

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 211-2024

A By-law to amend City of Vaughan By-law 1-88, 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 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 "C9 Corporate Centre Zone" subject to Exception 9(959) to "C9(H) Corporate Centre Zone" subject to Exception 9(1582) with the Holding Symbol "(H)" in the manner shown on the said Schedule "1".
 - b) Deleting Exception 9(959) in its entirety from the Subject Lands.
 - c) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":
 - A. The following provisions shall apply to all lands zoned with the Holding Symbol "(H)" as shown on Schedule "E-1765", until the Holding Symbol "(H)" is removed pursuant to Subsection 36(1) or (3) of the *Planning Act*:
 - a) The Holding Symbol "(H)" shall apply only to Buildings

containing Residential Dwelling Units (Buildings R1, R2, R3 and R4) on the Subject Lands, and is permitted to be lifted in phases.

- b) Removal of the Holding Symbol “(H)” from the Subject Lands or any portion thereof shall be contingent on the following:
 - i) Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy to the Subject Lands

B. Notwithstanding the provisions of:

- a) Subsection 2.0 respecting Definitions;
- b) Subsection 3.8.1 a), d) and f) respecting Parking Requirements for the Vaughan Metropolitan Centre;
- c) Subsection 3.8.2 a) and c) respecting Bicycle Parking in the Vaughan Metropolitan Centre;
- d) Subsection 3.9 a) and d) respecting Loading Space Requirements;
- e) Subsection 3.13 respecting Minimum Landscape Area;
- f) Subsection 3.17 respecting Portions of Buildings Below Grade
- g) Subsection 5.1.1 regarding Landscaping Area
- h) Subsection 5.10 and Schedule “A2” respecting the zone standards in the C9 Corporate Centre Zone;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1765:

- ai) ARCHITECTURAL FEATURES - Shall mean siding, wall facings, corner boards, brackets, columns, pilasters, windows, doors, window and door surrounds or architraves, projections, cornices, pediments, balustrades and all other similar exterior feature(s).

- aii) BUILDING HEIGHT - Building Height shall be measured from a Canadian Geodetic Datum elevation measure (202.862 metres above sea level) to the highest point of the building and shall exclude elevator overruns, mechanical penthouses, parapets, mechanical equipment, screen walls and architectural features;
- aiii) GROSS FLOOR AREA: Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, loading areas located above or below grade;
- av) LOT – For the purpose of this By-law, the Subject Lands are deemed to be one lot, regardless of the number of dwellings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private or public roads, strata title arrangements or other permissions and any easements or registration that are granted, shall be deemed to comply with this provision of Zoning By-law 1-88;
- av) PARKING SPACE - Means a rectangular area measuring at least 2.7 m by 5.7 m, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles. An electric vehicle charging station shall not be considered an obstruction for the purposes of a parking space size.
- bi) For all permitted land uses, there are no minimum parking requirements.
- bii) The minimum length of an accessible parking space shall be 5.7 m;
- biii) The maximum width of a driveway shall be 9.0 m and the

maximum width of a driveway at the street curb and a curb cut shall be 25.0 m.

- ci) The minimum bicycle parking requirements shall apply:
 - i) Residential bicycle parking:
 - a. 0.5 long-term bicycle spaces per unit
 - b. 0.1 short-term bicycle spaces per unit
 - ii) Office bicycle parking:
 - a. 0.1 long-term bicycle spaces per 100 m² of GFA
 - b. 0.1 short-term bicycle spaces per 100 m² of GFA
 - iii) All other Commercial uses shall have no bicycle parking requirements;
- cii) Short-term bicycle parking spaces shall be located within 60.0 m of a building entrance and shall not occupy or impede any pedestrian access or required parking and landscaped areas;
- ciii) Bicycle parking spaces shall be a minimum of 1.8 m long by 0.37 m in width by 1.8 m in vertical clearance.
- di) Required loading spaces are not required to be within the building they service and may be consolidated into one location and shared between buildings and uses;
- dii) Section 3.9 d) shall not apply;
- ei) Section 3.13 shall not apply;
- fi) The minimum setback from any lot line to the nearest part of a building below finished grade shall be 0.0 m;
- gi) The minimum landscape strip abutting Edgeley Boulevard, New Park Place and Highway 7 shall be 2.0 m.
- gii) Subsection 5.1.1 shall not apply;
- hi) Only the following lot and building requirements shall apply to the subject lands:
 - i) The minimum ground floor commercial use requirement and requirement for individual external at-grade pedestrian access of Section 5.10 shall not

apply;

