

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 114-2024

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, 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 “RVM2 Residential Urban Village Multiple Dwelling Zone 2” to “RA3(H) Residential Apartment Zone” with the Holding Symbol “(H)” in the manner shown on the said Schedule “1”.
 - b) Deleting the Subject Lands from Exception 9(1063), and;
 - c) Adding the following paragraph to Section 9.0 “EXCEPTIONS”:

“(1579) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1743”, until the Holding Symbol “(H)” is removed pursuant to subsection 36(1) or (3) of the *Planning Act*. Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of

the date of the enactment of By-law 114-2024, or the production of field crops.

B. A By-law to remove the Holding Symbol “(H)” from the lands or any portion thereof shall not be enacted until the following conditions are satisfied in relation to such lands:

- a) The Owner enters into a Development Agreement, to satisfy all conditions, financial or otherwise, of the City with regard to such matters the municipality may consider necessary including payment of the development levies, the provision of roads, parks, walkways and municipal services, including upgrading the sanitary sewer on Ner Israel Drive, landscaping, road restoration, and fencing. The said agreement shall be registered against the lands to which it applies and to the satisfaction of the City;
- b) The Owner agrees to decommission the existing private Yeshiva Sanitary Sewage Pumping Station, including all external associated wastewater servicing infrastructure, to the satisfaction of the City;
- c) 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;
- d) The Owner submits a Letter of Credit in the amount of \$125,000.00 to cover costs associated with the Transportation Demand Management Plan;
- e) The Owner pays the Block 10 Trustee the cost sharing obligations to the Block 10 Thornhill Woods Developers Group;
- f) The Owner has addressed the treatment of the adjacent Block 250 in Plan 65M-3618 to the satisfaction of the

City.

- C. Notwithstanding the provisions of:
- a) Subsection 2.0 respecting the Definitions;
 - b) Subsection 3.8 respecting Parking Requirements;
 - c) Subsection 3.9 respecting Loading Space Requirements;
 - d) Subsection 3.13 respecting Minimum Landscaped Area;
 - e) Subsection 3.14 respecting Permitted Yard Encroachments;
 - f) Subsection 3.17 respecting Portions of Buildings Below Grade;
 - g) Subsection 4.1.6 respecting Minimum Amenity Area;
 - h) Subsection 4.12 respecting Permitted Uses; and
 - j) Schedule "A" respecting the zone standards in the RA3 Zone;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1743":

- ai) "LOT" shall mean the Subject Lands shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plans of condominium, consent, conveyance or private or public roads; strata title arrangements, or other permissions, and any easements or registrations that are granted.
- aii) "LOT LINE, FRONT" shall mean the lot line abutting Bathurst Street.
- aiii) "DWELLING, MULTIPLE UNIT" - means a building containing four or more dwelling units each having direct pedestrian access from the exterior of the building.
- aiv) "PARKING SPACE" - means a rectangular area

measuring at least 2.7 metres by 5.7 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles.

- avi) "STREET" also includes a private road.
- bi) Parking shall be provided as follows:
 - i) Residential 0.8 spaces per dwelling unit,
 - ii) Residential Visitor 0.2 spaces per dwelling unit.
- bii) The minimum length of an accessible parking space and aisle shall be 5.7 metres.
- biii) Short-Term Bicycle Parking spaces are permitted in any yard but shall maintain a minimum setback of 1.0 metre to the property line.
- biv) The maximum driveway width shall be 7.8 metres.
- ci) A Type C Loading Space dimensions equal a minimum width of 3.5 metres, a minimum length of 6 metres and a minimum vertical distance of 3 metres.
- cii) A Type D Loading Space dimensions equal a minimum width of 4 metres, minimum length of 13 metres and a minimum vertical clearance of 6.1 metres.
- di) The minimum landscape strip width shall be 1 metre abutting a street line, abutting an interior side lot line or rear lot line. The minimum landscape strip shall include hard and soft landscaping including landscape features, raider planter boxes, patios, transformers, and mechanical structures (e g. exhausts, intakes etc.). Pedestrian access, sidewalks and access driveways shall be permitted across the said strip.
- ei) Every part of any required yard or required open space shall be open and unobstructed by any structure from the ground to the sky, except for the following: Sills, air conditioners other than central air conditioning units,

belt courses, cornices, eaves, gutters, canopies, chimney pilasters, awnings, guardrails, railings and dividers, roof drainage features, vents, pipes, lightning rods, light fixtures and wind mitigation features, provided however, that the same shall not project more than 0.5 metres into a required yard; Bicycle parking spaces are permitted in any yard but shall maintain a minimum setback of 1.0 metres to the property line;

