

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 080-2020

A By-law to designate by Number an amendment to City of Vaughan By-law 1-88, as effected by the Local Planning Appeal Tribunal in its' decision dated the 18th day of January 2019 in LPAT Case File No. PL171117.

The Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

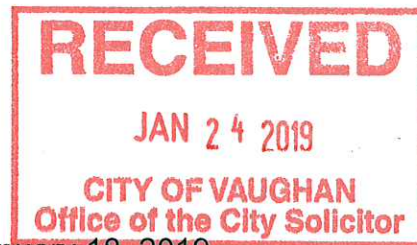
1. THAT the Amendment to City of Vaughan By-law 1-88, as effected by the Local Planning Appeal Tribunal Order Issue, dated the 18th day of January 2019 (LPAT File No. PL171117), attached hereto as Attachment "1", is hereby designated as By-Law Number 080-2020.

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

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement
local



ISSUE DATE: January 18, 2019

CASE NO.:

PL171117

The Ontario Municipal Board (the "OMB") is continued under the name Local Planning Appeal Tribunal (the "Tribunal"), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	1834375 Ontario Inc.
Subject:	Application to amend Zoning By-law No. 1-88, as amended - Neglect of the City of Vaughan to make a decision
Existing Zoning:	"A – Agricultural Zone", "OS1 – Open Space Conservation Zone" and "EM2 – General Employment Area Zone"
Proposed Zoning:	"OS1 – Open Space Conservation Zone", "OS2 – Open Space Park Zone" and "RA3 (H1, H2) E___ - Apartment Residential Zone" with Holding Provisions 1 & 2 and site specific exceptions
Purpose:	To facilitate a mixed-use development consisting of a maximum of 950 residential units (representing Phase 1 of the development) including townhouse, mid-rise and high-rise buildings ranging in height of 5 to 22 storeys, as well as 1,860 square metres (20,020 square feet) of retail space
Property Address/Description:	1890 Highway 7/ Part of Lots 6 & 7, Concession 3
Municipality:	City of Vaughan
Municipality File No.:	Z.16.049
OMB Case No.:	PL171117
OMB File No.:	PL171117
OMB Case Name:	1834375 Ontario Inc. v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	1834375 Ontario Inc.
Subject:	Proposed Plan of Subdivision - Failure of the City of Vaughan to make a decision
Purpose:	To facilitate a mixed-use development consisting of a maximum of 950 residential units (representing Phase 1 of the development) including townhouse, mid-rise and high-rise buildings ranging in height of 5 to 22 storeys, as well as 1,860 square metres (20,020 square feet) of retail space
Property Address/Description:	1890 Highway 7/ Part of Lots 6 & 7, Concession 3
Municipality:	City of Vaughan
Municipality File No.:	19T-16V009
OMB Case No.:	PL171117
OMB File No.:	PL171118

BEFORE:

JUSTIN DUNCAN)	Friday, the 18 th day of
MEMBER)	
)	January, 2019

THIS MATTER having come on for a public hearing and the Tribunal, in its Decision issued on December 17, 2018, having withheld its Final Order on the Zoning By-law Amendment and Draft Plan of Subdivision until the Applicant/Appellant advised that it had withdrawn its appeal in OMB (as constituted prior to April 3, 2018) Case No. PL111184;

THE TRIBUNAL having now been notified by the Applicant/Appellant that it has withdrawn its appeal in Case No. PL111184;

THE TRIBUNAL ORDERS that the appeal with respect to the Zoning By-law Amendment is allowed in part and By-law No. 1-88, as amended, is hereby amended in the manner set out in Exhibit 3 and attached to this Order as Attachment "1". The Tribunal authorizes the municipal clerk to assign a number to this By-law for record keeping purposes;

AND THE TRIBUNAL ORDERS that the appeal with respect to the Draft Plan of Subdivision is allowed and the draft plan identified as Exhibit 5 and attached to this Order as Attachment "2" is approved subject to the fulfillment of the consolidated list of conditions set out in Exhibit 4A and as revised by Exhibit 4B, attached collectively to this Order as Attachment "3";

AND THE TRIBUNAL FURTHER ORDERS that pursuant to subsection 51(56.1) of the *Planning Act*, the City of Vaughan shall have authority to clear the conditions of draft plan approval and to administer final approval of the plan of subdivision for the purposes of subsection 51(58) of the *Act*. In the event that there are any difficulties implementing any of the conditions of draft plan approval, or if any changes are required to be made to the draft plan, the Tribunal may be spoken to.



