

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 206-2023**

**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 Prestige Employment (EM1) Zone to Mid-Rise Mixed-Use (MMU) Zone with a Holding Symbol “(H)”, in the manner shown on the said Schedule “1”.
  - b) Adding a new Figure “E-1725” in Subsection 14.1156 attached hereto as Schedule “1”.
  - c) Deleting Map 24 in Schedule A and substituting therefor the Map 24 attached hereto as Schedule “2”.
  - d) Adding a new Part 14 Exception Zone with a new Section, being Section 14.1156, as follows:

Exception Number 1156	Municipal Address: 20 Roysun Road
Applicable Parent Zone: MMU	
Schedule A Reference: 24	
By-law Reference: 206-2023	
14.1156.1 Permitted Uses	
<p>1. The following provisions shall apply to lands zoned with the Holding Symbol “(H)” as shown on Figure “E-1725”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the <i>Planning Act</i>:</p> <p>a. Lands zoned with the Holding Symbol “(H)” shall only be used for a <u>use</u> legally existing as of the date of the enactment of this By-law.</p> <p>b. The removal of the Holding Symbol “(H)” from the Subject Lands is contingent on satisfying the following conditions to the satisfaction of the City:</p> <p>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;</p> <p>ii. The Owner shall submit a revised Stormwater Management and Functional Servicing Report containing the following information to the satisfaction of the City’s Development Engineering Department and York Region:</p> <p>(i) Short-term construction and long-term dewatering discharge plans to an approved municipal sewer in coordination with the discharge rates and recommendations provided in the Hydrogeological Study and Water Balance Assessment prepared by EXP Services Inc. dated October 14, 2022 (including any subsequent amendments and/or revisions);</p> <p>(ii) A Water Supply Analysis that includes water demands for domestic and fire flow purposes for the proposed development in coordination with the City’s Design Criteria and the Fire Underwriters Survey (‘FUS’) to confirm the existing water</p>	

supply infrastructure within Sovereign Court has adequate pressure based on the Hydrant Flow and Pressure Test to accommodate the development;

(iii) Downstream sanitary capacity analysis to the nearest trunk sewer complete with unit count information for approved and proposed development applications within the sanitary drainage area, to identify any required wastewater infrastructure improvements to service the development.

Should any municipal infrastructure improvements be identified external to the Subject Lands as required to service the development, the Owner shall enter into an Agreement with the City to secure for the construction and conveyance of the identified improvements to the satisfaction of the City;

- iii. The Owner shall provide a revised Transportation Mobility Plan that addresses outstanding comments and provides a loading study for the consolidated loading space demonstrating functionality of all design vehicles, and acceptable management of loading activities, to the satisfaction of the Development Engineering Department;
- iv. The Owner shall provide revised plans to the satisfaction of the Development Planning and Development Engineering Departments, demonstrating the recommended site plan improvements as identified in the Committee of the Whole Report, Item 3, Report No. 39, approved by Vaughan Council on October 17, 2023; and,
- v. The Owner shall provide a revised Noise Feasibility Study to the satisfaction of the Development Engineering Department that includes an assessment of additional nearby industrial land uses, including but not limited to: the NAPCO-Royal Building Products (Westlake company), located along Regalcrest Court, to ensure compatibility with adjacent industrial land uses and confirm whether a Class 4 Acoustical designation is necessary for the Subject Lands.

Should the revised Noise Feasibility Study recommend the need for a Class 4 Acoustical designation for the Subject Lands, the City requires the report to be peer reviewed and the Owner will be responsible for paying the applicable peer review fees, in accordance with the City's Fees and Charge By-law.

If following the City's peer review, it is determined that a Class 4 Acoustical designation is required for the Subject Lands, the Owner shall pay the surcharge fee in accordance with the City's Fees and Charges By-law, to amend the City's Noise By-law to recognize the Class 4 Acoustical designation for the Subject Lands.

