

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 073-2015

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:
Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from R2 Residential Zone to RM2 Multiple Residential Zone, in the manner shown on the said Schedule “1”.

b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1420) Notwithstanding the provisions of:

- a) Subsection 2.0 Definition of a Lot;
- b) Subsection 3.21 respecting Frontage on a Public Street;
- c) Subsection 4.1.4 b) respecting Parking and Access Requirements;
- 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 the zone standards in the RM2 Multiple Residential Zone.

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1547”:

- ai) For the purpose of zoning conformity the lands shown as Schedule “E-1547” shall be deemed to be one lot for the purposes of zoning compliance, regardless of the number of buildings constructed on the lot, the creation of any new lot by plan of condominium, part-lot control, consent, and any easements or restrictions that are given;
- bi) Individual freehold units shall not be required to have frontage on a public street but will have access to a common element road or driveway that provides access to Islington Avenue;
- ci) The landscaping and screening provisions in Subsections 4.1.4 b) i) and ii) respecting outdoor parking areas shall not apply;

- di) the minimum amenity area required shall be 257 m²;
- ei) Street townhouse dwellings fronting onto a common element, condominium road shall be permitted within the RM2 Multiple Residential Zone;
- eii) the area identified as "Landscape Area" shall only be used for the purposes of Soft Landscaping and retaining wall;
- fi) the minimum lot area per unit shall be 228 m²;
- fii) the minimum front yard setback to a covered porch shall be 1.9 m;
- fiij) the minimum front yard setback to a dwelling shall be 2.6 m;
- fiv) the minimum setback from a garage that faces a common element condominium road shall be 6.0 m;
- fv) the minimum rear yard setback shall be 2.4 m to an unenclosed, uncovered deck;
- fvi) the minimum interior side yard setbacks shall be as follows:
 - 1.2 m to the north lot line (Block 2);
 - 3.5 m to the south lot line (Block 1); and,
 - 7.9 m to the south lot line (Block 3).
- fvij) the minimum building height shall be as follows:
 - 11.3 m for Block 1;
 - 11.1 m for Blocks 2 and 3.

c) Adding Schedule "E-1547" attached hereto as Schedule "1".

d) Deleting Key Map 7B and substituting therefor the Key Map 7B 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 21st day of April, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 073-2015

The lands subject to this By-law are located on the east side of Islington Avenue, north of Hartman Avenue, municipally known as 8319, 8327 and 8331 Islington Avenue, in Lot 9, Concession 7, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from R2 Residential Zone to RM2 Multiple Residential Zone with site specific zoning exceptions to permit the development of 12 townhouse dwelling units on a common element road.