

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 100-2013

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

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 no 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 R1 Residential Zone and R3 Residential Zone to RM2 Multiple Residential Zone, in the manner as shown on the said Schedule "1".
 - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"9(1391) Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting Definitions for Stacked Townhouse Units and Car Share Use;
 - b) Subsection 3.8(a) and (g) respecting Parking Requirements and minimum Ingress/Egress Driveway Width;
 - c) Subsection 3.13 respecting Minimum Landscaped Area;
 - d) Subsection 3.14 respecting Permitted Yard Encroachments and Restrictions;
 - e) Subsection 4.1.1(j) respecting Accessory Buildings and Structures;
 - f) Subsection 4.1.3 respecting Rooms Below Grade;
 - g) Subsection 4.1.4(b) respecting Parking Areas for Multiple Family Dwellings;
 - h) Subsection 4.1.6(a) respecting Minimum Amenity Areas;
 - i) Subsection 4.1.8 and Schedule "A" respecting Residential Zone Requirements in the RM2 Apartment Residential Zone;

The following provisions shall apply to the Subject Lands as shown on Schedule "E-1518":

- ai) for the purpose of this Paragraph, a “Dwelling Stacked Townhouse” shall be defined as follows:

Dwelling, Stacked Townhouse – Means an attached low-rise residential building form containing 3 or more dwelling units, each of which has: (1) direct access from the outside ground level; (2) one or two party walls with abutting dwelling units; and (3) is above or below another dwelling unit. The maximum building height shall be 12.5 m

- a ii) for the purpose of this Paragraph a “Car Share” shall be defined as follows:

Car Share - means a service for local users in support of community transit and environmental goals. It is a membership based service offering members access to a dispersed network of shared vehicles 24 hours, 7 days a week. It is primarily designed for shorter time and shorter distance trips providing a public service to enhance mobility options. It does not include a dealership, rental use or car brokerage use. A maximum of 2 spaces shall be set aside for this development.

- bi) the following parking requirements shall apply:

i) Residential Dwelling Units – 124 units @ 1.16 spaces/unit
=144 spaces

ii) Residential Visitor Parking – 124 units @ 0.24 visitor spaces/unit
= 30 spaces

iii) Car Share Parking – 2 spaces

- bii) a minimum width of 6.0 metres for a joint ingress/egress driveway access shall be provided at the entrance to the underground parking garage from Bruce Street;

- ci) a strip of land not less than 2.5 metres in width shall be provided along the Bruce Street street line and shall be used for no purpose other than landscaping. This shall not prevent the provision of sidewalks across said strip;

- cii) no landscape strip is required abutting Regional Road 7;

- di) exterior stairways, covered, excavated or unexcavated porches and balconies may encroach into the front yard (Bruce Street) to a maximum of 1.6 metres;

- dii) exterior stairways, covered/uncovered and excavated/unexcavated patios, terraces and retaining walls may encroach into the exterior side yard (Regional Road 7) to a maximum of 2.17 metres;

- diii) exterior stairs on the site shall be permitted to exceed one-half storeys in height.
- ei) the maximum height of any retaining wall constructed on a property line shall be 1.7 metres, with no minimum setback requirement;
- fi) dwelling units are permitted in a cellar or part of a cellar;
- gi) a landscape strip and screening around the periphery of an outdoor parking area shall be a minimum width of 1.5 m and may include walkways and pathways;
- hi) a minimum amenity area of 4,900 m² shall be provided;
- ii) the following zone requirements shall apply;
 - i) the Minimum Lot Area shall be 8,000 m²;
 - ii) the Minimum Front Yard shall be 3.0 m (Bruce Street at Garage Entrance);
 - iii) the Minimum Exterior Side Yard shall be 0 m for stairways and 2.1m to dwelling (along Regional Road 7);
 - iv) the Maximum Building Height shall be 12.5 m and the building height for buildings Block D and E shall be measured from the south side of the buildings facing the interior of the site;
- c) Adding Schedule "E-1518" attached hereto as Schedule "1".
- d) Deleting Key Map 7A and substituting therefor the Key Map 7A 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

SUMMARY TO BY-LAW 100-2013

The lands subject to this By-law are located on the west side of Bruce Street, and east of Islington Avenue and Highway No. 7, described as Part of Lot 50, Registered Plan No. 9831 and Part of Block A, Registered Plan M-1597, known municipally as 26 Bruce Street, City of Vaughan.

The purpose of this by-law is rezone the subject lands from R1 Residential Zone and R3 Residential Zone to RM2 Multiple Residential Zone to facilitate the development of the subject lands with 124 residential stacked townhouse units with 176 underground parking spaces. The development requires the following site specific exceptions to facilitate the proposed use of the lands:

- Notwithstanding Subsection 3.8(a), the minimum parking on the subject lands shall be 176 parking spaces including 30 spaces for visitors, and 2 car share spaces;
- Notwithstanding Subsection 3.8(g), the minimum width of a joint ingress/egress driveway access shall be 6.0m;
- Notwithstanding Subsection 3.13, the minimum landscape strip along a lot line which abuts a street line shall be 2.5m along Bruce Street and 0.0m along Highway 7;
- Notwithstanding Subsection 3.14, exterior stairways, covered porches and balconies may encroach into the front yard (Bruce Street) to a maximum of 1.6 metres;
- Notwithstanding Subsection 3.14, exterior stairways, patios, terraces and retaining walls may encroach into the exterior side yard (Highway 7) to a maximum of 2.17 metres;
- Notwithstanding Subsection 4.1.1, the maximum height of any retaining wall constructed on a property line shall be 1.7 metres, with no minimum setback requirement;
- Notwithstanding Subsection 4.1.3, dwelling units are permitted in a cellar or part of a cellar;
- Notwithstanding Subsection 4.1.4(b), a landscape strip and the screening of an outdoor parking area shall be a minimum of 1.5m and may include walkways and pathways;
- Notwithstanding Subsection 4.1.6(a), the minimum amenity area required shall be 4,900m²;
- Notwithstanding Subsection 4.1.8 and Schedule "A":
 - the minimum lot area shall be 8,000m²;
 - the minimum front yard setback shall be 3.0m;
 - the minimum exterior side yard setback to dwelling along Highway#7 shall be 2.1m;
 - the maximum building height shall be 12.5 m and the building height for buildings Block D and E shall be measured from the south side of the buildings facing the interior of the site.
- Notwithstanding Subsection 2.0 Definitions, Car Share and a Dwelling Stacked Townhouse unit shall be defined