

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 008-2017**

**A By-law to designate by Number an amendment to City of Vaughan By-law Number 1-88, as effected by the Ontario Municipal Board.**

The Council of The Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. THAT the Amendment to City of Vaughan By-law 1-88, as effected by the Ontario Municipal Board Order Issue, dated the 17th day of January, 2017 (OMB File No. PL131327), attached hereto as Schedule "1", is hereby designated as By-law Number 008-2017.

Enacted by City of Vaughan Council this 24<sup>th</sup> day of January, 2017.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Jeffrey A. Abrams, City Clerk

**BY-LAW NUMBER 008 - 2017**

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

**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;

**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 in conformity;

**NOW THEREFORE** pursuant to the Order of the Ontario Municipal Board dated January 17, 2017 in Case No. PL131327, By-law No. 1-88 of the City of Vaughan is amended as follows:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Deleting Schedule "E-1351" and substituting therefor the Schedule "E-1351" attached hereto as Schedule "1".
  - b) Deleting Subparagraph aii) in Exception Paragraph 9(1225).
  - c) Deleting all reference to the RA5 High Density Residential-Town Centre Zone and related standards and the lands zoned RA5 in the map in Schedule "A4" and replacing the map with Schedule "E-1351" attached hereto as Schedule "1".
2. Rezoning the lands shown as "Subject Lands" shown on Schedule "E-1573", attached hereto as Schedule "2" from RA5(H) High Density Residential-Town Centre Zone with the Holding Symbol "(H)" to RA5 High Density Residential-Town Centre Zone and RA5(H) High Density Residential-Town Centre Zone with the Holding Symbol "(H)" in the manner shown on said Schedule.
  - a) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

<sup>1443</sup>  
"(\* ) Notwithstanding the provisions of:

    - A. The following provisions shall apply to all the lands zoned with the Holding Symbol "(H)" as shown on Schedule "E-1573". The Holding Symbol "(H)" shall remain on Parcel "B" until such time as the following:
      - i) access shall be provided along the east property line to the north/south public access easement (future road) to the satisfaction of the Development Engineering and Infrastructure Planning Department, as shown as Future Road "2" on Schedule "E-1573", attached hereto as Schedule "2";
      - ii) water and sewage servicing capacity is identified and allocated by Vaughan Council;
      - iii) a Site Development Application is approved by Vaughan Council;
      - iv) 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 008 - 2017, or the production of field crops.
    - B. Notwithstanding the provisions of:
      - a) Section 2.0 respecting the Definition of a Parking Space and Gross

Floor Area (GFA) and Subsection 3.8 respecting Minimum Parking Requirements and Driveway Access;

- b) Subsection 3.13 and 5.1.1d) respecting Minimum Landscaped Area;
- c) Subsection 3.17 respecting Portions of Buildings Below Grade;
- d) Subsection 4.1.4 respecting Parking and Access Requirements;
- e) Subsection 4.14 respecting Uses Permitted and development standards in the RA5 High Density Residential-Town Centre Zone;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-15<sup>73</sup>" attached hereto as Schedule "2":

- ai) The minimum length of an underground parking space on Parcel "A" shall be 5.7m;
- aii) The minimum required parking for Residential Apartment Dwelling unit within the RA5 High Density Residential-Town Centre Zone shall be 1.1 spaces/unit for residents, plus 0.1 spaces/unit for visitors, totaling 1.2 spaces/unit;
- bi) The minimum width of a landscape strip along a lot line abutting a street line in the RA5 High Density Residential-Town Centre Zone shall be as follows:

Parcel "A"

- 0.45 m (Future Road "1")
- 1.7 m (New Westminster Drive)

Parcel "B"

- 3.7 m (Future Road "1")

- ci) The minimum setback from the front lot line (Future Road "1") to portions of the building below grade for Parcel "A" shall be 0 m;
- di) The minimum landscape strip width around the periphery of the surface parking area for Parcel "A" shall be 1.6 m;
- dii) Subsection 4.1.4 b) ii) shall not apply to Parcel "A";
- diii) Subsection 4.1.4 f) shall not apply to Parcels "A" and "B";
- ei) The following additional uses shall be permitted on Parcel "B" only:
  - Independent Living Facility;
  - Long Term Care Facility;
  - Supportive Living Facility;
- eii) The following zone standards shall apply to the Subject Lands, as shown on Schedules "E-15<sup>73</sup>" attached hereto as Schedule "2":

Parcel "A"

