

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 215-2023**

**A By-law to amend City of Vaughan By-law 1-88, as amended.**

**WHEREAS** there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time by York Region, the approval authority, with which the matters herein set out are in conformity;

**AND WHEREAS** subsection 24(2) of the *Planning Act*, R.S.O. 1990, c.P.13 provides that Council may pass a by-law that does not conform to the Official Plan on lands that are subject to an adopted amendment, and that once the amendment comes into effect, the By-law shall then conform; and

**AND WHEREAS** subsection 24(2.1) of the *Planning Act*, R.S.O. 1990, c.P.13 provides that the By-law comes into force and effect upon the Official Plan Amendment coming into effect;

**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 "EM1 Prestige Employment Area Zone", subject to site-specific Exception 9(1183) and "A Agricultural Zone" to "RA3 (H) Apartment Residential Zone with a Holding Symbol "(H)" and "OS1 Open Space Conservation Zone" in the manner shown on the said Schedule "1".
  - b) Deleting Schedule "E-1309" and substituting therefor Schedule "E-1309" attached hereto as Schedule "1".
  - c) Deleting Key Map 7A and substituting therefor Key Map 7A attached hereto as Schedule "2".
  - d) Deleting Exception 9(1183) in its entirety and replacing it with the following:  
"(1183) A. The following provisions shall apply to all lands zoned with the

Holding Symbol “(H)” as shown on Schedule “E-1309”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the *Planning Act*:

- i) Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of this By-law.
- ii) Removal of the Holding Symbol “(H)” from the Subject Lands or a portion or Phase thereof shall be contingent on all of the following:
  - a) Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands;
  - b) The Owner has received confirmation from York Region that the proposed storm connection to the regional storm sewer and the associated flows are acceptable;
  - c) The Owner submits a revised Transportation Impact Study to address outstanding comments to the satisfaction of the Development Engineering Department of the City of Vaughan, City of Toronto, and York Region;
  - d) The Owner submits a revised conceptual site plan that includes a shared vehicular access, or an internal access easement registered on title as appropriate, with 7046 Islington Avenue, to ensure coordinated development once it redevelops with a compatible land use, to the satisfaction of York Region; and,
  - e) The Owner submits a revised ground floor plan that demonstrates compliance with the City of Vaughan

Development Engineering criteria, including ramp grading transitions and loading space maneuvering, or provide appropriate justification for not meeting the City standards to the satisfaction of the Transportation division of the Development Engineering Department.

B. Notwithstanding the provisions of:

- a) Section 2.0 respecting the definition of parking space, short term and long term bicycle parking spaces as well as lot;
- b) Section 3.8 respecting parking requirements;
- c) Section 3.9 respecting loading space requirements;
- d) Section 3.13 respecting minimum landscaped area;
- e) Section 3.14 respecting permitted yard encroachments and restrictions;
- f) Section 4.1.6 respecting minimum amenity area;
- g) Section 4.12 respecting uses permitted in the RA3 Apartment Residential Zone;
- h) Schedule "A" of the RA3 Apartment Residential Zone respecting minimum lot area, maximum building height and yard requirements

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1309":

- ai) The following definitions shall apply:
  - i) LOT - For the purposes of zoning conformity, regardless of the number of buildings constructed, the creation of separate units and/or lots by way of Plan of Condominium, Consent, conveyance of private or public roads; strata title arrangements, or other permissions, and any easements or registrations that are granted, the Subject Lands shall be deemed to be one (1) lot.
  - ii) PARKING SPACE – means a rectangular area measuring 2.7 metres width by 5.7 metres length, exclusive of any aisles or

ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto.

iii) BICYCLE PARKING SPACE, LONG TERM - means a bicycle parking space located in a locked room with a building or part of a building for the exclusive use of parking bicycles;

iv) BICYCLE PARKING SPACE, SHORT TERM – means a bicycle parking space that is equipped with a rack or stand designed to lock the wheel and frame of a bicycle;

bi) The vehicle parking rates shall be:

- 0.9 spaces per unit for residents;
- 0.2 spaces per unit for visitors;
- 3.5 spaces per 100 m<sup>2</sup> for retail;

bii) The bicycle parking rates shall be:

