

Attachment 7
Draft Zoning By-law Amendment

THE CITY OF VAUGHAN
BY-LAW

BY-LAW NUMBER XXX-2021

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 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) Deleting Exception 9(477B) from Section 9.0 “Exceptions” and substituting the word “Deleted”.
- b) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from C7 Service Commercial Zone to **RA3 Apartment Residential Zone, subject to exception 9(XXX)**, in the manner shown on the said Schedule “1”.

c) Adding the following Paragraph to Section 9.0 'EXCEPTIONS':

"9(XXX) A. Notwithstanding the provisions of:

- a) Subsection 3.8 respecting parking requirements;
- b) Subsection 4.1.6 respecting minimum amenity areas;
- c) Subsection 4.12 respecting Uses Permitted in an RA3 Apartment Residential Zone;
- d) 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":

- ai) Residential parking spaces shall be provided at a rate of 0.75 spaces per dwelling unit;
- aii) Non-residential and visitor parking shall be provided at a rate of 0.10 spaces per dwelling unit;
- bi) Amenity Area shall be provided at a minimum rate of 4.2 square metres per dwelling unit;
- ci) The following uses shall be permitted in an RA3 Apartment Residential Zone;
 - Apartment Dwellings
 - Banking or Financial Institution
 - Brewers Retail Outlet
 - Business or Professional Office
 - Club or Health Centre
 - Day Nursery
 - Eating Establishment
 - Eating Establishment, Convenience
 - Eating Establishment, Take-out
 - L.C.B.O Outlet
 - Parking Garage

- 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
 - Tavern
 - Technical or Commercial School
 - Veterinary Clinic
 - Video Store
- di) The maximum total number of residential units for all buildings in the RA3 Apartment Residential Zone shall be 952 units;
- dii) The total density for all buildings in the RA3 Apartment Residential Zone shall not exceed 7.38 FSI (Floor Space Index);
- diii) The total Gross Floor Area shall not exceed 73,545.68 m² for all buildings in the RA3 Apartment Residential Zone;
- div) The maximum building height for buildings within the RA3 Apartment Residential Zone shall be as follows:
- i) Tower A – 45 storeys and 143.65 metres
 - ii) Tower B – 42 storeys and 134.80 metres
- dv) The Front, Side, and Rear Yard Setbacks shall be according to Schedule “1” attached to this by-law.

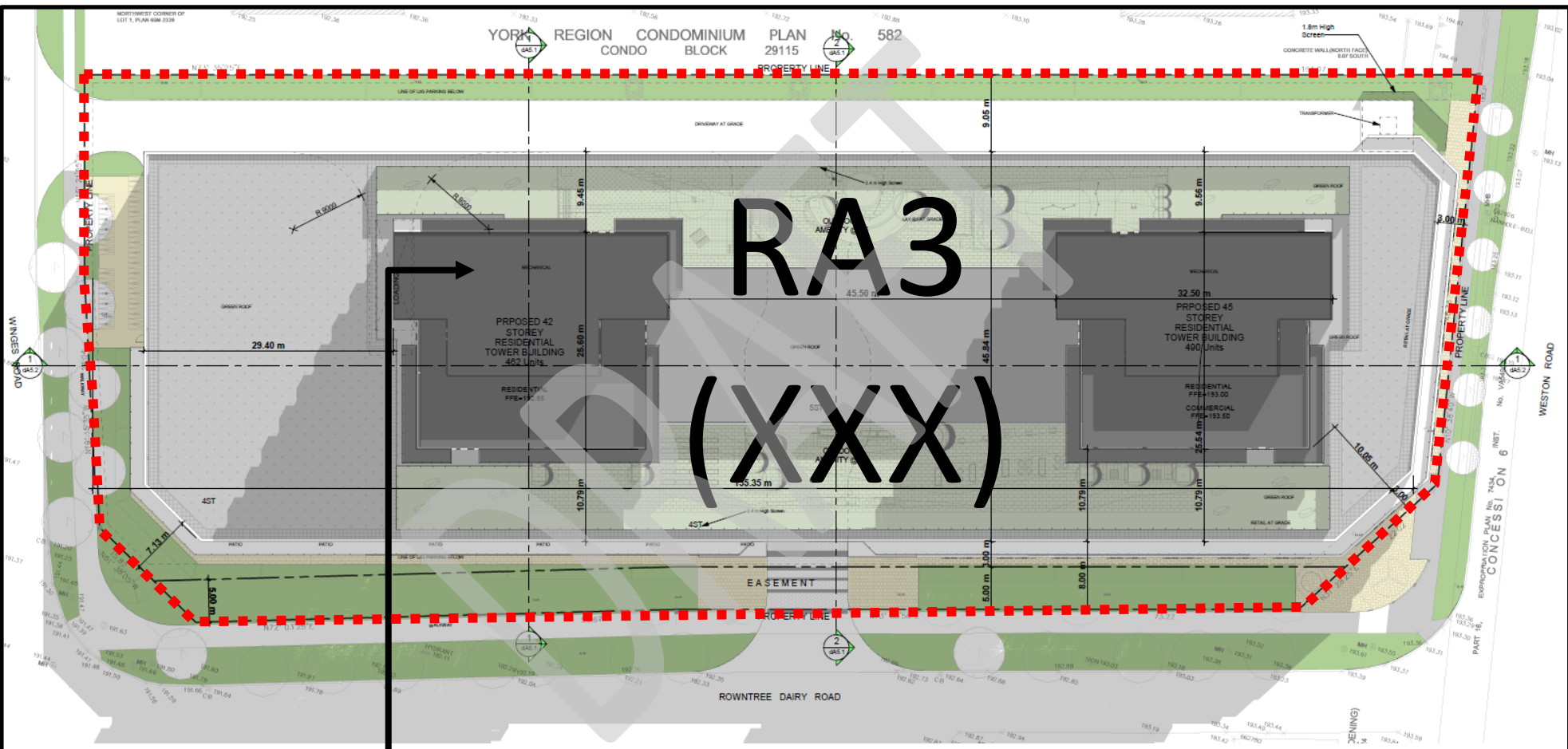
d) Adding Schedule "E-XXXX" attached hereto as Schedule "1";

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

READ A FIRST, SECOND and THIRD time and finally passed this _____ Day of _____, 20____.

Mayor

City Clerk



TO BE REZONED FROM
 C7 – 9(477B) SERVICE COMMERCIAL ZONE TO RA3(XXXX) APARTMENT RESIDENTIAL ZONE

THIS IS SCHEDULE '1'
TO BY-LAW _____-2021
 PASSED THE ___ DAY OF _____, 2021


 SUBJECT LANDS

FILE: Z.21.XXX
 RELATED FILE: OP.21-XX
 LOCATION: 7520, 7540, AND 7560 WESTON ROAD
 APPLICANT: BRUTTO PLANNING CONSULTANT LTD.
 CITY OF VAUGHAN

SIGNING OFFICERS

 MAYOR

 CLERK