

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 099-2019

A By-law to amend City of Vaughan By-law 1-88.

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 an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

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 RA3 (H) to RA3 Apartment Residential Zone, in the manner shown on the said Schedule “1”.
 - b) Deleting Schedule “E-1203” and substituting therefor the Schedule “E-1203” attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “1”, and effectively zoning the Subject Lands, RA3 Apartment Residential Zone.
 - c) Deleting Schedule “E-1534” and substituting therefor the Schedule “E-1534” attached hereto as Schedule “3”, thereby deleting the Holding Symbol “(H)”.
 - c) Deleting Key Map 3E and substituting therefor the Key Map 3E attached hereto as Schedule “4”.
 - d) Deleting A. of Exception Paragraph 9(1407) and replacing it with the word “DELETED”.
 - e) Deleting D. sentence a) in Exception Paragraph 9(1407) and replacing with the following:
 - “a) Section 2.0 respecting the Definition of a Lot, Lot Line, Front, Parking Space and Storey;”;
 - f) Adding D. sentence aiv) in alphanumerical sequence to Exception Paragraph 9(1407) as follows:
 - “aiv) No part of the parking levels shall be considered a storey;”;
 - g) Deleting D. sentence ci) in Exception Paragraph 9(1407) and replacing with the following:
 - “ci) The minimum landscape strip widths shall be as follows:
 - 3 m along a lot line abutting Eagle Rock Way except where it abuts the westerly tower, a minimum width shall be 1 m;
 - 3 m along a site triangle;
 - 3 m along Troon Avenue;
 - 1 m along a street line adjacent to the loading area/ garage enclosure;

- stairs, bicycle racks and transformers are permitted to be located within the landscape strip;”;

h) Deleting D. sentence giv) in Exception Paragraph 9(1407) and replacing with the following:

“giv) The minimum front yard setback shall be as follows:

- 3 m for Block 34;
- 3 m for Block 35 except 1 m where it abuts the westerly tower;
- stairs and canopies are permitted to encroach;”;

i) Deleting D. sentence gvi) in Exception Paragraph 9(1407) and replacing with the following:

“gvi) The minimum interior side yard setback shall be as follows:

- 3 m;
- 0 m to the west side (Block 35) abutting the westerly lot line;”;

j) Adding D. sentence gix) in alphanumerical sequence to Exception Paragraph 9(1407) as follows:

“gix) The maximum building height for the westerly tower of Block 35 shall not exceed 57 m including the parapet wall beyond the roof surface);”;

k) Adding D. sentence gx) in alphanumerical sequence to Exception Paragraph 9(1407) as follows:

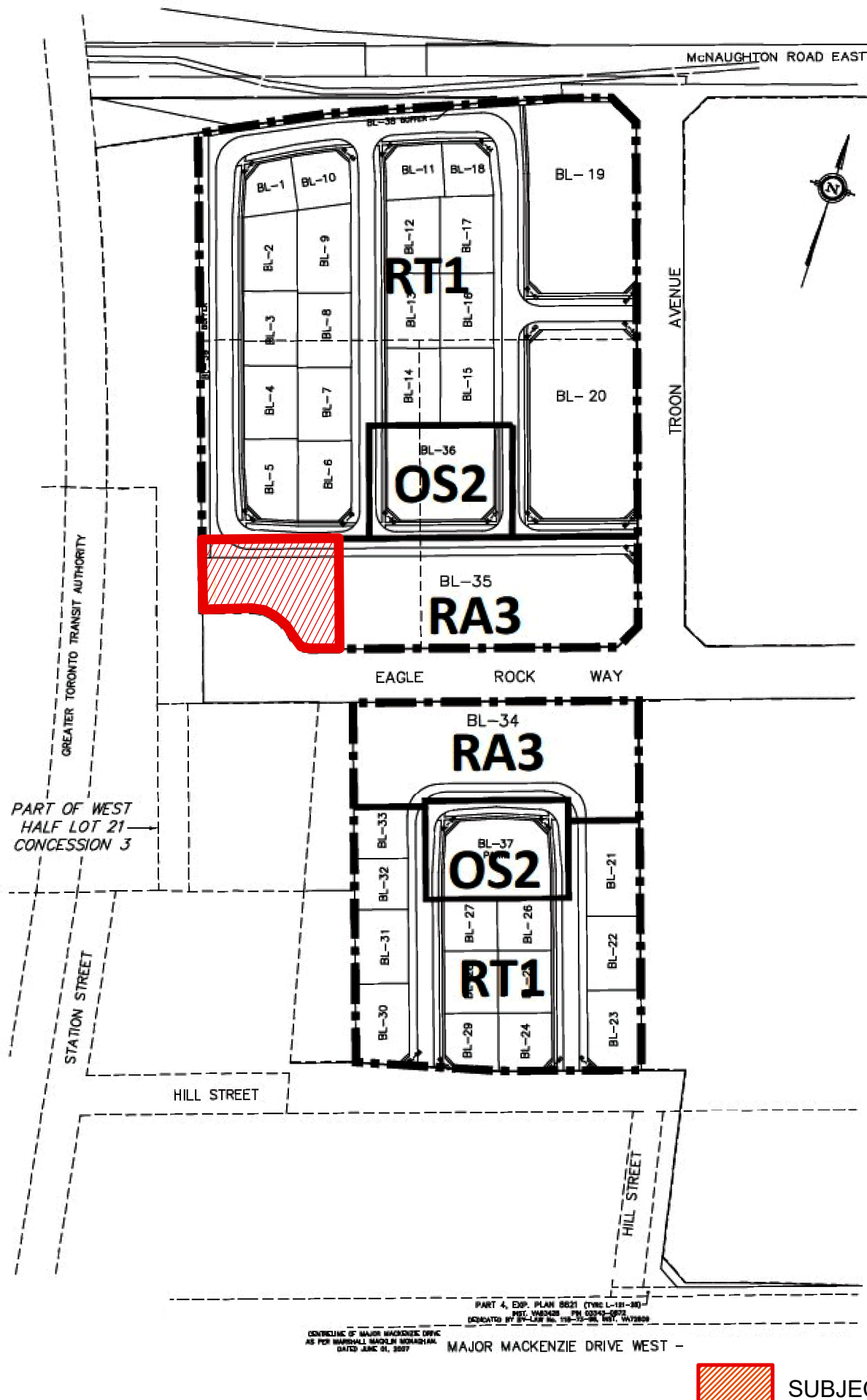
“gx) The maximum height on the subject lands shall be 16-storeys; thereby the maximum height shall be increased from 6-storey to 16-storey, subject to the Owner entering into an Agreement with the City of Vaughan pursuant to Section 37 of the *Planning Act*, which requires the Owner to file with the City of Vaughan a Letter of Credit in the amount of Two Hundred and Seventy Three Thousand Dollars (\$273,100.00). The \$273,100.00 will be used to secure the enhancements such as improvements to hardscaping, seat walls, site furnishing, pedestrian lighting and entrance, valued at \$101,750.00 for the park located north of the subject lands (fronting on Salterton Circle) and \$96,350.00 for the park located south of Glengarry Crescent and a public art monument feature (\$75,000.00) fronting on Eagle Rock Way.”

2. Schedules “1”, “2”, “3” and “4” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 12th day of June, 2019.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



