

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 092-2020**

**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 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 1-88, as amended, be and it is hereby further amended by:
  - a) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“1500 A. Notwithstanding the following provisions of:

    - a. Subsection 2.0 respecting Definitions;
    - b. Subsection 3.8.1 respecting Parking Requirements for the Vaughan Metropolitan Centre;
    - c. Subsection 3.8.2 respecting Bicycle Parking in the Vaughan Metropolitan Centre;
    - d. Subsection 3.13 respecting Minimum Landscape Area;
    - e. Subsection 3.14 respecting Permitted Yard Encroachments and Restrictions
    - f. Subsection 3.17 respecting Portions of Buildings Below Grade;
    - g. Subsection 3.26 respecting Mezzanines;
    - h. Subsection 5.1.1 regarding Landscaping Area;
    - i. Subsection 5.1.6 respecting Outdoor Patios;
    - j. Subsection 5.10 respecting Permitted Uses in the C9

Corporate Centre Zone; and

- k. Schedule A2 respecting Zoning Standards for C9 and C10 Zones;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1631”.

- ai) the minimum Parking Space rectangular area shall be 2.6 m by 5.7 m;
- bi) the following minimum parking requirements shall apply:
  - i) Apartment Dwelling: 0.45 space per unit;
  - ii) Residential Visitor: 0.15 space per unit;
  - iii) Commercial Uses: 1.2 spaces per 100 m<sup>2</sup> Gross Floor Area;
- bii) if the calculation of visitor parking spaces results in part of a parking space being required, the number of required visitor parking spaces shall be rounded down to the nearest whole number;
- biii) the minimum accessible parking space shall be as follows:
  - i) Type A: 3.4 m by 5.7 m; and
  - ii) Type B: 2.4 m by 5.7 m.
- ci) subsection 3.8.2 c) shall not apply;
- di) the following minimum landscape area shall be provided as follows:
  - i) A minimum landscape strip width of 0 m shall be provided abutting the street line to the north;
  - ii) A minimum landscape strip width of 2.0 m shall be provided abutting the street line to the east;
  - iii) A minimum landscape strip width of 2.0 m shall be provided abutting the street line to the west;
  - iv) A minimum landscape strip width of 2.0 m shall be provided abutting the street line to the south;
- ei) In addition to encroachments permitted by Section 3.14 e) of Zoning By-law 1-88, as amended, only the following shall be permitted to encroach into a required yard setback or required landscaping strip:
  - i) art and landscape features, bicycle racks, exhaust and

- ventilation shafts (for the purposes of ventilating the parking garage only and shall not exceed 150 mm above grade or shall be flush with grade or embedded as part of planters), uncovered porches, and stairs;
- ii) awnings and canopies shall be permitted to encroach 1.5 m into any required yard setback and/or landscape strip.
  - iii) patios shall be permitted to encroach 1.6 m into any required yard and/or landscape strip. Where the minimum yard setback and/or landscape strip requirement is less than 1.6 m, the permitted encroachment shall not be more than the minimum requirement.
- fi) a minimum setback from the front lot line and the exterior lot lines to the nearest part of a building below finished grade shall be 0.0 m;
  - gi) Mezzanines shall be permitted within mixed-use buildings or commercial buildings in accordance with the Ontario Building Code.
  - hi) subsection 5.1.1. of Zoning By-law 1-88, as amended, shall not apply;
  - ii) subsection 5.1.6 a), b), d), e), h) and i) of Zoning By-law 1-88, as amended, shall not apply;
  - ji) in addition to those permitted under Section 5.10 of Zoning By-law 1-88, as amended, the following uses shall also be permitted:
    - i) Restaurant with accessory brew manufacturing
    - ii) Day Nursery
    - iii) Arts Studio
    - iv) Convenience Retail
    - v) Arcade
  - ki) the Zoning Standards for C9 Corporate Centre Zone shall be as follows:
    - i) A maximum of 4 residential buildings exceeding 23 m in building height;
    - ii) The minimum setback from the northern street line to a

building or part of a building shall be 0.0 m;

