

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 210-2024**

**A By-law to amend City of Vaughan By-law 1-88, 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 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 "C9 Corporate Centre Zone", and "C10 Corporate District Zone", both subject to site-specific Exception 9(957) to "C9(H) Corporate Centre Zone with a Holding Symbol", subject to Exception 9(1583), in the manner shown in said Schedule "1".
  - b) Adding the following Paragraph to Section 9.0 "Exceptions":

"(1583) A. The following provisions shall apply to all lands zoned with the Holding Symbol "(H)" as shown on Schedule "E-1767" herein, until the Holding Symbol "(H)" is removed pursuant to Subsection 36 (1) or (3) of the *Planning Act*:

    - a) Removal of the Holding Symbol "(H)" from the Subject

Lands or a portion or phase thereof shall be contingent on the following:

- 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 Subject Lands as shown on Schedule "E-1767", the Owner shall register the Subdivision File 19T-23V001.

B. Notwithstanding the provisions of:

- a) Section 2.0 respecting Definitions;
- b) Section 3.8.1 respecting Parking Requirements for the Vaughan Metropolitan Centre;
- c) Section 3.9 respecting Loading Space Requirements;
- d) Section 3.13 respecting Minimum Landscape Area;
- e) Section 3.14 respecting Permitted Yard Encroachments and Restrictions;
- f) Section 3.17 respecting Portions of Building Below Grade;
- g) Section 3.26 respecting Mezzanines;
- h) Section 5.1.1 respecting Landscaping Area;
- i) Section 5.1.6 respecting Outdoor Patios;
- j) Section 5.10 respecting Permitted Uses in the C9 Corporate Centre Zone; and
- k) Schedule A2 respecting Zone Standards for C9 Zones;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1767":

- ai) LOT – 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 condominium, consent, conveyance of private or public roads, strata title agreement, or other permissions and easements or registrations that are granted, shall be deemed to comply with the provisions of By-law 1-88.

- a ii) **PARKING SPACE** – Means a rectangular area measuring at least 2.6 m by 5.7 m, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway.
- a iii) **STOREY** – For the purposes of this By-law, the Mezzanine level shall not be considered a storey.
- a iv) **TOWER** – Means the portion of a building that is located above the podium and every individual storey of which encompasses a smaller gross floor area than the individual storeys of the podium.
- a v) **LANDSCAPING OR LANDSCAPED AREA** – Means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements. Landscaping may include paths, patios, walkways, decorative stonework or other architectural elements designed to enhance the visual amenity of a property but does not include open storage display area, parking or loading area, or areas covered by driveways and may also include areas for short-term bicycle parking.
- a vi) **RESTAURANT WITH ACCESSORY BREW MANUFACTURING** – Means premises used for the processing, packaging and/or storage of food, beverages or other goods or articles in limited quantities and intended for retail sale or wholesale, and where the establishment includes an accessory restaurant or retail

store through which such goods are sold or served to the public directly on the premises.

- avii) MINIMUM TOWER SEPARATION – Means minimum required distance between the exterior faces of two or more towers, located on the same lot, but shall not include projection or balcony.
- aviii) TOWER FLOOR PLATE – Means the gross floor area of any storey within a tower.
- bi) The Minimum Accessible Parking Space Dimensions shall be as follows:
  - i. Type A: 3.4m x 5.7m
  - ii. Type B: 2.4m x 5.7m
  - iii. Accessible Aisle: 1.5m x 5.7m
- ci) Minimum Loading Spaces shall be as follows:
  - i. Phase 1 (Building A1):
    - a. Type B: 1 space
    - b. Type C: 1 space
    - c. Type D: 1 space
  - ii. Phase 2 (Buildings A2 + B):
    - a. Type C: 2 spaces
    - b. Type D: 1 space
- cii) Minimum Loading Space Dimensions:
  - i. Type B: 3.5 m(width) x 11 m (length) x 4 m (height)
  - ii. Type C: 3.5 m (width) x 6 m (length) x 3 m (height)
  - iii. Type D: 4 m (width) x 13 m (length) x 7.5 m (height)
- di) The Minimum Landscaped Area requirements shall not apply.
- ei) The following additional maximum encroachments shall

be permitted within a required yard or landscaping area:

