

Attachment 7

ZBL XX-2024

PURPOSE/BASIS/BACKGROUND

To amend By-law Number 011-2021 to permit a mix of residential, commercial, retail, office, and other uses in a mix of mid-rise and high-rise form.

The lands subject to this By-law are located on the east side of Highway 400, north of Rutherford Road, and are municipally known as 3300 Rutherford, as outlined by heavy black lines on Schedule '1' attached to this By-law.

The purpose of this By-law XXX-2024 is to rezone the subject lands outlined on the attached Schedule '1' from "GMU - General Mixed-Use Zone subject to site-specific exception 14(700)" to "HMU - High-Rise Mixed-Use Zone subject to site-specific exception XXX" to facilitate the proposed development.

To further amend regulations of the HMU Zone by adding Exception Number XXX to permit changes to the following provisions: density, height, amenity areas, permitted uses, rooftop mechanical equipment, setbacks, and parking provisions.

**CITY OF VAUGHAN
BY-LAW NUMBER XX-2024**

A By-law to amend City of Vaughan By-law 001-2021.

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 no 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 001-2021, as amended, be and it is hereby further amended by
 - a. Rezoning the lands shown as “Subject Lands” on Schedule 1 attached hereto from “GMU-700 - General Mixed-Use Zone” subject to site-specific exception 14(700)” to “HMU-XXX - High-Rise Mixed-Use Zone” subject to site-specific exception XXX”, in the manner shown on Schedule 2.
 - b. Deleting Schedule E-1127 in Exception 14.700 and substituting therefore the Schedule E-1127 with the Schedules “1”, “2”, “3” attached hereto:
 - c. Deleting Exception 14.700 and adding the following Paragraph to Section 14 “EXCEPTIONS”:

Notwithstanding the provisions of:

 - a) Subsection 3.0 regarding Definitions;
 - b) Subsection 4.20 respecting Rooftop Mechanical Requirements;
 - c) Subsection 4.3 respecting Amenity Area Requirements;
 - d) Subsection 5.15 respecting Parking Structure Requirements;
 - e) Subsection 6.3 respecting Parking Space Requirements and Table 6-2 of Subsection 6.3.5 respecting Parking Space Rate;
 - f) Subsection 6.11 respecting Loading Space Requirements
 - g) Subsection 8.2.1 respecting Permitted Uses
 - h) Subsection 8.2.2 respecting Lot and Building Requirements

The following provisions shall apply to the development of the lands shown as “Subject Lands” on Schedule 1:

- a) The lands shown as “Subject Lands” on Schedule 1 shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, conveyance, consent, or other permissions, and any easements or registrations that may be granted, shall be deemed to comply with the provisions of this By-law.

b) Existing Uses

- i. Notwithstanding the provisions of By-law 001-2021, previously approved and legally existing uses, including uses previously permitted under the GMU-700, shall be permitted as of the date of the approval of this amendment—minor additions and expansions to legally existing uses shall also be permitted.

c) Permitted Uses

- i. Permitted uses shall include all uses permitted in HMU Zones.

d) Rooftop Mechanical Equipment

- i. A rooftop mechanical penthouse shall be permitted to exceed the maximum height otherwise required by 7.0 metres

e) Amenity Area Requirements

- i. The Minimum Amenity Area provided on the Subject Lands shall be 10,100 square metres, combined between indoor and outdoor amenity areas
- ii. Required amenity area may be provided at or above grade, including rooftop areas and terraces
- iii. All outdoor amenity area may be located on a rooftop or terrace

f) Parking Structures

- i. Below-grade parking structures including strata parking shall be setback a minimum of 1.0 metres from a street line, interior side lot line, or rear lot line;
- ii. An accessory building or structure incidental to a below-grade parking structure shall be setback a minimum of 1.0 metres from any lot line and permitted in any required yard;

