

ATTACHMENT 6
DRAFT ZONING BY-LAW AMENDMENT
THE CITY OF VAUGHAN
BY-LAW

BY-LAW NUMBER XXX-
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 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 the City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a. Deleting Schedule "1" and substituting therefor the Schedule "1" attached hereto.
 - b. Deleting Schedule "E-1335" and substituting therefor the Schedule "E-1335" as Schedule "2", thereby effectively zoning the Subject Lands C10 Corporate District Zone, specifically identified as shown attached hereto on Schedule "2".
 - a. Deleting Key Map 5B and substituting therefor the Key 5B attached hereto as Schedule "2".
 - b. Adding Schedule "3" to identified maximum permitted height attached hereto.
 - c. Adding the following Paragraph Section 9.0 "EXCEPTIONS: (XXXX)" Notwithstanding the provisions of:
 - a) Subsection 2.0 respecting the definition of Lot, Amenity Area and Parking Space;
 - b) Subsection 3.8 respecting Parking Requirements;
 - c) Subsections 3.9 respecting Loading Space Requirements;

- d) Subsection 3.17 respecting Portions of Buildings Below Grade;
- e) Subsection 5.1.1 respecting Landscaping Area in the C10 Corporate District Zone;
- f) Subsection 5.1.5 respecting Commercial Zone Requirements and Schedule "A2" respecting the Zone Requirements in the C10 Corporate District Zone; and
- g) Subsection 5.11 respecting permitted land uses in the C10 Corporate District Zone.

The following provisions shall apply to the lands as shown as "Subject Lands", on Schedule "E-XXXX", attached hereto as Schedule "1":

- ai) for the purpose of this by-law, the minimum amenity area shall be 1 sq. m per dwelling unit;
- aii) for the purposes of this by-law, the Subject Lands are 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, consent, conveyance of private or public roads, strata title arrangements, or other permissions, and any easements or registrations that are granted, shall be deemed to comply with the provision of Zoning By-law 1-88;
- bi) the minimum parking space dimensions shall be 2.7 m by 5.6 m;
- bii) the required parking requirements shall be:
 - i. residential parking requirements shall be a minimum 0.5 to a maximum of 0.7 parking spaces per dwelling unit;
 - ii. residential visitor parking requirements shall be 0.10 parking spaces per dwelling unit;
 - iii. non-residential parking requirements shall be a minimum of 1.5 to a maximum of 3.0 parking spaces per 100 sq. m of Gross Floor Area.

- biii) residential visitor and non-residential parking shall be permitted to be provided off-site;
- biv) residential visitor and non-residential parking shall be permitted to be shared;
- ci) one loading space for each building and may be shared between uses within the building. The loading space is to be a minimum size of 3.5 m in width, 13.0 m in length and 6.5 m vertical clearance;
- di) the minimum setback from the property to the nearest part of the building below finished grade shall be 0 m;
- ei) the minimum landscape strip widths shall be 0 metres;
- fi) the maximum building height shall be permitted as in accordance with Schedule "3" to identified maximum permitted height attached hereto. Maximum Building Height is exclusive of all mechanical equipment and architectural features.
- fii) the maximum gross floor area for the Subject Lands as shown on Schedule 1 shall be 477,500 sq.m
- fiv) the minimum rear yard setback shall be 0 metres;
- gi) in addition to those uses permitted in a C10 Corporate District Zone, "Apartment Dwelling" and "Open Space" shall be permitted.

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

Enacted by City of Vaughan Council this _____ day of _____, 2020.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW XXX-201

