

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 017-2016

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 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;

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 PB1 Parkway Belt Open Space Zone to RM2 Multiple Residential Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“9(1432) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on schedule “E-*1562”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the Planning Act”

 - a) The Owner shall carry out the Environmental Site Assessment (ESA) clearance to completion, up to and including the satisfactory registration of a Record of Site Condition (RSC) for the lands within the plan, the proof of which requires two (2) documents: a hard copy of the RSC signed by a Qualified Person; and an Acknowledgement Letter from the Ministry of the Environment and Climate Change confirming the filing of the RSC on the Environmental Site Registry. The ESA clearance shall also include submission of all ESA reports relied upon for the filing of the RSC; and,
 - b) A Site Development Application(s) or portion therefore in accordance with Section 41 of the Planning Act, be approved by Council for the Townhouse Units and Mixed-Use Buildings.
- B. Notwithstanding the provisions of:
 - a) Subsection 2.0 respecting Definitions;
 - b) Subsection 3.8 a) and c) respecting Parking Requirements;

- c) Subsection 4.1.4 b) i) and ii) respecting Parking Areas for Multiple Family Dwellings;
- d) Subsection 4.1.6 respecting Minimum Amenity Area;
- e) Subsection 4.9 respecting Uses Permitted in the RM2 Multiple Residential Zone; and,
- f) Schedule “A” respecting Minimum Zone Standards in the RM2 Multiple Residential Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-*1562”:

- ai) for the purpose of this Paragraph “Lot” and “Back-to-Back Townhouse Dwelling” shall be defined as follows:

LOT – Means a parcel of land, being approximately 6 ha in size, that is deemed to be one lot, regardless of the number of buildings and units, and the creation of any new lot by plan of subdivision, plan of condominium, part lot control, consent and any easement or restrictions that are given.

BACK-TO-BACK TOWNHOUSE DWELLING – Means Back-to-back townhouses are Low-Rise Residential buildings, up to three-storeys in height, and part of a row or block of residential units. A block of back-to-back townhouse units shall consist of two rows sharing a common back wall. A block of back-to-back townhouses must contain at least four units (i.e. two units on each row forming a block) but no more than twelve attached residential units (i.e. six units on each row forming a block). Each unit shall be accessed from the outside ground level and share three above ground party walls with abutting units. Units located at the end of each townhouse dwelling block shall share only two above ground party walls.

- bi) the minimum parking requirement shall be 1.0 parking space per dwelling unit;
- bii) the minimum parking requirement shall be 0.15 visitor parking space per dwelling unit;
- biii) the minimum parking requirement shall be 4.5 parking spaces per 100m² of Commercial GFA.
- ci) the minimum width of landscaping around an outdoor parking area shall 0 m.
- di) the minimum Amenity Area shall be 6,850 m²;
- ei) the following uses shall be permitted in the RM2 Multiple

Residential Zone:

- Apartment Dwellings
- Townhouse Dwelling with a maximum of 6 dwelling units in a row
- Back-to-Back Townhouse Dwelling with a maximum of 12 dwelling units in a block and a maximum of 6 dwelling units in a row

eii) the following uses shall be permitted in Buildings “A” and “B” on the Ground Floor Only:

- Bank or Financial Institution
- Business or Professional Office
- Club or Health Centre
- Eating Establishment; Eating Establishment, Convenience; and, Eating Establishment, Take-Out; all limited to 20% of the total commercial GFA
- Personal Service Shop
- Pet Grooming Establishment, to be contained within a wholly enclosed building
- Pharmacy
- Photography Studio
- Retail Store
- Veterinary Clinic
- Video Store

fi) the minimum lot area shall be 59,973.36 m² for the entire development;

fii) the minimum front yard setback (Steeles Avenue West) shall be as follows:

- 2.0 m for Building “A”;
- 3.5 m for Buildings 1, 6, 7, 12 and 13;
- 1.6 m for Building 16

fihi) the maximum building height shall be 12 m for Buildings “A” and “B”.

c) Adding Schedule “E-1562” attached hereto as Schedule “1”.

d) Deleting Key Map 8A and substituting therefor the Key Map 8A 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 16th day of February, 2016.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 017-2016

The lands subject to this By-law are located on the north side of Steeles Avenue West, east of Martin Grove Road, being Part of Lot 1, Concession 8, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from PB1 Parkway Belt Open Space Zone to RM2 Multiple Residential Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone with site specific zoning exceptions to permit the development of 249, 3-storey Townhouse Dwelling units (freehold and comprised of 89 conventional townhouse units (with front and rear yards) and 160 “back-to-back” townhouse units), two 3-storey mixed-use buildings with 868 m² of at-grade commercial uses and 26 rental apartment units located within the 2nd and 3rd floors, a 2,100 m² public park, and private internal roads, amenity areas, visitors parking, and walkways.