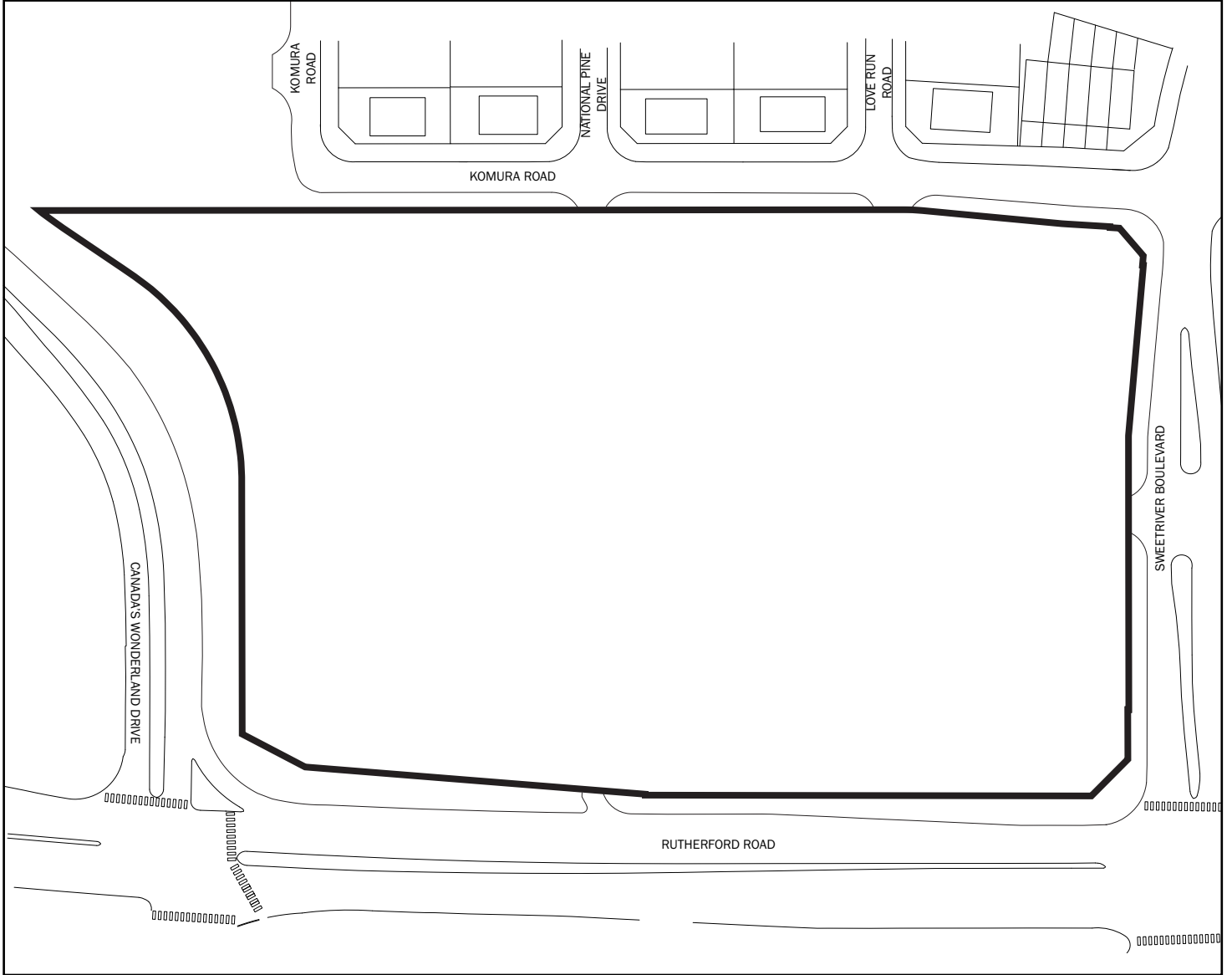
g) Lot and Building Requirements

- i. The maximum Lot Area shall be 47,000 square metres;
- ii. The ground floor frontage requirement shall not apply;
- iii. The minimum front yard setback (Rutherford Road) shall be 4.0 metres
- iv. The minimum rear yard setback (Komura Road) shall be 4.0 metres
- v. The required build-to-zone of 5-10 metres shall apply to a minimum of 40% of the street frontage
- vi. The minimum streetwall requirement shall not apply
- vii. The maximum height shall be 100 metres, excluding mechanical penthouses, rooftop amenity, and other equipment / utilities and parapets
- viii. A portion of Block 3 mid-rise building may project over the 45 degree angular plane, starting from a height of 26.0 metres

- ix. The maximum podium height shall be 31 metres
- x. The minimum tower setback shall be 3.0 metres from at least one public street frontage
- xi. The minimum distance between tower elements above 30 metres shall be 30 metres
- xii. The maximum Gross Floor Area on the Subject Lands shall be 175,000 square metres