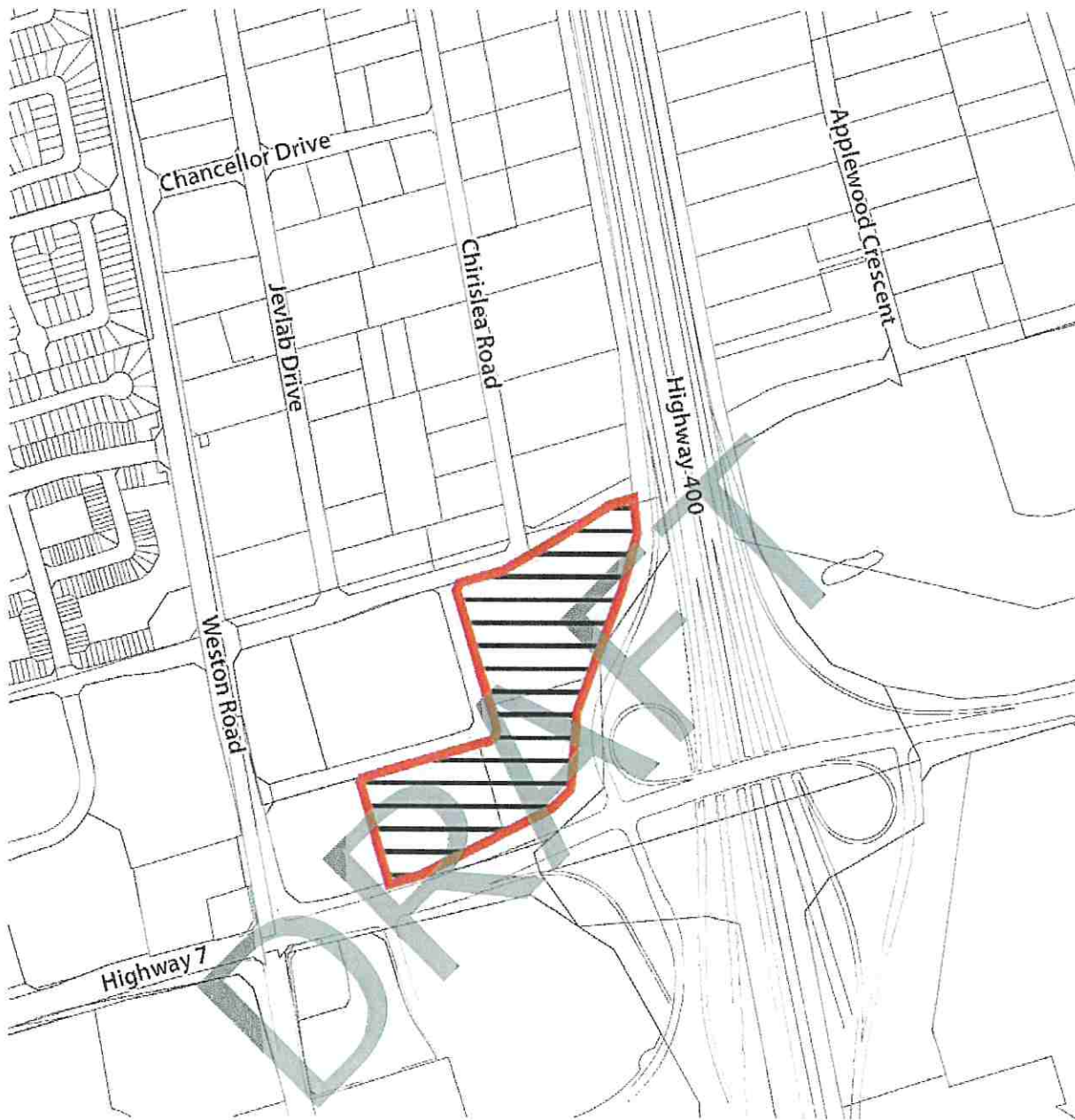
The lands subject to this By-law are located on the north side of Highway 7 and east of Highway 400, City of Vaughan.

The purpose of this by-law is to facilitate the proposed Master Plan Area.

To facilitate the mixed use development on the Subject Lands, the following site-specific zoning exceptions, which build on the existing site-specific Exception 9(XXXX), are permitted:


- a) Minimum amenity area shall be 1 sq. m per dwelling unit;
- b) The Subject Lands are deemed to be one lot, regardless of the number of buildings constructed;
- c) Minimum parking space dimension shall be 2.7 m by 5.6 m;
- d) Minimum residential, visitor and non-residential parking requirements;
- e) Residential visitor and non-residential parking shall be permitted to be provided off-site;
- f) Residential visitor and non-residential parking shall be permitted to be shared;
- g) Permit one shared loading space (Type G) for each mixed use building;
- h) Minimum setback from the property to the nearest part of the building below finished grade shall be 0;
- i) Minimum landscape strip of 0 metres;
- j) Maximum building height;
- k) Maximum gross floor area for the Subject Lands as shown on Schedule 1 shall be 477,500 sq. m;
- l) Minimum Rear Yard Setback shall be 0 metres;
- m) Permit additional use of "Apartment Dwelling";
- n) Permit additional use of "Open Space".