- 0.8 spaces per unit for long-term;
- 0.2 spaces per unit for short-term;

ci) The loading space shall have a minimum length of 13 metres, a minimum width of 4 metres and the minimum vertical clearance of 6.1 metres;

di) A strip of land no less than 1.2 metres which abuts a street line, shall be used for no other purpose other than landscaping. This shall not prevent the provision of access driveways across the said strip.

ei) Canopies shall be permitted encroach into any yard a maximum of 3.0 metres;

fi) The rates for the minimum amenity area shall be as follows:

132 One-bedroom units x 8.0 m<sup>2</sup> per unit = 1,056 m<sup>2</sup>

88 Two-bedroom units x 9.36 m<sup>2</sup> per unit = 823.68 m<sup>2</sup>

Provide a minimum total amenity area of 2000 m<sup>2</sup>

gi) A retail, convenience store with an accessory outdoor patio shall also be permitted;

hi) The minimum lot area shall be 12.1 m<sup>2</sup> per unit;

- hii) The minimum front yard setback shall be 4.5 metres;
- hiii) The minimum interior side yard setback shall be 1.8 metres to the northern lot line and 5.6 metres to the southern lot line;
- hiv) The minimum rear yard shall be 0.7 metres;
- hv) The maximum building height shall be 105 metres which includes a 5-storey podium;

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

Voted in favour by City of Vaughan Council this 12<sup>th</sup> day of December, 2023.

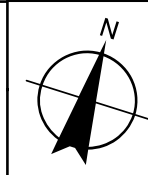
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Steven Del Duca, Mayor

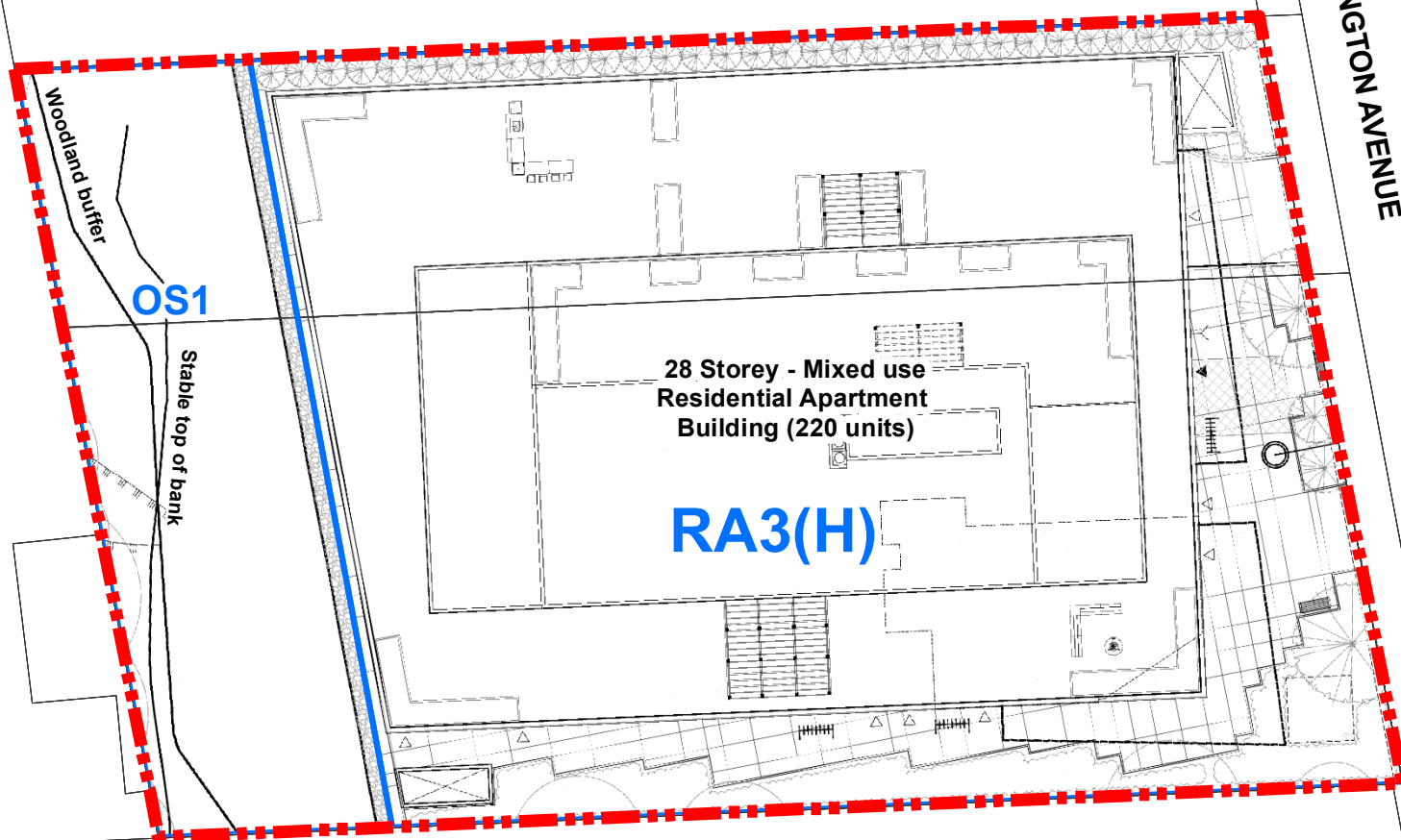
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Todd Coles, City Clerk

