THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 073-2014

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**:

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 A Agricultural Zone to RT1 Residential Townhouse Zone, RT1(H) Residential Townhouse Zone with the addition of the Holding Symbol "(H)", RVM2(H) Residential Urban Village Multiple Zone Two with the addition of the Holding Symbol "(H)", 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":

    "(1399) A.   The following provisions shall apply to all lands zoned with the Holding Symbol "(H)" as shown on Schedule "E-1526", until the Holding Symbol "(H)" is removed pursuant to Subsection 36(3) or (4) of the Planning Act:

    i)   Lands zoned with the Holding Symbol "(H)" shall be used only for a use legally existing as of the date of the enactment of By-law 073-2014, or the production of field crops.

    ii) Prior to the removal of the Holding Symbol "(H)", the following conditions shall be addressed:

    a)   The approval of a Site Development Application(s) for the subject lands.

    b)   Blocks 45 to 52 inclusive shall develop with the adjacent lands in order to facilitate street townhouse dwellings.

    B.   Notwithstanding the provisions of:

    a)   Subsection 2 respecting Definitions in the RVM2 Residential Urban Village Multiple Zone Two;

    b)   Subsection 3.8 h) respecting Parking Requirements in the RT1 Residential Townhouse Zone;

c)   Subsections 4.1.4 b) i) and ii) respecting Parking Areas for Multiple Dwellings in the RVM2 Residential Urban Village Multiple Zone Two;

d)   Subsections 4.1.4 f) iii) and iv) respecting Dimensions of Driveways in the RVM2 Residential Urban Village Multiple Zone Two;

e)   Subsection 4.1.4 f) v) respecting Dimensions of Driveways in the RT1 Residential Townhouse Zone;

f)   Subsection 4.15.6 respecting Residential Urban Village Zone Requirements and Schedule "A1" Zone Requirement in the RVM2 Residential Urban Village Multiple Zone Two;

g)   Subsection 4.22.3 respecting Residential Zone Requirements and Schedule "A3" Zone Requirement for a Standard Lot in the RT1 Residential Townhouse Zone;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1526":

ai)   For the purposes of this By-law, the definition of a Lot shall mean that each of Blocks 53, 54 and 55 inclusive shall be deemed to be one lot regardless of the number of buildings or structures erected and the creation of a new lot by way of common elements condominium, part lot control, consent and/or easements or registrations that are given;

aii)   For the purposes of this By-law, the definition of Exterior Side Yard for Blocks 53 and 55 shall be in the manner as shown on Schedule "E-1526";

aiii)   For the purposes of this By-law, the definition of Front Yard for Blocks 53, 54 and 55 inclusive shall be in the manner as shown on Schedule "E-1526";

aiv)   For the purposes of this By-law, the definition of Interior Side Yard for Blocks 53, 54 and 55 inclusive shall be in the manner as shown on Schedule "E-1526";

av)   For the purposes of this By-law, the definition of Rear Yard for Blocks 53, 54 and 55 inclusive shall be in the manner as shown on Schedule "E-1526";

bi)   The driveway shall be located outside of the sight triangle return, where there is both a sight triangle and a sight triangle return, and where there is no sight triangle return, the driveway shall be outside of the sight triangle. This provision does not apply to Street

"1" where it intersects with Weston Road;

ci) A strip of land not less than 2 m in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip;

cii) An outdoor parking area within Blocks 53, 54 and 55 inclusive shall be screened from the street and any adjacent premises. Screening shall consist of either a landscaping earthen berm, or an evergreen hedgerow, and shall have a minimum height of 1.2 m. This shall not prevent the provision of access driveways through the said screening;

di) The portion of the driveway between the street line and the street curb shall be 7.5 m in width for Blocks 54 and 55;

dii) For Block 53, the portion of the driveway, sidewalk and landscaping right-of-way width between the street line and the street curb shall be 12.5 m comprised of a 7.5 m wide right-of-way for the driveway with a 1.5 m wide right-of-way for the sidewalk abutting a 2 m wide landscaping strip and a 1.5 m landscaping on the side where there is no sidewalk. There shall be two driveways which shall access Street "5" within Block 53;

ei) Driveways located between a lot line abutting a street and a garage or dwelling wall in either front or exterior side yards shall be constructed in accordance with the following requirements for:

Lot Frontage	Maximum Width of Driveway
5.5 m - 5.99 m	3.5 m

The driveway shall be comprised of a minimum of 33% landscaped front or exterior side yard and a minimum 60% of the minimum landscaped front or exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2;

fi) The maximum building height shall be 12 m for Blocks 53, 54 and 55 inclusive;

gi) The minimum lot frontage shall be 5.5 m per unit, except for Block 1 where the minimum lot frontage shall be 10 m per unit;

gii) The minimum lot area shall be 140 m^2;

giii) The minimum rear yard shall be 6 m for Block 1;

giv) The minimum lot depth shall be 20 m for Block 1;

gv) The maximum building height shall be 12 m;

gvi) For Specific Zone Note 5, the minimum exterior yard shall be 1.2 m for a yard abutting a non-residential use, specifically a driveway, for Blocks 32, 33 and 35, and 1.2 m for a yard abutting a greenway or buffer block for Block 44;

gvii) For Specific Zone Note 6, a maximum of seven townhouse units may be constructed in a row for each of Blocks 18 and 19;

gviii) For General Note A, the maximum interior garage width for a lot with a frontage less than 11 m shall be 6 m for Block 1;"

c) Adding Schedule "E-1526" attached hereto as Schedule "1".

d) Deleting Key Map 6E and substituting therefor the Key Map 6E 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 27th day of May, 2014.

_____
Hon. Maurizio Bevilacqua, Mayor

_____
Jeffrey A. Abrams, City Clerk

Authorized by Item No.10 of Report No. 6
of the Committee of the Whole
Adopted by Vaughan City Council on
February 18, 2014.

SUMMARY TO BY-LAW 073-2014

The lands subject to this By-law are located on the north side of Major Mackenzie Drive and on the west side of Weston Road, being in Part of Lot 21, Concession 6, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone, RT1(H) Residential Townhouse Zone with the addition of the Holding Symbol "(H)", RVM2(H) Residential Urban Village Multiple Zone Two with the addition of the Holding Symbol "(H)", and OS2 Open Space Park Zone to facilitate 364 street and block townhouse dwelling units and a landscape buffer on 9.65 ha in Plan of Subdivision 19T-12V002. The By-law also provides the requirements for removing the Holding Symbol "(H)".

The By-law further provides exceptions to the lot, exterior side yard, front yard, interior side yard and rear yard definitions, driveway location and size, landscaping requirement, minimum lot frontage, lot area, rear yard lot depths and exterior side yard decreases, and maximum building height, interior garage width and number of townhouse units in a row increases.