

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 164-2023**

**A By-law to amend City of Vaughan By-law 1-88, 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 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 “C7 Service Commercial Zone”, subject to Exception 9(429) to “C9(H) Corporate Centre Zone” subject to Exception 9(1571) with the Holding Symbol “(H)”, in the manner shown on the said Schedule “1”.
  - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1571) Notwithstanding the provisions of:

    - a) Subsection 2.0 Definitions respecting the definitions for “Building Height”, “Gross Floor Area”, “Landscaping Area”, “Lot”, “Parking Space”, and “Parking Space, Compact”;
    - b) Subsection 3.8.1 a) respecting Parking Requirements and 3.8.1 d) respecting Accessible Parking Space Requirements;

- c) Subsection 3.14 a) respecting Permitted Yard Encroachments;
- d) Subsection 3.17 respecting Portions of Buildings Below Grade;
- e) Subsection 5.1.1 a) respecting Landscaping Area in Commercial Zones;
- f) Subsection and Schedule “A2” respecting the zone standards in the C9 Corporate Centre Zone;
- g) Subsection ai) respecting minimum podium height in Exception 9(1320), By-law 144-2009.

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1726”:

- ai) BUILDING HEIGHT – Means building height shall be measured from a Canadian Geodetic Datum elevation measure (205.56 metres) to the highest point of the building. This shall exclude mechanical penthouse, parapets, mechanical equipment and architectural features and building elements including window washing equipment, chimneys, boiler flutes and stacks. For clarity, a mechanical penthouse shall be permitted up to a maximum height of 8.5 m and architectural expressions are permitted up to a maximum height of 10 m;
- a ii) LANDSCAPING OR LANDSCAPED AREA – Means an 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, parking or loading areas, or areas covered by driveways. Landscaping may also include ventilation shafts and areas for short-term bicycle parking;
- a iii) LOT – Means for the purposes of this by-law, the Subject Lands are deemed to be one lot, regardless of the number of

buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private or public roads, strata title agreements, or other permissions, and easements or registrations that are granted, shall be deemed to comply with the provisions of By-law 1-88.

aiv) LOT LINE, FRONT – Means the lot line abutting Barnes Court;

av) GROSS FLOOR AREA – Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade;

avi) PARKING SPACE – Means a rectangular area measuring at least 2.7 metres by 5.7 metres, exclusive of any aisles or ingress or egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto; and,

avii) PARKING SPACE, COMPACT – Means a rectangular area measuring at least 2.4 metres by 4.8 metres for the exclusive use of a compact motor vehicle, 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 minimum parking rate for an Apartment Dwelling unit shall be 0.4 spaces/unit

bii) The minimum parking rate for visitor parking shall be 0.15 spaces/unit;

biii) A maximum of 12% of the minimum required visitor parking may consist of compact vehicle visitor parking spaces; and,

biv) The minimum required size of an Accessible Parking Space shall be:

Type A – 3.4 m x 5.7 m

Type B – 2.4 m x 5.7 m

Accessible Aisle: 1.5 m x 5.7 m

- ci) Canopies may project a maximum of 1 m into a required yard;
- di) The minimum setback to the nearest part of a building below finished grade shall be 0 m to all lot lines;
- ei) The minimum required landscape area per lot shall not apply;
- fi) Only the following lot and building requirements shall apply to the subject lands:
  - a. The minimum front yard setback to the main wall of a building shall be 2.3 m, and a minimum front yard setback of 1.3 m shall be permitted to the colonnade;
  - b. The minimum rear yard from the southern street line (east-west private road) to a building or part of a building shall be 5.8 m;
  - c. The minimum interior side yard from the eastern street line (north-south private road) to a building or part of a building shall be 3.5 m;
  - d. The minimum interior side yard from the western street line (Expo Way – private road) to a building or part of a building shall be 7.2 m;
  - e. The minimum tower step-back shall be 0.9 metres;
  - f. The maximum building height for Towers 1 and 2 shall be 38-storeys (119.5 m);
  - g. The minimum building height of the first-storey of a building for non-residential uses shall be 4.96 m as measured from the ground level to the second floor level;
  - h. The minimum podium height shall be 9.5 metres;
  - i. The minimum setback between exterior walls that face one another above a building height of 9.5 metres, shall be 25 m;
  - j. The maximum gross floor area on the subject lands shall

be 55,729.5 m<sup>2</sup>;

k. A maximum 840 residential units are permitted on the lot;

l. The minimum required amenity area shall be 4 m<sup>2</sup> per dwelling unit.

gi) The minimum building height requirements under By-law 144-2009 shall not apply.

c) Adding Schedule “E-1726” attached hereto as Schedule “1”.

d) Deleting the subject lands from Parcel 1 from “E-452” attached hereto as Schedule “2”.

f) Deleting Key Map 4B and substituting therefor Key Map 4B attached hereto as Schedule “3”.

