

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 105-2021

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 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) Deleting Exception 9(9) from Section 9.0 "EXCEPTIONS" and substituting therefore the word "Deleted"
 - b) Deleting Exception 9(264) from Section 9.0 "EXCEPTIONS" and substituting therefore the word "Deleted"
 - c) Deleting Exception 9(389) from Section 9.0 "EXCEPTIONS" and substituting therefore the word "Deleted"
 - d) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from C1 Restrictive Commercial Zone and R1V Old Village Residential Zone, to RA3 Apartment Residential Zone, in the manner shown on the said Schedule "1".
 - e) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

9(1527) Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting "DEFINITIONS";
 - b) Subsection 3.8 a) and f) respecting "PARKING REQUIREMENTS";

- c) Subsection 3.13 respecting “MINIMUM LANDSCAPED AREA” for the 6.0 metre landscaping strip along a lot line which abuts a street line;
- d) Schedule “A” respecting lot and building requirements
- e) Subsection 3.14 a) respecting “PERMITTED ENCROACHMENTS AND RESTRICTIONS”;
- f) Subsection 3.17 respecting “PORTIONS OF THE BUILDING BELOW GRADE”;
- g) Subsection 4.1.6 respecting “MINIMUM AMENITY AREA”;
- h) Subsection 4.12 respecting uses permitted in the RA3 Apartment Residential Zone;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1658”:

- ai) Notwithstanding the definition of Lot Line, Front, the front lot line shall be Yonge Street;
- a ii) Gross Floor Area (GFA) shall mean the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure and excludes any service commercial corridors for retail/commercial uses;
- a iii) Parking space – Means a rectangular area measuring at least 2.7 metres by 5.8 metres.
- bi) Parking spaces shall be provided at a rate of:
 - i. 0.85 spaces per unit for 1 Bedroom units;
 - ii. 0.95 spaces per unit for 2 Bedroom units;
 - iii. 1.15 spaces per unit for 3 Bedroom units;
 - iv. 0.2 spaces per unit for Visitor parking;
 - v. 3 spaces per 100 m² of GFA for retail/commercial parking;

- vi. 6 spaces per 100 m² of GFA for an Eating establishment, Eating establishment, convenience and/or Eating establishment, take-out
- bi) The minimum driveway width shall be 6.0 metres;
- ci) The minimum width of the landscaping strip required along a lot line that abuts a street line shall be 0.0 metres;
- di) The minimum lot area shall be 7,563 m² regardless of any conveyance(s) for road widenings purposes or daylight triangles;
- dii) The minimum lot area shall be 26.8 m² per dwelling unit;
- diii) The minimum front yard setback shall be 3.0 metres;
- div) The minimum exterior side yard setback shall be 3.0 metres
- dv) The minimum setback to a site triangle or a 0.3 metre reserve shall be 0.0 metres;
- ei) Canopies may encroach up to 1.0 metres in any yard;
- fi) The minimum setback from the front lot line and exterior side lot lines to the nearest part of a building below finished grade shall be 0.0 metres;
- gi) The minimum amenity area shall be 1,700m²;
- hi) The following uses shall be permitted:
- Apartment dwelling;
 - Bank or financial institution;
 - Business or professional office;
 - Eating establishment;
 - Eating establishment, convenience;
 - Eating establishment, take-out;
 - Personal Service Shop;
 - Pharmacy;
 - Store, retail; and
 - Store, convenience;
- hii) The maximum commercial gross floor area shall be 700 m².