- Minimum Front Yard Setback (Future Road "1") - 0.45 m

- Minimum Exterior Side Yard Setback (New Westminster Drive)  
- 1.7 m
- Minimum Interior Side Yard Setback - 4.8 m
- Maximum Building Height - 22-storeys or 63 m, whichever is less
- Maximum Gross Floor Area - 39,185 m<sup>2</sup>
- Minimum Lot Area – 6,988 m<sup>2</sup> (no further amendment is required to this by-law should the minimum lot area be reduced due to conveyance of lands for a public right-of-way or other land dedication required by a public authority)
- Minimum Landscape Strip along the north property line - 1.6 m
- Maximum Combined Gross Floor Area of all retail/commercial uses – 30% of the ground floor area
- Maximum Gross Floor Area of each Retail/Commercial Unit – 250m<sup>2</sup>
- Maximum Ground Floor Area of a Residential Dwelling – 1,500m<sup>2</sup>

Parcel "B"

- Minimum Front Yard Setback (Future Road "1") - 3.7 m
- Minimum Front Yard Setback (Future Road "1") to a canopy - 1m
- Maximum Gross Floor Area – 11,890 m<sup>2</sup>
- Minimum Lot Area – 6,805 m<sup>2</sup> (no further amendment is required to this by-law should the minimum lot area be reduced due to conveyance of lands for a public right-of-way or other land dedication required by a public authority)
- Maximum Combined Gross Floor Area of all retail/commercial uses – 30% of the ground floor area
- Maximum Gross Floor Area of each Retail/Commercial Unit – 250m<sup>2</sup>
- Maximum Ground Floor Area of a Residential Dwelling – 1,500m<sup>2</sup>

- f) Adding Schedule "E-1573" to Exception Paragraphs 9(143) attached hereto as Schedule "2".
- g) Deleting Key Map 2B and substituting therefor the Key Map 2B attached hereto as Schedule "3".

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

**SUMMARY TO BY-LAW 008 - 2016**

NOTE: This summary does not form part of By-law 008-2016

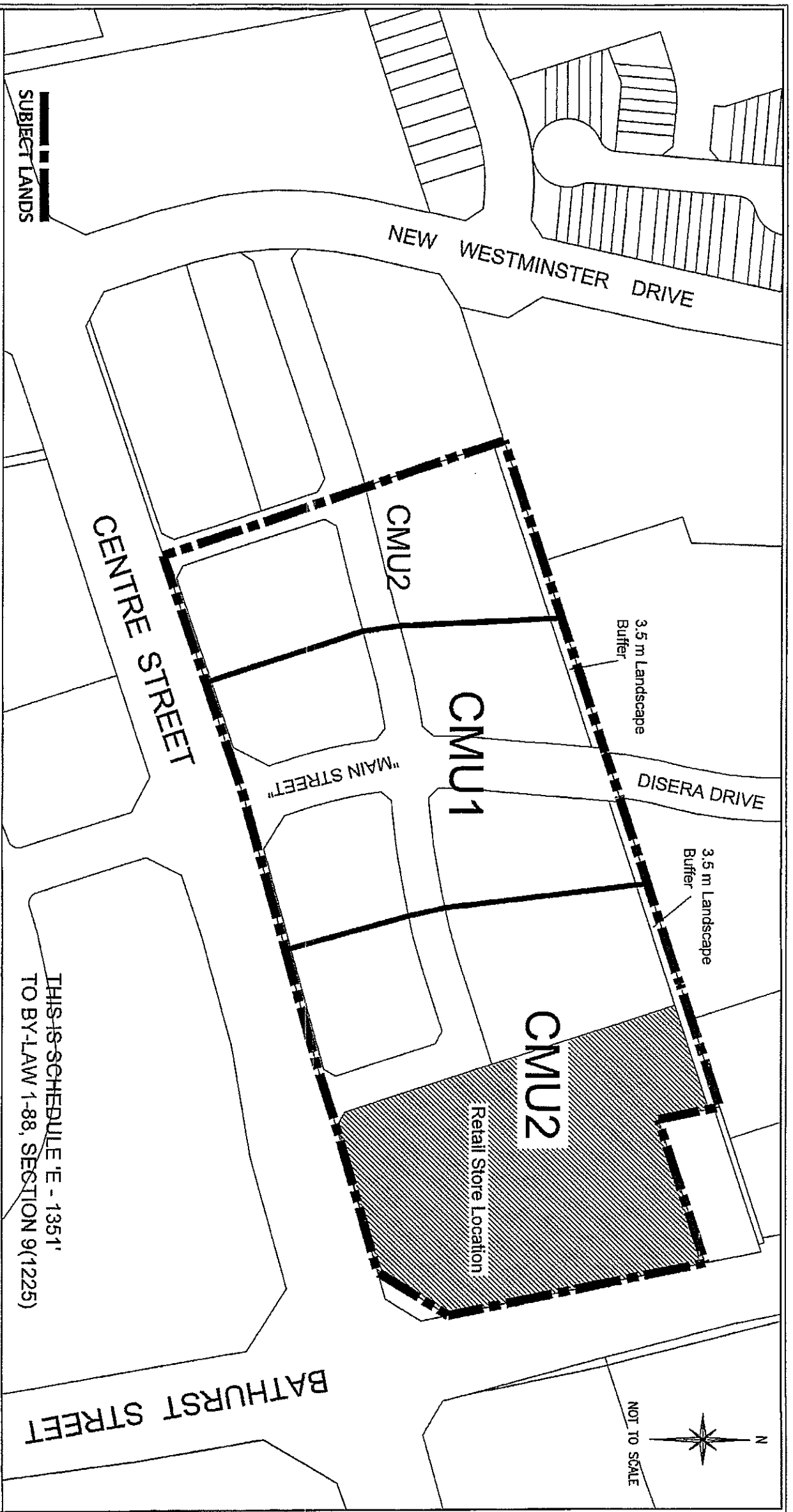
The lands subject to this By-law are located on the east side of New Westminster Drive, north of Centre Street, being Part of Lot 6, Concession 2, City of Vaughan.

