

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 087-2020

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 Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein are 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 “EM1 Prestige Employment Area Zone”, subject to site-specific Exceptions 9(463) and 9(463A) to “RA3 Apartment Residential Zone”, “RM2 Multiple Residential Zone” and “OS1 Open Space Conservation Zone”, in the manner shown on Schedule ‘1’.
 - b) Deleting site-specific Exception 9(463) as it applies to the Subject Lands and deleting site-specific Exception 9(463A) in its entirety from Section 9.0 “Exceptions” and substituting therefor the following:

“(1499) A. In addition to the provisions of:

 - a) Sections 4.1.9 “Residential Zone Requirements” and 4.12 “RA3 Apartment Residential Zone” respecting permitted uses in the “RA3 Apartment Residential Zone”;

the following provisions shall apply to the lands zoned “RA3 Apartment Residential Zone” on Schedule “E-1630”:

- ai) the following additional uses shall be permitted within the “RA3 Apartment Residential Zone” up to a maximum total area of 1079 m²:
 - i) Office, Business or Professional;
 - ii) Store, Retail;
 - iii) Eating Establishment;
 - iv) Personal Service Shop.

B. Notwithstanding the provisions of:

- a) Section 3.8 “Parking Requirements” respecting the minimum parking requirements for the Subject Lands;
- b) Section 3.13 “Minimum Landscape Area”, Section 3.9 “Loading Space Requirements” subsection c) and Section 4.1.4 “Parking and Access Requirements” subsection b) and d) i) respecting the landscape strip along Woodstream Boulevard, landscaping for outdoor parking areas, and parking provisions for commercial vehicles;
- c) Section 3.21 “Frontage on a Public Street” respecting the frontage for the block townhouse dwellings on Schedule “E-1630”;
- d) Section 4.1.1 “Accessory Buildings and Structures” respecting subsection c) setbacks for the exterior stairways to the underground parking garage, and k) architectural elements used in hard landscaping;
- e) Section 4.1.6 “Minimum Amenity Area” respecting amenity area for the Subject Lands
- f) Section 4.1.9 “Residential Zone Requirements” and Schedule “A” respecting the “RA3 Apartment Residential Zone” respecting minimum lot area, front and interior side yard setbacks and maximum building height, and “RM2 Multiple Residential Zone” standards

for minimum front, rear and interior yard setbacks, and maximum lot coverage;

the following provisions shall apply to the lands zoned “RA3 Apartment Residential Zone” and “RM2 Multiple Residential Zone” on Schedule “E-1630”:

- ai) the minimum number of parking spaces required for the Subject Lands shall be as follows:
 - i) bachelor and one-bedroom units at 0.9 spaces per dwelling unit;
 - ii) two-bedroom units at 1.1 spaces per dwelling unit;
 - iii) three or more bedroom units at 1.2 spaces per dwelling unit;
 - iv) visitor parking at 0.2 spaces per dwelling unit;
 - v) commercial, retail, eating establishment and office uses at 3.0 spaces per 100 m² of gross floor area (“GFA”);
- bi) the minimum landscape strip width along Woodstream Boulevard shall be 3 m, and shall not prevent the provision of access driveways across the said strip;
- bii) a landscape strip around the periphery of the 3 surface parallel parking spaces within the interior side yard shall consist of a concrete planter;
- biii) outdoor parking and loading areas, aisles and driveways shall be surfaced with hot-mix asphalt, concrete or precast unit pavers and shall provide for adequate drainage;
- biv) commercial vehicles shall be not permitted within the residential parking spaces, unless the lot is being actively prepared for or undergoing construction for which the equipment is intended;