- fi) The minimum setback of a below-grade parking structure or structure that is incidental to a below-grade parking structure shall be a minimum of 0.0 metres to all lot lines;
- gi) The minimum required total amenity area shall be 4,168 m²;
- hi) Multiple Unit Dwellings shall also be permitted;
- ji) The minimum Front Yard (Bathurst Street) shall be 3.7 m;
- jii) The minimum Exterior Side Yard setback (Ner Israel Drive) shall be 1.5 m;
- jiii) The minimum Interior Side Yard (property line abutting the lands to the north) 5.5 m;
- jiv) The minimum rear yard (Knightshade Drive) shall be 1.5 m;
- jv) The maximum building height shall be 48 m.
- jvi) The minimum lot area shall be 22.6 m² per dwelling unit.

D. Deleting Schedule E-1163G and substituting therefore Schedule E-1163G attached hereto as Schedule "3".

E. Deleting Key Map 2C and substituting therefore Key Map 2C attached hereto as Schedule "2".

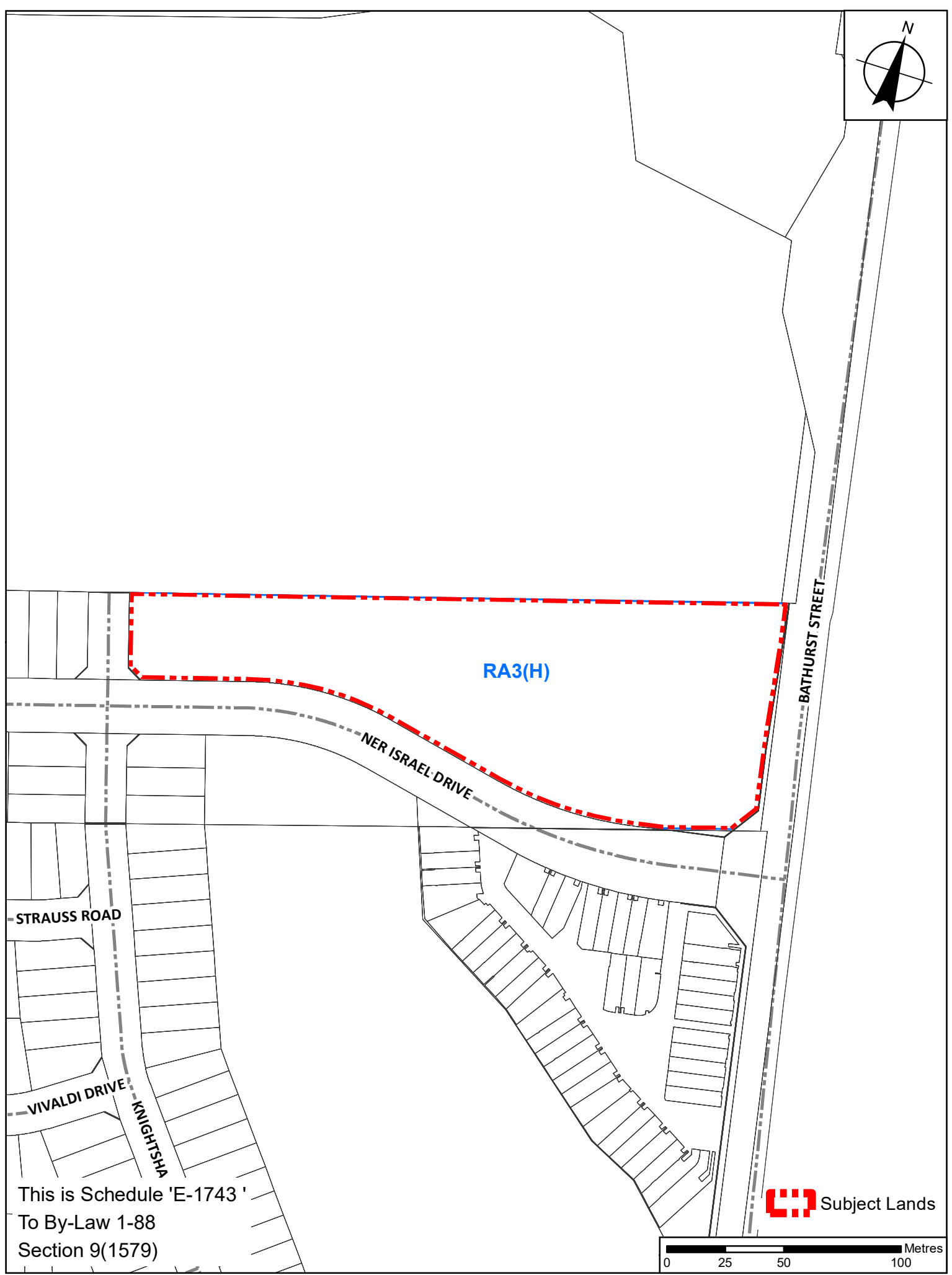
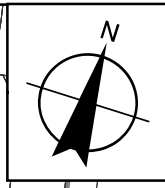
2. Schedules "1", "2", and "3" shall be and hereby forms part of this By-law.

