

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 149-2014

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 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 RM2(H) Multiple Residential Zone with the Holding Symbol “(H)” to RM2 Multiple Residential Zone, in the manner shown on Schedule “1”.
 - b) Deleting Exception 9(1341) from Section 9.0 “EXCEPTIONS” and substituting therefor the following paragraph:

“9(1341) Notwithstanding the provisions of:

- a) Section 2.0 Definitions respecting definition of a Lot and Live/Work Unit;
- b) Subsection 3.8 a) and c) respecting minimum Parking Requirements;
- c) Subsection 3.13 respecting Minimum Landscaped Area;
- d) Subsection 4.1.4 b) i) and ii) respecting Parking Areas for Multiple Family Dwellings;
- e) Subsection 4.1.6 respecting Minimum Amenity Area;
- f) Subsection 4.1.7 and 4.9 respecting Uses Permitted in the RM2 Multiple Residential Zone;
- g) Schedule “A” respecting the zone standards in the RM2 Multiple Residential Zone;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1469”:

- ai) For the purposes of zoning conformity the subject lands on Schedule “E-1469” 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 permissions, and any easements or

registrations that are granted, shall be deemed to comply with the provisions of this By-law;

- aii) A live/work unit shall mean a dwelling that contains an ancillary business, which is operated by at least one individual that lives in the dwelling unit, and which occupies not more than 24 m² of the ground floor area of the live/work unit, and the ground floor shall be limited to the following uses:
 - Business or Professional Office, excluding the office of a regulated health professional and veterinarian;
 - A Service or Repair Shop for the servicing of small household appliances, computers and electronics;
 - bi) A minimum of 103 parking spaces shall be provided including 11 visitor spaces for 45 block townhouse units, including 10 live-work units and 2 single family dwellings (within Heritage Buildings at 9980 Keele Street and 1 Jackson Street);
 - ci) The minimum landscape strip width abutting all streets shall be as shown on Schedule “E-1469”;
 - di) Subsection 4.1.4 b) i) and ii) shall not apply;
 - ei) The minimum amenity area shall be 2,490.29 m²;
 - fi) The following uses shall be permitted:
 - A maximum of 45 block townhouse units, including 10 live-work units as defined by this by-law (Units 1 through 8 abutting Major Mackenzie Drive and Units 24 and 25 abutting Keele Street, as shown on Schedule ‘E- 1469’);
 - A maximum of 2 single family dwellings (within Heritage Buildings at 9980 Keele Street and 1 Jackson Street)
 - gi) The minimum yard setback requirements for Blocks 1 to 8 inclusive shall be as shown on Schedule “E-1469”;
 - gii) The maximum building height shall be 11.5 m;
 - giii) The minimum lot frontage, minimum lot area and maximum lot coverage requirements shall not apply;
- c) Deleting Schedule “E-1469” and “E-1469A” and substituting therefor the Schedule “E-1469” attached hereto as Schedule “1”.
 - d) Deleting Key Map 4D and substituting therefor the Key Map 4D attached hereto as Schedule “2”.

2. Schedules “1” and “2” shall be and hereby forms 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 149-2014

The lands subject to this By-law are bound by Major Mackenzie Drive to the north, Keele Street to the east, Church Street to the south, and Jackson Street to the west (municipally known as 9964 and 9980 Keele Street; 2269, 2273, 2279 and 2285 Major Mackenzie Drive; 8, 10, and 12 Church Street; and 1 Jackson Street), in Part of Lot 20, Concession 4, City of Vaughan.

The purpose of this by-law is to rezone the lands to this By-law from RM2(H) Multiple Residential Zone with a Holding Symbol “(H)” to the RM2 Multiple Residential Zone and to permit site-specific zoning exceptions to facilitate the development comprised of the following:

- i. a total of 45 block townhouse units in Blocks 1-8, inclusive, including 10 live-work units with a total of 235.7 m² of ground floor area devoted only to business or professional office uses and service or repair shop in Blocks 1 and 2, and Units 24 and 25 within Block 5;
- iii. the existing heritage dwellings located at 9980 Keele Street as a residential unit; and,
- iv. the use of the relocated existing heritage building (previously located at 1 Jackson Street) as a residential unit.