

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 009-2024

A By-law to amend City of Vaughan By-law 001-2021, 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 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 “V1(H)-S(5-30)-D(2.5-5)-1031,1118, Vaughan Metropolitan Centre Station Zone with a Holding “(H)” Symbol” subject to Exceptions 14.1031 and 14.1118, “V3-S(5-25)-D-2.5-4.5)-1031, Vaughan Metropolitan Centre Neighbourhood Zone” subject to Exception 14.1031, and “OS1(H)-1031, 1118, Public Open Space Zone with a Holding “(H)” Symbol”, subject to Exceptions 14.1031 and 14.1118 to “V1(H)-S(5-48)-D(2.5-9.0)-1163 Vaughan Metropolitan Centre Station Zone with a Holding “(H)” Symbol”, “V1-S(5-48)-D(2.5-9.0)-1163 Vaughan Metropolitan Centre Station Zone” and “OS1 Public Open Space Zone” in the manner shown on Schedule “1”.
 - b) Deleting Exceptions 14.1031 and 14.1118 in their entirety from the Subject

Lands.

- c) Deleting Maps 32 and 52 in Schedule A and substituting therefore Map 32 and 52 attached hereto as Schedule “2” and Schedule “3”.
- d) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1163, as follows:

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| Exception Number 14.1163 | Municipal Address: 2951 to 2957 Highway 7 and 180 Maplecrete Road (SW corner of Highway 7 and Maplecrete Road) |
| Applicable Parent Zone: V1 | |
| Schedule A Reference: 32 and 52 | |
| By-law 009-2024 | |
| 14.1163.1 Permitted Uses | |
| <p>1. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1732” herein, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the <i>Planning Act</i>:</p> <ul style="list-style-type: none"> a. Removal of the Holding Symbol “(H)” from the Subject Lands or a portion or phase thereof shall be contingent on the following: <ul style="list-style-type: none"> i) Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy to the Subject Lands; ii) Prior to the removal of the Holding provision on the Block 2 Lands as shown on Schedule “E-1732”, the Owner shall provide rental housing details to the satisfaction of the City prior to issuance of an above-grade Building Permit; and iii) Prior to the removal of the Holding provision on the Block 2 Lands as shown on Schedule “E-1732”, the Owner shall enter into a future Site Plan Agreement with the City which shall require the Owner to commit to a construction schedule for their site to be in-line with the design build schedule for the City of Vaughan’s Black Creek Renewal project, to the satisfaction of Deputy City Manager, Infrastructure Development. Through this Agreement, the Owner will be required to acknowledge and indemnify the City and Toronto and Region Conservation Authority (TRCA) from the risk they are accepting in advancing this development within a flood prone area; and, <p>2. Note 4 of Table 10-2 shall not apply for the Apartment Dwelling Unit use on Block 3</p> | |
| 14.1163.2 Lot and Building Requirements | |
| <p>1. The following provisions shall apply to the Subject Lands, as shown on Figure “E-1732”:</p> <ul style="list-style-type: none"> a. The minimum required Lot Area shall be as follows: <ul style="list-style-type: none"> • Block 1 – 6,800 m² • Block 2 – 2,800 m² | |

