

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 124-2021**

**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 the City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a. Adding the following Paragraph to Section 9.0 "EXCEPTIONS:  
1528 A. Notwithstanding the provisions of:
    - a) Subsection 2.0 respecting the definition Parking Space
    - b) Subsection 3.8.1 a) and c) respecting Parking requirements for the Vaughan Metropolitan Centre;
    - c) Subsection 3.8.1 d) respecting the length of Accessible Parking Spaces and Accessible Access Aisles in the Vaughan Metropolitan Centre;
    - d) Subsection 3.8.1. f) respecting a parking area access;
    - e) Subsection 3.9 respecting Loading Space Requirements
    - f) Subsection 3.13 respecting Landscaped 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 respecting Landscaping Area in the C10 Corporate District Zone;
- j) Subsection 5.1.5 and Schedule “A2” respecting the Zone Requirements in the C10 Corporate District Zone; and
- k) Subsection 5.11 respecting permitted uses in the C10 Corporate District Zone.

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1659” attached hereto as Schedule 1:

- aii) PARKING SPACE – Means a rectangular area measuring at least 2.7 metres by 5.7 metres, 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.
- bi) the minimum parking requirements shall apply:
  - i. Apartment Dwelling: 0.18 spaces per unit
  - ii. Residential Visitor: 0.15 spaces per dwelling unit
  - iii. Non-residential parking spaces shall not be required
- ci) the minimum length of Type A or Type B Accessible Parking Space and an Accessible Access Aisle shall be 5.7 m.
- di) A parking area shall be provided with a means of access or driveway measured perpendicular to the driveway centre line as follows:
  - i. Two-way – minimum 6.0 metres to a maximum of 8.0 m.
- ei) A Loading Space shall have a minimum width of 3.5 metres, length of 6.0 metres and height of 3.0 metres.
- fi) the following minimum landscaped areas shall be provided and shall not prevent the provision of access driveways, private roads, bicycle parking spaces, and encroachments permitted by subsection 3.14 and A. of this Exception across the required width:
  - i. 2.5 m abutting the north lot line;

- ii. 2.2 m abutting the south street line;
  - iii. 2.8 m abutting the east street line;
  - iv. 17.7 m abutting the west lot line.
- gi) in addition to encroachments permitted by Section 3.14 the following shall be permitted to encroach into a required yard:
- i. Balconies, associated railings, vertical fins, outdoor patios and privacy screens may encroach a maximum of:
    - a. 1.5 m into the required north yard;
    - b. 1.2 m into the required south yard;
    - c. 0.5 m into the required east yard;
    - d. 2.2 m into the required west yard.
  - ii. Elements used for window washing purposes, and roofing elements may encroach a maximum of 2.0 m into any required yard;
- hi) subsection 3.17 shall not apply;
- ii) subsection 5.1.1 shall not apply;
- ji) the only lot and building requirements shall be as follows:
- i. As shown on Schedule "E-1659", the maximum building height (exclusive of all mechanical equipment and architectural features) shall be:
    - a. Building A: 122 m
    - b. Building B: 62 m
    - c. Building C: 29.1 m
    - d. Building D: 18.0 m
  - ii. The minimum yard from the north lot line to any building or structure shall be 2.5 m, provided:
    - a. Above a building height of 7.0 m, the minimum yard shall be 1.0 m.
  - iii. The minimum yard from the south lot line to any building or structure shall be 2.2 m, provided:

- a. Above a building height of 7.0 m, the minimum yard shall be 1.0 m.
- iv. The minimum yard from the east lot line to any building or structure shall be 3.0 m, provided:
  - a. Above a building height of 7.0 m, the minimum yard shall be 2.5 m.
  - b. Above a building height of 11.0m, the minimum yard shall be 2.1 m.
- v. The minimum yard from the west lot line to any building or structure shall be 19.0 m, provided:
  - a. Above a building height of 7.0 m, the minimum yard shall be 17.0 m.
- vi. The maximum gross floor area of a storey in Building A shall be 760 m<sup>2</sup> above a building height of 14 m;
- vii. The maximum gross floor area of a storey in Building B shall be 770 m<sup>2</sup> above a building height of 14 m;
- viii. The maximum residential gross floor area of a storey in Building C shall be 1,130.0 m<sup>2</sup>
- ix. The minimum setback between exterior walls, excluding balconies and other building appurtenances, of Building A and Building B that face one another above a building height of 14.0 m shall be 21.3 m.
- x. The minimum setback between exterior walls, excluding balconies and other building appurtenances, of Building A and Building C that face one another shall be 7.5 m.
- xi. The minimum setback between exterior walls, excluding balconies and other building appurtenances, of Building C and Building D that face one another shall be 5.5 m.
- xii. The minimum non-residential gross floor area shall be 1,500 m<sup>2</sup>
- xiii. The minimum amenity area shall be 1 m<sup>2</sup> per dwelling unit

xiv. the maximum gross floor area permitted on the Subject Lands as shown on Schedule "E-1659" shall be 53,700 sq. m. and shall be permitted provided that no building or structure shall be erected and 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 \$1,200,000 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 Owner dated September, 27, 2021.

ki) in addition to those uses permitted in a C10 Corporate District Zone, "Apartment Dwelling" and "Arts Studio" shall be permitted.

b) Adding Schedule "E-1659" attached hereto as Schedule "1".

c) Deleting Key Map 5B and substituting therefor the Key Map 5B attached hereto as Schedule "2", thereby deleting Exception 9(959) off the Subject Lands and adding Exception 9(1528) on the Subject Lands.

d) Deleting Schedule E-1044 and substituting therefor the Schedule E-1044 attached hereto as Schedule "3", thereby removing the Subject Lands from Schedule E-1044.

e) Deleting Schedule E-1044A and substituting therefor the Schedule E-1044A attached hereto as Schedule "4", thereby removing the Subject Lands from Schedule E-1044A.

2. Schedules "1", "2", "3" and "4" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 27<sup>th</sup> day of September, 2021.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