- ii) Build-to-Zones requirements shall not apply;
- iii) The minimum front yard setback (Edgeley Boulevard) shall be 2.0 m;
- iv) The minimum exterior side yard setback (Highway 7 and New Park Place) shall be 2.0 m;
- v) The minimum rear yard setback shall be 1.0 m (abutting TTC Subway Station);
- vi) The minimum building setback from southwest sight triangle (intersection of Edgeley Boulevard and Highway 7) shall be 2.0 m at grade, and 1.0 m above a building height of 6.0 m;
- vii) The minimum building setback from northwest sight triangle (intersection of Edgeley Boulevard and New Park Place) shall be 3.0 m at grade and 1.0 m above a building height of 6.0 m;
- viii) Architectural Features and building signage may encroach into required setbacks by 1.0 m;
- ix) The minimum tower separation distance between residential buildings shall be as follows:
 - a. 21.0 m between Residential Buildings R1 and R2, provided the facing walls do not exceed 10-storeys for one of the buildings;
 - b. 20.0 m between Residential Buildings R3 and R4, provided the facing walls do not exceed 10-storeys; and,
 - c. 15.0 m between the northeast corner of Residential Building R3 and Office Building O1, provided the east portion of R3 does not exceed 6-storeys;
- x) Mechanical penthouse and other building equipment

and screening thereto may exceed the maximum building height by 10.0 m.

- xi) Maximum permitted building heights, and other building equipment and screening thereto, are as follows:
 - a. Buildings O1, R1 and R3: 35 storeys
 - b. Buildings O2, O3, R2 and R4: 30 storeys
 - xii) Minimum requirements for building placement within the build-to-zone shall not apply.
 - xiii) Maximum permitted density (FSI) is as follows:
 - a. West of the mews: 5.0
 - b. East of the mews: 6.0
 - c. For the purposes of calculating density on the Subject Lands, 10,000 m² of GFA of Office space may be excluded from the calculation of density, provided that a minimum of 10,000 m² of Office space is provided on the lot.
- c) Adding Schedule "E-1765" attached hereto as Schedule "1".
 - d) Deleting Key Map 5B and substituting therefore the Key Map 5B attached hereto as Schedule "2", thereby deleting Exception 9(959) off the Subject Lands and adding Exception 9(1582) on the Subject Lands.
 - e) Deleting Schedule E-1044 and substituting therefore the Schedule E-1044 attached hereto as Schedule "3", thereby removing the Subject Lands from Schedule E-1044.
 - f) Deleting Schedule E-1044A and substituting therefore the Schedule E-1044A attached hereto as Schedule "4", thereby removing the Subject Lands from Schedule E-1044A.
 - g) Deleting Schedule E-1044B from the Subject Lands.
2. Schedules "1", "2", "3" and "4" shall be and hereby form part of this By-law.

