

Attachment 7
Draft Zoning By-law Amendment
THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER ~ -2020

A By-law to amend City of Vaughan By-law No. 1-88 as amended.

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 and not approved at this time, with which the matters herein set out are 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 1-88, as amended, is hereby further amended by:
 - a. Deleting Exception 9(745B) from Section 9.0 “Exceptions” and substituting the word “Deleted”.
 - b. Rezoning the lands shown on Schedule “E-xxxx”, attached hereto as Schedule “1” from C7 Service Commercial Zone, subject to Exception 9(745B), to RA3 Apartment Residential Zone, subject to Exception 9(xxxx), in the manner show on Schedule “1”.
 - c. Adding the following paragraph to Section 9.0 “Exceptions:
9(xxxx) A. Notwithstanding the provisions of:
 - a) Subsection 2.0 respecting definitions;
 - b) Subsection 3.8 respecting parking requirements;
 - c) Subjection 3.9 respecting loading space requirements;
 - d) Subsection 4.1.6 respecting minimum amenity areas;
 - e) Subsection 4.12 respecting Uses Permitted in an RA3 Apartment Residential Zone; and,
 - f) Schedule “A” respecting the zone standards in the RA3 Apartment Residential Zone.

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

- aii) Amenity Area – means an indoor or outdoor shared communal space designed and maintained for active or passive recreational uses for residents of a dwelling or residential development, but shall not include any exclusive area that is only accessible by an individual unit;

Lot – means a parcel of land that is deemed to be one lot, regardless of the number of buildings and units, and the creation of any new lot by plans of subdivision, plan of condominium, part lot control, consent, and any easement or registrations that are given;

- bi) residential parking spaces shall be provided at a minimum rate of 0.74 spaces per dwelling unit;
- bii) non-residential and visitor parking spaces shall be provided at a shared minimum rate of 0.14 spaces per dwelling unit;
- ci) Loading spaces shall be provided at a minimum rate of 1 loading space for each 400 square metres of commercial or industrial use gross floor area;
- di) Amenity Area shall be provided at a minimum rate of 4.0 square metres per dwelling unit;
- ei) The following uses shall be permitted in an RA3 Apartment Residential Zone with no outdoor display or storage:
- Apartment Dwellings
 - Automotive Retail Store
 - Banking or Financial Institution
 - Banquet Hall, including an eating establishment
 - Brewers Retail Outlet
 - Business or Professional Office
 - Club or Health Centre
 - Day Nursery
 - Eating Establishment
 - Eating Establishment, Convenience
 - Eating Establishment, Take-out
 - Hotel, Motel, Convention Centre
 - L.C.B.O Outlet
 - Motor Vehicle Sales Establishment
 - Multi-Unit Building
 - Office Building
 - Office and Stationary Supply, Sales, Service, Rental
 - Parking Garage
 - Parks and Open Space
 - Personal Service Shop
 - Pet Grooming Establishment, to be contained within a wholly enclosed building
 - Pharmacy
 - Photography Studio
 - Place of Amusement
 - Place of Entertainment
 - Print Shop and Accessory Retail Sales
 - Retail Nursery

- Retail Store
 - Service or Repair Shop
 - Studio
 - Supermarket
 - Tavern
 - Technical or Commercial School
 - Veterinary Clinic
 - Video Store;
- f) The maximum total number of residential units for all buildings in the RA3 Apartment Residential Zone shall be 2,003 residential units;
- fii) The total density for all building in the RA3 Apartment Residential Zone shall not exceed 9.61 FSI (Floor Space Index);
- fiii) The total Gross Floor Area shall not exceed 156,000 m² for all buildings in the RA3 Apartment Residential Zone;
- fiv) The maximum building height for buildings within the RA3 Apartment Residential Zone shall be as follows:
- i) North Block, Tower A – 40 storeys and 132 metres
 - ii) North Block, Tower B – 44 storeys and 144 metres
 - iii) South Block, Tower C – 44 storeys and 144 metres
 - iv) South Block, Tower D – 49 storeys and 158 metres
- fv) Front, Side, and Rear Yard Setbacks shall be according to Schedule “1” attached to this by-law.
- d. Adding Schedule E-xxxx respectively attached hereto as Schedule “1”.
2. Schedules “1” shall be and hereby form part of this By-law.
3. Notwithstanding Section 45 (1.3) of the *Planning Act*, the Owner is not required a resolution from Council, as per Section 45 (1.4), to apply for a minor variance before the second anniversary of the day on which this by-law is passed.

Enacted by City of Vaughan Council on this ~ day of Month, 2020.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

SUMMARY TO BY-LAW ~ -2020

The lands subject to this bylaw are located on the east side of Weston Road, north of Highway 7, municipally known as 7887 Weston Road, as shown on Schedule "1".