REGISTRAR

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Local Planning Appeal Tribunal

A constituent tribunal of Environment and Land Tribunals Ontario

Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

Attachment "1"

(LPAT CASE NO. PL171117&PL171118)

EXHIBIT 3

Authority: Local Planning Appeal Tribunal Decision/Order issued [Date] in LPAT File No. PL 171117
1834375 Ontario Inc.

BY-LAW NUMBER 080-2020**A By-law to amend City of Vaughan By-law 1-88.**

The Local Planning Appeal Tribunal orders:

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" (excluding "Block 1") attached hereto, from "A Agricultural Zone", subject to site-specific Exception 9(976), "A Agricultural Zone", "EM2 General Employment Area Zone", and "OS1 Open Space Conservation Zone" to "RA3(H1) Apartment Residential Zone" with a Holding Symbol "(H1)" and "RA3 (H2) Apartment Residential Zone" with a Holding Symbol "(H2)", "OS1 Open Space Conservation Zone", "OS2 Open Space Park Zone" and "OS5 Open Space Environmental Protection Zone", in the manner shown on the said Schedule "1".
 - b) Rezoning Block 1 on the "Subject Lands" on Schedule "1", attached hereto, from "A Agricultural Zone" and "EM2 General Employment Zone" to "A(H1a) Agricultural zone" and "EM2 (H1a) General Employment zone", each with the Holding Symbol "(H1a)" and "OS5 Open Space Environmental Protection Zone".
 - c) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

(1497) A. The following provisions shall apply to all lands zoned with the Holding Symbol "(H1)" as shown on Schedule "E-1628", until the Holding Symbol is removed pursuant to Section 36(1) or (3) of the *Planning Act*:

 - a) Lands Zoned with the Holding Symbol "(H1)", "(H1a)" and "(H2)" shall be used only for the production of field crops, or a use legally existing as of the date of the enactment of this By-law. Notwithstanding the foregoing, the following are permitted prior to the removal of the Holding Symbol:
 - i) one (1) temporary sales office, in accordance with Subsection 3.25 respecting Temporary Sales Office in the Vaughan Zoning By-law 1-88;
 - ii) a temporary parking lot to service the short-term parking needs of the phased development subject to the temporary By-law provisions in the Vaughan Zoning By-law 1-88; and,
 - iii) temporary camps, tool sheds, scaffolding or other buildings or structures incidental to the phased construction on the Subject Lands where such construction is situated and only

for so long as it is necessary for the work in progress and until the work is completed or abandoned.

- B. Removal of the Holding Symbol “(H1)” from the Subject Lands (excluding Block 1) shall be contingent on the following:
- a) The Owner shall successfully obtain approval of a Site Development Application, pursuant to Section 41 of the *Planning Act*, which shall include the implementation of noise and vibration mitigation measures required by section 3.1.11 and 3.1.12 of the Vaughan Official Plan 2010 (“VOP 2010”), Volume 2 (“Concord GO Centre Secondary Plan”), to the satisfaction of Metrolinx and the City;
 - b) Vaughan Council shall identify and allocate water supply and sewage capacity to Phase 1 of the Subject Lands;
 - c) The Owner shall submit to the City a Record of Site Condition (“RSC”), filed on the Environmental Site registry and acknowledged by the Ministry of Environment, Conservation, and Parks (“MECP”) for the entire Phase 1 of the Subject Lands and Block 1 of the Subject Lands, to the satisfaction of the City;
 - d) The Owner shall confirm, to the satisfaction of the Toronto and Region Conservation Authority (“TRCA”), through the provisions of ‘as built’ drawings and a hydraulic model that the flood remediation works have been completed as required in the issued permit under the Ontario Regulation 166/06 and safe access to the Subject Lands is provided;
 - e) Blocks 1, 2 and 3 provide an appropriate interface area between Regional Road 7 and the Subject Lands, to the satisfaction of the City and TRCA;
 - f) The lands subject to the final interface between Regional Road 7 and the red-lined revised Blocks 1, 2, and 3, inclusive, shall be placed in new Open Space Blocks(s) and zoned OS5 Open Space Environmental Protection Zone; and,
 - g) The Owner shall revise the Tree Preservation Plan and the Arborist Report, to the satisfaction of the City. Vegetation beyond the boundary of Phase 1 of the Subject Lands shall remain undisturbed during the construction of Phase 1 of the Subject Lands. The Owner shall not remove trees without written approval from the City.

