

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 233-2024

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 “EM1 - Prestige Employment Zone”, subject to site-specific Exception 14.370 and “V1-S(5-30)-D(2.5-5)-1031,1123, Vaughan Metropolitan Centre Station Zone”, subject to site-specific Exceptions 14.1031 and 14.1123, to “V1(H)-S(5-51)-D(2.5-10.5)-1194 Vaughan Metropolitan Centre Station Zone with a Holding “(H)” Symbol, in the manner shown on Schedule “1”.
 - b) Deleting Exceptions 14.1031, 14.1123, and 14.370 in their entirety from the Subject Lands
 - c) Adding a new Part 14 Exception Zone with a new Subsection, being Subsection 14.1194, as follows:

Exception Number 14.1194	Municipal Address: 130 Doughton Road
Applicable Parent Zone: V1	
Schedule A Reference: 32	
By-law 233-2024	
14.1194.1 Permitted Uses	
<p>1. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1768” herein, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the Planning Act:</p> <p>a) Removal of the Holding Symbol “(H)” from the Subject Lands or a portion or phase thereof shall be contingent on the following:</p> <ol style="list-style-type: none"> 1. Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands; 2. The Owner shall submit to the City the following information, to the satisfaction of the Development Engineering Department: <ol style="list-style-type: none"> i. A Remedial Action Plan (RAP) which delineates the area of potential environmental concern and the areas of contamination identified, to the satisfaction of the City; and ii. A Record of Site Condition (RSC) on the Environmental Site Registry with the Ministry of the Environment, Conservation and Parks for the Subject Lands. <p>b) Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of this By-law and for excavation and shoring works in accordance with the City of Vaughan's Policy and Procedures for Dealing with Contaminated or Potentially Contaminated Sites (the “Contaminated Sites Policy”).”</p>	
14.1194.2 Lot and Building Requirements	
<p>1. The following provisions shall apply to the “Subject Lands”, as shown on Figure “E-1768”:</p> <ol style="list-style-type: none"> a. The maximum total <u>Gross Floor Area</u> shall be 116,172 m²; b. The minimum non-residential <u>Gross Floor Area</u> should be 4.8% of the total GFA; c. The maximum <u>Floor Space Index</u> shall be 10.5. d. The maximum height shall be as follows: <ol style="list-style-type: none"> i. Tower C: 47-Storeys (152.0 m) ii. Tower D: 51-Storeys (168.0 m) iii. Tower E: 38-Storeys (128.0 m) e. The <u>Podium</u> and <u>Tower</u> Requirements shall be as follows: <ol style="list-style-type: none"> i. The maximum residential <u>tower floor plate</u> for <u>Towers</u> C, D and E shall be: 840 m², and 860 m² for Level 7; ii. The maximum <u>podium height</u> shall be 6-storeys (26.2 m); 	

iii. The minimum tower step-back shall be as follows:

- a. 1.5 m (North);
- b. 1.6 m (East); 0.5 m at the southeast corner of Tower C and northeast corner of Tower E;
- c. 3.0 m (South);
- d. 1.2 m (West); 0.6 m at the northwest corner of Tower D

f. The minimum required street wall shall not apply;

g. The Build-To-Zone requirements shall be as follows:

- i. Front Lot Line: 2.0 m to 5.0 m
- ii. The Build-To-Zone shall apply to a minimum of 40% of the frontage along Doughton Road. On any other portion of the lot, only the minimum required yard indicated shall apply.

h. The minimum setback of a below-grade parking structure shall be 0.0 m from a street line.

i. The minimum required front yard shall be 2.0 m.

j. The minimum amenity area shall be as follows:

- a. Apartment Dwellings:
 - i. Indoor: 1.75 m² per dwelling unit;
 - ii. Outdoor: 1.35 m² per dwelling unit;
- b. A maximum of 60% of the outdoor amenity area may consist of amenity area located on a roof-top or terrace.

k. The minimum required landscape strip abutting a street line shall not apply.

l. The maximum permitted encroachments into the minimum required yards shall be as follows:

- a. Awnings and Canopies, attached (permanent):
 - i. 2.5 m, provided they are a minimum of 0.7 m from the front lot line, and a minimum of 1.0 m from any other lot line;
- b. Balconies, Wind Mitigation Structures, Window Washing Equipment, Railings and Guardrails:
 - i. 2.5 m, provided they are a minimum of 1.0 m from the lot line.

m. The maximum combined number of residential dwelling units shall be 1,700.

