

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 105-2019**

**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 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 Apartment Residential Zone, C2 General Commercial Zone, C5 Community Commercial Zone, OS2 Open Space Park Zone and T Transportation Zone to RA3 Apartment Residential Zone, RA5 High Density Residential - Town Centre Zone with the Holding Symbol “(H)”, C2 General Commercial Zone, C5 Community Commercial Zone, OS2 Open Space Park Zone and T Transportation Zone, in the manner shown on the said Schedule “1”.
  - b) Deleting Exception Paragraph 9(480) in its entirety and replacing it with the following Exception Paragraph 9(480);

“9(480) Notwithstanding the provisions of:

    - a) Section 2.0 regarding definitions;
    - b) Paragraph 3.8(a) regarding parking requirements;
    - c) Paragraph 3.8(g) regarding width of access driveways to parking areas;
    - d) Paragraph 3.9(d) regarding location of loading spaces;
    - e) Subsection 3.13 regarding minimum landscaped area;
    - f) Subsection 3.21 regarding frontage on a public street;
    - g) Clause 4.1.4(b) regarding landscaping of parking areas for multiple family dwellings;
    - h) Paragraph 4.1.7 regarding uses permitted in all Residential Zones;
    - i) Paragraph 5.1.1 regarding minimum landscaped area for Commercial Zones;
    - j) Subsection 5.3 regarding uses permitted in a C2 General Commercial Zone;
    - k) Subsection 5.6 regarding uses permitted in a C5 Community Commercial

Zone;

- l) Subsection 7.3 regarding the uses permitted in an OS2 Open Space Park Zone;
- m) Schedule 'A' regarding zone standards;
- n) Subsection 4.12 respecting uses permitted in the RA3 Apartment Residential Zone;
- o) Section 4.1.6 "Minimum Amenity Area";
- p) Subsection 4.14 respecting uses permitted in the RA5 High Density Residential - Town Centre;
- q) Schedule "A4" regarding zone standards for the RA5 High Density Residential - Town Centre;
- r) Subsection 3.8.2 respecting Bicycle Parking in the Vaughan Metropolitan Centre;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedules E-529, E-529A, and E-529B:

ai) DEFINITIONS

The definitions in Section 2.0 continue to apply unless replaced in this paragraph.

AUTOMOBILE WASHING ESTABLISHMENT - Means a building for the commercial washing or cleaning of motor vehicles.

AUTOMOTIVE RETAIL STORE - Means an establishment primarily engaged in the retail of vehicle parts accessories and tools where accessory uses may include service bays for performing specialized automotive related work of a minor nature.

CLUB - Means a building or part of a building that is used as a meeting place for an organization and may include a lodge or a labour/union hall.

DWELLING UNIT - Means a room or a suite of two (2) or more rooms, in which sanitary conveniences are provided and in which facilities are provided for cooking or the installation of cooking equipment.

LOT COVERAGE - Means the percentage of the lot area covered by all buildings and structures above ground level including accessory buildings.

LOT FRONTAGE - Means the distance between the side lot lines of a lot measured at right angles to the lot centre line at a point on the line six (6) metres back from the street line. The "lot centre line" means a line joining the midpoints of the front and rear lot lines.

LOT LINE, FRONT - Means the line that divides the lot from the street or reserve which abuts the street, provided that in the case of a corner lot, the shorter lot line that so abuts the street or reserve which abuts the street is

deemed to be the front lot line and provided further that in the case of a corner lot which has an abutting sight triangle the centre point of the lot line abutting the sight triangle shall be deemed to be the point of intersection of the front and side lot lines. Where both lot lines are of equal length or where the lot abuts more than two (2) streets or reserves which abut streets, the front lot line shall be the line facing the main entrance of the building.

LOT LINE, REAR - Means the lot line most nearly opposite the front lot line.

OFFICE BUILDING - Means a building or part of a building used for office purposes and which may include retail establishments, provided the retail use shall only be located on the ground floor of the premises.

OPEN STORAGE - Means the storage of any goods, materials, machinery, vehicles, lumber or similar items other than in a wholly enclosed building.

PARKING SPACE - Means an area measuring at least 2.7 metres by 5.4 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and may include a private garage or carport and private driveway leading thereto. Notwithstanding the above, a PARKING SPACE for the lands shown on Schedule "E-529B" shall mean an area measuring at least 2.7 metres by 5.8 metres, exclusive of any aisles or ingress and egress lanes, used for temporary parking of motor vehicles, and may include a private garage or carport and private driveway leading thereto.

PLACE OF ENTERTAINMENT - Means a motion picture or other theatre, arena, auditorium, public hall.

SCHOOL, COMMERCIAL - Means a school conducted for hire or gain other than an academic school.

SERVICE OR REPAIR SHOP - Means a building or part of a building, not otherwise classified or defined in this By-law and whether conducted in conjunction with a retail shop or not, for the servicing or repairing of articles, goods or materials and includes an appliance store, auto and tire supply, dry cleaners, electrical store, plumber, radio and television sales, sign painter and tool sharpener, but does not include the manufacture of articles, goods or materials.

SHOPPING CENTRE - Means a group of commercial establishments designed, developed and managed as a unit by a single owner or tenant, a group of owners or tenants as distinguished from a business area comprising unrelated individual commercial establishments.

STORE, RETAIL - Means a building or part of a building where goods, wares, merchandise, substances, articles or things are offered or kept for

sale directly to the public at retail.

