

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 048-2017

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 sub-clause biv) in Exception Paragraph 9(1248) and replacing with the following:

“biv) the total combined Retail Commercial Gross Floor Area shall not exceed 6,000 m² for all buildings in the C9 Corporate Centre Zone”
 - b) Deleting sub-clause ei) in Exception Paragraph 9(1248) and replacing with the following:

“ei) the minimum parking requirement for “Building Envelope 1” and “Building Envelope 2”, as shown on Schedule “E-1376A”, shall be 753 residential parking spaces and 105 combined commercial and visitor parking spaces;

eii) the minimum parking requirement for “Building Envelope 3”, “Building Envelope 4” and “Building Envelope 5”, as shown on Schedule “E-1376A”, shall be as follows:

 - Bachelor / 1 Bedroom: 0.7 spaces / unit
 - 2 Bedroom: 0.9 spaces / unit
 - 3 Bedrooms: 1.0 space / unit
 - Visitor: 0.15 spaces / unit
 - Commercial Uses: 2 spaces / 100m²

Notwithstanding the above visitor parking requirements, residential visitor parking and commercial parking requirements of the C9 Corporate Centre Zone may be shared. The total number of residential visitor and commercial parking spaces shall be the greater of either the residential visitor parking requirement or the commercial parking requirement on the same parcel of land and/or situated within the same building or structure;”
 - c) Deleting sub-clause fi) in Exception Paragraph 9(1248) and replacing with the following:

“fi) the amenity area for each residential dwelling unit shall be provided at a rate of 14.5 m² per residential unit;”
 - d) Deleting the period (“.”) at the end of sub-clause gi) in Exception Paragraph 9(1248), and

replacing with a semi-colon (“;”).

- e) Adding the following sub-clause after sub-clause g):
 - “h) Section 3.8.2 respecting Bicycle Parking in the Vaughan Metropolitan Centre;”
- f) Adding the following sub-clause after sub-clause gi):
 - “hi) the minimum bicycle parking for “Building Envelope 3” and “Building Envelope 4”, shown on Schedule “E-1376A”, shall be 464 long-term parking spaces and 44 short- term parking spaces.”
- g) Deleting Schedule “E-1376” and substituting therefor the Schedule “E-1376” attached hereto as Schedule “2”, thereby deleting the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “1”.
- h) Deleting Schedule “E-1376A” and substituting therefor the Schedule “E-1376A” attached hereto as Schedule “3”.
- i) Deleting Key Map 4B and substituting therefor the Key Map 4B attached hereto as Schedule “4”, thereby removing the Holding Symbol “(H)” on the land shown as “Subject Lands” on Schedule “1”; and effectively zoning the lands C9 Corporate Centre Zone.

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

Enacted by City of Vaughan Council this 16th day of May, 2017.

Hon. Maurizio Bevilacqua, Mayor

Barbara A. McEwan, City Clerk

SUMMARY TO BY-LAW 048-2017

The lands subject to this By-law are located at 2900, 2908, 2910, 2916 and 2920 Regional Road 7, on the north side of Region Road 7, between Jane Street and Creditstone Road, in Part of Lot 6, Concession 4, City of Vaughan.

The purpose of this By-law is to remove the Holding Symbol "(H)" from the subject lands to facilitate Phase 2 of a three-phase, high density mixed-use residential/commercial development comprised of five residential apartment buildings and a park, which are zoned C9(H) Corporate Centre Zone with the Holding Symbol "(H)" by Zoning By-law 1-88. The By-law also permits changes to Schedules "E-1376" and "E-1376A" to reflect the street network and development blocks of the registered subdivision (Registered Plan 65M-4490), and reductions in parking, bicycle parking and minimum amenity area, and an increase in the total permitted retail commercial gross floor area.

The subject lands were originally zoned with the Holding Symbol "(H)" by By-law 287-2008, which was approved by the Ontario Municipal Board. The Holding Symbol "(H)" can be removed upon confirmation from York Region that adequate water supply and sewage treatment capacity are available to service the subject lands, together with Vaughan Council approving a Site Development Application.

On May 16, 2017, Vaughan Council approved the allocation of water and sewage servicing capacity and approved Site Development File DA.16.111 for the Phase 2 lands. Therefore, the Holding Symbol "(H)" can be removed, effectively zoning the Phase 2 portion of the subject lands C9 Corporate Centre Zone.