

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 096-2021

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 143-2018.

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 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 by By-law 143-2018, be and it is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “RT1(H) Residential Townhouse Zone” with the Holding Symbol “(H)” to “OS2 Open Space Park Zone”, in the manner shown on the said Schedule “1”.
 - b) Deleting sentences a), gi), ii), liii), ji) and jii) of Paragraph A1 in Exception 9(1323) and replacing them with the following:
 - a) Subsection 2.0 Definitions respecting “Dwelling”, “Dwelling – Street Townhouse”, “Lot”, “Street Line” and “Parking Space”;
 - gi) A minimum 3,620 m² amenity area shall be provided for lands within the “OS2 Open Space Park Zone”, which shall be used for no other purpose than an amenity area;
 - ii) The following uses shall be permitted within the “OS1 Open Space Conservation Zone”:
 - Conservation Uses – Conservation Project and Forestry Project
 - Recreational Uses – Limited to a walking trail only

- At-grade visitor parking
 - Bicycle parking
 - Hard and soft landscaping
 - Mechanical, electrical, utility and infrastructure services below grade
 - Loading space for Towers 1 and 2 as shown on Schedule '1'
 - A portion of an underground parking garage for Towers 1 and 4
- iii) The following uses shall be permitted within the "OS2 Open Space Park Zone":
- A 3,620 m² Amenity Area
 - Bicycle Parking
 - A portion of the underground parking garage for Towers 1 and 2
- ji) The Minimum Lot Frontage shall be 5.49 m for Blocks 7 to 11;
- jii) The Minimum Lot Area shall be:
- 93 m² for Blocks 1 to 6
 - 145 m² for Blocks 7 to 8
 - 137 m² for Block 9
 - 150 m² for Blocks 10 and 11
- jiij) The Minimum Lot Depth shall be 10 m;
- jiv) The Minimum Front Yard Setback to the dwelling wall shall be 2.8 m;
- jv) The Minimum Rear Yard Setback shall be:
- 0 m for Blocks 1 to 6
 - 2.69 m for Block 7
 - 5.12 m for Block 8
 - 5.26 m for Block 9
 - 7.38 m for Block 10
- jvii) The Minimum Exterior Yard Setback shall be:
- 1.5 m for Block 1

- 1.9 m for Block 3
 - 2 m for Block 4
 - 1.3 m for Blocks 5 and 6
- jviii) The Maximum Building Height shall be:
- 13.6 m (4-storeys) for Blocks 1 to 6
 - 13.3 m for Blocks 7 to 11
- jix) The Maximum number of units within a Back-to-Back Townhouse block shall be 16 units for Block 6; and
- jxi) The Interior Garage Dimensions shall be:
- A Minimum Width of 3 m for Block 8, Lot 76
 - A Maximum Width of 3.18 m for all units, except for Block 6, Lot 62, Block 7, Lot 75, and Block 8, Lot 76
 - A Maximum Width of 5.61 m for Block 7, Lot 75
 - One (1) riser (step) within the interior of the minimum garage width shall be permitted
- c) Adding the following sentences to Paragraph A1 in Exception 9(1323):
- k) Subsection 3.14 respecting permitted yard encroachments and restrictions;
- av) PARKING SPACE - Means a rectangular area measuring at least 2.7 m by 5.8 m, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto;
- civ) The Minimum Setback to Portions of a Building Below Grade shall be:
- 1.5 m for Block 1, Lot 1
 - 1.6 m for Block 5, Lot 49
 - 1.3 m for Block 6, Lots 55, 63 and 70
- jxii) The Minimum Front or Exterior Side Yard Setback to an Attached Garage Facing a Lot Line shall be 5.8 m for Block 1, Lot 1, Block 3, Lot 26 and Block 4, Lot 42;
- jxiii) The Minimum Interior Side Yard Setback to a non-residential use

