

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 115-2024

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

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 "RT Residential Townhouse Zone" subject to site-specific Exception 14.729 Zone to "RM3 Multiple Unit Residential Zone (H)" with the Holding Symbol "(H)" subject to site-specific Exception 14.1171 Zone in the manner shown on the said Schedule "1".
 - B.) Deleting the subject lands from Subsection 14.729 in Part 14 Exception Zones from the subject lands as identified in Schedule '1' and replacing it with a new Subsection 14.1171 as follows:

Exception Number 1171	Municipal Address: 8950 Bathurst
Applicable Parent Zone: RM3	Street, Block 162, Plan 65M-3808
Schedule A Reference: 116	
By-law 115-2024	
14.1171.1 Permitted Uses	
<p>1. The following provisions shall apply to all lands <u>zoned</u> with the Holding Symbol “(H)” as shown on Figure E-1743, until the Holding Symbol “(H)” is removed pursuant to Subsections 36(1) or (3) of the Planning Act:</p> <p>a. The lands <u>zoned</u> with the Holding Symbol “(H)” shall be used only for a <u>use</u> legally <u>existing</u> as of the date of the enactment of this By-law or the production of field crops. Notwithstanding the foregoing, the following <u>uses</u> are permitted prior to the removal of the Holding Symbol “(H)”:</p> <p>i. A maximum of one (1) <u>temporary sales office</u>.</p> <p>b. The removal of the Holding Symbol “(H)” is contingent upon:</p> <p>i. The Owner enters into a Development Agreement, to satisfy all conditions, financial or otherwise, of the City with regard to such matters the municipality may consider necessary including payment of the development levies, the provision of roads, parks, walkways and municipal services, including upgrading the sanitary sewer on Ner Israel Drive, landscaping, road restoration, and fencing. The said agreement shall be registered against the lands to which it applies and to the satisfaction of the City.</p> <p>ii. The Owner agrees to decommission the existing private Yeshiva Sanitary Sewage Pumping Station, including all external associated wastewater servicing infrastructure, to the satisfaction of the City.</p> <p>iii. Vaughan Council adopts 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.</p> <p>iv. The Owner submits a Letter of Credit in the amount of \$125,000.00 to cover costs associated with the Transportation Demand Management Plan.</p> <p>v. The Owner pays the Block 10 Trustee the cost sharing obligations to the Block 10 Thornhill Woods Developers Group.</p> <p>vi. The Owner has addressed the treatment of the adjacent Block 250 in plan 65M-3618 to the satisfaction of the City.</p> <p>2. The additional use shall be permitted on the lands zoned RM3 Multiple Unit Residential Zone (14.1171), as shown on Figure E-1743:</p> <p>a. <u>Multiple-unit Dwellings</u></p>	
14.1171.2 Lot and Building Requirements	
<p>1. The following <u>lot</u> and <u>building</u> requirements shall apply to the lands labelled Subject Lands”, as shown on Figure “E-1743, in the RM3 - Multiple Unit Residential Zone “(H)” (RM3”(H))”:</p> <p>a. The minimum <u>lot area</u> shall be 22.6 m² per <u>dwelling unit</u>;</p> <p>b. The minimum <u>front yard</u> (Bathurst Street) shall be 3.7 m;</p>	

- c. The minimum exterior side yard (Ner Israel Drive) shall be 1.5 m;
- d. The minimum interior side yard (lot line abutting the lands to the north) shall be 5.5 m;
- e. The minimum rear yard (Knightshade Drive) shall be 1.5 m;
- f. The maximum height shall be 48 m.
- g. Minimum Tower Step-back = 1.5 metres
- h. Minimum Tower Separation = 20.0 metres;
- i. Minimum Tower setback from any rear lot line and interior side lot line = 6.0 metres; and
- j. Maximum Tower Floor Plate: Tower A – 3,400 m² and Tower B - 1,700 m²;

14.1171.3 Parking

- 1. The following parking requirements shall apply to the lands zoned RM3 Multiple Unit Residential Zone”, as shown on Figure E-1743:
 - a. Parking shall be provided at a rate of Residential 0.8 spaces per dwelling unit, and Residential Visitor 0.2 spaces per dwelling unit;
 - b. The minimum width of a stacked bicycle parking space shall be 0.4 metres.

