

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 008-2024**

**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 "C9(H) Corporate Centre Zone with a Holding Symbol" subject to site-specific Exception 9(1402) and "OS2(H) Open Space Park Zone with a Holding Symbol" subject to Exception 9(1402) to "C9(H) Corporate Centre Zone with a Holding Symbol" and "C9 Corporate Centre Zone both subject to Exception 9(1573), and "OS2 Open Space Park Zone", in the manner shown on the said Schedule "1".
  - b) Deleting Exception 9(1402) in its entirety from Section 9.0 "EXCEPTIONS" and substituting the word "Deleted".
  - c) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"(1573) A. The following provisions shall apply to all lands zoned with the

Holding Symbol “(H)” as shown on Schedule “E-1732” herein, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the *Planning Act*:

a) Removal of the Holding Symbol “(H)” from the Subject Lands or a portion or phase thereof shall be contingent on the following:

- i. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy to the Subject Lands;
- ii. Prior to the removal of the Holding provision on the Block 2 Lands as shown on Schedule “E-1732”, the Owner shall provide rental housing details to the satisfaction of the City; and
- iii. Prior to the removal of the Holding provision on the Block 2 Lands as shown on Schedule “E-1732”, the Owner shall enter into a future Site Plan Agreement with the City which shall require the Owner to commit to a construction schedule for their site to be in-line with the design build schedule for the City of Vaughan’s Black Creek Renewal project, to the satisfaction of Deputy City Manager, Infrastructure Development. Through this Agreement, the Owner will be required to acknowledge and indemnify the City and Toronto and Region Conservation Authority (TRCA) from the risk they are accepting in advancing this development within a flood prone area.

B. Notwithstanding the provisions of:

- a) Section 2.0 respecting Definitions;
- b) Section 3.8.1 a) respecting Parking Requirements;
- c) Section 3.8.2 respecting Bicycle Parking Requirements;

- d) Section 3.9 a) respecting Loading Space Requirements;
- e) Sections 3.13 and 5.1.1 ci) respecting Landscaping Requirements;
- f) Section 3.14 respecting Yard Encroachments and Restrictions;
- g) Section 3.17 respecting portions of Buildings Below Grade;
- h) Section 5.10 respecting Permitted Uses in a C9 Zone; and
- i) Schedule "A2" respecting zone standards in the C9 Corporate Centre Zone;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1732":

- ai) ARCHITECTURAL FEATURES – Means features used to enhance the visual appearance of a building, which may include pilasters, brackets, columns, cornices, balustrades, and similar building features that are attached to the main walls of a building.
- aii) BUILDING HEIGHT – shall be measured from a Canadian Geodetic Datum measure of 205.0 m (masl) for Blocks 1 and 3, and 204.90 m (masl) for Block 2 to the top of the roof exclusive of any accessory roof construction such as chimney, tower, steeple, elevator and stairwell shafts, and mechanical penthouse.
- aiii) GEODETIC DATUM – Means the base elevation that represents the reference point from which the building height shall be measured from.
- aiv) GROSS FLOOR AREA – Means the aggregate of the floor areas of all stories 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.

- av) 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 areas for short-term bicycle parking;
- avi) PARKING SPACE – Means a rectangular area measuring at least 2.7 m by 5.7 m, 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;
- bi) The following minimum Parking requirements shall apply:
- a. Apartment Dwelling Unit: 0.4 parking spaces per unit;
  - b. Residential Visitor Parking: 0.15 parking spaces per unit;
  - c. Commercial Uses: 0.5 parking spaces per 100 m<sup>2</sup> of GFA;
  - d. Retail Uses: 0.7 parking spaces per 100 m<sup>2</sup> of retail GFA;
  - e. Residential visitor parking spaces may be shared with non-residential parking spaces within a mixed-use building;
- ci) The following minimum Bicycle Parking requirements shall apply:
- a. Residential Long-Term: 0.8 spaces per dwelling unit;
  - b. Residential Short-Term: 0.2 spaces per dwelling unit;
  - c. Commercial Long-Term: 0.2 spaces per 100 m<sup>2</sup> of GFA;
  - d. Retail Long-Term: 0.1 spaces per 100 m<sup>2</sup> of GFA;
  - e. Commercial/Retail Short-Term: 0.2 spaces per 100 m<sup>2</sup> GFA
- di) Loading Spaces for all uses are to be provided and maintained in accordance with the following:

