

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 180-2015

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) Deleting the text in Exception 9(1034) A and substituting therefor the word “Deleted”.
 - b) Deleting Schedule E-1131 and substituting therefor Schedule E-1131 attached.
 - c) Adding the following paragraph to Section 9.0 “EXCEPTIONS”:

“9(1429) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on schedule “E-1558” , until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the Planning Act:

 - a) A Site Development Application(s) or portion therefore in accordance with Section 41 of the Planning Act, be approved by Council; and,
 - b) Water supply and sewage servicing capacity has been identified and allocated to the Subject Lands, by Vaughan Council;
- B. Notwithstanding the provisions of:
 - a) Subsection 2.0 respecting the Definition of a Lot and Parking Space;
 - b) Subsection 3.8 a), c) and g) respecting Parking Requirements;
 - c) Subsection 3.13 respecting Minimum Landscaped Area;
 - d) Subsection 3.14 respecting Permitted Yard Encroachments and Restrictions;
 - 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-1558”:

- ai) The Subject Lands shall be deemed one lot regardless of the number of buildings or structures erected on the lands and regardless of any conveyances, easements, or condominiums, and whether the buildings or structures have or do not have a common basement or are or are not connected below or above finished grade;
- a ii) The minimum dimension for a parking space shall be 2.6 metres by 5.8 metres;
- bi) The minimum parking requirement for a Residential Apartment Dwelling shall be 1.05 spaces per dwelling unit;
- b ii) The minimum parking requirement for Residential Apartment Dwelling Visitor shall be 0.15 spaces per dwelling unit;
- b iii) The minimum parking requirement for commercial uses shall be 3 spaces per 100 m² of Gross Floor Area;
- b iv) The minimum joint ingress and egress driveway width onto Bathurst Street shall be 6.0 m;
- ci) The minimum landscape strip width shall be as follows and shall not prevent the provision of pedestrian connections and access driveways, patios, stairs, planter boxes and canopies across the said strip:
 - i) 5.0 metres along Bathurst Street;
 - ii) 2.5 metres along Beverley Glen Boulevard;
 - iii) 0.0 metres along the site triangle at Bathurst Street and Beverley Glen Boulevard;
 - iv) 15.0 metres along the westerly lot line;
- di) Exterior stairways and porches/decks may extend;
 - i) 3.9 metres into the required front yard (Beverley Glen Boulevard) for Building "A";
 - ii) 6 metres into the required rear yard (along the north lot property line);
 - iii) extend 6.0 metres into the required interior side yard (along the west lot property line);
- d ii) Canopies may extend 2.0 metres into the required front yard (along Beverly Glen Boulevard);
- ei) The minimum amenity area shall be 15 m² per any dwelling unit type;
- fi) The following additional uses shall only be permitted at grade within buildings fronting Bathurst Street and shall not exceed a combined

Gross Floor Area of 585.64 m²:

- Convenience Retail Store;
- Retail Store;
- fii) A maximum of 797 Apartment Dwelling Units shall be permitted within a maximum of 4 Apartment Buildings;
- gi) The minimum lot area per unit shall not apply;
- gii) The minimum front yard setback (Beverley Glen Boulevard) shall be 3.1 m for Building 'D' and 3.9 m for Building 'A';
- giii) The minimum exterior side yard setback (Bathurst Street) shall be 5.0 metres;
- giv) The minimum rear yard setback shall be 6.8 metres;
- gv) The minimum interior side yard setback (west lot line) for Building 'C': and 'D' shall be as follows:
 - 15.0 m to the 4-storey portion of Building 'C';
 - 15.0 m to the 3-storey portion of Building 'D';
 - 18.0 m to the 6-storey portion of Building 'C';
 - 17.0 m to the 5-storey portion of Building 'D';
 - 36.0 m to the 12-storey portion of Building 'C';
 - 20.1 m to the 6-storey portion of Building 'D';
- gvi) The maximum building height for Building 'A' shall be 15-storeys, not to exceed 47.2 metres, from the established grade of 200.5 metres;
- gvii) The maximum building height for Building 'B' shall be 25-storeys, not to exceed 76.7 metres, from the established grade of 200.5 metres;
- gviii) The maximum building height for the podium shall be 6-storeys, not to exceed 22 metres, from the established grade of 200.5 metres;
- gix) The maximum building height for Building 'C' shall be 12-storeys, not to exceed 38 metres, from the established grade of 201.0 metres;
- gx) The maximum building height for Building 'D' shall be 6-storeys, not to exceed 19.1 metres, from the established grade of 201.0 metres;
- gxi) The maximum density on the subject lands shall be 4.35 FSI (Floor Space Index); thereby the maximum number of apartment dwelling units per hectare (upha) shall be increased from 148 upha to 569 upha, subject to the Owner entering into an Agreement with the City of Vaughan pursuant to Section 37 of the Planning Act, which requires the Owner to file with the City a Letter of Credit in the

