

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 151-2017**

**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 R1V Old Village Residential Zone to R5 Residential Zone 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":

"(1452) Notwithstanding the provisions of:

    - a) Schedule 'A' respecting the zone standards in the R5 Residential Zone; the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1582":
      - ai) The minimum lot frontage shall be:
        - 7.3 m for Unit 1;
        - 7.2 m for Units 2 and 3;
      - aii) The minimum lot area shall be:
        - 163 m<sup>2</sup> for Units 1, 2 and 3;
        - 220 m<sup>2</sup> for Unit 4;
      - aiii) The minimum front yard setback to the garage shall be:
        - 6.3 m for Unit 1;
        - 6 m for Unit 2;
        - 6.1 m for Units 3 and 4;
      - aiv) The minimum front yard setback shall be:
        - 3 m for Unit 4 to the sight triangle;
        - 0.6 m for Unit 4 – from the sight triangle to the covered and unenclosed porch;"
      - av) The minimum rear yard setback shall be 6 m;
      - avi) The minimum exterior yard setback shall be:

- 3 m for Unit 4 to Keele Street;

- 1.7 m for Unit 4 to the sight triangle;

c) Adding Schedule "E- 1582" 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 form part of this By-law.

Enacted by City of Vaughan Council this 21<sup>th</sup> day of November, 2017.

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Hon. Maurizio Bevilacqua, Mayor

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Barbara A. McEwan, City Clerk

### **SUMMARY TO BY-LAW 151-2017**

The lands subject to this By-law are located on the southwest corner of Keele Street and Merino Road and are municipally known as 9770 Keele Street, in Part of Lot 19, Concession 4, City of Vaughan.

The purpose of this by-law is to rezone the lands to this By-law from R1V Old Village Residential to R5 Residential Zone and OS1 Open Space Conservation Zone, and to permit site-specific zoning exceptions to facilitate the development of 4 semi-detached dwelling units fronting onto Merino Road.