

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 212-2024

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-S(5-30)-D(2.5-5.0)-637 Vaughan Metropolitan Centre Station Zone”, subject to Exception 14.637 and “V1-S(6-35)-D(3.5-6.0)-637 Vaughan Metropolitan Centre Station Zone”, subject to Exception 14.637 to “V1(H)-S(5-30)-D(2.5-5.0)-1191 Vaughan Metropolitan Centre Station Zone” with a Holding “(H)” Symbol and “V1(H)-S(5-35)-D(3.5-6.0)-1191 Vaughan Metropolitan Centre Station Zone” with a Holding “(H)” Symbol, in the manner shown on Schedule “1”;
 - b) Deleting Exception 14.637 in its entirety from the Subject Lands.
 - c) Deleting Map 51 in Schedule A and substituting therefore Map 51 attached hereto as Schedule “2”.

- d) Adding a new Part 14 Exception Zone on the Subject Lands with a new Subsection, being Subsection 14.1191, as follows:

Exception Number 14.1191	Municipal Address: 3200 Highway 7
Applicable Parent Zone: V1	
Schedule A Reference: 51	
By-law 212-2024	
14.1191.1 Permitted Uses	
<p>1. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1765”, 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. The Holding Symbol “(H)” shall apply only to Buildings containing Residential Dwelling Units (Buildings R1, R2, R3 and R4) on the Subject Lands, and is permitted to be lifted in phases. b. Removal of the Holding Symbol “(H)” from the Subject Lands or any portion 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. 	
14.1191.2 Lot and Building Requirements	
<p>1. The following provisions shall apply to the “Subject Lands” as shown on Figure “E-1765”:</p> <ul style="list-style-type: none"> a. The minimum front yard setback (Edgeley Boulevard) shall be 2.0 m; b. The minimum exterior side yard setback (New Park Place and Highway 7) shall be 2.0 m; c. The required build-to-zone shall not apply; d. The minimum building setback from southwest sight triangle (intersection of Edgeley Boulevard and Highway 7) shall be 2.0 m at grade, and 1.0 m above a building height of 6.0 m; e. The minimum building setback from northwest sight triangle (intersection of Edgeley Boulevard and New Park Place) shall be 3.0 m at grade and 1.0 m above a building height of 6.0 m; f. The minimum street wall height shall be 6.0 m; g. The minimum podium height shall be 1-storey; h. Minimum tower step-backs shall not apply; i. The minimum office tower setback from a rear lot line shall be 1.0 m; j. Active use frontage requirements of Schedule B-1 and Section 4.2 shall not apply; 	

- k. The minimum landscape strip requirements shall be:
- i. 2.0m along New Park Place, Edgeley Boulevard and Highway 7; and,
 - ii. 3.0 m at the northwest sight triangle.
- l. Notwithstanding Provision 4.3.2 and 4.3.3, the minimum required amenity area shall be 1.0 m² per dwelling unit of indoor and / or outdoor amenity area;
- m. Notwithstanding Provision 4.13 and Table 4-1, all structures or features are permitted to encroach into any required yard by 1.0 m;
- n. Notwithstanding Provision 4.20, a rooftop mechanical penthouse shall be permitted to exceed the maximum height to a maximum of 10.0 m;
- o. Notwithstanding Provision 4.27.2, the minimum setback for a below grade parking structure and associated air ventilation shafts or an access staircase shall be 0.0 m.
- p. Notwithstanding Table 10-3: Lot and Building Requirements for the Vaughan Metropolitan Centre Zones, minimum tower separation for residential towers shall be as follows:
- i. Minimum 21.0 m between Residential Buildings R1 and R2, provided the facing walls do not exceed 10-storeys for one of the buildings;
 - ii. Minimum 20.0 m between Residential Buildings R3 and R4, provided the facing walls do not exceed 10-storeys; and,
 - iii. Minimum 15.0 m between the northeast corner of Residential Building R3 and Office Building O1, provided the east portion of Residential Building R3 does not exceed 6-storeys;
- q. Notwithstanding Table 10-3: Lot and Building Requirements for the VMC Zones, permitted maximum residential tower floorplates shall be as follows:
- i. Building R1
 - Below Storey 11: 1,650m²
 - Storeys 11 to 14: 1,400m²
 - Storeys 15 to 17: 950m²
 - ii. Building R2
 - Below Storey 11: 1,650m²
 - Storeys 11 to 12: 950m²
 - iii. Building R3
 - Below 8 Storeys: 1,900m²
 - iv. Building R4
 - Below Storey 11: 1,500m²
 - Storey 11: 850m²