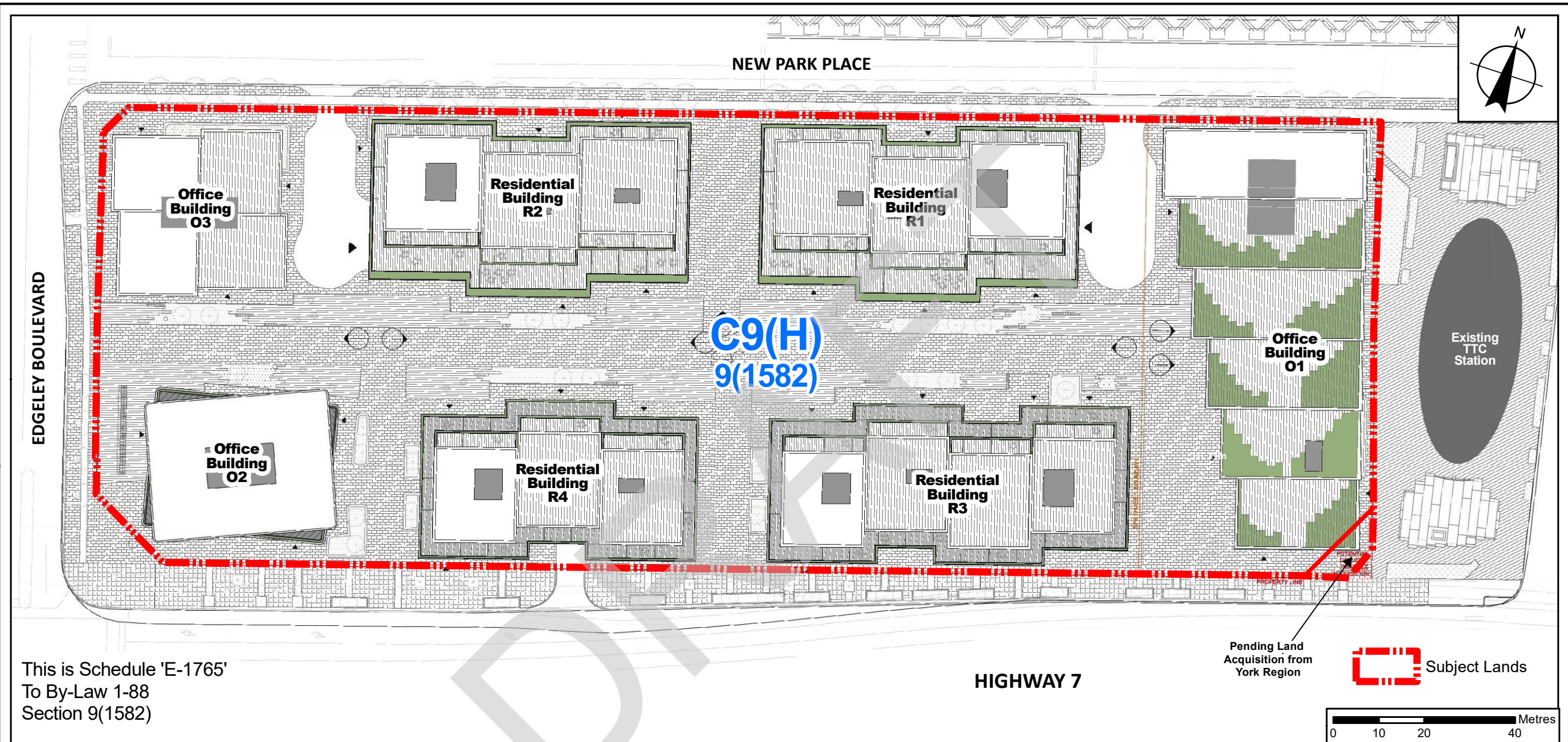
Voted in favour by City of Vaughan Council this 19th day of November, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

DRAFT

Authorized by Item No. 11 of Report No. 37 of the Committee of the Whole.
Report adopted by Vaughan City Council on November 19, 2024.
City Council voted in favour of this by-law on November 19, 2024.
Approved by Mayoral Decision MDC 015-2024 dated November 19, 2024.
Effective Date of By-Law: November 19, 2024

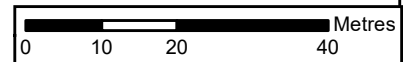


This is Schedule 'E-1765'
 To By-Law 1-88
 Section 9(1582)