- i. Art and landscape features, bicycle racks, exhaust ventilation shafts (for the purposes of ventilating the parking garage only and shall not exceed 150 mm above grade or shall be flush with grade or embedded as part of planters), uncovered porches, and stairs may encroach a maximum of 1.0 m into any required yard.
  - ii. Awnings and canopies may encroach a maximum of 1.8 m into any required yard, provided all projections remain 1.0 m from the lot line.
  - iii. Outdoor patios: 1.6 m, provided all projections are setback 1.0 m from all lot lines.
- fi) The minimum setbacks from the front lot line and the exterior side lot line to the nearest part of a building below finished grade shall be 0.0 m.
  - gi) Notwithstanding Section 3.26, Mezzanines shall be permitted in mixed-used buildings and commercial buildings in accordance with the Ontario Building Code.
  - hi) Landscaping Area requirements shall not apply.
  - ii) Section 5.1.6 a), b), e), h), and i) shall not apply for Outdoor Patios.
  - ji) The following additional uses shall be permitted in the C9 Zone:
    - a) Restaurant with Accessory Brew Manufacturing
    - b) Day nursery
    - c) Arts Studio
    - d) Convenience Retail
    - e) Arcade

The following lot and building requirements shall apply to the

subject lands:

- ki) Minimum Front Yard (Commerce Street) shall be 2.0 m.
- kii) Minimum Rear Yard (Street 'E') shall be 2.0 m.
- kiii) Minimum Exterior Side Yard shall be 2.0 m.
- kiv) Maximum Building Height shall be 185 m (55 storeys).
- kv) Maximum residential density as it relates to the minimum floor residential density in Schedule A2 shall not apply. For the purpose of clarity, Floor Space Index ('FSI') shall be calculated based on the ratio of total gross floor area ('GFA') to area of the lot. The area of the lot shall include all road widenings, reserves, and future streets. Overall FSI shall be 9.31 times the area of the lot. For the purpose of calculating FSI, the lot area shall be 12,187.8 m<sup>2</sup>.
- kvi) The build-to-zone requirements shall be 2.0 m – 5.50 m.
- kvii) A minimum of 30% of the length of the street line shall have buildings within the build-to-zone.
- kviii) The maximum Tower Floor Plate shall be as follows:
  - i. Tower A1: 850 m<sup>2</sup>
  - ii. Tower A2: 895 m<sup>2</sup> (for any building up to 18 storeys); or 850 m<sup>2</sup> (for any building exceeding 18 storeys)
  - iii. Tower B: 850 m<sup>2</sup>
- kix) The minimum Tower Separation Distance shall be as follows:
  - i. between Towers A1 and A2: 30 m
  - ii. between Towers A1 and B: 80 m
  - iii. between Towers A2 and B: 40 m
- kx) Minimum Amenity Area shall be 1.5 m<sup>2</sup> per dwelling unit indoor amenity area and an additional 1.5 m<sup>2</sup> per dwelling unit outdoor amenity area.

- kxi) Maximum Gross Floor Area of all buildings above grade on the subject lands shall not exceed 113,500 m<sup>2</sup> for all uses, with maximum residential gross floor area of 110,500 m<sup>2</sup> and a minimum non-residential gross floor area of 3,000 m<sup>2</sup>.
- kxii) Maximum number of dwelling units shall be 1,560.
- c) Adding Schedule "E-1767" attached hereto as Schedule "1".
- d) Deleting Key Map 5A and substituting therefor Key Map 5A attached hereto as Schedule "2", thereby deleting Exception 9(957) off the Subject Lands and adding Exception 9(1583) on the Subject Lands.
- e) Deleting Schedule E-1042 and substituting therefore the Schedule E-1042 attached hereto as Schedule "3", thereby removing the Subject Lands from Schedule E-1042.
- f) Deleting Schedule E-1042A and substituting therefore the Schedule E-1042A attached hereto as Schedule "4", thereby removing the Subject Lands from Schedule E-1042A.