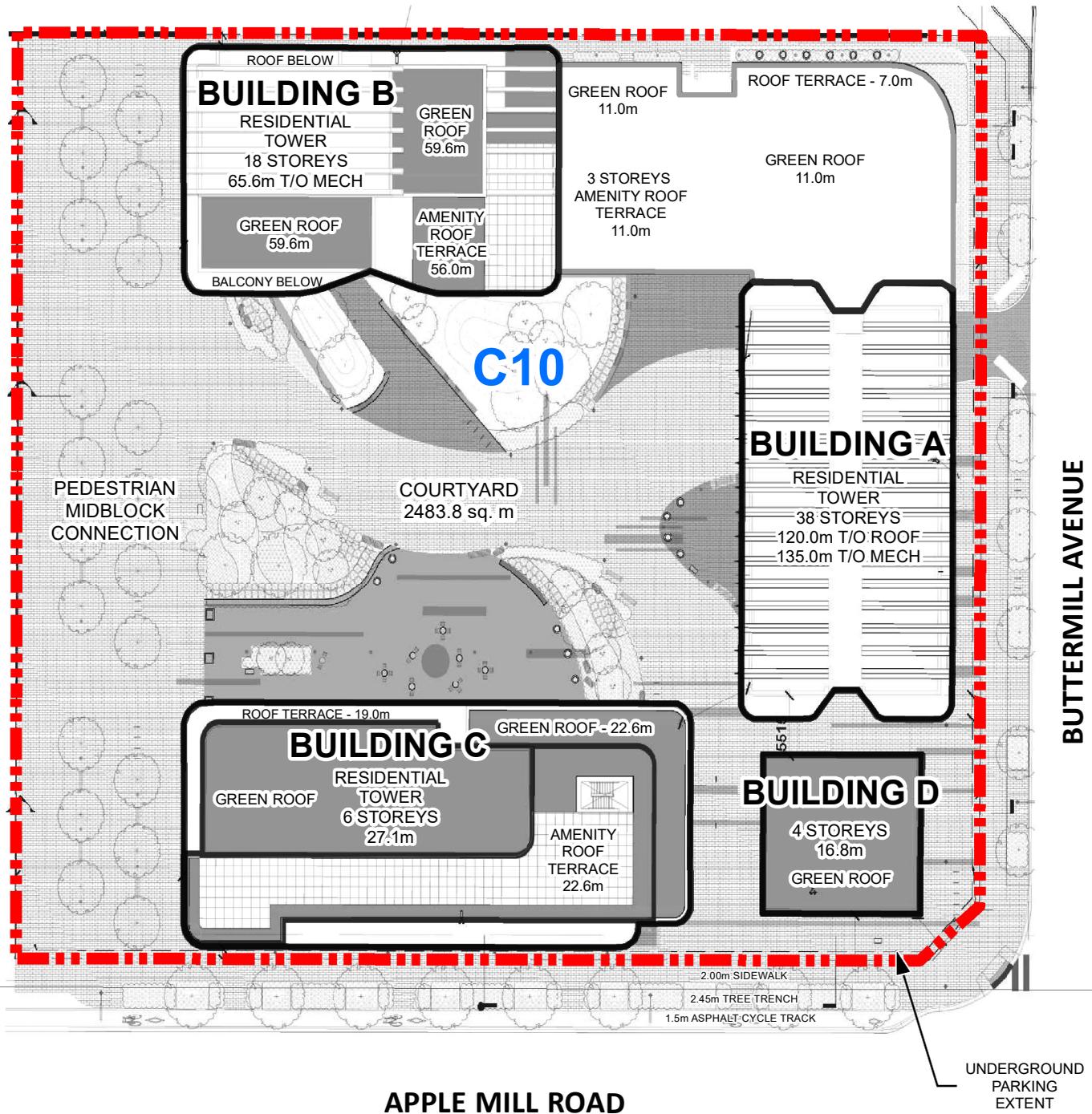
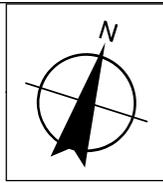
Authorized by Item No. 7 of Report No. 39  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
September 27, 2021.

## **SUMMARY TO BY-LAW 124-2021**

The lands subject to this By-law are located on the northwest corner of Apple Mill Road and Buttermill Avenue within the Vaughan Metropolitan Centre and are municipally known as 101 Edgeley Boulevard, in Part of Lots 6 & 7, Concession 5, City of Vaughan.

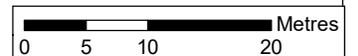
The purpose of this By-law is to amend City of Vaughan Zoning By-law 1-88, as amended, to amend the “C10 Corporate District Zone” and the existing site-specific exception 9(959), to permit the proposed mixed-use development. This By-law creates a new exception and schedules and includes the following site-specific zoning exceptions:

- a) Site-specific definitions of the sizes of “parking space”;
- b) Reductions to the parking requirements in the Vaughan Metropolitan Centre;
- c) Minor reduction to the size of a barrier-free parking space;
- d) Increase to parking area access dimensions;
- e) Reductions to loading space requirements;
- f) Reduced minimum and apply site-specific landscape area widths;
- g) Increased permitted yard encroachments;
- h) Reduced setbacks for portion of buildings below grade;
- i) Reductions in landscaped Area requirements;
- j) Site-specific development standards and provision for the increase in the maximum density and height, pursuant to Section 37 of the *Planning Act*, to be applied specifically Jane Street streetscape enhancements and towards future cultural uses in the northwest quadrant of the VMC; and
- k) Additional permitted uses in site-specific zone.