Voted in favour by City of Vaughan Council this 25th day of June, 2024.


Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 7 of the Committee of the Whole.
Report adopted by Vaughan City Council on March 26, 2024.
City Council voted in favour of this by-law on June 25, 2024.
Approved by Mayoral Decision MDC 008-2024 dated June 25, 2024.
Effective Date of By-Law: June 25, 2024



This is Schedule 'E-1743 '
To By-Law 1-88
Section 9(1579)

 Subject Lands

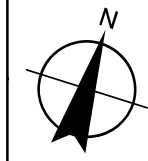
This is Schedule '1'
To By-Law 114-2024
Passed the 25th Day of June, 2024

File: Z.21.048
Related File: OP.21.024
Location: 8950 Bathurst Street
Part of Lot 14, Concession 2
Applicant: 8940 Bathurst Steet Limited
City of Vaughan

Signing Officers

Mayor

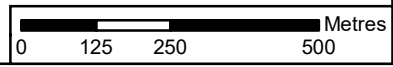
Clerk



RUTHERFORD ROAD



Key Map 2C
By-Law No. 1-88



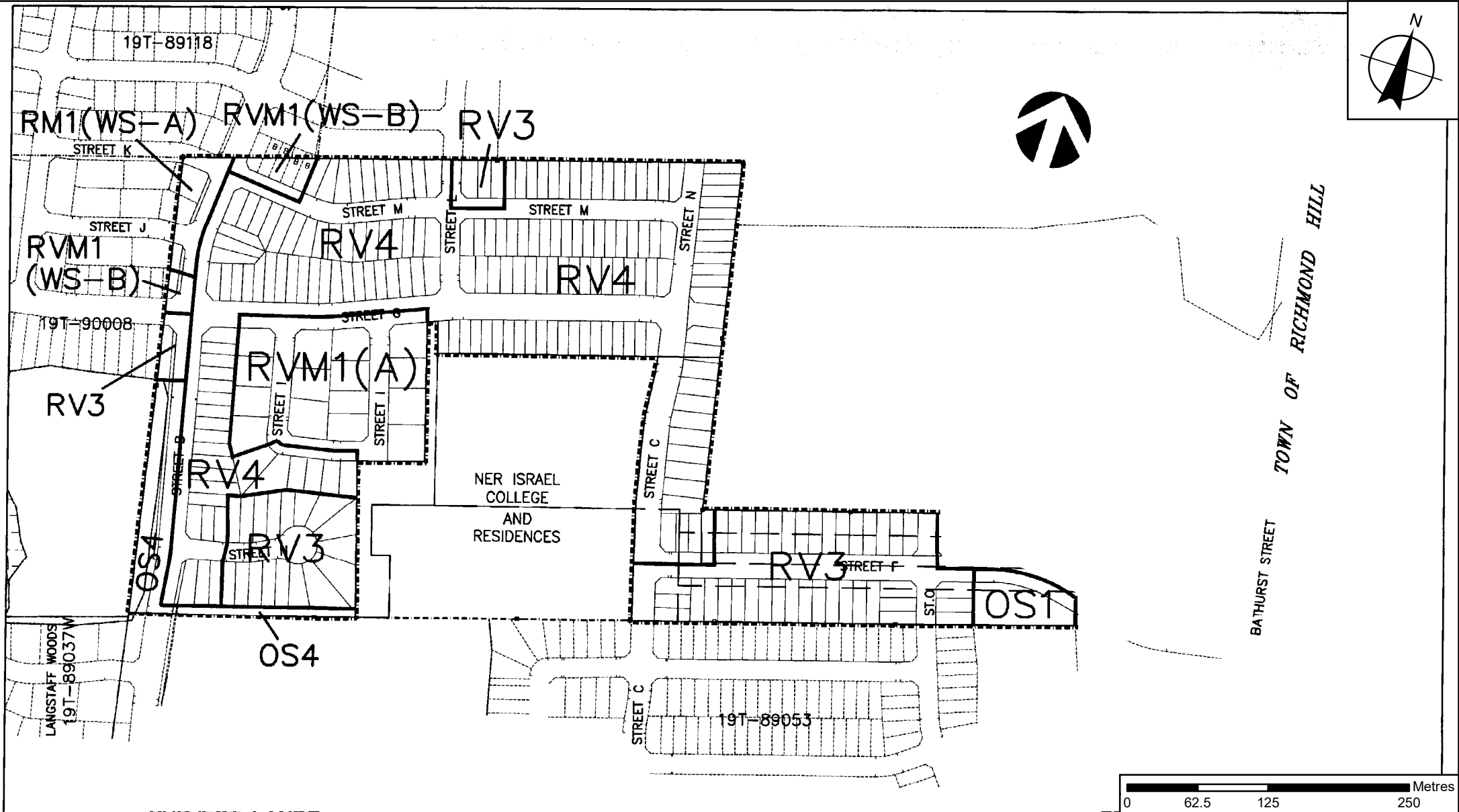
This is Schedule '2'
To By-Law 114-2024
Passed the 25th Day of June, 2024

File: Z.21.048
Related File: OP.21.024
Location: 8950 Bathurst Street
Part of Lot 14, Concession 2
Applicant: 8940 Bathurst Steet Limited
City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK



This is Schedule 'E-1163G'
 To By-Law 1-88
 Section 9(1063)

File: Z.21.048
Related File: OP.21.024
Location: 8950 Bathurst Street
 Part of Lot 14, Concession 2
Applicant: 8940 Bathurst Steet Limited
City of Vaughan

