

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 084-2013

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

WHEREAS the matters herein set out are in conformity with the Vaughan 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:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto, from RR Rural Residential, A Agricultural Zone, and OS5 Open Space Environmental Protection Zone to RM2 Multiple Residential Zone, OS5 Open Space Environmental Protection Zone and A Agricultural Zone in the manner shown on the said Schedule “1”.
 - b) Deleting Exception 9(779) from Section 9.0 “EXCEPTIONS” and substituting therefor the following Paragraph:

“9(779) Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting the Definition of a Lot Line;
 - b) Subsection 3.8 a) and g) respecting Parking Requirements;
 - c) Subsection 3.14 c) respecting Permitted Yard Encroachments and Restrictions;
 - d) Subsection 4.1.4 b)(i) and e) respecting Parking and Access Requirements;
 - e) Subsection 4.1.6 (a) respecting Minimum Amenity Area;
 - f) Subsection 4.9 respecting Uses Permitted in the RM2 Multiple Residential Zone;
 - g) 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-859”:

- ai) Notwithstanding the definition of a Lot, the parcel of lands zoned as RM2 Multiple Residential Zone on Schedule “E-859”, shall be deemed as a lot for the purposes of this By-law and the lot lines are as shown.
 - bi) The minimum parking requirement for semi-detached units shall be 2.0 spaces/unit;
 - bii) The maximum driveway width on Major Mackenzie Drive shall be 7.0 m;
 - ci) Covered unexcavated porches and front steps are permitted to encroach 2.8 m into the front yard for Buildings 1-4 and 26;
 - di) No minimum landscape strip width is required around the outdoor parking areas;
 - dii) A maximum of 2 steps (3 risers) are permitted to encroach into the minimum required garage dimension of 3 meters by 6 meters;
 - ei) The minimum amenity area shall be 87.45 m²/unit;
 - fi) In addition to the uses permitted in an RM2 Multiple Residential Zone, 6 semi-detached dwelling units shall also be permitted on the subject lands as shown on Schedule “E-859”
 - gi) The minimum lot area shall be 216 m²/unit;
 - gii) The minimum setback to the day-light triangle shall be:
 - 2.0 m (Unit 12, Building 2)
 - 2.2 m (Unit 13, Building 3)
 - giii) The minimum setback from any yard to an uncovered deck shall be 1.5 m;
 - giv) The maximum building height shall be 12 m.”
 - c) Deleting Schedule “E-859” and substituting therefor the Schedule “E-859” attached hereto as Schedule “1”.
 - d) Deleting Key Map “2D” and substituting therefor the Key Map “2D” 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 25th day of June, 2013.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

Authorized by Item No.37 of Report No. 32
of Committee of the Whole
Adopted by Vaughan City Council on
June 25, 2013

SUMMARY TO BY-LAW 084-2013

The lands subject to this By-law are located on the southside of Major Mackenzie Drive, between Dufferin Street and Bathurst Street, municipally known as 1221, 1331, and 1381 Major Mackenzie Drive in Part of Lot 20, Concession 2, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from RR Rural Residential, A Agricultural Zone, and OS5 Open Space Environmental Protection Zone to RM2 Multiple Residential Zone, OS5 Open Space Environmental Protection Zone and A Agricultural Zone and to permit site-specific exceptions to implement the development of the subject lands with 136 block townhouse units and 6 semi-detached dwelling units (future standard plan of Condominium).