

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 096-2018

A By-law to amend City of Vaughan By-law 1-88, as amended by Site-Specific Zoning By-laws 092-2017 and 014-2017.

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) Deleting Schedule “1” and substituting therefor the Schedule “1” attached hereto.
 - b) Deleting Schedules “E-1044” and “E-1044A” and substituting therefor the Schedules “E-1044” and “E-1044A”, attached hereto as Schedules “2” and “3”, respectively, thereby removing the Holding Symbol “(H)” on lands shown as “Subject Lands” on Schedule “1”, and effectively zoning the Subject Lands C10 Corporate District Zone, specifically identified as “Building Area 3”, shown attached hereto on Schedule “4”.
 - c) Deleting Schedule “E-1575” and substituting therefor the Schedule “E-1575”, attached hereto as Schedule “4”.
 - d) Deleting Key Map 5B and substituting therefor the Key Map 5B, attached hereto as Schedule “5”.
 - e) Adding new clause aiv) after clause aiii) of Exception Paragraph 9(1445) as follows:

“aiv) for the purposes of this by-law, the minimum dimension for a parking space in Building Area 3 shall be 2.7 m by 5.7 m;”
 - f) Adding new clauses bvii), bviii), bix), bx), and bxi) after clause bvi) of Exception Paragraph 9(1445) as follows:

“bvii) the minimum apartment dwelling parking requirement for Building Area 3 shall be 0.33 parking spaces per dwelling unit;

bviii) the required 95 residential visitor shared parking spaces for Building Area 3 (based on 631 units @ 0.15 spaces per unit) shall be permitted off-site in the Building Area 2 shared parking structure;

bix) no parking shall be required for the ground floor retail uses in Building Area 3;

bx) the maximum width of an access driveway shall be 10.5 m on the Building Area 3 lands;

bxi) access to Portage Parkway from the adjacent lands to the south shall be permitted through Building Area 3;”

- g) Adding new clauses dv), dvi), and dvii) after clause div) of Exception Paragraph 9(1445) as follows:

““dv) the maximum building height and maximum density for Building Area 3 shall be 182 m (55-storeys), exclusive of all mechanical equipment and architectural features, and 50,211 m² Gross Floor Area (12.7 Floor Space Index - “FSI”), subject to Section 37 of the *Planning Act*, in return for the following:

- monetary payment of \$1,000,000.00 to the City of Vaughan towards the provision of the off-site community contribution regarding the first iconic pedestrian bridge within the City’s Edgeley Pond and Park; and
- a \$3,500,000.00 contribution towards the on-site public art budget for the creation of a public art piece that is integrated within the architecture of the building, subject to the City of Vaughan’s Public Art Program.

The Section 37 contributions shall be implemented through an agreement executed between the Owner and the City of Vaughan, to the satisfaction of the City of Vaughan;

dvi) the minimum lot area for Building Area 3 shall be 3,100 m²;

dvii) the minimum lot frontage (Millway Avenue) for Building Area 3 shall be 30 m;

dviii) the minimum rear yard (west property line) for Building Area 3 shall be 1.2 m to the portion of the building overhang above the ground floor;”

- h) Adding new clause eii) after clause ei) of Exception Paragraph 9(1445) as follows:

“eii) the minimum landscape strip width along Portage Parkway and Millway Avenue for Building Area 3 shall be 0 m;”

- i) Adding new clause fii) after clause fi) of Exception Paragraph 9(1445) as follows:

“fii) an Apartment Dwelling may be permitted within Building Area 3;”

- j) Adding new clause hii) after clause hi) of Exception Paragraph 9(1445) as follows:

“hii) the minimum amenity area for Building Area 3 shall be 1 m² per dwelling unit;”

- k) Deleting “; and” at the end of clause ii) and replacing it with “;”.

