

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 107-2014

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 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) Deleting clauses c), ci), cii) and ciii) in Exception Paragraph 9(1097) and substituting therefor the word “DELETED”;
 - b) Rezoning the lands shown as “Subject Lands” on Schedule “2” attached hereto from M1 Restricted Industrial Zone to RT1(H) Residential Townhouse Zone with the Holding Symbol “(H)”, RA3(H) Apartment Residential Zone with the Holding Symbol “(H)” and OS2 Open Space Park Zone, in the manner shown on the said Schedule “2”.
 - c) Adding the following Paragraph to SECTION 9.0 “EXCEPTIONS”:

“(1407) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1534”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(4) of the Planning Act:

 - i) Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law 107-2014;
 - ii) The Holding Symbol “(H)” shall not be removed from the lands zoned RT1(H) Residential Townhouse Zone and RA3(H) Apartment Residential Zone until Vaughan Council identifies and allocates water supply and sewage servicing capacity to the subject lands and a site development application(s) is approved by Vaughan for the development, or phases thereof;
- B. Notwithstanding the provisions of:
 - a) Section 2.0 respecting Definitions;
 - b) Subsection 4.1.4 f) v) respecting Maximum Driveway Width;
 - c) Subsection 4.22.2 ii) respecting the Encroachment of an Unenclosed Porch;
 - d) Schedule “A3” respecting the zone standards in the RT1 – Residential

Townhouse Zone (On a Lot Accessed by a Lane);

The following provisions shall apply to lands zoned RT1 Residential Townhouse Zone (On a Lot Accessed By a Lane) shown as “Subject Lands” on Schedule “E-1534”:

- ai) A Tandem Parking Space shall be defined as follows:
Parking Space, Tandem – Means a parking space which has access through another parking space from a public or private lane;
- a ii) Tandem parking spaces shall be permitted within a garage or carport;
- bi) The maximum driveway width shall be 4.5 m;
- ci) The minimum no encroachment zone may be reduced to 1.0 m from the front lot line and 0.6 m from a site triangle;
- di) The minimum lot frontage shall be 4.5 m;
- d ii) The minimum lot depth shall be 22.0 m;
- d iii) The minimum lot area shall be 92 m²;
- div) The minimum front yard setback shall be 3.0 m;
- dv) The minimum rear yard setback shall be 6.0 m to the dwelling and 0.0 m to the garage;
- dvi) The minimum exterior yard setback shall be 3.0 m;
- d vii) The minimum setback from the site triangle shall be 0.7 m;
- d viii) The maximum building height shall be 12.0 m;
- d ix) The maximum interior garage width shall be 4.5 m;

C. Notwithstanding the provisions of:

- a) Subsection 4.1.4 f) v) respecting Maximum Driveway Width;
- b) Schedule “A3” respecting the zone standards in the RT1 – Residential Townhouse Zone (on a standard lot);

The following provisions shall apply to lands zoned RT1 Residential Townhouse Zone (On a Standard Lot) shown as “Subject Lands” on Schedule “E-1534”:

- ai) The maximum driveway width shall be 3 m;
- bi) The minimum lot frontage shall be 5.5 m;
- b ii) The minimum lot depth shall be 26.0 m;
- b iii) The minimum lot area shall be 140 m²;
- b iv) The minimum rear yard setback shall be 6.0 m;
- b v) The minimum exterior side yard setback shall be 3.0 m for Blocks 10, 29 and 30;
- b vi) The minimum interior side yard setback from an OS2 Zone shall be 1.8m for Blocks 26 and 27;
- b vii) The minimum setback from a site triangle shall be:
 - 2.8 m for Block 1;

- 1.5 m for Block 5;
- 2.8 m for Block 6;
- 1.8 m for Block 29;

- bviii) The maximum building height shall be 12.0 m;
- bix) A maximum of seven (7) townhouse units shall be constructed in a row for Block 9 and a maximum of eight (8) townhouse units shall be constructed in a row for Block 21;
- bx) The maximum interior garage width shall be 3.5 m;
- bxi) The maximum total gross floor area dedicated to all residential uses within the RA3 – Apartment Residential Zone and the RT1 – Residential Townhouse Zone shall be 122,398.5 m²;