14.1191.3 Parking

1. The following parking requirements shall apply to the "Subject Lands", as

<p>shown on Figure E-1765:</p> <ul style="list-style-type: none"> a. The following bicycle parking requirements shall apply to Residential uses: <ul style="list-style-type: none"> i. 0.5 long-term bicycle spaces per unit; and, ii. 0.1 short-term bicycle spaces per unit. b. The following bicycle parking requirements shall apply to Office uses: <ul style="list-style-type: none"> i. 0.1 long-term bicycle spaces per 100 m² of gross floor area; and, ii. 0.1 short-term bicycle spaces per 100 m² of gross floor area. c. Commercial uses shall have no bicycle parking requirements; d. Bicycle parking spaces shall be a minimum of 1.8 m long by 0.37 m in width by 1.8 m in vertical clearance; and, e. Required loading spaces shall not be required to be within the building they service and may be consolidated into one location and shared between buildings and uses and may be located between a building and a street.
<p>14.1191.4 Other Provisions</p>
<ul style="list-style-type: none"> 1. The following definitions shall apply to the “Subject Lands”, as shown on Figure E-1765: <ul style="list-style-type: none"> a. For the purpose of this By-law, the Subject Lands are deemed to be one lot, regardless of the number of dwellings 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 registration that are granted, shall be deemed to comply with this provision of Zoning By-law 001-2021. b. For the purpose of this By-law, Building Height shall be measured from a Canadian Geodetic Datum elevation measure (202.862m above sea level) to the highest point of the building and shall exclude elevator overruns, mechanical penthouses, parapets, mechanical equipment, screen walls and architectural features. 2. For purposes of calculating density on the Subject Lands, 10,000 m² of GFA of Office space may be excluded from the calculation of density, provided that a minimum of 10,000 m² of Office space is provided on the lot.
<p>14.1191.5 Figures</p>
<p>Figure E-1765</p>

- e) Adding a new Figure E-1765 in Subsection 14.1191 attached hereto as Schedule “1”.
- f) Deleting Figures E-1044 and E-1044A in Schedule A and substituting therefore Figures E-1044 and E-1044A attached hereto as Schedules “3” and “4”,

thereby deleting Exception 14.637 off the Subject Lands and adding Exception 14.1191 on the Subject Lands.

g) Deleting reference to "Parcel B" as part of Section 14.637.1.7, hereby removing the Subject Lands, thereby removing the Subject Lands from Section 14.637.1.

h) Deleting Schedule E-1044B from the Subject Lands.