14.1194.3 Parking

1. The following parking requirements shall apply to the Subject Lands, as shown on Figure E-1768:

- a. The minimum parking space requirements shall be as follows:
 - i. Apartment Dwelling: 0.3 residential spaces per unit
 - ii. Residential Visitor: 0.15 spaces per dwelling unit
 - iii. Non-Residential: 0.7 spaces per 100 m² of GFA
 - iv. Live-Work Residential: 0.6 spaces per dwelling unit
 - v. Live-Work Visitor: 0.4 spaces per dwelling unit

<ul style="list-style-type: none"> b. The minimum <u>bicycle parking space</u> dimensions shall be as follows: <ul style="list-style-type: none"> i. Indoor: 0.45 m (W) x 1.8 m (L) x 1.9 m (H) ii. Outdoor: 0.24 m (W) x 1.8 m (L) c. The minimum width of an aisle providing access to a <u>bicycle parking space</u> shall be 1.6 m; and d. The minimum <u>short-term bicycle parking</u> requirements shall be as follows: <ul style="list-style-type: none"> i. A <u>short-term bicycle parking space</u> located wholly within a <u>building</u> shall be located within P1, the <u>ground floor</u> area, and the 2nd-Storey, provide stairs leading to <u>bicycle parking spaces</u> have runnels or exclusive elevators. ii. The requirement for a <u>short-term bicycle parking space</u> to have direct access from the exterior of a <u>building</u> with the access located on the <u>ground floor</u> shall not apply.
<p>14.1194.4 Other Provisions</p>
<ul style="list-style-type: none"> 1. The following definitions shall apply to the “Subject Lands”, as shown on Figure E-1768: <ul style="list-style-type: none"> a) BUILDING HEIGHT – means the distance between the Canadian Geodetic Datum of 205.4 m and the elevation of the highest point of the roof surface excluding mechanical penthouse and any roof top equipment. b) GEODETIC DATUM – Means the base elevation that represents the reference point from which the building height shall be measured from. 2. For the purposes of zoning conformity, the Subject Lands shall be 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 easements or registrations that are granted.
<p>14.1194.5 Figures</p>
<p>Figure E-1768</p>

c) Adding a new Figure E-1768 in Subsection 14.1194 attached hereto as Schedule “1”.

d) Deleting Map 32 in Schedule A and substituting therefore Map 32 attached hereto as Schedule “2”.

