

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 129-2024

A By-law to amend City of Vaughan By-law 001-2021, 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 001-2021, as amended, be and it is hereby further amended by:
 - a) Adding the following E-Schedule to Figure E-“E-1628A”
 - b) Adding the following wording to the end of sentence 14.1114.2.1 “...as shown on Schedule E-1628”
 - c) Amending Sections 14.1114.2 and 14.1114.3 to add the following provisions:

14.1114.2 Lot and Building Requirements
11. The following additional provisions shall apply to the “Subject Lands”, as shown on Figure “E-1678A: <ol style="list-style-type: none">a. The required minimum <u>rear yard</u> shall be 1.2 m.b. The minimum <u>tower separation</u> distance between Tower A and B shall be 19.5 m, and shall be 21.9 between Tower B and C.c. The minimum <u>tower setback</u> on top of a <u>podium</u> shall be 0 m.

- d. A minimum of 52% 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 gi) of 14.1114.2.3.
- e. A cantilevered portion of Building B may extend a maximum of 2.74 m over the EP Zone.
- f. Short-Term bicycle parking spaces, exterior stairways, terraces, and balconies are permitted in the EP Zone.
- g. The minimum podium height of Tower C shall be 6.85 m and the maximum podium height of Towers A and B shall be 25.5 m.
- h. The maximum permitted elevator overrun shall be 6.5 m;
- i. Access stairs are permitted to encroach a maximum of 3.8 m into the minimum required front yard.

The maximum tower floor plate for Tower A shall be 943.7 m² and 943.7 m² for Tower C.

- j. The maximum height shall be 124 m.
- k. The maximum permitted number of dwelling units shall be 1,322 units.
- l. The minimum landscape strip width abutting the Environmental Protection Zone may be 0 m along the most northernly portion.
- m. The minimum total amenity area shall be 6,602.7 m².

14.1114.3 Parking

41. The following additional provisions shall apply to the "Subject Lands" as shown on Figure "E-1628A".

- a. The minimum residential parking rate shall be 0.65 spaces per dwelling unit.
- b. The minimum barrier-free parking space length shall be 5.7 m.
- c. The long-term residential bicycle parking space rate shall be 0.8 spaces per dwelling unit.
- d. The short-term residential bicycle parking space rate shall be 0.2 spaces per dwelling unit.
- e. 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.

