

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 157-2016

A By-law to amend By-law 188-2015, as effected by the Ontario Municipal Board.

The Council of The Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. THAT Schedule “1” to By-law 188-2015 be deleted and Schedule “1” attached hereto be substituted, as effected by the Ontario Municipal Board Order Issue, dated the 27th day of November, 2015 (OMB File No. PL 130656).

Enacted by City of Vaughan Council this 19th day of October, 2016.

Hon. Maurizio Bevilacqua, Mayor

Barbara A. McEwan, Deputy City Clerk

Schedule "1"

BY-LAW NUMBER 88 - 2015

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 R1 Residential Zone to RA3 Apartment 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":

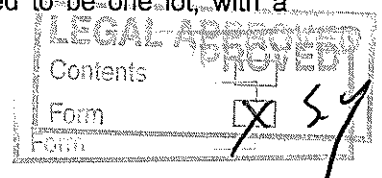
"(1431) A. Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting Definitions;
 - b) Subsection 3.8 respecting Parking Requirements;
 - c) Subsection 3.8.2 respecting Bicycle Parking in the Vaughan Metropolitan Centre;
 - d) Subsection 3.9 respecting Loading Space Requirements;
 - e) Subsection 3.13 respecting Minimum Landscaped Area;
 - f) Subsection 3.17 respecting Portions of Buildings Below Grade;
 - g) Subsection 3.20 respecting Use of Residential Lots;
 - h) Subsection 4.1.6 respecting Minimum Amenity Area;
 - i) Subsection 4.1.7 respecting Uses Permitted in Residential Zones;
 - j) Subsection 4.12 respecting Uses Permitted in the RA3 Apartment Residential Zone;
 - k) Schedule "A" respecting Minimum Zone Standards in the RA3 Apartment Residential Zone;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1561":

- ai) for the purpose of this Paragraph a "Lot" shall be defined as follows:

Lot - The subject lands shall be deemed to be one lot, with a



common element private condominium road, regardless of the number of buildings or structures constructed on the lot, the creation of any new lot or separate units by plan of condominium, part lot control, consent or any other permissions, and any encroachments, easements or restriction shall be deemed to comply with the provisions of this by-law;

- a ii) for the purpose of this Paragraph a "Supportive Living Facility" shall be defined as follows:

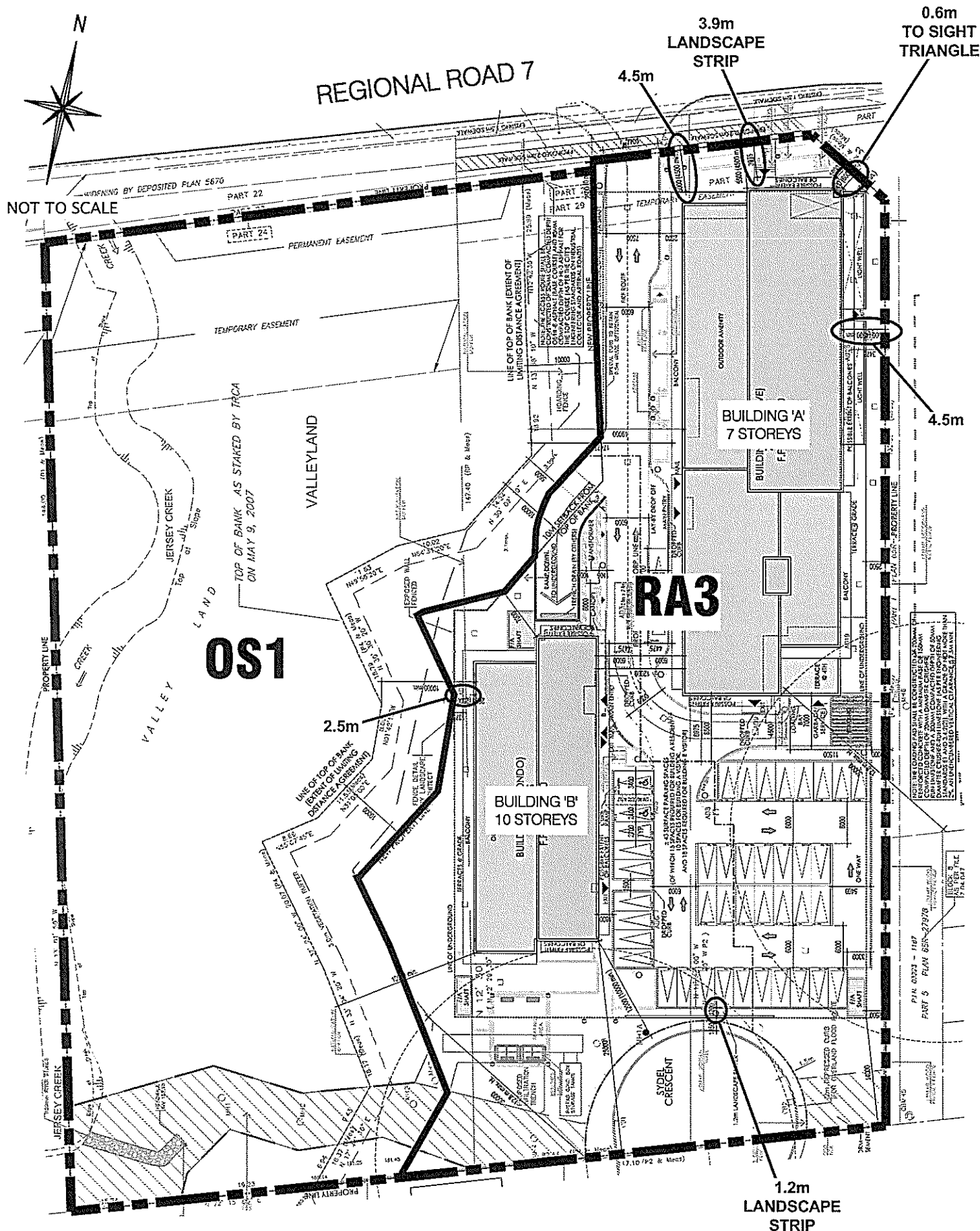
Supportive Living Facility - Means a building or part of a building containing four (4) or more sleeping units with a shared common kitchen and eating area, used for the accommodation of persons requiring assisted living to support the health, safety and well-being of its residents;

