

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 180-2020

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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “EM1 Prestige Employment Area Zone” to “C9 Corporate Centre Zone”, and with a Holding Symbol “(H)” in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:
 - 1505 A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1636”, until the Holding Symbol “(H)” is removed from Area 2 of the Subject Lands, or any portion thereof, pursuant to Subsection 36(1) or (3) of the Planning Act and the following:
 - a) Lands subject to the Holding Symbol “(H)” shall not be used for any other use, other than existing uses prior to the enactment of By-law 180-2020 or a naturally landscaped area and a temporary cul-de-sac;
 - b) Conditional approval of a future Site Development Application which would allow for a viable

development on the lands, subject to the policies of the VMCSPP and to the satisfaction of the City; or a future Site Development Application which would include acquisition of lands to the south, subject to the policies of the VMCSPP and to the satisfaction of the City;

- c) Adequate municipal downstream servicing (water, sanitary, and storm) has been constructed on the adjacent lands to the west, to the satisfaction of the City; and
- d) Plans and reports are submitted and approved for the ultimate water, sanitary, and storm service as well as sanitary and storm tributary areas, to the satisfaction of the City.

B. Notwithstanding the provisions of:

- a) Subsection 2.0 respecting the Definition of a Parking Space and Building Height;
- b) Subsection 3.8.1 a) and c) respecting Parking Requirements for the Vaughan Metropolitan Centre;
- c) Subsection 3.8.1 d) respecting Accessible Parking Spaces in the Vaughan Metropolitan Centre
- d) Subsection 3.8.1 f) respecting Driveway Width Requirements in the Vaughan Metropolitan Centre
- e) Subsection 3.8.2 c) respecting Bicycle Parking in the Vaughan Metropolitan Centre;
- f) Subsection 3.13 respecting Minimum Landscape Area;
- g) Subsection 3.14 respecting Permitted Yard Encroachments and Restrictions;
- h) Subsection 3.17 respecting Portions of Buildings Below Grade;
- i) Subsection 5.1.1 regarding Landscape Area;

- j) Subsection 5.10 respecting minimum commercial gross floor area abutting Highway 7; and
- k) Subsection 5.15 and Schedule A2 respecting Zoning Standards for C9 and C10 zones.

The following provisions shall apply to the lands shown as “Area 1” on Schedule “E-1636”:

- ai) the minimum Parking Space rectangular area shall measure at least 2.6 m by 5.7 m;
- aii) BUILDING HEIGHT - Means the vertical distance between the average elevation of the finished grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance); and the highest point of the roof surface;
- bi) the following minimum parking requirements shall apply:
 - i) Apartment Dwelling: 0.65 spaces per unit;
 - ii) Residential Visitor: 0.15 spaces per unit;
 - iii) Commercial Uses: 2.0 spaces per 100 m² of Gross Floor Area;
- ci) the minimum length of a Type A or Type B Accessible Parking Space and Accessible Aisle shall be 5.7 m
- di) the maximum driveway access width to a parking area measured perpendicular to the driveway centre line shall be 9.35 m
- ei) subsection 3.8.2 c) shall not apply;
- fi) the following minimum landscape area widths shall be provided as follows and shall not prevent the provision of access driveways, private roads, bicycle parking spaces, and encroachments permitted by subsection 3.14 and B. gi) of this Exception across the said width:
 - i) 4.1 m abutting the street line to the north;
 - ii) 1.6 m abutting the street line to the south;
 - iii) 3.0 m abutting both the east and west boundary of the north-south private road as shown on Schedule “E-1636”. Air shafts

are permitted to encroach on this landscape area;

