

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 158-2017

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS there has been an 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 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”:

“(1454) A. Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting the definitions of “Single Family Detached Dwelling”, “Lot”, “Soft Landscaping” and “Parking Space”;
 - b) Subsection 3.8 (a) and (c) respecting Parking Requirements;
 - c) Subsection 3.13 and 4.1.2 respecting Minimum Landscaped Area;
 - d) Subsection 3.14 (b), (c) and (d) respecting Permitted Yard Encroachments and Restrictions;
 - e) Subsection 3.16 and Subsection 4.1.1 respecting Accessory Uses, Buildings and Structures;
 - f) Subsection 3.17 respecting Portions of Buildings Below Grade;
 - g) Subsection 3.20, 4.1.7 and 4.7 respecting Use of Residential Lots and Permitted Uses in a R5 Residential Zone;
 - h) Subsection 4.1.1 (j) respecting the Maximum Height of a Retaining Wall;
 - i) Subsection 4.1.4 (f) and 3.8 (g) respecting Dimensions of Driveways;
 - j) Subsection 4.1.8 and 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-*1584”:

- ai) For the purposes of this By-law, the following definitions shall apply:

DWELLING, SINGLE FAMILY DETACHED - Means a building containing only one (1) dwelling unit that is not attached to any other dwelling unit above finished grade, and having attached private garages located in an underground parking structure.

LOT - Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the Planning Act, R.S.O. 1990, CP. 13 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot. The subject lands shall be deemed one lot, regardless of the number of buildings or structures constructed on the lands.

PARKING SPACE - A rectangular area measuring at least 2.7 metres by 6 metres, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage and private driveway leading thereto, and shall also include tandem parking spaces.

LANDSCAPING, SOFT - means an area of land comprising trees, shrubs, flowers, grass or other horticultural elements, including raised planters;

- bi) The minimum number of parking spaces shall be as follows:
- Detached Dwelling Unit - 2 parking spaces per unit
 - Residential Visitor Parking - 0.25 spaces per unit;
- ci) A strip of land not less than 2 m adjacent to a street line shall be provided and may include hard and soft landscaping, and shall not prevent the provision of access driveways, intake shafts and access stairs across the said strip. A covered or uncovered exterior stairway and unenclosed porch (excavated or unexcavated) for Unit 2, may encroach into the permitted landscape strip;
- cii) A minimum of 60% of the subject lands shall be composed of a combination of hard and soft landscaping;
- di) The minimum setback to exterior parking garage access stairs and intake shafts shall be 0.5 m to any lot line;
- dii) Exterior parking garage access stairs shall not exceed one and one-half storeys in height measured from the finished floor level

- of the underground parking structure;
- diii) Exterior stairways and porches (covered or uncovered) that are excavated or unexcavated may project from the front of the dwelling to a maximum of 1.8 m for a maximum of 5 units, inclusive of Unit 2;
 - div) Exterior stairways and porches (covered or uncovered) that are excavated or unexcavated may project from the front of the dwelling to a maximum of 0.6 m for all remaining units;
 - dv) Exterior stairways, porches (covered or uncovered), decks and balconies that are excavated or unexcavated may project from the rear wall of a dwelling unit to a maximum of 1.8 m for all units;
 - ei) Accessory Buildings and Structures, not including a garbage enclosure, are not permitted;
 - fi) The minimum setback from the front lot line to the nearest part of a building below finished grade shall be 0 m;
 - gi) A maximum of 28 single family detached dwellings shall be permitted;
 - hi) The maximum height of any retaining wall constructed on a property line between two (2) residential lots shall be 2.7 m. Height shall be measured from the finished ground level to the highest point of the wall. A retaining wall which exceeds 2.7 m in height must be set back from the nearest property line a distance equal to its height. If the height of the wall on one side is different than the height on the other side, for the purposes of this paragraph the height of the wall shall be the greater of the two;
 - ii) The access driveway serving the underground parking garage shall have a minimum width of 6 m and a maximum width of 24.5 m;
 - iii) The access driveway serving the underground parking garage shall have a minimum width of 7.5 m and a maximum width of 24.5 m at the street curb, curb cut and the portion of the driveway between the street line and the street curb;
 - iiii) The private driveway serving Unit 1 shall have a maximum width of 5 m;
 - iiv) The private driveway serving Unit 1 shall have a maximum driveway width of 5 m at the street curb, curb cut and the portion of the driveway between the street line and the street curb;
 - iv) Two driveways providing access from a public street shall be

permitted;

- ji) The minimum lot frontage shall be 90 m;
 - jii) The minimum lot area shall be 7,700 m²;
 - jiii) The maximum lot coverage shall be 33.5%;
 - jiv) The maximum building height shall be as follows:
 - 9.5 m for Units 1, 2, and 28;
 - 9.85 m for Units 3 to 27 inclusive;
 - jv) The minimum front yard setback for Unit 2 shall be 2 m;
 - jvi) The minimum interior side yard setback for Unit 4 shall be 2 m;
 - jvii) The minimum rear yard setback shall be as follows:
 - 3 m for Units 13 and 14;
 - 4.2 m for Unit 15;
 - 5.8 m for Unit 16;
 - 2 m for Unit 17;
 - jviii) In addition to the requirements of “Schedule A”, the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E* ”:
 - the minimum distance between the front elevations of any two dwelling units shall be 11.5 m;
 - the minimum distance between the side elevations of any two dwelling units shall be 1.8 m.”
- c) Adding Schedule “E-*1584” attached hereto as Schedule “2”.
- d) Deleting Key Map 8E and substituting therefor the Key Map 8E attached hereto as Schedule “3”.

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

Enacted by City of Vaughan Council this 21th day of November, 2017.

Hon. Maurizio Bevilacqua, Mayor

Barbara A. McEwan, City Clerk

SUMMARY TO BY-LAW 158-2017

The lands subject to this By-law are located east of Islington Avenue, on the south side of Stegman's Mill Road, and are known municipally as 357, 365 and 375 Stegman's Mill Road, in Part of Lot 24, Concession 8, City of Vaughan.

The purpose of this by-law is to rezone the Subject Lands from R1 Residential Zone to R5 Residential Zone and OS1 Open Space Conservation Zone, to facilitate 28 dwelling units that are detached at grade having attached private garages located in an underground parking structure.

This by-law also provides site-specific zoning exceptions to the following in the R5 Residential Zone:

- Definitions
- Parking requirements
- Minimum landscaped areas
- Permitted yard encroachments
- Maximum driveway width
- Building setbacks
- Minimum lot frontage
- Minimum lot area
- Maximum number of permitted dwelling units