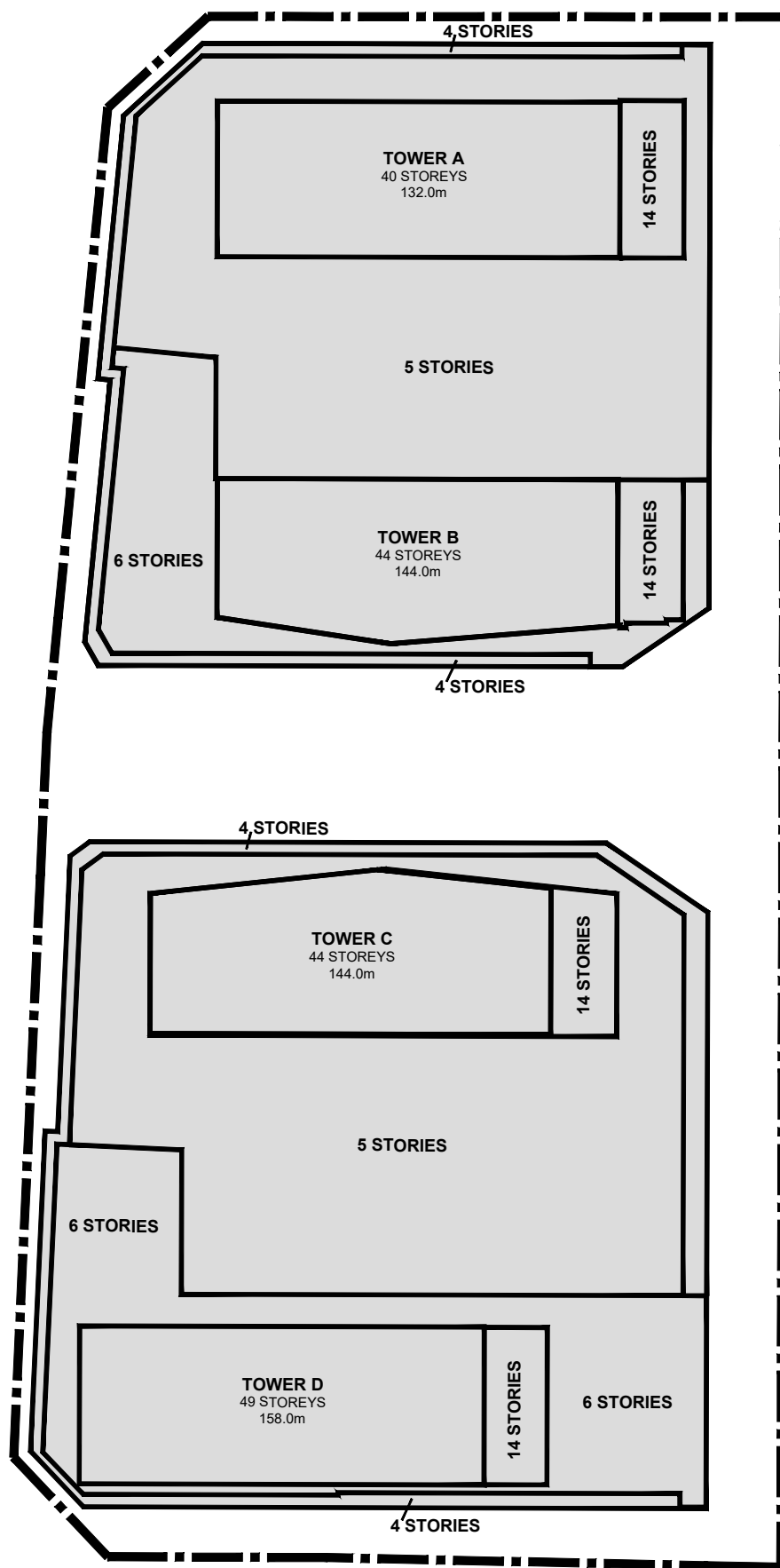
The purpose of this by-law is to rezone the subject lands from C7 Service Commercial Zone, as amended by Site-Specific Exception 9(745B) to RA3 Apartment Residential Zone as amended by Site Specific Exception 9(xxxx).

The subject lands permit the following exceptions:

- Residential parking spaces shall be provided at a rate of 0.74 spaces per dwelling unit
- Visitor and commercial parking spaces shall be provided at a combined rate of 0.14 spaces per dwelling unit
- Loading spaces are to be provided at a rate of 1 loading space per 400 square metres of commercial or industrial gross floor area
- site-specific definitions
- amenity area shall be provided at a minimum rate of 4.0 square metres per dwelling unit;
- maximum 2,003 total residential units
- total density shall not exceed 9.61 FSI (Floor Space Index)
- total combined Residential and Commercial GFA shall not exceed 156,000 m²
- building envelopes are as shown on Schedule "1"
- the maximum building heights are as follows:
 - i) North Block, Tower A – 40 storeys and 117 metres
 - ii) North Block, Tower B – 45 storeys and 144 metres
 - iii) South Block, Tower C – 45 storeys and 144 metres
 - iv) South Block, Tower D – 50 storeys and 158 metres
- The following permitted uses:
 - Apartment Dwellings
 - Automotive Retail Store
 - Banking or Financial Institution
 - Banquet Hall, including an eating establishment
 - Brewers Retail Outlet
 - Business or Professional Office
 - Club or Health Centre
 - Day Nursery
 - Eating Establishment
 - Eating Establishment, Convenience
 - Eating Establishment, Take-out
 - Hotel, Motel, Convention Centre
 - L.C.B.O Outlet
 - Motor Vehicle Sales Establishment
 - Multi-Unit Building
 - Office Building
 - Office and Stationary Supply, Sales, Service, Rental
 - Parking Garage
 - Parks and Open Space
 - Personal Service Shop
 - Pet Grooming Establishment, to be contained within a wholly enclosed building
 - Pharmacy

- Photography Studio
- Place of Amusement
- Place of Entertainment
- Print Shop and Accessory Retail Sales
- Retail Nursery
- Retail Store
- Service or Repair Shop
- Studio
- Supermarket
- Tavern
- Technical or Commercial School
- Veterinary Clinic
- Video Store;

The zoning by-law also includes a provision to permit the Owner to apply for a minor variance, if necessary, before the 2-year anniversary of the passing of this by-law, without a resolution from Council.



This is Schedule ____
To By-Law No. ____
Passed the ____ Day, of ____, 2020

File: ____
Related Files: ____
Location: 7887 Weston Road
Applicant: ____
City of Vaughan

--- Subject Lands