

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 130-2024

A By-law to amend City of Vaughan By-law 1-88, as amended By-law 080-2020 and By-law 009-2021.

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 1-88, as amended by By-law 080-2020 and By-law 009-2021, be and it is hereby further amended by:
 - a) Adding the following to Paragraph 9(1497) A. a) iv) A temporary public amenity space within Land Zoned with the Holding Symbol "(H2)".
 - b) Adding Schedule "E-1628A" on the lands shown as "Subject Lands" on Schedule "1" attached hereto.
 - c) Adding F: Notwithstanding the provisions of
 - a) Subsection (1497) bi) respecting Parking Requirements;
 - b) Subsection 9(1497) fi) respecting minimum Amenity Areas;
 - c) Subsection (1497) hi), hii), hiv), respecting Residential Zone Requirements;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1628A":

- ai) The residential vehicle parking rate shall be a minimum of 0.65 spaces/unit;
- a ii) A long-term bicycle parking space required for a dwelling unit shall be required to be located within the following areas of a building:
 - i) Within the ground floor area; or
 - ii) On the 2nd-storey or mezzanine within the ground floor area; or
 - iii) On the first or second level located below grade.
 - iv) Bicycle parking may be provided in one level increments below grade commencing with the third level below grade and moving down, provided that a combined minimum of 50% of the parking area for the first and second parking levels below grade are dedicated to long-term bicycle parking space;
- a iii) Long term residential bicycle parking shall be provided at a rate of 0.8 spaces/unit; and short-term residential bicycle parking shall be provided at a rate of 0.2 spaces/unit;
- bi) The minimum required total indoor and outdoor amenity area shall be 6,602.7 m²;
- ci) The minimum setback to the Opens Space Zone along Highway 7 shall be 0 m;
- cii) A minimum of 52.6% of the building frontage facing an arterial or collector street (Street 'B' only, as per E-1628A), shall consist of the uses identified in paragraph (1497) gi);
- ciii) The minimum tower separation between Tower A and B shall be 19.5 m; and between Tower B and C shall be 21.9 m;
- civ) The maximum permitted building height shall be 37-storeys (124m);
- cv) The minimum tower setback on top of a podium shall be 0 m;
- cvi) The maximum permitted number of dwelling units shall be 1,322 units;
- cvii) The maximum extension of the cantilevered portion of Building B into the OS5 Zone shall be 2.74 m;”

- c) Adding Schedule “E-1628A” attached hereto as Schedule “1”.
 - d) Deleting Key Map 3B and substituting therefor Key Map 3B attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

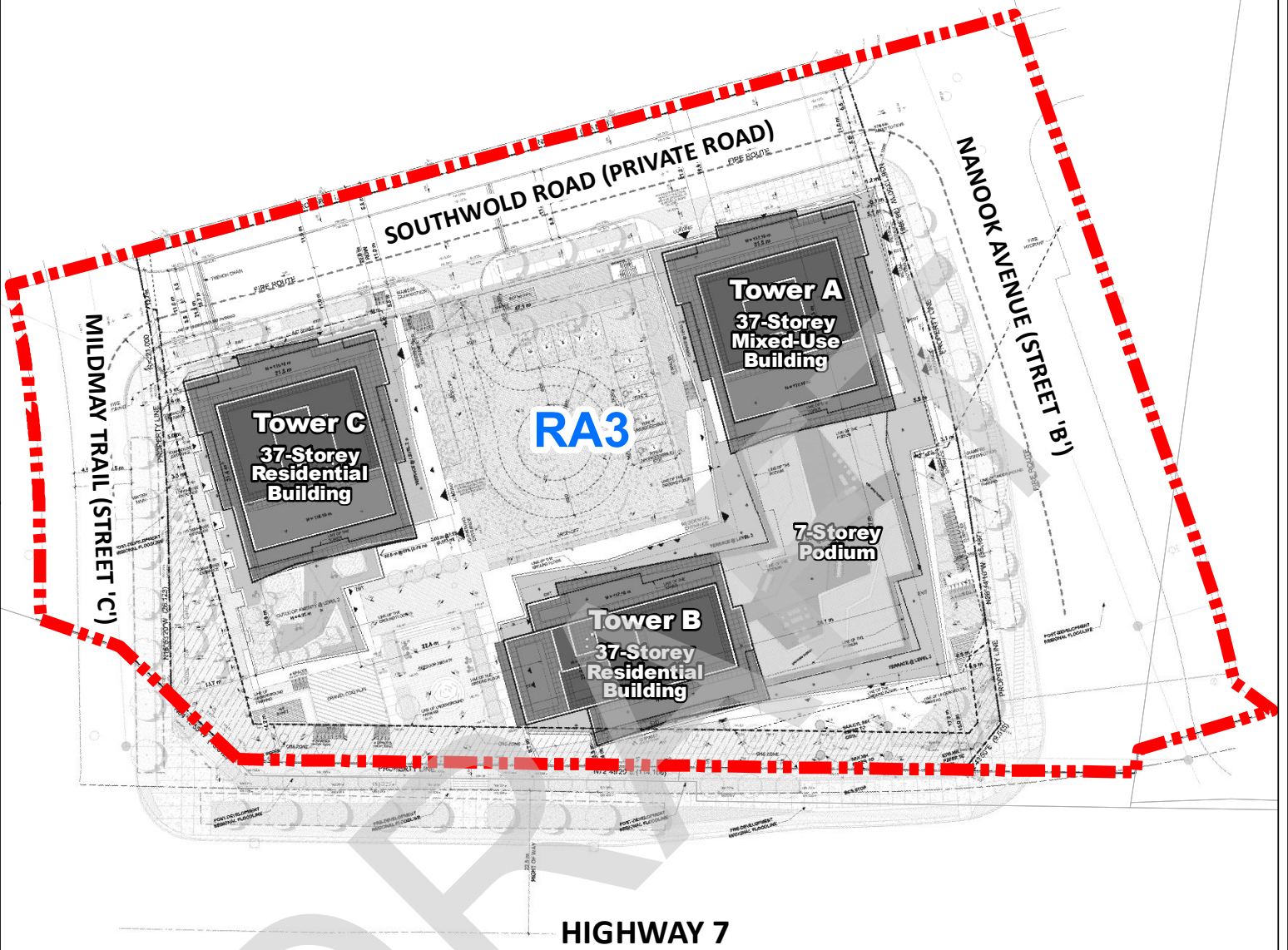
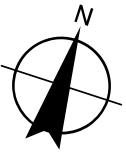
Voted in favour by City of Vaughan Council this 25th day of June, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

