

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XXX-2022

A By-law to amend City of Vaughan By-law 001-2021

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 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 the General Mixed-Use Zone subject to site specific exception 699 (GMU-699) to HMU – High-Rise Mixed-Use Zone (H) subject to site specific exception XXX (HMU-XXX-H) and Public Open Space Zone (OS1) subject to site specific exception XXX (OS1-XXX-H), in the manner shown on Schedule “2”.
 - b) Deleting Schedule E-1126 in Exception 14.699 and substituting therefore the Schedule E-1126 with Schedules “1”, “2” and “3” attached hereto.
 - c) Notwithstanding the provisions of:
 - a. Subsection 3.0 respecting Definitions;
 - b. Subsection 4.3 respecting Amenity Area Requirements;
 - c. Subection 4.7 respecting Height Exceptions;
 - d. Subsection 4.13 respecting Permitted Encroachments into Required Yards;

- e. Subsection 5.15 respecting Parking Structure requirements;
 - f. Subsection 8.2.1 respecting Permitted Uses; and,
 - g. Subsection 8.2.2 respecting Lot and Building requirements.
- d) Deleting Exception 14.699 and adding the following Paragraph and Table to Section 14 “Exceptions” as Exception 14.###:

SECTION 14: ZONE EXCEPTIONS	
EXCEPTION NUMBER: ####	PART OF LOT # CONCESSION #
By-law/Instrument No.: ###-20XX	
Date By-law/Instrument Passed: #####, 20XX	
File No.: Z.23.024 Related Files:	
Parent Zones: HMU – High-Rise Mixed-Use Zone and OS1 – Open Space 1 Zone	
Schedule A Reference:	Figure E Link (if applicable):
By-law / Tribunal Decision Reference:	Figure T Link (If applicable):
14.####.1 Permitted Uses	
<p>The following provisions shall apply to the lands shown as “Subject Lands” on Figure “E-####”:</p> <ol style="list-style-type: none"> 1. Existing Uses <ol style="list-style-type: none"> a. Notwithstanding the provisions of By-law 001-2021, previously approved and legally existing uses, as of the date of the approval of this amendment, shall be permitted. Minor additions and expansions to legally existing uses shall also be permitted. 2. Permitted Uses in the HMU Zone <ol style="list-style-type: none"> a. Permitted uses shall include all uses permitted in the HMU Zone inclusive of public parks, POPS and parking structures both above and below grade. The following uses previously permitted under the GMU-699 exception shall also be permitted: <ol style="list-style-type: none"> i. Automotive Retail Store; ii. Car wash; iii. Home based day care; iv. Commercial storage; 3. Permitted uses in the OS1 Zone <ol style="list-style-type: none"> a. Permitted uses shall include all uses permitted in the OS1 Zone and will 	

also include a “strata park” as defined by By-law 168-2022.

14.####.2 Lot and Building Requirements

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

1. The minimum lot area shall not apply;
2. The minimum height shall be 24 metres, except for Block 8 where a minimum height of two-storeys (8.0 metres) shall be permitted;
3. The maximum height shall be as provided on Schedule 3, with the exception of the following building elements and structures which are permitted to project above the heights provided on Schedule 3:
 - a. Guard rails, railings, bollards, balustrades, eaves, roof drainage, balcony and terrace guards, fences, skylights, railings, planters, cornices, and seating areas, retaining walls, balcony and terrace dividers, decorative screens, privacy screens, wheelchair ramps and ramps to underground, safety and wind protection/mitigation features, solar panels and equipment may project a maximum of 3.0 meters above the heights shown on Schedule 3;
 - b. Ornamental elements, landscape elements, structures used for outside or open air recreation including pools and associated equipment, light monitors, light fixtures, pergolas, architectural features, trellises, awnings and canopies may project a maximum of 4.0 meters above the heights shown on Schedule 3;
 - c. Public art features, mechanical equipment, exoskeleton structures, stairs, stair towers and enclosures, enclosures of mechanical equipment, unenclosed heating equipment, may project a maximum of 6.0 meters above the heights shown on Schedule 3;
 - d. Elevator overruns, lightning rods, ventilation or cooling equipment such as chimneys, stacks, flues, vents, air intakes, antennas, satellite dishes, and cellular arrays, parapets and elements of a green roof may project a maximum of 6.9 meters above the heights shown on Schedule 3; and
 - e. Window washing equipment including Building Maintenance Unit (BMU) may project above the heights shown on Schedule 3.
4. The minimum street wall height shall be 4.5 metres;
5. The minimum podium height shall be 4.5 metres;
6. The maximum podium height shall be 30 metres;
7. The minimum tower stepback shall not apply;
8. The minimum tower setback shall not apply;
9. The minimum landscape strip abutting a street line shall not apply;