- ci) a block townhouse dwelling shall be permitted to front onto a public street, a private condominium road or a landscaped amenity area;
- di) exterior stairways providing access to the below-grade parking structure shall be permitted in the interior side yard (along the south property line), and have a minimum interior side yard setback of 2 m;
- dii) a feature (signage) wall shall be permitted in the front yard and have a front yard setback of 0 m;
- ei) the minimum amenity space for the lot shall be 3,542 m², allocated as follows:
 - i) the minimum indoor amenity area located within the ground floor and the 3rd floor podium shall be 931 m²;
 - ii) the minimum outdoor amenity area located on the 3rd floor podium terrace and external to Buildings “A” and “B” shall be 2,611 m²;
- fi) the following zone standards shall apply to the “RA3 Apartment Residential Zone” and “RM2 Multiple Residential Zone”:
 - i) the minimum lot area shall be 14,810 m² (37.7 m² / unit);
 - ii) the maximum lot coverage shall be 75%;
- fii) the following zone standards shall apply to the “RA3 Apartment Residential Zone”:
 - i) the minimum front yard setback shall be 5 m;
 - ii) along the north property line, the minimum interior side yard setbacks shall be as follows:
 - 10 m to the main building face of Building “A”;
 - 8 m to the podium;

- iii) along the south property line, the minimum interior side yard setbacks shall be as follows:
 - 2 m to the exterior staircase;
 - 10 m to Building “B”;
- iv) the maximum building height shall be 48.7 m, exclusive of any accessory roof construction such as an elevator, mechanical room, television antenna, parapet or access stairwell;
- fiii) the following zone standards shall apply to the “RM2 Multiple Residential Zone”:
 - i) the minimum setback from the “OS1 Open Space Conservation Zone” shall be 0 m.

C. In addition to the provisions of:

- a) Section 7.2 “Uses Permitted” and Section 7.2.1 “Structures within the OS1 Zone” respecting the permitted uses and structures within the “OS1 Open Space Conservation Zone”;

the following provisions shall apply to the lands zoned “OS1 Open Space Conservation Zone” on Schedule “E-1630”:

- ai) the following uses and structures shall be permitted within the “OS1 Open Space Conservation Zone”:
 - i) hard and soft landscaping relating to the private outdoor amenity space for Townhouse Blocks “C”, “D” and “E”.

D. Pursuant to the provisions under the *Planning Act*:

- a) In accordance with Section 37 respecting the authorization of an increase in the permitted building height and/or density for the Subject Lands in return for the provision of community benefits;

the following provisions shall apply to Subject Lands on Schedule “E-1630”:

ai) the maximum building height for the Subject Lands shall be 15-storeys (48.7 m) exclusive of any accessory roof construction such as elevator, mechanical room, television antenna, parapet or access stairwell, and the maximum density (being the floor space index ("FSI")) for the Subject Lands shall be 2.61 times the area of the lot, in return for the following:

i) a monetary payment of \$210,929.59 to the City of Vaughan, to be allocated at the discretion of the Development Planning Department towards costs associated with: upgrades to community facilities; enhanced public access to natural heritage features; and the development of playground/sporting facilities on or off-site in the vicinity of the Subject Lands. The amount of the payment shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Vaughan to be calculated from the date of the enactment of the Zoning By-law Amendment.

The Section 37 contribution shall be implemented through a Section 37 Density Bonusing Agreement between the Owner and the City of Vaughan, to the satisfaction of the City of Vaughan, to be executed prior to the issuance of building permit.

- c) Adding Schedule "E-1630" attached hereto as Schedule '1'.
- d) Deleting Schedule "E-0495" and substituting therefor Schedule "E-0495" attached hereto as Schedule '2'.
- e) Deleting Key Map 8A and substituting therefor the Key Map 8A attached hereto as Schedule '3'.