- Block 3 – 4,400 m²
- b. The minimum required Lot Frontage shall be as follows:
 - Block 1: 50.0 m
 - Block 2: 34.0 m
 - Block 3: 36.0 m
- c. The minimum required Front Yard shall be as follows:
 - Block 1: 1.2 m
 - Block 2: 2.1 m
 - Block 3: 1.4 m
- d. The minimum required Rear Yard shall be:
 - Block 1: 1.1 m
 - Block 2: 11.5 m
 - Block 3: 2.5 m
- e. The minimum required Interior Side Yard for Blocks 2 and 3 shall be 1.0 m.
- f. The minimum required Exterior Side Yard shall be as follows:
 - Block 1: 2.0 m to Highway 7
 - Block 2: 3.5 m
 - Block 3: 1.2 m
- g. The maximum permitted Building Heights shall be as follows:
 - Tower A –138 metres (43 storeys)
 - Tower B –153 metres (48 storeys)
 - Tower C –116 metres (34 storeys)
 - Tower D – 91 metres (27 storeys)
 - Tower E – 106 metres (32 storeys)
- h. The maximum Floor Space Index (FSI) across the totality of the subject lands shall not exceed 9.0.
 - i) When calculating density, the Lot Area shall be 18,470 m².
 - ii) The maximum combined total gross floor area of all uses across Blocks 1, 2 and 3 shall not exceed 166,000 m².
 - The minimum total gross floor area devoted to commercial uses shall be 4,800 m²
 - The minimum total gross floor area devoted to retail uses shall be 1,700 m²
- i. The Build-to-Zone requirements shall not apply to the Subject Lands.
- j. The Podium and Tower Requirements shall be as follows:
 - i) The maximum podium height for Block 1 shall be 28.5 m
 - ii) The minimum Tower Step-Backs shall be:
 - Tower A: 1.5 m, however 0.0m shall be permitted at the southeast corner of the Tower.
 - Tower B: 2.0 m, however 0.0m shall be permitted at the northwest limits of the Tower.
 - Tower C: 0.0 m
 - Tower D: 2.0 m, however 0.0m shall be permitted at the northeast and southeast corners of the Tower.
 - Tower E: 1.0 m, however 0.0m shall be permitted at the northeast corners of the Tower.
 - iii) The maximum Residential Tower Floorplate shall not exceed 850 m².
 - iv) A minimum Residential Tower Setback from the rear lot line shall be 3.9 m for Block 1, 11.5 m for Block 2, and 4.5m for Block 3.

- k. The minimum amenity area shall be 4.0 m² per dwelling unit.
 - i) Section 4.3.3, 1.b. shall not apply to Block 2.
 - ii) Section 4.3.3, 1.c. shall not apply.
- l. The minimum setback of a below-grade parking structure shall be 0 m from any lot line.
- m. No minimum landscape strip abutting a V3 or OS zone shall be required.
- n. Only a minimum landscape strip of 2.0 m shall be required abutting Highway 7 for the Subject Lands.
- o. The maximum permitted encroachment for Balconies, eaves, cornices, columns, landscape features, stairs and stair enclosures, balustrades, awnings, canopies, architectural features, and window washing equipment shall be 1.75 m into any required yard.
- p. The maximum combined number of dwelling units across Blocks 1, 2 and 3 shall be 2,176.
- q. The following elements may project beyond the maximum permitted height: window washing equipment, chimneys, boiler flues and stacks.
- r. An Accessory Building/Structure Incidental to a Below Grade Parking Structure shall be permitted within the exterior side yard of Block 1, with a minimum setback of 0.9 m to the lot line.
- s. A Change and Shower Facility shall not be required for Long-Term Bicycle Parking Spaces in Block 2.

14.1163.3 Parking and Loading

1. The following parking requirements shall apply to the "Subject Lands" as shown on Figure "E-1732":
 - a. The minimum parking space requirements are as follows:
 - i) Apartment Dwelling Unit: 0.4 spaces per unit
 - ii) Residential Visitor: 0.15 spaces per unit
 - iii) Commercial Uses: 0.5 spaces per 100 m² of GFA
 - iv) Retail uses: 0.7 spaces per 100 m² of GFA
 - b. Residential visitor parking spaces may be shared with non-residential parking spaces within a mixed-use building.
 - c. The minimum number of short-term bicycle parking spaces shall be 0.2 spaces per dwelling unit.
 - d. The minimum number of long-term bicycle parking spaces shall be 0.8 spaces per dwelling unit.
 - e. The minimum number of short-term bicycle spaces for Commercial and/or Retail uses shall be 0.2 spaces per 100 m² of GFA.
 - f. The minimum number of long-term bicycle spaces for Commercial uses shall be 0.2 spaces per 100 m² of GFA.
 - g. The minimum number of long-term bicycle spaces for Retail uses shall be 0.1 spaces per 100 m² of GFA.