- iii) The minimum setback from the southern street line to a building or part of a building shall be 2.0 m;
- iv) The minimum setback from the eastern or western street lines to a building or part of a building shall be 2.0 m;
- v) In accordance with Schedule 'E-1631', the maximum building height shall be as follows:
  - a. Building A: 191 m
  - b. Building B: 155 m
  - c. Building C: 180 m
  - d. Building D: 136 m
- vi) The minimum building height for non-residential buildings and structures, shall be 4.0 m and the maximum building height shall not exceed 10.0 m;
- vii) Subject to subsection ki) xviii), the maximum Gross Floor Area, which excludes all below-grade area, of all buildings above grade on the subject lands shall not exceed 181,014.60 m<sup>2</sup>;
- viii) The maximum number of residential units on the Subject Lands shall not exceed 2,470 units;
- ix) The minimum height of the 1st storey of a mixed-use building for non-residential uses shall be 5.0m, and may include a mezzanine;
- x) The minimum height of the 1st storey of a residential building for residential and residential-related uses shall be 3.3 m;
- xi) The minimum height of the 1<sup>st</sup> 5-storeys of the buildings identified as Building B and D on Schedule 'E-1631', shall be 13.0 m and the maximum height shall not exceed 20.0 m;
- xii) The minimum height of the 1<sup>st</sup> 6-storeys of the buildings identified as Building A and C on Schedule 'E-1631', shall be 13.0 m and the maximum height shall not exceed 23.0 m.

- xiii) The maximum residential gross floor area of each storey of the Buildings B and D above the first 20.0 m in building height shall not exceed 820 m<sup>2</sup>;
- xiv) The maximum residential gross floor area of each storey of Buildings A and C above the first 23.0 m in building height shall not exceed 820 m<sup>2</sup>;
- xv) The minimum distance between any building above the first 20 m of Buildings B and D shall be 25 m;
- xvi) The minimum distance between any building above the first 23 m of Buildings A and C of building height shall be 25 m;
- xvii) The minimum amenity area shall be 6,500 m<sup>2</sup>; and
- xviii) Section 37

The maximum Gross Floor Area of 181,014.60 m<sup>2</sup> shall be conditional until such time as the Owner pays to the City a Section 37 contribution in the amount of \$1,093,781.00 prior to the issuance of the first Building Permit for any below grade structure(s) to the satisfaction of the City and in accordance with the executed Section 37 agreement between the City and the Owner dated June xx, 2020.

- b) Adding Schedule "E-1631" attached hereto as Schedule "1".
- c) Deleting Key Map 5A and substituting therefor the Key Map 5A attached hereto as Schedule "2", thereby deleting Exception 9(957) off the Subject Lands and adding Exception 9(1631) on the Subject Lands.
- d) Deleting Schedule E-1042 and substituting therefor the Schedule E-1042 attached hereto as Schedule "3", thereby removing the Subject Lands from Schedule E-1042.
- e) Deleting Schedule E-1042A and substituting therefor the Schedule E-1042A attached hereto as Schedule "4", thereby removing the Subject Lands from Schedule E-1042A.
- f) 2. Schedules "1", "2", "3" and "4" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 29<sup>th</sup> day of June, 2020.