- a. Block 1: One (1) Type 'B' and one (1) Type 'D/B'
- b. Block 2: One (1) Type 'B' and one (1) Type 'D/B'
- c. Block 3: One (1) Type 'C' and one (1) Type 'D/B'
- d. Minimum Loading Space Dimensions are as follows  
(Width x Length x Vertical Clearance):
  - Type B: 3.5 m x 11.0 m x 4.0 m
  - Type C: 3.5 m x 6.0 m x 3.0 m
  - Type D: 4.0 m x 13.0 m x 6.1 m
- ei) Notwithstanding Sections 3.13 and 5.1.1, only a minimum landscape strip of 2.0 m shall be required abutting Highway 7 for the Subject Lands;
- fi) Balconies, eaves, cornices, columns, landscape features, stairs and stair enclosures, balustrades, awnings, canopies, architectural features, and window washing equipment may encroach a maximum of 1.75 m into any required yard;
- gi) The minimum setback to the nearest part of a building below finished grade shall be 0.0 m to all lot lines;
- hi) The following additional uses shall also be permitted in the C9 Zone:
  - a. Independent Living Facility
  - b. Supportive Living Facility
  - c. Long Term Care Facility
- ji) The following lot and building requirements shall apply to the Subject Lands:
  - a. The minimum required lot area shall be:
    - i. Block 1: 6,800 m<sup>2</sup>
    - ii. Block 2: 2,800 m<sup>2</sup>
    - iii. Block 3: 4,400 m<sup>2</sup>
  - b. The minimum required lot frontage shall be:
    - i. Block 1: 50.0 m
    - ii. Block 2: 34.0 m

- iii. Block 3: 36.0 m
- c. The minimum required front yard shall be 1.2 m for Block 1, 2.1 m for Block 2, and 1.4 m for Block 3
- d. The minimum required rear yard shall be 1.1 m for Block 1, 11.5 m for Block 2 and 2.5 m for Block 3
- e. The minimum required exterior side yard shall be 2.0 m for Block 1, 3.5 m for Block 2, and 1.2 m for Block 3.
- f. The minimum required interior side yard for Blocks 2 and 3 shall be 1.0 m.
- g. The build-to-zone requirements shall not apply to the subject lands;
- h. The maximum permitted building heights are as follows:
  - i. Tower A: 138.0 m (43-storeys)
  - ii. Tower B: 153.0 m (48-storeys)
  - iii. Tower C: 116.0 m (34-storeys)
  - iv. Tower D: 91.0 m (27-storeys)
  - v. Tower E: 106.0 m (32-storeys)
- i. The maximum combined total gross floor area of all uses on the Subject Lands (across Blocks 1, 2 and 3) shall not exceed 166,000 m<sup>2</sup>;
  - i. The minimum total gross floor area devoted to commercial uses shall be 4,800 m<sup>2</sup>;
  - ii. The minimum total gross floor area devoted solely to retail uses shall be 1,700 m<sup>2</sup>;
- j. A maximum combined number of dwelling units across Blocks 1, 2 and 3 shall be 2,176.
- k. The minimum required amenity area shall be 4.0 m<sup>2</sup> per residential dwelling unit.
- l. Architectural features and rooftop mechanical penthouse shall be permitted to project a maximum of 8.0 m above the maximum permitted height.

m. LOT - The Subject Lands as they pertain to Blocks 1, 2 and 3, each individually, are deemed one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, or other permissions, and any easements or registrations that are granted, shall be deemed to comply with the provisions of this By-law.

d) Adding Schedule "E-1732" attached hereto as Schedule "1".

e) Deleting Key Map 4A and substituting therefor Key Map 4A attached hereto as Schedule "2".