14.1171.4 Other Provisions

- 1. The following definitions shall apply to the lands zoned RM3 Multiple Unit Residential Zone (H)”, as shown on Figure E-1171:
 - a) Lot Means the Subject Lands shall be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plans of condominium, consent, conveyance or private or public roads; strata title arrangements, or other permissions, and any easements or registrations that are granted.
 - b) Lot Line, Front Means the lot line abutting Bathurst Street.
 - c) Dwelling, Multiple-Unit Means a building containing four or more dwelling units each having direct pedestrian access from the exterior of the building.
 - d) The maximum driveway width shall be 7.8 m;
 - e) The minimum landscape strip shall be 1.0 metre adjacent to a street line and abutting an interior side yard along the north lot line and shall include hard and soft landscaping including raised planter boxes, patios, transformers, mechanical structures (e.g. exhausts, intakes etc.). Pedestrian access, sidewalks and access driveways shall be permitted across the said strip;
 - f) Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, awnings, guardrails, railings and dividers, roof drainage features, vents, pipes, lightning rods, light fixtures, and wind mitigation features, provided however, that the same shall not project more than 0.5 metres into a required yard;

- g) Short-Term Bicycle parking spaces shall be permitted in any yard and shall be setback a minimum of 1.0 metre from the lot line;
- h) The minimum required setback of a Below Grade Parking Structure or a structure that is incidental to a below-grade parking structure shall be 0 metres from all lot lines;
- i) Air ventilation shafts and access staircases that are incidental to a Below Grade Parking structure shall be permitted within the minimum required front and exterior side yard.
- j) One Type D Loading Space to be shared with the Multiple-Unit Dwellings.

14.1171.5 Figures

Figure E-1743

- k) Adding a new Figure E-1743 in Subsection 14.1171 attached hereto as Schedule “1”.
- l) Deleting Map 116 in Schedule A and substituting therefore Map 116 attached hereto as Schedule “2”.
- m) Deleting Schedule E-1163G and substituting therefore Schedule E-1163G attached hereto as Schedule “3”.

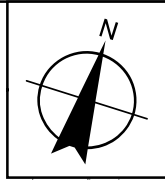
2. Schedules “1”, “2”, and “3” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 25th day of June, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 7 of the Committee of the Whole.
Report adopted by Vaughan City Council on March 26, 2024.
City Council voted in favour of this by-law on June 25, 2024.
Approved by Mayoral Decision MDC 008-2024 dated June 25, 2024.
Effective Date of By-Law: June 25, 2024



This is Figure 'E-1743'
 To By-Law 001-2021
 Section 14.1171

This is Schedule '1'
 To By-Law 115-2024
 Passed the 25th Day of June, 2024

File: Z.21.048
Related File: OP.21.024
Location: 8950 Bathurst Street
 Part of Lot 14, Concession 2
Applicant: 8940 Bathurst Steet Limited
City of Vaughan