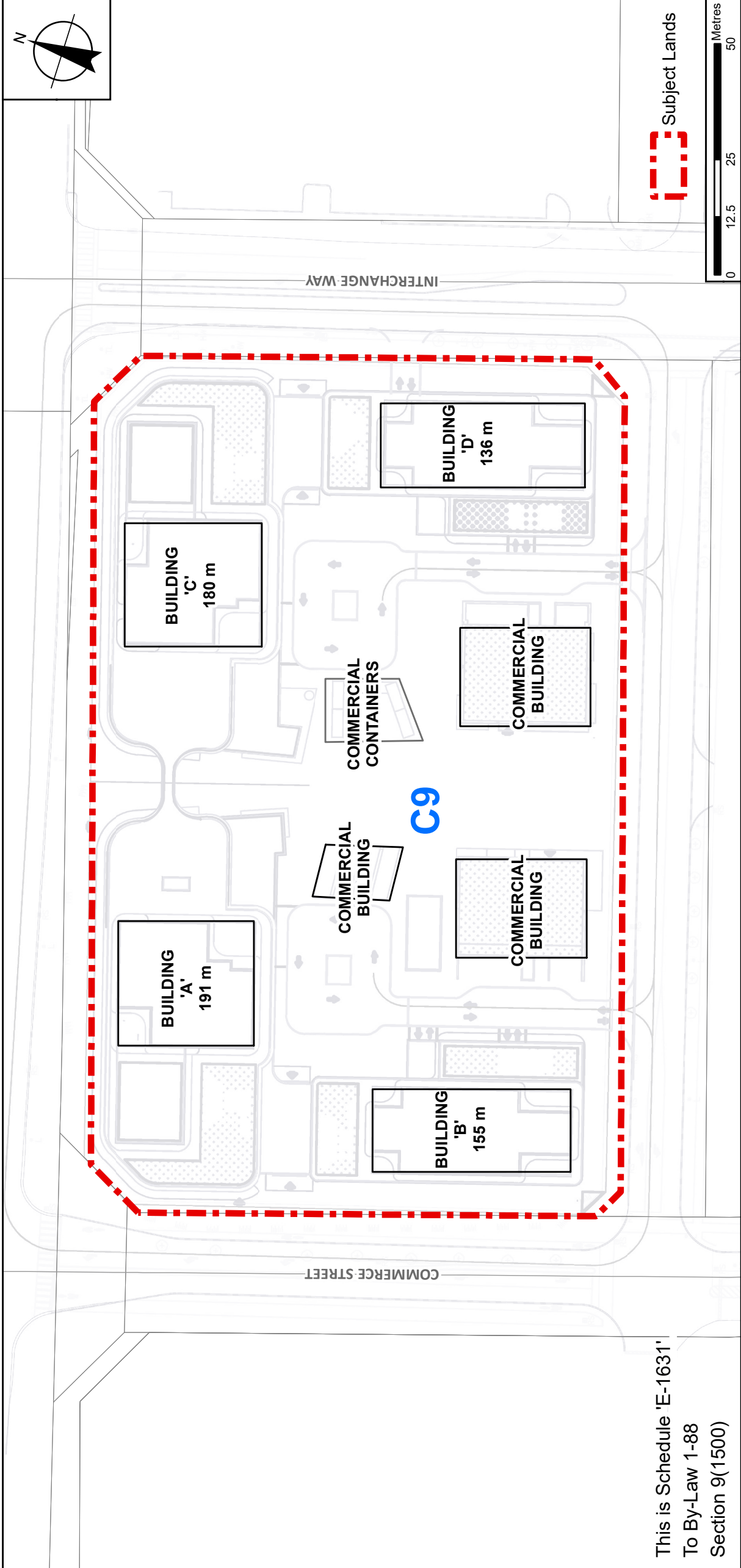
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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 1 of Report No. 22  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 29, 2020



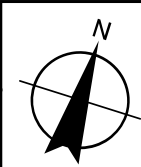
File: Z.19.017  
Related File: OP.19.006 and DA.18.075  
Location: Part of Lot 5, Concession 5  
Applicant: 2748355 Canada Inc.  
City of Vaughan

