

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 091-2014

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 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 R3 Residential Zone to RA3 Residential Apartment Zone in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(*1401) Notwithstanding the provisions of:

 - a) Subsection 4.1.8 and Schedule “A” respecting minimum Zone Requirements in the RA3 Apartment Residential Zone;
 - b) Subsection 3.17 respecting Portions of Buildings Below Grade;
 - c) Subsection 3.8 g) respecting the Maximum Width of a Driveway;
 - d) Subsection 3.8 respecting Parking Requirements;
 - e) Subsection 2.0 Definitions, respecting the Definition of a “Parking Space”;
 - f) Subsection 4.1.6 respecting Minimum Amenity Area;
 - g) Subsection 3.14 respecting Permitted Yard Encroachments and Restrictions;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1528”:

 - ai) the Minimum Yard Requirements shall be as follows:

i)	Front Yard (Lansdowne Avenue)	3.0m;
ii)	Front Yard (Lansdowne Avenue - Second Storey Only)	1.5m;
iii)	Rear Yard (East) - Building	1.5m;
iv)	Rear Yard (East) - Parking Structure	0.6m;
iv)	Exterior Side Yard (Regional Road 7) - 0m provided that no development or structures be permitted within the 6.0m wide erosion access allowance;	
 - aii) the Minimum Lot Area per unit shall be 24.05 m²;

- bi) the minimum setback from the front (Lansdowne Avenue), rear (east), and exterior (Regional Road 7) property lines for buildings below grade shall be 0.6m;
 - ci) the maximum width of a driveway may be 7.6 m;
 - di) the minimum number of parking spaces shall be provided as follows:
 - i) Apartment Dwelling Unit - 1.15 spaces / dwelling unit;
 - ii) Residential Visitor Parking - 0.2 spaces / unit;
 - ei) the minimum size of a parking space shall be 2.7 by 5.9 metres;
 - fi) the Minimum Amenity Area shall be 22.78m² per dwelling unit;
 - gi) canopies and eaves may extend a maximum of 1.2 metres beyond the main front wall of the 6th floor, 9th floor and Roof of the building.
 - gii) the maximum balcony encroachment into the required rear yard shall be 0.6 metres.
- c) Adding Schedule “E-1528” attached hereto as Schedule “1”.
 - d) Deleting Key Map 7B and substituting therefor the Key Map7B 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 24th day of June, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 091-2014

The lands subject to this By-law are located northeast corner of Regional Road 7 and Lansdowne Avenue, east of Kipling Avenue, comprised of an assembly of 4 lots municipally known as 11, 15, 23 and 27 Lansdowne Avenue, in Lot 6, Concession 7, City of Vaughan.

The purpose of this by-law is to rezone the Subject Lands from R3 Residential Zone to RA3 Apartment Residential Zone with site-specific zoning exceptions to facilitate the development of the subject lands with a 5-storey component along Lansdowne Avenue and a 10-storey component on Regional Road 7, with 154 units, an FSI of 3.5, and 208 parking spaces. The By-law provides the following exceptions to by-law 1-88:

- i) provides Minimum Yard Requirements as follows:
 - i) Front Yard (Lansdowne Avenue) - 3.0m;
 - ii) Exterior Side Yard (Regional Road 7) - 0m;
 - iii) Rear Yard - 1.5 m;
- ii) requires a Minimum Lot Area Per Unit of 24.05m²;
- iii) permits a minimum setback to an underground garage from the front and interior property lines of 0.6m
- iv) permits a maximum driveway width of 7.6 m;
- v) permits minimum parking spaces sizes of 2.7 by 5.9 metres;
- vi) permits a canopy or balcony to extend a maximum of 1.2 m metre beyond the main front wall of the 6th, 9th and roof floor of a building a canopy to encroach 1.0 m beyond the front wall of the building at the ground floor level; and,
- vii) requires a minimum amenity area of 22.78m² per dwelling unit.