2. The lands zoned Mid-Rise Mixed-Use (MMU), shall be restricted to the following uses as shown on Figure "E-1725":

- a) Apartment dwelling;
- b) Art studio;
- c) Business service;
- d) Clinic;
- e) Day care centre;
- f) Community facility;
- g) Commercial school;
- h) Financial institution;
- i) Health and fitness centre;
- j) Restaurant;
- k) Restaurant, take-out;
- l) Retail;
- m) Retail, convenience;
- n) Supermarket;
- o) Office;
- p) Personal service;
- q) Pet care establishment;
- r) Pet services establishment; and,

s) Veterinary clinic;

14.1156.2 Lot and Building Requirements

1. The following provisions shall apply to the Subject Lands, as shown on Figure "E-1725":

- a) The front yard shall be Roysun Road
- b) The minimum exterior side yard shall be setback:
  - i. 3 metres to an intake or exhaust shaft along Martin Grove Road; and,
  - ii. 1.8 metres to an intake or exhaust shaft along Sovereign Court.
- c) The minimum rear yard shall be 3.6 metres;
- d) The podium and tower requirements shall be as follows:
  - i. Maximum podium height shall be 22.5 metres;
  - ii. Minimum tower step-back shall be 0 metres;
  - iii. Maximum tower floor plate shall not apply; and,
  - iv. Minimum tower separation shall not apply.
- e) The tower setback shall be:
  - i. 9 metres from the rear lot line
  - ii. 5 metres from the interior side lot line
- f) The minimum street wall height shall be 6 metres;
- g) The minimum landscape strip abutting a street line shall be 1.8 metres;
