

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 074-2014

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) Adding the following sub-clause bii) to Exception 9(1377):

“bii) The maximum building height shall be as follows:

<u>Lot</u>	<u>Maximum Building Height (m)</u>
1	9.94
2	9.66
3	9.75
4	9.66
5	9.92
6	10.12
7	9.98
8	10.08”

b) Adding the following sub-clause civ) to Exception 9(1378):

“civ) The maximum lot coverage and maximum building height shall be as follows:

<u>Lot</u>	<u>Maximum Lot Coverage (%)</u>	<u>Maximum Building Height (m)</u>
2		9.80
3		9.80
4		9.82
5		9.82
6		9.82
7		9.84
8		9.85
9		9.85
10		10.22
21		10.55
22		10.16
23		10.08

<u>Lot</u>	<u>Maximum Lot Coverage (%)</u>	<u>Maximum Building Height (m)</u>
24		9.85
25		9.75
26	37.06	9.80
27		9.75
36		10.21
37		10.11
38		9.99
42	40	
43	40	
44	40	
45	40	
46	37.70	
47		9.98
48	37.13	10.05
49	37.11	10.15
50	37.11	10.08
51	37.11	9.95
52	37.11	9.87
53		9.85
Block 54		10.55
Block 55		10.55
Block 56		10.55"

c) Adding the following sub-clause civ) to Exception 9(1379):

"civ) The maximum lot coverage and maximum building height shall be as follows:

<u>Lot</u>	<u>Maximum Lot Coverage (%)</u>	<u>Maximum Building Height (m)</u>
1		10.55
2		10.55
3		10.55
4	36.13	9.66
5	36.01	9.64
6	35.89	9.58
7		9.69
8		10
9		9.96
10		10.55
11		10.55
12		10.55
13		10.55
14		9.52
15		10.09
16	35.90	10.33
17	36.06	10.15
18		10.55
19		10.55
20		10.16

<u>Lot</u>	<u>Maximum Lot Coverage (%)</u>	<u>Maximum Building Height (m)</u>
21		10.24
22		10.55
23		10.55
24		10.55
25	36.06	10.55
26		10.55
27	36.06	9.77
28		9.54
29		10.55
30		10.55
31		9.95
32		9.79
33		10.55
34		10.55
35		9.94
36	40	9.97
37	40.70	9.97
38	38.37	10.55
39	38.55	10.55
40		10.55
41	35.96	9.90
42	41.53	9.94
44	38.38	9.97
45	38.39	10.15
46		10.55
47		10.55
48		10.55
49	40	10.50
50		10.55
Block 51		10.55
Block 52		10.55
Block 53		10.55"

d) Adding the following sub-clause eix) to Exception 9(1393):

"eix) The maximum lot coverage and maximum building height shall be as follows:

<u>Lot</u>	<u>Maximum Lot Coverage (%)</u>	<u>Maximum Building Height (m)</u>
9		10.55
10		10.55
11		10.55
12		10.55
13	38.28	
14	40	
15	40	
16	35.94	
21		10.55
22		10.55

<u>Lot</u>	<u>Maximum Lot Coverage (%)</u>	<u>Maximum Building Height (m)</u>
23		10.55
24		10.55
25		11.30
26		10.55
27		10.37
28		9.91
29	38.39	
30	39.56	
31	40	
32	39.43	
33	39.95	
34	40	
35	40	
36	40	
37	39.13	10.55
38	39.16	10.55
39	39.19	10.55
40		10.55
Block 41		10.50"

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.13 of Report No. 14
of the Committee of the Whole
Adopted by Vaughan City Council on
April 8, 2014.

SUMMARY TO BY-LAW 074-2014

The lands subject to this By-law are located on the west side of Regional Road 27 and south of Kirby Road, being in Registered Plan 65M-4370 (Plan of Subdivision File 19T-08V05), Registered Plan 65M-4377 (Plan of Subdivision File 19T-08V04), Registered Plan 65M-4371 (Plan of Subdivision File 19T-03V02) and Draft Approved Plan of Subdivision File 19T-08V06 in Part of Lots 29 and 30, Concession 9, City of Vaughan.

The purpose of this By-law is to provide site-specific exceptions to increase the maximum lot coverage and building heights within the R1 Residential Zone for the subject lands to facilitate detached dwelling units within four Plans of Subdivisions.