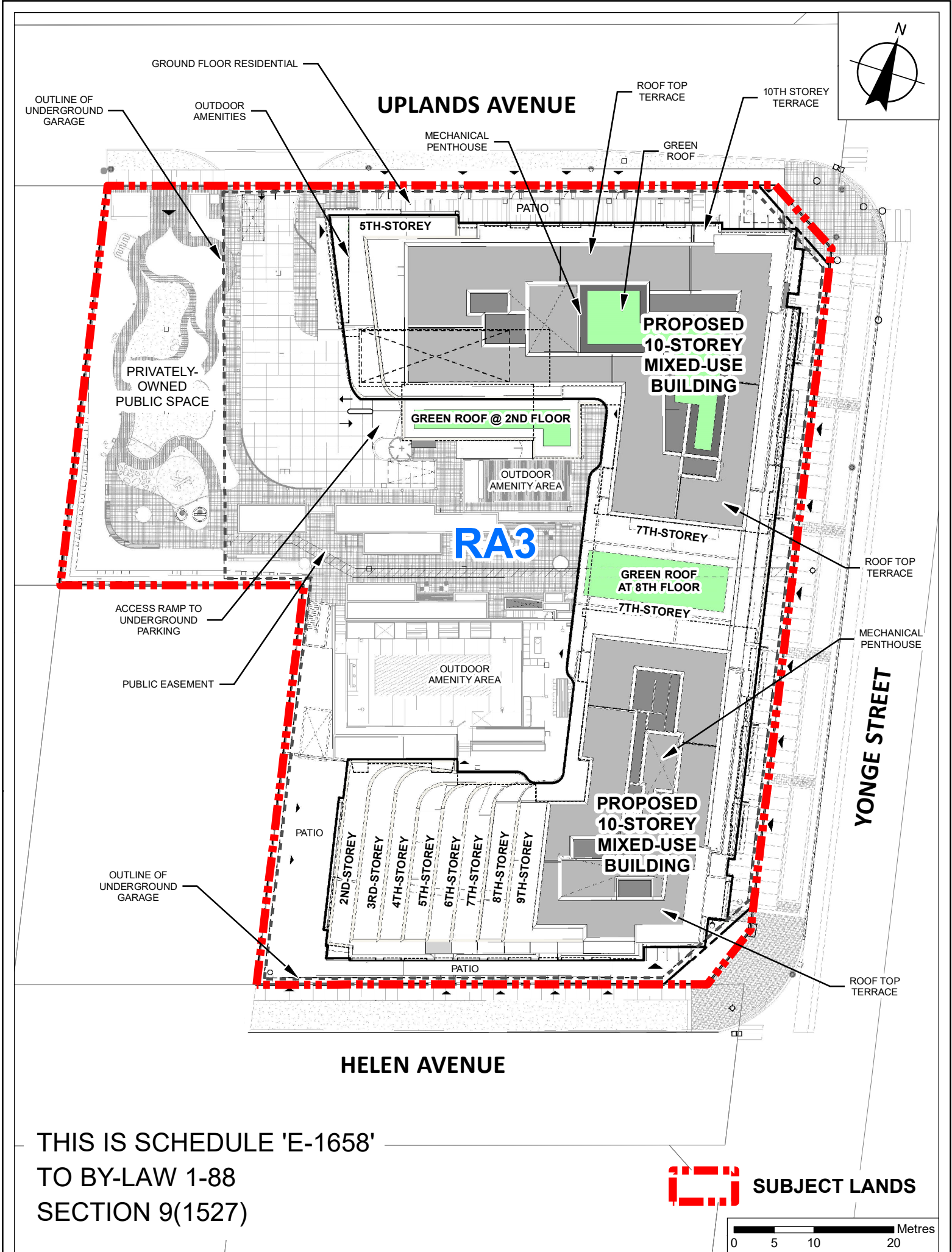
- f) Adding Schedule “E-1658” attached hereto as Schedule “1”.
 - g) Deleting Schedule “E-741” and substituting therefore Schedule “E-741” attached hereto as Schedule “2”.
 - h) Deleting Key Map 1B and substituting therefor the Key Map 1B attached hereto as Schedule “3”.
2. Pursuant to the Local Planning Appeal Tribunal Order (File No. PL111184, Appeal #157) the development permitted in this by-law is subject to compliance with the conditions set out in this By-law and in the Section 37 Bonusing 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 totalling \$3,400,000.00:
- i. The Owner of the Subject Lands shall make cash contributions in the amount of \$2,985,087.00, to the City of Vaughan, payable prior to the issuance 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 the following benefits: improvements and/or repairs to nearby heritage properties (Arnold House / Armstrong House), affordable housing in Vaughan (Housing York Inc.), improvements and/or upgrades to nearby parks (Langstaff School Park, Thornhill Park, York Hill Park, Gallanough Park, and/or Riverside Park), improvements to Uplands Trail, and public art works to be completed through the Yonge Steeles Corridor Secondary Plan.
 - ii. The Owner of the Subject Lands shall submit a Letter of Credit for the contribution of upgraded landscaping works associated with the privately-owned public space and the mid-block connection in the amount of \$414,913.00 which will be tied to the Site Plan Agreement for DA.20.015.
3. 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

