

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 110-2014

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 A Agricultural Zone to RVM2 (H) Residential Urban Village Multiple Dwelling Zone Two with the addition of the Holding Symbol “(H)”, OS1 (H) Open Space Conservation Zone with addition of the Holding Symbol “(H)”, and OS1 Open Space Conservation Zone in the manner shown on the said Schedule “1”
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1409)A. The following provisions shall apply to all the lands zoned with a the Holding Symbol “(H)” shown on Schedule “E-1536“, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(4) of the Planning Act:

 - i) Vaughan Council shall identify and allocate the water supply and sewage servicing capacity for the subject lands; and
 - ii) A Record of Site Condition must be successfully filed with the Ministry of the Environment on the Environmental Site Registry;
- B. Notwithstanding the provisions of:
 - a) Subsection 2.0 respecting the Definition of a Lot;
 - b) Subsection 3.8 c) and g) respecting Parking Requirements;
 - c) Subsection 3.13 respecting Minimum Landscape Area;
 - d) Subsection 3.14 b) and e) respecting Permitted Yard Encroachments and Restrictions;
 - e) Subsection 3.21 respecting Frontage on a Public Street;
 - f) Subsection 4.1.4 b) i) and b) ii) respecting Parking Areas for Multiple Family Dwellings;
 - g) Subsection 7.2 respecting Uses Permitted in the OS1(H) Open Space Conservation Zone;
 - h) Schedule “A1” respecting the zone standards in the RVM2 Residential

Urban Village Multiple Dwelling Zone Two;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1536”:

- ai) For the purposes of zoning conformity the lands shown as “Subject Lands” on Schedule “E-1536” shall be deemed one lot, regardless of the number of buildings constructed on the lot, the creation of any new lot by plan of condominium, part lot control, consent and any easements or restrictions that are given;
 - bi) A minimum of 32 visitor parking spaces shall be provided, of which 2 shall be barrier free parking spaces;
 - bii) The width of the common element road which is a joint ingress/egress driveway shall be a maximum of 12.0 m;
 - ci) The minimum landscape strip width abutting Bathurst Street shall be 1.0 m;
 - di) Exterior stairways may exceed one-half storey in height for Blocks “B”, “C”, “D”, “N”, “O” and “P”;
 - dii) A fence shall not be permitted on the lands subject to the York Region sanitary sewer easement;
 - ei) Individual freehold units shall not be required to have frontage on a public street but will have access to a common element road or driveway that provides access to Bathurst Street;
 - fi) The landscaping and screening provisions identified in Subsections 4.1.4 b) i) and b) ii) respecting outdoor parking areas shall not apply.
 - gi) The following uses shall be permitted in the OS1 (H) Zone along the north property line:
 - treed landscape buffer
 - common element road and driveways;
 - hi) The minimum setback for any building or structure to a sight triangle shall be 0 m;
- c) Adding Schedule “E-1536” attached hereto as Schedule “1”.
 - d) Deleting Key Map 2C and substituting therefor the Key Map 2C 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

Authorized by Item No. 55 of Report No. 30
of the Committee of the Whole
Adopted by Vaughan City Council on
June 24, 2014

SUMMARY TO BY-LAW 110-2014

The lands subject to this By-law are located on the west side of Bathurst Street south of Rutherford Road, municipally known as 9130 Bathurst Street, being Part of Lot 15, Concession 2, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from A Agricultural Zone to RVM2 (H) Residential Urban Village Multiple Dwelling Zone Two with the Holding Symbol "(H)", OS1 (H) Open Space Conservation Zone with the Holding Symbol "(H)", and OS1 Open Space Conservation Zone and to permit site-specific exceptions to the RVM2 (H) Zone to facilitate the development of 149 freehold townhouse units served by a private common element condominium road, visitor parking spaces, and amenity space.