This is Schedule '1'  
To By-Law 092-2020  
Passed the 29th Day of June, 2020

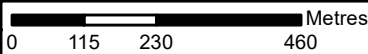
Signing Officers

Mayor

Clerk



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

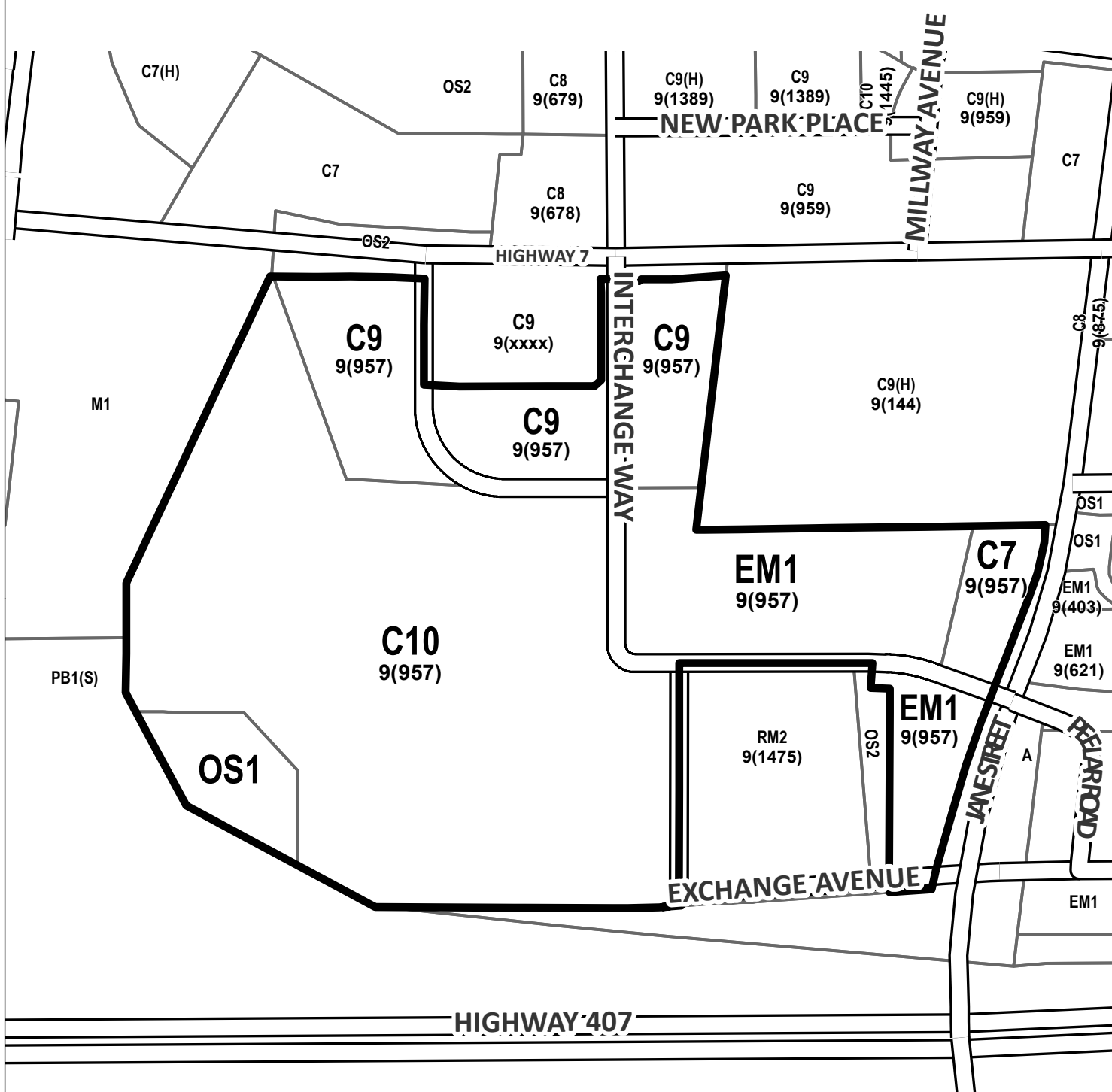


This is Schedule '2'  
To By-Law 092-2020  
Passed the 29th Day of June, 2020

**File:** Z.19.017  
**Related File:** OP.19.006 and DA.18.075  
**Location:** Part of Lot 5, Concession 5  
**Applicant:** 2748355 Canada Inc.  
**City of Vaughan**

Signing Officers  
  
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Mayor  
  
\_\_\_\_\_  
Clerk





THIS IS SCHEDULE 'E-1042'  
TO BY-LAW 1-88  
SECTION 9(957)