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| <p>h. A required long-term bicycle parking space located within a building shall not require direct access to the exterior of a building.</p> <p>i. Short-term bicycle parking spaces shall be permitted within any minimum required yard and minimum required landscape strip with a minimum setback of 0.0 m to any lot line or any parking area.</p> <p>j. The minimum number of loading spaces shall be as follows:</p> <ul style="list-style-type: none"> • Block 1: One (1) Type 'B' and One (1) Type 'D/B' • Block 2: One (1) Type 'B', One (1) Type 'D/B' • Block 3: One (1) Type 'C' and One (1) Type 'D/B' |
| <p>14.1163.4 Other Provisions</p> |
| <p>1. The following definitions shall apply to the Subject Lands, as shown on Figure "E-1732":</p> <p>a) ARCHITECTURAL FEATURES – Means features used to enhance the visual appearance of a building, which may include pilasters, brackets, cornices, columns, balustrades, and similar building features that are attached to the main walls of a building.</p> <p>b) HEIGHT – Shall be measured from a Canadian Geodetic Datum measure of 205.0 m (masl) for Blocks 1 and 3, and 204.90 m (masl) for Block 2 to the top of the roof exclusive of any accessory roof construction such as chimney, tower, steeple, elevator and stairwell shafts, and mechanical penthouse.</p> <p>c) GEODETIC DATUM – Means the base elevation that represents the reference point from which the building height shall be measured from.</p> <p>2. The Subject Lands as they pertain to Blocks 1, 2 and 3, each individually, are deemed one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, or other permissions, and any easements or registrations that are granted, shall be deemed to comply with the provisions of this By-law.</p> |
| <p>14.1163.5 Figures</p> |
| <p>Figure E-1732</p> |

d) Adding a new Figure E-1732 in Subsection 14.1163 attached hereto as Schedule "1".

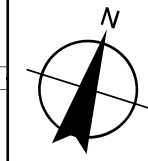
2. Schedules "1", "2" and "3" shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 30th day of January, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No.3 of Report No. 1 of the Committee of the Whole.
Report adopted by Vaughan City Council on January 30, 2024.
City Council voted in favour of this by-law on January 30, 2024.
Approved by Mayoral Decision MDC 001-2024 dated January 30, 2024.
Effective Date of By-law: January 30, 2024



HIGHWAY 7

V1(H) - S(5-48) -
D(2.5-9.0)-1163

BLOCK 2
BUILDING C

NEW PUBLIC STREET 'A'
(R.O.W. 20m)
ELMCREEK STREET

BUILDING B

BLOCK 1

V1-S(5-48)-
D(2.5-9.0)-1163

BUILDING A

MAPLECRETE ROAD

OS1

PARK

NEW PUBLIC STREET 'B'
(R.O.W. 20m)

V1(H) - S(5-48) -
D(2.5-9.0)-1163

BUILDING D

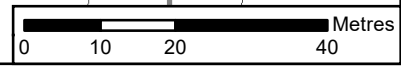
BLOCK 3

BUILDING E

THIS IS SCHEDULE 'E-1732'
TO BY-LAW 001-2021
SECTION 14.1163



Subject Lands



THIS IS SCHEDULE '1'
TO BY-LAW 009-2024
PASSED THE 30th DAY OF JANUARY, 2024

FILE: Z.22.018

RELATED FILES: OP.22.009, 19T-13V006

LOCATION: 2951-2957 Highway 7 and 180 Maplecrete Road

Part of Lots 1 and 2, Registered Plan 7977

APPLICANT: 1834371 Ontario Inc.