**SUPERMARKET** - Means a retail commercial establishment or more than 1000 square metres of commercial floor area and which is used primarily for the sale of food.

**USE, ACCESSORY** - Means a use naturally and normally incidental, subordinate to and devoted primarily to the main use on the same lot.

**WAREHOUSING, RETAIL** - Means commercial warehousing establishments and showrooms for furniture, furnishings, floor covering, appliances, hardware, wall coverings and all similar uses, in which the goods are both stored and sold to the public at retail, but shall not include a supermarket.

**YARD** - Means an open, uncovered space lying between the lot line and the nearest part of any building or structure or open storage space.

**YARD, REAR** - Means the yard extending across the full width of the lot between the rear lot line of the lot and the nearest wall of any building, structure or open storage use on the lot.

- aii) The following provisions shall apply to the lands zoned RA5 High-Density Residential - Town Centre Zone on Schedules “E-529” and “E-529D”:

**BUILDING HEIGHT** - means the vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance); and

- i) in the case of a flat roof, the highest point of the roof surface;
- ii) in the case of a mansard roof, the highest point on the roof surface;
- iii) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof;

exclusive of any accessory roof construction such as a chimney, tower, steeple, elevator, mechanical room, mechanical room decorative screening or television antenna.

**HAND CAR WASH AND DETAILING ESTABLISHMENT** - means a use located in an underground parking garage for the washing and detailing of motor vehicles for a fee by hand and does not include a mechanical and automated car wash.

**MOTOR VEHICLE SALES ESTABLISHMENT** - means a building or part of a building used only for the sale and display of motor vehicles, and shall not include the sale of automotive parts, accessories, mechanical repairs and auto body repairs and the outdoor display of vehicles.

PARKING SPACE – Means a rectangular area measuring at least 2.7 m by 5.7 m, exclusive of any aisles or ingress or egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.

bi) The minimum parking requirements in Paragraph 3.8(a) shall continue to apply unless replaced in this paragraph. The minimum parking to be provided is:

Apartment Building	1.25 parking spaces per unit plus 0.25 visitor parking spaces per unit; <u>however</u> , the lands shown on Schedule “E-529B” shall be permitted a minimum of 1.1 parking spaces per unit plus 0.20 visitor parking spaces per unit
Eating Establishment within a stand alone building	8.0 spaces per 100 m <sup>2</sup> GFA
Eating Establishment, Take-out within a stand alone building	4.0 spaces per 100 m <sup>2</sup> GFA
Medical Office	3.0 parking spaces per 100 m <sup>2</sup> GFA
Office Building	2.0 parking spaces per 100 m <sup>2</sup> GFA or part thereof devoted to office uses
Places of Assembly (including Arena, Community Curling Rinks, Skating Arenas, Cinemas, Theatres, Auditoriums, Stadiums, Health Clubs, Public Halls, Church)	1.0 parking space for each three (3) persons comprised in a designed maximum capacity attendance or audience
Retail Warehouse, Furniture, Furnishings, Carpet or Appliance Store	2.5 parking spaces per 100 m <sup>2</sup> GFA or part thereof
Senior Citizen Dwellings	0.25 parking spaces per unit plus 0.25 visitor parking spaces per unit
Retail (Shopping Centre)	3.0 parking spaces per 100 m <sup>2</sup> GFA
Tourist Home, Motel	1.0 parking space for each bedroom contained therein plus the requirement for any other uses in accordance with the By-law
Other Commercial uses Not Specifically Listed	3.5 parking spaces per 100 m <sup>2</sup> GFA or part thereof

The owner of every building or structure erected or used in a C5 Community Commercial Zone or a RA5 High Density Residential - Town Centre Zone shall provide and maintain parking on the lot on which it is erected, for the sole use of the owner, occupant or other person entering upon or making use of the said premises from time to time.

Where lands zoned C5 Community Commercial Zone are separated by a public road or a private circulation system, they may be used to satisfy the parking requirements of Section 3.8(a), notwithstanding the fact that they do not form part of the lot on which the commercial building or structure is

located.

- bii) The following minimum parking requirements shall apply to the lands zoned RA5 High Density Residential - Town Centre Zone on Schedule “E-529D”:

Residential – Multiple Family Dwelling; Apartment Dwelling:

- Residential Bachelor/1 Bedroom	0.85 parking space per dwelling unit
- 2 Bedroom	0.95 parking spaces per dwelling unit
- 3 Bedroom	1.15 parking spaces per dwelling unit
- Visitor	0.2 parking spaces per dwelling unit
Business or Professional Office	2.0 parking spaces per 100 m <sup>2</sup> GFA
Eating Establishment within a Standalone building	8.0 parking spaces per 100 m <sup>2</sup> GFA
Eating Establishment, Take-out within a Standalone building	4.0 parking spaces per 100 m <sup>2</sup> GFA
Hotel	0.85 parking spaces per each bedroom
Medical Office	3.0 parking spaces per 100 m <sup>2</sup> GFA
Retail	3.0 parking spaces per 100 m <sup>2</sup> GFA

- biii) PARKING STANDARDS FOR MIXED-USE DEVELOPMENTS

Notwithstanding the requirements for Paragraph bi), where the use is a Mixed-Use Development, the required parking may be provided in accordance with the following tables:

TABLE A

PERCENT OF PEAK PERIOD PARKING DEMAND (Weekday)				
Land Use	Time Period			
	Morning	Noon	Afternoon	Evening
General Office	100	90	95	10
Retail Establishment <sup>1</sup>	65	90	80	100
Eating Establishment <sup>2</sup>	20	100	30	100
Residential (Visitor)	20	20	60	100
Place of Assembly <sup>3</sup>	70	70	70	100
Theater	10	40	40	80
Institutional <sup>4</sup>	100	100	100	20

TABLE B

PERCENT OF PEAK PERIOD PARKING DEMAND (Saturday)				
Land Use	Time Period			
	Morning	Noon	Afternoon	Evening
General Office	10	10	10	10
Retail Establishment <sup>1</sup>	80	85	100	40
Eating Establishment <sup>2</sup>	20	100	50	100
Residential (Visitor)	20	20	60	100

Place of Assembly <sup>3</sup>	70	70	70	100
Theater	10	50	80	80
Institutional <sup>4</sup>	10	10	10	10

- 1. Includes Retail Store, Retail Warehouse, Personal Service Shop, Financial Institution, and Hand Wash and Detailing Establishment
- 2. Includes Eating Establishment and Take-Out Eating Establishment
- 3. Place of Assembly shall include: Banquet Hall, Convention or Conference Centre, Club or Health Centre, and Place of Entertainment
- 4. Institutional Uses shall include: Public or Private School, Technical or Commercial School

Calculation of Required Parking

STEP 1. Minimum required parking spaces for each use in the mixed-use development shall be calculated in accordance with the individual standards set out in paragraph bi), as if each was a freestanding use.

STEP 2. Multiply the parking spaces required by paragraph bi) as calculated in Step 1 above for each use, by the percent of peak period parking demand for each of the four time periods on the Weekday (Table A) and Saturday (Table B) tables set out above.

STEP 3. Total the required parking for each of the time periods on the Weekday (Table A) and Saturday (Table B) tables.

STEP 4. The maximum parking requirement obtained from any one of the Weekday and Saturday time periods shall be the required parking for that specific mix of uses.

- ci) Required parking space(s) and area(s) shall be accessible from a public highway or lane by means of a driveway not less than 3.6 metres in width.
- di) A minimum of 23 loading spaces shall be provided for on the lands zoned C5 Community Commercial Zone and RA5 High Density Residential - Town Centre Zone on Schedule “E-529”.
- dii) Paragraph 3.9(d) regarding location of loading spaces shall not apply to the subject lands.
- ei) For the purpose of calculating the minimum landscape requirements as set out in Subsection 3.13, any private road or private vehicular circulation system shall be excluded from the area of a lot, but any sodding and/or planting associated with these can be used in satisfying the landscape requirements.
- eii) Notwithstanding the provisions of Subsection 3.13, the minimum width of a landscape strip along a lot line which abuts a street line for the lands

shown as "Subject Lands" on Schedule "E-529A" shall be 3 metres and shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the said strip.

- fi) For the purpose of this By-law, Block 'A', which is zoned C5 Community Commercial Zone, as shown on Schedule E-529, shall be deemed to front on Bathurst Street.
- gi) The following provision shall apply to lands zone RA3 Residential Zone on Schedule "E-529":

Parking Areas for Apartment Dwellings

A strip of land not less than three (3) metres in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, provided that where the parking area is in a yard abutting Highway #7, Bathurst Street or Clark Avenue West or a reserve abutting one or more of those streets then the strip of land shall be not less than six (6) metres in width. This provision shall not prevent location of access driveways across the said strip.

An outdoor parking area shall be screened from any public highway, or land, and from any adjacent residential uses. Screening shall consist of a landscaped earthen berm but this shall not prevent the provision of access driveways through said screening.

Notwithstanding the provisions of Section 4.1.4 (b), a 3.0m wide strip of land is not required, and shall be replaced with a minimum 0.3m wide strip as shown on "E-529C" attached hereto as Schedule "1", nor is an outdoor parking area required to be screened from the street and adjacent premises with a landscaped berm. The outdoor parking shall be screened with a flat landscaped area consisting of shrub planting as shown on Schedule "E-529C" attached hereto as Schedule "1".

- hi) No building dwelling unit or part thereof shall be used for any commercial or professional purpose other than a day nursery.
- ii) A minimum of seven percent (7%) of the area of every lot zoned C5 Community Commercial Zone shall be used for no other purpose than landscaping, except that if the owner of a lot owns other lands zoned C5 which are separated from such lot by a 'T' Zone, they may be used to satisfy the minimum landscaped area requirements notwithstanding the fact they do not form part of the same lot.
- ji) No person shall within any General Commercial Zone, use any building or structure except in compliance with the following provisions and with any



applicable provisions contained in Section 3.0 (General Provisions - All Zones), and in Schedule T-21 (Zoning Standards).

In addition to the C2 General Commercial Zone uses listed in Subsection 5.3, the following uses shall also be permitted on the lands shown as "C2" Zone on Schedule E-529:

Uses Permitted in a C2 General Commercial Zone

- automobile retail stores
- automobile sales and service establishments
- automobile service station
- automobile washing establishments
- banks and financial institutions
- Brewers' Retail outlet
- business and professional offices
- cinemas and theatres
- clinics
- commercial schools
- convenience retail stores
- eating establishments
- fraternal lodges or associations
- furniture, furnishings, appliance sales & repair establishments
- funeral home
- home improvement stores
- hospitals
- hotels and motels
- LCBO outlets
- nursery and garden centres
- places of amusement and entertainment
- private clubs
- restaurants; restaurants, fast-food
- retail warehousing
- service or repair shops, service shops, personal
- taverns
- taxi and livery stands

Accessory Uses Permitted

Outside storage other than in a yard abutting Highway #7, Bathurst Street or Clark Avenue West, or a yard abutting a reserve adjacent to one or more of such streets.