THIS IS SCHEDULE 'E-1659'  
 TO BY-LAW 1-88  
 SECTION 9(1528)

 **SUBJECT LANDS**



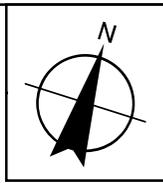
**THIS IS SCHEDULE '1'  
 TO BY-LAW 124-2021  
 PASSED THE 27TH DAY OF SEPTEMBER, 2021**

**FILE:** Z.20.029  
**RELATED FILES:** OP.20.013 and DA.20.052  
**LOCATION:** Part of Lot 6, Concession 5  
**APPLICANT:** Penguin-Calloway (Vaughan) Inc.  
**CITY OF VAUGHAN**

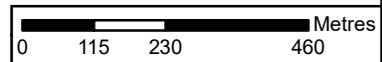
SIGNING OFFICERS

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 MAYOR

\_\_\_\_\_  
 CLERK



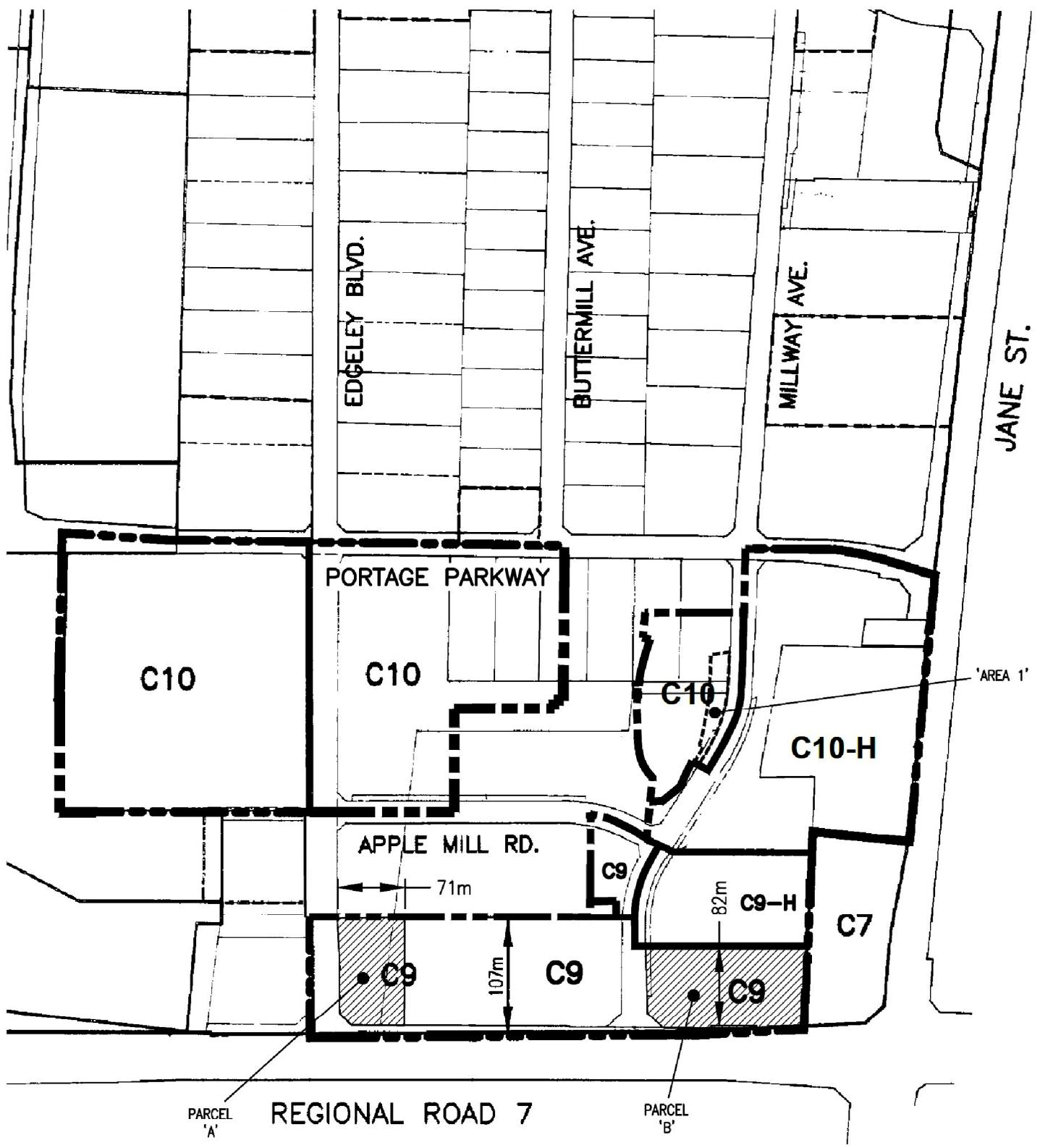
KEY MAP 5B  
BY-LAW 1-88



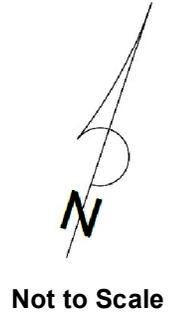
**THIS IS SCHEDULE '2'  
TO BY-LAW 124-2021  
PASSED THE 27TH DAY OF SEPTEMBER, 2021**

**FILE:** Z.20.029  
**RELATED FILES:** OP.20.013 and DA.20.052  
**LOCATION:** Part of Lot 6, Concession 5  
**APPLICANT:** Penguin-Calloway (Vaughan) Inc.  
**CITY OF VAUGHAN**