The purpose of this by-law is to rezone Parcel "A" from RA5(H) High Density Residential Town Centre Zone with the Holding Symbol "(H)" to RA5 High Density Residential Town Centre Zone thereby removing the Holding Symbol "(H)" and permitting the site-specific zoning exceptions, to facilitate the development of 19 and 22-storey apartment buildings having a total maximum GFA of 39,185 m<sup>2</sup>.

The by-law will also maintain the Holding Symbol "(H)" on Parcel "B" to facilitate the development of a 6-storey apartment building with a GFA of 11,890 m<sup>2</sup>, which includes permission for a senior retirement residence. The Holding Symbol "(H)" on Parcel "B" will be maintained until such time as following:

- i) Access shall be provided along the east property line to the north/south public access easement (future road) to the satisfaction of the Development Engineering and Infrastructure Planning Department, as shown as Future Road "2" on Schedule "E-1573", attached hereto as Schedule "2";
- ii) water and sewage servicing capacity is identified and allocated; and,
- iii) a Site Development application is approved by Vaughan Council.

EXHIBIT



**SUBJECT LANDS**

FILE: Z.08.032 RELATED FILE: DA.13.014  
 LOCATION: Part of Lot 16, Concession 2

APPLICANT: BLUE WATER RANCH DEVELOPMENTS INC. &  
 THORNHILL RETIREMENT RESIDENCE L.P.  
 CITY OF VAUGHAN

NR/SR/Architect/Planner/AZ.208.0320

**THIS IS SCHEDULE '1'**

**TO BY-LAW 008, 2015**

**ADOPTED THE 24th DAY OF January 2015**

~~THIS IS SCHEDULE 'E' - 1351'~~  
~~TO BY-LAW 1-88, SECTION 9(1225)~~

SIGNING OFFICERS

BOARD ORDER DATE  
 JANUARY 17, 2017  
 MAYOR  
 CLERK



NEW WESTMINSTER DRIVE

PARCEL 'A'  
LOT AREA: 6,988m<sup>2</sup>  
MAX. GFA: 39,185m<sup>2</sup>

**RA5**

FUTURE ROAD 1

**RA5(H)**

PARCEL 'B'  
LOT AREA: 6,805m<sup>2</sup>  
MAX. GFA: 11,890m<sup>2</sup>

FUTURE ROAD 2

CENTRE STREET

THIS IS SCHEDULE 'E - 1573'  
TO BY-LAW 1-88,  
SECTIONS 9(1443)