- l) Adding new clause iii) after clause ii) of Exception Paragraph 9(1445) as follows:

“iii) for Building Area 3, the following shall be permitted:

- a maximum canopy projection of 5.6 m beyond the site triangle at a minimum of 7 m above grade at Millway Avenue and Portage Parkway;
- a maximum canopy projection of 2.5 m beyond the exterior side yard at a minimum of 4.5 m above grade along Portage Parkway;
- a maximum balcony projection(s) of 2 m into the sight triangle above the second floor at Millway Avenue and Portage Parkway;”

- m) Deleting “.” at the end of clause ji) of Exception Paragraph 9(1445) and replacing it therefor with “; and”.

n) Adding new clause jii) after clause ji) of Exception Paragraph 9(1445) as follows:

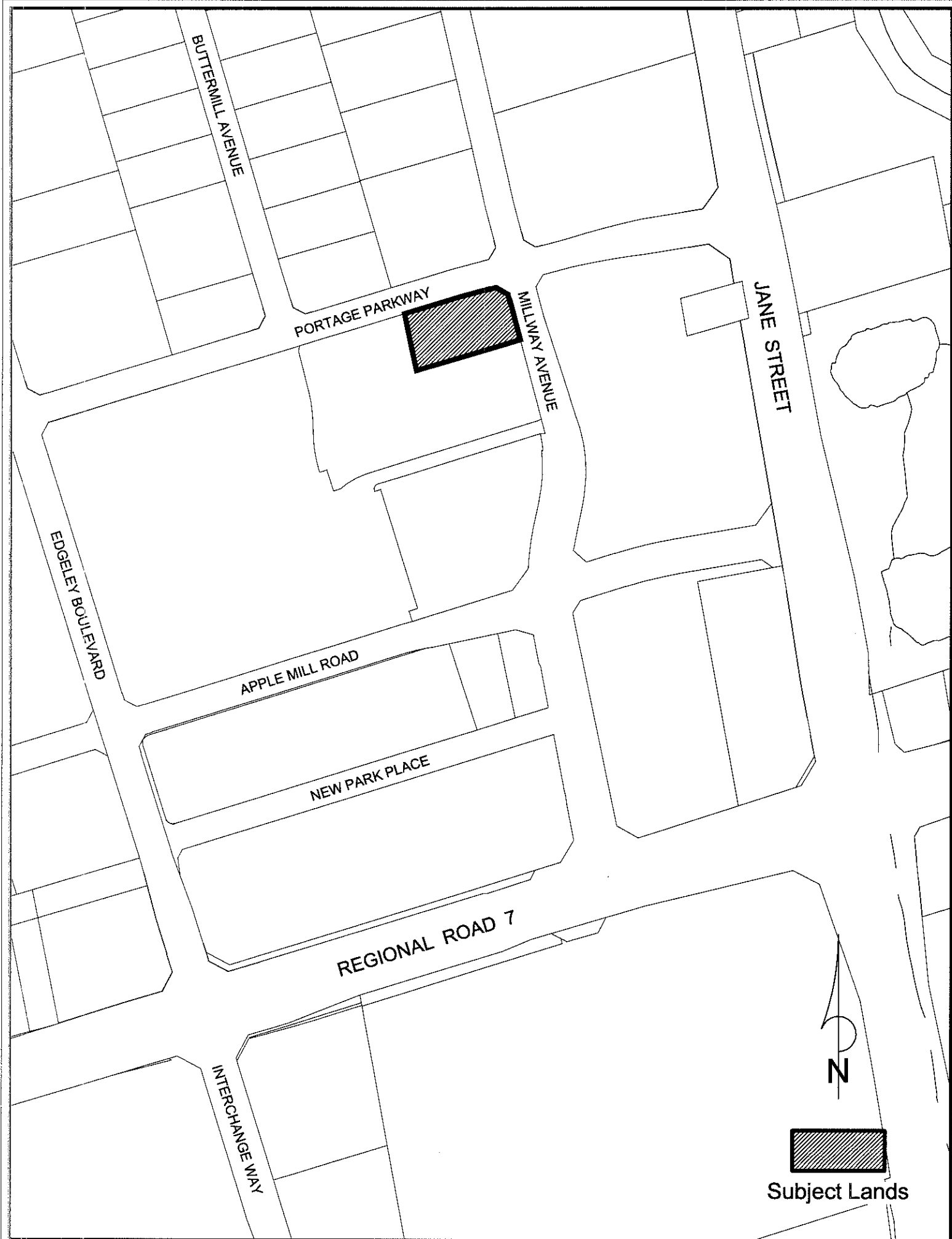
“jii) for Building Area 3, the minimum setback from Portage Parkway, Millway Avenue,
and the sight triangle to the nearest part of the building below finished grade shall
be 0 m.”