10. The ground floor frontage shall consist of a maximum of 40% of all uses subject to Note 4 of Table 8-2 except for Block 4, 5 and 7 where this maximum shall not apply;
11. The minimum front yard shall be 2.0 metres;
12. The minimum build-to-zone shall be 2 to 10 metres;
13. The minimum rear yard shall be 2 metres, except for Blocks 3, 4, 6, and 7, where a minimum rear yard of 0 metres shall be permitted;
14. The minimum exterior side yard shall be 2 metres, except for Block 3 and 6 where a minimum exterior side yard of 1.95 metres shall be permitted, and Block 7 where a minimum exterior side yard of 0 metres shall be permitted;
15. No portion of any required yard shall be permitted to be encroached or otherwise obstructed by any building, structure or feature, with the exception of the following building elements and structures:
 - a. Eaves, window sills, damper equipment to reduce building movement, architectural flutes, pillars and satellite dishes may encroach a maximum of 1.0 meter beyond any building envelope limit;
 - b. Balconies, inclusive of any exoskeleton structures and exoskeleton cladding may encroach a maximum of 2.5 meters beyond any building envelope limit
 - c. Pergolas, guardrails, balustrades, railings, decorative / acoustic doors and screens, light fixtures, awnings and canopies may encroach a maximum of 3.0 meters beyond any building envelope limit; and
 - d. Trellises and planters may encroach a maximum of 5.0 meters beyond any building envelope limit.
16. The minimum tower separation shall be 30 metres except for Block 6 where a minimum tower separation of 25 metres shall be permitted.

14.####.3 Other Provisions

The following provisions shall apply to the lands shown as "Subject Lands" on Figure "E-####":

1. The blocks shown on Schedule "2" shall be 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 arrangements, or other permissions, and any easements or registrations that are granted, shall be deemed to comply.
2. Notwithstanding the definition of a LOT, land defined in an application for a site plan or building permit shall be deemed to be a parcel of land to which the site plan or permit applies.
3. Amenity Area Requirements
 - a. The minimum Residential – Apartment Dwelling amenity area shall be 4.0 square metres per unit combined between indoor and outdoor amenity

areas;

- b. The minimum Podium Townhouse Dwelling amenity area shall be 4.0 square metres per unit combined between indoor and outdoor amenity areas;
- c. A minimum of 75% of required amenity area shall be provided as common space;
- d. Required amenity area may be provided at or above grade, including rooftop areas and terraces;
- e. The minimum outdoor amenity area requirement shall be the provision of at least one contiguous area of 55 square metres located at grade, except for Blocks 1, 2, 3, and 6, which shall be permitted to provide the 55 square metres of contiguous area as a rooftop amenity area;
- f. A maximum of 20% of the required minimum outdoor amenity may consist of amenity area located on a rooftop or terrace, except for Blocks 1, 2, 3 and 6 which shall be permitted to have the contiguous 55 square metres of outdoor amenity area on the rooftop or terrace.

4. Parking Structures

- a. Below-grade parking structures including strata parking shall be setback a minimum of 0.0 metres from a street line, interior side lot line, or rear lot line;
- b. An accessory building or structure incidental to a below-grade parking structure shall be setback a minimum of 0.0 metres from any lot line and permitted in any required yard.

5. Parking and Loading Requirements

- a. Required parking may be provided on one or more parcels located on the "Subject Lands" as shown on Schedule 2 upon which the development for which the parking is required is not located, subject to:
 - i. The off-site portion of the parking being implemented through a site plan agreement with the City and any permanent easements or rights-of-way, required to secure public access to and the availability of such parking, having been obtained; and,
 - ii. Off-site parking shall be on a parcel which either abuts the parcel upon which the use is located or shall be on a parcel directly across a road having a planned width of 30m or less. No such parking shall be located further than 500m from the parcel upon which the use for which the off-site parking is provided, is located.

6. Holding Provisions

- a. The following provisions shall apply to all lands zoned with the Holding Symbol (H) as shown on Schedule 2, until the Holding Symbol (H) is removed pursuant to Section 36(3) or (4) of the Planning Act:

- | |
|---|
| <ul style="list-style-type: none">i. Lands zoned with the Holding Symbol (H) shall only be used for a use legally existing as of the date of enactment of this By-law;ii. Removal of the Holding Symbol (H) from the Subject Lands shall be contingent on the following:<ul style="list-style-type: none">[to be further confirmed through the review process to determine a list of appropriate and reasonable 'H' provisions to address and implement phasing] |
| 14.####.4 Figures |
| 1. Adding a new Figure E-#### in Subsection 14.#### attached hereto as Schedule "1". |

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

Enacted by City of Vaughan Council this XXth day of XXXX, 20XX.