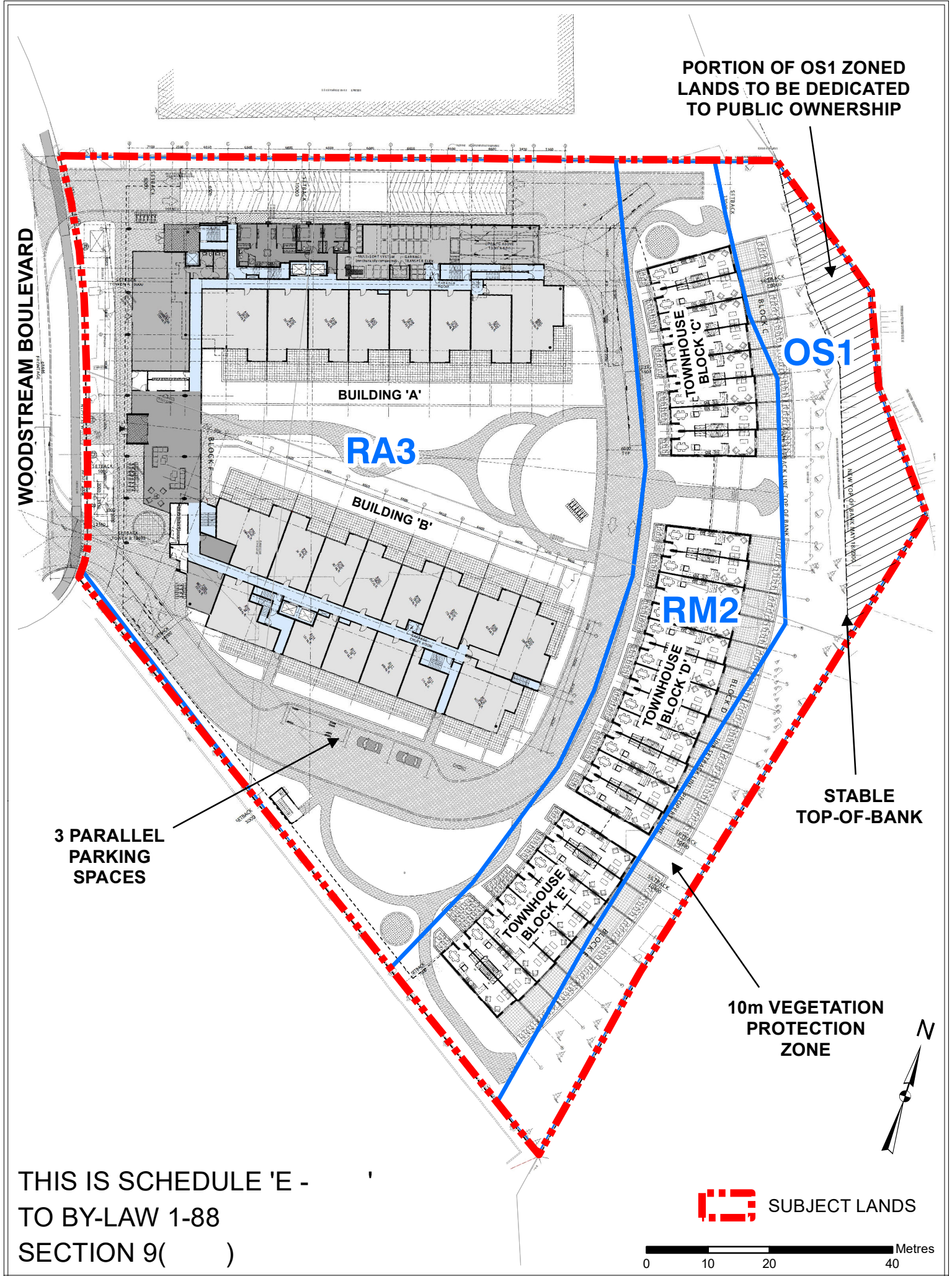
2. Schedules '1', '2' and '3' shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 29th day of June, 2020.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 27
of the Committee of the Whole
Adopted by Vaughan City Council on
September 27, 2018.