**SIGNING OFFICERS**  
  
\_\_\_\_\_  
**MAYOR**  
  
\_\_\_\_\_  
**CLERK**



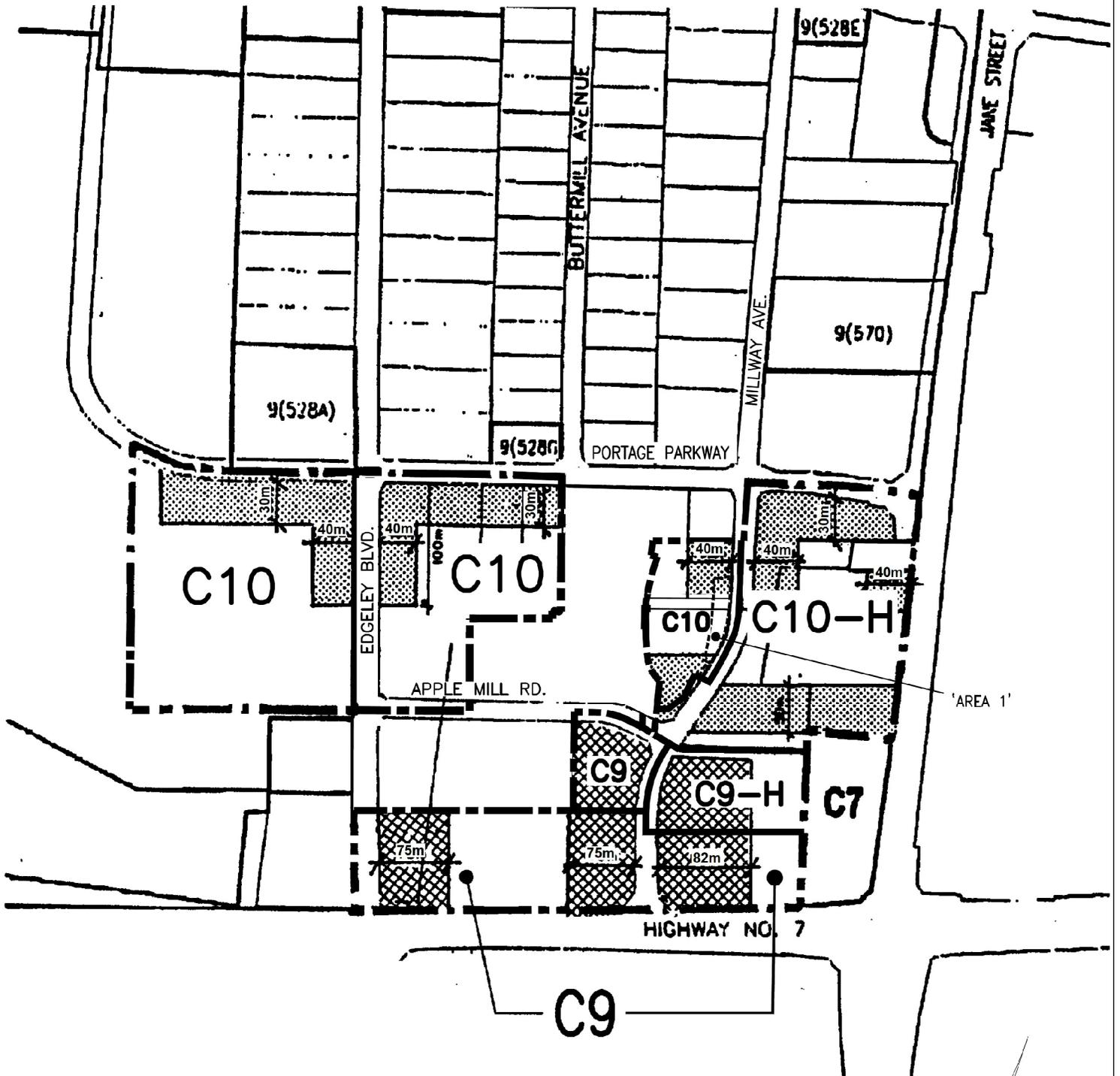
THIS IS SCHEDULE 'E - 1044'  
 TO BY-LAW 1-88  
 SECTION 9(959)



THIS IS SCHEDULE '3'  
 TO BY-LAW 124-2021  
 PASSED THE 27TH DAY OF SEPTEMBER, 2021

**FILE:** Z.20.029  
**RELATED FILES:** OP.20.013 and DA.20.052  
**LOCATION:** Part of Lot 6, Concession 5  
**APPLICANT:** Penguin-Calloway (Vaughan) Inc.  
**CITY OF VAUGHAN**

SIGNING OFFICERS  
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 MAYOR  
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 CLERK

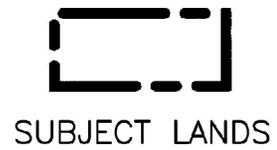


**C9 BUILD TO ZONE EXEMPTION AREA**



**C10 BUILD TO ZONE EXEMPTION AREA**

THIS IS SCHEDULE 'E - 1044A'  
 TO BY-LAW 1-88  
 SECTION 9(959)



