

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 040-2018

A By-law to amend City of Vaughan By-law 1-88.

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 RA2 Apartment Residential Zone to RT1 Residential Townhouse Zone, in the manner shown on the said Schedule “1”.
 - b) Deleting Exception 9(1194) from Section 9.0 “EXCEPTIONS” and substituting therefor the following paragraph:

“(1194) Notwithstanding the provisions of:

 - a) Section 2.0 Definitions respecting Dwelling, Street Townhouse, Lot, Service or Repair Shop, Street Line;
 - b) Subsection 3.8 respecting Minimum Parking Requirements;
 - c) Subsection 4.1.2 respecting Minimum Landscaped Area and 4.1.4 respecting Driveway Width;
 - d) Subsection 3.21 respecting Frontage on a Public Street;
 - e) Subsection 4.1.7 and 4.29 respecting uses permitted in the RT1 Residential Townhouse Zone;
 - f) Schedule “A3” respecting the zone standards in the RT1 Residential Townhouse Zone;

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

- ai) DWELLING, STREET TOWNHOUSE - Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public or private street;
- aii) LOT – Means a parcel of land fronting on a public or private street;
- aiii) SERVICE OR REPAIR SHOP - Means the servicing or repairing of small household appliances and home computers;
- aiv) STREET LINE - Means the dividing line between a lot and a street or

private road or the dividing line between a lot and a reserve abutting a street or private road;

- bi) A minimum of 10 residential and commercial visitor parking spaces shall be provided.
- ci) The minimum front yard landscaped area shall be 33%.
- cii) The minimum driveway width shall be 3.0 m.
- di) No person shall erect any building or structure in any zone except electric power facilities unless the lot upon which such building or structure is to be erected fronts upon an improved public or private street.
- ei) In addition to Street Townhouse Dwellings, the following additional uses shall be permitted:
 - Semi-detached dwellings;
 - Existing Heritage Structure (William Bailey Residence);
 - Commercial uses shall only be permitted on the ground floor of the existing heritage structure (William Bailey Residence), including:
 - Business or Professional Office, excluding a regulated health professional and veterinary clinic;
 - Retail Store;
 - Personal Service Shop;
 - Studio;
 - Service or Repair Shop as defined in this exception;
- fi) The minimum Lot Area shall be:
 - 154 m² for Units 4 to 6;
 - 125 m² for Units 11 and 14; and
 - Lot Area shall not apply to the existing heritage structure (William Bailey Residence);
- fii) The minimum Lot Frontage shall be:
 - Lot Frontage shall not apply to the existing heritage structure (William Bailey Residence);
 - 5.4 m for Units 11 and 14;
- fiii) The minimum Lot Depth shall be:
 - Lot Depth shall not apply to the existing heritage structure (William Bailey Residence);
 - 27 m for Unit 1;
 - 21 m for Unit 2;
 - 19 m for Unit 3;
 - 25 m for Unit 4 to 6, 9;

- 24 m for Unit 7, 8, 10 to 12;
- 23 m for Unit 13; and
- 22 m for Unit 14 and 15;

fiv) The minimum Front Yard Setback shall be:

- Front Yard Setback shall not apply to the existing heritage structure (William Bailey Residence);
- 3.75 m for Units 6 and 7; and
- 4.1 m for Units 4, 8 to 15;

fv) the minimum Rear Yard Setback shall be:

- Rear Yard Setback shall not apply to the existing heritage structure (William Bailey Residence);
- 0.5 m for Units 1 to 7;
- 7 m for Units 10 to 12; and
- 4.9 m for Units 13 to 15;

fvi) The minimum Interior Side Yard Setback shall be:

- Interior Side Yard Setback shall not apply to the existing heritage structure (William Bailey Residence); and
- 2.4 m for Unit 1 where it abuts a non-residential use;

fvii) The minimum Exterior Side Yard Setback shall be:

- 1.5 m for Units 2, 3, 8, 10 and 13;

fviii) The Interior Garage Dimension shall be:

- Minimum of 3.0 m for all units;
- Maximum 6.1 m for Units 4 to 6;
- Maximum 4.1 m for Units 1, 2, 3, 7, 11 and 14; and
- Maximum 3.4 m for all other units;

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 20th day of March, 2018.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, Deputy City Clerk

SUMMARY TO BY-LAW 040-2018

The lands subject to this By-law are located on the east side of Keele Street, south of Major Mackenzie Drive and are municipally known as 9869, 9881 and 9891 Keele Street, in Part of Lots 19 and 20, Concession 3, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from RA2 Apartment Residential Zone to RT1 Residential Townhouse Zone, and to permit site-specific zoning exceptions for use, setbacks, definitions, lot area, lot frontage, lot depth, driveway width and maximum interior garage width to facilitate the development of 11 townhouse units, 4 semi-detached units and to maintain and convert the existing William Bailey Residence to a mixed-use building containing commercial uses on the ground floor and a residential dwelling unit on the second floor.