## Subject Lands

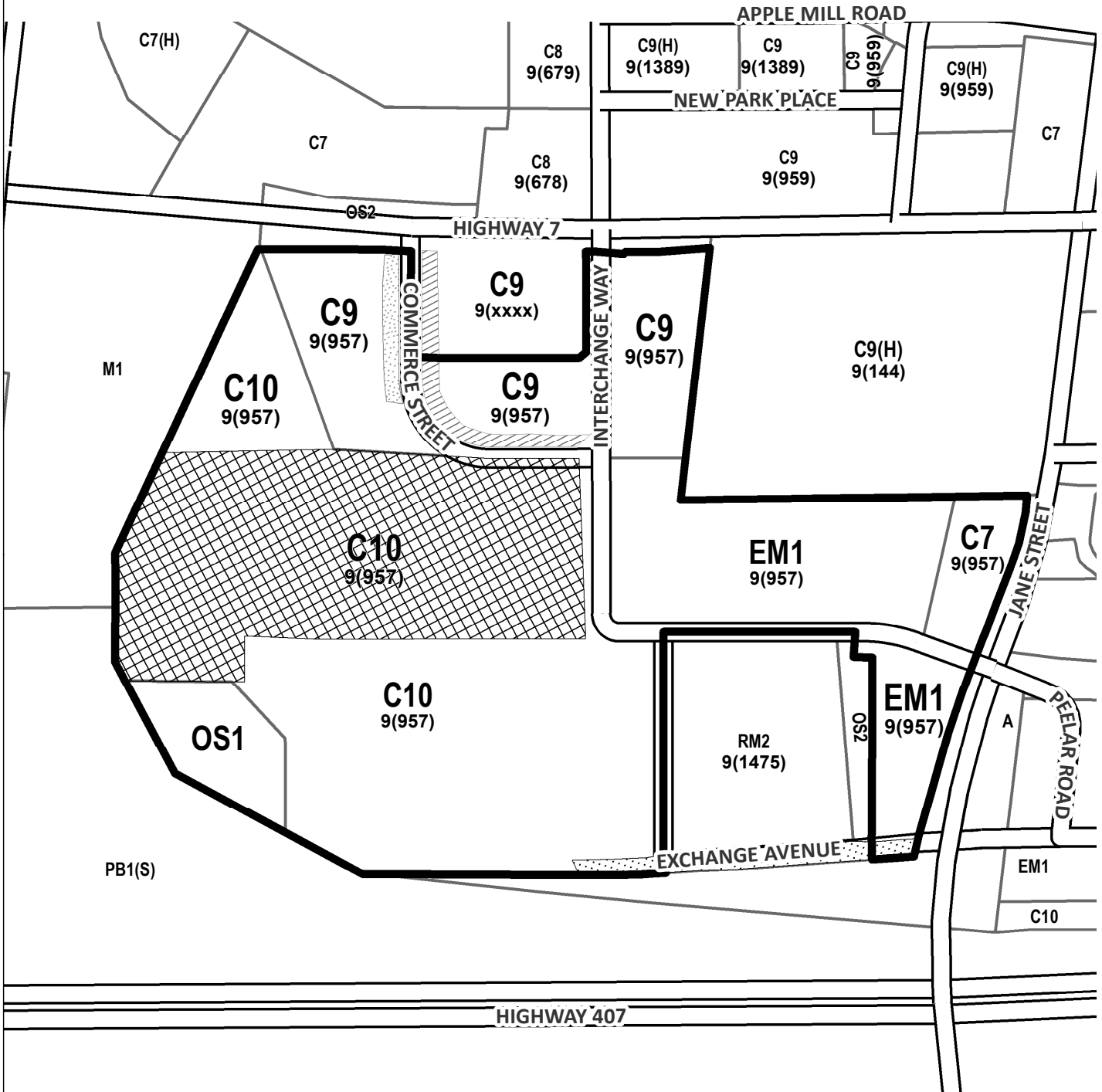
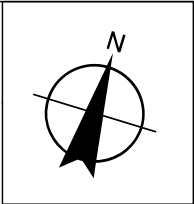
THIS IS SCHEDULE '3'  
TO BY-LAW 092-2020  
PASSED THE 29TH DAY OF JUNE, 2020

**File:** Z.19.017  
**Related File:** OP.19.006 and DA.18.075  
**Location:** Part of Lot 5, Concession 5  
**Applicant:** 2748355 Canada Inc.  
**City of Vaughan**


## SIGNING OFFICERS


MAYOR


CLERK





THIS IS SCHEDULE 'E-1042A'  
TO BY-LAW 1-88  
SECTION 9(957)

 Subject Lands

 Build to Zone Exemption Area\*

 Part 1 Landscape Strip\*

 Part 2 Landscape Strip\*

 5.7 wide landscape strip\*

\*May not be to scale

THIS IS SCHEDULE '4'  
TO BY-LAW 092-2020  
PASSED THE 29TH DAY OF JUNE, 2020

**FILE:** Z.19.017  
**RELATED FILES:** OP.19.006 and DA.18.075  
**LOCATION:** Part of Lot 4, Concession 5  
**PPLICANT:** 2748355 Canada Inc.  
**CITY OF VAUGHAN**

