

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 114-2016**

**A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 109-2014.**

**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 RT1(H) Residential Townhouse Zone with the Holding Symbol “(H)”, RA3(H) Residential Apartment Zone with the Holding Symbol “(H)”, and OS1 Open Space Conservation Zone to RT1 Residential Townhouse Zone and OS1 Open Space Conservation Zone, in the manner shown on the said Schedule “1”.
  - b) Deleting Part “A” to Exception Paragraph 9(1352), thereby deleting all reference to the Holding Symbol “(H)” in the said Exception 9(1352).
  - c) Deleting Part “B”, sub-clause a) to Exception Paragraph 9(1352) and substituting therefor the following:

“B. Notwithstanding the provisions of:

    - a) Subsections 4.22.2, 4.22.3 and “Schedule A3” respecting the zone standards in the RT1 Residential Townhouse Zone (Standard Lot);”
  - d) Deleting sub-clause ai) to Exception Paragraph 9(1352) in its entirety and replacing therefor with the following:

“ai) The minimum lot frontage shall be 5.5 m, except for Blocks 5 and 9 on Schedule “E-1480A”, where the minimum lot frontage shall be 5.4 m;”
  - e) Deleting sub-clause av) to Exception Paragraph 9(1352) in its entirety and replacing therefor with the following:

“av) The minimum lot depth shall be as follows:

    - 26.5 m for Blocks 5, 8 and 9 on Schedule “E-1480A” and Blocks 11, 12, 13 and 19 on Schedule “E-1480B”;
    - 19 m for Block 10 on Schedule “E-1480A”;
    - 21 m for Block 11 on Schedule “E-1480A”;
    - 25 m for Block 12 on Schedule “E-1480A”;

- 22.5 m for Block 7 on Schedule “E-1480B”;

- f) Adding the following sub-clauses after sub-clause avi) to Exception Paragraph 9(1352):
- “avii) The minimum rear yard setback for Block 10 on Schedule “E-1480A” shall be 5 m;
- aviii) The minimum interior side yard setback abutting a non-residential use for Block 1 on Schedule “E-1480B” shall be 1.94 m;
- avix) The minimum encroachment zone into the exterior side yard for Block 18 on Schedule “E-1480A” and Block 17 on Schedule “E-1480B” shall be 1 m;
- avx) The minimum rear yard setback to the public utility building for Block 27 on Schedule “E-1480A” shall be 2.49 m;”
- g) Deleting Part “C” to Exception Paragraph 9(1352) in its entirety and substituting therefor the following:
- “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 1.0 m of the rear property line on Blocks 2, 3, 4, 5, 6, 7, 8, 9, 13, 14, 15, 16, and 17 on Schedule “E-1480A”, and Blocks 5, 6, 7, 8, 9, 14, 18 and 19 on Schedule “E-1480B” to facilitate infiltration trenches and a drainage easement in favour of the City;”
- h) Deleting Schedule “E-1480” and substituting therefor Schedule “E-1480” attached hereto as Schedule “1”.
- i) Deleting Schedule “E-1480A” and substituting therefor Schedule “E-1480A” attached hereto as Schedule “2”.
- j) Deleting Schedule “E-1480B” and substituting therefor Schedule “E-1480B” attached hereto as Schedule “3”.
- k) Deleting Key Map 2D and substituting therefor the Key Map 2D attached hereto as Schedule “4”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “E-1480”, and effectively zoning the subject lands RT1 Residential Townhouse Zone and OS1 Open Space Conservation Zone.

2. Schedules “1”, “2”, “3” and “4” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 28<sup>th</sup> day of June, 2016.

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Hon. Maurizio Bevilacqua, Mayor

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Jeffrey A. Abrams, City Clerk

Authorized by Item No. 53 of Report No. 30  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 24, 2014.

### **SUMMARY TO BY-LAW 114-2016**

The lands subject to this By-law are located north of Rutherford Road, on the east and west sides of Thomas Cook Avenue, in Part of Lot 17, Concession 2, City of Vaughan.

The purpose of this by-law is to remove the Holding Symbol “(H)” from the subject lands and to undertake corrections to the implementing Zoning By-law 109-2014, to facilitate the development of 204 street townhouse dwelling units.

The subject lands were originally zoned RT1(H) Residential Townhouse Zone with the Holding Symbol “(H)” by Zoning By-law 109-2014, until such time that water and sanitary sewage capacity has been identified and allocated by Vaughan Council.

On September 9, 2014, Vaughan Council approved the allocation of water and sewage servicing capacity and therefore, the Holding Symbol “(H)” can be removed effectively zoning the entirety of the subject lands RT1 Residential Townhouse Zone and OS1 Open Space Conservation Zone.

This by-law also contains corrections with respect to By-law 109-2014 for setbacks, lot depth, encroachment zones, and public easements as a result of revisions to Draft Plans of Subdivision 19T-13V004 and 19T-13V005.