amount of Three Hundred and Fifty Thousand Dollars (\$350,000.00) to secure the design and installation of Public Art within a Catchment area as defined in the Section 37 Agreement with such Public Art to be to the satisfaction of the City of Vaughan, acting reasonably. The cost to select, design, acquire and install the Public Art shall not be less than \$350,00.00, which shall be indexed in accordance with the Section 37 Agreement, and shall be spent on one(1) piece of Public Art, as approved by the City of Vaughan; the Owner shall pay to the City of Vaughan a Three Hundred and Fifty Thousand Dollar (\$350,000.00) monetary contribution by way of certified cheque, to be used by the City for the provision of services, facilities or other matters to assist in achieving municipal objectives, particularly for community benefits including, but not limited to, improvements to the Thornhill Green Park, Benjamin Vaughan District Park and/or Rosemount Community Centre and the City Playhouse Theatre; and the Owner shall, at its sole expense, purchase YRT/Viva monthly passes for purchasers of condominium units within the Development, at no expense to the purchasers, with the total cost of all such passes not to exceed Fifty Thousand Dollars (\$50,000.00) subject to the Section 37 Agreement;

gxii) The \$350,000.00 Letter of Credit to secure the design and installation of Public Art within the Catchment Area shall be posted prior to the issuance of the first Building Permit to permit the construction of a building or portion thereof above grade on the subject lands;

d) Adding Schedule "E-1558" attached hereto as Schedule "2".

e) Deleting Key Map 2B and substituting therefor the Key Map 2B attached hereto as Schedule "3".

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

Enacted by City of Vaughan Council this 17th day of November, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 180-2015

The lands subject to this By-law are located at the northwest corner of Bathurst Street and Beverley Glen Boulevard, known municipally as 2 Beverley Glen Boulevard, in Part of Lot 7, Concession 2, City of Vaughan.

The purpose of this by-law is permit the following site-specific exceptions to the RA3 (H) Apartment Residential Zone with Holding Symbol "(H)" to facilitate the development of the 4 apartment buildings, two of which are connected by a 6-storey podium, with limited at grade commercial uses. The Holding Symbol "(H)" shall not be removed until Vaughan Council adopt a resolution allocating sewage and water capacity to the subject lands for the proposed 797 apartment dwelling units, and a Site Development Application(s) for the subject lands is approved by Vaughan Council:

- a) Modify the definitions of a Lot, and Parking Space;
- b) Reduce parking requirements;
- c) Reduce landscape strip widths along Bathurst Street and Beverley Glen Boulevard and provide a 15 m landscape strip along the westerly lot line where none is required;
- d) Reduce permitted yard encroachments;
- e) Reduce the minimum permitted amenity space;
- f) Permit convenience retail and retail uses at grade to a combined maximum of 586 m²;
- g) Reduce yard setbacks from Bathurst Street, Beverley Glen Boulevard, and the rear lot line;
- h) Establish a maximum number of residential apartment dwelling units of 797 and a maximum density of 4.35 F.S.I.; and,
- i) Include density bonusing provisions for the Subject Lands in accordance with a Section 37 Agreement.