

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 039-2014

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) Adding the following paragraph to Section 9.0 “EXCEPTIONS”:

“(1396) Notwithstanding the provisions of:

 - a) Subsection 3.8 respecting Parking Requirements;
 - b) Schedule “A” respecting Maximum Building Height in an EM1 Prestige Employment Area Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1523”:

 - ai) a minimum of 3.0 parking spaces per 100 m² of GFA shall apply for the entirety of the Office Building;
 - bi) the maximum building height shall be 40 m and 8-storeys;”
 - b) Adding Schedule “E1523” attached hereto as Schedule “1”.
 - c) Deleting Key Map 5A and substituting therefor the Key Map 5A attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 18th day of March, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 039-2014

The lands subject to this By-law are located on the north side of Steeles Avenue West, east of Old Weston Road, municipally known as 3700 Steeles Avenue West, being Block 2 and Part of Block 3 on Registered Plan 65M-2310, in Lot 1, Concession 5, City of Vaughan.

The purpose of this by-law is to permit a site-specific increase for the maximum building height and minimum parking requirement, to facilitate the development of the subject lands with an office building with a maximum building height of 40 m and 8-storeys, and with a minimum parking requirement of 3.0 parking spaces per 100 m² of GFA for the entirety of the proposed office building. Notwithstanding, any additional at-grade uses which are currently permitted by Zoning By-law 1-88, through the definition of Office Building, will also be calculated at a parking ratio of 3.0 parking spaces per 100 m² of GFA.