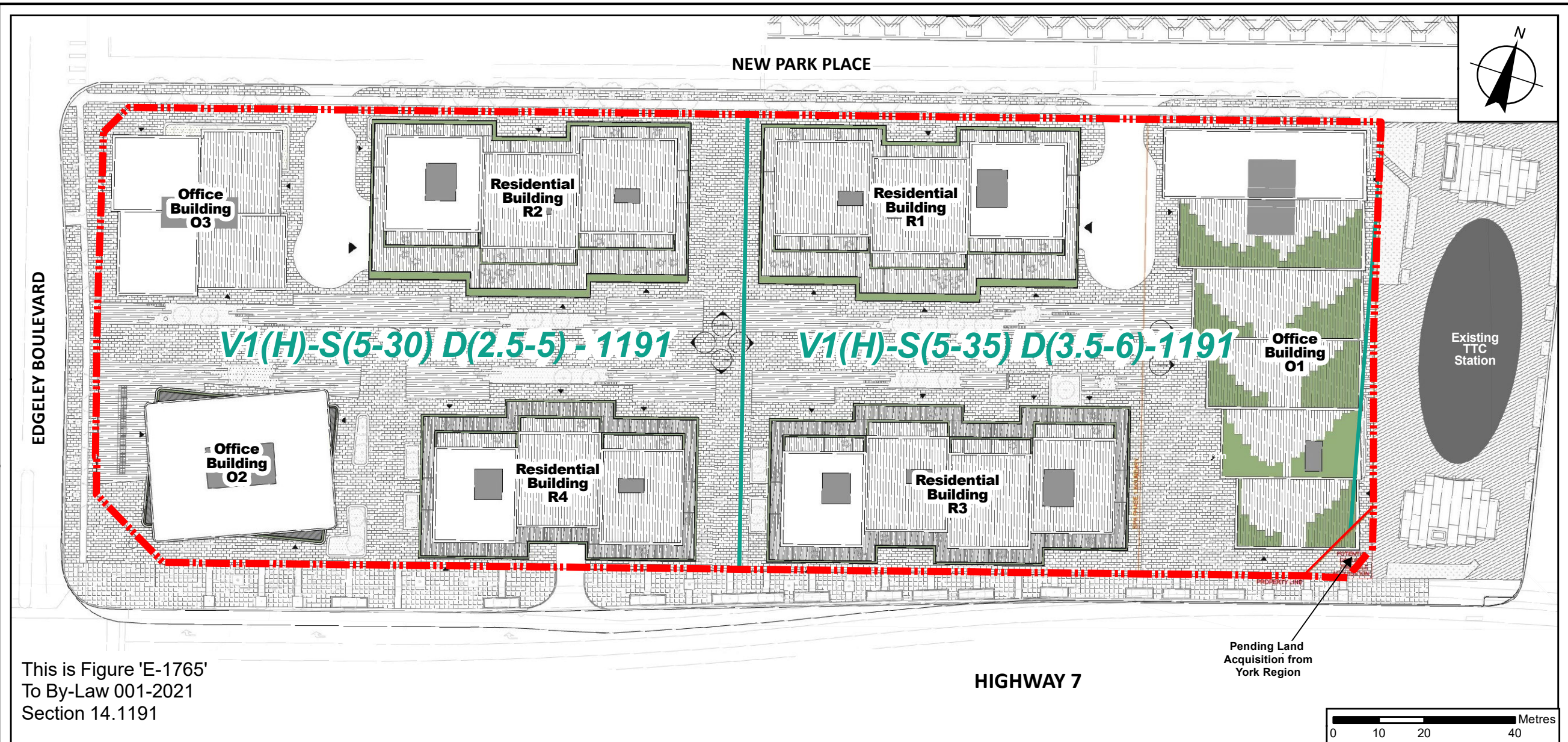
2. Schedules "1" "2" and "3" shall be and hereby form part of this By-law.

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

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 11 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



This is Figure 'E-1765'
 To By-Law 001-2021
 Section 14.1191

HIGHWAY 7

Pending Land Acquisition from York Region

File: Z.24.012
 Related File: OP.24.003
 Location: 3200 Highway 7
 Part of Lot 6, Concession 5
 Applicant: Penguin-Calloway (Vaughan) Inc.
 City of Vaughan