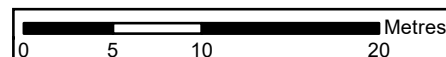
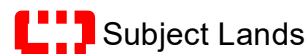
Authorized by Item No. 1 of Report No.39 of the Committee of the Whole.  
Report Adopted by Vaughan City Council on October 17, 2023.  
Authorized by Item No. 25 of Report No. 52 of the Committee of the Whole.  
Report Adopted by Vaughan City Council on December 12, 2023.  
Approved by Mayoral Decision MDC 008-2023 dated December 12, 2023.  
**Effective Date of By-Law: December 12, 2023**



ISLINGTON AVENUE



This is Schedule 'E-1309'  
 To By-Law 1-88  
 Section 9(1183)



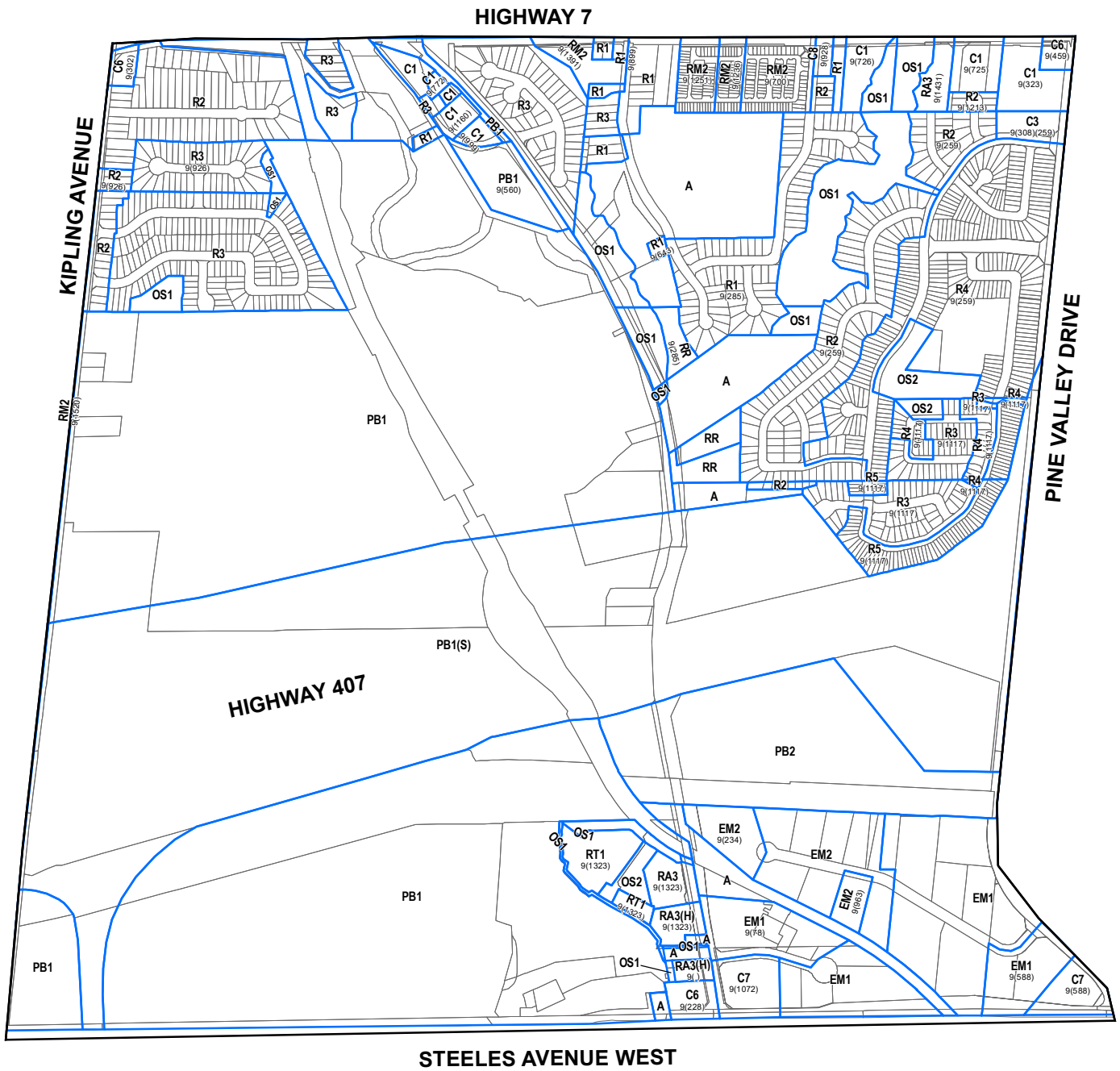
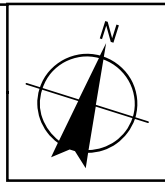
This Is Schedule '1'  
 To By-Law 213-2023  
 Passed the 12th Day of December, 2023