HIGHWAY 7

Pending Land Acquisition from York Region

 Subject Lands



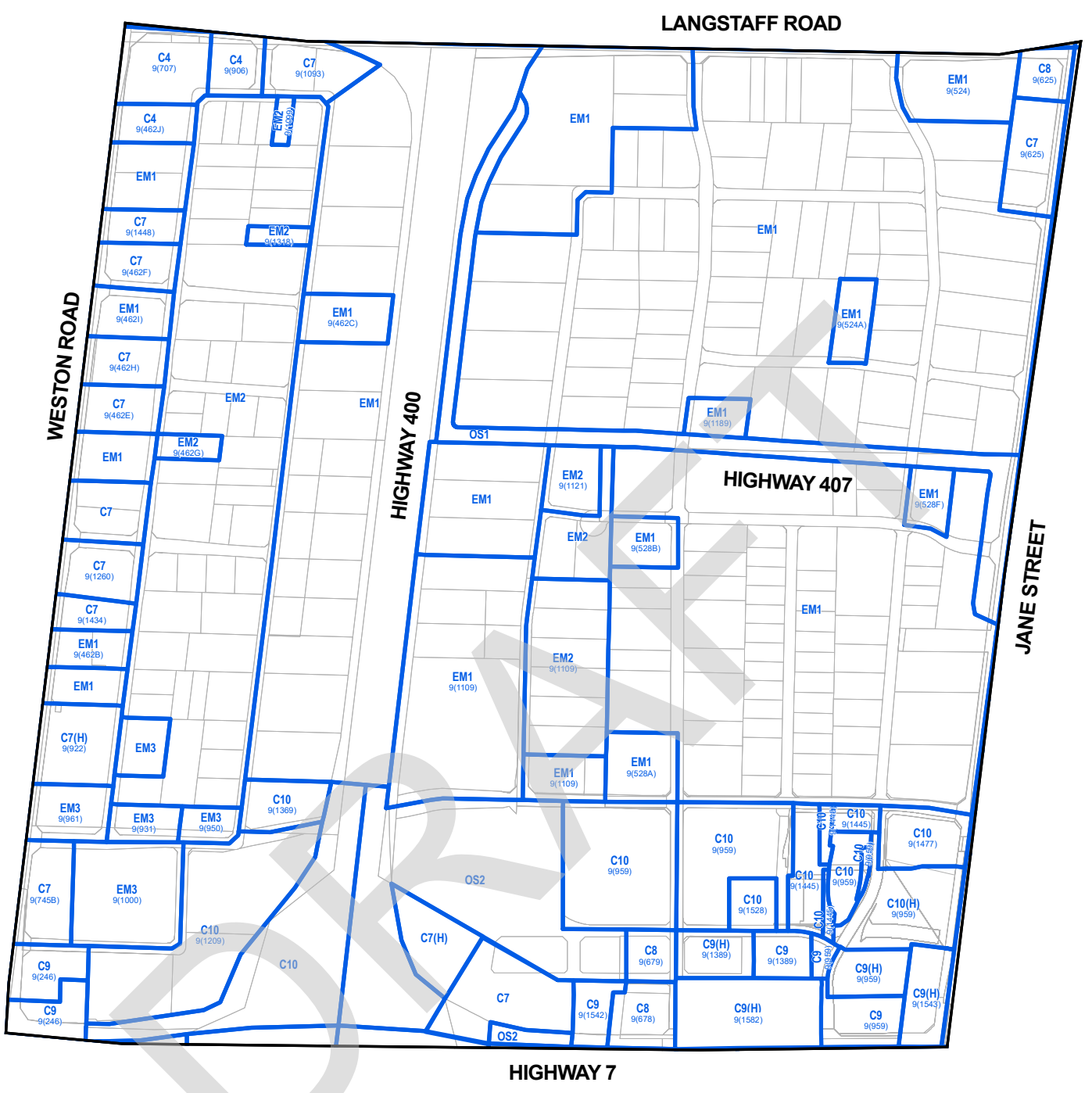
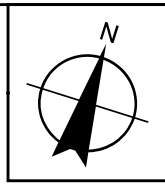
File: Z.24.012
 Related File: OP.24.003
 Location: 3200 Highway 7
 Part of Lot 6, Concession 5
 Applicant: Penguin-Calloway (Vaughan) Inc.
 City of Vaughan