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.

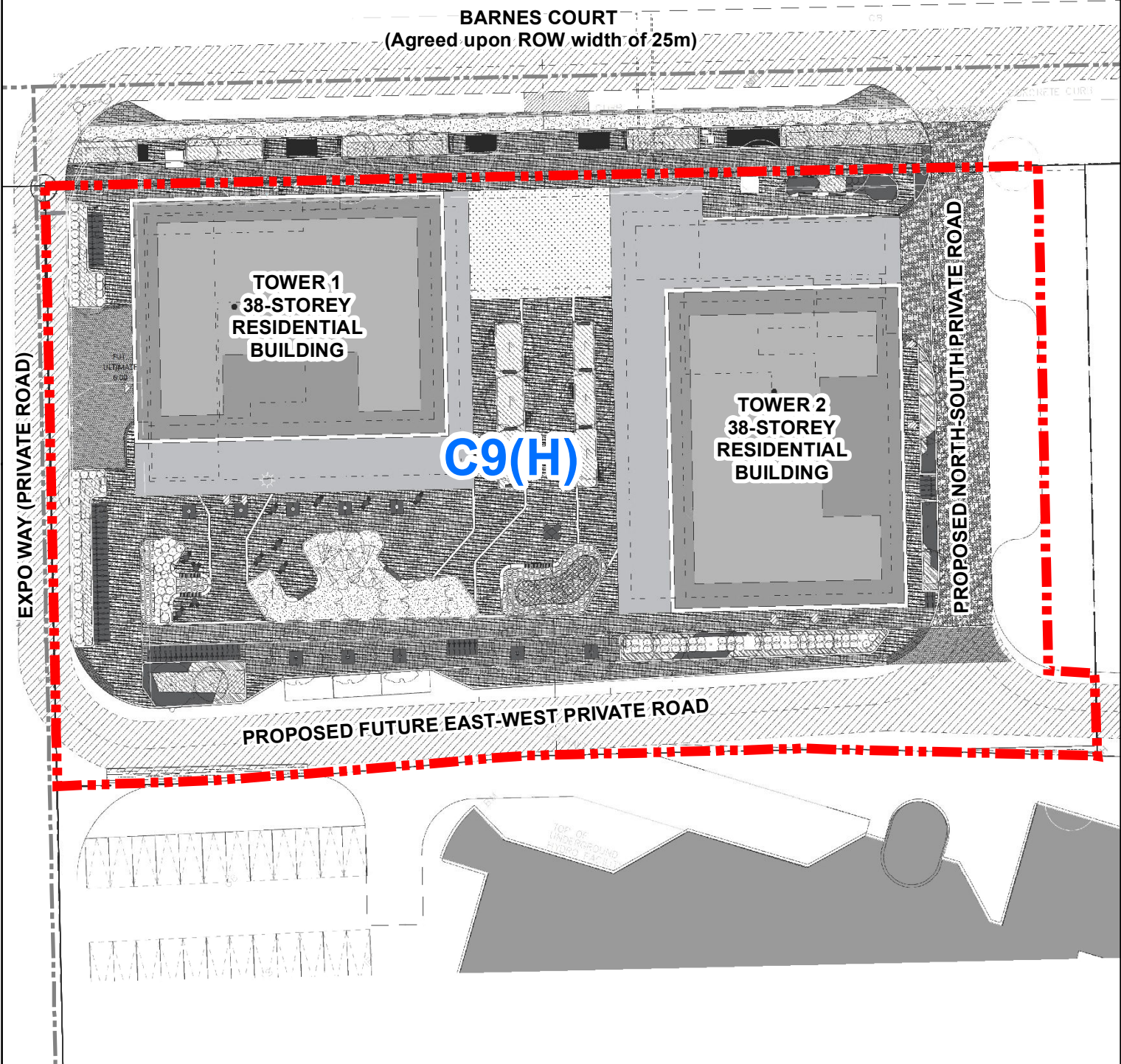
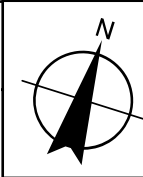
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Steven Del Duca, Mayor

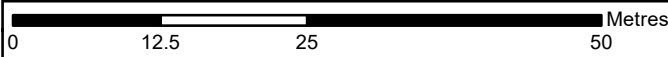
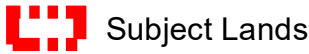
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Todd Coles, City Clerk