- ki) No person shall within any C5 Community Commercial Zone use any land, or erect, alter or use any building or structure except in compliance with the following provisions and with any applicable provisions contained in Section 3.0 (General Provisions - All Zones) and in Schedule T-21 (Zoning Standards).

Uses Permitted in a C5 Community Commercial Zone

A shopping centre with a maximum commercial floor area of 75,000 square metres which, without limiting the generality of the foregoing, may include the following uses:

- agencies and studios
- arcade
- automobile service station
- automotive rental establishments
- automotive retail stores
- banks and financial institutions
- Brewers' Retail outlets
- business and professional offices
- cinemas and theatres

- clinics
- commercial schools
- custom workshops
- department stores
- eating establishments
- fraternal lodges or associations
- home improvement stores
- hotels and motels
- libraries
- LCBO outlets
- museums and art galleries
- parking lot and parking garage
- places of amusement, entertainment and recreation
- post office
- restaurants, fast-food
- retail stores
- service or repair shops
- service shops, personal
- supermarkets
- taverns
- taxi and livery stands
- Temporary Sales Office, permitted in a multi-unit building or structure within or beyond 100 m of the Subject Lands and shall be permitted prior to removal of the ("H") symbol.

- li) No person shall within any OS2 Open Space Park Zone use any land or erect, alter or use any building or structure except in compliance with the following provisions and with any applicable provisions contained in Section 3.0 (General Provisions - All Zones) and in Schedule T-21 (Zoning Standards).

Uses Permitted in an OS2 Open Space Park Zone

- arena
- auditorium
- church
- community centre
- day nursery
- fraternal lodge or association
- museum and art galleries
- public recreational facility
- recreational use, as defined
- YMCA, YMHA, YWCA, YWHA

- lii) Notwithstanding subclause (li) above, an indoor soccer facility (community centre) having a maximum Gross Floor Area of 7,384 sq.m and requiring a minimum of 132 parking spaces shall be permitted on the lands shown as "Subject Lands" on Schedule "E-529A" and shall be subject to the zone standards for the OS2 Open Space Park Zone on Schedule "T-21". Uses accessory to the indoor soccer facility shall include, but not be limited to the following:

- a rental facility, for the rental of sports equipment
- a concession area
- a pro shop, for the retail sale of sports clothing and equipment
- accessory offices
- an exercise room
- an occasional meeting room.

- mi) The Subject Lands zoned RA3 Apartment Residential Zone, C2 General Commercial Zone, C5 Community Commercial Zone, OS2 Open Space Park Zone and T Transportation Zone as shown on Schedule E-529 shall

comply with the zone standards as set out in Schedule T-21.

- mii) In addition to the provisions of this By-law, portions of the Subject Lands shown on said Schedule E-529 shall be designated T Transportation Zone. The portions of the Subject Lands designated 'T' on Schedule E-529 shall be used only in compliance with the following provisions and with any applicable provisions contained in Section 3.0 (General Provisions - All Zones) and in Schedule T-21 (Zone Standards).

Uses Permitted

- public & private transportation & transit uses
  - transit terminal
- ni) The lands zoned RA3 Apartment Residential Zone with the Holding (H) Provision on Schedules "E-529" and "E-529B" until such time as urban design and a site plan is approved by Council, pursuant to the Section 41 of the Planning Act.
- oi) Notwithstanding the provisions of Section 4.1.6 "Minimum Amenity Area", the minimum amenity area for the Subject Lands as shown on "E-529C" attached hereto as Schedule "1" shall be 10,182m<sup>2</sup>.
- pi) The following provisions shall apply to all lands zoned RA5 High Density Residential - Town Centre Zone with the Holding Symbol "(H)" as shown on Schedule "E-529" and "E-529D", until the Holding Symbol "(H)" is removed from the Subject Lands, or any portion thereof, pursuant to Subsection 36(3) or (4) of the *Planning Act* and the following:
- a) Lands zoned RA5 High Density Residential - Town Centre Zone with the Holding Symbol "(H)" shall be used only for a use legally existing as of the date of the enactment of Bylaw XXX-2019;
  - b) the Owner shall update the plans and reports for the required ultimate sanitary service for Phase 1 of the Subject Lands, and sanitary tributary areas to the satisfaction of the City;
  - b) the Owner shall enter into a development agreement and/or any other agreement(s) with the City for Phase 1 of the Subject Lands for the design and construction of the necessary municipal services and utilities. The said agreement shall be registered against the Subject Lands; and,
  - c) A Record of Site Condition (RSC) is obtained and filed on the Environmental Site Registry and acknowledged by the Ministry of the Environment, Conservation, and Parks covering the residential portion of Phase 1 of the Subject Lands, to the satisfaction of the City of Vaughan.