2. Schedules “1”, “2”, “3”, “4”, and “5” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 23rd day of May, 2018.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



Not to Scale

THIS IS SCHEDULE '1' TO BY-LAW 096 - 2018

PASSED THE 23rd DAY OF May, 2018

FILE: Z.17.028

RELATED FILES: DA.16.007, DA.17.014, Z.16.003,
Z.17.005, Z.17.006

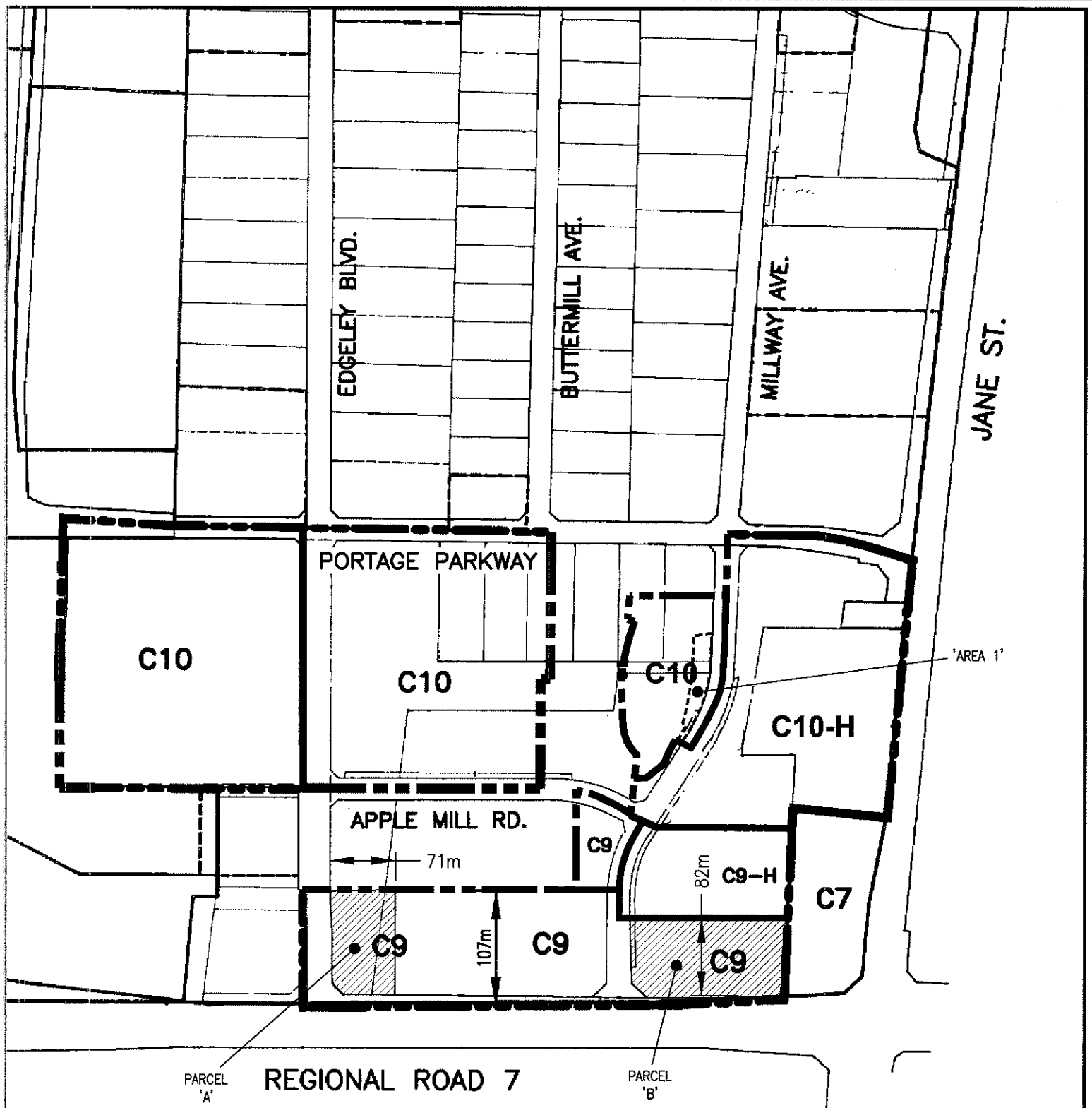
LOCATION: Part Lot 6 & 7, Concession 5

APPLICANT: VMC Residences III GP Inc. as a General Partner
and on behalf of VMC Residences III Limited Partnership
City of Vaughan