shall be 1.14 m from a dwelling wall and 0.8 m from a porch; and

- ki) Covered or uncovered balconies shall be permitted to encroach a maximum of 1.8 m into a front or exterior side yard, but be no closer than 1 m from the front or exterior side yard lot line. Where a covered or uncovered balcony abuts a sight triangle, a minimum setback of 0.5 m to the site triangle is required.
- d) Deleting sentence a) of Paragraph B in Exception 9(1323) and replacing it with the following:
 - a) Lands zoned with the Holding Symbol “(H)” shall be used only for the production of field crops or a use legally existing as of the date of the enactment of this By-law. Notwithstanding the Holding Symbol “(H)”, shoring and excavation work for a use permitted by the “RA3 Residential Apartment Zone” shall be permitted.
- e) Adding the following sentence to section b) of Paragraph B in Exception 9(1323):
 - v. That the sanitary sewer connection is resolved to the satisfaction of the City and a Subdivision Agreement has been executed following approval of the Draft Plan of Subdivision, to satisfy all conditions, financial or otherwise from the City, specifically: the construction of all proposed municipal infrastructure, including the sanitary service connection; storm servicing; watermain; and access and consideration for future operation and maintenance of the deep services located in the valleylands system. Said agreement may also be subject to approval from York Region and the Toronto and Region Conservation Authority, and further conditions of approval from external review agencies;
- f) Deleting sentences h), bi), bii), fi), gi), giii) and gv) of Paragraph B1 in Exception 9(1323) and replacing them with the following:
 - h) Pursuant to Section 37 of the *Planning Act*, the increase in maximum height and density otherwise permitted for the lands zoned RA3 Apartment Residential Zone shown on Schedule “E-1451” is subject

to compliance with the conditions set out in this By-law and in the Section 37 Bonus Agreement executed between the Owner of the Subject Lands and the City of Vaughan in return for the provisions of the following facilities, services and matters:

- a) The Owner of the Subject Lands shall make cash contributions in the amount of \$330,000 and \$850,000, to the City of Vaughan, payable prior to the application for the first Building Permit for an above grade structure(s) for the development, such funds may be used by the City of Vaughan for: upgrades to community facilities; enhanced public access to natural heritage features; development of playground facilities on-site; and/or off-site sporting facilities.
- bi) The following residential and visitor parking space rates within the “RA3 Apartment Residential Zone” are permitted:
 - 0.9 residential parking spaces per unit
 - 0.2 visitor parking spaces per unit
- bii) A maximum driveway width (at Islington Avenue) of 16 m is permitted;
- fi) The Minimum Amenity area shall be 10 m² per unit;
- gi) The Minimum Lot Area per unit within the RA3 Apartment Residential Zone shall be:
 - 23 m² per unit for the lands shown as ‘Phase 1’ on Schedule “E-1451”
 - 17 m² per unit for the lands shown as ‘Phase 3’ on Schedule “E-1451”
- giii) The Minimum Interior Side Yard Setback shall be:
 - 26 m for Tower 1
 - 2 m for Towers 2 and 3
 - 0 m for Tower 4
- gv) The Maximum Building Height shall be:
 - 79 m (22-storeys) for Tower 1

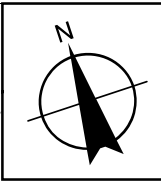
- 105 m (32-storeys) for Tower 2
 - 97 m (30-storeys) for Tower 3
 - 79 m (22-storeys) for Tower 4
- g) Adding the following sentences to Paragraph B1 in Exception 9(1323):
- i) Subsection 2.0 Definitions respecting “Parking Space”.
 - ii) PARKING SPACE - Means a rectangular area measuring at least 2.7 m by 5.9 m, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.
- h) Deleting Schedule “E-1451” and substituting therefore the Schedule “E-1451” attached hereto as Schedule “2”.
- i) Deleting Schedule “E-1451A”.
- j) Deleting Key Map 7A and substituting therefor the Key Map 7A attached hereto as Schedule “3”.

