

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 014-2017

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;

AND 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 not in conformity;

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) Deleting Schedules “E-1044” and “E-1044A” and substituting therefor the Schedules “E-1044” and “E-1044A” attached hereto as Schedules “2” and “3”, respectively, thereby removing the Holding Symbol “(H)” on a portion of the lands shown as “Subject Lands” on Schedule “1”, and effectively zoning the south portion of the subject lands C10 Corporate District Zone, attached hereto as Schedule “4”.
 - b) Deleting Key Map 5B and substituting therefor the Key Map 5B attached hereto as Schedule “5”.
 - c) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1445) Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting the definition of Lot;
 - b) Subsections 3.8 respecting Parking Requirements and 3.8.1 respecting Parking Requirements for the Vaughan Metropolitan Centre;
 - c) Subsection 3.9 respecting Loading Space Requirements;
 - d) Subsection 5.1.5 respecting Commercial Zone Requirements and Schedule “A2” respecting the Zone Requirements in the C10 Corporate District Zone;

the following provisions shall apply to the lands shown as “Subject Lands”, on Schedule “E-1575”, attached hereto as Schedule “4”:

 - ai) for the purposes of this by-law, the Subject Lands are deemed to be one lot, regardless of the number of buildings constructed thereon, 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, shall be deemed to comply with the provision of Zoning By-law

1-88;

- bi) required vehicle parking shall be permitted to be provided off-site;
 - bii) access to the Subject Lands shall be permitted from the adjacent lands to the west;
 - ci) a maximum of two (2) loading spaces shall be required and shall be required to be wholly enclosed in a building;
 - di) the maximum building height shall be 50 m, exclusive of all rooftop mechanical equipment and parapets; and,
 - dii) the maximum density shall be 1.5 Floor Space Index (FSI)."
- d) Adding Schedule "E-1575", attached hereto as Schedule "4".
2. Schedules "1", "2", "3", "4", and "5" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 24th day of January, 2017.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 014-2017

The lands subject to this By-law are located on the west side of Millway Avenue and on the north side of Apple Mill Road, in Lot 6, Concession 5, City of Vaughan.

The purpose of this by-law is to lift the Holding Symbol "(H)" on a portion of the Subject Lands zoned C10 Corporate District Zone to facilitate the development of a 9-storey, mixed-use building in the Vaughan Metropolitan Centre (VMC). The site plan was approved by Vaughan Council on December 13, 2016. Therefore, the Holding Symbol "(H)" can be removed from a portion of the Subject Lands zoned C10 Corporate District Zone.

This by-law also permits the following zoning exceptions to facilitate the mixed-use building:

- a) site-specific definition of Lot;
- b) off-site parking;
- c) access to the Subject Lands from the lands to the west;
- d) a maximum building height of 50 m, exclusive of all rooftop mechanical equipment and parapets;
and,
- e) a maximum density of 1.5 FSI.

For clarity, Draft Plan of Subdivision File 19T-12V007 includes the widening and realignment of Apple Mill Road, which will affect the final south limit of the subject lands. Upon registration of the said draft plan of subdivision, the south limits will automatically adjust to coincide with the new centerline of the realigned Apple Mill Road, thereby establishing the final south zone limits and effectively zoning the entire subject lands, specifically the south portion, C10 Corporate District Zone, subject to this Exception.