- C. The Holding Symbol “(H1a)” shall not be removed from Block 1 until the following have been satisfied:
- a) York Region and the City have determined that a GO Rail Station is no longer required;
 - b) That should York Region and the City of Vaughan determine that a GO Rail Station is no longer required, Block 1 shall be rezoned to an appropriate zone category to facilitate future development and that the Owner shall enter into a subdivision/development agreement, or other agreement(s), to satisfy any conditions of approval, to the satisfaction of York Region, the City and TRCA;
 - c) Should York Region and the City of Vaughan determine that a GO Station is required on “Block 1”, an Environmental Project Report (Transit Project Assessment Process) shall be completed and approved by Metrolinx for the GO Station.
- D. The Holding Symbol “(H2)” shall not be removed from Phase 2 of the Subject Lands, or any portion thereof, until the following conditions are addressed, to the satisfaction of the City:
- a) The Owner has successfully obtained approval of a Site Development Application pursuant to Section 41 of the *Planning Act*, which shall include the implementation of noise and vibration mitigation measures required by Sections 3.1.11 and 3.1.12 of VOP 2010, Volume 2 (“Concord GO Centre Secondary Plan”), to the satisfaction of Metrolinx and the City;
 - b) The Owner shall obtain the approval of Vaughan Council to classify Blocks 15 and 16 as a Class 4 Area Designation, or alternatively, the Owner shall revise its plans and reports to demonstrate and show that adequate noise mitigation measures will be provided, to the satisfaction of the City;
 - c) The Owner shall convey Park Block 20 to the City, meeting all standards and requirements of the City including having a minimum area of 1.167 ha with municipal/public road frontage, free of all charges and encumbrances and to the satisfaction of the City;
 - d) The Owner shall convey to the City a Public Square in Phase 2 of the Subject Lands, free of all charges and encumbrances, unless otherwise specified by the City, with a minimum area of 0.5 ha, that is located within Blocks 15 and/or 16, to the satisfaction of the City. For clarity, the Public Square shall have public road frontage,

with one side having a minimum length of 30 m, and a length to width ratio of 2:1, 3:1 or 4:1. Should Public Square in Phase 2 of the Subject Lands have a length greater than 90 m, the Owner shall provide a fully accessible, minimum 7 m wide, enclosed mid-block public pedestrian corridor connection(s), to the satisfaction of the City. The enclosed mid-block public pedestrian connection(s) shall have a minimum clear unobstructed ceiling height of 6 m for the purposes of facilitating and encouraging public access;

- e) The Owner shall provide payment of cash-in-lieu of the dedication of parkland to meet the requirements under the *Planning Act*, VOP 2010 (Section 7.3.3 Parkland Dedication); and By-law 139-90, as amended by By-law 205-2012, if required which is dependent on the extent of parkland conveyance from paragraph D (c) and (d) above, and to the satisfaction of the City;
- f) Vaughan Council shall identify and allocate water supply and sewage servicing capacity to Phase 2 of the Subject Lands;
- g) The Owner shall implement the Remedial Action Plan ("RAP") and submit to the City a Record of Site Condition ("RSC"), filed on the Environmental Site registry and acknowledged by the Ministry of Environment, Conservation, and Parks ("MECP") covering the entire Phase 2 of the Subject Lands, to the satisfaction of the City;
- h) The Owner shall make the necessary modifications to the transportation network within Phase 2 of the Subject Lands, including, but not limited to, the east-west and the north-south collector road, to the satisfaction of the City, in order to align with the outcomes, findings and conclusions of the Concord GO Centre Transportation Master Plan ("TMP") and a potential Environmental Assessment study for the north-south collector road, to the satisfaction of the City; and
- i) The Owner shall confirm, to the satisfaction of TRCA, through the provision of 'as built' drawings and a hydraulic model that the flood remediation works have been completed as required in the issued permit under Ontario Regulation 166/06 and safe access to the Subject Lands is provided;
- j) The maximum Gross Floor Area on the "Subject Lands" shall be 353,000 sq m;

- E. Notwithstanding the provisions of:
- a) Subsection 2.0 respecting the Definition of a “Lot” and “Parking Space”;
 - b) Subsection 3.8 respecting Parking Requirements;
 - c) Subsection 3.9 d) respecting Loading Space Requirements;
 - d) Subsection 3.13 respecting Minimum Landscaped Area Requirements;
 - e) Subsection 3.17 respecting Portions of Buildings Below Grade;
 - f) Subsection 4.1.6 respecting minimum Amenity Areas within RA3 Zones;
 - g) Subsection 4.12 respecting RA3 permitted uses and Schedule “A” respecting the zone standards in the RA3 Zone;
 - h) Subsection 4.1.9 respecting Residential Zone Requirements

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1628”:

