

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 040-2015

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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from EM1 Prestige Employment Area Zone to EM1 Prestige Employment Area Zone, OS2 Open Space Park Zone, and to EM1(H) Prestige Employment Area Zone with addition of the Holding Symbol “(H)”, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1417) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-*1544”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36 (3) or (4) of the Planning Act:

 - i) Lands Zoned with the Holding Symbol “(H)” shall only be used for a use legally existing as of the date of enactment of By-law 040-2015;
 - ii) Removal of the Holding Symbol “(H)” from either Phase 4 or Phase 5 as shown on Schedule “E-*1544” and zoned EM1(H) Prestige Employment Area Zone with addition of the Holding Symbol “(H)”, shall be contingent on following:
 - a) the submission of a Traffic Impact Study/Parking Impact Study for Phases 4 and/or 5 as shown on Schedule “E-1544” to the satisfaction of the City of Vaughan, York Region and the City of Toronto;
 - b) the temporary parking lot permitted on the lands zoned OS2 Open Space Park Zone as shown on Schedule “E-*1544” shall cease to exist; and,
 - c) The approval of a Site Development Application by Vaughan Council for the building elevations.
 - B. Notwithstanding the provisions of:
 - a) Subsections 6.1.1 and 6.2.1 respecting Uses Permitted in the EM1

Prestige Employment Area Zone;

- b) Subsection 7.3 respecting Uses Permitted in the OS2 Open Space Park Zone;
- c) Subsection 3.8 respecting Parking Requirements;
- d) Subsection 6.1.6 a) and b) respecting Landscaping Requirements;
- e) Subsection 6.1.2 and Schedule "A" respecting Employment Area Zone Requirements and Maximum Building Height and Minimum Yard Requirements;
- f) Subsection 2.0 respecting Definitions, specifically the definitions of a Lot and an Office Building;
- g) Subsection 3.17 respecting Portions of Buildings Below Grade;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1544":

- ai) Business and Professional Offices, including a regulated Health Professional, shall be permitted;
- aii) a Day Nursery shall not be permitted;
- bi) a temporary parking lot, that means an area of land used as the interim parking area of vehicles servicing short term parking needs for Phases 2 and 3, may be permitted, subject to the lands being dedicated to the City of Vaughan and an Agreement being executed with the City of Vaughan for the use of the lands for a temporary parking lot;
- ci) parking for Phases 2 and 3 shall be provided at a rate of 2.5 parking spaces per 100 m² of Gross Floor Area to serve all permitted uses in each Phase;
- di) the minimum width of the landscape strip abutting Keele Street shall be a minimum of 8 m and may be reduced to a minimum of 1 m abutting a sight triangle for Phase 5;
- dii) the minimum width of the landscape strip abutting a sight triangle in Phase 4 shall be 0 m;
- ei) the maximum building height for Phases 2, 3 and 4 shall be 38 m (8 storeys) and 46 m to the top of the roof-top mechanical room;
- eii) the maximum building height for Phase 5 shall be 29.5 m (6 storeys) and 36 m to the top of the roof-top mechanical room;
- eiii) the minimum setback to a building in Phase 3 from Street "G" shall be 10 m;
- eiv) the minimum setback to a building in Phase 4 from Street "G" shall be 11.5 m;

- ev) the minimum setback to a building in Phase 4 from Street "X" shall be 4.2 m;
- evi) the minimum setback to a building in Phase 5 from Street "X" shall be 3 m;
- evii) the minimum setback to a building from a sight triangle shall be:
 - Phase 3 - 6 m
 - Phase 4 - 0 m
 - Phase 5 - 1 m
- fi) Lot: For the purposes of zoning conformity the lands shown as "Subject Lands" on Schedule "E-*1544" shall be deemed to be one lot regardless of the number of buildings or structures erected and regardless of any conveyances, consents, subdivisions, easements, or condominiums, or other permissions granted after the approval of this By-law, shall be deemed to comply with the provisions of this By-law;
- fii) The Maximum Gross Floor Area (GFA) devoted to Commercial Uses on the ground floor of an Office Building shall not exceed 23% of the total GFA for the Office Building located in Phase 1 (including the expansion of the building in Phase 5);
- gi) the minimum setback for portions of the building below grade (Exhaust Shaft Fronting Keele Street in Phase 5) shall be 0 m."
- b) Adding Schedule "E-1544" attached hereto as Schedule "1".
- c) Deleting Key Map 4A and substituting therefor the Key Map 4A attached hereto as Schedule "2".

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

Enacted by City of Vaughan Council this 17th day of February, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 040-2015

The lands subject to this By-law are located at the northwest quadrant of Steeles Avenue West and Keele Street, in Lot 1, Concession 4, City of Vaughan.

The purpose of this By-law is to rezone a portion of the subject lands for a proposed neighbourhood park from EM1 Prestige Employment Area Zone to OS2 Open Space Park Zone; place a Holding Symbol "(H)" on portions of the subject lands with specific conditions for the removal of the Holding Symbol "(H)"; permit site-specific zoning exceptions in the EM1 Prestige Employment Zone; permit a Regulated Health Professional Office as an additional permitted use in the EM1 Prestige Employment Area Zone; prohibit a Day Nursery use on the subject lands; and, permit surface parking on the proposed neighbourhood park location on a temporary basis, subject to the Owner entering into an Agreement with the City.

This Zoning By-law will facilitate the phased development of the subject lands with 5 office buildings having a total gross floor area of 90,419 m² and a 5,349 m² neighbourhood park block. The development will consist of two, 8-storey office buildings fronting onto Steeles Avenue (Phases 2 and 3), 8 and 6-storey office buildings (Phases 4 and 5) fronting onto the future east-west road (Street "X"), and a future one-storey 1,263 m² expansion (Phase 5) to the existing 4-storey office building located at the northwest corner of Steeles Avenue West and Keele Street.