- pii) The following additional uses are permitted on the first two floors, and P1 – lower mall level, of Building “A”, “B” and “C” on the lands zoned RA5 High Density Residential - Town Centre Zone on Schedule “E-529D”:
- Bank or Financial Institution
  - Brewers Retail Outlet
  - Business or Professional Office
  - Club or Health Centre
  - Community Centre
  - Eating Establishment
  - Eating Establishment, Convenience
  - Eating Establishment, Take-out, with or without Outdoor Patio
  - Financial Institution
  - Hotel with an accessory Banquet Hall Use
  - Institutional Uses
  - L.C.B.O Outlet
  - Motor Vehicle Sales Establishment
  - Museum or Art Galleries
  - Personal Service Shop
  - Pet Grooming Establishment, to be contained within a wholly enclosed building
  - Pharmacy
  - Photography Studio
  - Place of Amusement
  - Place of Entertainment
  - Place of Worship
  - Public, Technical or Private School
  - Post Office
  - Retail Store
  - Service or repair shops
  - Shopping Centre
  - Supermarket
  - Temporary Sales Office permitted in a multi-unit building or structure within or beyond 100 m of the Subject Lands and shall be permitted prior to removal of the (“H”) symbol.
  - Video Store
- piii) No residential dwelling units, with the exception of residential lobby and residential amenity space, shall be permitted on the same floor as retail and office uses within Buildings “A” and “B”;
- piv) Residential Dwelling Units are permitted on the second floor and above in Buildings “A” and “B”;
- pv) The following additional uses are permitted on any floor in Building “C” and in P1- lower mall level on the lands zoned RA5 High Density Residential - Town Centre Zone on Schedule “E-529D”:
- Hotel with an accessory Banquet Hall Use
  - Business or Professional offices
- pvi) A Hand Car Wash and Detailing Establishment is permitted solely within the underground parking levels.
- qi) The total maximum combined GFA of all retail/commercial uses shall be 50% of the total GFA of Buildings “A” and “B”;
- qii) The total maximum GFA of each retail/commercial unit shall not apply;
- qiii) The maximum building height shall be as follows:
- Building “A” - 115 m (35-storeys)
  - Building “B” - 100 m (30-storeys)
  - Building “C” - 100 m (26-storeys)
- qiv) The minimum building height shall not apply;

qv) The maximum density for all buildings shall be 4.4 FSI (Floor Space Index) on the lands zoned RA5 High-Density Residential - Town Centre Zone;

qvi) The maximum number of residential dwelling units shall be 790;

ri) The following minimum bicycle parking space requirements shall apply to the lands zoned RA5 High Density Residential - Town Centre Zone on Schedule "E-529D":

Residential:

Short - Term - 0.07 bicycle parking spaces per 100 m<sup>2</sup> GFA

Long - Term - 0.68 bicycle parking spaces per 100 m<sup>2</sup> GFA

Retail:

Short - Term - 3.0 plus 0.15 bicycle parking spaces per 100 m<sup>2</sup> GFA

Long - Term - 0.13 bicycle parking spaces per 100 m<sup>2</sup> GFA

Office:

Short - Term - 0.07 bicycle parking spaces per 100 m<sup>2</sup> GFA

Long - Term - 0.68 bicycle parking spaces per 100 m<sup>2</sup> GFA

Hotel:

Short - Term - 4 bicycle parking spaces

Long - Term - 4 bicycle parking spaces

c) Deleting Schedule "E-529" and substituting therefore Schedule "E-529" attached hereto as Schedule "1"

d) Adding Schedule "E-529D" attached hereto as Schedule "2".

e) Deleting Key Map 2A and substituting therefor the Key Map 2A attached hereto as Schedule "3".

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

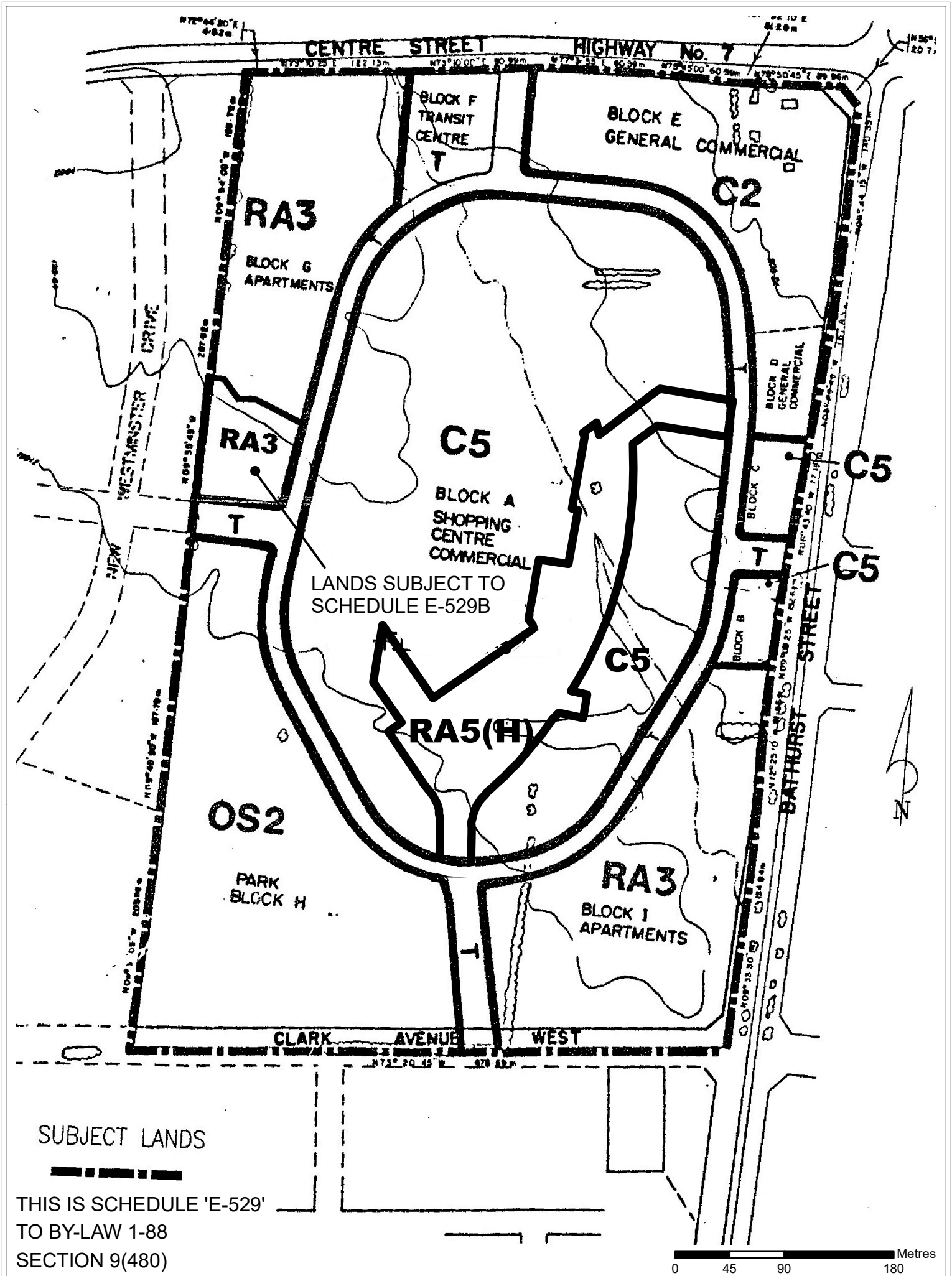
Enacted by City of Vaughan Council this 12<sup>th</sup> day of June, 2019.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk



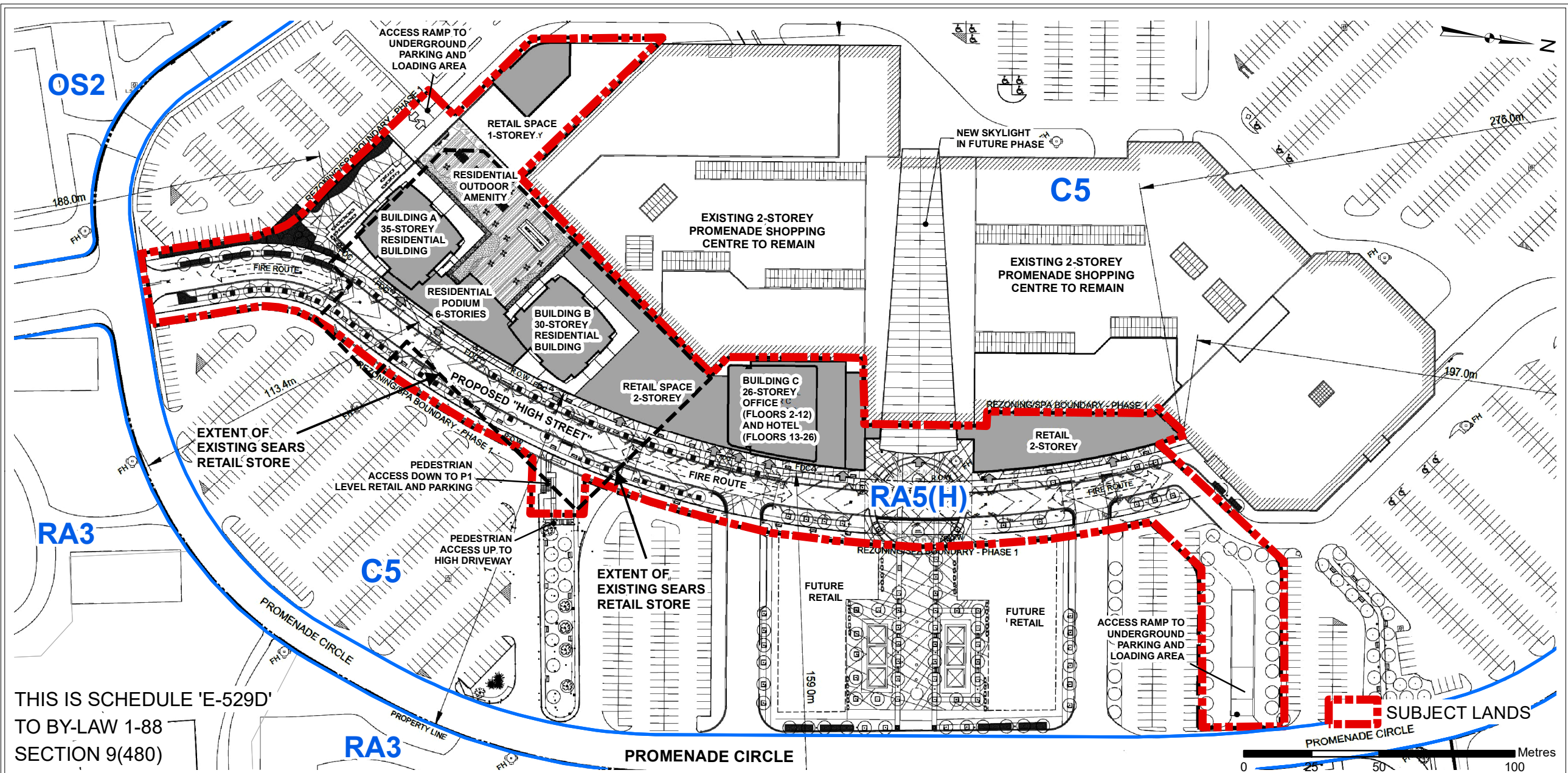
**THIS IS SCHEDULE '1'  
TO BY-LAW 105 - 2019  
PASSED THE 12TH DAY OF JUNE, 2019**