- ai) For the purposes of this By-law, the following definitions shall apply:
 - i) LOT - Means lands in Blocks 1,2,3,15,16 and 18 shall be deemed one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of part lot control, draft plan of condominium, consent, conveyance of private or public roads, strata title arrangements, or other permissions, and any easements or registrations that are granted, and shall be deemed to comply with the provisions of the site-specific By-law;
 - ii) 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;
- bi) Where a building or structure is erected or used for any of the uses permitted in this By-law, vehicle parking spaces and areas shall be provided and maintained on the lot to which they serve, as follows:

Bachelor/ 1 Bedroom unit	0.8 spaces/unit
2 Bedroom units	0.95 spaces/unit
3 Bedroom units	1.1 spaces/unit
Residential Visitor Parking	0.2 spaces/unit
Retail & Other Commercial Uses not specifically noted herein	3 spaces/100 m² GFA
LCBO Outlet, Brewers Retail Outlet	3 spaces/100 m² GFA
Eating Establishment	8 spaces/100 m² GFA
Take-Out Eating Establishment	4 spaces/100 m² GFA
Office	2 spaces/100 m² GFA

Business or Professional Office, not including regulated health professional	2 spaces/100 m ² GFA
Regulated Health Professional and Veterinary Clinics	3 spaces/100 m ² GFA
Personal Service Shop	2 spaces/100 m ² GFA
Independent Living Facility:	
Bachelor/1 Bedroom	0.5 spaces/unit
2 Bedroom	0.7 spaces/unit
3 Bedroom	0.85 spaces/unit
Supportive Living Facility	0.45 spaces/bed
Long Term Care Facility	0.24 spaces/bed
Independent Living Facility Visitor Parking	0.2 spaces/unit
Hotel	0.85 spaces/bedroom
Health Centre	6 spaces/100 m ² GFA
Library	1.5 spaces/100 m ² GFA
Technical School	3 spaces/classroom plus 1 space per 7 seats in an auditorium or theater
Church: Permanent Seating Variable Seating	15 spaces per 100 m ² GFA of Worship Area 22 spaces /100 m ² GFA of Worship Area
Place of Entertainment	8 spaces/ 100 m ² GFA
Studio	3 spaces/100 m ² GFA
Pharmacy	3 spaces/100 m ² GFA

bii) 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 ¹	65	90	80	100
Eating Establishment ²	20	100	30	100
Residential (Visitor)	20	20	60	100
Place of Assembly ³	70	70	70	100
Theater	10	40	40	80
Institutional ⁴	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 ¹	80	85	100	40
Eating Establishment ²	20	100	50	100
Residential (Visitor)	20	20	60	100
Place of Assembly ³	70	70	70	100
Theater	10	50	80	80
Institutional ⁴	10	10	10	10

1. Includes Retail Store, Retail Warehouse, Personal Service Shop, Financial Institution, and Indoor 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: Post-Secondary School, 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.

- biii) Accessible parking to be provided in accordance with City of Vaughan By-law 120-2018, as amended.
- biv) The surface of all parking spaces and any related driveways or aisles shall be paved with a dustless hard surface material;
- bv) Drive-through facilities shall not be permitted;

- bvi) Residential visitor parking and commercial parking shall be permitted to be shared within each block/ lot.
- bvii) Where a building or structure is erected or used for any of the uses permitted in this By-law, bicycle parking spaces and areas shall be provided and maintained on the lot to which they serve, as follows:

Bicycle Parking Standards (Minimum # of bicycle parking spaces /100 sq m of GFA or as specified)		
Type of Use	Short-Term	Long-Term
Commercial Uses including Eating Establishments	0.15 or 6 bicycle spaces whichever is greater ⁽¹⁾	0.1 ⁽²⁾
Business or Professional Office	0.1 or 6 bicycle spaces whichever is greater ⁽¹⁾	0.13 ^{(2) (3)}
Regulated Health Professional Office or Clinic	0.1 or 6 bicycle spaces whichever is greater ⁽¹⁾	0.1 ^{(2) (3)}
Multi-Unit Residential	0.1 bicycle spaces per unit or 6 bicycle spaces whichever is greater	0.5 spaces per unit for buildings with greater than 10 units
Institutional Uses, as per 4.1.7 of Zoning By-law 1-88, as amended	0.4 ⁽¹⁾	0.05 ⁽²⁾

- (1) Short-term bicycle parking spaces are required for buildings with a gross floor area of 1,000 m² or greater;
- (2) Long-term bicycle parking spaces are required for buildings with a gross floor area of 2,000 m² or greater;
- (3) For every 30 long-term bicycle parking spaces required 1 male and 1 female shower and change facility shall be provided;

