

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 161-2023

A By-law to amend City of Vaughan By-law 001-2021, as amended.

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 001-2021, as amended, be and it is hereby further amended by:
- a) Rezoning the lands shown as “Subject Lands” on Schedule ‘1’ attached hereto from RM2 – Multiple Unit Residential Zone, subject to Zone Exceptions 703 and 377, to RM2 - Multiple Unit Residential Zone in the manner shown on the said Schedule ‘1’.

b) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1159, as follows:

Exception Number 14.1159	Legal Description: 7950 Bathurst Street and 8 Beverley Glen Boulevard
Applicable Parent Zone: RM2	
Schedule A Reference: 58	
By-law 180-2015, 174-2019, 055-2023	
14.1159.1 Permitted Uses	
1. The following additional <u>uses</u> shall only be permitted at <u>grade</u> within a <u>building</u> fronting Bathurst Street and shall not exceed a combined <u>gross floor area</u> of 585.64 m ² , on the lands zoned RM2 - Multiple Unit Residential Zone, as shown on Figure E-1728:	
a. <u>Clinic;</u>	
b. <u>Drive-through</u>	
c. <u>Financial Institution;</u>	

<ul style="list-style-type: none">d. <u>Office</u>;e. <u>Personal Service</u>;f. <u>Pet Services Establishment</u>;g. <u>Restaurant</u>;h. <u>Restaurant, Take Out</u>; andi. <u>Retail</u>.
14.1159.2 Lot and Building Requirements
<ul style="list-style-type: none">1. The following <u>lot</u> and <u>building</u> requirements shall apply to the lands zoned RM2 – Multiple Unit Residential, as shown on Figure E-1728:<ul style="list-style-type: none">a. The minimum joint ingress and egress <u>driveway</u> width onto Bathurst Street shall be 6.0 m.b. The minimum <u>landscape</u> strip width shall be as follows and shall not prevent the provision of pedestrian connections and access <u>driveways</u>, patios, stairs, planter boxes and canopies across the said strip:<ul style="list-style-type: none">i) 5.0 m along Bathurst Street;ii) 2.5 m along Beverley Glen Boulevard;iii) 0.0 m along the <u>sight triangle</u> at Bathurst Street and Beverley Glen Boulevard; andiv) 15.0 m along the westerly <u>lot line</u>.c. Access stairs, <u>porches</u> and <u>uncovered platforms</u> may encroach as follows:<ul style="list-style-type: none">i) 3.9 m into the required <u>front yard</u> (Beverley Glen Boulevard) for Building “A”;ii) 6.0 m into the required <u>rear yard</u> (along the north property line); andiii) 6.0 m into the required <u>interior side yard</u> (along the west property line).d. Canopies may encroach 2.0 m into the required <u>front yard</u> (along Beverley Glen Boulevard).e. The minimum <u>amenity area</u> shall be 15 m² per dwelling unit.f. A maximum of 797 <u>dwelling units</u> shall be permitted within a maximum of 4 <u>apartment dwellings</u>.g. The minimum <u>lot area</u> shall not apply.h. The minimum <u>front yard setback</u> (Beverley Glen Boulevard) shall be 3.1 m for Building “D” and 3.9 m for Building “A”.i. The minimum <u>exterior side yard</u> setback (Bathurst Street) shall be 5.0 m.j. The minimum <u>rear yard</u> setback shall be 6.8 m.k. The minimum <u>interior side yard</u> setback (west lot line) for Building “C” and “D” shall be as follows:<ul style="list-style-type: none">i) 15.0 m to the 4-<u>storey</u> portion of Building “C”;ii) 15.0 m to the 3-<u>storey</u> portion of Building “D”;iii) 18.0 m to the 6-<u>storey</u> portion of Building “C”;iv) 17.0 m to the 5-<u>storey</u> portion of Building “D”;v) 36.0 m to the 12-<u>storey</u> portion of Building “C”; and

