

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 013-2018

A By-law to amend City of Vaughan By-law 1-88 as amended by 008-2017.

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 pursuant to the Order of the Ontario Municipal Board dated January 17, 2017 and September 26, 2017 in Case No. PL131327, By-law 1-88 of the City of Vaughan is amended as follows:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Deleting Schedule “E-1351” and substituting therefor the Schedule “E-1351” attached hereto as Schedule “1”.
 - b) Deleting Subparagraph aii) in Exception Paragraph 9(1225).
 - c) Deleting all reference to the RA5 High Density Residential-Town Centre Zone and related standards and the lands zoned RA5 in the map in Schedule “A4” and replacing the map with Schedule “E-1351” attached hereto as Schedule “1”.
2. Rezoning the lands shown as “Subject Lands” shown on Schedule “E-1573”, attached hereto as Schedule “2” from RA5(H) High Density Residential-Town Centre Zone with the Holding Symbol “(H)” to RA5 High Density Residential-Town Centre Zone and RA5(H) High Density Residential-Town Centre Zone with the Holding Symbol “(H)” in the manner shown on said Schedule.
 - a) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1443) Notwithstanding the provisions of:

 - A. The following provisions shall apply to all the lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1573”. The Holding Symbol “(H)” shall remain on Parcel “B” until such time as the following:
 - i) access shall be provided along the east property line to the north/south public access easement (future road) to the satisfaction of the Development Engineering and Infrastructure Planning Department, as shown as Future Road “2” on Schedule “E-1573”, attached hereto as Schedule “2”;
 - ii) water and sewage servicing capacity is identified and allocated by Vaughan Council;
 - iii) a Site Development Application is approved by Vaughan Council;

- iv) Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law 013-2018, or a Temporary Sales Office in accordance with Section 3.25 of By-law 1-88, or the production of field crops.

B. Notwithstanding the provisions of:

- a) Section 2.0 respecting the Definition of a Parking Space and Gross Floor Area (GFA) and Subsection 3.8 respecting Minimum Parking Requirements and Driveway Access;
- b) Subsection 3.13 and 5.1.1d) respecting Minimum Landscaped Area;
- c) Subsection 3.17 respecting Portions of Buildings Below Grade;
- d) Subsection 4.1.4 respecting Parking and Access Requirements;
- e) Subsection 4.14 respecting Uses Permitted and development standards in the RA5 High Density Residential-Town Centre Zone;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1573” attached hereto as Schedule “2”:

- ai) The minimum length of an underground parking space on Parcel “A” shall be 5.7m;
- aii) The minimum required parking for Residential Apartment Dwelling unit within the RA5 High Density Residential-Town Centre Zone shall be 1.1 spaces/unit for residents, plus 0.1 spaces/unit for visitors, totaling 1.2 spaces/unit;
- bi) The minimum width of a landscape strip along a lot line abutting a street line in the RA5 High Density Residential-Town Centre Zone shall be as follows:

Parcel “A”

- 0.45 m (Future Road “1”)
- 1.7 m (New Westminster Drive)

Parcel “B”

- 3.7 m (Future Road “1”)

- ci) The minimum setback from the front lot line (Future Road “1”) to portions of the building below grade for Parcel “A” shall be 0 m;

- di) The minimum landscape strip width around the periphery of the surface parking area for Parcel “A” shall be 1.6 m;
- dii) Subsection 4.1.4 b) ii) shall not apply to Parcel “A”;
- diii) Subsection 4.1.4 f) shall not apply to Parcels “A” and “B”;
- ei) The following additional uses shall be permitted on Parcel “B” only:
 - Independent Living Facility;
 - Long Term Care Facility;
 - Supportive Living Facility;
- eii) The following zone standards shall apply to the Subject Lands, as shown on Schedule “E-1573” attached hereto as Schedule “2”:

Parcel “A”

- Minimum Front Yard Setback (Future Road “1”) - 0.45 m
- Minimum Exterior Site Yard Setback (New Westminster Drive) - 1.7 m
- Minimum Interior Side Yard Setback - 4.8 m
- Maximum Building Height - 22-storeys or 63 m, whichever is less
- Maximum Gross Floor Area - 39,185 m²
- Minimum Lot Area – 6,988 m² (no further amendment is required to this by-law should the minimum lot area be reduced due to conveyance of lands for a public right-of-way)
- Minimum Landscape Strip along the north property line - 1.6 m
- Maximum Combined Gross Floor Area of all retail/commercial uses – 30% of the ground floor area
- Maximum Gross Floor Area of each Retail/Commercial Unit – 250m²
- Maximum Ground Floor Area of a Residential Dwelling – 1,500m²

Parcel “B”

- Minimum Front Yard Setback (Future Road “1”) - 3.7 m
- Minimum Front Yard Setback (Future Road “1”) to a canopy - 1m
- Maximum Gross Floor Area - 11,890 m²
- Minimum Lot Area – 6,805 m² (no further amendment is required to this by-law should the minimum lot area be reduced due to conveyance of lands for a public right-of-way)
- Maximum Combined Gross Floor Area of all retail/commercial uses – 30% of the ground floor area
- Maximum Gross Floor Area of each Retail/Commercial Unit – 250m²

- Maximum Ground Floor Area of a Residential Dwelling – 1,500m²

- f) Adding Schedule “E-1573” to Exception Paragraphs 9(1443) attached hereto as Schedule “2”.
- g) Deleting Key Map 2B and substituting therefor the Key Map 2B attached hereto as Schedule “3”.

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

4. By-law 008-2017 is hereby repealed.

Enacted by City of Vaughan Council this 30th day of January, 2018.

Hon. Maurizio Bevilacqua, Mayor

Barbara A. McEwan, City Clerk

SUMMARY TO BY-LAW 013-2018

The lands subject to this By-law are located on the east side of New Westminster Drive, north of Centre Street, being Part of Lot 6, Concession 2, City of Vaughan.

The purpose of this by-law is to rezone Parcel "A" from RA5(H) High Density Residential Town Centre Zone with the Holding Symbol "(H)" to RA5 High Density Residential Town Centre Zone thereby removing the Holding Symbol "(H)" and permitting the site-specific zoning exceptions, to facilitate the development of 19 and 22-storey apartment buildings having a total maximum GFA of 39,185 m².

The by-law will also maintain the Holding Symbol "(H)" on Parcel "B" to facilitate the development of a 6-storey apartment building with a GFA of 11,890 m², which includes permission for a senior retirement residence. The Holding Symbol "(H)" on Parcel "B" will be maintained until such time as following:

- i) Access shall be provided along the east property line to the north/south public access easement (future road) to the satisfaction of the Development Engineering and Infrastructure Planning Department, as shown as Future Road "2" on Schedule "E-1573", attached hereto as Schedule "2";
- ii) water and sewage servicing capacity is identified and allocated; and,
- iii) a Site Development application is approved by Vaughan Council.

By-law 008-2017 is hereby repealed. The previous by-law did not include provisions for a temporary sales office on the lands zoned with the Holding Symbol "(H)".