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

Voted in favour by City of Vaughan Council this 30<sup>th</sup> day of January, 2024.

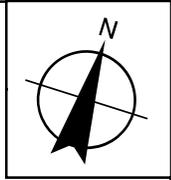
---

Steven Del Duca, Mayor

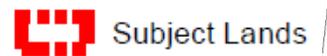
---

Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 1 of the Committee of the Whole.  
Report adopted by Vaughan City Council on January 30, 2024.  
City Council voted in favour of this by-law on January 30, 2024.  
Approved by Mayoral Decision MDC 001-2024 dated January 30, 2024.  
**Effective Date of By-Law: January 30, 2024**



This is Schedule 'E-1732'  
 To By-Law 1-88 Section  
 9(1573)



**This is Schedule '1'**  
**To By-Law 008-2024**  
**Passed the 30th Day of January, 2024**

**File:** Z.22.018  
**Related File:** OP.22.009, 19T-13V006  
**Location:** 2951-2957 Highway 7 and 180 Maplecrete Road  
 Part of Lots 1 and 2, Registered Plan 7977  
**Applicant:** 1834371 Ontario Inc.  
**City of Vaughan**

Signing Officers

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk



## **SUMMARY TO BY-LAW 008-2024**

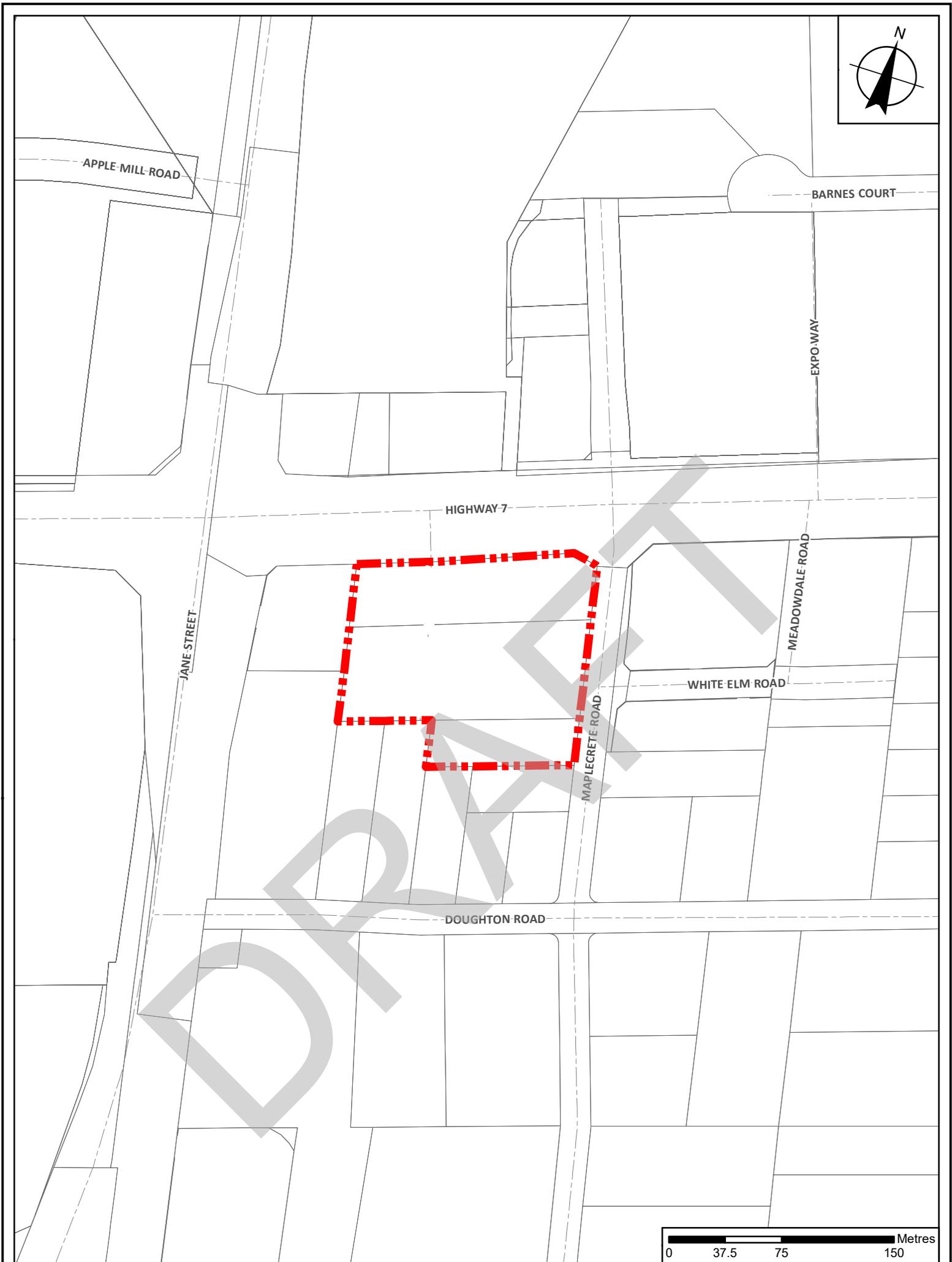
The lands subject to this By-law are located southwest of the intersection of Highway 7 and Maplecrete Road and are municipally known as 2951-2957 Highway 7 and 180 Maplecrete Road, being Part of Lots 1 and 2 on Registered Plan 7977, in the Vaughan Metropolitan Centre, City of Vaughan.