h) Parking and Loading Requirements

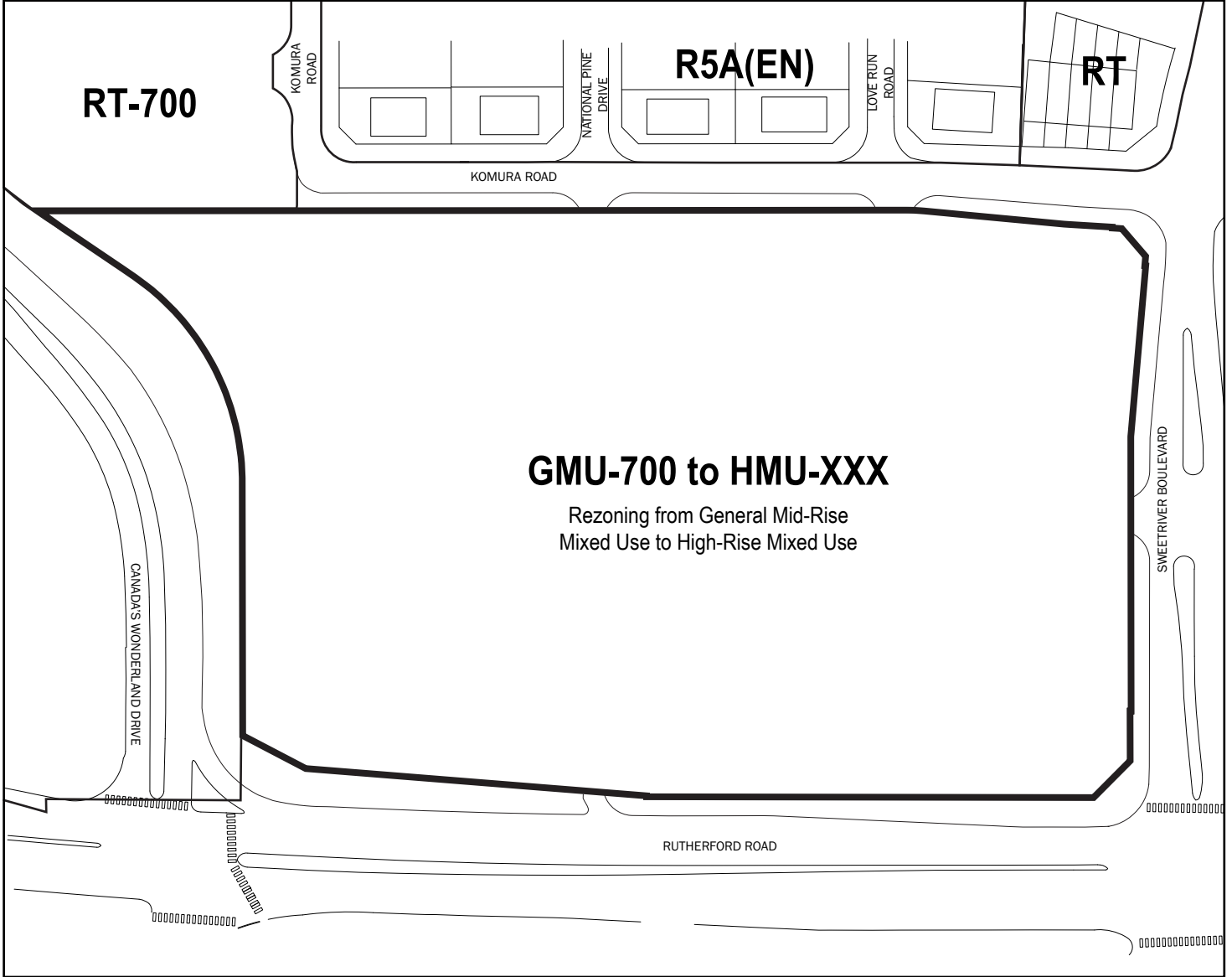
- i. Residential parking will be provided at a minimum rate of 0.60 spaces per residential unit and capped at a maximum rate of 0.70 spaces per residential unit
- ii. Residential Visitor parking will be provided at a rate of 0.2 spaces per residential unit
- iii. Retail parking will be provided at a rate of 2 spaces for every 100 square metres of retail gross floor area
- iv. Community Use parking will be shared with visitor/retail parking
- v. Residential visitor parking and non-residential parking may be shared. The parking spaces provided to satisfy the requirements for retail and community uses will also count towards satisfying the residential visitor parking requirements and vice versa
- vi. Parking may be provided off-site on adjacent or contiguous blocks
- vii. For each car-share parking space provided, the minimum number of parking spaces for residents required pursuant to regulation (h)(i) above may be reduced by three (3) parking spaces. For the purposes of this clause car-share means the practice whereby a number of people share the use of one or more vehicles that are owned and operated by a car-sharing organization and such car-share vehicles are made available to at least the occupants of the building for short term rental, including hourly rental
- viii. A minimum of 7 loading spaces shall be provided and maintained on the lot, in accordance with the following minimum requirements:
 - i. 1 Type A, 1 Type B, and 1 Type D spaces within Block 1;
 - ii. 1 Type D space within Block 2;
 - iii. 1 Type D space within Block 3;
 - iv. 1 Type B and 1 Type D spaces within Block 4.