  
SUBJECT LANDS

NOT TO SCALE

**THIS IS SCHEDULE '2'**  
**TO BY-LAW 008 - 2015**  
**PASSED THE 24<sup>th</sup> DAY OF January, 2015**

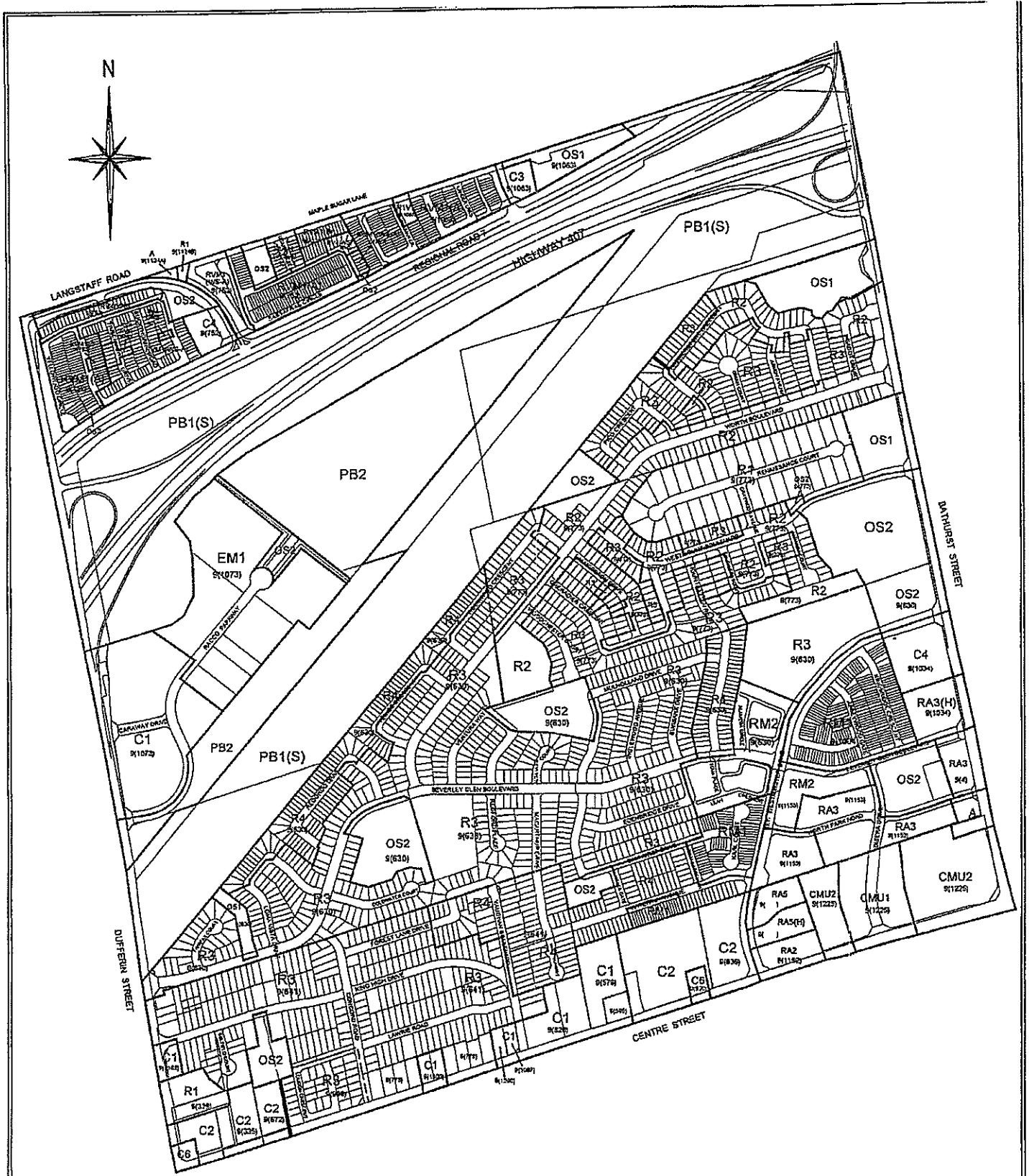
FILE: Z.08.032 RELATED FILE: DA.13.014  
LOCATION: Part of Lot 16, Concession 2  
APPLICANT: BLUE WATER RANCH DEVELOPMENTS INC. &  
THORNHILL RETIREMENT RESIDENCE L.P.  
CITY OF VAUGHAN