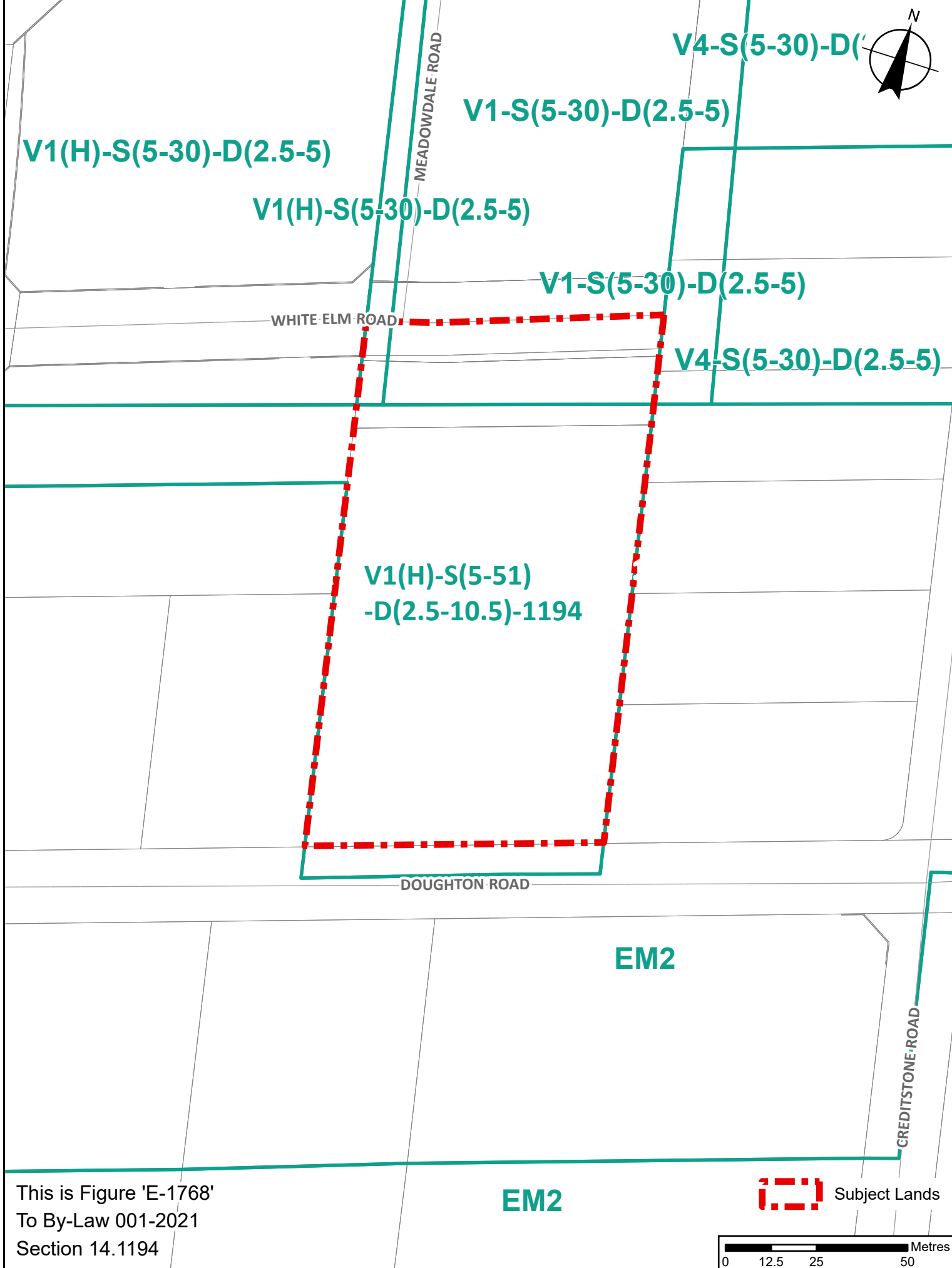
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 17th day of December, 2024.


Steven Del Duca, Mayor

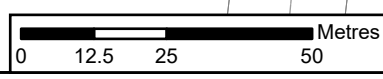
Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 41 of the Committee of the Whole.
Report adopted by Vaughan City Council on December 17, 2024.
City Council voted in favour of this by-law on December 17, 2024.
Approved by Mayoral Decision MDC 017-2024 dated December 17, 2024.
Effective Date of By-Law: December 17, 2024



This is Figure 'E-1768'
 To By-Law 001-2021
 Section 14.1194

 Subject Lands



This is Schedule '1'
 To By-Law 233-2024
 Passed the 17th Day of December, 2024

File: Z.23.012

Related File: OP.23.007

Location: 130 Doughton Road

PT LOT 7, PLAN 7977, PTS 1, 2 3 & 4, PLAN 65R40840; BLK 3, PLAN 65M4775;
 PART OF WHITE ELM RD, PLAN 65M4775, PTS 2, 3, 4 & 5, PLAN 65R40756