- bviii) Where the application of bicycle parking standards results in part of a bicycle space being required, a full bicycle parking space shall be required;
- bix) Short-term bicycle parking spaces shall be located within 35 m of a building entrance and shall not occupy or impede any pedestrian access or required parking and landscaped areas;
- bx) Long-term bicycle parking spaces shall be designed for the storage of bicycles either horizontally or vertically as follows:
- Horizontally – 0.6 m in width by 2 m in length by 1.2 metres in height;
 - Vertically – 0.6 m in width by 1.2 m in length by 2 m in height;
- bxii) Long-term Residential bicycle parking spaces shall be located in the

provided individual unit storage lockers or in other secure locations within the building or underground parking garage;

- ci) A loading area shall be located internal to a wholly enclosed building with access onto a private driveway, private street or local road;
- di) A minimum landscape strip width of 3 m abutting all public roads, except for Regional Road 7, which the minimum shall be 4.5 m from the final most northerly limit of the “OS5 Open Space Environmental Protection Zone” along Regional Road 7;
- ei) The minimum setback from a front or exterior lot line to the nearest part of the building below finished grade shall be 0 m;
- fi) A minimum of 5 m² per apartment dwelling unit shall be provided as amenity area;
- gi) In addition to the uses permitted in Section 4.12, the following uses shall be permitted:

Residential:

- i. Townhouse Dwelling
- ii. Street Townhouse Dwelling
- iii. Block Townhouse Dwelling
- iv. Multiple Family Dwelling
- v. Independent Living Facility
- vi. Long Term Care Facility
- vii. Supportive Living Facility

Commercial Uses (in the Podium(s) of a Building):

- i. Retail Stores
- ii. Bank or Financial Institution
- iii. Business or Professional Office
- iv. Office Building
- v. Regulated Health Professional
- vi. Clinic
- vii. Club or Health Centre
- viii. Veterinary Clinic
- ix. Hotel
- x. Eating Establishment, with or without Outdoor Patio
- xi. Eating Establishment, Convenience, with or without Outdoor Patio
- xii. Eating Establishment, Take-out, with or without Outdoor Patio

- xiii. Personal Service Shop
- xiv. Supermarket
- xv. Studio
- xvi. Pharmacy
- xvii. LCBO Outlet
- xviii. Brewers Retail Outlet
- xix. Technical School
- xx. Place of Entertainment
- xxi. Indoor Hand Car Wash and Detailing Establishment included as part of a mixed-use building

Institutional Uses (in the Podium(s) of a Building:

- i. Church
- ii. Library

Recreational:

- i. Recreational Uses (as defined in Section 2 of By-law 1-88)

hi) The following provisions apply to Blocks 2, 3, 15, 16 and 18:

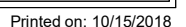
Provision	Townhouse Dwelling Street Townhouse Dwelling	Block Townhouse Dwelling, Multiple Family Dwelling, Independent Living Facility, Long Term care Facility, Supportive Living Facility	Mixed-Use Residential and Commercial Building, or an Apartment Dwelling
Minimum Lot Frontage	4.5 m	27 m	30 m
Minimum Lot Area	99 m ² / Lot	550 m ²	5,000 m ²
Minimum Front Yard	4.5 m / Lot	4.5 m	3 m
Minimum Rear Yard	3 m / Lot	6 m	6 m
Minimum Interior Side Yard	1.5m / Lot	1.5m	3 m
Minimum Exterior Side Yard	3m / Lot	3m	3 m
Maximum Building Height	4 -Storeys/ 17 m	4 Storeys / 17 m	22-Storeys/ 72 m (excluding Mechanical penthouses)

