

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 137-2014

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) Deleting Key Map 2D and substituting therefor the Key Map 2D attached hereto as Schedule “2”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “1” attached hereto; and effectively zoning the “Subject Lands” RT1 Residential Townhouse Zone.
 - b) Deleting Schedule “E-1522” and substituting therefor the Schedule “E-1522”, attached hereto as Schedule “1”, thereby removing the Holding Symbol “(H)”.
 - c) Deleting paragraph B) a) of Exception Paragraph 9(1395) of Section 9.0 “EXCEPTIONS” and substituting therefor the following:
 - “a) Subsection 2.0 respecting the definition of Lot, Lot Area, Floor Space Index, Front Lot Line, and Subsection 7.2.3 and 7.4b;”
 - d) Adding the following sub-clause to sub-clause ai) in Exception Paragraph 9(1395):
 - “iv) only for the lots fronting onto the OS2 Open Space Park Zone in Blocks 3 and 4, a “lot” shall be defined as a parcel of land fronting onto a public park and rearing onto a lane;”
 - e) Deleting sub-clause civ) of Exception Paragraph 9(1395) and substituting therefor the following:
 - “civ) for Block 1, the minimum exterior side yard setback and the minimum building setback to a site triangle shall be 2.0 metres;”
 - f) Deleting sub-clause cvi) of Exception Paragraph 9(1395) and substituting therefor the following:
 - “cvi) the following zone requirements shall apply to Blocks 2 to 6, inclusive:”
 - g) Deleting sub-clause cvi) i) of Exception Paragraph 9(1395) and substituting therefor the following:
 - “i) the minimum exterior side yard setback to a lane shall be 2.0 metres;”

h) Adding the following sub-clauses after sub-clause cvi) v) of Exception Paragraph 9(1395):

“vi) the minimum building setback to a site triangle shall be 2.0 metres;

“vii) the maximum interior garage width shall be 5.8 metres.””

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

Enacted by City of Vaughan Council this 9th day of September, 2014.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 137-2014

The lands subject to this By-law are located on the west side of Crimson Forest Drive and north of Rutherford Road, in Part of Lot 16 and 17, Concession 2, City of Vaughan.

The purpose of this by-law is two-fold:

1. To remove the Holding Symbol “(H)” from the subject lands, which are zoned RT1(H) Residential Townhouse, to facilitate the development of 240 townhouse units. The subject lands were originally zoned with the Holding Symbol “(H)” by By-law 139-2013 until such time that Vaughan Council has allocated servicing capacity to the subject lands. The Vaughan Development/Transportation Engineering Department, in their Interim Allocation Report dated May 6, 2014 to the Committee of the Whole, confirmed that allocation of servicing capacity for 240 units on the subject lands is available. Therefore, the Holding Symbol “(H)” can be removed.
2. To amend Exception 9(1395), specifically the RT1 Residential Townhouse Zone, to include the following additional site-specific exceptions, to facilitate the development:
 - a) definition of a “lot”, for only for the lots fronting onto an OS2 Open Space Park Zone specifically Blocks 3 and 4, to have frontage on a public park (OS2 Open Space Park Zone) rearing onto a lane;
 - b) increase the maximum interior garage width for Blocks 2 to 6, inclusive, to 5.8 metres in order to permit a double car garage accessed by a lane; and,
 - c) reduce the minimum exterior side yard setback, minimum exterior side yard setback to a lane, and the minimum building setback to a site triangle for Blocks 1 to 6, inclusive, to 2.0 metres.