CITY OF VAUGHAN

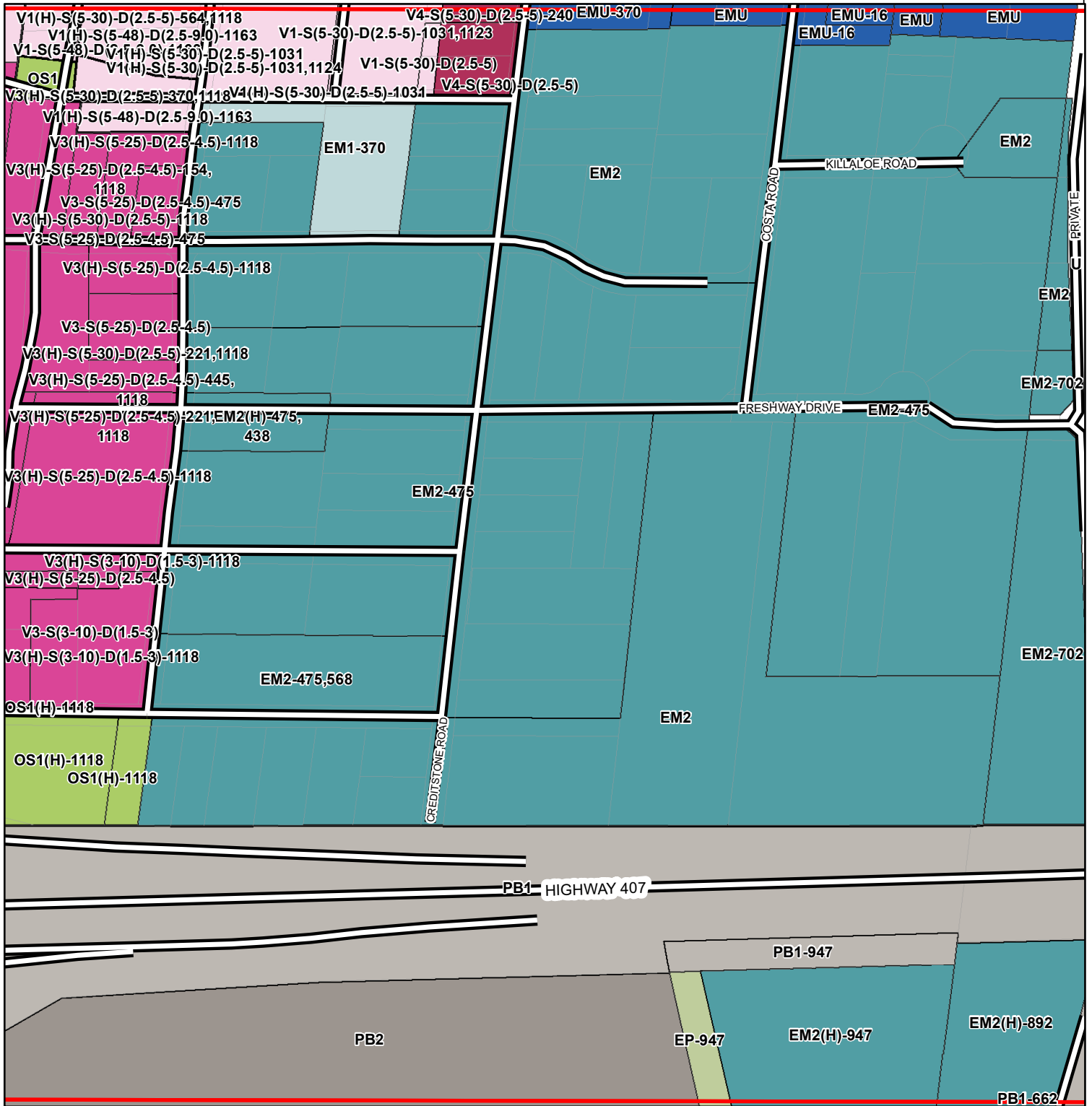
SIGNING OFFICERS

_____ MAYOR

_____ CLERK

Zoning By-law 001 - 2021

Schedule A | Map 32



Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

Residential Zones

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential)
- RT1 (Townhouse Residential Zone)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)

Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)
- EM4 (Employment Commercial Mixed-Use Zone)
- EM5 (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)

Other Zones

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)
- These Lands shall not be subject to Zoning By-law 001-2021

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| 70 | 71 | 72 | 73 | 74 |
| 50 | 51 | 52 | 53 | 54 |
| 30 | 31 | 32 | 33 | 34 |
| 10 | 11 | 12 | 13 | 14 |

1:5,000

January, 2024

THIS IS SCHEDULE '2'
TO BY-LAW 009-2024
PASSED THE 30th DAY OF JANUARY, 2024

FILE: Z.22.018
RELATED FILES: OP.22.009, 19T-13V006
LOCATION: 2951-2957 Highway 7 and 180 Maplecrete Road
 Part of Lots 1 and 2, Registered Plan 7977
APPLICANT: 1834371 Ontario Inc.
CITY OF VAUGHAN