Authorized by Item No. 7 of Report No. 22
of the Committee of the Whole
Adopted by Vaughan City Council on
May 18, 2021.



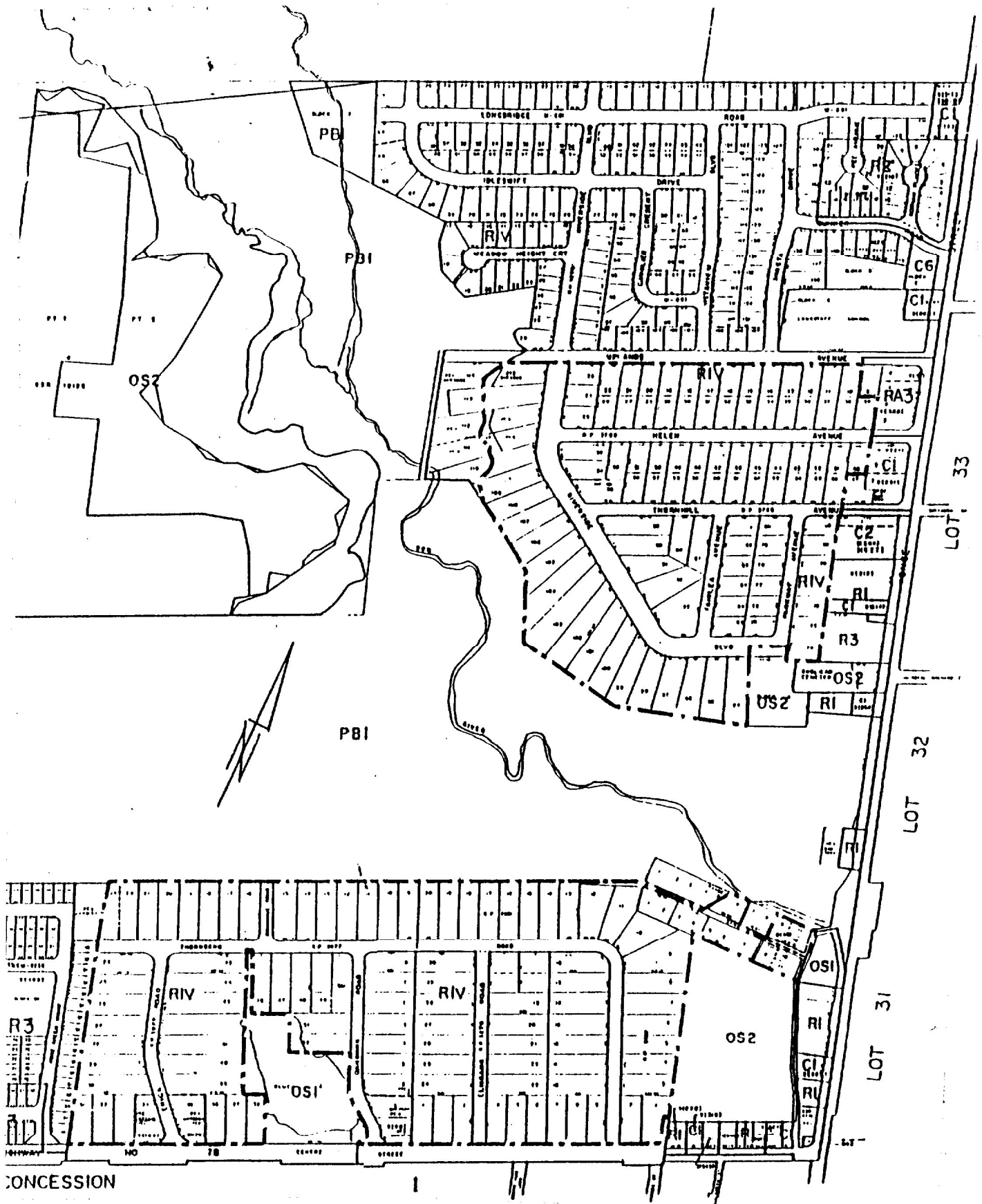
THIS IS SCHEDULE '1'
TO BY-LAW 105-2021
PASSED THE 22ND DAY OF JUNE, 2021

FILE: Z.20.010
RELATED FILE: DA.20.015
LOCATION: Part of Lot 33, Concession 1;
 8136-8188 Yonge Street and 5 Uplands Avenue
APPLICANT: 8188 Yonge Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

 MAYOR

 CLERK



THIS IS SCHEDULE 'E-741'
 TO BY-LAW 1-88
 SECTION 9(662)

 SUBJECT LANDS

THIS IS SCHEDULE '2'
 TO BY-LAW 105-2021
 PASSED THE 22ND DAY OF JUNE, 2021

FILE: Z.20.010

RELATED FILE: DA.20.015

LOCATION: Part of Lot 33, Concession 1;

8136-8188 Yonge Street and 5 Uplands Avenue

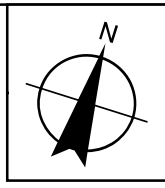
APPLICANT: 8188 Yonge Inc.