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 Schedule 'E- 1726'  
To By-Law 1-88  
Section 9(1571)



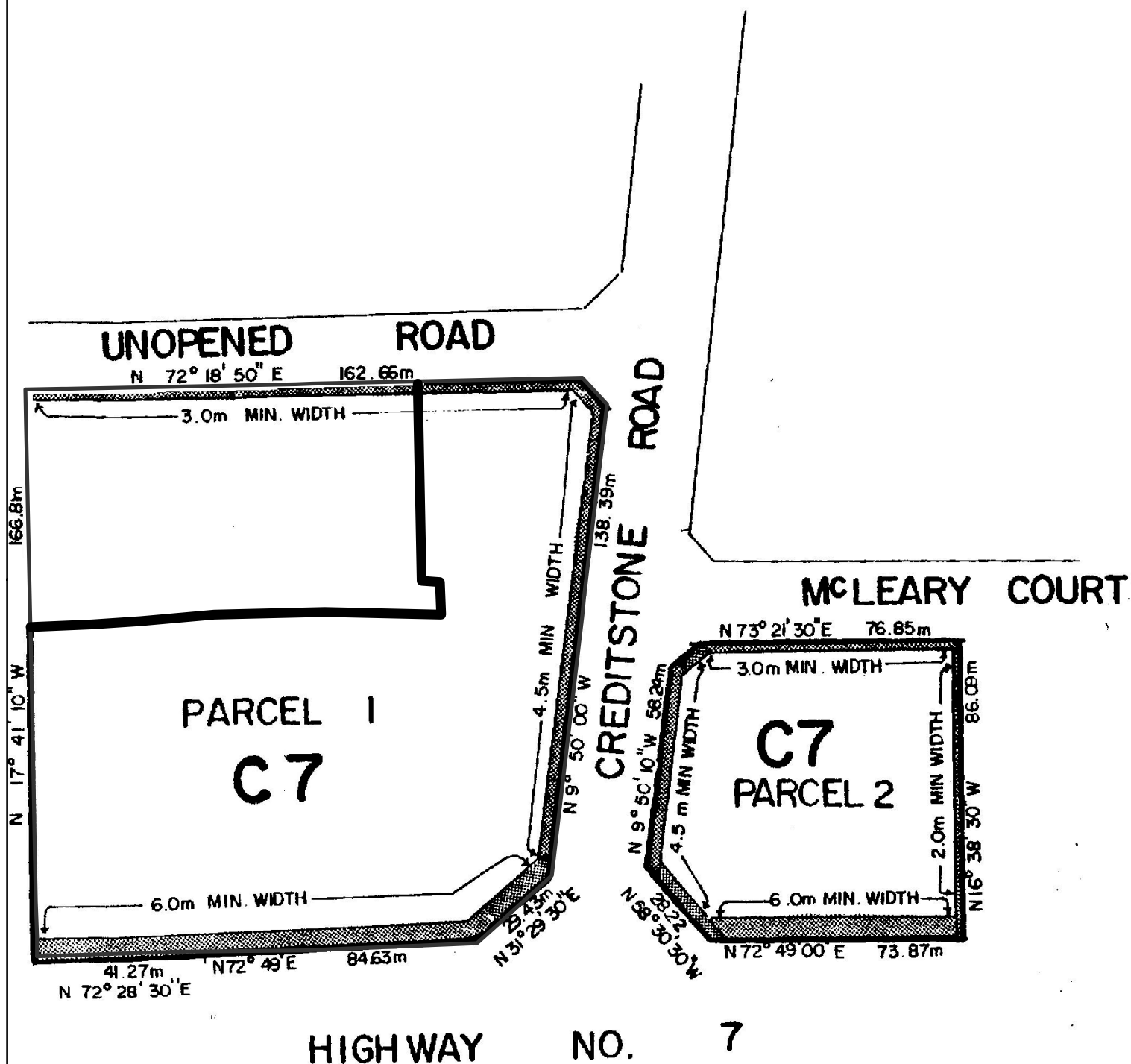
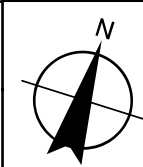
This Is Schedule '1'  
To By-Law 164-2023  
Passed the 17th Day of October, 2023

**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

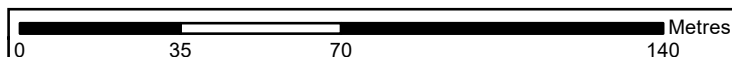
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MAYOR

