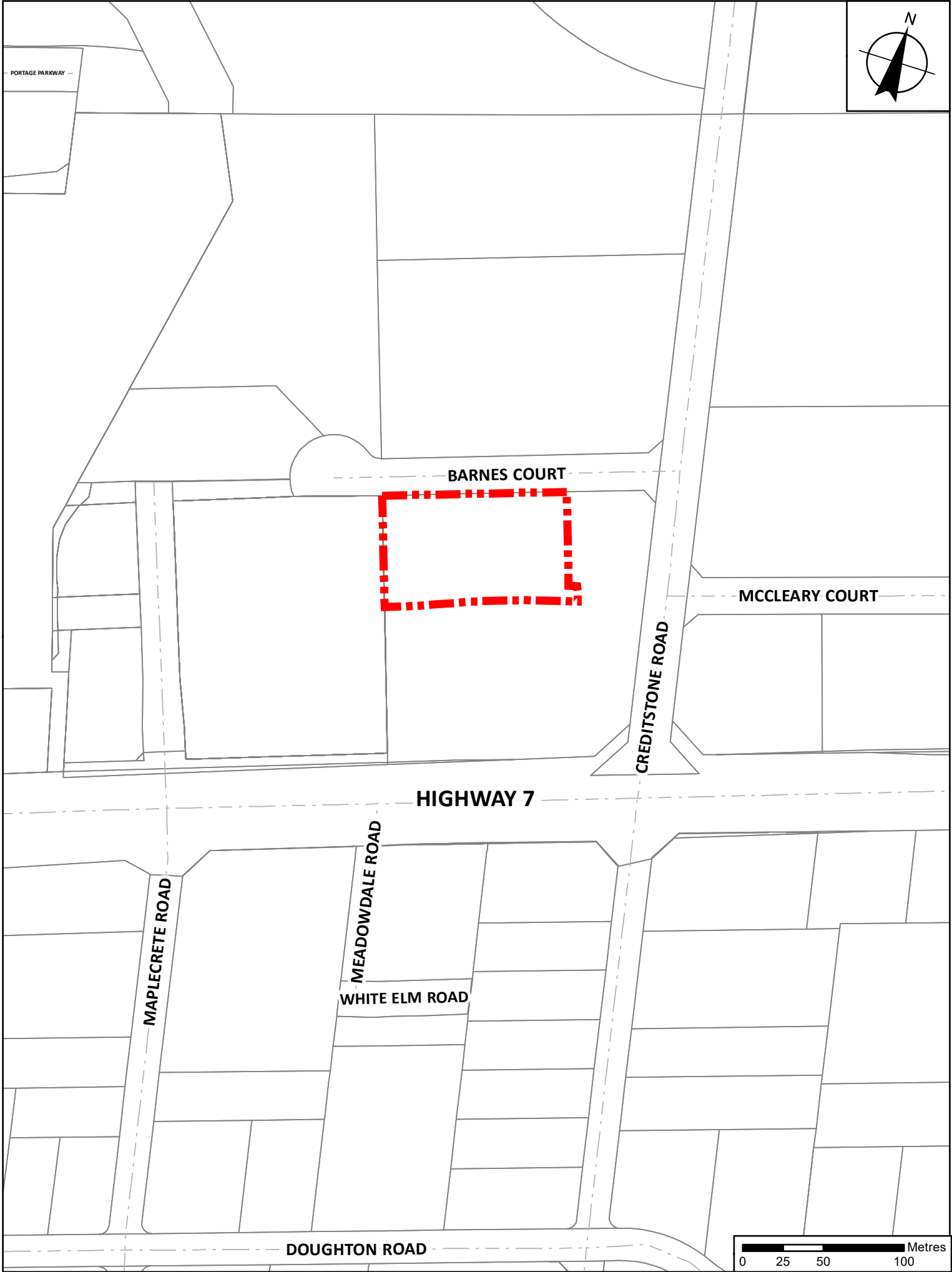
The lands subject to this By-law are located on the south side of Barnes Court, north of Highway 7, west of Creditstone Road and east of Expo Way (private road) known municipally as 2800 Highway 7, in the City of Vaughan.

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,  
2800 Highway 7  
**Applicant:** Hollywood Princess Convention  
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**City of Vaughan**

 **Subject Lands**