This is Schedule '1'
 To By-Law 211-2024
 Passed the 19th Day of November, 2024

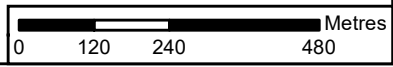
Signing Officers

 Mayor

 Clerk



Key Map 5B
By-Law No. 1-88



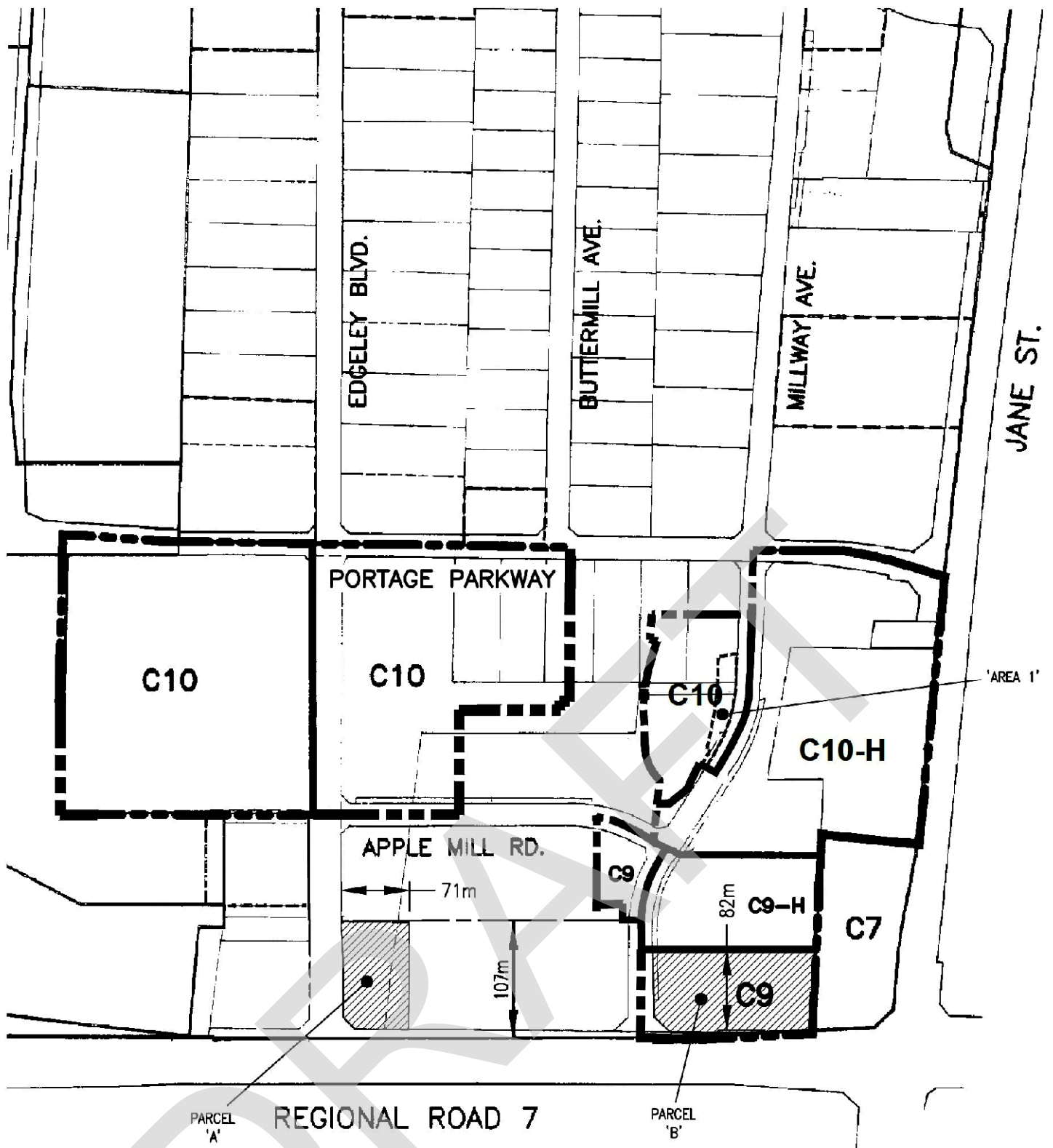
This is Schedule '2'
 To By-Law 211-2024
 Passed the 19th Day of November, 2024