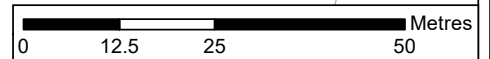
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Authorized by Item No.5 of Report No.25 of the Committee of the Whole.
Report adopted by Vaughan City Council on June 25, 2024.
City Council voted in favour of this by-law on June 25, 2024.
Approved by Mayoral Decision MDC 008-2024 dated June 25, 2024.
Effective Date of By-Law: June 25, 2024



THIS IS SCHEDULE 'E-1628A'
TO BY-LAW 1-88
SECTION 9(1497)

 SUBJECT LANDS



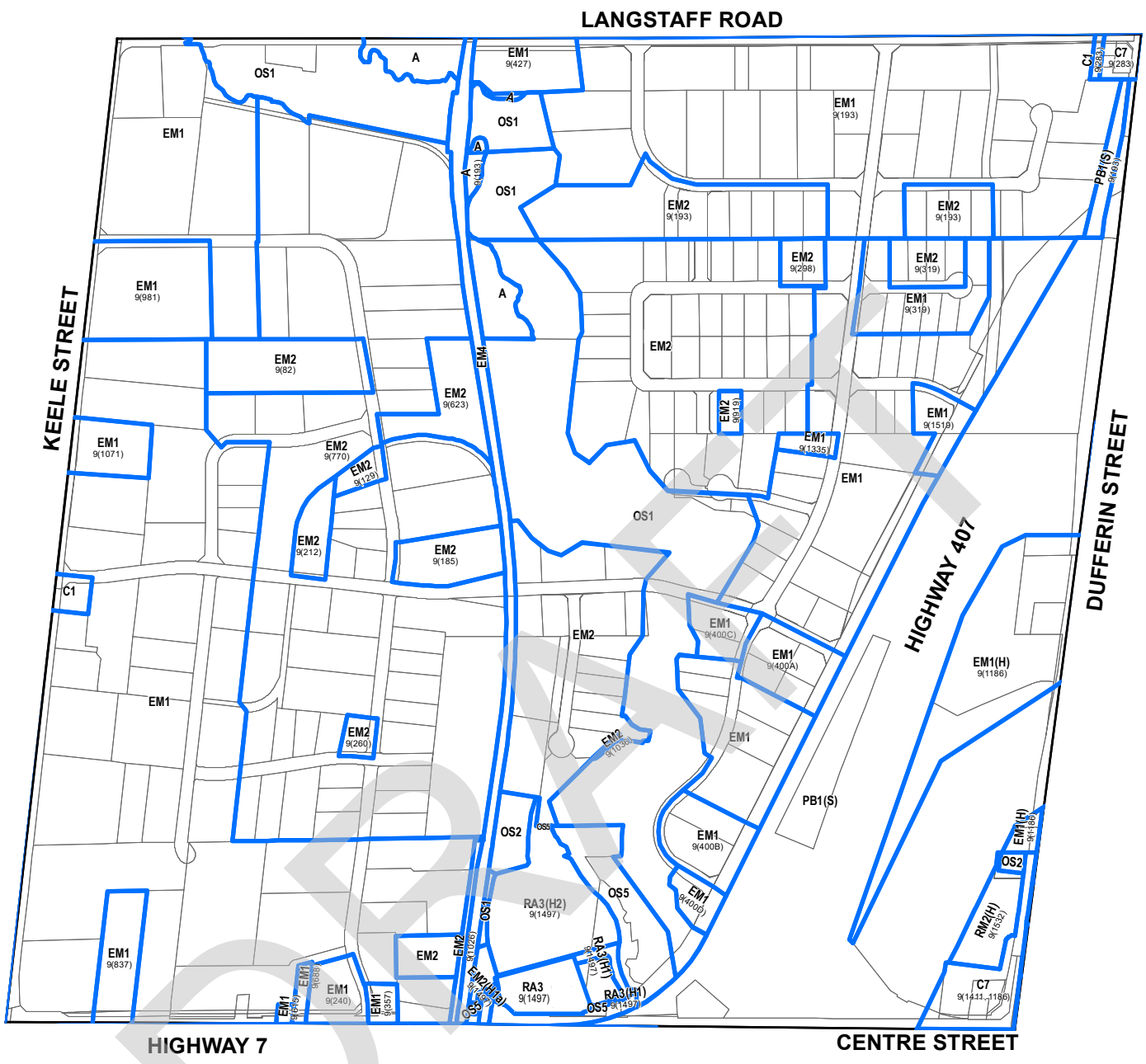
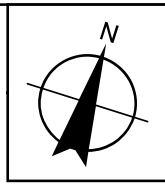
THIS IS SCHEDULE '1'
TO BY-LAW 130-2024
PASSED THE 25TH DAY OF JUNE, 2024

FILE: Z.24.006
RELATED FILE: OP.24.002
LOCATION: Part of Lots 6 and 7, Concession 3
1860 Highway 7
APPLICANT: 2678463 Ontario Ltd. (Cortel Group)
CITY OF VAUGHAN

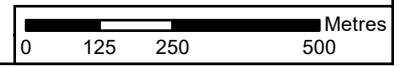
SIGNING OFFICERS

MAYOR

CLERK



**KEY MAP 3B
BY-LAW 1-88**



**THIS IS SCHEDULE '2'
TO BY-LAW 130-2024
PASSED THE 25TH DAY OF JUNE, 2024**

FILE: Z.24.006
RELATED FILE: OP.24.002
LOCATION: Part of Lots 6 and 7, Concession 3