This is Schedule '3'
 To By-Law 114-2024
 Passed the 25th Day of June, 2024

Signing Officers

 Mayor

 Clerk

SUMMARY TO BY-LAW 114-2024

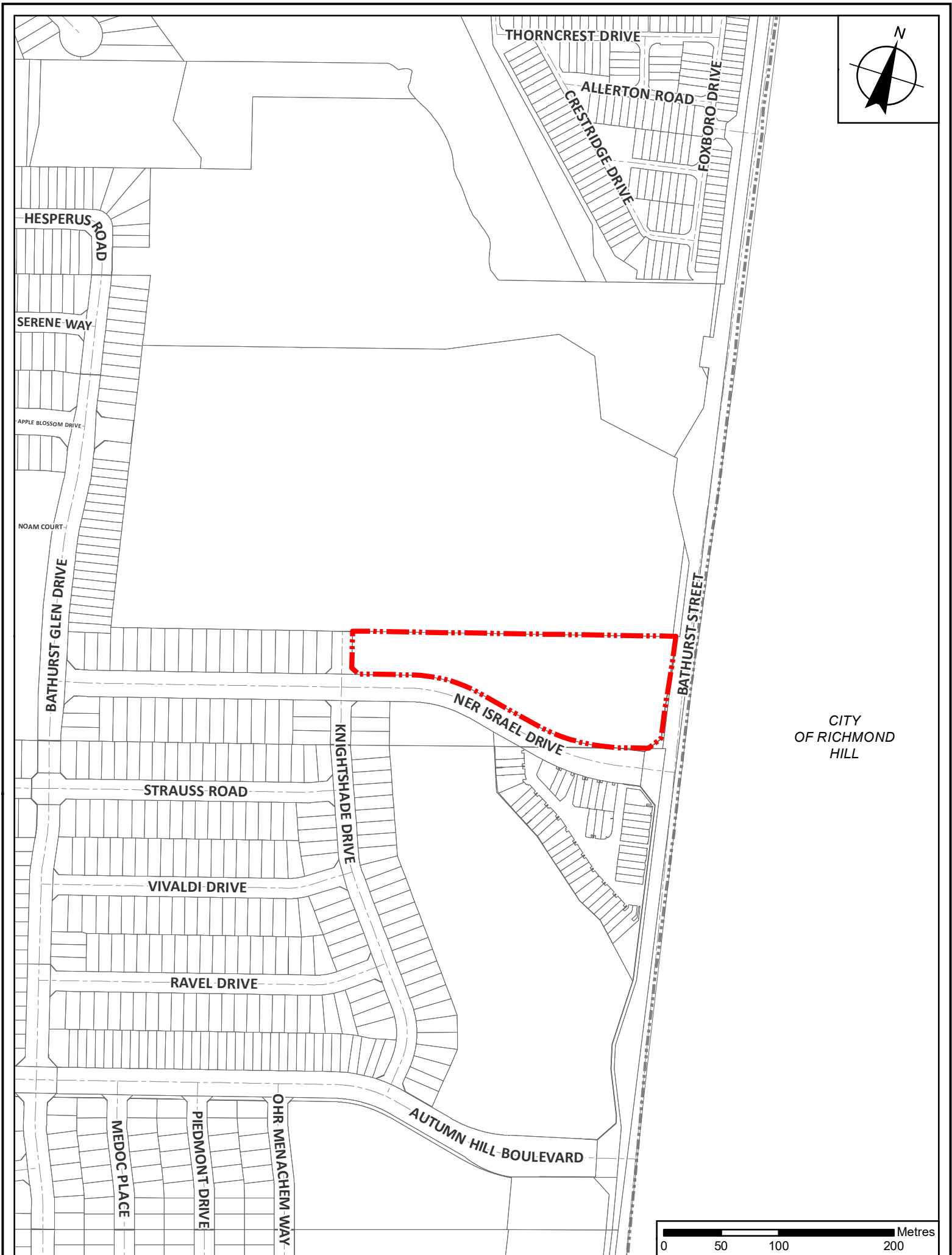
The lands subject to this By-law are located on the northwest corner of Bathurst Street and Ner Israel Drive, being Block 162 on Registered Plan 65M-3808, in Lot 14, Concession 2, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from “RVM2 Residential Urban Village Multiple Dwelling Zone Two” to “RA3(H) Residential Apartment Zone, with the Holding Symbol ‘(H)’”, with site-specific exceptions to permit the development of two mid-rise residential buildings with building heights of 10-storeys and 12-storeys and three blocks of stacked back-to-back townhouse units with building heights of 4-storeys.

The Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City:

- a) The Owner enters into a Development Agreement, to satisfy all conditions, financial or otherwise, of the City with regard to such matters the municipality may consider necessary including payment of the development levies, the provision of roads, parks, walkways and municipal services, including upgrading the sanitary sewer on Ner Israel Drive, landscaping, road restoration, and fencing. The said agreement shall be registered against the lands to which it applies and to the satisfaction of the City.
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- f) The Owner has addressed the treatment of the adjacent Block 250 in plan 65M-3618 to the satisfaction of the City

The development will have two driveway accesses on Ner Israel Drive.



CITY
OF RICHMOND
HILL

Location Map To By-Law 114-2024

File: Z.21.048

Related File: OP.21.024

Location: 8950 Bathurst Street
Part of Lot 14, Concession 2

Applicant: 8940 Bathurst Steet Limited
City of Vaughan



Subject Lands