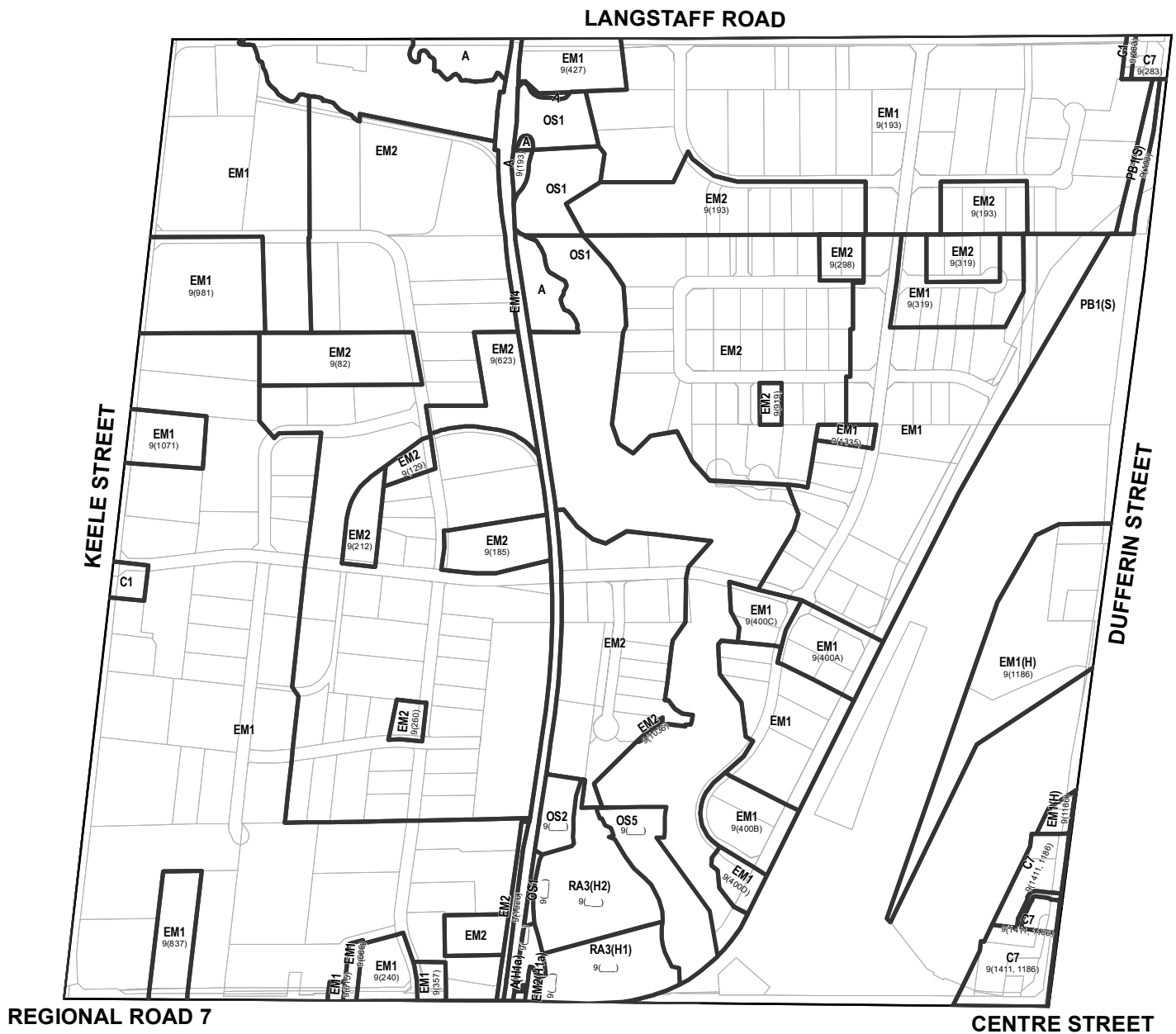
hii) The maximum number of residential units permitted in Phase 1 shall be capped at 950 units and the maximum amount of retail GFA shall be 1,860 m²;

- hiii) A minimum of 60% of the building frontage facing an arterial or collector street (Street 'B' only), shall consist of the uses identified in paragraph gi);
- hiv) Notwithstanding the minimum front, rear and side yards noted in paragraph hi), where towers are proposed next to each other, the minimum separation distance between such towers shall be 25 m;
- hv) Notwithstanding the minimum front, rear and side yards noted in hi) above, where podiums are proposed next to each other, the minimum separation distance between podiums shall be 15 m;
- hvi) The minimum tower setback on top of a podium shall be 3 m;
- hvi) Notwithstanding the minimum front, rear and side yards noted in paragraph hi), where podiums are proposed adjacent to townhouse dwellings, the minimum separation distance between a podium and a townhouse shall be 9 m;
- hvi) All residential development adjacent to the rail line will be setback a minimum of 75 m where a safety berm is not provided or 30 m where a safety berm and/or safety barrier/retaining wall has been provided;
- hix) Notwithstanding the minimum yards provisions noted in paragraph hi), the minimum setback for any building along the Open Space Zone along Regional Road 7 shall be a minimum of 4.5 m from the most northerly limit of the OS5 Zone;
- hx) Notwithstanding the provisions of paragraph hi), the following architectural elements shall be excluded from the maximum height of any building or structure:
 - a) elevator overruns, mechanical equipment, and stair enclosures may project to a maximum of 6 m above the applicable height limit;
 - b) terraces and balcony guards, elements of a green roof and insulation and roof surface materials, planters, railings, parapets, and ornamental architectural features, may project to a maximum of 3 m above the applicable height limit;
 - c) window washing equipment may project to a maximum of 8 m above the applicable height limit;
 - d) a ladder for maintenance purposes may project to a maximum of 1.2 m above the applicable height limit."
- c) Adding Schedule "E-1628" attached hereto as Schedule "1".