2. Schedules “1”, “2”, and “3” shall be and hereby form part of this By-law.

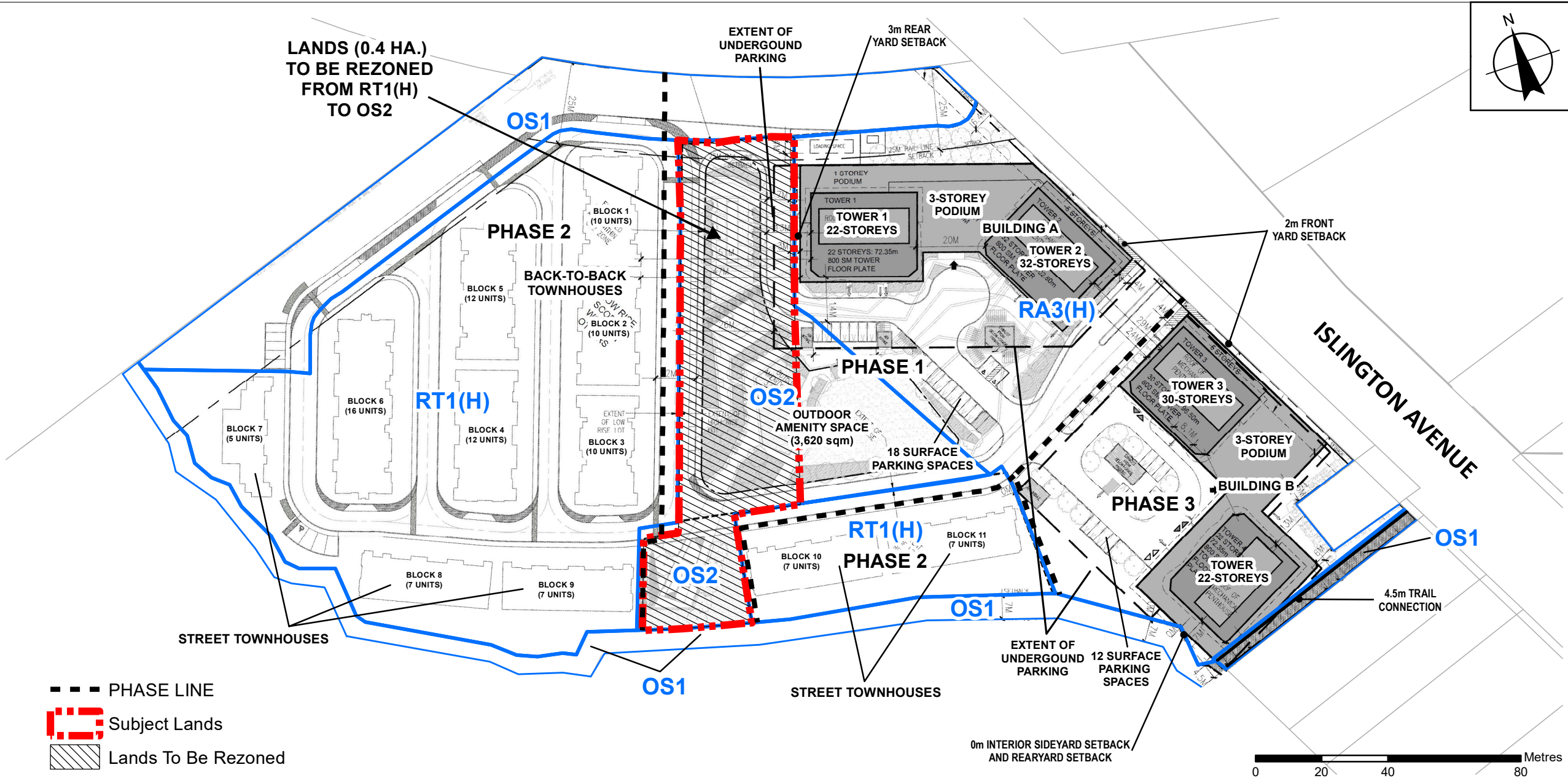
Enacted by City of Vaughan Council this 22nd day of June, 2021.