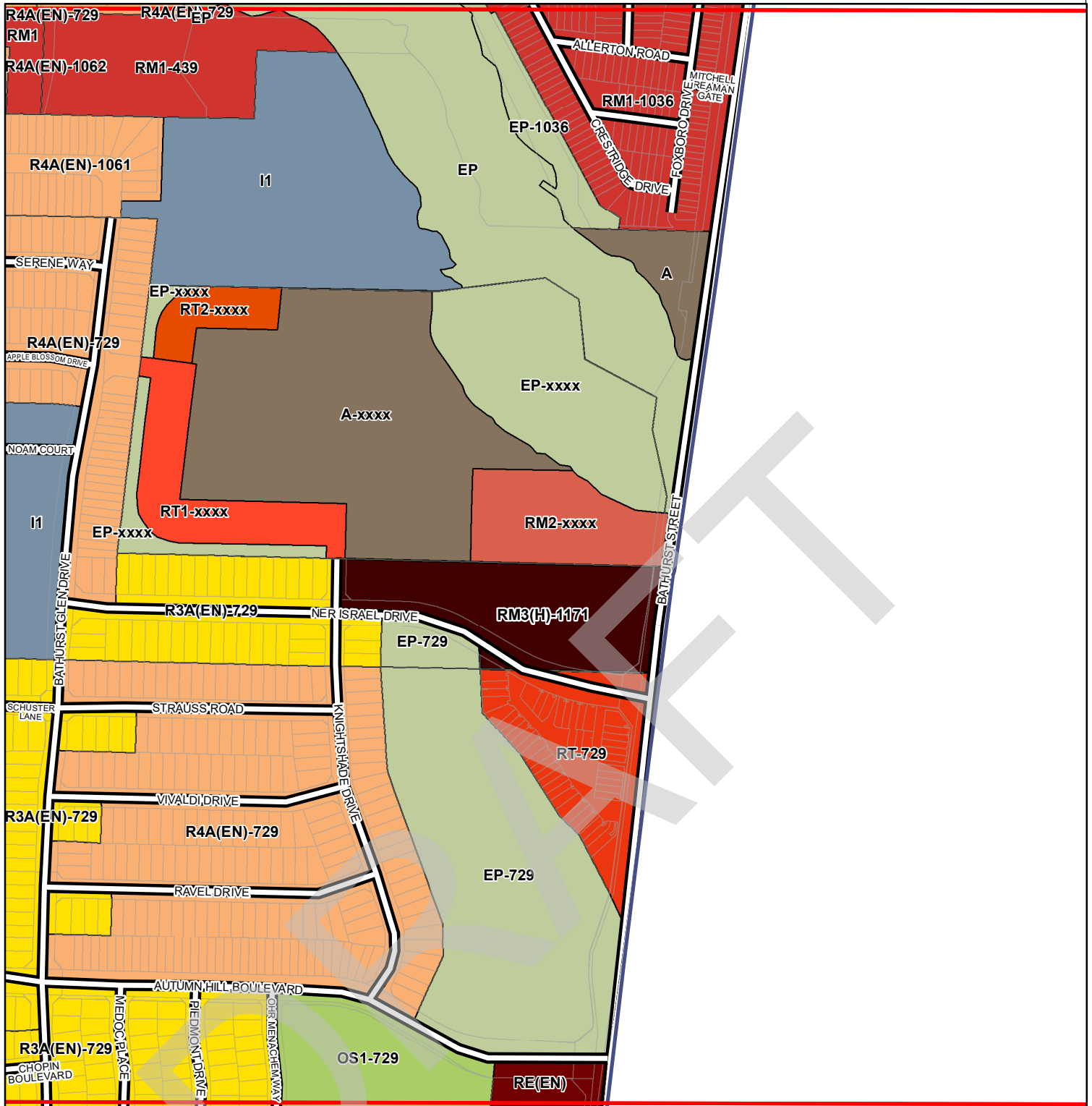
Signing Officers

 Mayor

 Clerk

Zoning By-law 001 - 2021

Schedule A | Map 116



Conservation, Open Space and Agricultural Zones
 A (Agriculture Zone)
 OS1 (Open Space Zone)
 OS2 (Open Space Zone)
 EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones
 V1 (VMC Station Zone)
 V2 (VMC South Zone)
 V3 (VMC Neighbourhood Zone)
 V4 (VMC Employment Zone)