**FILE:** Z.18.020  
**RELATED FILE:** OP.18.013  
**LOCATION:** Part of Lot 4 and 5, Concession 2  
**APPLICANT:** Promenade Partnership Limited  
**CITY OF VAUGHAN**

**SIGNING OFFICERS**

**MAYOR**

**CLERK**



**FILE:** Z.18.020  
**RELATED FILE:** OP.18.013  
**LOCATION:** Part of Lots 4 and 5, Concession 2  
**APPLICANT:** Promenade Partnership Limited  
**CITY OF VAUGHAN**

**THIS IS SCHEDULE '2'**  
**TO BY-LAW 105-2019**  
**PASSED THE 12TH DAY OF JUNE, 2019**

**SIGNING OFFICERS**

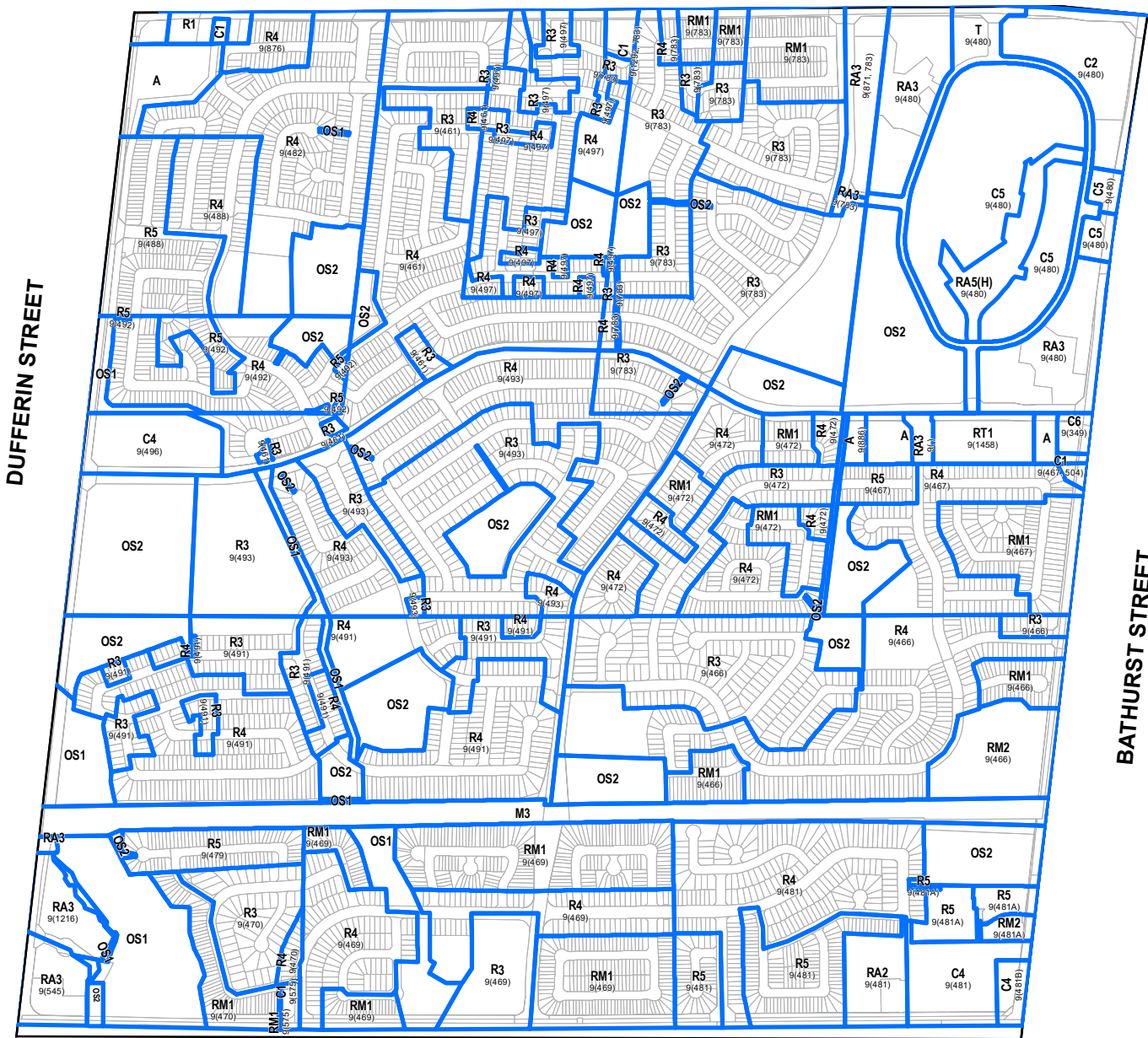
**MAYOR**

**CLERK**



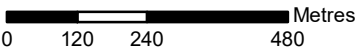


CENTRE STREET



STEELES AVENUE

KEY MAP 2A  
BY-LAW NO. 1-88



THIS IS SCHEDULE '3'  
TO BY-LAW 105-2019  
PASSED THE 12TH DAY OF JUNE, 2019

FILE: Z.18.020  
RELATED FILE: OP.18.013  
LOCATION: Part of Lots 4 and 5, Concession 2  
APPLICANT: Promenade Partnership Limited  
CITY OF VAUGHAN