- iv) 3.2 m abutting the east lot line;
- gi) in addition to encroachments permitted by Section 3.14 e), only the following shall be permitted to encroach into a required setback:
 - i) balconies, associated railings and privacy screens shall not encroach more than:
 - a. 1.8 m at the south lot line;
 - b. 2.0 m at the west lot line;
 - c. 1.6 m at the north lot line above a building height of 12.0 m;
 - ii) canopies, terraces and related parapets, railings and privacy screens, roofing elements (including landscape features or structures, green roof, noise and wind mitigation elements) and elements used for window washing purpose, shall be permitted to encroach into the required setback below a building height of 12.0 m as follows:
 - a. at the east lot line: 2.2 m;
 - b. at the north lot line: 2.2 m;
 - c. at the south lot line: 1.6 m;
 - d. at the west lot line: 3.3 m;
 - iii) elements used for window washing purpose and roofing elements shall be permitted to encroach by 2.0 m into the required yard setbacks, above a building height of 12.0 m;
- hi) the minimum setback from the north lot line to the nearest part of the building below finished grade shall be 0.6 m;
- ii) subsection 5.1.1 shall not apply;
- ji) The ground floor level abutting the exterior wall nearest to the Highway 7 street line shall be composed of a minimum of 89% of commercial uses that are provided with individual external at-grade pedestrian accesses;
- ki) the only lot and building requirements for the C9 Corporate Centre

Zone shall be as follows:

- i) As shown on Schedule 'E-1636', the maximum building height shall be:
 - a. Building Area A: 129.0 m
 - b. Building Area B: 98.5 m
- ii) The minimum height of the 1st storey of a building for non-residential uses shall be 4.7 m as measured from the ground floor to the second floor;
- iii) The minimum height of the 1st storey of building for residential and residential-related uses shall be 4.5 m as measured from the ground floor to the second floor;
- iv) The minimum setback from the eastern property line to a building or part of a building shall be 6.0 m;
- v) The minimum setback from the north lot line to any building or structure shall be 4.1 m, provided:
 - a. Above a building height of 10.2 m, the minimum setback shall be 2.9 m;
 - b. Above a building height of 22.8 m, the minimum setback shall be 4.4 m;
- vi) The minimum setback from the south lot line to any building or structure shall be 2.9 m, provided:
 - a. Above a building height of 10.2 m, the minimum setback shall be 2.5 m;
 - b. Above a building height of 30.8 m, the minimum setback shall be 4.0 m;
- vii) The minimum setback from the west lot line to any building or structure in Building Area A shall be 22.9 m, provided:
 - a. Above a building height of 5.8 m, the minimum setback shall be 23.6 m;
 - b. Above a building height of 10.2 m, the minimum setback shall be 22.9 m;

- c. Above a building height of 22.8 m, the minimum setback shall be 24.0 m;
 - d. Above a building height of 25.6 m, the minimum setback shall be 29.9 m;
- viii) The minimum setback from the west lot line to any building or structure in Building Area B shall be 23.3 m, provided:
 - a. Above a building height of 30.8 m, the minimum setback shall be 24.3 m;
- ix) The maximum residential gross floor area of a storey in Building Area A shall be:
 - a. Above a building height of 19.0 m, 972 m²; and,
 - b. Above a building height of 25.3 m, 815 m²;
- x) The maximum residential gross floor area of a storey in Building Area B shall be:
 - a. Above a building height of 17.8 m, 852 m²; and,
 - b. Above a building height of 30.8 m, 810 m²;
- xi) The minimum setback between exterior walls that face one another above a building height of 9.5 m shall be 24.3 m;
- xii) The minimum amenity area shall be 2,100 m²;
- xiii) The minimum commercial gross floor area shall be 360 m²;
- xiv) A maximum Gross Floor Area of 54,900.00 m² shall be permitted provided that no building or structure shall be erected and the permitted gross floor area shall be conditional until such time as the Owner pays to the City a Section 37 contribution in the amount of \$1,414,135.00 prior to the issuance of the first Building Permit for any below grade structure(s), including for shoring and excavation, to the satisfaction of the VMC Program Department and in accordance with the executed Section 37 agreement between the City and the Owner dated December xx, 2020.

- c) Adding Schedule 'E-1636' attached hereto as Schedule "1".