File: Z.24.012
Related File: OP.24.003
Location: 3200 Highway 7
 Part of Lot 6, Concession 5
Applicant: Penguin-Calloway (Vaughan) Inc.
City of Vaughan

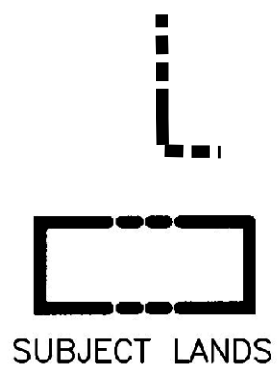
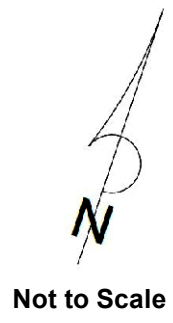
Signing Officers

 Mayor

 Clerk



This is Schedule 'E-1044'
 To By-Law 1-88
 Section 9(959)



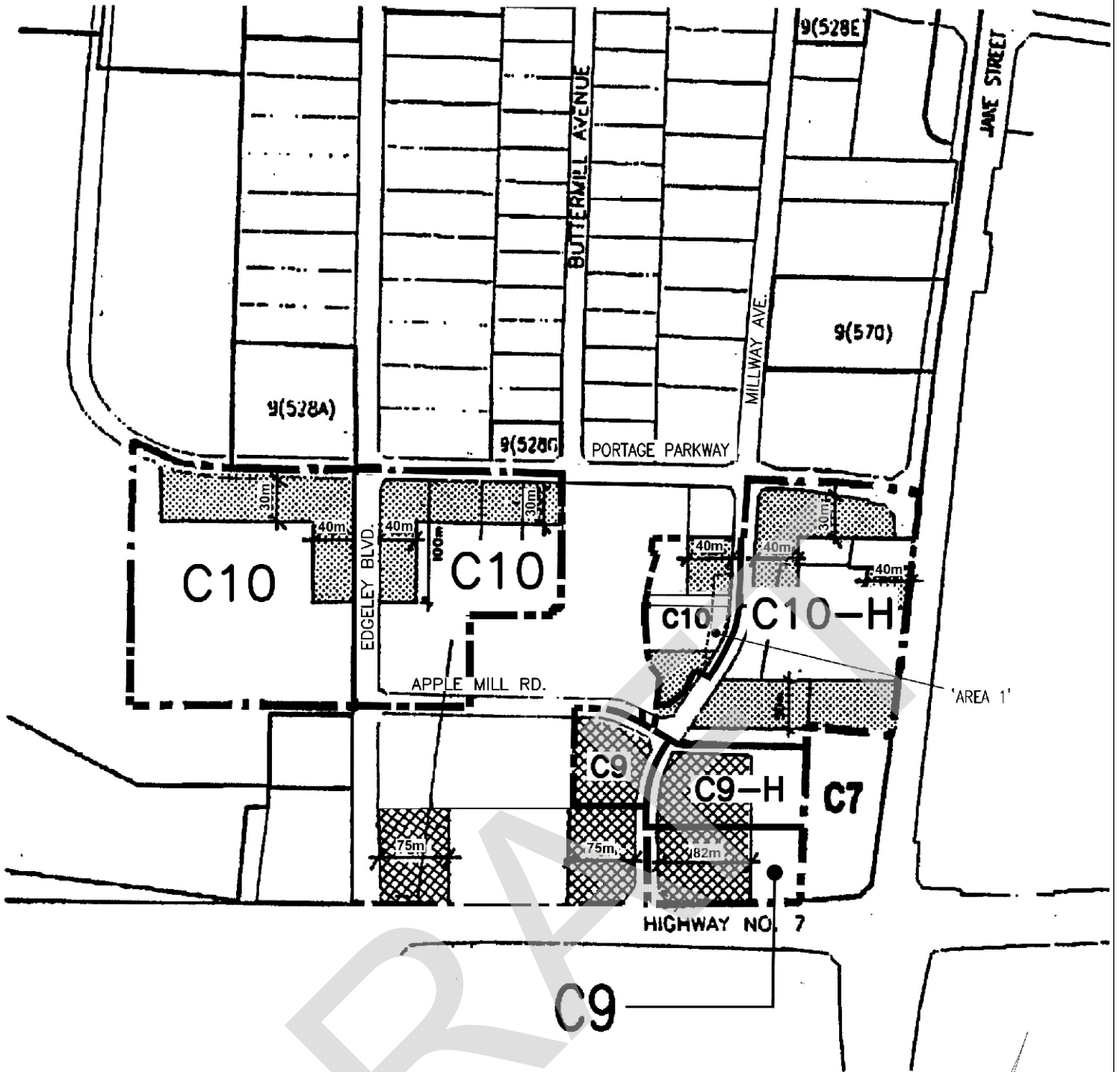
This is Schedule '3'
 To By-Law 211-2024
 Passed the 19th Day of November, 2024

