

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 100-2016

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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from A Agricultural Zone to RT1 Residential Townhouse Zone in the manner shown on the said Schedule “1”
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1435) Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting the Definition of a Lot, Porch Unenclosed (covered or uncovered), Street, Street Line, and Street Townhouse Dwelling;
 - b) Subsection 3.13 respecting Minimum Landscape Area;
 - c) Subsection 3.21 respecting Frontage on a Public Street;
 - d) Subsection 4.1.4 f) respecting Dimensions of Driveways;
 - e) Subsection 4.22.3 and Schedule “A3” respecting the zone standards in the RT1 Residential Townhouse Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1565”:

 - ai) For the purposes of this By-law, the following definitions shall apply:
 - i) LOT – Means a parcel of land fronting on a public or private street;
 - ii) PORCH, UNENCLOSED (COVERED OR UNCOVERED) – Means a platform with or without a foundation and with at least one side open which is uncovered or covered by either a roof, balcony or enclosed space or room, with or without a foundation;
 - iii) STREET – Means a street or private road under the jurisdiction

of, or assumed by the City, or being constructed as a private road owned and maintained by a Condominium Corporation on behalf of the unit Owners under an Agreement with the City;

- iv) STREET LINE - Means the dividing line between a lot and a street or private road or the dividing line between a lot and a reserve abutting a street or private road;
- v) STREET TOWNHOUSE DWELLING - Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public or private street or abuts a public street;
- bi) The minimum landscape strip width abutting a sight triangle shall be 2.0 m;
- ci) No person shall erect or construct a building or structure unless such building or structure has access to a private road or driveway that provides access to a Street;
- di) Where a lot has a minimum frontage of 5.5 m the maximum driveway width shall be 3 m;
- ei) The minimum lot frontage shall be 5.5 m;
- eii) The minimum lot area shall be 148 m²/unit
- eiii) The minimum rear yard shall be:
 - i) Block 8, Unit 1 – 5.3 m;
 - ii) Block 9, Units 1 and 2 – 5.5 m;
 - iii) All other Blocks (Units) 6.0 m;
- eiv) The minimum exterior side yard shall be 3 m;
- ev) The maximum building height shall be 12 m;
- evi) The minimum interior side yard shall be 1.5 m on a lot abutting a non-residential use (buffer block) Townhouse Blocks 1, 8, and 9;
- evii) the minimum lot depth shall be 23.5 m for Block 9 and 26 m for Block 8;
- eviii) The minimum front yard shall be 2.2 m for Block 8, Unit 1;
- eix) A maximum of 8 townhouse units may be constructed in a row in Blocks 10, 11, and 12;
- ex) A maximum of 7 townhouse units may be constructed in a row for Block 5.
- exi) For the purpose of this exception, a “standard lot” includes all lots.
- c) Adding Schedule “E-1565” attached hereto as Schedule “2”.
- d) Deleting Key Map 2D and substituting therefor the Key Map 2D attached hereto as Schedule “3”.

2. Schedules “1”, “2”, and “3” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 28th day of June, 2016.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 100-2016

The lands subject to this By-law are located on the southwest corner of Ilan Ramon Boulevard and Lebovic Campus Drive, being Part of Lot 17, Concession 2, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone and to permit site-specific exceptions to the RT1 Zone to facilitate the development of 79 freehold townhouse units, 55 of which are served by a private common element condominium road, and visitor parking spaces.