Hon. Maurizio Bevilacqua, Mayor

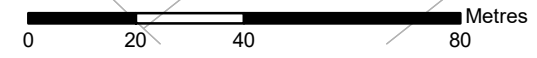
Todd Coles, City Clerk



LANDS (0.4 HA.)
TO BE REZONED
FROM RT1(H)
TO OS2



- PHASE LINE
-  Subject Lands
-  Lands To Be Rezoned



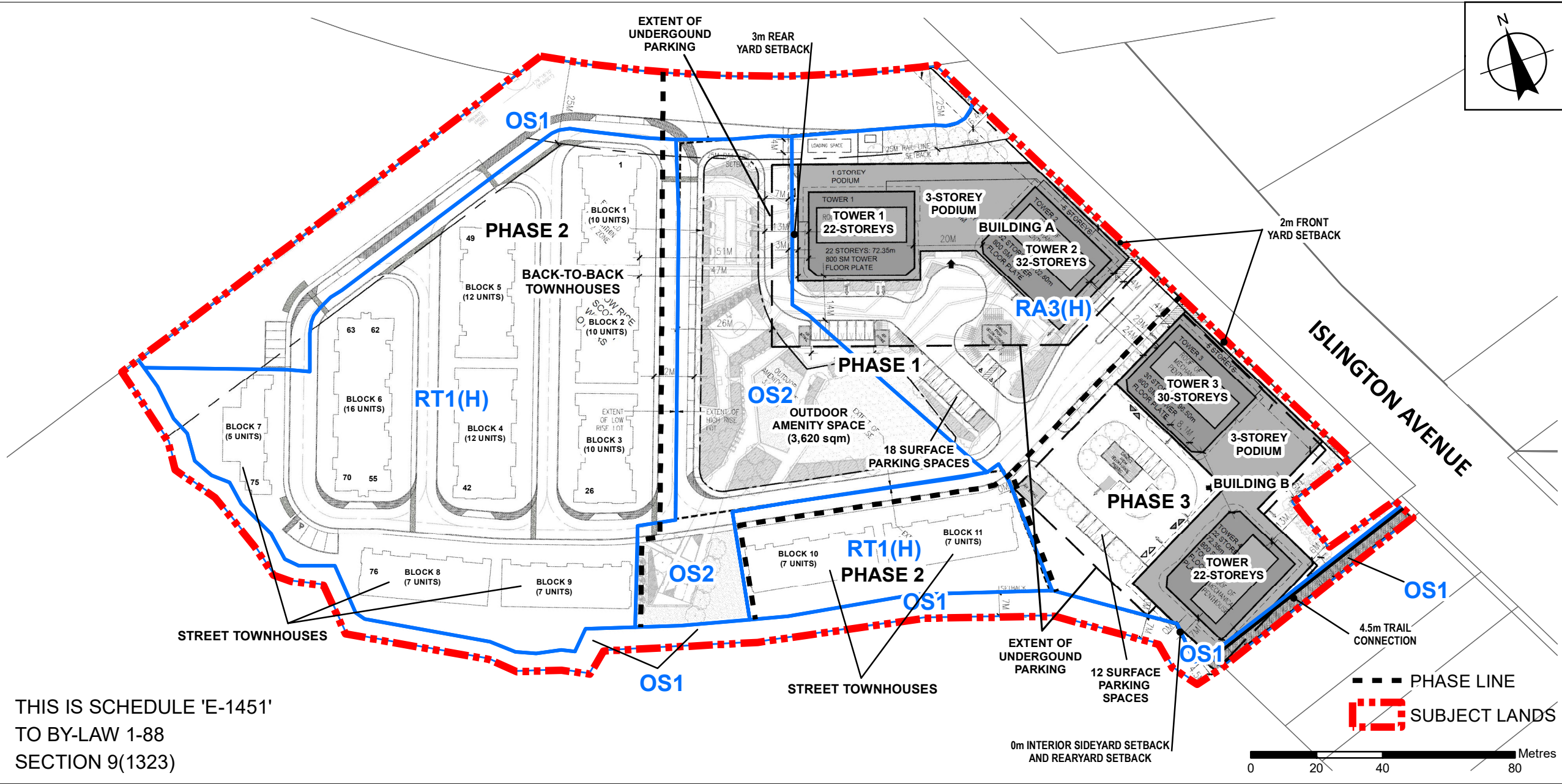
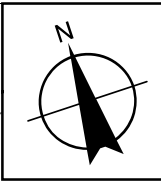
FILE : Z.19.035
 RELATED FILES : OP.19.013, 19T-17V006, DA.18.015, DA.20.007
 LOCATION : Part of Lot 1, Concession 7; Part of Lot 26, Plan 9691
 APPLICANT : Primont (Islington) Inc.
 CITY OF VAUGHAN