<p>vi) 20.1 m to the 6-storey portion of Building "D".</p> <p>I. The maximum <u>building height</u> shall be as follows:</p> <p>i) Building "A" – 15-storeys, not to exceed 47.2 m, from the <u>established grade</u> of 200.5 m;</p> <p>ii) Building "B" – 25-storeys, not to exceed 76.7 m, from the <u>established grade</u> of 200.5 m</p> <p>iii) Podium – 6-storeys, not to exceed 22 m, from the <u>established grade</u> of 200.5 m;</p> <p>iv) Building "C" – 12-storeys, not to exceed 38 m, from the <u>established grade</u> of 201.0 m; and</p> <p>v) Building "D" – 6-storeys, not to exceed 19.1 m, from the <u>established grade</u> of 201.0 m.</p>
141159.3 Parking
<p>1. The following parking requirements shall apply to the lands zoned RM2 – Multiple Unit Residential, as shown on Figure E-1798:</p> <p>a. The minimum dimension for a <u>parking space</u> shall be 2.6 m by 5.8 m.</p> <p>b. The minimum parking requirements shall be as follows:</p> <p>i) <u>Apartment Dwelling</u> – 1.05 Resident <u>parking spaces</u> per <u>dwelling unit</u>;</p> <p>ii) <u>Apartment Dwelling</u> – 0.15 Visitor <u>parking spaces</u> per <u>dwelling unit</u>; and</p> <p>iii) Non-Residential <u>Uses</u> – 3 spaces per 100 m² of <u>gross floor area</u>.</p>
14.1159.4 Other Provisions
<p>1. The following additional provisions shall apply to the lands zoned RM2 – Multiple Unit Residential, as shown on Figure E-1728:</p> <p>a. For the purposes of zoning conformity the subject lands shall be reviewed as a single <u>lot</u>.</p>
14.1159.5 Figures
Figure E-1728