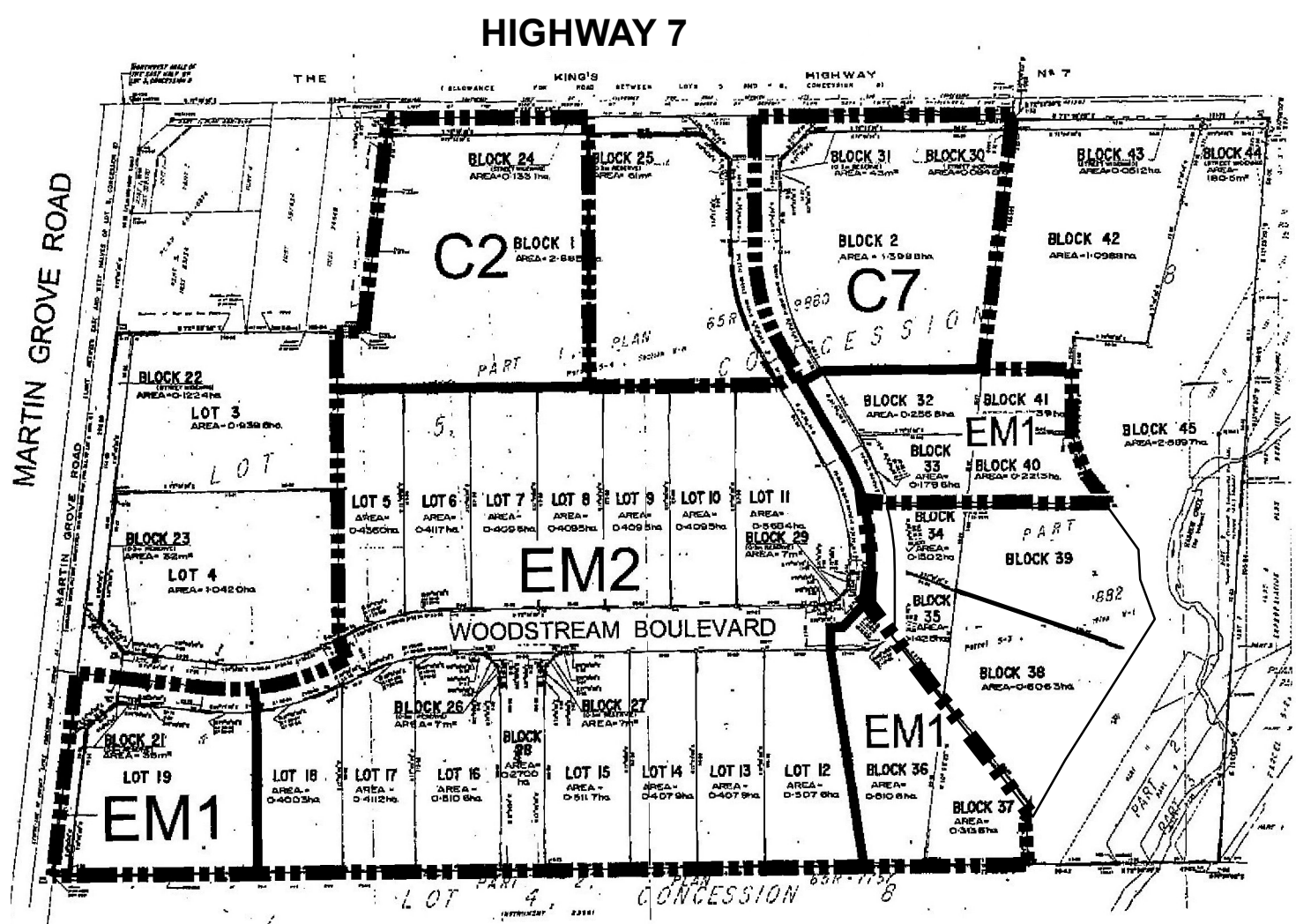
**THIS IS SCHEDULE '1'
TO BY-LAW 087-2020
PASSED THE 29TH DAY OF JUNE, 2020**

FILE: Z.11.009
RELATED FILES: OP.11.003 and DA.15.072
LOCATION: PART OF LOT 5, CONCESSION 8
APPLICANT: 77 WOODSTREAM INC.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK



THIS IS SCHEDULE 'E-495'
TO BY-LAW 1-88
SECTION 9(463)

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SUBJECT LANDS

THIS IS SCHEDULE '2'
TO BY-LAW 087-2020
PASSED THE 29TH DAY OF JUNE, 2020

FILE: Z.11.009
RELATED FILES: OP.11.003 and DA.15.072
LOCATION: PART OF LOT 5, CONCESSION 8
Applicant: 77 WOODSTREAM INC.
CITY OF VAUGHAN