- h) An accessory structure (intake shaft or exhaust shaft) may be located in an exterior side yard and shall have a minimum setback of 1.8 m from a street line;
- i) Short term bicycling parking spaces shall be permitted within the sight triangle;
- j) The build-to-zone shall not apply with respect to Sovereign Court;
- k) A consolidated Type B and Type D loading space shall be permitted measuring 6 metres width by 18 metres length with a vertical clearance of 6.1 metres; and,
- l) A maximum of 140 m<sup>2</sup> of the required minimum outdoor amenity area may

<p>consist of <u>amenity area</u> located on a rooftop or terrace.</p>	
14.1156.3	Other Provisions
<p>1. The following provisions shall apply to the lands zoned Mid-Rise Mixed-Use (MMU), as shown on Figure E-1725:</p> <p>a) FRONT LOT LINE – Means the <u>lot line</u> of the Subject Lands that abuts the Roysun Road <u>street line</u>.</p>	
14.1156.4	Figures
<p>Figure E-1725</p>	

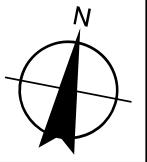
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 12th day of December 2023.

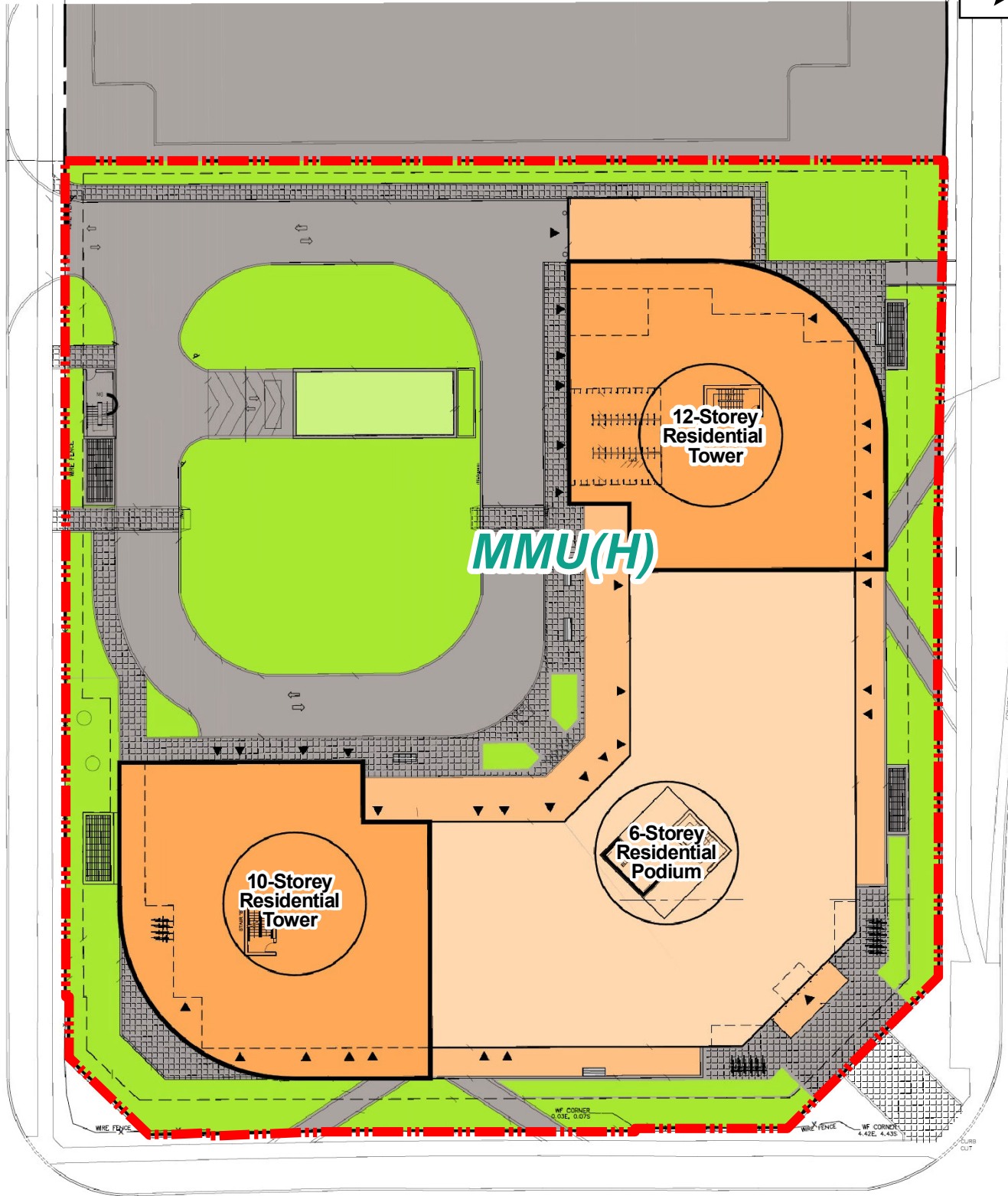
\_\_\_\_\_  
Steven Del Duca, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 2 of Report No. 39 of the Committee of the Whole.  
Report Adopted by Vaughan City Council on October 17, 2023.  
City Council voted in favour of this by-law on December 12, 2023.  
Approved by Mayoral Decision MDC 008-2023 dated December 12, 2023.  
**Effective Date of By-Law: December 12, 2023**