SIGNING OFFICERS

BOARD ORDER DATE  
JANUARY 17, 2017

MAYOR

CLERK



KEY MAP 2B  
BY-LAW No. 1-88

NOT TO SCALE

**THIS IS SCHEDULE '3'**  
**TO BY-LAW 008 - 2015**  
**PASSED THE 24<sup>th</sup> DAY OF January, 2015**

FILE: Z.08.032 RELATED FILE: DA.13.014  
 LOCATION: Part of Lot 16, Concession 2  
 APPLICANT: BLUE WATER RANCH DEVELOPMENTS INC. &  
 THORNHILL RETIREMENT RESIDENCE L.P.  
 CITY OF VAUGHAN

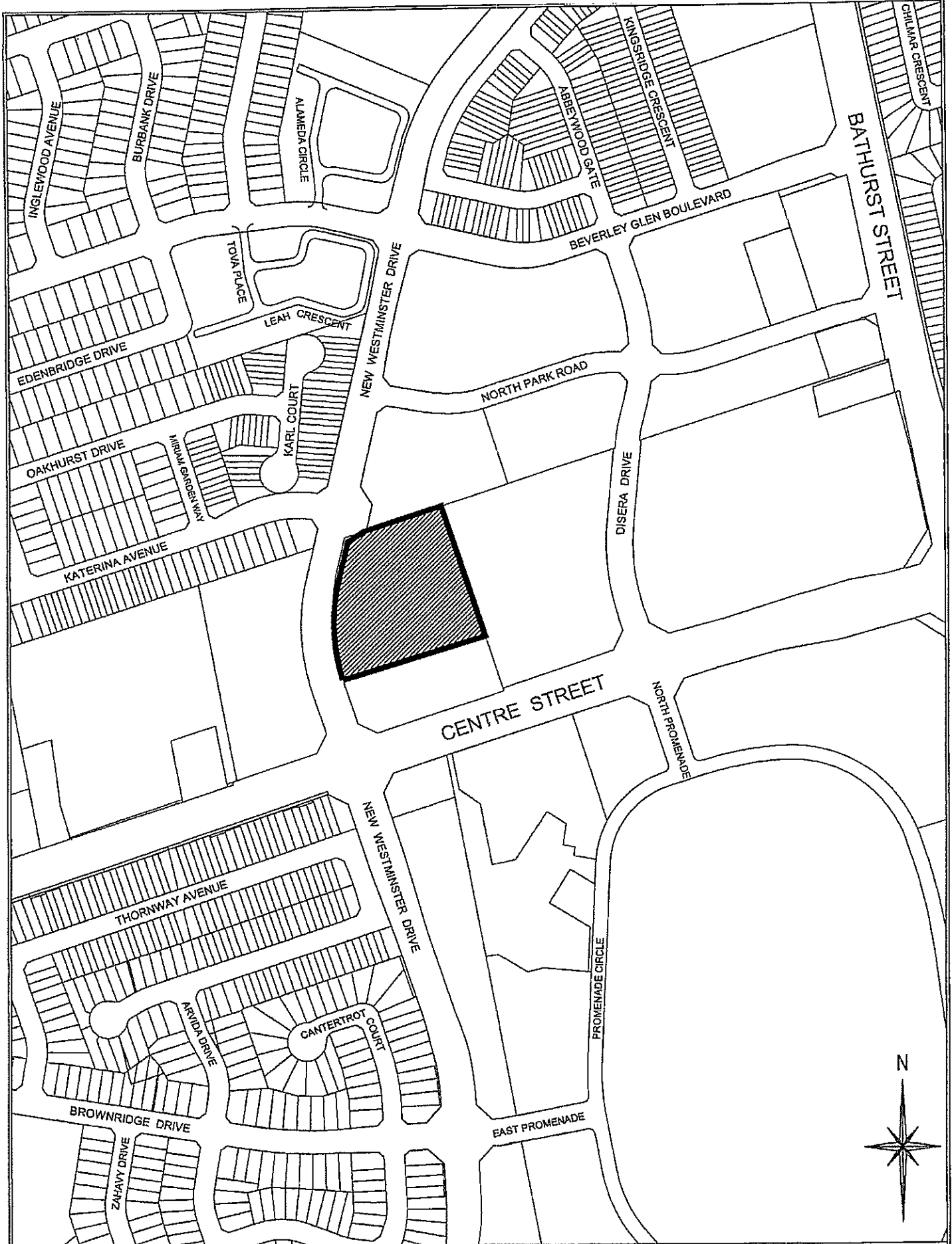
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SIGNING OFFICERS