D. Notwithstanding the provisions of:

- a) Section 2.0 respecting the Definition of a Lot, Lot Line, Front and Parking Space;
- b) Subsection 3.8 a) and c) respecting the Minimum Parking Requirement for residential dwellings, commercial and residential visitors;
- c) Subsection 3.13 respecting the Minimum Landscaped Area;
- d) Section 3.17 respecting Portions of Buildings Below Grade;
- e) Subsection 4.1.6 a) respecting Minimum Amenity Area;
- f) Section 4.12 respecting Uses Permitted in the RA3 Apartment Residential Zone;
- g) Schedule “A” respecting the zone standards in the RA3 - Apartment Residential zone;

The following provisions shall apply to the lands zoned RA3 Apartment Residential Zone shown as “Subject Lands” on Schedules “E-1534”:

- ai) For the purposes of zoning conformity, Block 34 and Block 35 shall each be deemed to be one lot regardless of the number of buildings or structures erected and regardless of any conveyances, consents, severances, subdivisions, easements, or condominiums, or other permissions granted after the approval of this By-law, shall be deemed to comply with the provisions of this By-law;
- aii) The front lot line shall be the lot line abutting Eagle Rock Way;
- aiii) The minimum size of a parking space shall be 2.7 m by 5.8 m;
- bi) The minimum parking requirement shall be as follows:
 - i. Residential – Apartment Dwelling:
 - 0.7 parking spaces per one bedroom unit;
 - 0.9 parking spaces per two bedroom unit;
 - 1.0 parking spaces per three bedroom unit;

- 0.15 visitors spaces per unit
- ii. Commercial Uses:
 - 2 parking spaces per 100 sq.m GFA
- ci) The minimum landscape strip widths shall be as follows:
 - 3.0 m along the front lot line (Eagle Rock Way);
 - 3.0 m along a site triangle;
 - 3.0 m along Troon Avenue;
 - 1.0 m along Street “1” adjacent to the loading area/garbage enclosure
- di) The minimum setback from the front lot line, the exterior lot line and the site triangle for those portions of buildings below grade shall be 1.0 m;
- ei) The minimum amenity area for Blocks 34 and 35 shall be provided at 15.0 m² per dwelling unit;
- fi) The following uses are permitted:
 - Apartment Dwelling;
 - Day Nursery;
- fii) The following commercial uses shall be permitted on the ground floor and at the P1 Parking Level:
 - Banking and Financial Institution ;
 - Business and Professional Office;
 - Club or Health Centre;
 - Dry Cleaning Depot;
 - Eating Establishment – with or without outdoor patio;
 - Eating Establishment, Convenience – with or without outdoor patio;
 - Eating Establishment, Take-out – with or without outdoor patio;
 - Personal Service Shop;
 - Pharmacy;
 - Retail Store;
- gi) The maximum total gross floor area dedicated to all residential uses within the RA3 – Apartment Residential Zone and the RT1 – Residential Townhouse Zone shall be 122,398.5 m² and the maximum gross floor area dedicated to all non-residential uses including commercial and office uses shall be 2,601.5 m²;
- gii) The minimum lot area for Block 34 shall be 0.65 ha;
- giii) The minimum lot area for Block 35 shall be 0.88 ha;
- giv) The minimum front yard setback shall be 3 m;
- gv) The minimum rear yard setback shall be 6 m to the main buildings and

1m to a loading area/garbage enclosure;

gvi) The minimum interior side yard setback shall be 3 m;

gvii) The minimum exterior side yard setback shall be 4 m;

gviii) The minimum setback from a sight triangle shall be 3 m.

d) Deleting Schedule "E-1203" and substituting therefor with Schedule "E-1203" attached hereto as Schedule "1".

e) Adding Schedule "E-1534" attached hereto as Schedule "2".

f) Deleting Key Map 3E and substituting therefor the Key Map 3E 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 24th day of June, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 107-2014

The lands subject to this By-law are bounded by McNaughton Road East to the north, Troon Avenue to the east, Hill Street to the south, and the Maple GO parking lot to the west, being Blocks 1, 2, 3 and 6, on Plan 65M-4061, Part of Lot 21, Concession 3, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from M1 Restricted Industrial Zone to RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)", RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" and OS2 Open Space Park Zone and to permit site-specific zoning exceptions. To facilitate a residential development consisting of 5 apartment buildings (783 units) ranging in height from 6 to 12-storeys with grade related commercial uses, 165 street townhouse units (freehold) on a public street and 70 street townhouse units (freehold) on a private common elements condominium rear laneway.