- a iii) for the purpose of this Paragraph a "Mechanical Storey" shall be defined as follows:

Mechanical Storey - Means the portion of the building used for non-habitable floor space that is predominantly used for mechanical room purposes on the top floor, which lies between the surface of the floor and the surface next above it, provided its height is not less than 2.3 metres. The Mechanical Storey may include secondary uses including storage rooms, amenity gymnasium accessory to the building, party rooms, washrooms and access to a green roof. The Mechanical Storey shall not be considered a Storey as defined by the Zoning By-law and shall be excluded from the Building Height measurement;

- a iv) the minimum parking space size shall be 2.7 m by 5.7 m;
- b i) the minimum parking space requirement for the Supportive Living Facility shall be 0.2 parking spaces per unit;
- b ii) the minimum visitor parking space requirement for the Supportive Living Facility shall be 0.175 parking spaces per unit;
- b iii) the minimum parking space requirement for the Residential Apartment Dwelling shall be 1.0 parking spaces per unit;
- b iv) the minimum visitor parking space requirement for the Residential Apartment Dwelling shall be 0.175 spaces per unit;
- b v) the minimum aisle width required at ground floor level shall be 5.4 m;
- b vi) a joint ingress and egress driveway shall be a minimum of 7.5 m, but shall not exceed 7.7 m in width;

- ci) a minimum of 52 long term bicycle parking spaces shall be provided;
 - cii) a minimum of 12 short term bicycle parking spaces shall be provided;
 - di) loading and unloading shall be permitted between a building and Sydel Crescent;
 - ei) the minimum landscape strip requirement shall be as follows:
 - 1.2 m (Sydel Crescent)
 - 3.9 m (Regional Road 7)
 - fi) the minimum setbacks to the front, rear and side lot lines to the nearest part of a building below grade shall be 0.0 m;
 - gi) the provisions of Subsection 3.20 "Use of Residential Lots" shall not apply;
 - hi) the minimum Amenity Area shall be 3015 m²;
 - ii) a Theatre accessory to a "Supportive Living Facility" shall be permitted;
 - ji) the following additional use shall be permitted within Building "A" as shown on Schedule "1":
 - Supportive Living Facility
 - ki) the minimum lot area per unit shall be 32 m²;
 - kii) the minimum front yard setback shall be 4.5 m;
 - kii) the minimum setback to a sight triangle shall be 0.6 m;
 - kiii) the minimum interior side yard setbacks shall be as follows:
 - 4.5 m to Building "A"
 - 2.5 m to Building "B". "
- c) Adding Schedule "E-1561" attached hereto as Schedule "1".
 - d) Deleting Key Map 7A and substituting therefor the Key Map 7A attached hereto as Schedule "2".
2. Schedules "1" and "2" shall be and hereby form part of this By-law.



THIS IS SCHEDULE 'E-1431'
TO BY-LAW 1-88,
SECTION 9(1561)

SUBJECT LANDS

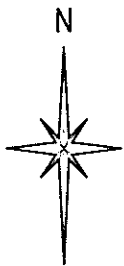
THIS IS SCHEDULE '1'
TO BY-LAW 188 - 2015
PASSED THE 27th DAY OF November, 2015

SIGNING OFFICERS

FILE No's. Z.12.010 & DA.13.090
LOCATION: Part of Lot 5, Concession 7
APPLICANT: 2058258 ONTARIO LIMITED
CITY OF VAUGHAN

MAYOR

CLERK



NOT TO SCALE



KEY MAP 7A BY-LAW 1-88

**THIS IS SCHEDULE '2'
TO BY-LAW 188 - 2015**
PASSED THE 27th DAY OF NOVEMBER, 2015

FILE No's. Z.12.010 & DA.13.090
LOCATION: Part of Lot 5, Concession 7
APPLICANT: 2058258 ONTARIO LIMITED
CITY OF VAUGHAN