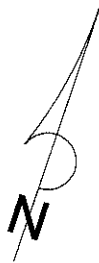
SIGNING OFFICERS

MAYOR

CLERK



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



SUBJECT LANDS

Not to Scale

THIS IS SCHEDULE '2' TO BY-LAW 096 - 2018

PASSED THE 23rd DAY OF May, 2018

FILES: Z.17.028

RELATED FILES: DA.16.007, DA.17.014, Z.16.003,
Z.17.005, Z.17.006

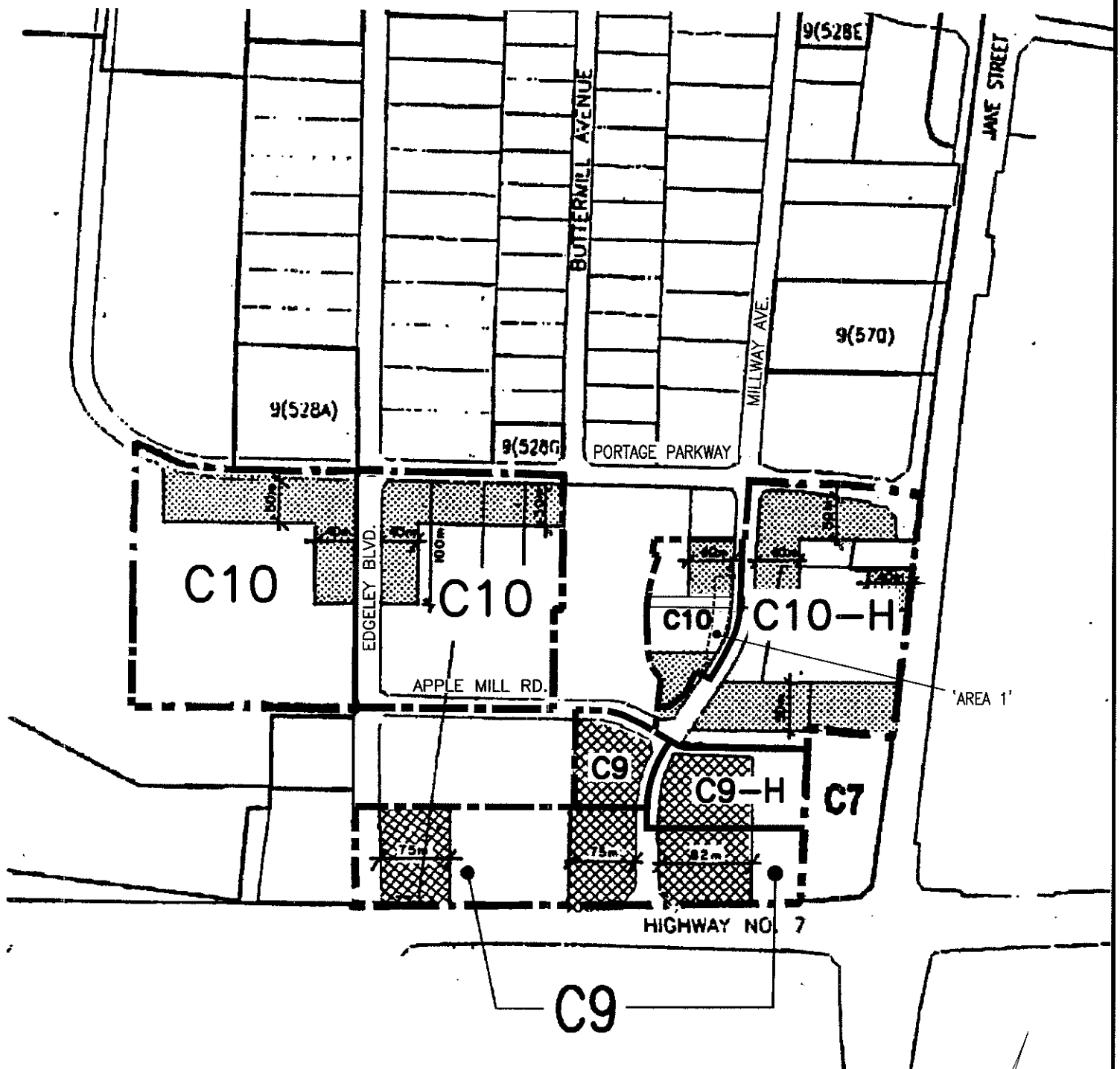
LOCATION: Part Lot 6 & 7, Concession 5

APPLICANT: VMC Residences III GP Inc. as a General Partner
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City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK



C9 BUILD TO ZONE EXEMPTION AREA



C10 BUILD TO ZONE EXEMPTION AREA

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



SUBJECT LANDS

Not to Scale

THIS IS SCHEDULE '3'
TO BY-LAW 096 - 2018

PASSED THE 23rd DAY OF May, 2018

FILE: Z.17.028

RELATED FILES: DA.16.007, DA.17.014, Z.16.003,
Z.17.005, Z.17.006

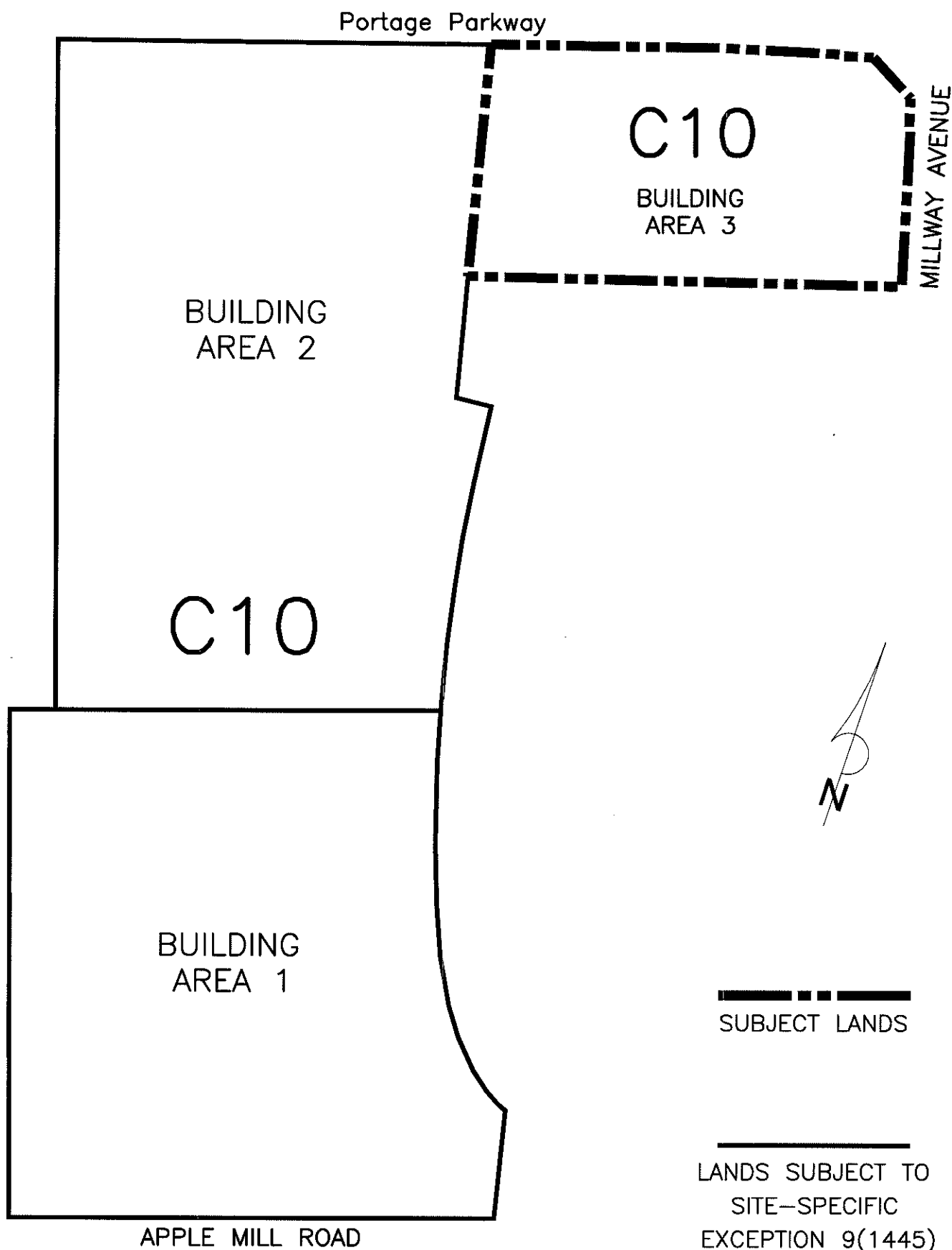
LOCATION: Part Lot 6 & 7, Concession 5

APPLICANT: VMC Residences III GP Inc. as a General Partner
and on behalf of VMC Residences III Limited Partnership
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MAYOR

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THIS IS SCHEDULE 'E-1575'
TO BY-LAW I-88
SECTION 9(1445)

Not to Scale

THIS IS SCHEDULE '4'
TO BY-LAW 096 - 2018

PASSED THE 23rd DAY OF May, 2018

FILE: Z.17.028

RELATED FILES: DA.16.007, DA.17.014, Z.16.003,
Z.17.005, Z.17.006

LOCATION: Part Lot 6 & 7, Concession 5

APPLICANT: VMC Residences III GP Inc. as a General Partner
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City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK



KEY MAP 5B
BY-LAW 1-88

Not to Scale

THIS IS SCHEDULE '5' TO BY-LAW 096 - 2018

PASSED THE 23rd DAY OF May, 2018

FILE: Z.17.028

RELATED FILES: DA.16.007, DA.17.014, Z.16.003,
Z.17.005, Z.17.006

LOCATION: Part Lot 6 & 7, Concession 5

APPLICANT: VMC Residences III GP Inc. as a General Partner
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City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 096-2018