SIGNING OFFICERS

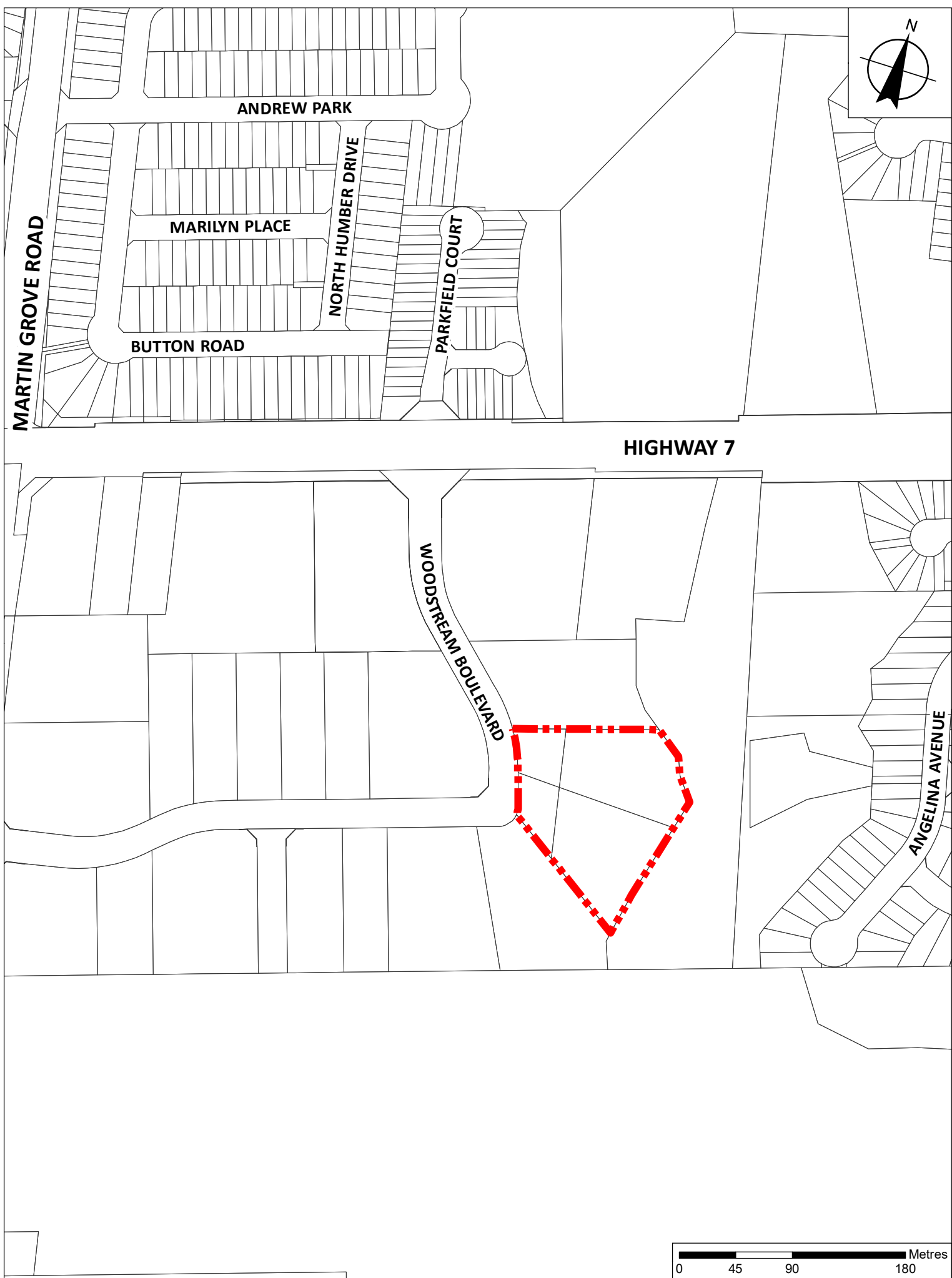
MAYOR

CLERK

SUMMARY TO BY-LAW 087-2020

The lands subject to this By-law are located on the east side of Martin Grove Road, south of Regional Road 7, and are municipally known as 77 Woodstream Boulevard, being in Part of Lot 5, Concession 8, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from “EM1 Prestige Employment Area Zone” subject to revised site-specific Exceptions 9(463) and 9(463A) to “RA3 Apartment Residential Zone”, “RM2 Multiple Residential Zone” and “OS1 Open Space Conservation Zone”, to facilitate the development of 15 and 13-storey residential buildings connected by a 3-storey podium, containing 1079 m² of commercial uses and 28 townhouse units.



LOCATION MAP TO BY-LAW 087-2020

FILE: Z.11.009

RELATED FILES: OP.11.003 and DA.15.072

LOCATION: PART OF LOT 5, CONCESSION 8

APPLICANT: 77 WOODSTREAM INC.

CITY OF VAUGHAN