 1860 Highway 7
APPLICANT: 2678463 Ontario Ltd. (Cortel Group)
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

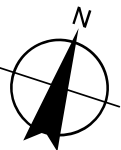
CLERK

SUMMARY TO BY-LAW 130-2024

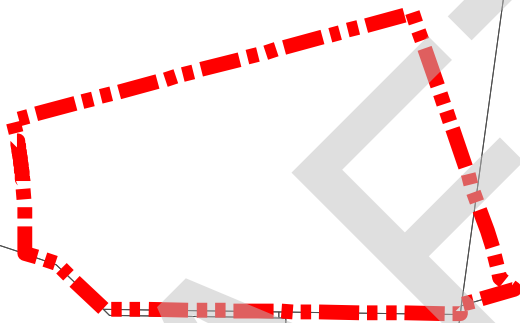
The lands subject to this By-law are located on the north side of Highway 7, municipally known as 1890 Highway 7, in Part of Lot 6, Concession 3, City of Vaughan.

The purpose of this by-law is to increase the permitted building height to 37-storeys and permit a maximum of 1,322 units along with the required zoning exceptions to implement the Development.

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NORTH RIVERMEDE ROAD

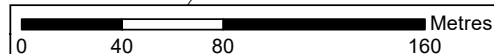


HIGHWAY 7

GEMMA COURT

HARTLEY COURT

HIGHWAY 407



LOCATION MAP TO BY-LAW 130-2024

FILE: Z.24.006

RELATED FILE: OP.24.002

LOCATION: Part of Lots 6 and 7, Concession 3
1860 Highway 7

APPLICANT: 2678463 Ontario Ltd. (Cortel Group)

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Subject Lands