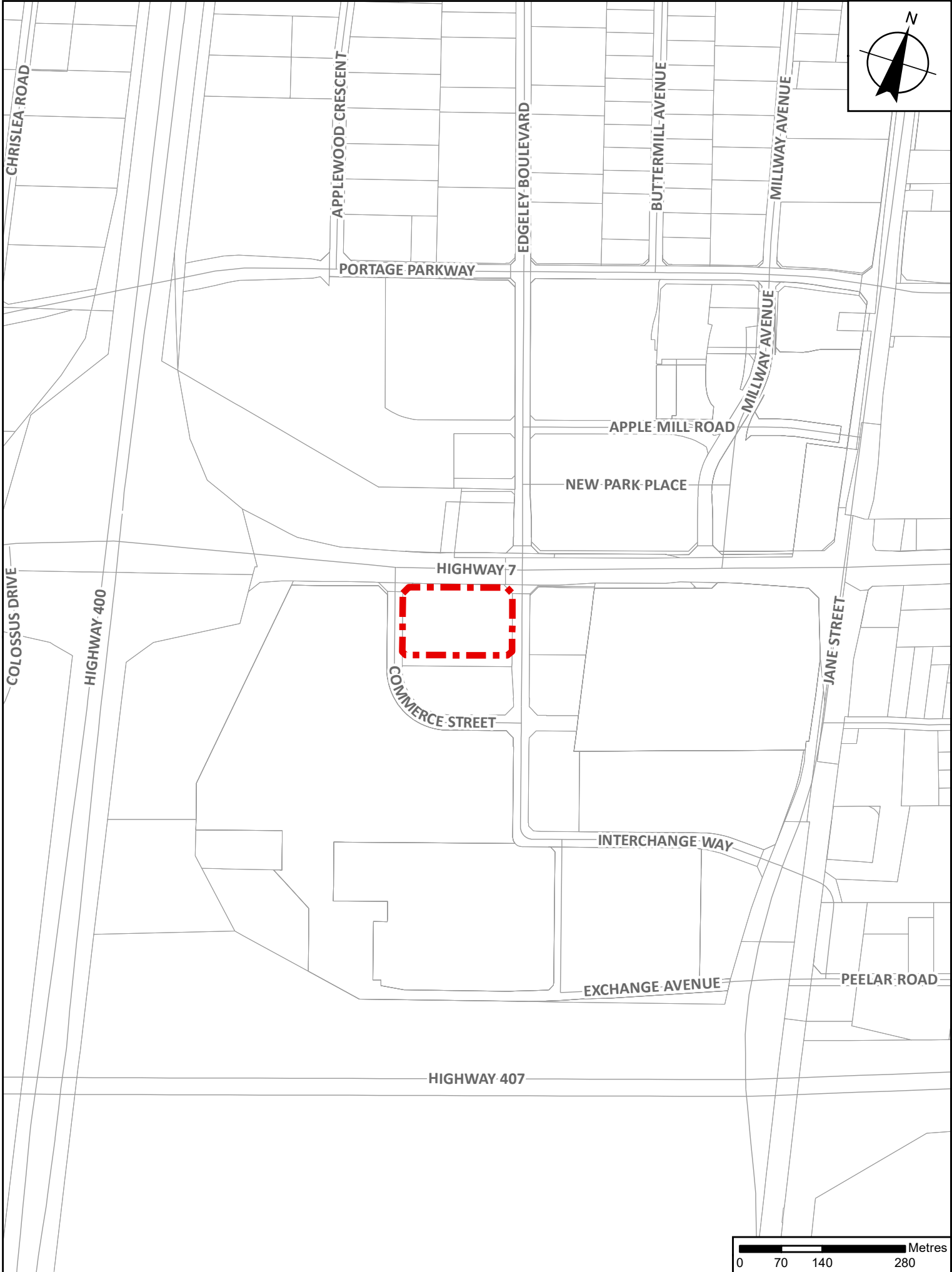
SIGNING OFFICERS  
  
\_\_\_\_\_  
MAYOR  
  
\_\_\_\_\_  
CLERK

## **SUMMARY TO BY-LAW 092-2020**

The lands subject to this By-law are located on the south side of Highway 7 between Commerce Street and Interchange Way, in Part of Lot 5, Concession 5 and are municipally known as 3301 Highway 7 in the Vaughan Metropolitan Centre, City of Vaughan.

The purpose of this by-law is to create a new site-specific exception and schedules that includes the following provisions and development standards to facilitate the development of Site Development File DA.18.075:

- a) Site-specific definitions of the sizes of “parking space”
- b) Minor reductions to the parking requirements in the Vaughan Metropolitan Centre;
- c) Allow additional uses beyond the “C9 Corporate Centre Zone”
- d) Reduce minimum landscape strip widths
- e) Increase permitted yard encroachments
- f) Reduce setbacks for portion of buildings below grade
- g) Site-specific development standards; and
- h) Provision for the increase in the maximum density, pursuant to Section 37 of the Planning Act, to be applied specifically to park enhancements for the Millway Avenue Linear Park between Interchange Way and Exchange Avenue and towards a reserve for a future cultural / community hub located south of the Subject lands, in the Vaughan Metropolitan Centre.



# Location Map To By-Law 092-2020

**File:** Z.19.017  
**Related File:** OP.19.006 and DA.18.075  
**Location:** Part of Lot 5, Concession 5  
**Applicant:** 2748355 Canada Inc.  
**City of Vaughan**



Subject Lands