Residential Zones
 R1 (First Density Residential Zone)
 R2 (Second Density Residential Zone)
 R3 (Third Density Residential Zone)
 R4 (Fourth Density Residential Zone)
 R5 (Fifth Density Residential Zone)
 RT (Townhouse Residential Zone)
 RT1 (Townhouse Residential Zone)
 RT2 (Townhouse Residential Zone)
 RM1 (Multiple Unit Residential Zone)

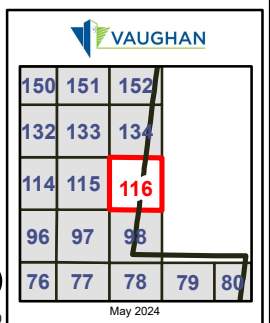
Commercial Zones
 GC (General Commercial Zone)
 NC (Neighbourhood Commercial Zone)
 CC (Convenience Commercial Zone)
 SC (Service Commercial Zone)

Mixed-Use Zones
 LMU (Low-Rise Mixed-Use Zone)
 MMU (Mid-Rise Mixed-Use Zone)

Employment Zones
 EM1 (Prestige Employment Zone)
 EM2 (General Employment Zone)

Other Zones
 EM3 (Mineral Aggregate Operation Zone)
 I1 (General Institutional Zone)
 I2 (Major Institutional Zone)
 U (Utility Zone)
 FD (Future Development Zone)
 PB1 (Parkway Belt Public Use Zone)
 PB2 (Parkway Belt Complementary Use Zone)
 PB3 (Parkway Belt West Recreational Zone)

1:5,000



THIS IS SCHEDULE '2'
 TO BY-LAW 115-2024
 PASSED THE 25TH DAY OF JUNE, 2024

File: Z.21.048
 Related File: OP.21.024
 Location: 8950 Bathurst Street
 Part of Lot 14, Concession 2
 Applicant: 8940 Bathurst Steet Limited
 City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 115-2024