BOARD ORDER DATE  
 JANUARY 17, 2017

MAYOR  
 CLERK





NOT TO SCALE

# LOCATION MAP TO BY-LAW 008 - 20157

FILE: Z.08.032    RELATED FILE: DA.13.014  
 LOCATION: Part of Lot 16, Concession 2  
 APPLICANT: BLUE WATER RANCH DEVELOPMENTS INC. &  
 THORNHILL RETIREMENT RESIDENCE L.P.  
 CITY OF VAUGHAN

  
 SUBJECT LANDS

SCHEDULE "1"

**Ontario Municipal Board**  
Commission des affaires municipales  
de l'Ontario



**ISSUE DATE:** January 17, 2017

**CASE NO.:**

PL131327

**PROCEEDINGS COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

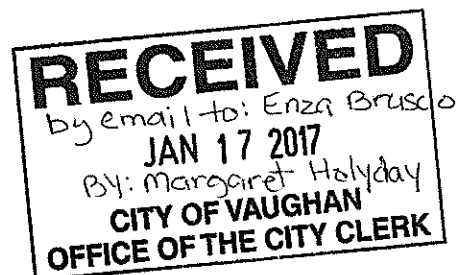
|                               |   |
|-------------------------------|---|
| Applicant and Appellant:      | Blue Water Ranch Developments Inc.  |
| Subject:                      | Application to amend Zoning By-law No. 1-88 – Refusal or neglect of City of Vaughan to make a decision  |
| Existing Zoning:              | RA5(H) High Density Residential – Town Centre Zone  |
| Proposed Zoning:              | RA5(North) and RA5(South)   |
| Purpose:                      | To permit a 22 storey residential building with a 5.65 FSI in the northern portion of the property and to permit a 6 storey residential building with a 1.7 FSI in the southern portion of the property |
| Property Address/Description: | 784 Centre Street   |
| Municipality:                 | City of Vaughan   |
| Municipal File No.:           | Z.08.032  |
| OMB Case No.:                 | PL131327  |
| OMB File No.:                 | PL131327  |
| OMB Case Name:                | Blue Water Ranch Developments Inc. v. Vaughan (City)  |

**PROCEEDING COMMENCED UNDER** subsection 41(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

|                               |                                    |
|-------------------------------|------------------------------------|
| Referred by:                  | Blue Water Ranch Developments Inc. |
| Subject:                      | Site Plan                          |
| Property Address/Description: | Part Lot 6, Concession 2           |
| Municipality:                 | City of Vaughan                    |
| OMB Case No.:                 | PL131327                           |
| OMB File No.:                 | PL140910                           |

BEFORE:

|                  |   |                               |
|------------------|---|-------------------------------|
| J. DE P. SEABORN | ) | Tuesday, the 17 <sup>th</sup> |
| VICE-CHAIR       | ) |                               |
|                  | ) | day of January, 2017          |



**THIS MATTER** having come on for a public hearing and the Board having issued its Decision on February 9, 2015, as amended by its Decision on March 6, 2015, allowing the appeal by Blue Water Ranch Developments Inc. ("Blue Water") of its Zoning By-law Amendment application and approving Blue Water's Site Plan Approval application;

**AND THE BOARD** having withheld its Order pending the following:

1. The parties resolving any technical revisions to the zoning by-law amendment and providing to the Board the zoning by-law amendment in final form;
2. The parties resolving any technical revisions to the site plan drawings and conditions and providing to the Board the drawings and conditions in final form; and
3. The parties advising the Board that the appropriate easements to allow development of the future new road have been secured;

**AND THE BOARD** having been provided with a final form of zoning by-law amendment submitted on consent of the parties at a status hearing on April 14, 2016 and marked as Exhibit 2 (April 14, 2016) and having been advised by the parties that the appropriate easement to allow development the future new road has been secured;

**THE BOARD ORDERS** that Blue Water's appeal of its application for a Zoning By-law Amendment to City of Vaughan Zoning By-law No. 1-88 is allowed, and that the Zoning By-law Amendment submitted as Exhibit 2 (April 14, 2016) is approved. The Zoning By-law Amendment is attached as Schedule "A" to this Order. The Clerk of the City of Vaughan shall assign a by-law number to the Zoning By-law Amendment for record-keeping purposes.

The Board member remains seized of Blue Water's Site Plan Approval application.



SECRETARY

If there is an attachment referred to in this document,  
please visit [www.elto.gov.on.ca](http://www.elto.gov.on.ca) to view the attachment in PDF format.

**Ontario Municipal Board**

A constituent tribunal of Environment and Land Tribunals Ontario  
Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248