CITY OF VAUGHAN

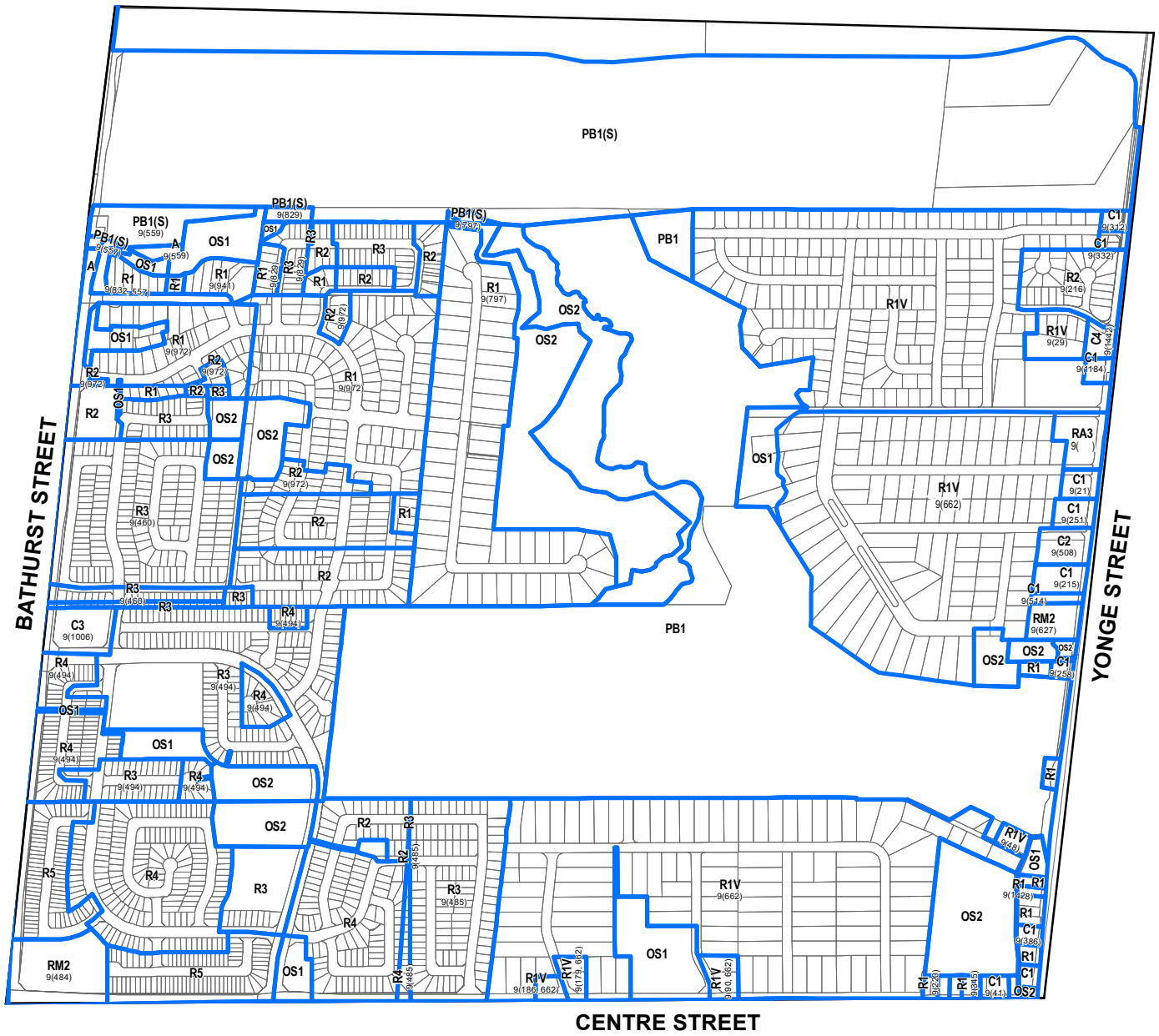
SIGNING OFFICERS

 MAYOR

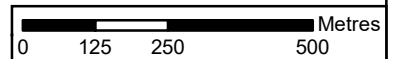
 CLERK



HIGHWAY 407



KEY MAP 1B
BY-LAW 1-88



**THIS IS SCHEDULE '3'
TO BY-LAW 105-2021
PASSED THE 22ND DAY OF JUNE, 2021**

FILE: Z.20.010
RELATED FILE: DA.20.015
LOCATION: Part of Lot 33, Concession 1;
 8136-8188 Yonge Street and 5 Uplands Avenue
APPLICANT: 8188 Yonge Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

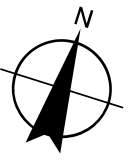
CLERK

SUMMARY TO BY-LAW 105-2021

The lands subject to this By-law are located west side of Yonge Street, south of Uplands Avenue, municipally known as 8136-8188 Yonge Street and 5 Uplands Avenue (Lot 33, Concession 1), City of Vaughan.

The purpose of this By-law is to rezone the Subject Lands from C1 Restrictive Commercial Zone, subject to site-specific exceptions 9(9), 9(264) and 9(389) and from R1V Old Village Residential Zone, subject to site-specific exception 9(662) to RA3 Apartment Residential Zone and to permit site-specific exceptions to the RA3 Apartment Residential Zone to facilitate the development of two 10-storey apartment buildings connected by a 7-storey podium containing 282 residential units, ground floor commercial uses, underground parking and a privately-owned public space.

This by-law also sets out the requirements for the Owner's Section 37 contribution in accordance with the Local Planning Appeal Tribunal Order (File No. PL111184, Appeal #57).

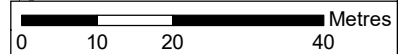


UPLANDS AVENUE

YONGE STREET

CITY OF
MARKHAM

HELEN AVENUE



LOCATION MAP TO BY-LAW 105-2021

FILE: Z.20.010

RELATED FILE: DA.20.015

LOCATION: Part of Lot 33, Concession 1;
8136-8188 Yonge Street and 5 Uplands Avenue

APPLICANT: 8188 Yonge Inc.

CITY OF VAUGHAN



SUBJECT LANDS