This is Schedule '1'
 To By-Law 212-2024
 Passed the 19th Day of November, 2024

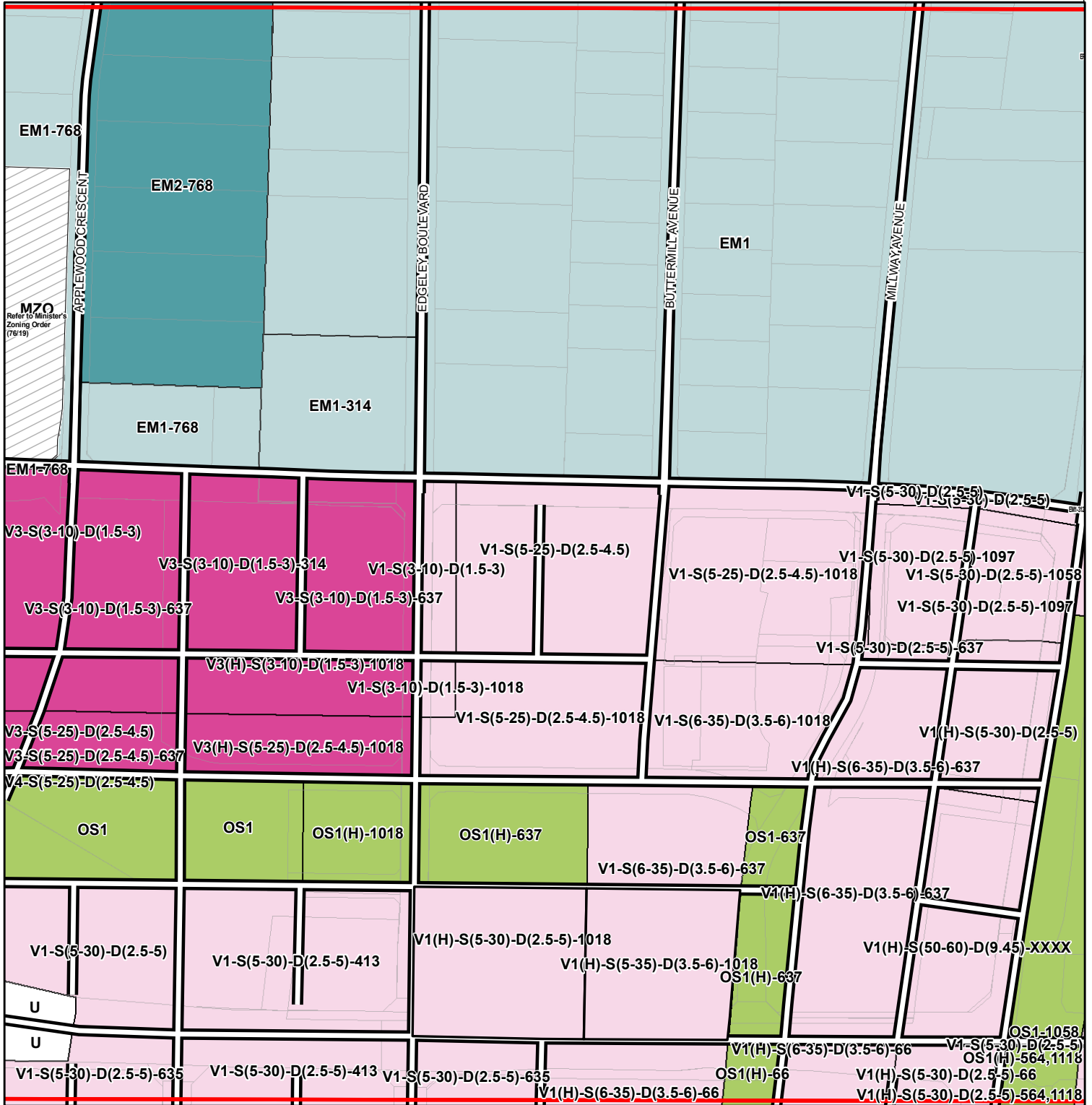
Signing Officers

 Mayor

 Clerk

Zoning By-law 001 - 2021

Schedule A | Map 51



<p>Conservation, Open Space and Agricultural Zones</p> <ul style="list-style-type: none"> A (Agriculture Zone) OS1 (Open Space Zone) OS2 (Open Space Zone) EP (Environmental Protection Zone) <p>Vaughan Metropolitan Centre Zones</p> <ul style="list-style-type: none"> V1 (VMC Station Zone) V2 (VMC South Zone) V3 (VMC Neighbourhood Zone) V4 (VMC Employment Zone) 	<p>Residential Zones</p> <ul style="list-style-type: none"> 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) <p>Commercial Zones</p> <ul style="list-style-type: none"> GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone) <p>Mixed-Use Zones</p> <ul style="list-style-type: none"> LMU (Low-Rise Mixed-Use Zone) MMU (Mid-Rise Mixed-Use Zone) 	<p>Employment Zones</p> <ul style="list-style-type: none"> EM1 (Prestige Employment Zone) EM2 (General Employment Zone) EM3 (Mineral Aggregate Operation Zone) <p>Other Zones</p> <ul style="list-style-type: none"> 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) <p><small>These Lands shall not be subject to Zoning By-law 001-2021</small></p>	<table border="1" style="margin-top: 10px;"> <tr><td>89</td><td>90</td><td>91</td><td>92</td><td>93</td></tr> <tr><td>69</td><td>70</td><td>71</td><td>72</td><td>73</td></tr> <tr><td>49</td><td>50</td><td style="border: 2px solid red;">51</td><td>52</td><td>53</td></tr> <tr><td>29</td><td>30</td><td>31</td><td>32</td><td>33</td></tr> <tr><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td></tr> </table> <p>1:5,000 November, 2024</p>	89	90	91	92	93	69	70	71	72	73	49	50	51	52	53	29	30	31	32	33	9	10	11	12	13
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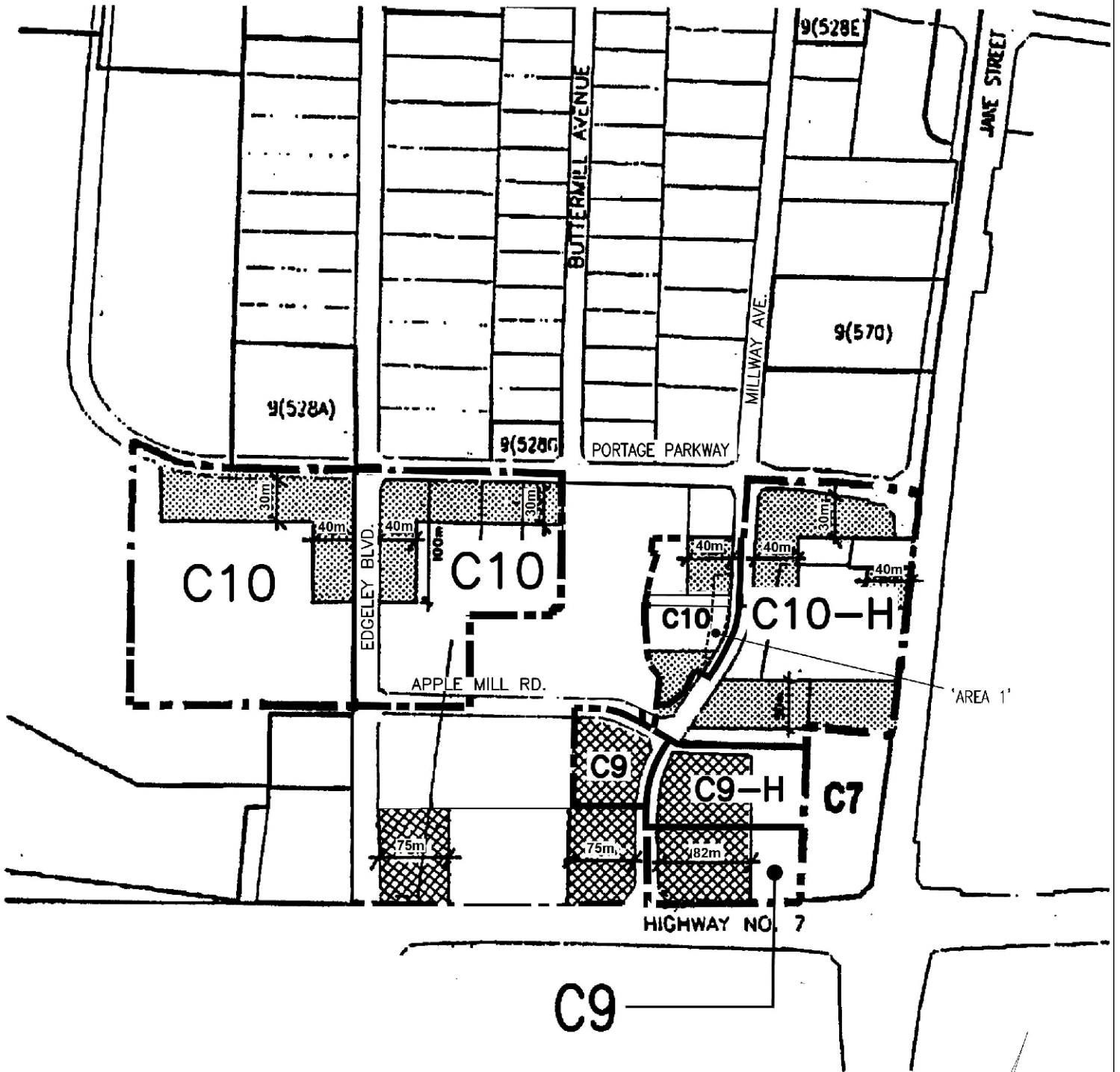
This is Schedule '2'
To By-Law 212-2024
Passed the 19th Day of November, 2024

