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ONTARIO REGULATION

made under the

PLANNING ACT

ZONING ORDER - CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK

Definitions

1. In this Order,

“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;

“railway corridor” means a dedicated right-of-way for heavy rail transit or freight train movements;

“underground parking structure” means a building or structure constructed below grade used for the temporary parking of motor vehicles, but not used for the storage of impounded, scrap or derelict motor vehicles;

“Zoning By-law” means Zoning By-Law No. 1-88 of the City of Vaughan.

Application

2. This Order applies to lands in the City of Vaughan in the Regional Municipality of York, in the Province of Ontario, being the lands outlined in red on a map numbered 260 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Corporate Centre (C9*1) Exception Zone

3. (1) This section applies to the lands located in the area shown as the Corporate Centre (C9*1) Exception Zone on the map referred to in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands referred to in subsection (1), except for,

- (a) office buildings;
- (b) business and professional offices;
- (c) hotels, motels and convention centres;
- (d) banquet halls, including an eating establishment if the eating establishment does not exceed 20 per cent of the gross floor area of the banquet hall;
- (e) clubs;
- (f) health centres;
- (g) eating establishments, including convenience establishments, outdoor patios and take-out establishments;
- (h) institutional uses, as set out in section 5.1.4 a) of the Zoning By-law;
- (i) banks and other financial institutions;
- (j) mixed-use developments;
- (k) personal service shops;
- (l) pharmacies;
- (m) photography studios;
- (n) print shops;
- (o) places of entertainment, including multi-screen cinema complexes;
- (p) retail stores with a gross floor area of less than 9,290 square metres;
- (q) supermarkets with a gross floor area of less than 9,290 square metres;
- (r) retail warehouses with a gross floor area of less than 9,290 square metres;
- (s) places of amusement;
- (t) technical schools;

- (u) veterinary clinics, not including veterinary clinics that board animals overnight;
 - (v) recreational uses, as defined in section 2 of the Zoning By-law;
 - (w) shops that service or repair electronic equipment and small appliances, if the shop has a gross floor area of 600 square metres or fewer;
 - (x) office and stationery supply sales, service and rentals;
 - (y) multi-unit storage buildings;
 - (z) apartment dwellings;
 - (z.1) townhouse dwellings, including block townhouse dwellings;
 - (z.2) home occupations;
 - (z.3) long-term care facilities; and
 - (z.4) accessory uses, buildings and structures.
- (3) The following zoning requirements apply to the lands referred to in subsection (1):
1. A minimum of 60 per cent of the gross floor area of the ground floor level of a building fronting onto Highway 7 shall consist of non-residential uses, excluding loading and service areas, with individual external at-grade pedestrian access.
 2. The minimum lot area is 5,000 square metres.
 3. The minimum lot frontage is 15 metres.
 4. The minimum front yard setback is three metres.
 5. The minimum rear yard setback is 4.5 metres.
 6. The minimum interior side yard setback is 4.5 metres.
 7. The minimum exterior side yard setback is three metres.
 8. There are no minimum yard setbacks for an underground parking structure.
 9. The maximum building height is the lesser of 30 storeys and 92 metres.

10. The maximum floor space index is 4.0.
11. The maximum gross floor area for residential uses is two times the gross floor area for office and commercial uses.
12. The minimum distance between residential towers or any building above a podium is 25 metres.
13. The maximum floorplate in an apartment dwelling above a podium is 820 square metres.
14. The minimum floor-to-ceiling height of a non-residential unit on the ground floor is 4.5 metres.
15. The minimum setback from the street line to the first two storeys above finished grade of a building is three metres.
16. The minimum setback from the street line of any portion of a building above the first two storeys is 1.5 metres.
17. The minimum amenity area per dwelling unit is two square metres.
18. The minimum number of parking spaces is as follows:
 - i. 0.7 parking spaces per bachelor or one-bedroom dwelling unit.
 - ii. 0.9 parking spaces per two-bedroom dwelling unit.
 - iii. One parking space per three or more bedroom dwelling unit.
 - iv. 0.15 residential visitor parking spaces per dwelling unit.
 - v. Two parking spaces per 100 square metres of commercial (non-residential) gross floor area.
 - vi. 0.45 parking spaces per one-bedroom independent living dwelling unit.
 - vii. 0.6 parking spaces per two-bedroom independent living dwelling unit.
 - viii. 0.15 visitor parking spaces per independent living dwelling unit.
 - ix. 0.2 parking spaces per long-term care home bed.
 - x. 0.15 visitor parking spaces per long-term care home bed.

19. Despite the definition of “parking space” set out in section 1, the minimum dimensions of any parking spaces beyond the minimum number required under paragraph 18 are 2.4 metres by 4.8 metres.
20. The minimum width of a two-way access driveway is six metres.
21. The maximum width of a two-way access driveway is 7.5 metres.

Corporate Centre (C9*2) Exception Zone

4. (1) This section applies to the lands located in the area shown as the Corporate Centre (C9*2) Exception Zone on the map referred to in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands referred to in subsection (1), except for the uses set out in subsection 3 (2), with the exception of multi-unit storage buildings.

(3) The zoning requirements set out in subsection 3 (3) apply to the lands referred to in subsection (1) of this section, with the following exceptions:

1. The maximum building height is the lesser of 40 storeys and 122 metres.
2. The maximum floor space index is 7.2.
3. There is no maximum gross floor area for residential uses.

Corporate Centre (C9*3) Exception Zone

5. (1) This section applies to the lands located in the area shown as the Corporate Centre (C9*3) Exception Zone on the map referred to in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands referred to in subsection (1), except for the following:

1. A transit station and station elements.
2. The uses set out in subsection 3 (2), except for the following:
 - i. office and stationery supply sales, service and rentals.
 - ii. multi-unit storage buildings.
 - iii. long-term care facilities.

(3) The zoning requirements set out in subsection 3 (3) apply to the lands referred to in subsection (1) of this section, with the following exceptions:

1. The minimum lot area is 5,200 square metres.
2. The minimum lot frontage is 45 metres.
3. There is no maximum gross floor area for residential uses.
4. Despite any other required setback, the minimum setback from a railway corridor is 30 metres, to be measured using horizontal and vertical distances from the railway corridor to the adjacent uses.

Corporate Centre (C9*4) Exception Zone

6. (1) This section applies to the lands located in the area shown as the Corporate Centre (C9*4) Exception Zone on the map referred to in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands referred to in subsection (1), except for the uses set out in subsection 3 (2), with the following exceptions:

1. Office and stationery supply sales, service and rentals.
2. Multi-unit storage buildings.
3. Long-term care facilities.

(3) The zoning requirements set out in subsection 3 (3) apply to the lands referred to in subsection (1) of this section, with the following exceptions:

1. A minimum of 60 per cent of the gross floor area of the ground floor level of a building fronting onto Bowes Road shall consist of non-residential uses, excluding loading and service areas, with individual external at-grade pedestrian access.
2. The minimum lot area is 5,200 square metres.
3. The minimum lot frontage is 45 metres.
4. The minimum rear yard setback is three metres.
5. The maximum building height is the lesser of 16 storeys and 50 metres.
6. There is no maximum gross floor area for residential uses.

- 7. Despite any other required setback, the minimum setback from a railway corridor is 30 metres, to be measured using horizontal and vertical distances from the railway corridor to the adjacent uses.

Terms of use

7. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

8. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the Council of the City of Vaughan.

Commencement

9. **This Regulation comes into force on the day it is filed.**

Made by:



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Signature

Minister of Municipal Affairs and Housing

Date made: MARCH 5, 2021