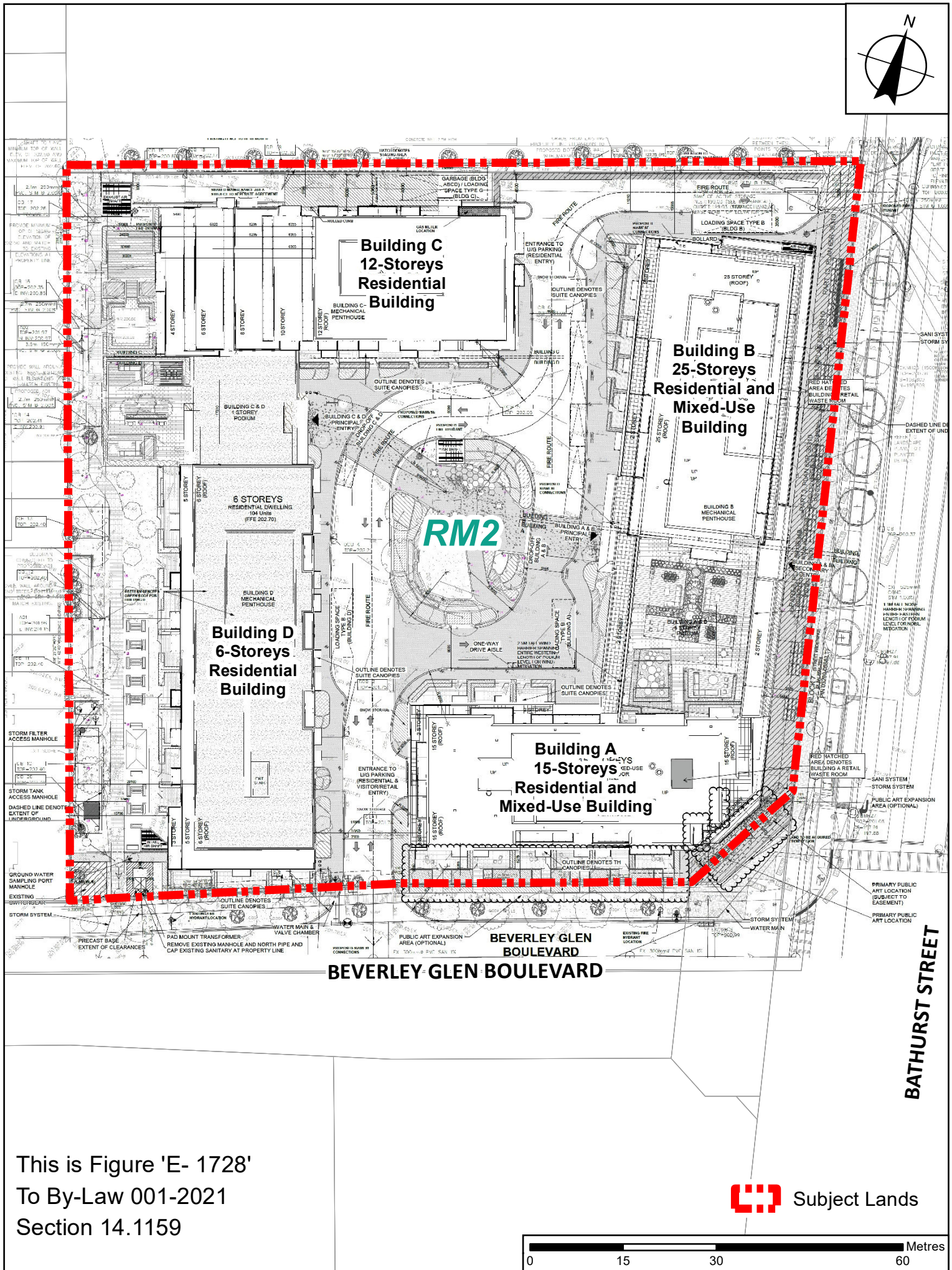
- c) Adding a new Figure E-1728 in Exception 14.1159 attached hereto as Schedule '1'.
 - d) Deleting Map 58 in Schedule A and substituting therefor Map 58 attached hereto as Schedule '2'.
2. Schedules '1' and '2' shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 17th day of October, 2023.


Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 5 of Report No. 31 of the Committee of the Whole.
Report adopted by Vaughan City Council on September 26, 2023.
City Council voted in favour of this by-law on October 17, 2023.
Approved by Mayoral Decision MDC 005-2023 dated October 17, 2023.
Effective Date of By-Law: October 17, 2023



This is Figure 'E- 1728'
To By-Law 001-2021
Section 14.1159

 Subject Lands

This Is Schedule '1'
To By-Law 161-2023
Passed the 17th Day of October, 2023

File: Z.22.033
Location: Part of Lot 7, Concession 2,
7950 Bathurst Street and 8 Beverley Glen Boulevard
Applicant: Daniels Baif Thornhill Inc.
City of Vaughan