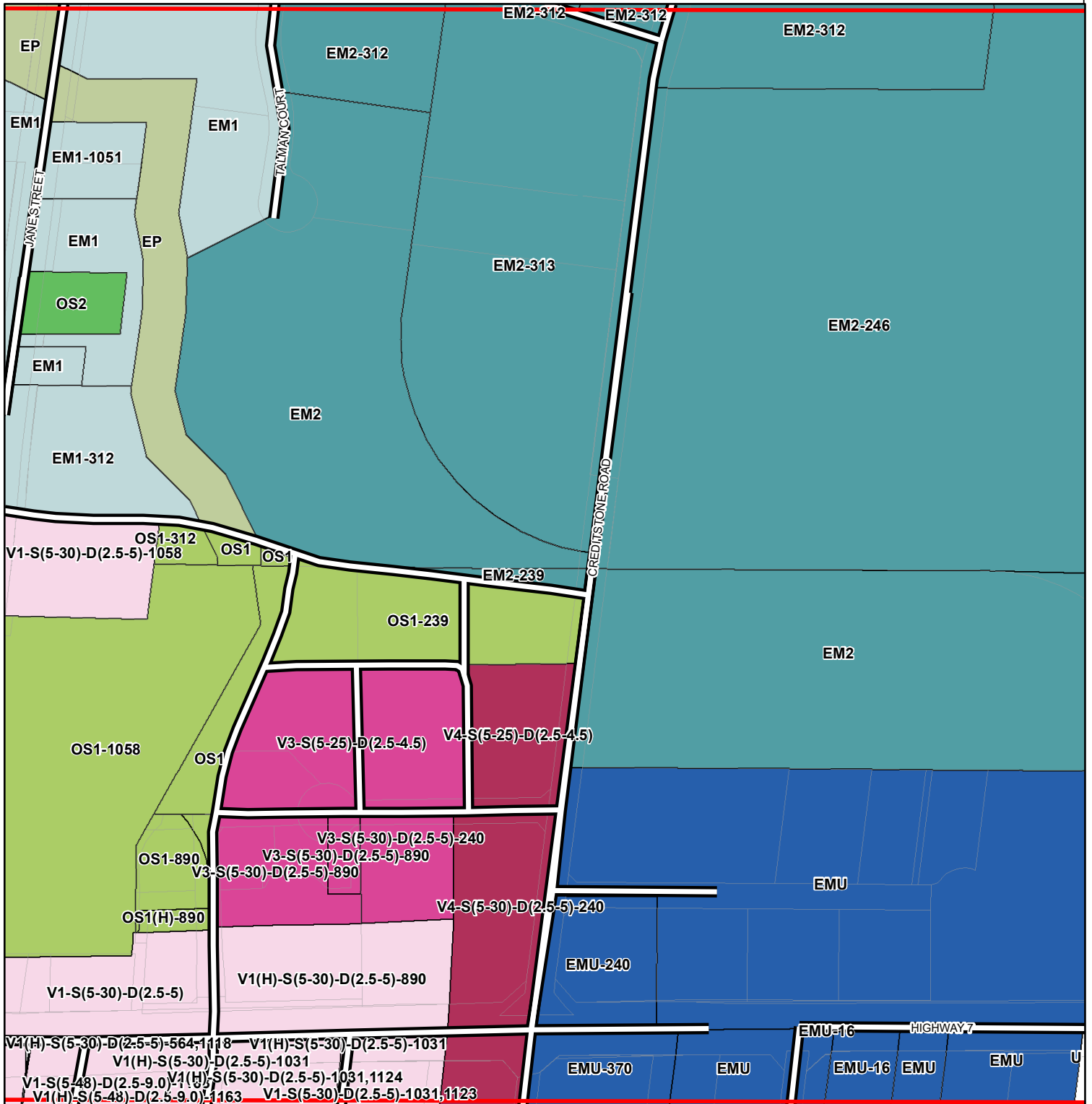
SIGNING OFFICERS

 MAYOR

 CLERK

Zoning By-law 001 - 2021

Schedule A | Map 52



Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

Residential Zones

- R1 (First Density Residential Zone)
- R2 (Second Density Residential Zone)
- R3 (Third Density Residential Zone)
- R4 (Fourth Density Residential Zone)
- R5 (Fifth Density Residential Zone)
- RT (Townhouse Residential Zone)
- RT1 (Townhouse Residential Zone)
- RT2 (Townhouse Residential Zone)
- RM1 (Multiple Unit Residential Zone)
- RM2 (Multiple Unit Residential Zone)
- RM3 (Multiple Residential Zone)
- RE (Estate Residential Zone)

Commercial Zones

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)

