

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 061-2014

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 not in conformity;

NOW THEREFORE The Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

- a) Deleting clause f) in Exception 9(1267) and substituting therefor the following:
 - “f) Paragraphs 3.8(a) and 3.8(b) respecting Parking Requirements, Paragraph 3.8(g) respecting Parking Area, and Subsection 4.1.4(d) i) respecting Parking of Vehicles in the RVM2 Residential Urban Village Multiple Zone Two;”
 - b) Deleting clause h) in Exception 9(1267) and substituting therefor the following:
 - “h) Sub-paragraphs 4.1.4(b) i) and ii) respecting Parking Areas for Multiple Dwellings in the RVM2 Residential Urban Village Multiple Zone Two;”
 - c) Deleting clause j) in Exception 9(1267) and substituting therefor the following:
 - “j) Subsection 3.13 respecting Minimum Landscape Area, Sub-paragraph 4.1.2(a) respecting Minimum Soft Landscaped Area and Paragraph 4.1.6(a) respecting Minimum Amenity Area in the RVM2 Residential Urban Village Multiple Zone Two;”
 - d) Adding the following clause k), after clause j) in Exception 9(1267):
 - “k) Paragraph 3.14(a) respecting Permitted Yard Encroachments and Restrictions in the RVM2 Residential Urban Village Multiple Zone Two;”
 - e) Deleting the fourth bullet point starting with the wording, “Business and Professional Office(s)” after Block Townhouse Dwelling in sub-clause bi) in Exception 9(1267) and substituting therefor the following:
 - “• Business or Professional Office(s) on the ground floor only of a building containing Apartment Dwelling or Multiple Dwelling Units, provided that the entrances of the commercial units which may include a main entrance(s) but shall exclude any entrance(s) for loading and/or unloading, where the Business or Professional Office use is located within shall be oriented towards Major Mackenzie Drive;⁵”
- Deleting Notes 1 to 3 inclusive and Note 5 in sub-clause bi) in Exception 9(1267) and substituting therefor the following:
- “¹ The maximum total number of Dwelling Units permitted for Blocks 1 and 2 shall not exceed 58.”

- “² The maximum number of Dwelling Units permitted in Block1 shall not exceed 33 Apartment Dwellings and/or Multiple Dwellings.”
- “³ The maximum number of Dwelling Units permitted in Block 2 shall not exceed 25 Apartment Dwellings and/or Multiple Dwellings.”
- “⁵ A Business or Professional Office use shall be located in a unit that is separate from a Dwelling Unit and the total of such Business or Professional Office use shall not exceed 1810 m² of Gross Floor Area in Block 1 and 1250 m² of Gross Floor Area in Block 2.”
- f) Deleting sub-clause ci) in Exception 9(1267) and substituting therefor the following:
- “• the minimum front yard (Major Mackenzie Drive) shall be 3 m;
 - the maximum front yard (Major Mackenzie Drive) shall be 4.42 m;
 - the minimum rear yard shall be 9 m;
 - the minimum interior side yard shall be 2.4 m;
 - the minimum exterior side yard from an arterial, primary or collector road or any non-residential use, excluding an Open Space Zone or walkway or a local road shall be 2.4 m;
 - the minimum setback for any building or structure to a sight triangle shall be 0.6 m;
 - the minimum setback from the property line for the underground parking structure shall be 2.4 m;
 - the minimum building height shall be 2 storeys and the maximum building height shall not exceed 3 storeys (14 m) to the highest point of the roof surface; ”
- g) Deleting sub-clause ei) in Exception 9(1267) and substituting therefor the following:
- “ei) the minimum parking requirement for residential visitors in the RVM2 Residential Urban Village Multiple Zone Two shall be 0.20 parking spaces per dwelling unit;”
- h) Deleting sub-clause fi) in Exception 9(1267) and substituting therefor the following:
- “fi) the minimum parking requirement for a Business or Professional Office Use, on the ground floor only of a building containing an Apartment Dwelling or Multiple Dwelling in the RVM2 Residential Urban Village Multiple Zone Two shall be 3 parking spaces per 100 m² of gross floor area devoted to a Business or Professional Office Use and up to a maximum of 6 parking spaces may be located in an underground parking structure;”
- i) Adding the following sub-clauses fii) and fiii), after sub-clause fi) in Exception 9(1267):
- “fii) the means of access or driveway shall not exceed 10.6 m for the joint ingress and egress driveway;
- “fiii) a commercial vehicle in association with the permitted Business or Professional Office Use may be permitted to park on the mixed-use residential and commercial lot and a commercial vehicle may be parked or stored on a mixed-use residential and commercial lot that is being actively prepared for or undergoing construction for

which the equipment is intended, or unless said vehicle is parked in a wholly enclosed building;”

- j) Deleting sub-clause gi) in Exception 9(1267) and substituting therefor the following:
 - gi) loading and unloading, including for refuse and recycling vehicles, shall take place anywhere on the lands except there shall be no loading and/or unloading or any such facilities between any portion of a building and Major Mackenzie Drive;”
- k) Deleting sub-clause hii) in Exception 9(1267) and substituting therefor the following:
 - “hii) part of an outdoor parking area shall be screened from the street with landscaping, and any landscaping shall not prevent the provision of access driveways across the said strip;”
- l) Adding the following sub-clause iii), after sub-clause ii) in Exception 9(1267):
 - “iii) the minimum size of a parallel parking space shall be 3 m in depth and 6.7 m in width;”
- m) Deleting sub-clause ji) in Exception 9(1267) and substituting therefor the following:
 - “ji) a minimum of 15% of the area for each of Blocks 1 and 2 shall be calculated and used for no other purpose than landscaping;”
- n) Adding the following sub-clause jiii), after sub-clause jii) in Exception 9(1267):
 - “jiii) the minimum landscaping strip abutting a Residential Zone shall be 3 m;”
- o) Adding the following sub-clause ki), after sub-clause jiii) in Exception 9(1267):
 - “ki) a canopy shall not project more than 1 m into the front yard, rear yard and exterior side yard, and 0.5 m into the interior side yard;”
- p) Deleting Schedule “E-1395” and substituting therefor the Schedule “E-1395” attached hereto as Schedule “1”.

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

Enacted by City of Vaughan Council this 6th day of May, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 061-2014

The lands subject to this By-law are located on the south side of Major Mackenzie Drive and on the east side of Fossil Hill Road, being Blocks 1 and 2 on Registered Plan 65M-4261, in Part of Lot 20, Concession 6, City of Vaughan. The subject lands have a lot area of approximately 0.48 ha, with a lot frontage of 81 m along Major Mackenzie Drive.

The purpose of this By-law is to provide site-specific exceptions to facilitate a low -rise mixed-use residential-commercial development within the RVM2 Residential Urban Village Multiple Zone Two, and the exceptions include, but not limited to, the following:

- i. modifying the maximum number and type of dwelling units, and block references;
- ii. modifying the yard and setback requirements;
- iii. providing a maximum building height;
- iv. permitting business or professional office and residential visitor parking in an underground parking structure;
- v. permitting an increase to the width of the joint ingress and egress driveway;
- vi. permitting commercial vehicles in association with business or professional office to park on a mixed-use residential and commercial lot;
- vii. modifying the location where loading and unloading, including for refuse and recycling vehicles, can take place;
- viii. providing criteria for screening the parking area;
- ix. providing a size for a parallel parking space; and,
- x. providing landscape requirements.