File: Z.24.012
Related File: OP.24.003
Location: 3200 Highway 7
 Part of Lot 6, Concession 5
Applicant: Penguin-Calloway (Vaughan) Inc.
City of Vaughan

Signing Officers

 Mayor

 Clerk



C9 BUILD TO ZONE EXEMPTION AREA



C10 BUILD TO ZONE EXEMPTION AREA



SUBJECT LANDS

This is Schedule 'E-1044A'
To By-Law 1-88
Section 9(959)



Not to Scale

This is Schedule '4'
To By-Law 211-2024
Passed the 19th Day of November, 2024

File: Z.24.012

Related File: OP.24.003

Location: 3200 Highway 7

Part of Lot 6, Concession 5

Applicant: Penguin-Calloway (Vaughan) Inc.

City of Vaughan

Signing Officers

Mayor

Clerk

SUMMARY TO BY-LAW 211-2024

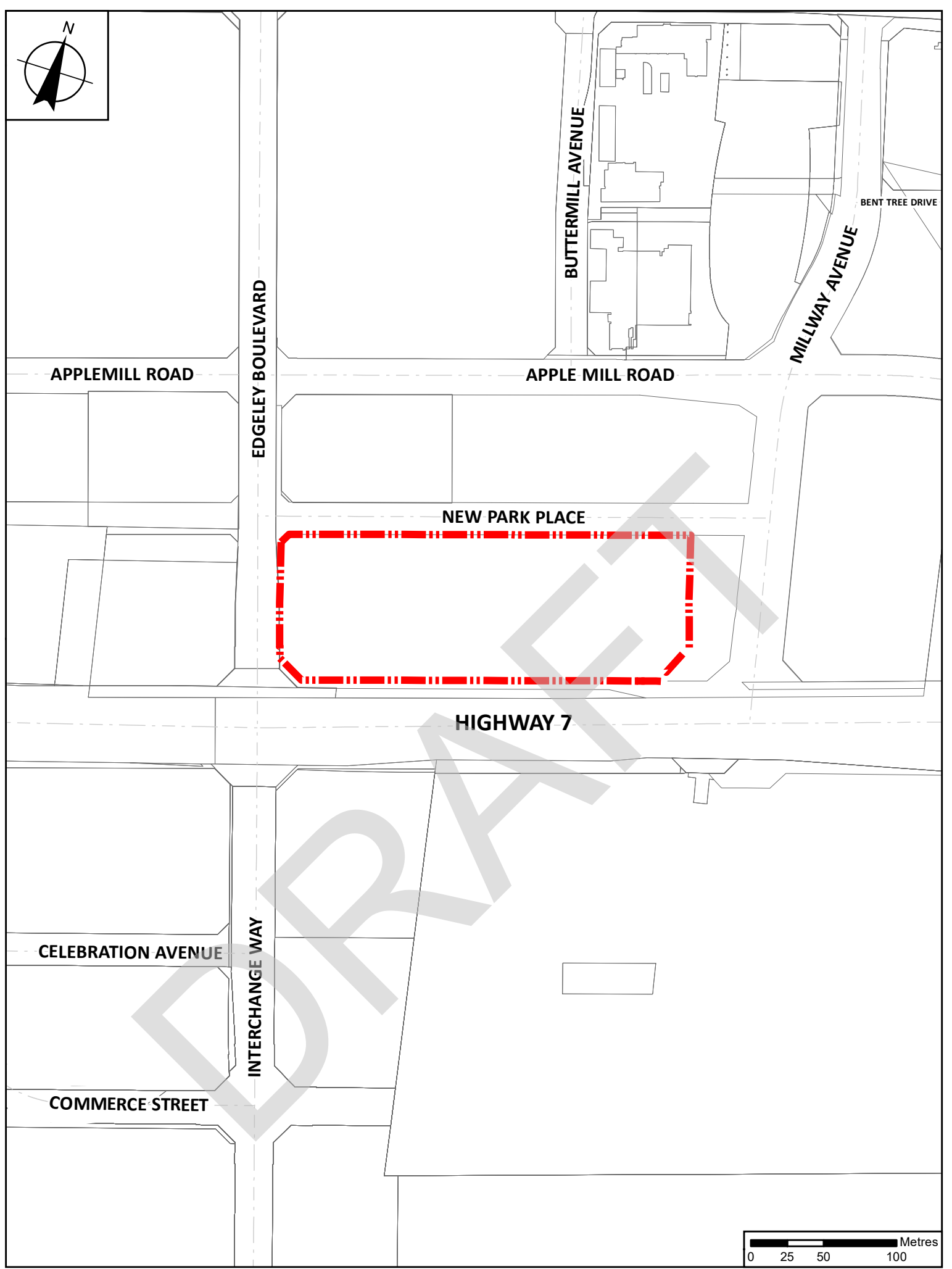
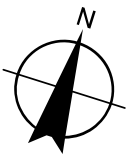
The lands subject to this By-law are located north of Highway 7, south of New Park Place and east of Edgeley Boulevard, and are municipally known as 3200 Highway 7, being Part 5, Concession 6, in the Vaughan Metropolitan Centre (“VMC”), City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to delete Exception 9(959) from the Subject Lands “C9 Corporate Centre Zone” subject to site-specific Exception 9(959) to “C9(H) 9(1582) Corporate Centre Zone” with a Holding “(H)” Symbol subject to Exception 9(1582). This By-law creates a new exception and schedules and includes the following site-specific zoning exceptions:

- a) New site-specific definitions;
- b) Adjusting automobile and bicycle parking requirements;
- c) Adjusting loading space requirements;
- d) Adjusting landscape and setback requirements; and
- e) Setting out site specific zone standards to permit the proposed development.

This By-law includes a Holding Symbol “(H)” for the residential component of the development. The (H) is permitted to be lifted in phases, and is contingent upon the following conditions being satisfied:

- Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy to the Subject Lands.



Location Map To By-Law 211-2024

File: Z.24.012
Related File: OP.24.003
Location: 3200 Highway 7
Part of Lot 6 Concession 5
Applicant: Penguin-Calloway (Vaughan) Inc.
City of Vaughan