THIS IS SCHEDULE '1'
TO BY-LAW 099-2019
PASSED THE 12TH DAY OF JUNE, 2019

FILE: Z.18.029

RELATED FILES: OP.18.017 & DA.18.069

LOCATION: PART OF LOT 21, CONCESSION 3

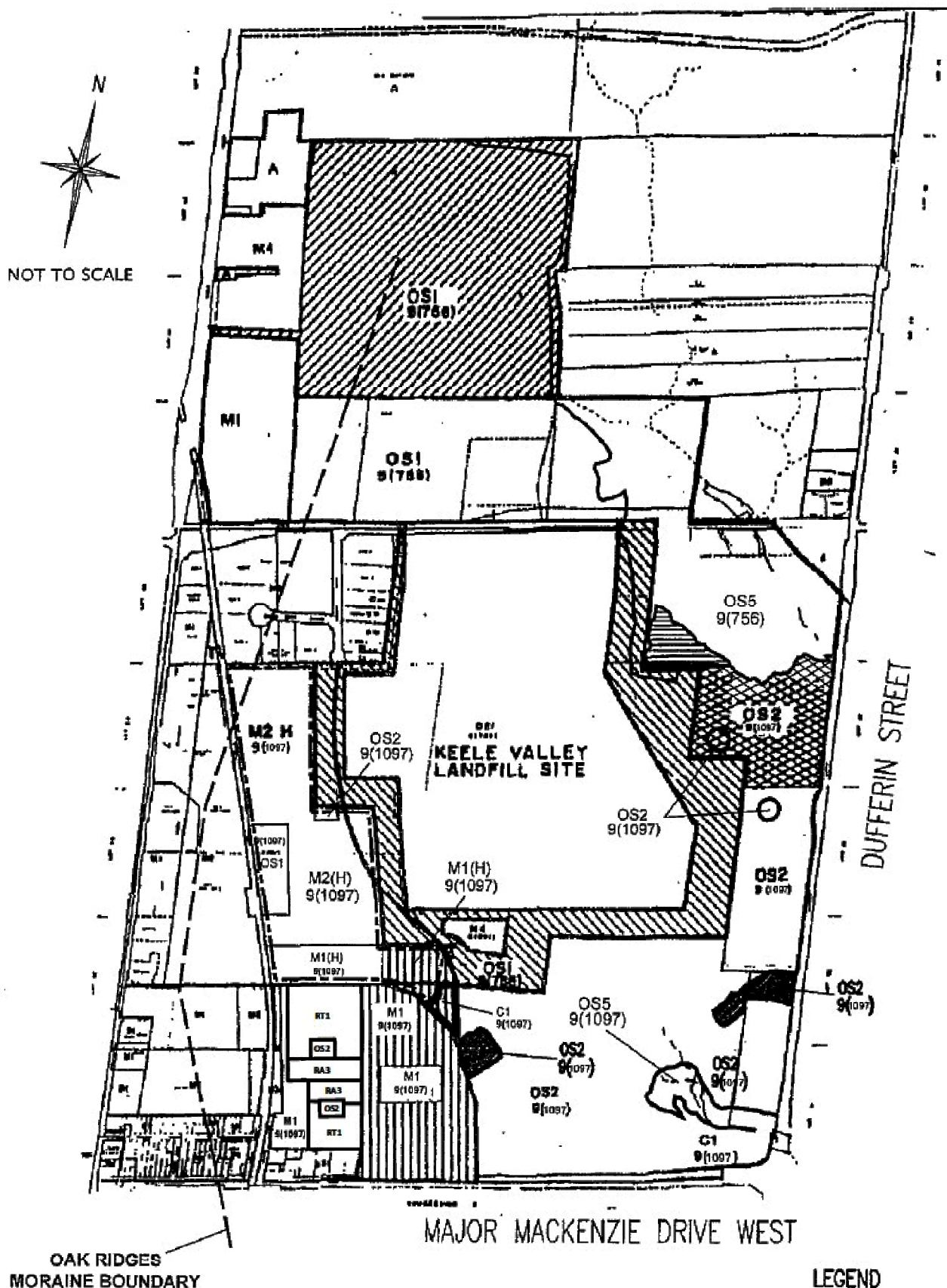
APPLICANT: YORK MAJOR HOLDINGS INC.

CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK



THIS IS SCHEDULE 'E-1203'
TO BY-LAW 1-88
SECTION 9(1097)