The purpose of this by-law is to delete Exception 9(1402), and rezone the Subject Lands from “C9(H) Corporate Centre Zone” subject to a Holding Symbol Provision and “OS2(H) Open Space Park Zone” subject to a Holding Symbol to “C9(H) Corporate Centre Zone” subject to a Holding Symbol and site-specific exceptions, and “OS2 Open Space Park Zone”.

The By-law includes a Holding Symbol “(H)” for a portion (Blocks 2 and 3) of the “C9 Corporate Centre Zone” on the Subject Lands. The (H) is permitted to be lifted in phases per development block, and is contingent upon the following conditions being satisfied:

- a. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy to the Subject Lands. Prior to the removal of the Holding provision on Block 2 or Block 3, Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy to the Subject Lands.
- b. Respecting only the Block 2 Lands, the Owner shall provide rental housing details to the satisfaction of the City.
- c. Respecting only the Block 2 Lands, the Owner shall enter into a future Site Plan Agreement with the City which shall require the Owner to commit to a construction schedule for their site to be in-line with the design build schedule for the City of Vaughan’s Black Creek Renewal project, to the satisfaction of Deputy City Manager, Infrastructure Development. Through this Agreement, the Owner will be required to acknowledge and indemnify the City and Toronto and Region Conservation Authority (TRCA) from the risk they are accepting in advancing this development within a flood prone area.

The By-law provides site-specific development standards including exceptions to amend definitions, parking requirements, bicycle parking requirements, loading requirements, encroachment provisions, landscape requirements, setbacks, and establish maximum building heights, maximum gross floor areas, maximum residential units, and minimum amenity area requirements.



## Location Map To By-Law 008-2024

**File:** Z.22.018

**Related File:** OP.22.009, 19T-13V006

**Location:** 2951-2957 Highway 7 and 180 Maplecrete Road  
Part of Lots 1 and 2, Registered Plan 7977

**Applicant:** 1834371 Ontario Inc.

**City of Vaughan**