Steven Del Duca, Mayor

Todd Coles, City Clerk

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SUMMARY TO BY-LAW - 20XX

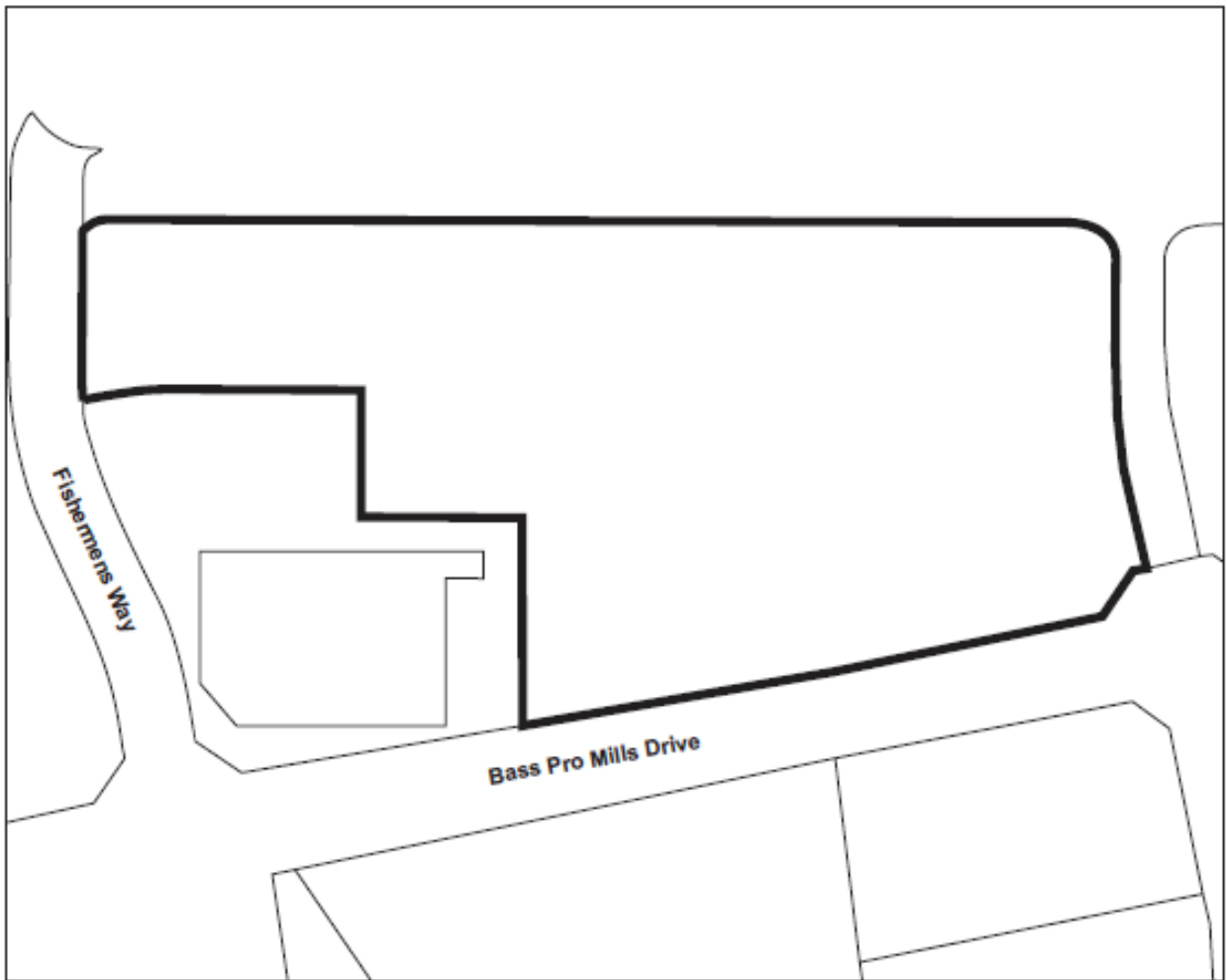
The lands subject to this By-law are located at 255 Bass Pro Mills Drive, City of Vaughan, Regional Municipality of York.