**THIS IS SCHEDULE '1'
 TO BY-LAW 096-2021
 PASSED THE 22ND DAY OF JUNE, 2021**

SIGNING OFFICERS

_____ MAYOR

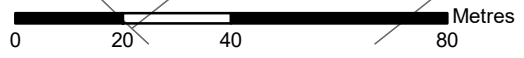
_____ CLERK



THIS IS SCHEDULE 'E-1451'
 TO BY-LAW 1-88
 SECTION 9(1323)

THIS IS SCHEDULE '2'
 TO BY-LAW 096-2021
 PASSED THE 22ND DAY OF JUNE, 2021

--- PHASE LINE
 [Red dashed box] SUBJECT LANDS

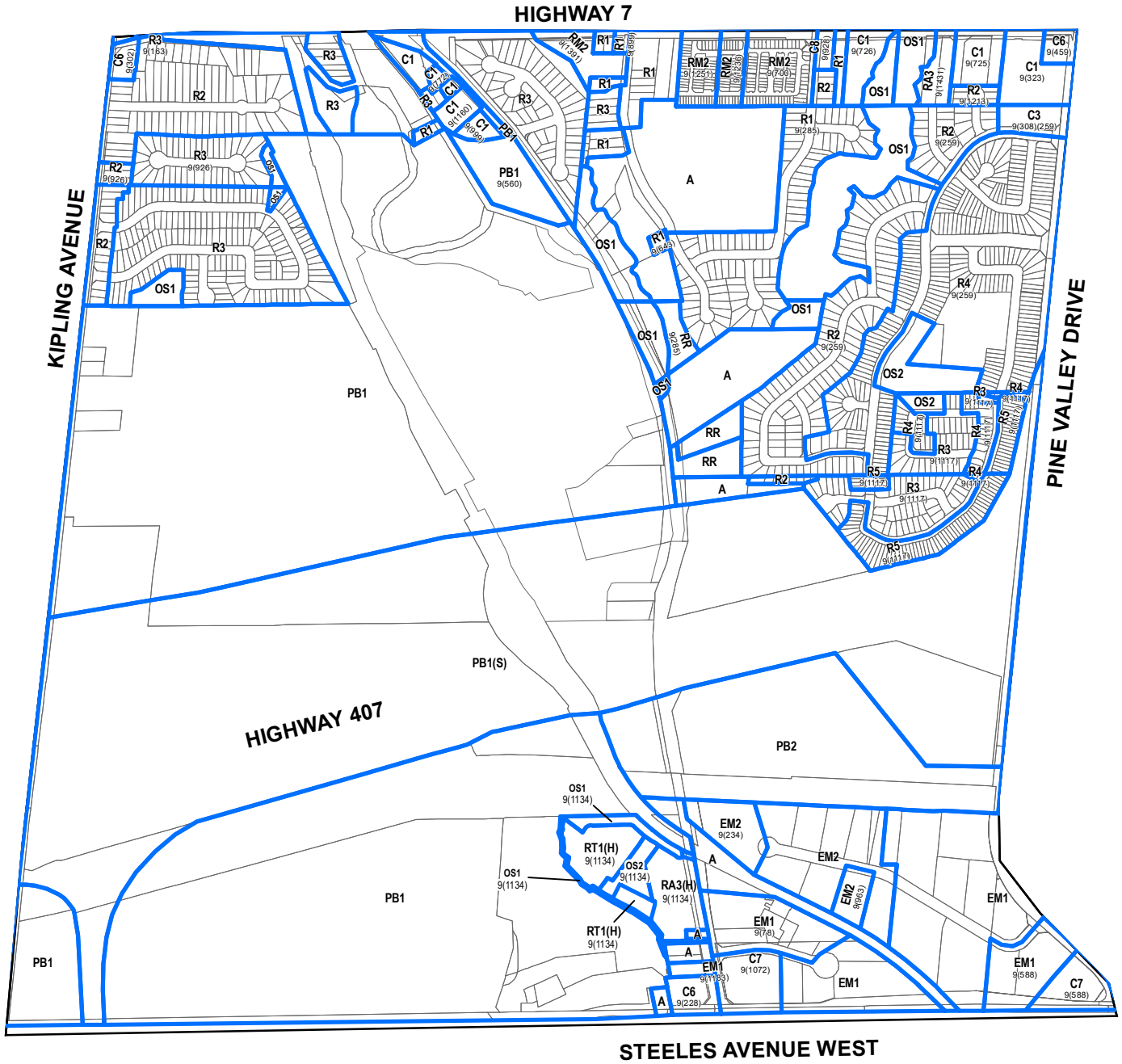
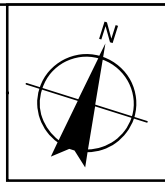