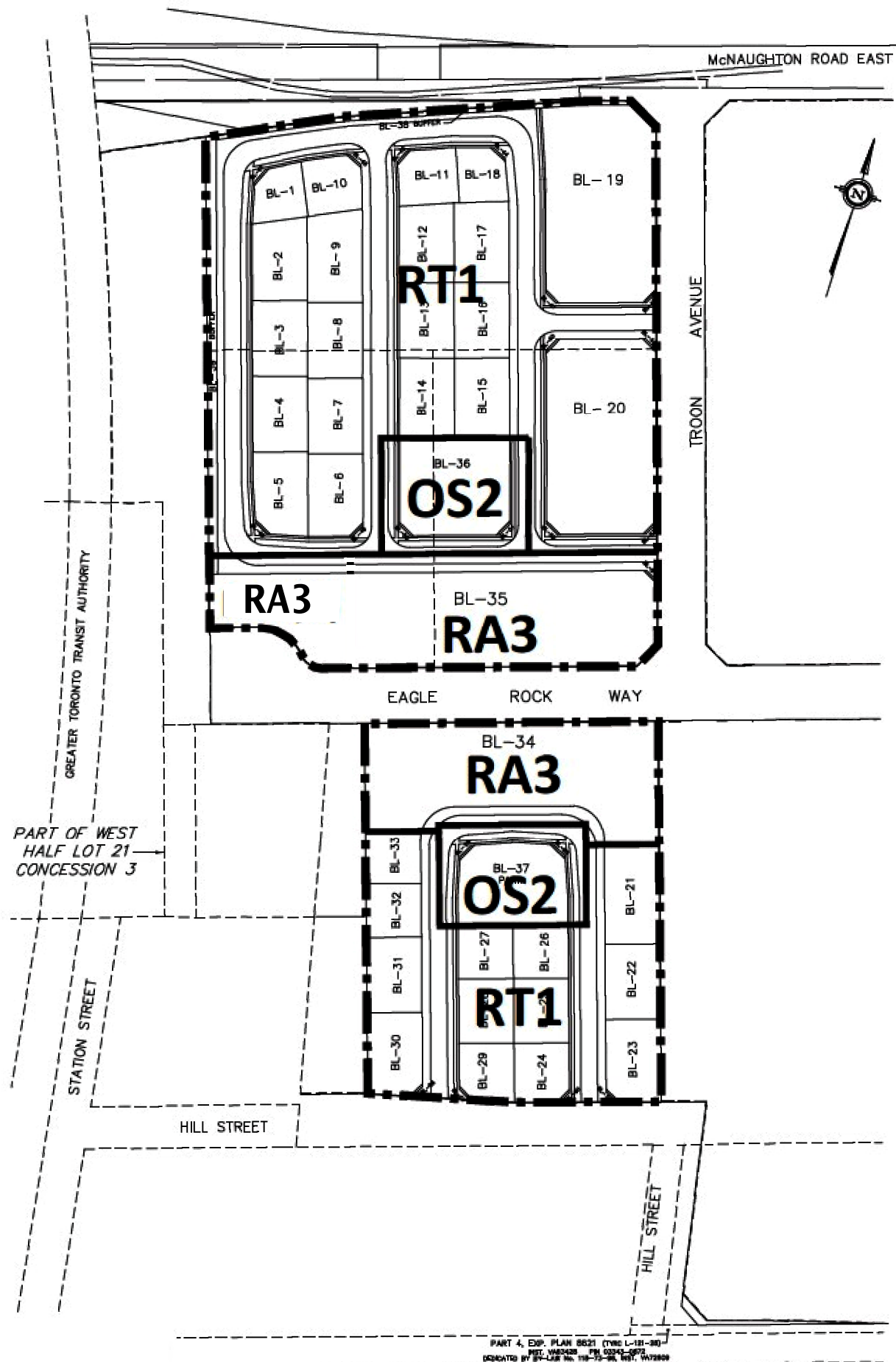
THIS IS SCHEDULE '2'
TO BY-LAW 099-2019
PASSED THE 12TH DAY OF JUNE, 2019

FILE: Z.18.029
RELATED FILES: OP.18.017 & DA.18.069
LOCATION: PART OF LOT 21, CONCESSION 3
APPLICANT: YORK MAJOR HOLDINGS INC.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK



THIS IS SCHEDULE 'E-1534'
TO BY-LAW 1-88
SECTION 9(1407)

CONTINUANCE OF MAJOR MACKENZIE DRIVE
AS PER MARSHALL MAPLEBY SUBDIVISION
DATED JUNE 01, 2007 MAJOR MACKENZIE DRIVE WEST – REGION ROAD No. 25

SUBJECT LANDS

THIS IS SCHEDULE '3'
TO BY-LAW 099-2019
PASSED THE 12TH DAY OF JUNE, 2019

FILE: Z.18.029
RELATED FILE: OP.18.017 & DA.18.069
LOCATION: PART OF LOT 21, CONCESSION 3
APPLICANT: YORK MAJOR HOLDINGS INC.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