SOVEREIGN COURT



MARTIN GROVE ROAD

ROYSUN ROAD

This is Figure 'E-1725'  
 To By-Law 001-2021  
 Section 14.1156

This is Schedule '1'  
 To By-Law 206-2023  
 Passed the 12th Day of December, 2023

**File:** Z.21.056  
**Related File:** OP.21.027  
**Location:** Block 2, Registered Plan 65M-2709  
 20 Roysun Road  
**Applicant:** Co-Mart Holdings Ltd.  
**City of Vaughan**

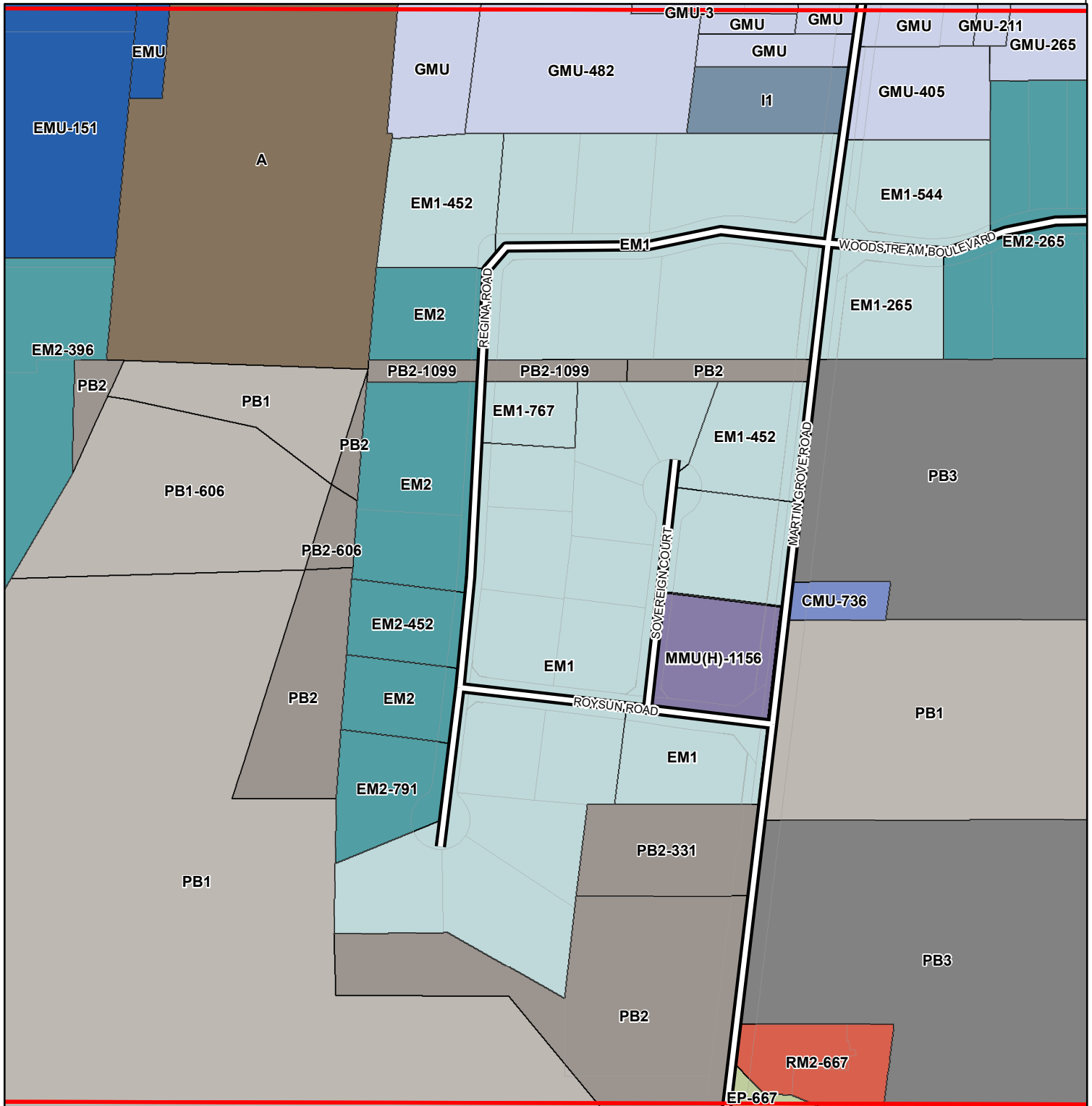
SIGNING OFFICERS

MAYOR

CLERK

# Zoning By-law 001 - 2021

## Schedule A | Map 24



**Conservation, OpenSpace and Agricultural Zones**

- A (Agriculture Zone)
- OS1 (Open Space Zone)
- OS2 (Open Space Zones)
- EP (Environmental Protection Zone)

**Vaughan Metropolitan Centre Zones**

- V1 (VMC Station Zone)
- V2 (VMC South Zone)
- V3 (VMC Neighbourhood Zone)
- V4 (VMC Employment Zone)

**Residential Zones**

- 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)
- 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)

**Commercial Zones**

- GC (General Commercial Zone)
- NC (Neighbourhood Commercial Zone)
- CC (Convenience Commercial Zone)
- SC (Service Commercial Zone)
- LMU (Low-Rise Mixed-Use Zone)
- MMU (Mid-Rise Mixed-Use Zone)

**Employment Zones**

- HMU (High-Rise Mixed-Use Zone)
- GMU (General Mixed-Use Zone)
- CMU (Community Commercial Mixed-Use Zone)
- EMU (Employment Commercial Mixed-Use Zone)
- KMS (Main Street Mixed-Use - Kleinburg Zone)
- MMS (Main Street Mixed-Use - Maple Zone)
- WMS (Main Street Mixed-Use - Woodbridge Zone)
- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)

**Other Zones**

- EM3 (Mineral Aggregate Operation Zone)
- 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)
- These Lands shall not be subject to Zoning By-law 001-2021

**VAUGHAN**

62	63	64	65	66
42	43	44	45	46
22	23	24	25	26
2	3	4	5	6

1:5,000  
Final: November, 2023

This is Schedule '2'  
To By-Law 206-2023  
Passed the 12th Day of December, 2023

**File:** Z.21.056  
**Related File:** OP.21.027  
**Location:** Part of Lot 4, Concession 8,  
 20 Roysun Road  
**Applicant:** Co-Mart Holdings Ltd.  
**City of Vaughan**