FILE : Z.19.035
 RELATED FILES : OP.19.013, 19T-17V006, DA.18.015, DA.20.007
 LOCATION : Part of Lot 1, Concession 7; Part of Lot 26, Plan 9691
 APPLICANT : Primont (Islington) Inc.
 CITY OF VAUGHAN

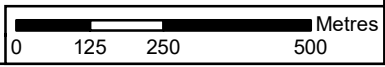
SIGNING OFFICERS

_____ MAYOR

_____ CLERK



KEY MAP 7A
BY-LAW 1-88



THIS IS SCHEDULE '3'
TO BY-LAW 096-2021
PASSED THE 22ND DAY OF JUNE, 2021

FILE: Z.19.035
RELATED FILES: OP.19.013, 19T-17V006, DA.18.015, DA.20.007
LOCATION: Part of Lot 1, Concession 7;
Part of Lot 26, Plan 9691
APPLICANT: Primont (Islington) Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

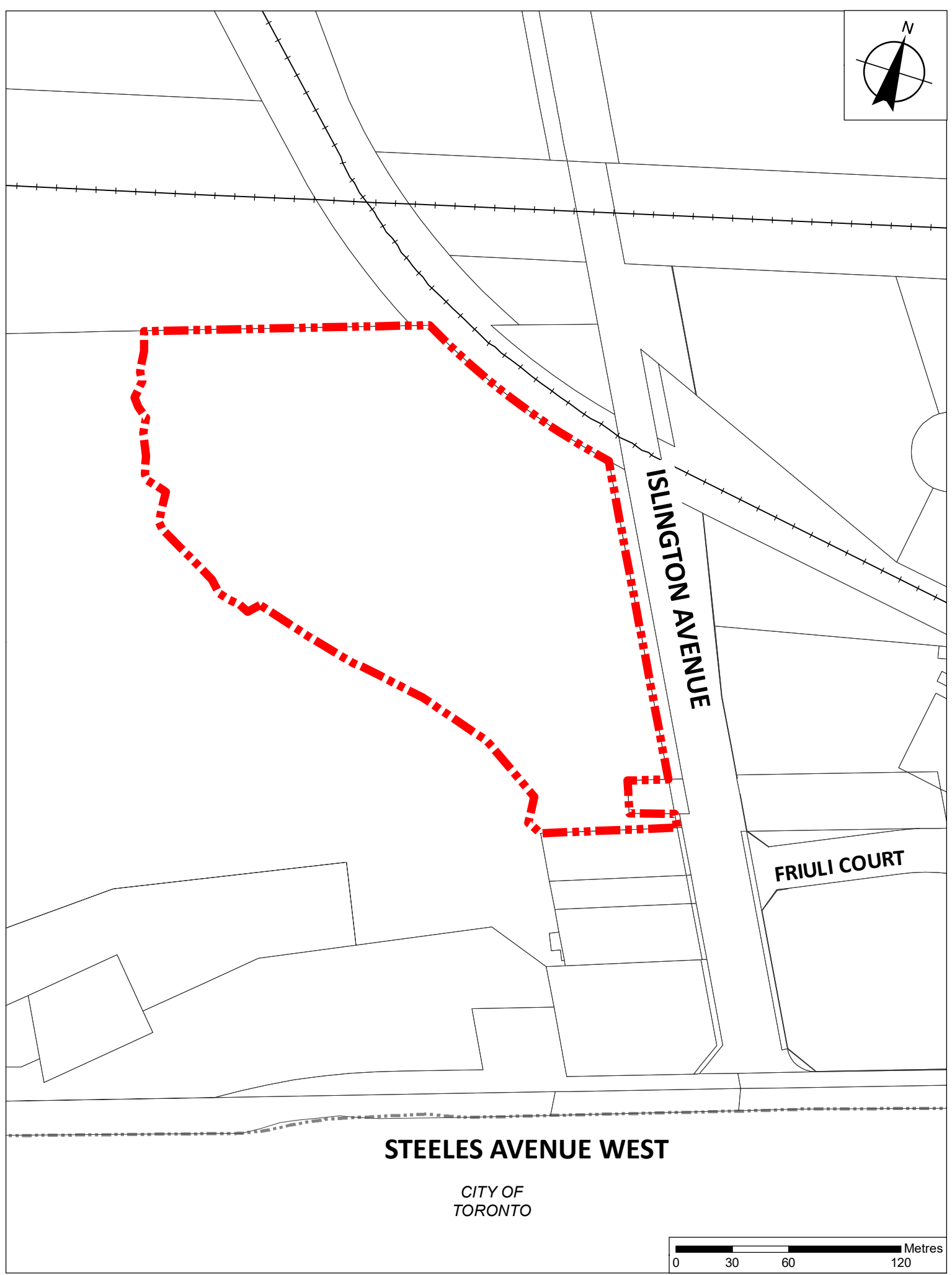
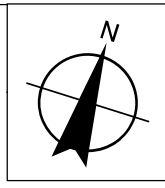
CLERK

SUMMARY TO BY-LAW 096-2021

The lands subject to this By-law are located on the west side of Islington Avenue and north of Steeles Avenue, municipally known as 7082 Islington Avenue, being Part of Lot 1, Concession 7, Part of Lot 26 on Registrar's Compiled Plan 9691, City of Vaughan.

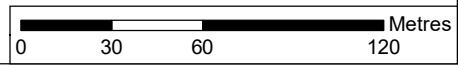
The purpose of this By-law is to amend site-specific Exception 9(1323) by rezoning a portion of the lands shown on Schedule 3 from "RT1(H) Residential Townhouse Zone" with the Holding Symbol "(H)" to "OS2 Open Space Park Zone", and additional site-specific exceptions to facilitate the development of 4 high-rise residential towers with heights from 22 to 32-storeys, a floor space index ('FSI') of 4.5 times the area of the lot and 997 total apartment units, 103 low-rise back-to-back and street townhouse units over 11 residential blocks on a private common element road with a 3,620 m² private outdoor amenity area.

This By-law will also add an additional condition to the Holding Symbol "(H)" to ensure that the sanitary sewer connection matters are resolved to the satisfaction of the City, and that a Subdivision Agreement has been executed prior to lifting the Holding Symbol "(H)".



STEELES AVENUE WEST

CITY OF
TORONTO



LOCATION MAP TO BY-LAW 096-2021

FILE: Z.19.035
RELATED FILES: OP.19.013, 19T-17V006,
DA.18.015, DA.20.007
LOCATION: Part of Lot 1, Concession 7;
Part of Lot 26, Plan 9691
APPLICANT: Primont (Islington) Inc.
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