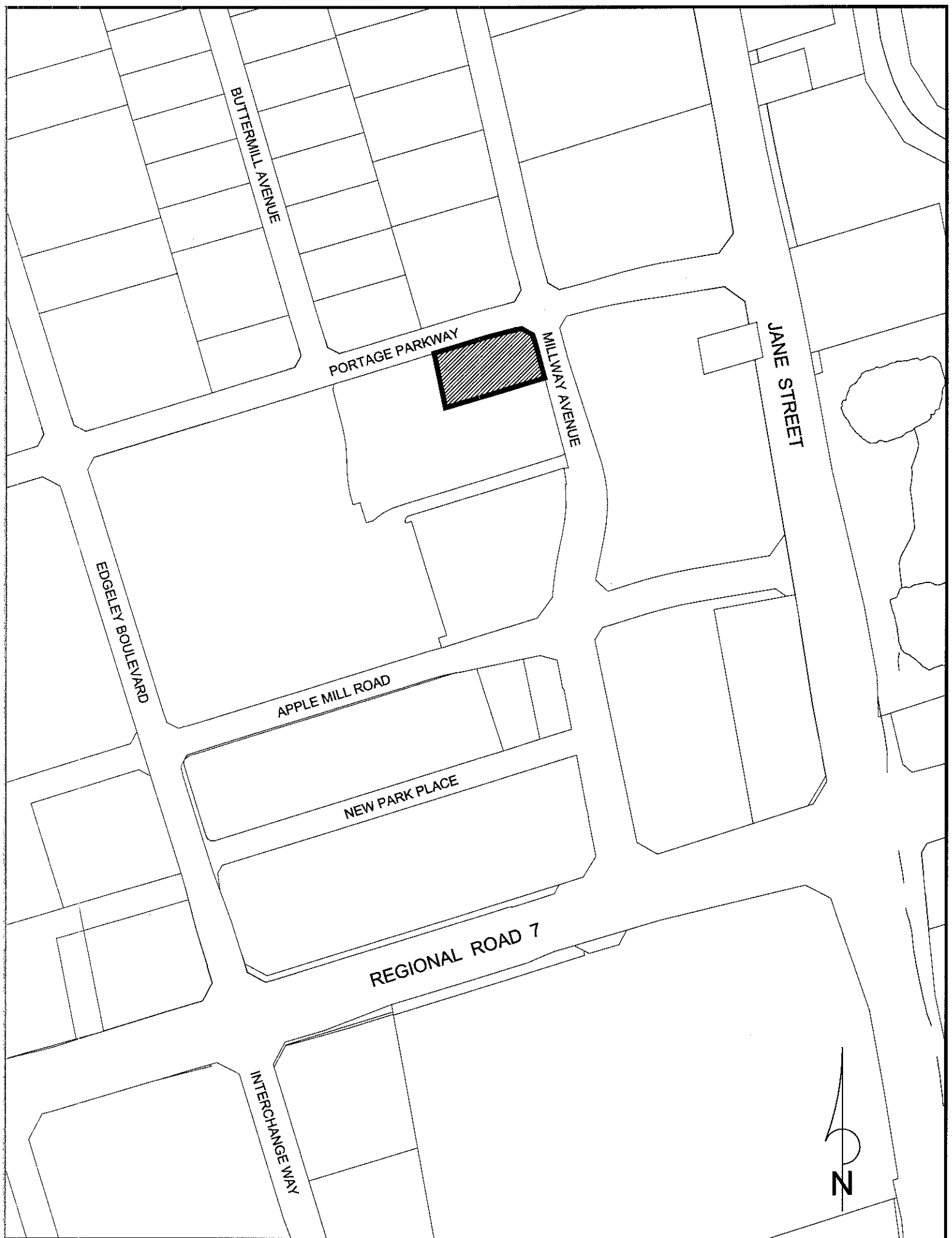
The lands subject to this By-law are located on the southwest corner of Millway Avenue and Portage Parkway, in Lot 6, Concession 5, City of Vaughan.

The purpose of this By-law is to remove the Holding Symbol “(H)” on the Subject Lands and facilitate a residential development consisting of a 55-storey residential apartment building with an integrated six-storey parking structure, consisting of 212 residential parking spaces. This By-law also permits 95 off-site residential visitor parking spaces in a shared arrangement with the seven-storey integrated parking structure in Building Area 2, and no parking requirements for the ground floor retail uses in Building Area 3.

This By-law amends site-specific Exception 9(1445) by delineating three building areas and integrating language to clarify these areas, being “Building Area 1” (the approved mixed-use building under Zoning By-law Amendment File Z.16.003), “Building Area 2” (the approved residential development under Zoning By-law Amendment File Z.17.005), and “Building Area 3” (the residential development under Zoning By-law Amendment File Z.17.028).

To facilitate the residential development in “Building Area 3”, the following site-specific zoning exceptions, which build on the existing site-specific Exception 9(1445), are permitted:

- a) definitions for parking space size;
- b) reduced parking ratio standards for residential uses;
- c) permission for the adjacent lands to the south to have access to Portage Parkway through the Subject Lands;
- d) increased driveway widths;
- e) increased maximum building height;
- f) increased maximum density;
- g) reduced the landscaping strip width along Portage Parkway and Millway Avenue;
- h) Apartment Dwelling as an additional use;
- i) reduced amenity area standards;
- j) encroachments of balconies and canopies projections;
- k) reduced setback to Portage Parkway for portions of the building below finished grade; and
- l) provisions for the increase in the maximum building height and density, pursuant to Section 37 of the *Planning Act*, to be applied within the VMC.



Not to Scale

LOCATION MAP TO BY-LAW 096 - 2018

FILE: Z.17.028

RELATED FILES: DA.16.007, DA.17.014, Z.16.003,
Z.17.005, Z.17.006

LOCATION: Part Lot 6 & 7, Concession 5

APPLICANT: VMC Residences III GP Inc. as a General Partner
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City of Vaughan

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Subject Lands