**SIGNING OFFICERS**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK



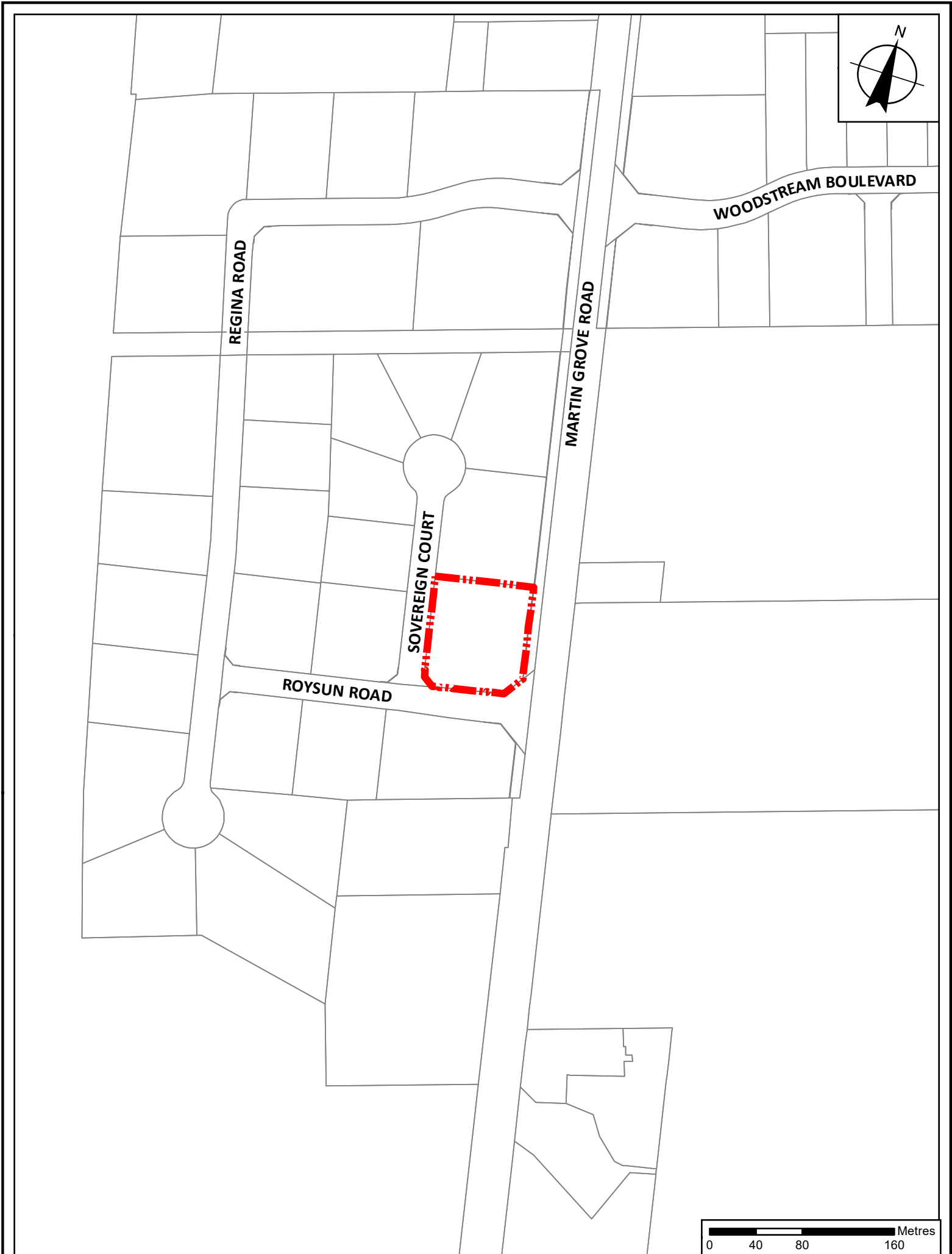
## **SUMMARY TO BY-LAW 206 - 2023**

The lands subject to this By-law are located on the west side of Martin Grove Road, south of Highway 7, being Block 2, Registered Plan 65M-2709, municipally known as 20 Roysun Road, City of Vaughan.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to rezone the Subject Lands from Prestige Employment (EM1) Zone to Mid-Rise Mixed-Use (MMU) Zone with a Holding (H) Symbol and site-specific exceptions to permit a mid-rise mixed-use building with 10-storey and 12-storey residential towers connected by a 6-storey podium with commercial uses at grade and a maximum FSI of 3.33.

Site specific exceptions for definitions, accessory structures, amenity area, landscaping, minimum yard requirements and tower and podium requirements are required to accommodate the development.

The Holding Symbol "(H)" has been placed on the Subject Lands and shall not be removed from the Subject Lands, or any portion thereof, until the conditions have been satisfied.



## Location Map To By-Law 206-2023

**File:** Z.21.056

**Related File:** OP.21.027

**Location:** Block 2, Registered Plan 65M-2709  
20 Roysun Road

**Applicant:** Co-Mart Holdings Ltd.  
**City of Vaughan**



**Subject Lands**