Applicant: GB (Doughton) Limited Partnership

City of Vaughan

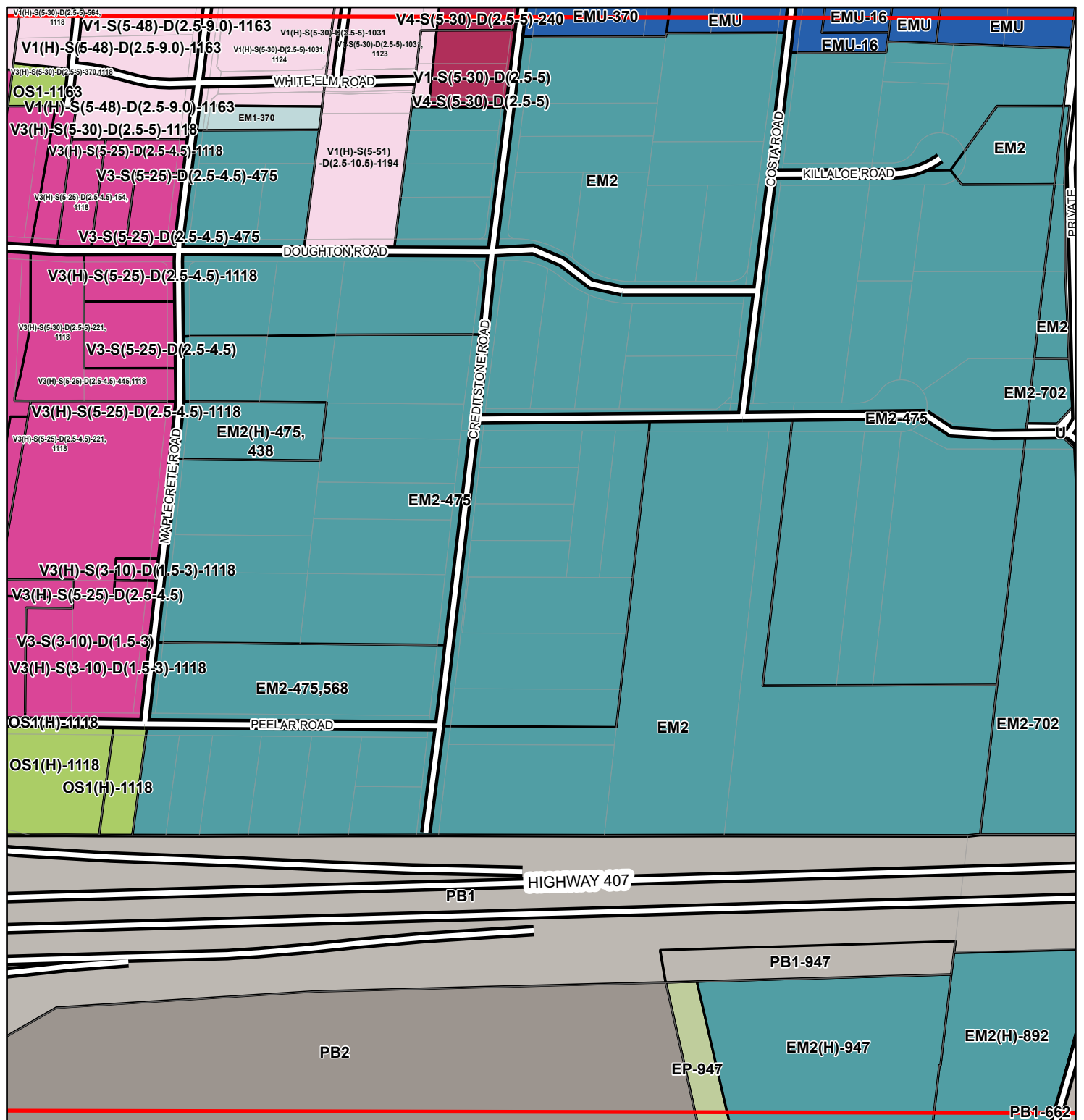
Signing Officers

 Mayor

 Clerk

Zoning By-law 001 - 2021

Schedule A | Map 32



Conservation, Open Space and Agricultural Zones <ul style="list-style-type: none"> A (Agriculture Zone) OS1 (Public Open Space Zone) OS2 (Private Open Space Zone) EP (Environmental Protection Zone) 	Residential Zones <ul style="list-style-type: none"> R1 (First Residential Zone) R2 (Second Residential Zone) R3 (Third Residential Zone) R4 (Fourth Residential Zone) R5 (Fifth Residential Zone) RT (Townhouse Zone) RM1 (Multiple Residential Zone 1) RM2 (Multiple Residential Zone 2) RE (Estate Residential Zone) 	Commercial Zones <ul style="list-style-type: none"> GC (General Commercial Zone) NC (Neighbourhood Commercial Zone) CC (Convenience Commercial Zone) SC (Service Commercial Zone) 	Mixed-Use Zones <ul style="list-style-type: none"> LMU (Low-Rise Mixed-Use Zone) MMU (Mid-Rise Mixed-Use Zone) HMU (High-Rise Mixed-Use Zone) GMU (General Mixed-Use Zone) CMU (Community Commercial Mixed-Use Zone) 	Employment Zones <ul style="list-style-type: none"> EM1 (Prestige Employment Zone) EM2 (General Employment Zone) EM3 (Mineral Aggregate Operation Zone) 	Other Zones <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 Use Zone)