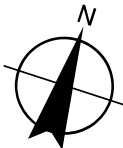
- d) Deleting Key Map 4A and substituting therefor the Key Map 4A attached hereto as Schedule “2”, thereby rezoning the Subject Lands from “EM1” to “C9 with Exception 9(1505)” and “C9 (H)”.

2. Schedules “1” and “2” shall be and hereby form part of this By-law.

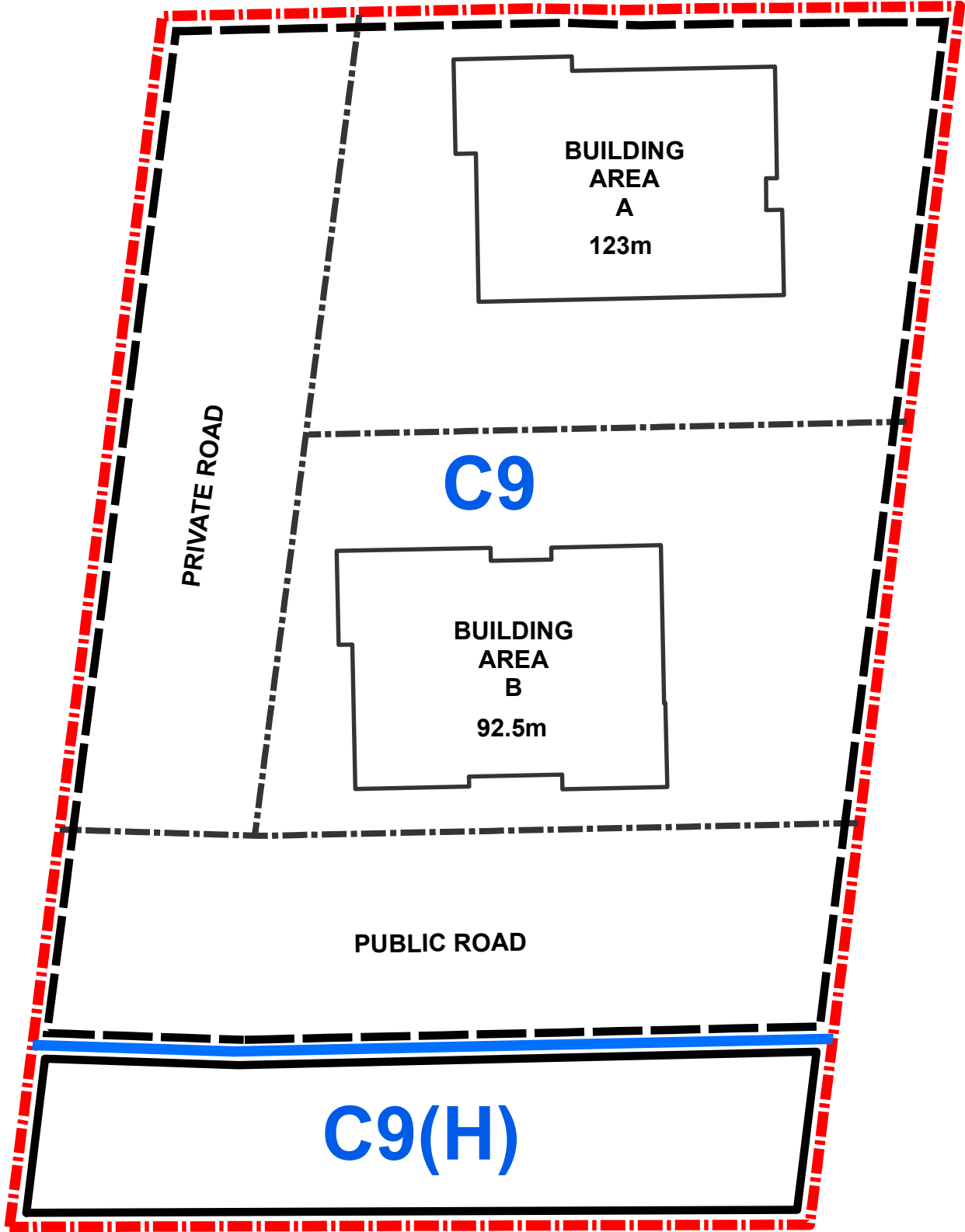
Enacted by City of Vaughan Council this 15th day of December, 2020.