File: Z.24.012
Related File: OP.24.003
Location: 3200 Highway 7
 Part of Lot 6, Concession 5
Applicant: Penguin-Calloway (Vaughan) Inc.
City of Vaughan

Signing Officers

Mayor

Clerk



C9 BUILD TO ZONE EXEMPTION AREA



C10 BUILD TO ZONE EXEMPTION AREA



SUBJECT LANDS

This is Figure 'E-1044'
To By-Law 001-2021
Section 14.637

Not to Scale

This is Schedule '3'
To By-Law 212-2024
Passed the 19th Day of November, 2024

File: Z.24.012

Related File: OP.24.003

Location: 3200 Highway 7

Part of Lot 6, Concession 5

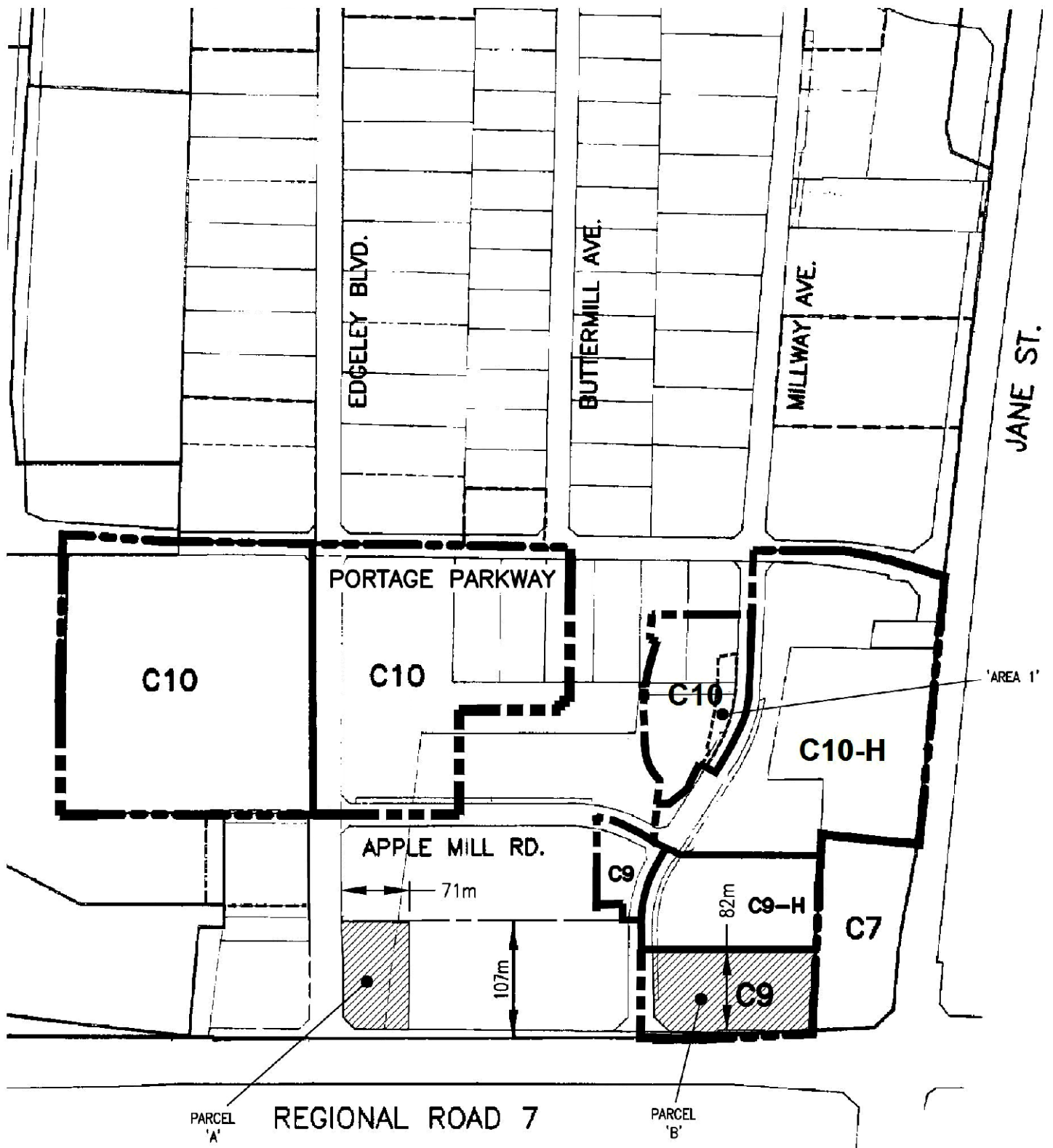
Applicant: Penguin-Calloway (Vaughan) Inc.