**Schedule 1
Subject Lands**


**3300 Rutherford Road,
Vaughan, Ontario**

 Subject Lands

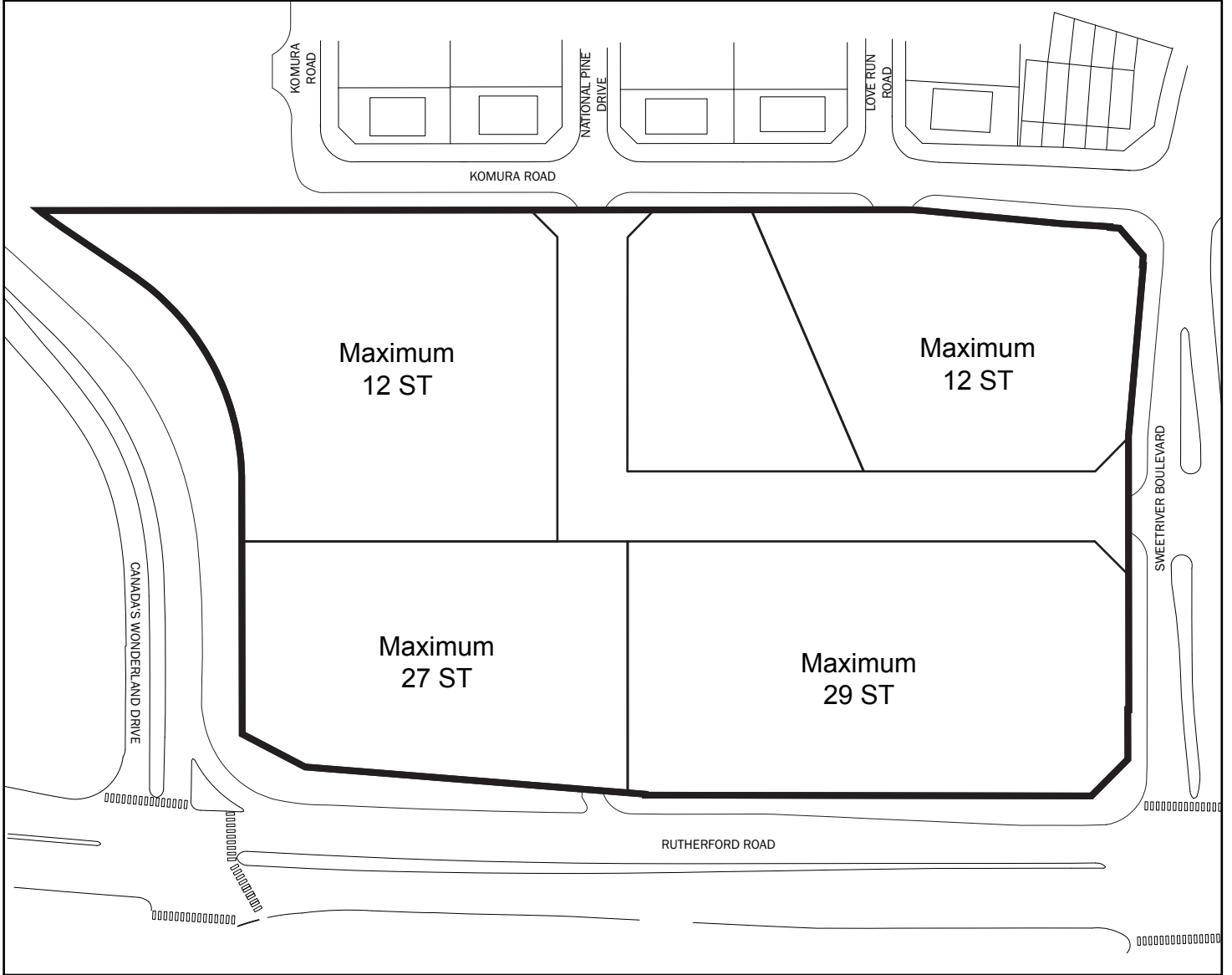


**Schedule 2
Land Use**

**3300 Rutherford Road,
Vaughan, Ontario**



 Subject Lands





**Schedule 3
Building Heights**

**3300 Rutherford Road,
Vaughan, Ontario**

-  Subject Lands
-  Development Blocks