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These lands shall not be subject to Zoning By-law 001-2021

70	71	72	73	74
50	51	52	53	54
30	31	32	33	34
10	11	12	13	14

Final: December 2024

This is Schedule '2'
To By-Law 233-2024
Passed the 17th Day of December, 2024

File: Z.23.012
Related File: OP.23.007
Location: 130 Doughton Road
 PT LOT 7, PLAN 7977, PTS 1, 2 3 & 4, PLAN 65R40840; BLK 3, PLAN 65M4775;
 PART OF WHITE ELM RD, PLAN 65M4775, PTS 2, 3, 4 & 5, PLAN 65R40756
Applicant: GB (Doughton) Limited Partnership
City of Vaughan

Signing Officers

 Mayor

 Clerk

SUMMARY TO BY-LAW 233-2024

The lands subject to this By-law are located on the south side of Doughton Road, north side of White Elm Road, and east of Maplecrete Road, and municipally known as 130 Doughton Road in the Vaughan Metropolitan Centre (VMC), City of Vaughan.

The purpose of this by-law is to rezone the lands to this By-law from “EM1 Prestige Employment Zone”, subject to site-specific Exception 14.370, and “V1(H)-S(5-30)-D(2.5-5)-1031, 1123 Vaughan Metropolitan Centre Station Zone”, subject to site-specific Exceptions 14.1031 and 14.1123, to “V1(H)-S(5-51)-D(2.5-10.5)-1194 Vaughan Metropolitan Centre Station Zone with a Holding “(H)” Symbol, and to create a new site-specific exception and schedules that include the following provisions and development standards to facilitate the development:

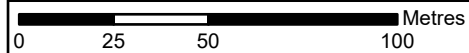
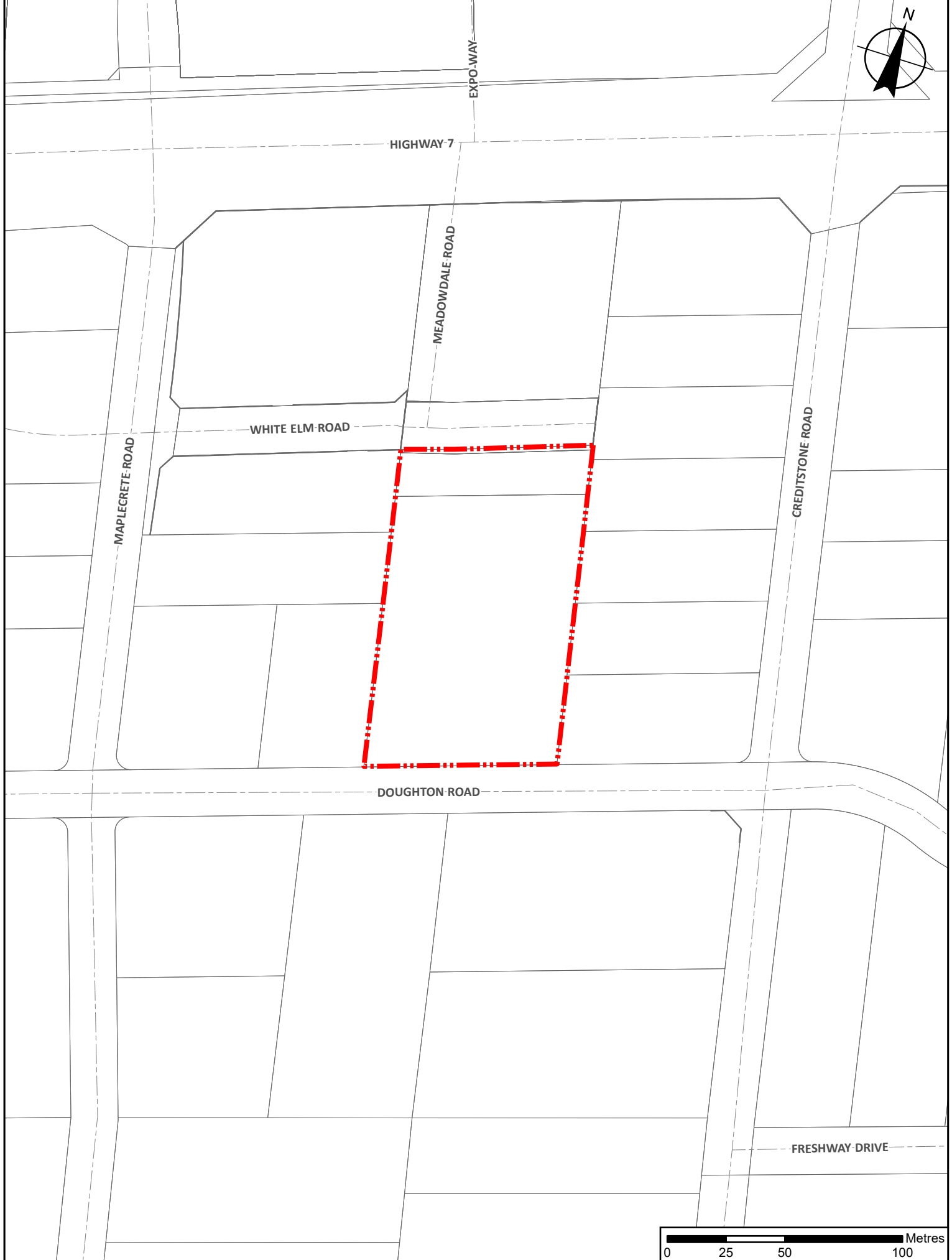
- a) Site-specific definitions for building height and gross floor area;
- b) Increased maximum encroachments into the required yard;
- c) Reduced minimum parking requirements in the VMC;
- d) Establish bicycle parking dimensions and permitted locations;
- e) Reduced minimum landscape strip widths;
- f) Reduced setbacks for portions of buildings below grade;
- g) Site-specific development standards for GFA (residential and non-residential), density (FSI), building and podium heights, number of residential dwelling units, amenity area, podium and tower step-backs, tower separation distance

This By-law includes a Holding “(H)” Symbol 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 capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands;
- b) The Owner shall submit to the City the following information, to the satisfaction of the Development Engineering Department:
 - i. A Remedial Action Plan (RAP) which delineates the areas of potential environmental concern and the areas of contamination identified; and
 - ii. A Record of Site Condition (RSC) on the Environmental Site Registry with the Ministry of the Environment, Conservation and Parks for the Subject Lands.

Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of this By-law and for excavation and shoring works in accordance with the City of Vaughan's Policy and Procedures for Dealing with Contaminated or Potentially Contaminated Sites (the “Contaminated Sites Policy”).”

This By-law shall not come into force until Official Plan Amendment 127 (OPA 127) is in full force and effect (OP.23.007).



Location Map To By-Law 233-2024

File: Z.23.012

Related File: OP.23.007

Location: 130 Doughton Road

PT LOT 7, PLAN 7977, PTS 1, 2 3 & 4, PLAN 65R40840; BLK 3, PLAN 65M4775;
PART OF WHITE ELM RD, PLAN 65M4775, PTS 2, 3, 4 & 5, PLAN 65R40756

Applicant: GB (Doughton) Limited Partnership

City of Vaughan



Subject Lands