

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 109-2014

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 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 RA3(H) Apartment Residential Zone with the Holding Symbol “(H)” to RT1(H) Residential Townhouse Zone with the Holding Symbol “(H)” and OS1 Open Space Conservation Zone in the manner shown on the said Schedule “1”.
 - b) Deleting Exception 9(1352) from Section 9.0 “EXCEPTIONS” and substituting therefor the following paragraph:

“(1352) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedules “E-1480”, “E-1480A” and “E-1480B” until the Holding Symbol “(H)” is removed pursuant to Section 36(4) of the Planning Act:

 - i) Lands zoned with the Holding Symbol “(H)” shall be used only for the production of field crops or a use legally existing as of the date of the enactment of By-law 109-2014. The Holding Symbol “(H)” shall not be removed until such time as water and sanitary sewage capacity has been identified and allocated by Vaughan Council.

B. Notwithstanding the provisions of:

 - a) Subsection 4.22.3 and “Schedule A3” respecting the zone standards in the RT1 Residential Townhouse Zone (Standard Lot);

the following provisions shall apply to the lands shown as “Subject Lands” on Schedules “E-1480”, “E-1480A” and “E-1480B”:

 - ai) The minimum lot frontage shall be 5.5 m;
 - aii) The minimum lot area shall be 145 m² / unit;
 - aiii) The minimum exterior side yard setback shall be 3 m;
 - aiv) The maximum building height shall be 12 m;
 - av) The minimum lot depth shall be as follows:

- 26.5 m for Blocks 7 and 8 on Schedule “E-1480A”
and Blocks 12, 13, 14 and 20 on Schedule “E-1480B”;
- 26.3 m for Block 20 on Schedule “E-1480B”;
- 22.6 m for Block 7 on Schedule “E-1480B”;

avi) A maximum of eight townhouse units shall be constructed in a row;

C. The following provision shall apply to the lands shown as “Subject Lands” on Schedules “E-1480”, “E-1480A” and “E-1480B”:

a) No structures (including ancillary structures such as pools, sheds, gazebos and/or paving) and/or grading shall be permitted within 1 m of the rear property line on Blocks 4, 5, 6, 7, 8, 12, 13, 14, 15 and 16 on Schedule “E-1480A, and Blocks 5, 6, 7, 8, 9, 15, 19 and 20 on Schedule “E-1480B” to facilitate infiltration trenches;”

c) Deleting Schedule “E-1480” and substituting therefor Schedule “E-1480” attached hereto as Schedule “1”.

d) Adding Schedule “E-1480A” attached hereto as Schedule “2”.

e) Adding Schedule “E-1480B” attached hereto as Schedule “3”.

f) Deleting Key Map 2D and substituting therefor the Key Map 2D attached hereto as Schedule “4”.

2. Schedules “1”, “2”, “3” and “4” shall be and hereby forms 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 109-2014

The lands subject to this By-law are located on the east and west sides of Thomas Cook Avenue, south of Lebovic Campus Drive, in Part of Lots 17 and 18, Concession 2, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" to RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" and OS1 Open Space Conservation Zone to implement Draft Plan of Subdivision Files 19T-13V004 and 19T-13V005. The By-law also permits the following site-specific zoning exceptions to facilitate the future development of 205 street townhouse dwelling units:

- i) Reduce the minimum lot frontage to 5.5 m;
- ii) Reduce the minimum lot area to 145 m² / unit;
- iii) Reduce the minimum exterior side yard setback to 3 m;
- iv) Increase the maximum building height to 12 m;
- v) Reduce the minimum lot depth to 26.5 m, 26.3 m and 22.6 m;
- vi) Increase the maximum number of townhouse units constructed in a row to 8 units;
- vii) Require a 1 m rear yard buffer to restrict the development of any structures (including ancillary structures such as pools, sheds, gazebos and/or paving) and/or grading to facilitate infiltration trenches, as required by the Toronto and Region Conservation Authority. For the purposes of this zoning by-law provision, the most restrictive by-law requirement shall prevail for setbacks to pools and ancillary structures.