The purpose of this by-law is to rezone the lands from General Mixed-Use Zone subject to site specific exception 699 (GMU-699) to HMU – High-Rise Mixed-Use Zone (H) subject to site specific exception XXX (HMU-XXX-H) and Public Open Space Zone (OS1) subject to site specific exception XXX (OS1-XXX-H), to facilitate the development of a mixed-use community with approximately 2.5 million square feet of GFA, 2,966 residential units, 3,072 square metres of office space, 4,659 square metres of retail space, and 7,502 square metres of open space provided through both public parkland and POPS.

The Holding Symbol ('H') has been placed on the Subject Lands and shall not be removed from the Subject Lands or any portion thereof, until the condition respecting [...] has been satisfied.


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Schedule "1"



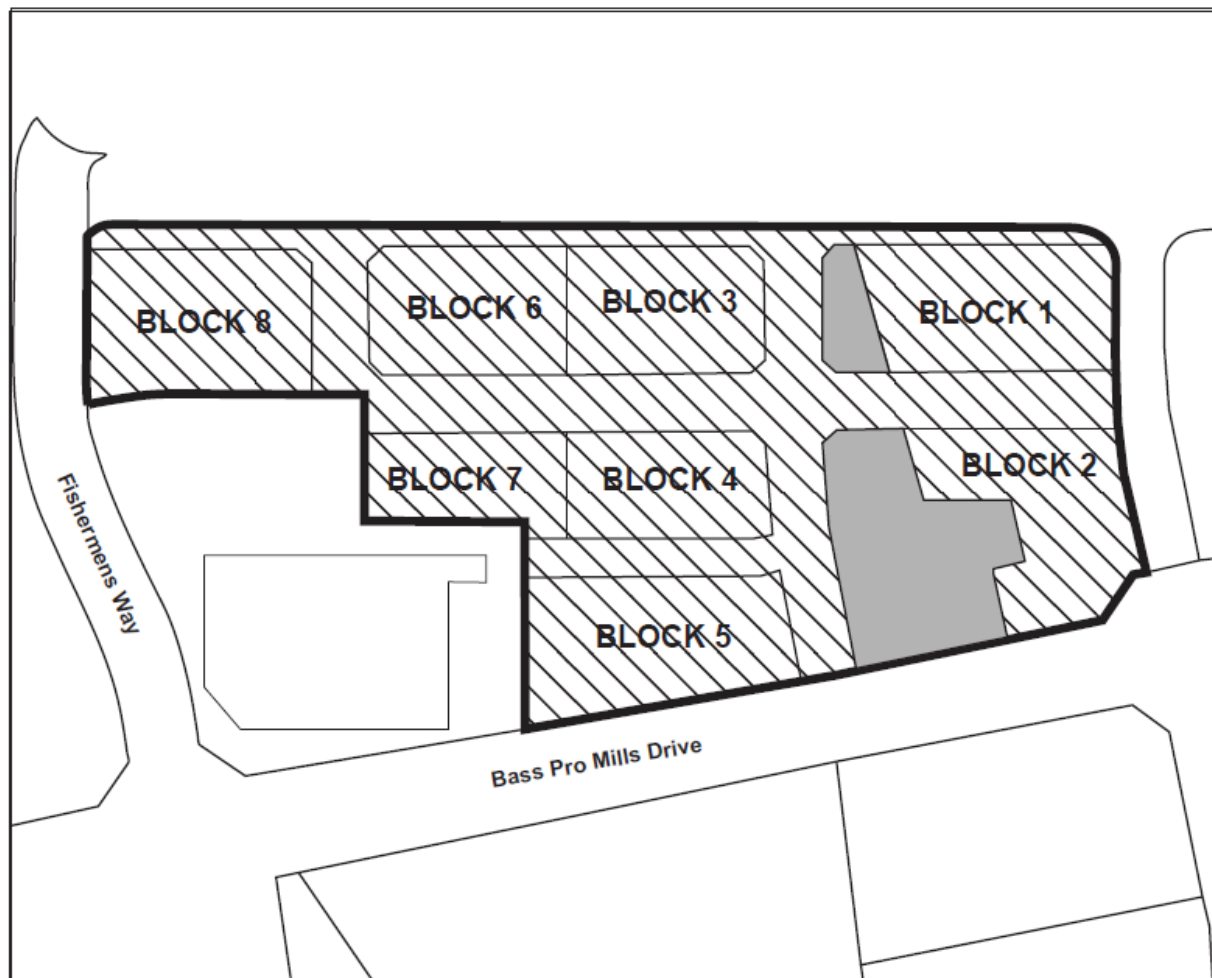
Schedule 1
Subject Lands

255 Bass Pro Mills Drive
Vaughan, Ontario

 Subject Lands



Not to Scale


Schedule "2"