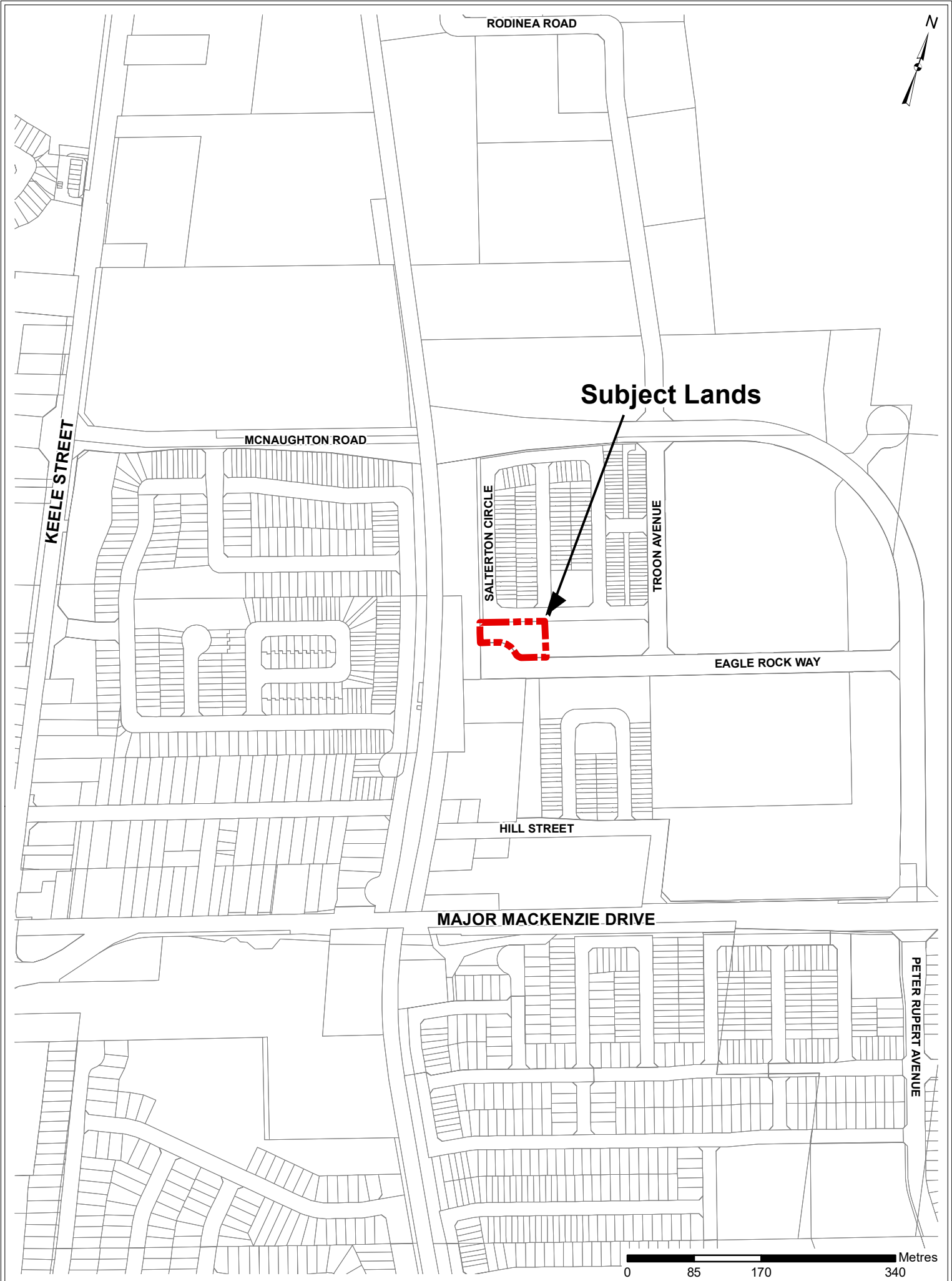
SUMMARY TO BY-LAW 099-2019

The lands subject to this By-law are located on the north side of Eagle Rock Way, west of Troon Avenue and are known municipally as 120 Eagle Rock Way, being the westerly Part of Block 35, on Registered Plan 65M-4477, in Part of Lot 21, Concession 3, City of Vaughan.

The purpose of this by-law is rezone the lands to this By-law from “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)” subject to site-specific Exception 9(1407) to “RA3 Apartment Residential Zone” subject to site-specific Exception 9(1407), thereby lifting the “(H)” Holding Symbol with additional exceptions to the following:

- Building height
- Structure setbacks
- Definition of a storey
- Landscape strip

This By-law and the exceptions contained herein are required to facilitate the development of the subject lands with a 16-storey mixed-use apartment building along with density bonusing provisions in accordance with a Section 37 Agreement.



LOCATION MAP TO BY-LAW 099-2019

FILE: Z.18.029
RELATED FILES: OP.18.017 & DA.18.069
LOCATION: PART OF LOT 21, CONCESSION 3
APPLICANT: YORK MAJOR HOLDINGS INC.
CITY OF VAUGHAN