

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 086-2013

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 an 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 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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from C2 General Commercial Zone to RA3 Apartment Residential Zone in the manner shown on the said Schedule “1”.
 - b) Deleting Exception 9(4) from Section 9.0 “EXCEPTIONS” and substituting therefor the following paragraph:

“(4) Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting the Definition of a Lot, Parking Space, Parking Space, Handicapped and Service and Repair Shop;
 - b) Subsection 3.8 a), c) and d) respecting Parking Requirements;
 - c) Subsection 3.13 respecting Minimum Landscaped Area;
 - d) Subsection 3.17 respecting Portions of Buildings Below Grade;
 - e) Subsection 4.1.6 respecting Minimum Amenity Area;
 - f) Subsection 4.12 respecting Permitted Uses in the RA3 Apartment Residential Zone;
 - g) Schedule “A” respecting the zone standards in the RA3 Apartment Residential Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-4”:

 - ai) The Subject Lands shall be deemed one lot regardless of any additional lots, easements or rights-of-way subsequently created by conveyance, consent, plan of subdivision, part lot control exemption or plan of condominium, and any easements or registrations that are granted;
 - aii) The minimum dimension for a parking space shall be 2.6 metres by 5.8 metres;

- a) The minimum dimension for a parking space, handicapped shall be 3.9 metres by 5.8 metres. If said parking space is adjacent to another handicapped space, the minimum area may be reduced to 3.2 metres by 5.8 metres;
- aiv) Service or Repair Shop – means a building or part of a building used for the servicing or repairing of small household appliances. Accessory sales will be permitted, provided the display area does not exceed ten percent (10%) of the total Gross Floor Area devoted to the Service or Repair Shop, if separated by a solid wall;
- b) The minimum parking requirement for residential apartment dwelling units shall be 1.05 spaces/unit;
- bii) The minimum parking requirement for residential visitor shall be 0.15 spaces/unit;
- biii) The minimum parking requirement for commercial uses shall be 1.96 spaces/100m² of commercial floor area;
- biv) The minimum driveway width where a driveway is a joint ingress and egress shall be 6.0m;
- ci) A 1.7m wide landscape strip shall be provided along the southerly lot line (North Park Road);
- cii) A 3.0m wide landscape strip shall be provided along the northerly lot line (Beverley Glen Boulevard);
- ciii) A 3.0m wide landscape strip shall be provided along the easterly lot line (Bathurst Street);
- di) The minimum setback from the front lot line and the exterior lot line to the nearest part of a building below finished grade shall be 0.0 metres to facilitate underground parking garages. For the lands shown on Schedule E-4, underground parking garages and any building or structure that forms part of the underground parking garage shall not be subject to setback requirements;
- ei) The minimum amenity area (indoor and outdoor) shall be 6,570.m²;
- fi) The following additional uses shall only be permitted at grade within Building 'M':
 - Eating Establishment
 - Eating Establishment Convenience, excluding a drive-through
 - Bank or Financial Institution
 - Technical or Commercial School
 - Personal Service Shop
 - Retail Store, excluding a Department Store and

Supermarket

- Business or Professional Office
- Medical Office/Clinic
- Service or Repair Shop, subject to clause aiv) above
- Daycare Nursery
- Dry Cleaning Depot

- fii) The commercial uses permitted at grade within Building “M” shall not exceed 835m² of commercial floor area, subject to Section 2.0 Definitions;
- fiii) A maximum of 438 apartment dwelling units shall be permitted within a maximum of 2 apartment buildings - Building “L” and Building “M”;
- gi) The minimum lot area shall be 17 m²/unit;
- gii) The minimum front yard setback (Bathurst Street) shall be 3.0.m;
- giii) The minimum exterior side yard (Beverley Glen Boulevard) shall be 0.0m;
- giv) The minimum exterior side yard (North Park Road) shall be 5.4m;
- gv) The maximum lot coverage shall be 54%;
- gvi) The maximum building height for Building “L” shall be 25-storeys, not to exceed 82.5m to the highest point of the roof, including mechanical;
- gvii) The maximum building height for Building “M” shall be 12-storeys, not to exceed 39m;
- gviii) The maximum building height for the podium shall be 6-storeys, not to exceed 22m;
- gix) The maximum density (FSI - Floor Space Index) on the subject lands shall be increased by 0.93 FSI, from 3.5 FSI to 4.43 FSI; thereby the maximum number of units per hectare shall be increased from 148 upha to 569 upha and the maximum building height shall also be increased for Building “L” by 13-storeys from 12-storeys to 25-storeys, subject to an Agreement with the City of Vaughan pursuant to Section 37 of the Planning Act, to commit to the design and installation of park improvements to the Thornhill Green Park, to the satisfaction of the City at a cost of \$150,000.00;
- gx) The security for the park improvements shall be posted with the City upon execution of the Site Plan Agreement;”

- c) Deleting Schedule “E-4” and substituting therefor the Schedule “E-4” attached hereto as Schedule “1”.
- d) Deleting Key Map 2B and substituting therefor the Key Map 2B 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 25th day of June, 2013.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 086-2013

The lands subject to this By-law are located at the southwest corner of Bathurst Street and Beverley Glen Boulevard, known municipally as 7890 Bathurst Street, in Part of Lot 6, Concession 2, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from C2 General Commercial Zone to RA3 Apartment Residential Zone to facilitate the development of 2 apartment buildings connected by 6-storey podium, with limited at grade commercial uses, and to permit the following site-specific zoning exceptions:

- a) Modify the definitions of a Lot, Parking Space, Parking Space Handicapped and Service and Repair Shop;
- b) Reduce yard setbacks from Bathurst Street, North Park Road, and Beverley Glen Boulevard;
- c) Reduce setbacks to portions of the building below grade;
- d) Increase building heights;
- e) Establish a maximum number of residential apartment dwelling units of 438 and a maximum CFA for at grade retail uses of 835 m²;
- f) Reduce parking requirements;
- g) Reduce landscape strip widths; and,
- h) Provide density bonusing provisions for the Subject Lands.