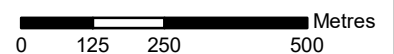
- d) Deleting Key Map 3B and substituting therefor the Key Map 3B attached hereto as Schedule "2".
2. Schedules "1", and "2" shall be and hereby form part of this By-law.

Pursuant to the Decision of the
Local Planning Appeal Tribunal Issued [DATE] and
Order issued [DATE] in file No. PL





KEY MAP 3B
BY-LAW NO. 1-88



THIS IS SCHEDULE '2'
TO BY-LAW 080-2020
PASSED THE 29th DAY OF JUNE, 2020

FILES: Z.16.049, 19T-16V009
LOCATION: PART OF LOT 6 & 7, CONCESSION 3
APPLICANT: 1834375 ONTARIO INC.
CITY OF VAUGHAN

TRIBUNAL ORDER: PL171117
JANUARY 18, 2019

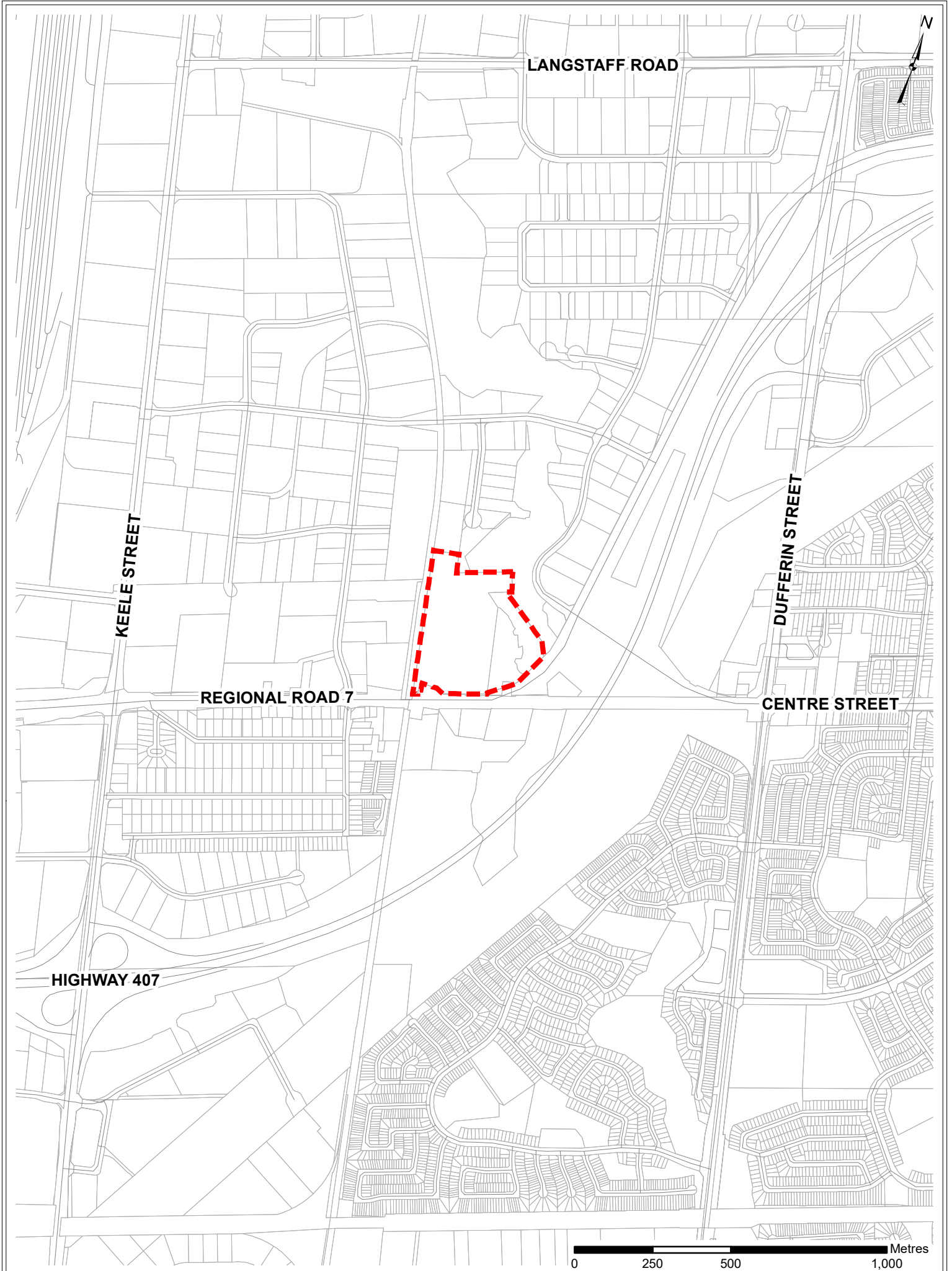
CLERK

SUMMARY TO BY-LAW 080- 2020

The lands subject to this By-law are bound by a rail line (Metrolinx) to the west, Regional Road 7 to the south and North Rivermede Road to the east and in part of Lots 6 and 7, Concession 3, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from “A - Agricultural Zone” subject to site-specific Exception, A(9(976)), “A - Agricultural Zone”, “OS1 - Open Space Conservation Zone”, and “EM2 - General Employment Area Zone” to “RA3 (H1) Apartment Residential Zone” with a Holding Symbol “(H1)”, “RA3 (H2) Apartment Residential Zone” with a Holding symbol “(H2)”, “OS1 - Open Space Conservation Zone”, “OS2 - Open Space Park Zone” and “OS5 Open Space Environmental Protection Zone”, in the manner shown on Schedule “1”, and the following:

- a) Inclusion of conditions for removal of the Holding Symbol “(H1)” and “(H2)”;
- b) Inclusion of conditions for removal of Holding Symbol “(H1a)”. The Holding Symbol “(H1a)” applies to Block 1 of Draft Plan Subdivision 19T-16V009. Section 4.3 of the Concord GO Centre Secondary Plan includes policies for the protection of a future GO Station. Should a GO Station be required then an Environmental Project Report (Transit Project Assessment Process) shall be completed by Metrolinx, which will determine the final station location and required infrastructure. Should a GO Station not be required, then Block 1 shall be rezoned to an appropriate zone category to the satisfaction of York Region, the City of Vaughan and TRCA.