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CLERK



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

— Subject Lands



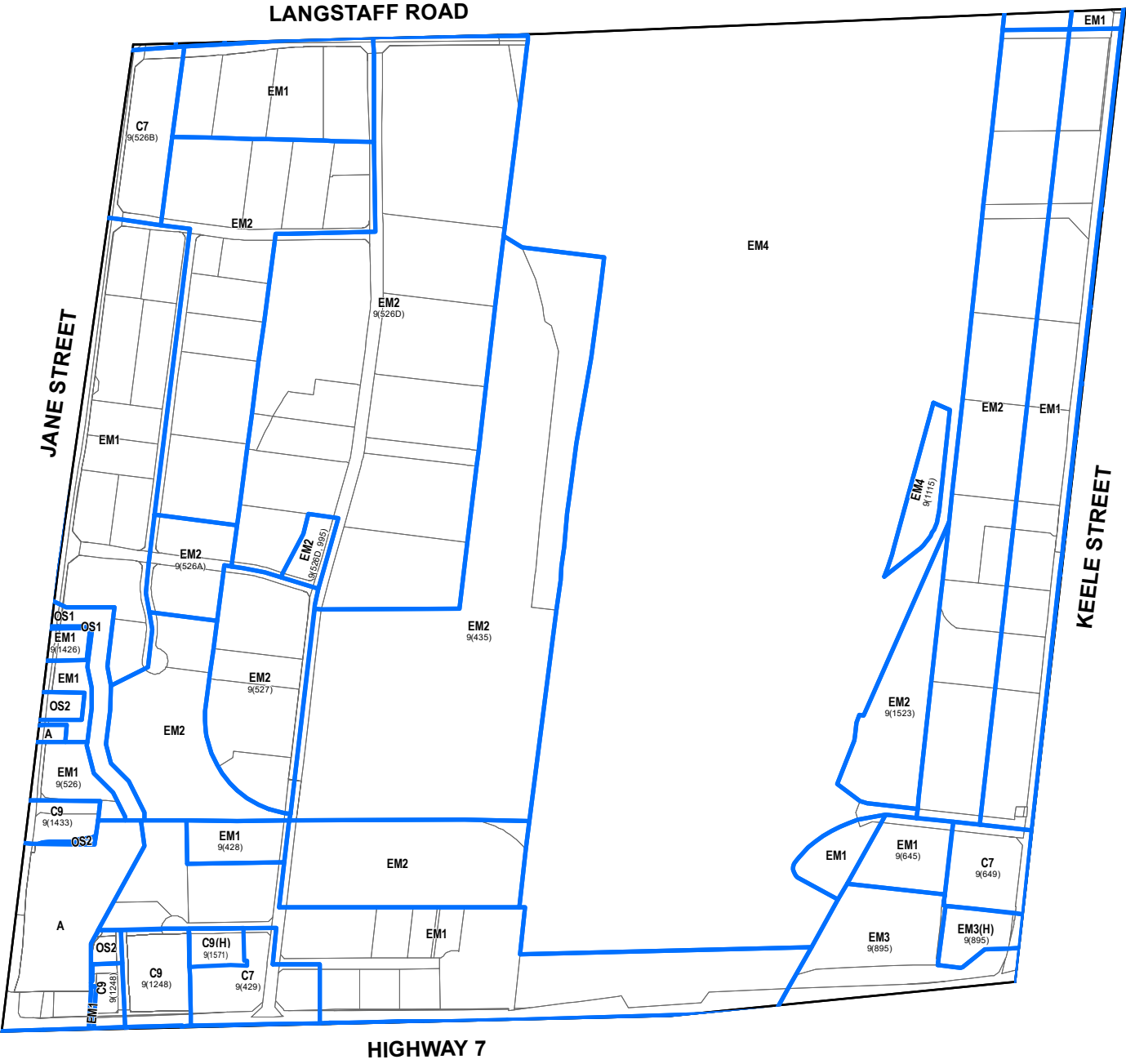
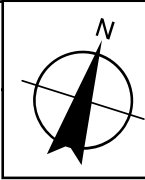
This Is Schedule '2'  
To By-Law 164-2023  
Passed the 17th Day of October, 2023

**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**

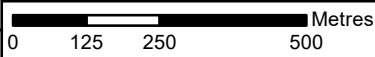
SIGNING OFFICERS

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MAYOR

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CLERK



KEY MAP 4B  
BY-LAW 1-88



This is Schedule '3'  
To By-Law 164-2023  
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 164-2023**