**File:** Z.21.024  
**Related File:** OP.21.014  
**Location:** Part of Lot 22 and 23, Registered Plan No. 9691  
 7034 and 7040 Islington Avenue  
**Applicant:** Islington M.D. Developments Inc. and  
 7040 Islington M.D. Developments Inc.  
**City of Vaughan**

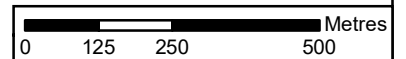
SIGNING OFFICERS

MAYOR

CLERK



**KEY MAP 7A  
BY-LAW 1-88**



**This is Schedule '2'  
To By-Law 215-2023  
Passed the 12 th Day of December, 2023**

**File:** Z.21.024  
**Related File:** OP.21.014  
**Location:** Part of Lot 22 and 23, Registered Plan No. 9691  
 7034 and 7040 Islington Avenue  
**Applicant:** Islington M.D. Developments Inc. and  
 7040 Islington M.D. Developments Inc.  
**City of Vaughan**

**SIGNING OFFICERS**

\_\_\_\_\_  
MAYOR

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CLERK

## **SUMMARY TO BY-LAW 215-2023**

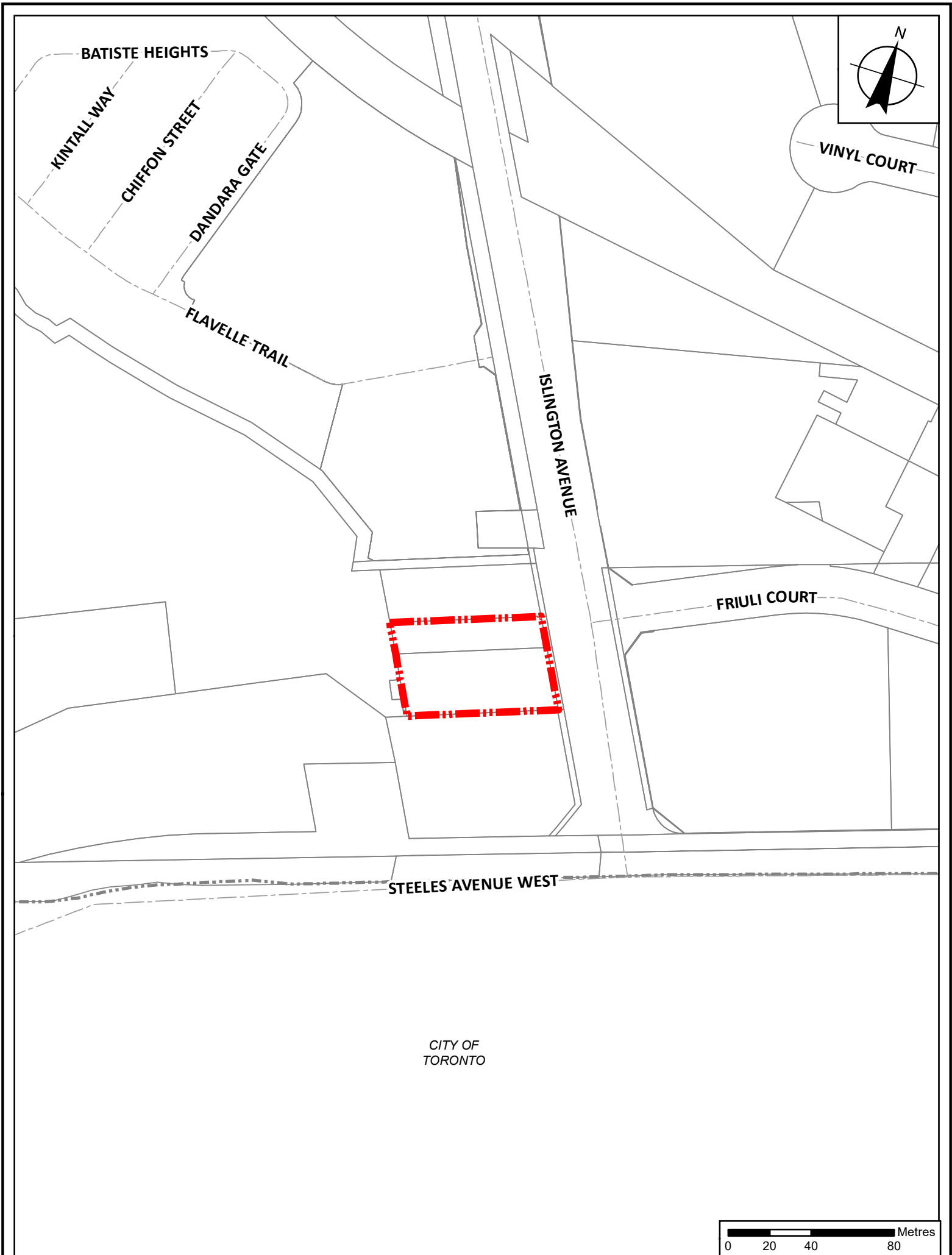
The lands subject to this By-law are located west of Islington Avenue, north of Steeles Avenue, municipally known as 7034 and 7040 Islington Avenue, being Part of Lot 22 and Part of Lot 23, Registered Plan No. 9691.

The purpose of this by-law is to rezone the lands to this By-law from “EM1 Prestige Employment Area Zone”, subject to site-specific Exception 9(1183) and “A Agricultural Zone” to “RA3 (H) Apartment Residential Zone” with a Holding “(H)” Symbol, with site specific exceptions, and “OS1 Open Space Conservation Zone”, to permit a 28-storey mixed-use apartment building with commercial uses at grade and a maximum FSI of 9.6.

Site specific exceptions for definitions, parking, encroachments, amenity area, landscaping, building height and minimum yard requirements are required to accommodate the development.

The Holding Symbol “(H)” has been placed on the Subject Lands and shall not be removed from the Subject Lands, or any portion thereof, until the conditions have been satisfied.





## Location Map To By-Law 215-2023

**File:** Z.21.024

**Related File:** OP.21.014

**Location:** Part of Lot 22 and 23, Registered Plan No. 9691

7034 and 7040 Islington Avenue

**Applicant:** Islington M.D. Developments Inc. and

7040 Islington M.D. Developments Inc.

**City of Vaughan**



**Subject Lands**