**Schedule 2
Land Use**

**255 Bass Pro Mills Drive
Vaughan, Ontario**

 Subject Lands

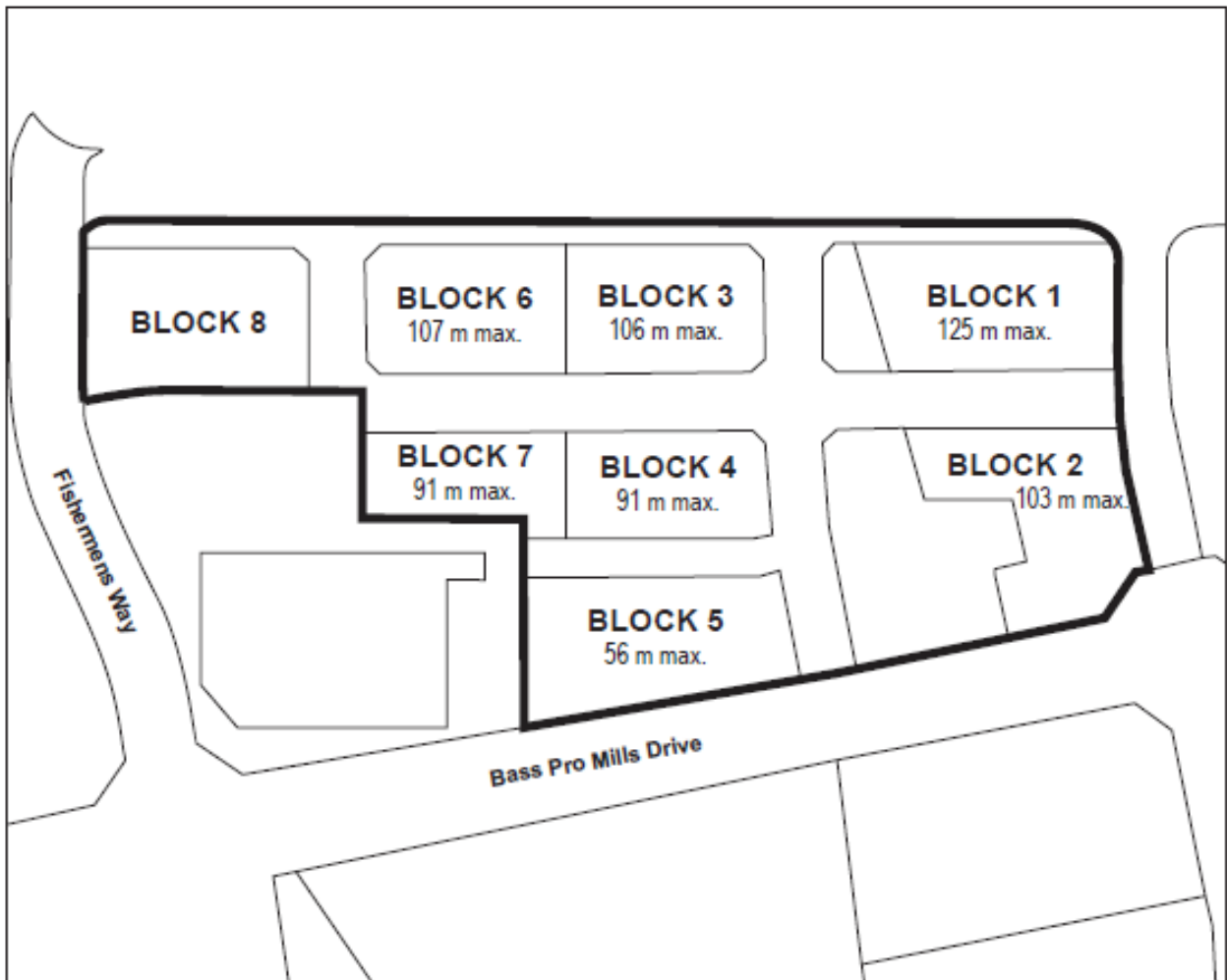
 GMU-699 to HMU-XXX (Rezoning from General Mixed-Use Zone subject to Site-Specific Exception 699 to High-Rise Mixed-Use Zone subject to Site-Specific Exception XXX)

 GMU-699 to OS1-XXX (Rezoning from General Mixed-Use Zone subject to Site-Specific Exception 699 to Open Space 1 subject to Site-Specific Exception XXX)




Not to Scale

Schedule "3"



Schedule 3
Building Heights

255 Bass Pro Mills Drive
Vaughan, Ontario

 Subject Lands


Not to Scale