

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 112-2014

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 an 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 RA3(H) Apartment Residential Zone with the Holding Symbol “(H)”, to RVM2(H) Residential Urban Village Multiple Family Zone Two with the Holding Symbol “(H)” in the manner shown on the said Schedule “1”.
 - b) Deleting Exception 9(416) in Section 9.0 “EXCEPTIONS” and substituting therefor the following the word “Deleted”.
 - c) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1410)A. The lands zoned with the Holding Symbol ‘(H)’ shall be used for a use legally existing as of the enactment of By-law 112-2014. The Holding Symbol “(H)” shall not be removed until such time as:

 - a. sewer and water allocation has been identified and allocated by the City of Vaughan Council;
 - b. the City of Vaughan has been provided with written clearance from the Trustee for Block 32W that the owner has entered into and signed the Block 32W Cost Sharing Agreement;
 - c. a Site Development application is approved by Vaughan Council for the subject lands;
 - d. a Record of Site Condition (RSC) shall be registered with the Ministry of Environment to the satisfaction of the Vaughan Development/Transportation Engineering Department.
- B. Notwithstanding the provisions of:
 - a) Subsection 2.0 respecting Definition of a Lot;
 - b) Subsection 3.8 c), d) and g) respecting Parking Space and Access Requirements;

- c) Subsection 4.1.4 b) i) and ii) respecting Parking Areas for Multiple Family Dwellings;
- d) Subsection 4.21 and Schedule “A1” respecting Permitted Uses and Residential Zone requirements in the RVM2 Residential Urban Village Multiple Family Zone Two;

the following provisions shall apply to the lands shown as Subject Lands” on Schedule “E-1537”:

- ai) The subject lands shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and or lots by way of plan of condominium, consent, or other permission, and any easements or registrations that are granted;
- bi) Visitor Parking shall be provided at a minimum ratio of 0.20 spaces per unit. Additional parking spaces shall be located within the Ministry of Transportation 9-10 m setback, but shall not be included towards the minimum parking requirement;
- bii) A minimum of 4 handicapped parking spaces shall be provided;
- biii) The maximum width of an access driveway shall be 14 m at the street curb (Eagleview Heights);
- ci) A landscape strip around the periphery of an outdoor parking area is not required;
- cii) Screening consisting of a landscape earthen berm shall not be required;
- di) A maximum of 200 block townhouse units, with a maximum of 7 units per townhouse block shall be permitted on the subject lands;
- dii) The minimum lot area per unit shall be 200 m²;
- diii) The minimum lot frontage for a townhouse block shall be 24 m (4 units) and shall be considered to front on a private road for future compliance for sheds, decks, etc.;
- div) The maximum building height for the block townhouse units shall be 3-storeys or 13 m;

C. The following additional provisions shall apply to the lands shown as “subject lands” on Schedule “E-1537”:

- a) Additional visitor parking and community garden plots/landscaped area will be permitted to encroach into the approved Ministry of Transportation setback;
- b) The amenity/parkette area provided on site shall have a minimum area of 714 m², and shall increase in size as noted in Detail 1 and 2 on the Schedule “E-1537”.

- c) Deleting Schedules “E-438” to “E-438B”, inclusive.

- e) Adding Schedule "E-1537", attached hereto as Schedule "1".
- f) Deleting Key Map 5D and substituting therefor the Key Map 5D 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

SUMMARY TO BY-LAW 112-2014

The lands subject to this By-law are located on the west side of Highway 400, south of Major Mackenzie Drive, known municipally as 77 Eagleview Heights, 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 RVM2(H) Residential Urban Village Multiple Zone Two with the Holding Symbol "(H)" to permit the development of a maximum of 200 block townhouse units, with a maximum of 7 units per townhouse block.

The By-law provides site specific exceptions for minimum lot frontage and lot area, a minimum visitor parking ratio, minimum driveway width, maximum building height and setbacks to the MTO right-of-way.