

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 014-2014

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 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 R1 Residential Zone and RA2 Apartment Residential Zone to RA2 Apartment Residential Zone, in the manner shown on Schedule “1”.
 - b) Deleting Exception 9(1194) from Section 9.0 “EXCEPTIONS” and substituting therefor the following paragraph:

“9(1194) Notwithstanding the provisions of:

 - a) Section 2.0 Definitions respecting lot, live/work unit and parking space;
 - b) Subsection 3.8 respecting Parking Requirements;
 - c) Subsection 3.14 respecting Permitted Yard Encroachments;
 - d) Subsection 3.17 respecting Portions of Buildings Below Grade;
 - e) Subsection 3.13 and 4.1.4 b) respecting Minimum Landscaping Area and Parking Areas for Multiple Family Dwellings;
 - f) Subsection 4.1.7 and 4.11 respecting Uses Permitted in a RA2 Apartment Residential Zone;
 - g) Schedule “A” respecting the zone standards in the RA2 Apartment Residential Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1321”:

 - ai) For the purposes of zoning conformity the subject lands on Schedule “E-1321” shall be deemed to be one lot regardless of the number of buildings or structures erected and regardless of any conveyances, consents, subdivisions, easements, condominiums or other permissions granted after the approval of this By-law;

- aii) A live/work unit shall mean a dwelling that contains an ancillary business, which is conducted only by an individual that lives in the dwelling, and which occupies not more than 50% of the gross floor area of the entire live/work unit, and the ground floor shall be limited to the following uses:
- Business or Professional Office excluding the Office of a Regulated Health Professional and Veterinarian;
 - Retail Store;
 - Personal Service Shop;
 - Studio; and,
 - Service or Repair Shop, limited only to the servicing or repairing of small household appliances and home computers; and,
- Should the entire unit be used for commercial uses, the permitted uses shall be restricted to the uses identified above;
- aiii) A maximum of 13 visitor parking spaces along the south wall of the underground parking structure shall have a minimum dimension of 2.7 m in width by 5.7 m in length;
- bi) A minimum of 97 parking spaces shall be provided as follows:
- Building "A" (Apartment)
- Residential Parking 1.07 spaces/unit;
 - Visitor Parking 0.19 spaces/unit;
 - Live-Work Commercial Parking 2.9 spaces/100 m²;
- Building "B" (Townhouses)
- Residential Parking 2 spaces/unit;
 - Visitor Parking shall not be required;
- Building "C" (Heritage Dwelling)
- Residential Parking 1 space;
 - Visitor Parking shall not be required;
 - Live-Work Commercial Parking 3 spaces/100 m²;
- ci) The maximum permitted interior side yard encroachment of decks/balconies for the Townhouse units along the rear wall of the building shall not exceed 1.7 m;
- di) The minimum front yard setback to the below grade structure shall be 0.7m;
- ei) The minimum landscape strip width abutting Keele Street shall be 2.0 m to Building "A" and 0.4 m to Building "C" (existing heritage dwelling;
- eii) A landscape strip along the periphery of the outdoor parking area is not required;
- fi) The following uses shall be permitted:
- A three-storey apartment building consisting of 56 dwelling units;

- 6 ground floor units (412 m²) that shall be used either as live/work units as defined in Subsection aii) above or alternatively as full commercial units or a combination thereof;
 - Five, 3-storey block townhouse dwelling units; and,
 - The existing heritage dwelling (William Bailey Residence) as a live/work unit as defined in Subsection aii) above;
- gi) Setbacks to Buildings “A”, “B” and “C” shall be as shown on Schedule “E-1321”;
- gii) The maximum building height for Building “A” shall be 11.8 m.
- c) Deleting Schedule “E-1321” and substituting therefor the Schedule “E-1321” attached hereto as Schedule “1”.
- d) Deleting Key Map 3D and substituting therefor the Key Map 3D 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 28th day of January, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 014-2014

The lands subject to this by-law are located on the east side of Keele Street, south of Major Mackenzie Drive, municipally known as 9869 and 9891 Keele Street, City of Vaughan.

The purpose of this by-law is to rezone the lands from R1 Residential Zone (9869 Keele Street) and RA2 Apartment Residential Zone (9891 Keele Street) to RA2 Apartment Residential Zone to facilitate the development of the subject lands with a 3-storey mixed-use apartment building consisting of 56 dwelling units and 6 ground floor units (total 412 m²) that may be used either as live/work units or alternatively as full commercial units or a combination thereof. Five 3-storey townhouse units, and to maintain the existing heritage dwelling (William Bailey Residence) to be used as a live/work unit. In addition, to permit the necessary site-specific zoning exceptions to implement the proposal.