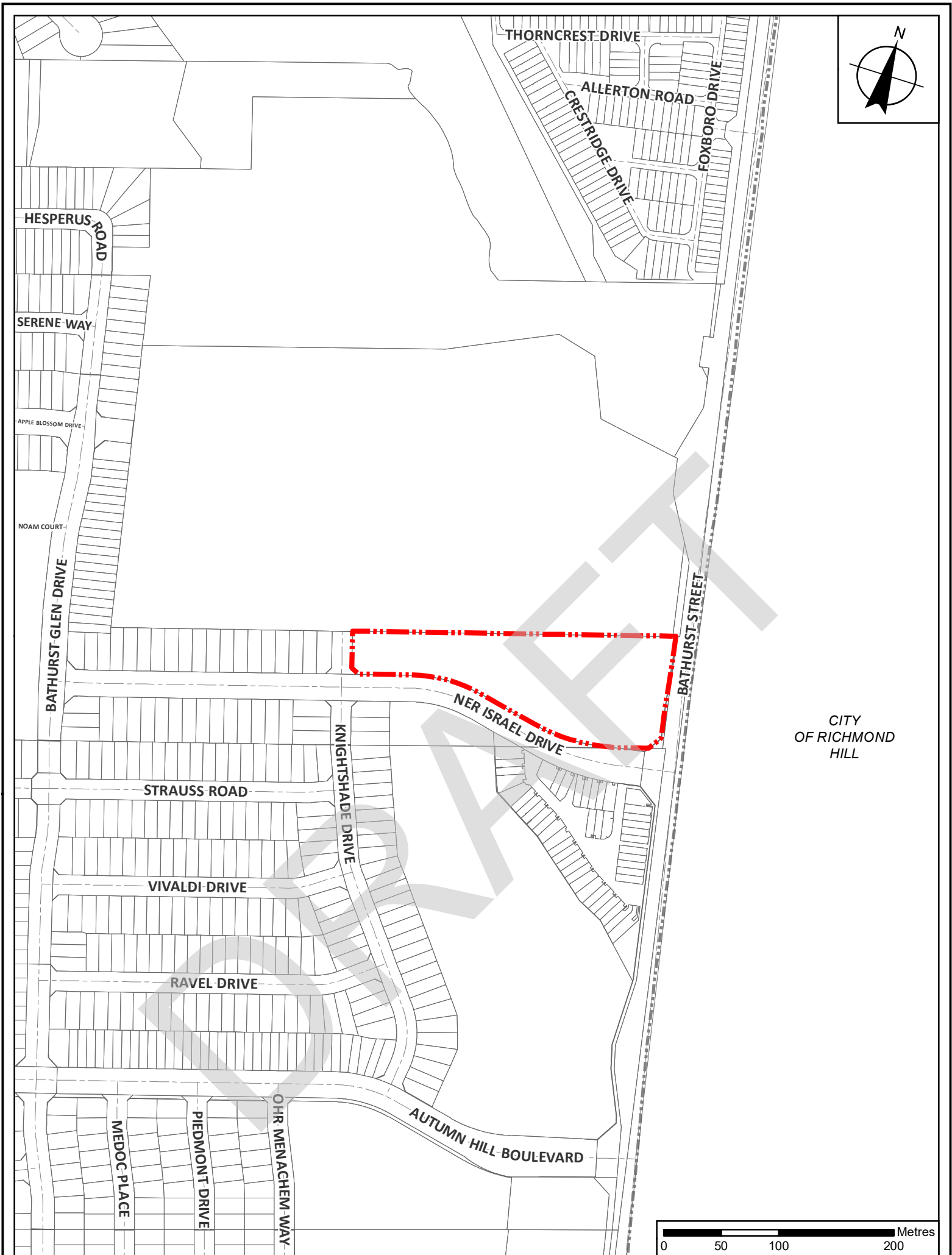
The lands subject to this By-law are located on the northwest corner of Bathurst Street and Ner Israel Drive, being Block 162 on Registered Plan 65M-3808, in Lot 14, Concession 2, City of Vaughan, municipally known as 8950 Bathurst Street.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to rezone the subject lands from "RT Townhouse Zone" subject to site-specific Exception 14.729 Zone to "RM3 Multiple Unit Residential Zone" with the Holding Symbol "(H)" subject to site-specific Exception 14.1171 to permit the development of two mid-rise residential buildings with building heights of 10-storeys and 12-storeys and three blocks of stacked back-to-back townhouse units with building heights of 4-storeys, with the addition of the Holding Symbol "(H)".

The Holding Symbol "(H)" shall not be removed from the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City:

- a) The Owner enters into a Development Agreement, to satisfy all conditions, financial or otherwise, of the City with regard to such matters the municipality may consider necessary including payment of the development levies, the provision of roads, parks, walkways and municipal services, including upgrading the sanitary sewer on Ner Israel Drive, landscaping, road restoration, and fencing. The said agreement shall be registered against the lands to which it applies and to the satisfaction of the City.
- b) The Owner agrees to decommission the existing private Yeshiva Sanitary Sewage Pumping Station, including all external associated wastewater servicing infrastructure, to the satisfaction of the City.
- c) Vaughan Council adopts 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.
- d) The Owner submits a Letter of Credit in the amount of \$125,000.00 to cover costs associated with the Transportation Demand Management Plan.
- e) The Owner pays the Block 10 Trustee the cost sharing obligations to the Block 10 Thornhill Woods Developers Group.
- f) The Owner has addressed the treatment of the adjacent Block 250 in plan 65M-3618 to the satisfaction of the City.

The development will have two driveway accesses on Ner Israel Drive.



CITY
OF RICHMOND
HILL

Location Map To By-Law 115-2024

File: Z.21.048

Related File: OP.21.024

Location: 8950 Bathurst Street
Part of Lot 14, Concession 2

Applicant: 8940 Bathurst Steet Limited
City of Vaughan



Subject Lands