2. Schedules "1", "2", "3" and "4" shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 19<sup>th</sup> day of November, 2024.

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Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 6 of Report No. 37 of the Committee of the Whole.  
Report adopted by Vaughan City Council on November 19, 2024.  
City Council voted in favour of this by-law on November 19, 2024.  
Approved by Mayoral Decision MDC 015-2024 dated November 19, 2024.  
**Effective Date of By-Law: November 19, 2024**

FUTURE CELEBRATION AVENUE



FUTURE STREET 'E'

COMMERCE STREET

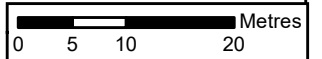
C9(H)

THIS IS SCHEDULE 'E-1767'  
TO BY-LAW 1-88  
SECTION 9(1583)

FUTURE STREET



Subject Lands



**File:** Z.22.019  
**Related File:** OP.22.010  
**Location:** Part of Lot 5, Concession 5  
**Applicant:** 2748355 Canada Inc.  
**City of Vaughan**

This is Schedule '1'  
To By-Law 210-2024  
Passed the 19th Day of November, 2024

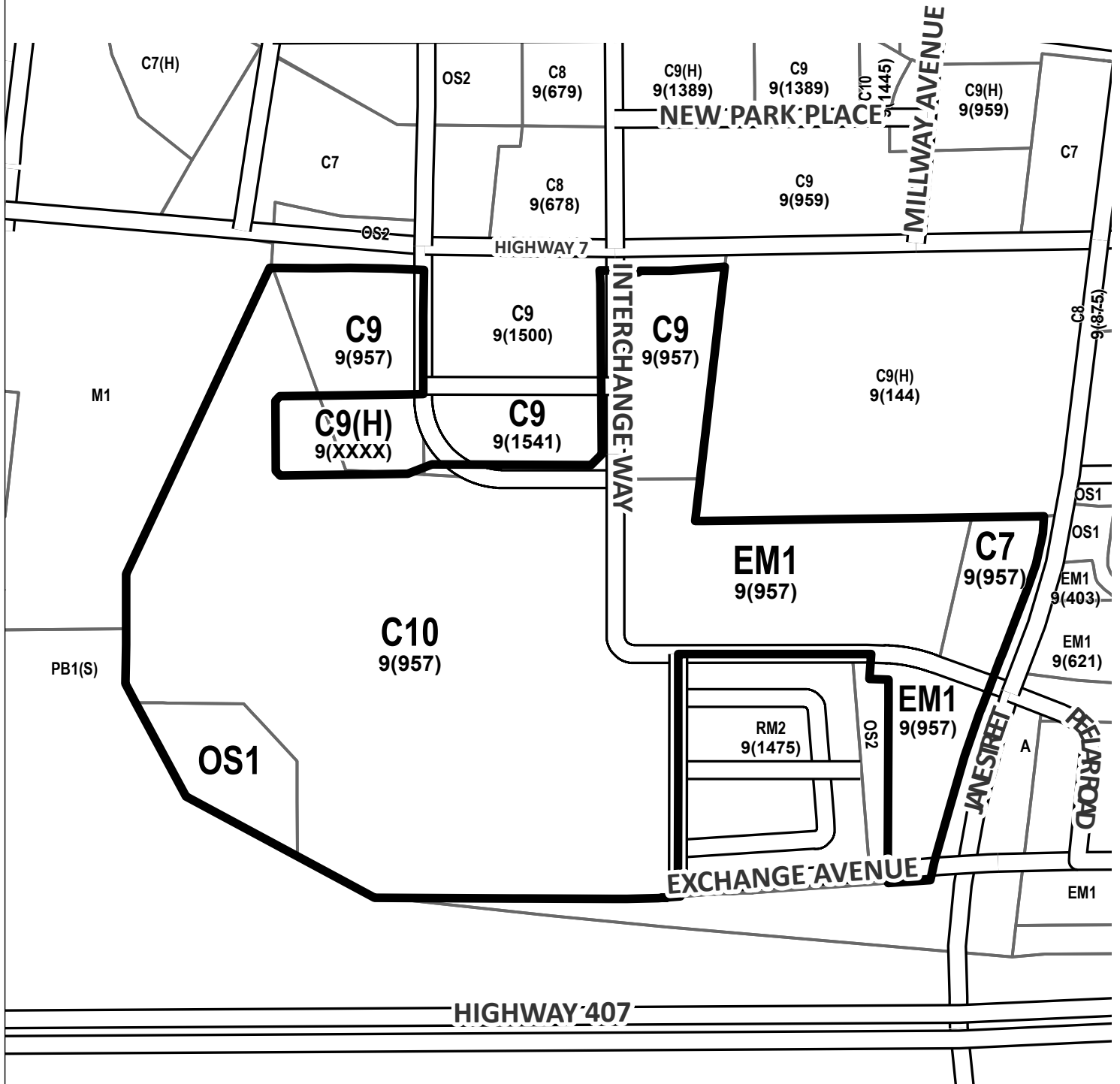
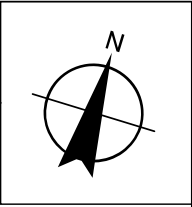
Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk







THIS IS SCHEDULE 'E-1042'  
TO BY-LAW 1-88  
SECTION 9(957)



Subject Lands

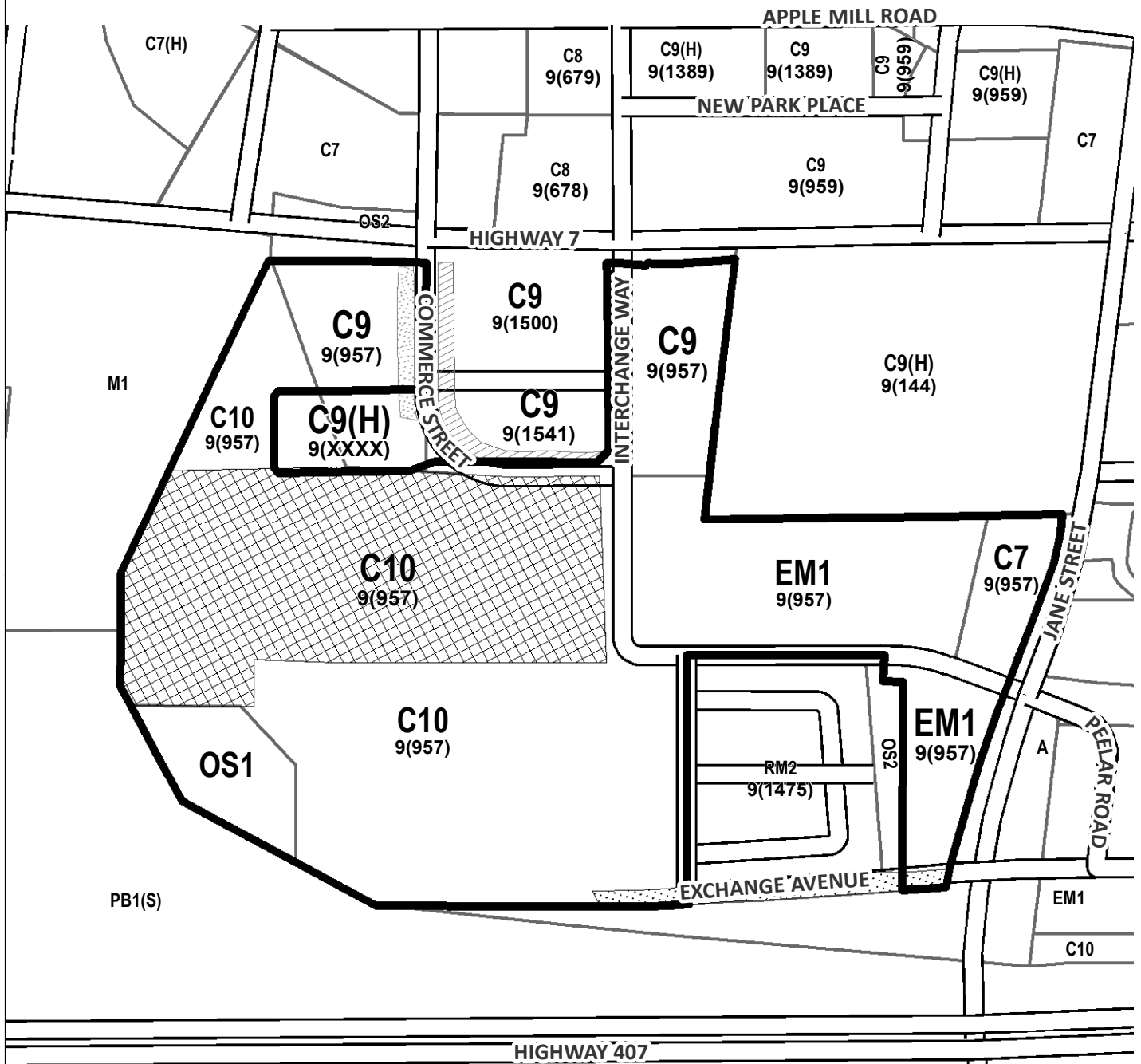
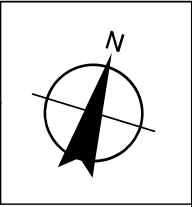
This is Schedule '3'  
To By-Law 210-2024  
Passed the 19th Day of November, 2024