- c) The removal of the Holding Symbol “(H1)” in whole or in part, is tied (in part) to TRCA’s Draft Plan Conditions in Attachment 1c) of City of Vaughan Committee of the Whole Report dated Monday September 17, 2018. These conditions outline the technical input and redesign of Blocks 1, 2 and 3, inclusive, required to confirm that an appropriate interface between Regional Road 7 and Blocks 1, 2 and 3 is provided. This interface area will address grading to provide a stable slope, freeboard from the regulatory floodplains, appropriate buffers, and the opportunity to improve the management of the lesser storm flood events in this area. Should the final interface design affect Infrastructure Ontario (“IO”) lands, further review and final approval from IO is required;
- d) The lands subject to the final interface between regional Road 7 and the red-lined revised Blocks 1, 2 and 3, inclusive, shall be placed into new Open Space Block(s) and zoned “OS5 Open Space Environmental Protection Zone”;
- e) A temporary sales office may be permitted on Block 1 of the subject lands prior to the removal of the “(H1a)”, “(H1)” and “(H2)”, and a temporary parking lot, and buildings or structures incidental to the phased construction shall be permitted on the subject lands prior to the lifting of “(H1)” and “(H2)”;
- f) The maximum GFA permitted within the Draft Plan of Subdivision shall not exceed 353,000 m², which includes a maximum of 950 units and 1,860 m² of retail uses permitted in Phase 1;
- g) Inclusion of separation standards between Towers and Podiums;
- h) The inclusion of the following site-specific zoning exceptions:
 - i) a definition of “lot” and “parking space”;
 - ii) vehicle and bicycle parking standards;
 - iii) requires that all loading areas are located within a wholly enclosed in a building with access onto a local road;
 - iv) reduced landscape strip abutting all public roads;
 - v) reduced setbacks for portions of buildings below grade;
 - vi) a minimum of 5 m² per apartment dwelling unit for amenity area;
 - vii) addition of residential, institutional and recreational uses;
 - viii) a maximum building height on the subject lands of 22 storeys;
 - ix) exclusions of architectural, structural and mechanical elements in the maximum building height;
 - x) setbacks from railway right-of-way and open space areas.



LOCATION MAP TO BY-LAW 080-2020

FILES: Z.16.049, 19T-16V009

LOCATION: PART OF LOT 6 & 7, CONCESSION 3

APPLICANT: 1834375 ONTARIO INC.

CITY OF VAUGHAN