14.1114.3 Figures

Figure E-1628A

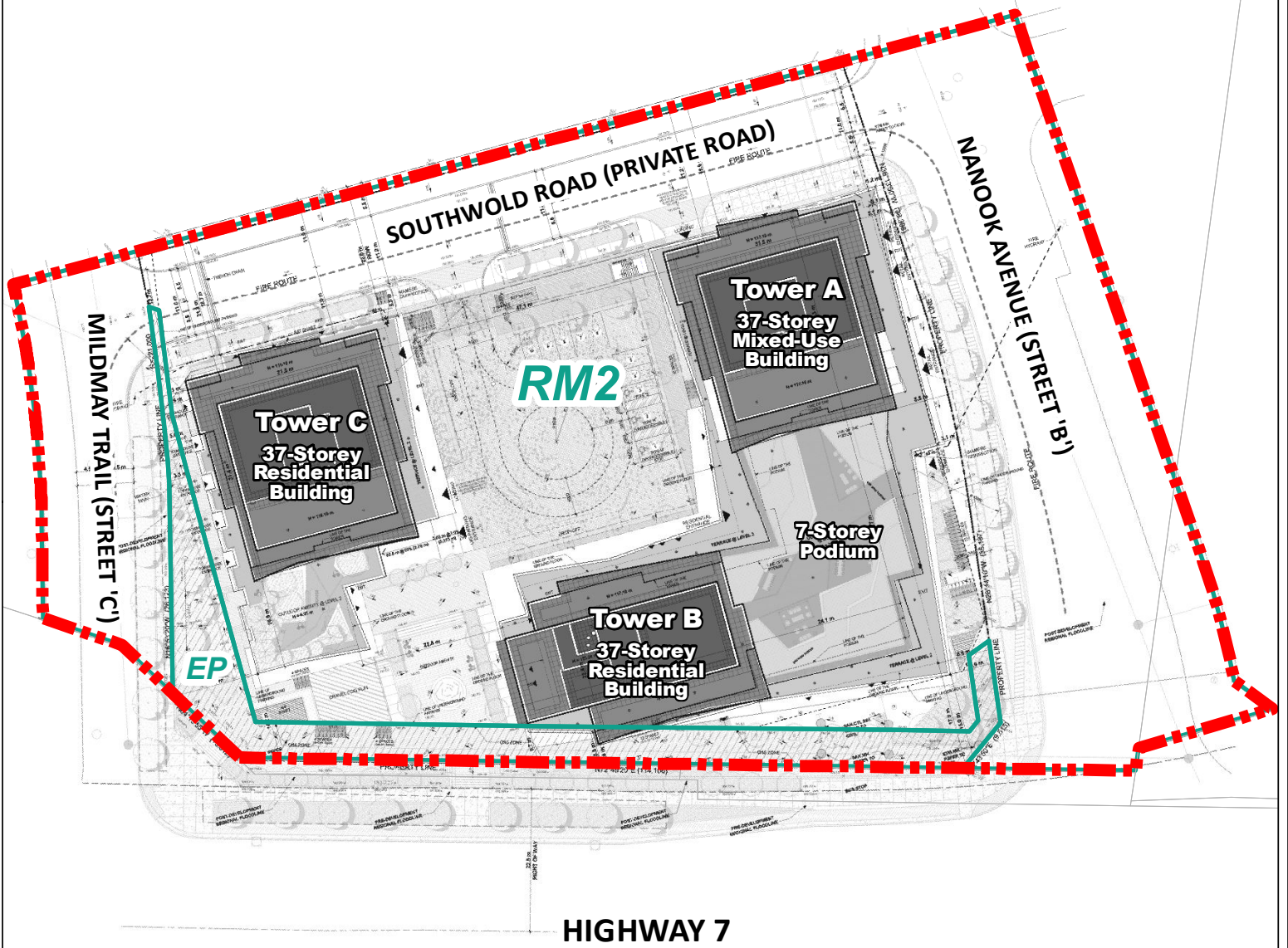
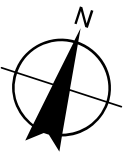
- a) Schedule "1" shall be and hereby form part of this By-law.
- 2. Schedules "1" shall be and hereby form part of this By-law.

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

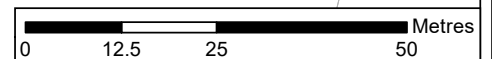
Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 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 FIGURE 'E-1628A'
TO BY-LAW 001-2021
SECTION 14.114