Not to Scale

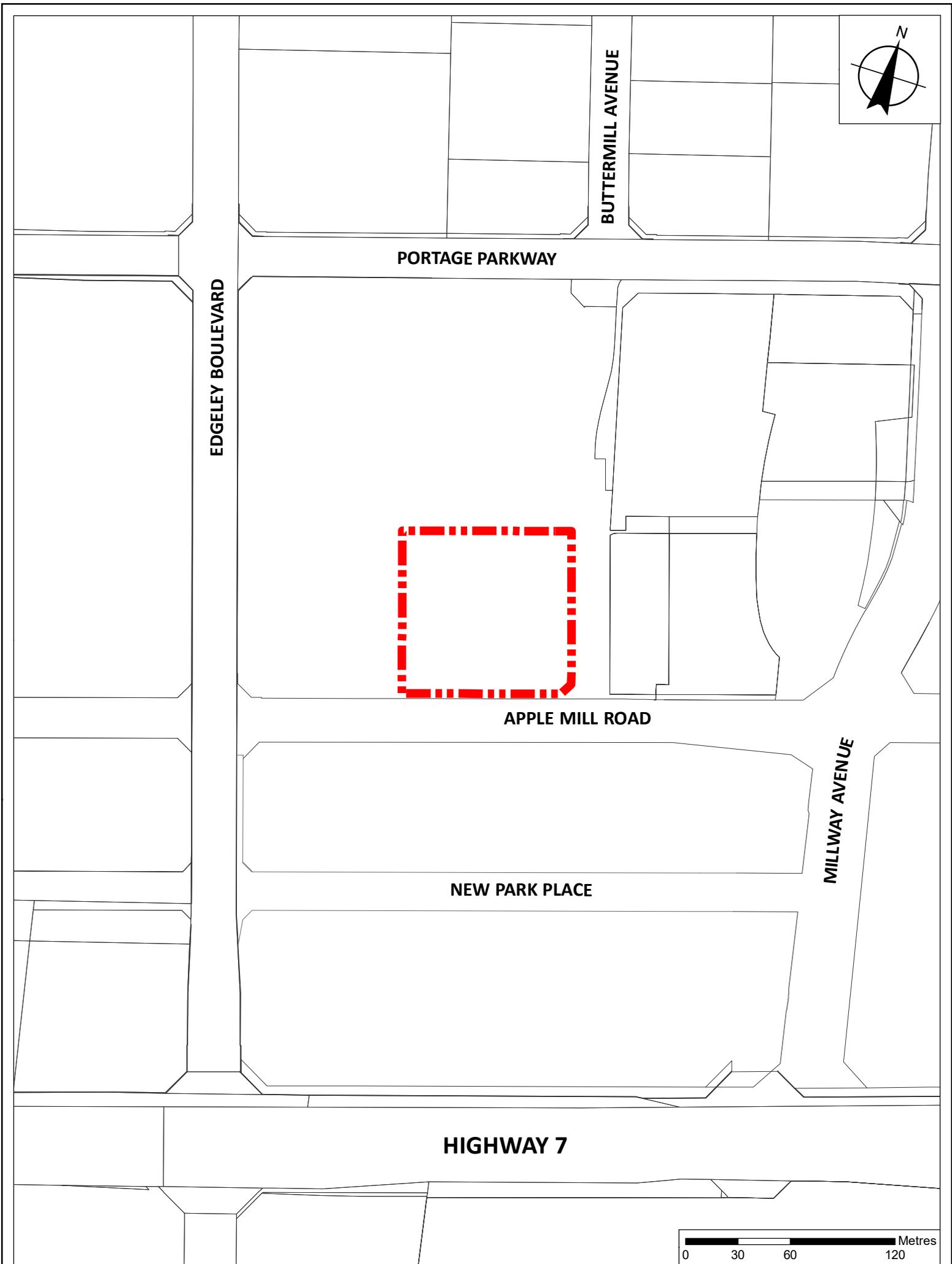
THIS IS SCHEDULE '4'  
 TO BY-LAW 124-2021  
 PASSED THE 27TH DAY OF SEPTEMBER, 2021

**FILE:** Z.20.029  
**RELATED FILES:** OP.20.013 and DA.20.052  
**LOCATION:** Part of Lot 6, Concession 5  
**APPLICANT:** Penguin-Calloway (Vaughan) Inc.  
**CITY OF VAUGHAN**

SIGNING OFFICERS

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK



## LOCATION MAP TO BY-LAW 124-2021

**FILE:** Z.20.029

**RELATED FILES:** OP.20.013 and DA.20.052

**LOCATION:** Part of Lot 6, Concession 5

**APPLICANT:** Penguin-Calloway (Vaughan) Inc.

**CITY OF VAUGHAN**



**SUBJECT LANDS**