SIGNING OFFICERS

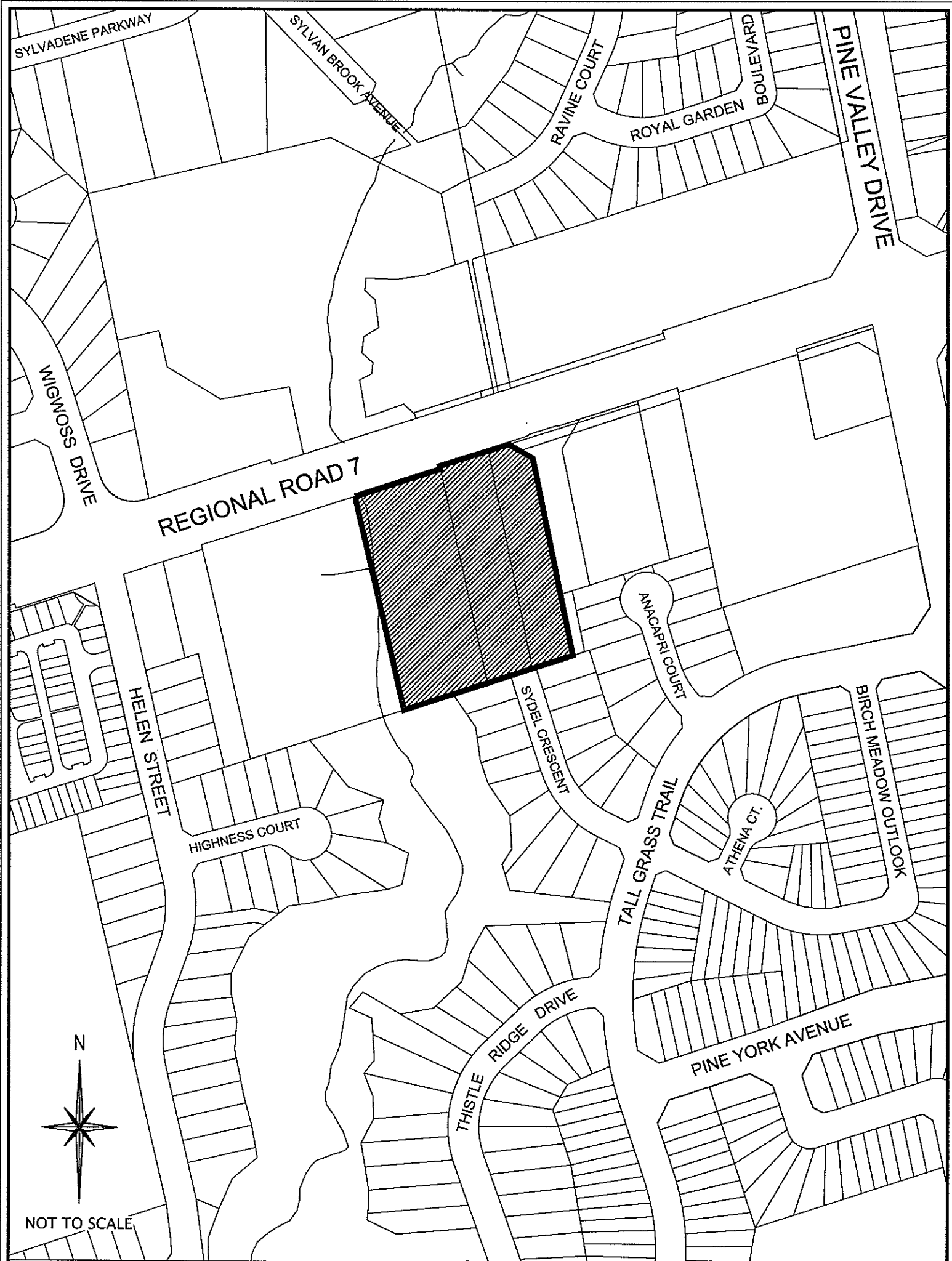
MAYOR

CLERK

SUMMARY TO BY-LAW 188 - 2015

The lands subject to this By-law are located on the south side of Regional Road 7, east of Islington Avenue, being Lots 4 and 5 on Registered Plan 4319 and Lot 29 on Registered Plan 9831, being Part of Lot 5, Concession 7, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from R1 Residential Zone to RA3 Apartment Residential Zone and OS1 Open Space Conservation Zone with site-specific zoning exceptions to permit the development of a 7-storey "Supportive Living Facility" (Building "A") consisting of 136 dwelling units and a 10-storey residential apartment building (Building "B"), consisting of 89 dwelling units. The development will provide for a total of 161 parking spaces, located on the surface and within 1 level of underground parking.



LOCATION MAP TO BY-LAW 188 - 2015

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 CITY OF VAUGHAN



SUBJECT LANDS