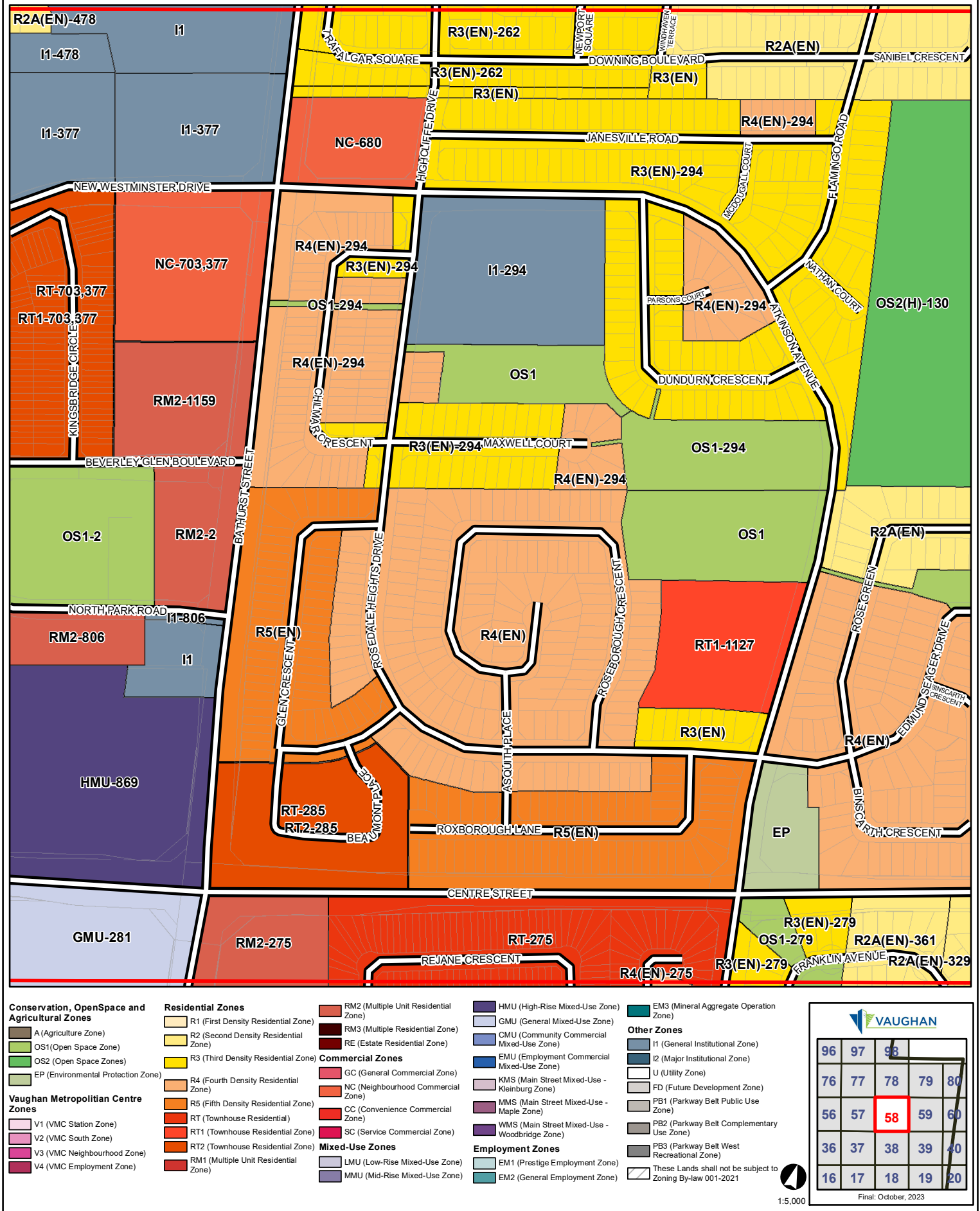
SIGNING OFFICERS

MAYOR

CLERK

Zoning By-law 001 - 2021

Schedule A | Map 58



This is Schedule '2'
To By-Law 161-2023
Passed the 17th Day of October, 2023

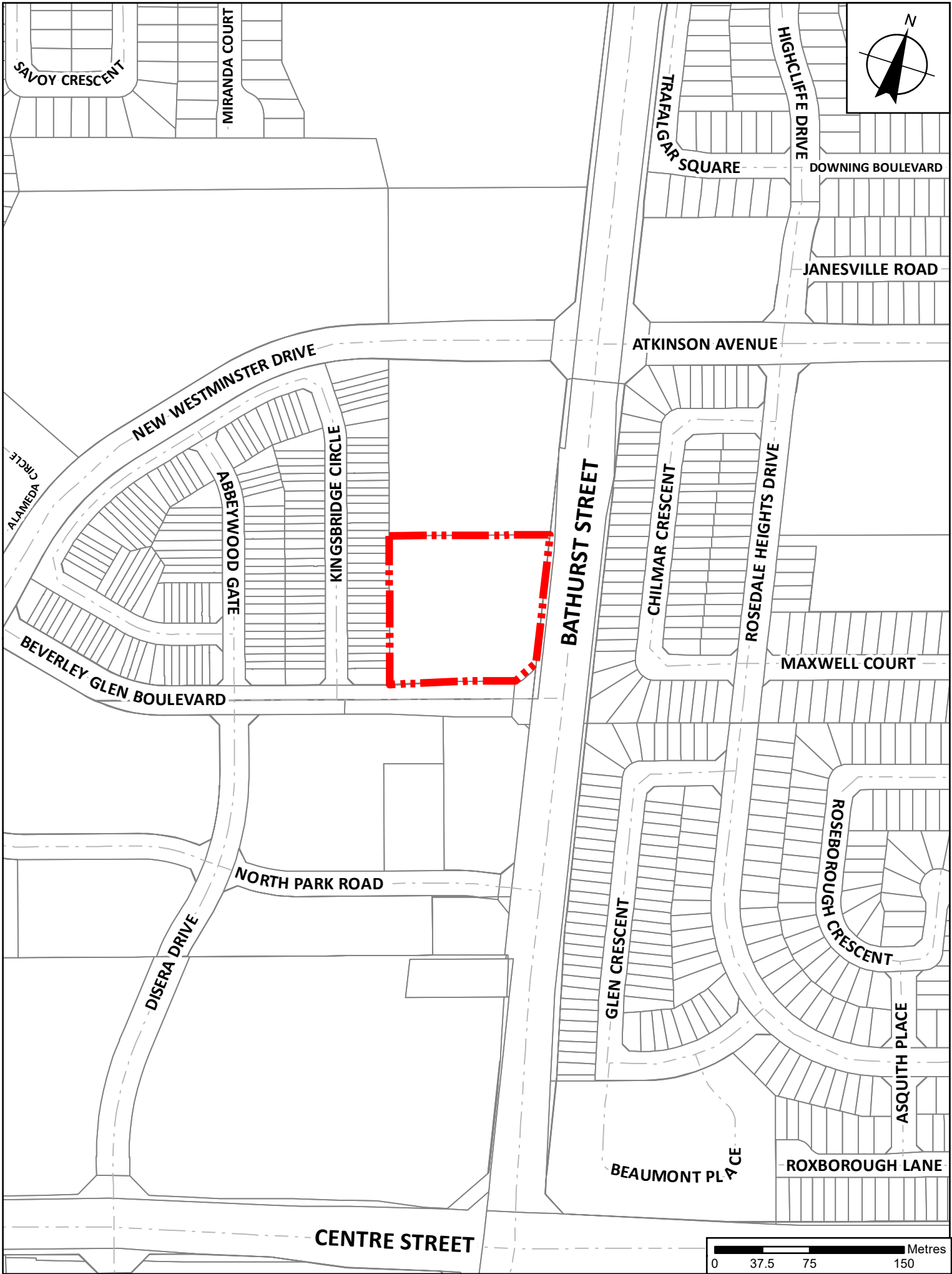
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SIGNING OFFICERS
MAYOR
CLERK

SUMMARY TO BY-LAW 161-2023

The lands subject to this By-law are located at the northwest corner of Bathurst Street and Beverley Glen Boulevard municipally known as 7950 Bathurst Street and 8 Beverley Glen Boulevard, being Lot 20, Registered Plan 7925, City of Vaughan.

The purpose of this By-law is to carry forward Zoning By-law 1-88 site-specific development standards and mapping into Zoning By-law 001-2021 to accurately reflect the zoning applicable to the Subject Lands as previously approved.



Location Map To By-Law 161-2023

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 **Subject Lands**