**File:** Z.22.019  
**Related File:** OP.22.010  
**Location:** Part of Lot 5, Concession 5  
**Applicant:** 2748355 Inc.  
**City of Vaughan**

Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



THIS IS SCHEDULE 'E-1042A'  
 TO BY-LAW 1-88  
 SECTION 9(957)

	Subject Lands
	Build to Zone Exemption Area*
	Part 1 Landscape Strip*
	Part 2 Landscape Strip*
	5.7 wide landscape strip*

\*May not be to scale

This is Schedule '4'  
 To By-Law 210-2024  
 Passed the 19th Day of November, 2024

**File:** Z.22.019  
**Related File:** OP.22.010  
**Location:** Part of Lot 5, Concession 5  
**Applicant:** 2748355 Canada Inc.  
**City of Vaughan**

Signing Officers

\_\_\_\_\_  
 Mayor  
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 Clerk

## **SUMMARY TO BY-LAW 210-2024**

The lands subject to this By-law are located northwest of Commerce Street and Interchange Way, being Part of Lot 5, Concession 5, designated as Part 1 on Plan 65R-40816, City of Vaughan.

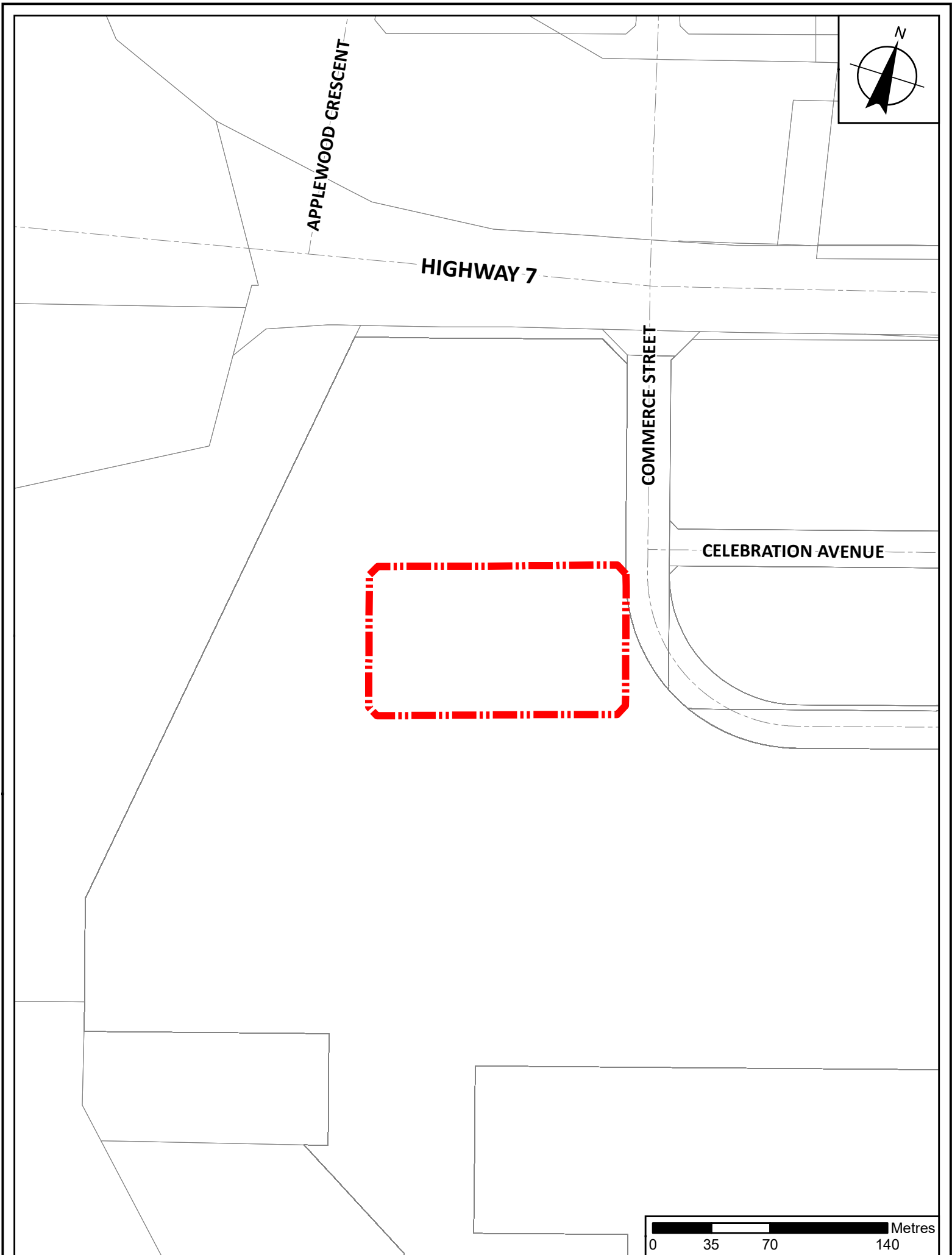
The purpose of this by-law is to rezone the Subject Lands from “C9 Corporate Centre Zone” and “C10 Corporate District Zone” both subject to site-specific Exception 9(957) to “C9(H) Corporate Centre Zone with a Holding Symbol”, subject to Exception 9(1583), and to create a new site-specific exception and schedules that include the following provisions and development standards to facilitate the development of Site Development File DA.22.031:

- a) Site-specific definitions for “lot”, “parking space”, “storey”, “tower”, “landscaping or landscaped area”, “accessory brew manufacturing”, and minimum tower separation distance”.
- b) Reduction in loading requirements
- c) Removal of minimum landscaped area requirements
- d) Allow additional yard encroachments and restrictions
- e) Reduction in building setbacks and tower separation distances
- f) Modification of density requirements
- g) Allow additional uses beyond the “C9 Corporate Centre Zone”
- h) Permit site-specific exceptions from Section 5.1.6 a), b), e), h) and i) for “Outdoor Patios”
- i) Establish maximum building height
- j) Establish minimum amenity area
- k) Establish maximum gross floor area requirements

This By-law includes a Holding Symbol “(H)” on the Subject Lands. 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 assigning capacity to the Subject Lands.
- b) Draft Plan of Subdivision File 19T-23V001 is registered.

This By-law shall not come into force until Official Plan Amendment 125 (OPA 125) is in full force and effect (File OP.22.010).



## Location Map To By-Law 210-2024

**File:** Z.22.019

**Related File:** OP.22.010

**Location:** Part of Lot 5, Concession 5

**Applicant:** 2748355 Canada Inc.

**City of Vaughan**



Subject Lands