Mixed-Use Zones

- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)
- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)
- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

Other Zones

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)
- These Lands shall not be subject to Zoning By-law 001-2021

VAUGHAN

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|----|----|----|----|----|
| 90 | 91 | 92 | 93 | 94 |
| 70 | 71 | 72 | 73 | 74 |
| 50 | 51 | 52 | 53 | 54 |
| 30 | 31 | 32 | 33 | 34 |
| 10 | 11 | 12 | 13 | 14 |

1:5,000
January, 2024

**THIS IS SCHEDULE '3'
TO BY-LAW 009-2024
PASSED THE 30th DAY OF JANUARY, 2024**

FILE: Z.22.018

RELATED FILES: OP.22.009, 19T-13V006

LOCATION: 2951-2957 Highway 7 and 180 Maplecrete Road

Part of Lots 1 and 2, Registered Plan 7977

APPLICANT: 1834371 Ontario Inc.

CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 009-2024

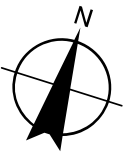
The lands subject to this By-law are located southwest of the intersection of Highway 7 and Maplecrete Road and are municipally known as 2951-2957 Highway 7 and 180 Maplecrete Road, being Part of Lots 1 and 2 on Registered Plan 7977, in the Vaughan Metropolitan Centre (“VMC”), City of Vaughan.

The purpose of this by-law is to delete Exceptions 14.1031 and 14.1118 from the Subject Lands, and rezone the Subject Lands from “V1(H)-S(5-30)-D(2.5-5)-1031, 1118, Vaughan Metropolitan Centre Station Zone with a Holding “(H)” Symbol” subject to Exceptions 14.1031 and 14.1118, “V3-S(5-25)-D-2.5-4.5)-1031, Vaughan Metropolitan Centre Neighbourhood Zone” subject to Exception 14.1031, and “OS1(H)-1031, 1118, Public Open Space Zone with a Holding “(H)” Symbol”, subject to Exceptions 14.1031 and 14.1118 to “V1(H)-S(5-48)-D(2.5-9.0)-1163 Vaughan Metropolitan Centre Station Zone with a Holding “(H)” Symbol”, “V1-S(5-48)-D(2.5-9.0)-1163 Vaughan Metropolitan Centre Station Zone” and “OS1 Public Open Space Zone”.

The By-law includes a Holding Symbol “(H)” for a portion (Blocks 2 and 3) of the “V1-S(5-48)-D(2.5-9.0)-1163 Vaughan Metropolitan Centre Station Zone”. The (H) is permitted to be lifted in phases per development block, and is contingent upon the following conditions being satisfied:

- a. Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy to the Subject Lands. Prior to the removal of the Holding provision on Block 2 or Block 3, Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy to the Subject Lands.
- b. Respecting only the Block 2 Lands, the Owner shall provide rental housing details to the satisfaction of the City.
- c. Respecting only the Block 2 Lands, the Owner shall enter into a future Site Plan Agreement with the City which shall require the Owner to commit to a construction schedule for their site to be in-line with the design build schedule for the City of Vaughan’s Black Creek Renewal project, to the satisfaction of Deputy City Manager, Infrastructure Development. Through this Agreement, the Owner will be required to acknowledge and indemnify the City and Toronto and Region Conservation Authority (TRCA) from the risk they are accepting in advancing this development within a flood prone area.

The By-law provides site-specific development standards including exceptions to amend definitions, parking requirements, bicycle parking requirements, loading requirements, encroachment provisions, landscape requirements, setbacks, and establish maximum building heights, maximum density provisions, and minimum amenity area requirements.



APPLE MILL ROAD

BARNES COURT

EXPO WAY

HIGHWAY 7

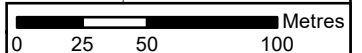
JANE STREET

ELMCREEK STREET

WHITE ELM ROAD

MAPLECRETE ROAD

DOUGHTON ROAD



LOCATION MAP TO BY-LAW 009-2024

FILE: Z.22.018

RELATED FILES: OP.22.009, 19T-13V006

LOCATION: 2951-2957 Highway 7 and 180 Maplecrete Road

Part of Lots 1 and 2, Registered Plan 7977

APPLICANT: 1834371 Ontario Inc.

CITY OF VAUGHAN



Subject Lands