City of Vaughan

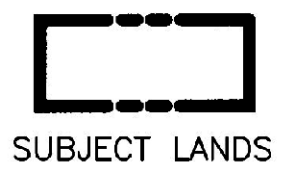
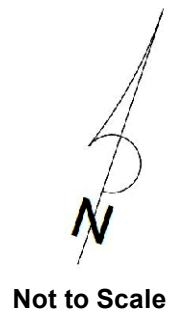
Signing Officers

Mayor

Clerk



This is Figure 'E-1044A'
 To By-Law 001-2021
 Section 14.637



This is Schedule '4'
 To By-Law 212-2024
 Passed the 19th Day of November, 2024

File: Z.24.012
Related File: OP.24.003
Location: 3200 Highway 7
 Part of Lot 6, Concession 5
Applicant: Penguin-Calloway (Vaughan) Inc.
City of Vaughan

Signing Officers

 Mayor

 Clerk

SUMMARY TO BY-LAW 212-2024

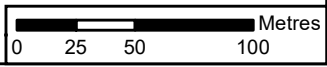
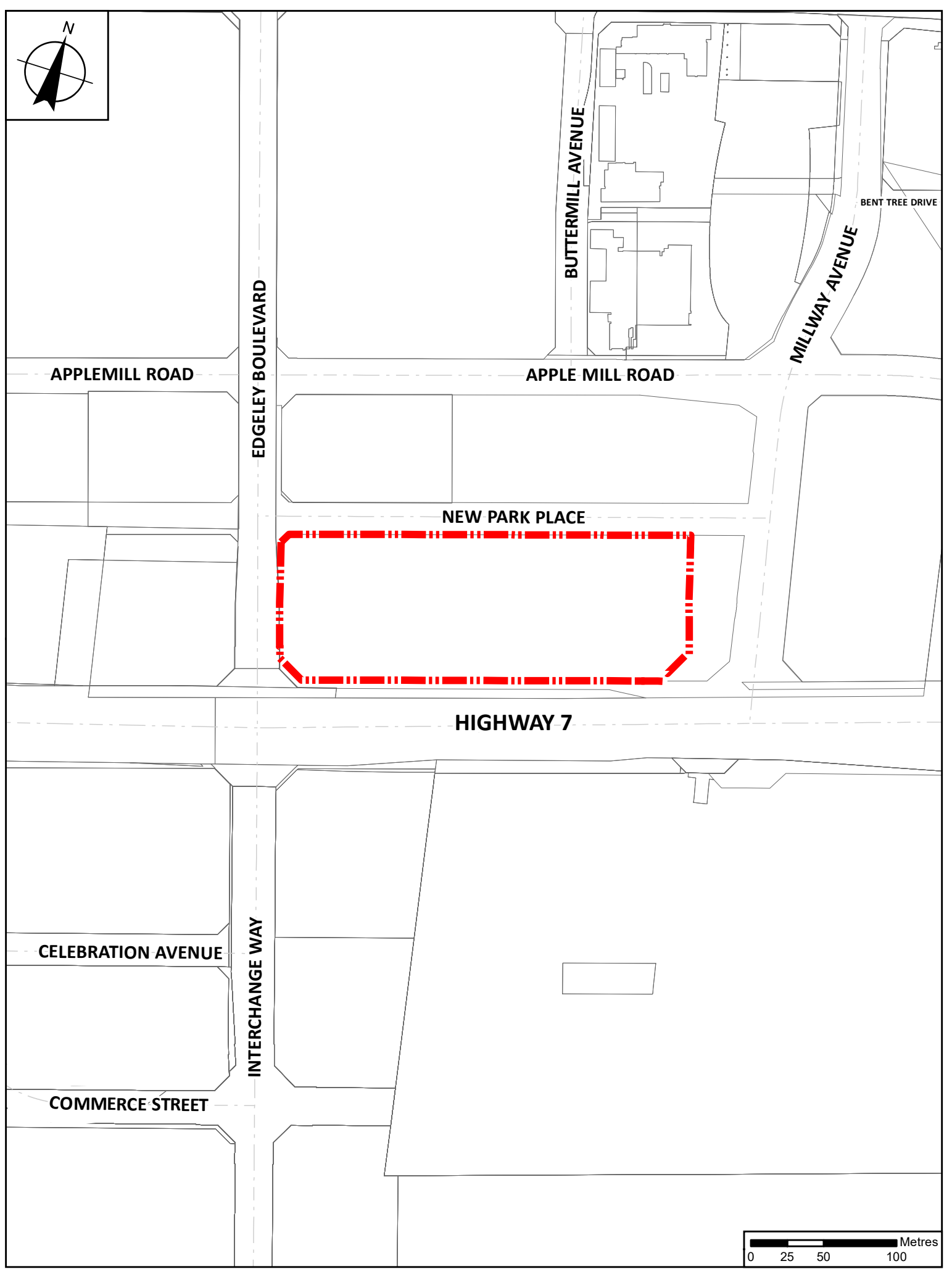
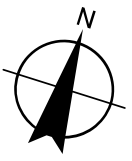
The lands subject to this By-law are located on north side of Highway 7, east of Edgeley Boulevard and east of Edgeley Boulevard, and are municipally known as 3200 Highway 7, being Part 5, Concession 6, in the Vaughan Metropolitan Centre (“VMC”), City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to delete exception 14.637 from the Subject Lands and rezone the Subject Lands from “V1-S(5-30)-D(2.5-5.0)-637 Vaughan Metropolitan Centre Station Zone”, subject to Exception 14.637 and “V1-S(6-35)-D(3.5-6.0)-637 Vaughan Metropolitan Centre Station Zone”, subject to Exception 14.637 to “V1(H)-S(5-30)-D(2.5-5.0)-1191 Vaughan Metropolitan Centre Station Zone” subject to Exception 14.1191 and with a Holding “(H)” Symbol and “V1(H)-S(5-35)-D(3.5-6.0)-1191 Vaughan Metropolitan Centre Station Zone” subject to Exception 14.1191 and with a Holding “(H)” Symbol.

This By-law includes a Holding Symbol “(H)” for only the residential component of the development. The (H) is permitted to be lifted in phases, and is contingent upon the following conditions being satisfied:

- 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.

The By-law includes site-specific exceptions are related to building height, minimum building setbacks, build-to-zone, street wall height, tower step-back, residential tower separation, residential tower floor plate, active use frontage, minimum landscape strip, amenity area, encroachment permissions, mechanical penthouse height, bicycle parking space rates and requirements and loading space requirements.



Location Map To By-Law 212-2024

File: Z.24.012
Related File: OP.24.003
Location: 3200 Highway 7
Part of Lot 6 Concession 5
Applicant: Penguin-Calloway (Vaughan) Inc.
City of Vaughan