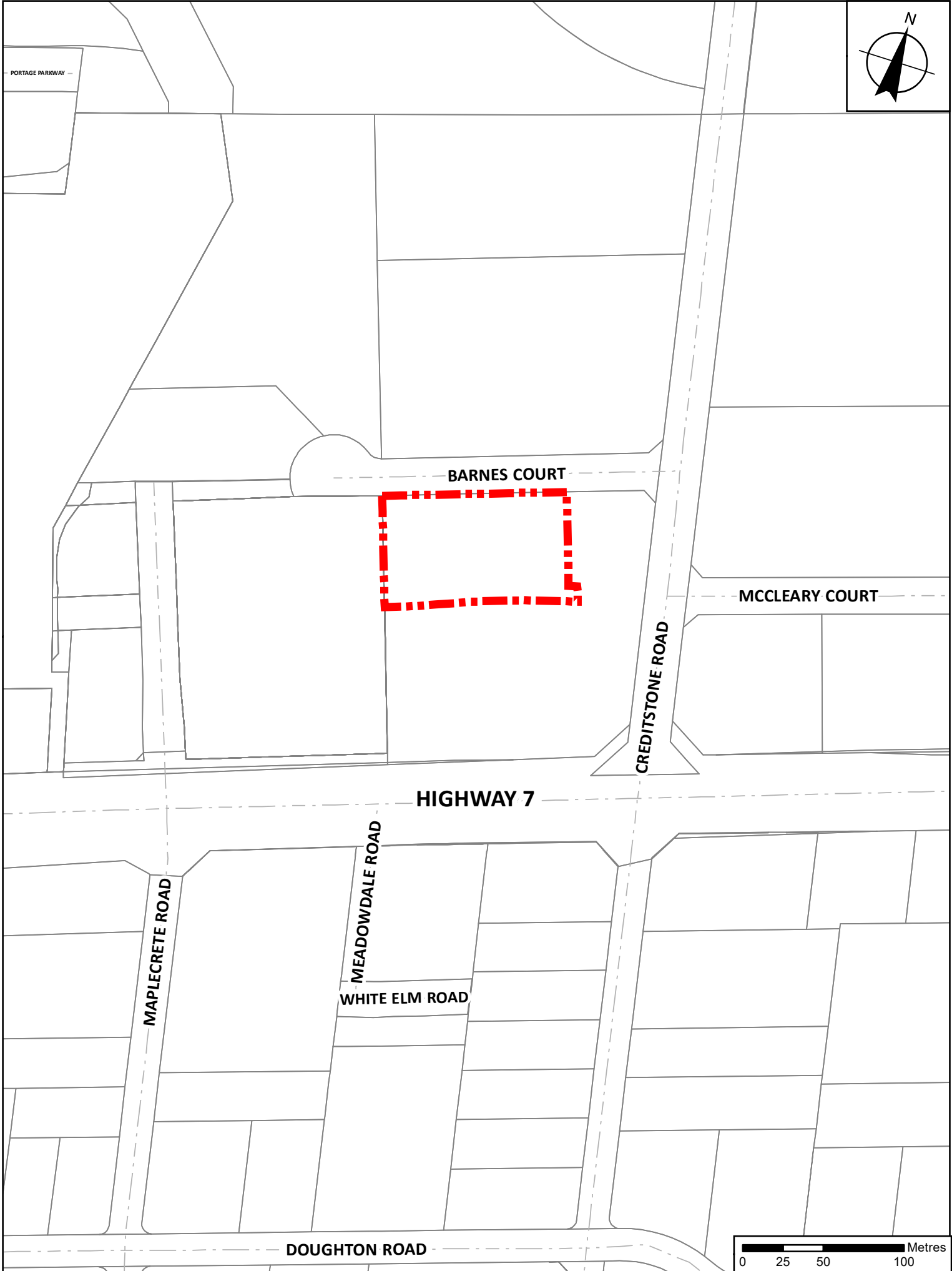
The lands subject to this By-law are located on the south side of Barnes Court, north of Highway 7, west of Creditstone Road and east of Expo Way (private road) known municipally as 2800 Highway 7, in the City of Vaughan.

The purpose of this By-law is to rezone the lands subject to this By-law from “C7 Service Commercial Zone” to “C9(H) Corporate Centre Zone, subject to Exception 9(1571) to include the new site-specific standards” with the Holding Symbol, and to remove the subject lands from Exception 9(429).

The By-law includes the Holding Symbol “(H)” for the “C9(H) Corporate Centre 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 to Lot, Landscaping, Building Height, Front Lot Line, Gross Floor Area, Parking Spaces, 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 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 164-2023

**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**