Hon. Maurizio Bevilacqua, Mayor




Todd Coles, City Clerk

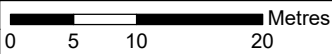


HIGHWAY 7



THIS IS SCHEDULE 'E-1636'
TO BY-LAW 1-88
SECTION 9(1505)

-  SUBJECT LANDS
-  AREA 1
-  AREA 2



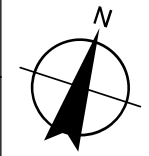
THIS IS SCHEDULE '1'
TO BY-LAW 180-2020
PASSED THE 15TH DAY OF DECEMBER, 2020

FILE: Z.19.024
RELATED FILES: OP.19.009, 19T-19V004, DA.19.075
LOCATION: Part of Lot 5, Concession 4
APPLICANT: GB (Vaughan Seven) Limited Partnership
CITY OF VAUGHAN

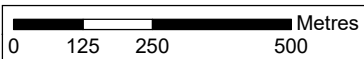
SIGNING OFFICERS

MAYOR

CLERK



KEY MAP 4A
BY-LAW 1-88



THIS IS SCHEDULE '2'
TO BY-LAW 180-2020
PASSED THE 15TH DAY OF DECEMBER, 2020

FILE: Z.19.024
RELATED FILES: OP.19.009, 19T-19V004, DA.19.075
LOCATION: Part of Lot 5, Concession 4
APPLICANT: GB (Vaughan Seven) Limited Partnership
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