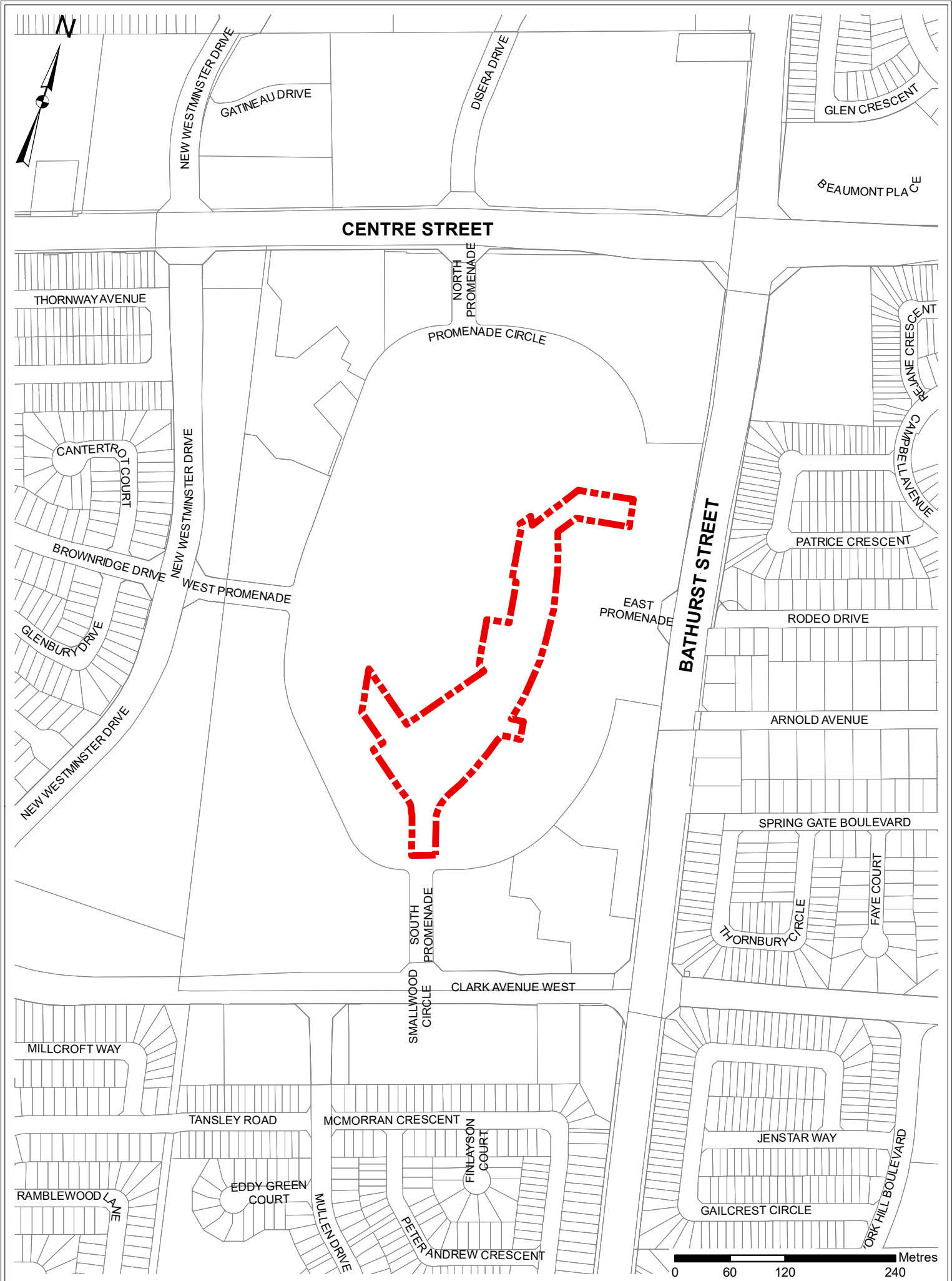
SIGNING OFFICERS  
\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
CLERK



### **SUMMARY TO BY-LAW 105-2019**

The Subject Lands are located south of Centre Street, west of Bathurst Street, municipally known as 1 Promenade Circle, Part of Lots 4 and 5, Concession 2, in the City of Vaughan.

The purpose of this by-law is to rezone the Subject Lands from “C5 Community Commercial Zone,” subject to site-specific Exception 9(480) to “RA5 High Density Residential - Town Centre Zone” with a Holding Symbol “(H)” together with the site-specific zoning exceptions to permit the development of a 30 and 35-storey residential apartment buildings connected by a 6-storey podium (maximum of 790 units) with at grade retail and a 26-storey mixed-use building comprised of office, hotel and retail uses.



# LOCATION MAP TO BY-LAW 105-2019

**FILE:** Z.18.020  
**RELATED FILE:** OP.18.013  
**LOCATION:** Part of Lot 4 and 5, Concession 2  
**APPLICANT:** Promenade Partnership Limited  
**CITY OF VAUGHAN**