DRAFT



Schedule 1

LEGEND

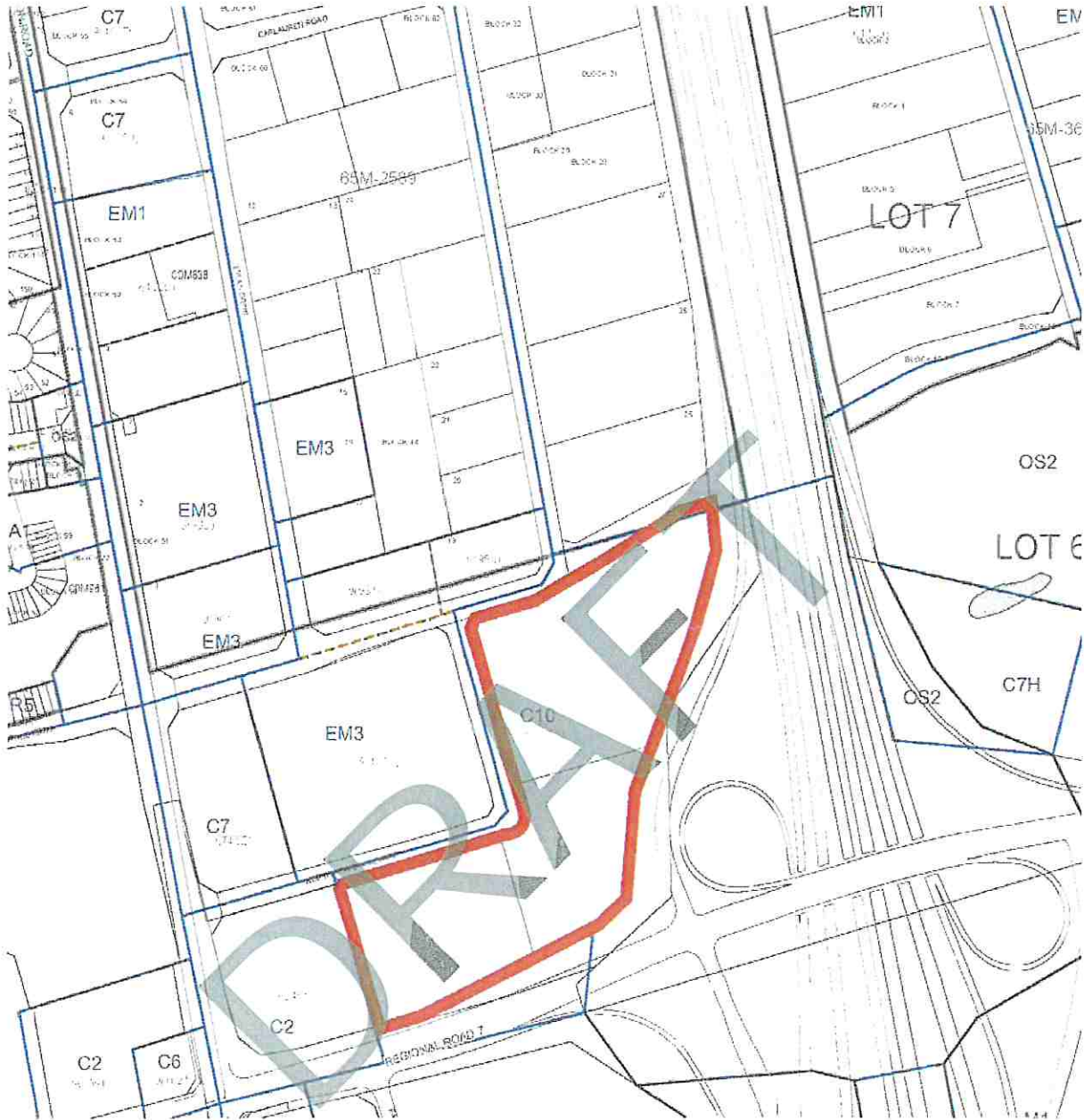
 Subject Lands

DATE: December 16, 2019

SCALE: NTS

Highway 7 & Weston Road,
Vaughan, Ontario





Schedule 2

LEGEND

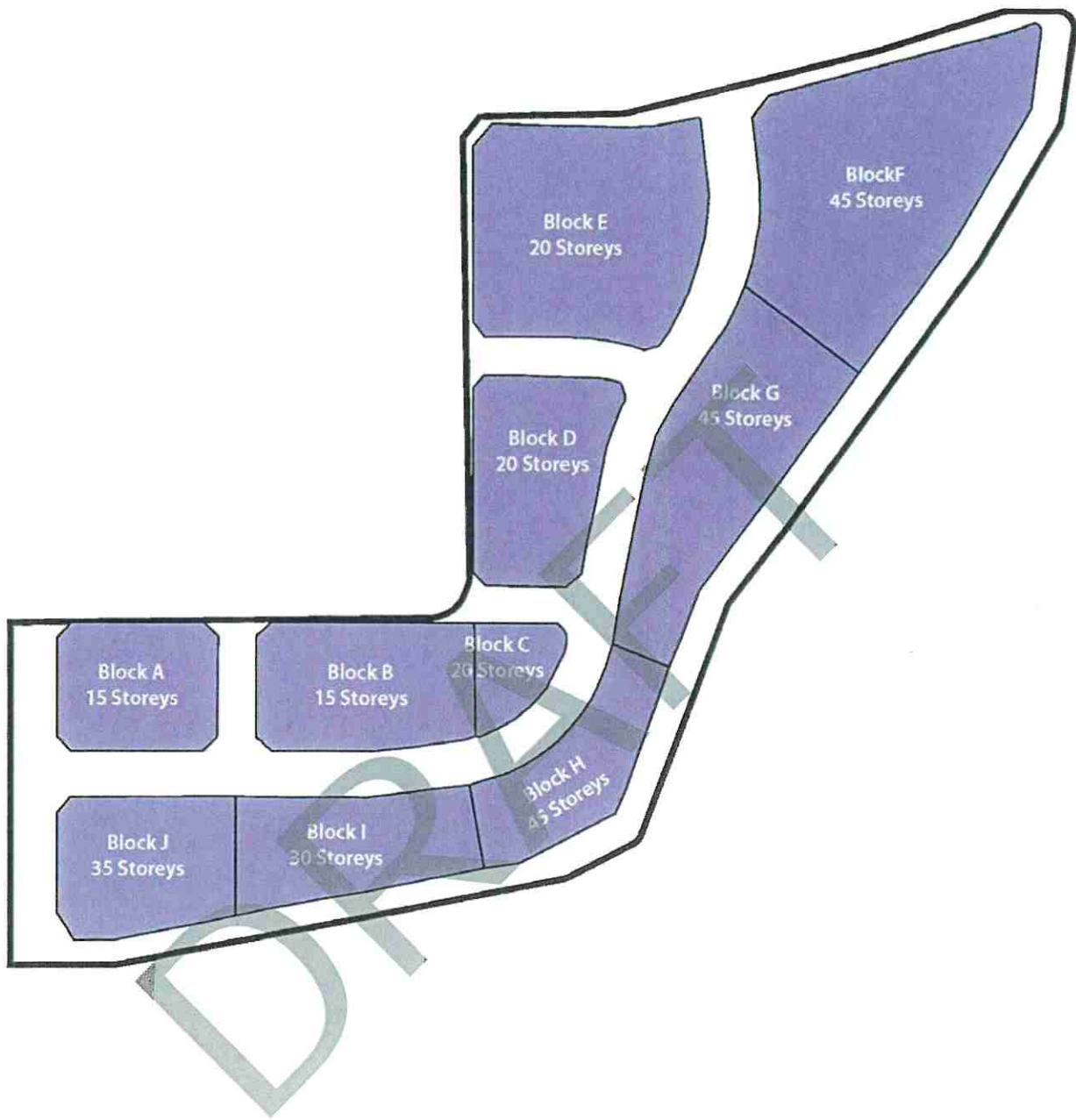
Subject Lands

DATE: December 16, 2019

SCALE: NTS


Highway 7 & Weston Road,
Vaughan, Ontario





Schedule 3

LEGEND

 Subject Lands

Maximum Height

DATE: December 18, 2019

SCALE: NTS

Highway 7 & Weston Road,
Vaughan, Ontario



MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
230-7050 WESTON ROAD WOODBRIDGE, ON, L4L 8G7
P: 905 761 5588 F: 905 761 5589 | WWW.MHBCPLAN.COM