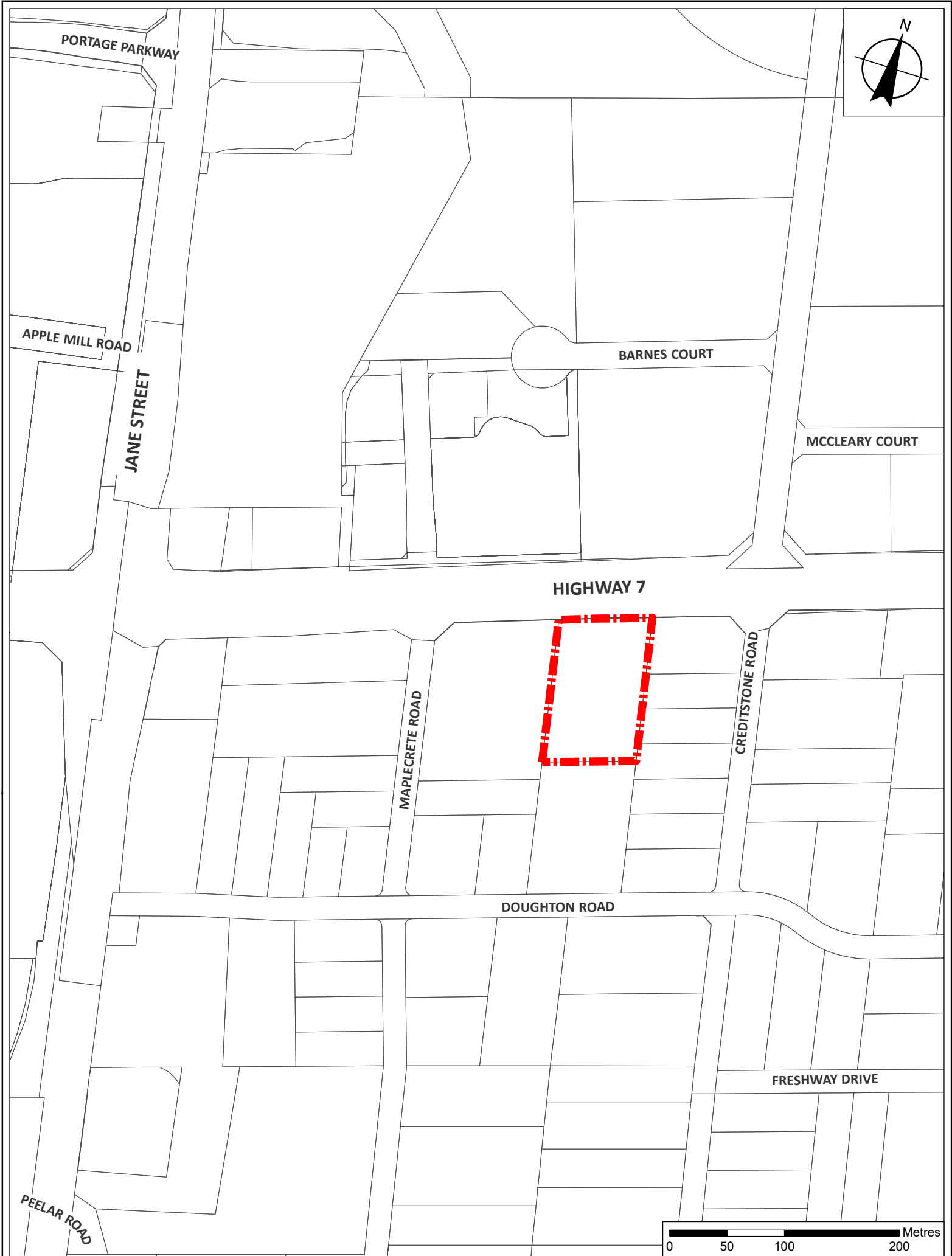
CLERK

SUMMARY TO BY-LAW 180-2020

The lands subject to this By-law are located on the south side of Highway 7 between Maplecrete Road and Creditstone Road, within the Vaughan Metropolitan Centre, and are municipally known as 2851 Regional Road 7, in Part of Lot 5, Concession 4, City of Vaughan.

The purpose of this By-law is to amend City of Vaughan Comprehensive Zoning By-law 1-88, as amended, by rezoning the northerly portion of the Subject Lands to this By-law from EM1 Prestige Employment Area Zone to C9 Corporate Centre Zone, in order to permit a 27-storey and 37-storey mixed-use (residential and commercial) high-density development; and, to rezone the southerly portion to C9 (H) Corporate Centre Zone with the Holding Symbol "(H)". In accordance with Section 41 of the *Planning Act*, the removal of the Holding Symbol "(H)" is conditioned upon approval of a future Site Development Application which would allow for a viable development on the lands, or a future Site Development Application which would include acquisition of lands to the south, and combined with the southerly part block to create a full developable block to facilitate future residential development. This By-law creates a new exception and schedules and includes the following site-specific zoning exceptions:

- a) Site-specific definitions of the sizes of "parking space";
- b) Minor reduction to the size of a barrier-free parking space;
- c) Minor reductions to the parking requirements in the Vaughan Metropolitan Centre;
- d) Reduced minimum and apply site-specific landscape area widths;
- e) Increased permitted yard encroachments;
- f) Reduced setbacks for portion of buildings below grade;
- g) Site-specific development standards; and
- h) Provision for the increase in the maximum density and height, pursuant to Section 37 of the *Planning Act*, to be applied specifically to park enhancements for the Edgeley Park and Pond located in the vicinity of Jane Street and Highway 7 and towards a reserve for a future cultural / community hub located within the VMC.



LOCATION MAP
TO BY-LAW 180-2020

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RELATED FILES: OP.19.009, 19T-19V004, DA.19.075
LOCATION: Part of Lot 5, Concession 4
APPLICANT: GB (Vaughan Seven) Limited Partnership
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 **SUBJECT LANDS**