

**THE CITY OF VAUGHAN**

**BY-LAW**

**BY-LAW NUMBER ~ -2024**

**A By-law to amend City of Vaughan By-law No. 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 and not approved at this time, with which the matters herein set out are in conformity;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That the City of Vaughan By-Law Number 001-2021, as amended, is hereby further amended as follows for the lands shown on Schedule "1" to this Bylaw:
  - a) Amend the Maximum Building Height in the third column of exception 1114.14.2(1) to add the words "with the exception of Block 2, which shall have a maximum building height of 37 storeys / 124m (excluding mechanical penthouse)".
  - b) delete exception 1114.14.2(2) and replace with the following:

"2. The maximum number of residential units permitted in Phase 1 shall be capped at 1,322 units and the maximum amount of retail GFA shall be 1,860 m<sup>2</sup>;
  - c) Amend exception 1114.14.2(9) by replacing the minimum setback from the most northerly limit of the OS5 zone of 4.5m with 0m;
  - d) Amend exception 1114.14.2(10)(a) by replacing the permitted elevator overrun of 6.0m with 6.5m;
  - e) Amend exception 1114.14.3(6) by deleting the Residential Visitor Parking rate of 0.2 spaces per dwelling unit and replacing it with 0.15 spaces per dwelling unit.
  - f) Amend exception 1114.14.3(7) by deleting the Retail or Other Commercial Parking rate of 3 parking spaces per 100 square metres of gross floor area and replacing it with a minimum of 2 parking spaces per 100 square metres of gross floor area.
  - g) Amend exception 1114.14.3(16) by deleting the Residential Parking rates and replacing them with a rate of 0.7 spaces per dwelling unit.
  - h) Amend exception 1114.14.3(29) by adding the words "with the exception of accessible parking space length, which shall be a minimum of 5.7 metres."
  - i) Amend exception 1114.14.3(38) by replacing the minimum landscape strip along the most northerly portion of the OS5 zone from 4.5m with 0m;
  - j) Add exception 1114.14.3(41) as follows:

“41. A cantilevered portion of Building B (to extend to a maximum of 0.5 metres), bicycle racks, exterior stairways, terraces and balconies are permitted in the OS5 zone.”

k) Schedules “1” shall hereby form part of this By-law.

Enacted by City of Vaughan Council on this \_\_ day of \_\_, 2024.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

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

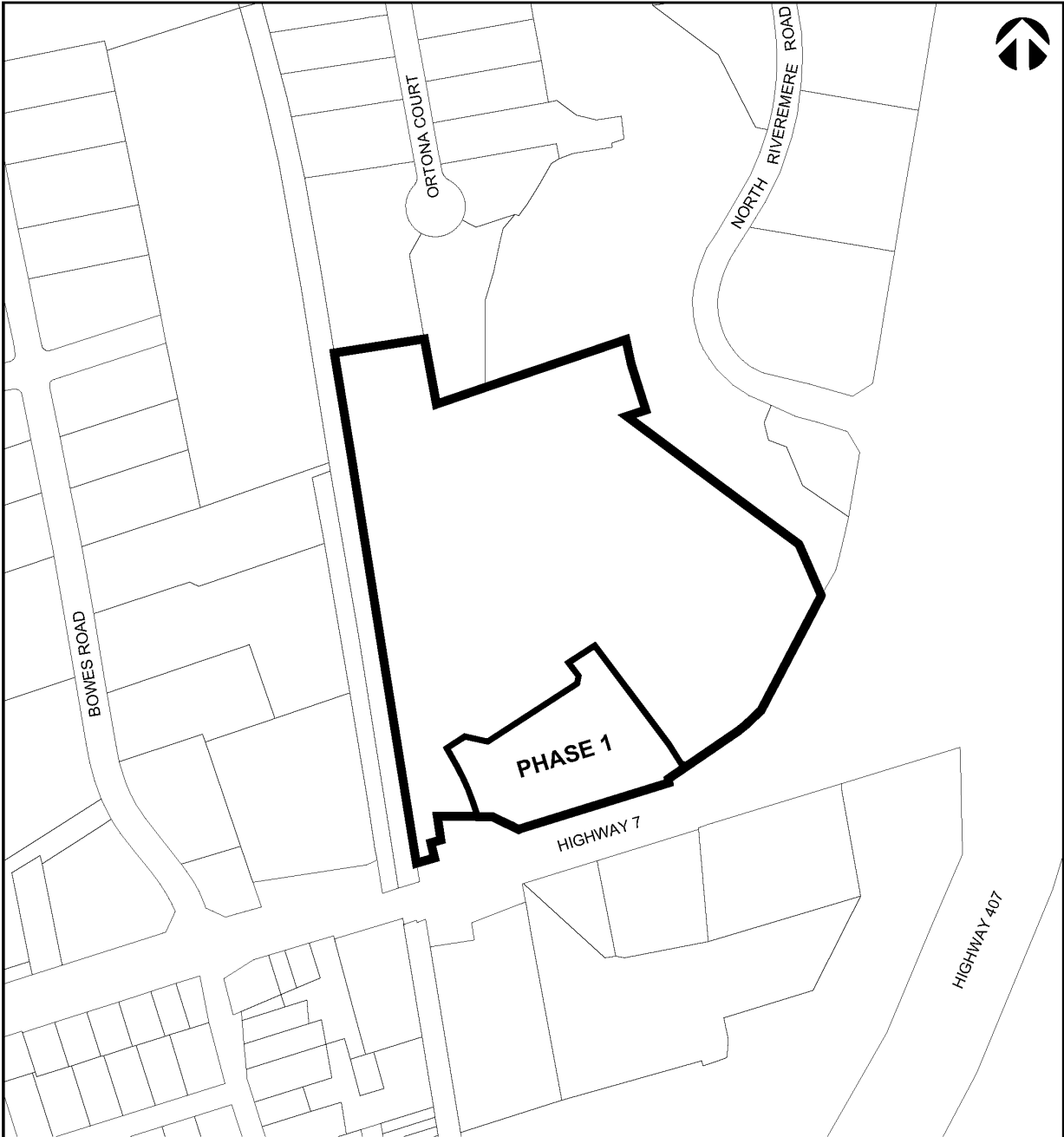
The lands subject to this bylaw are located on the north side of Highway 7, east of the Metrolinx rail tracks, municipally known as 1890 Highway 7 as shown on Schedule "1".

The purpose of this by-law is to amend Site Specific Exception 9(1497) applying to the subject lands.

The subject lands permit the following exceptions:

- Maximum number of dwelling units in Phase 1 is 1,322 units
- The maximum building heights are 37 storeys / 124 metres (excluding mechanical penthouse)
- The minimum Residential Visitor Parking rate is 0.15 spaces per dwelling unit

DRAFT



This is Schedule XXX to  
 By-law 001-2021  
 Section 14 (XXXX)

**— Subject Lands**

**THIS IS SCHEDULE '1'  
 TO BY-LAW \_\_\_\_\_-2024**

PASSED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

FILE NO. Z. \_\_\_\_\_  
 RELATED FILE No. \_\_\_\_\_  
 APPLICANT:  
 LOCATION:  
 CITY OF VAUGHAN

\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 CLERK