**THIS IS SCHEDULE '1'
TO BY-LAW 129-2024
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

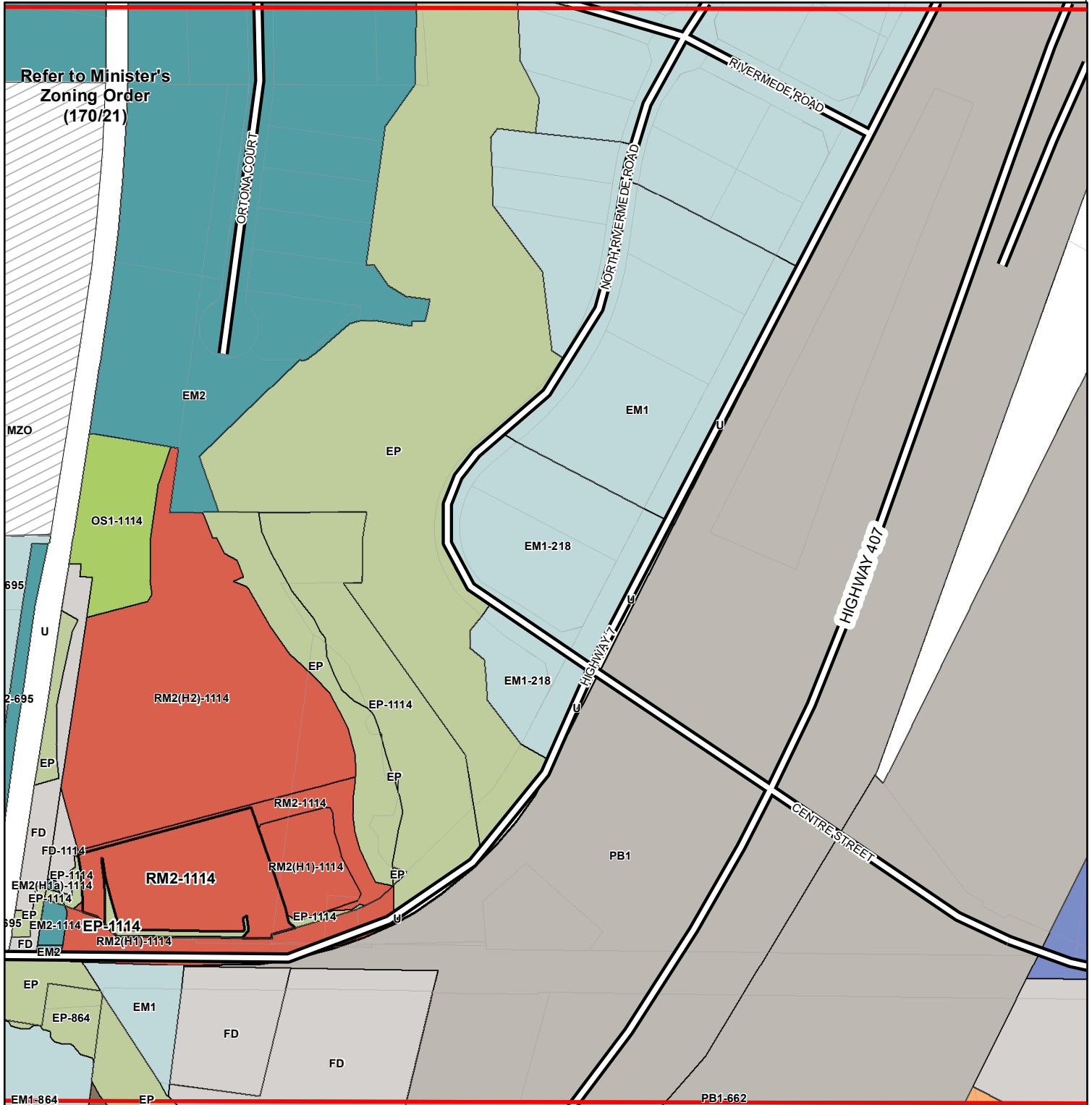
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 55



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)
- RT1 (Townhouse Residential Zone)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate 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)
- EM3 (Mineral Aggregate Operation Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)
- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)

Other Zones

- 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)
- These Lands shall not be subject to Zoning By-law 001-2021

VAUGHAN

93	94	95	96	97
73	74	75	76	77
53	54	55	56	57
33	34	35	36	37
13	14	15	16	17

1:5,000
June, 2024

**THIS IS SCHEDULE '2'
TO BY-LAW 129-2024
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 Ontartio Ltd. (Cortel Group)

CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

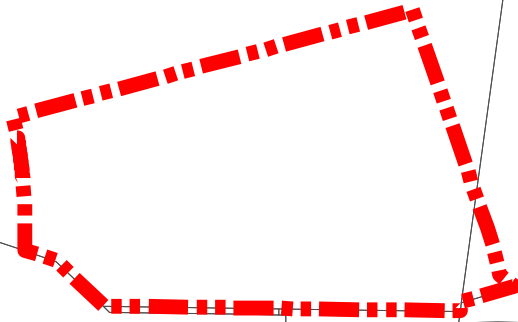
SUMMARY TO BY-LAW 129-2024

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, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 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.



NORTH RIVERMEDE ROAD

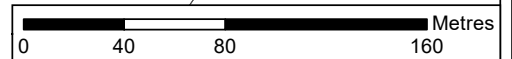


HIGHWAY 7

GEMMA COURT

HARTLEY COURT

HIGHWAY 407



LOCATION MAP TO BY-LAW 129-2024

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



Subject Lands