

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 159-2016

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 120-2012, as amended.

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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from A Agricultural Zone to RD3(H) Residential Detached Zone Three, RD4(H) Residential Detached Zone Four and RVM2(H) Residential Urban Village Multiple Zone Two all with the addition of the Holding Symbol “(H)” and OS2 Open Space Park Zone in the manner shown on the said Schedule “1”.
 - b) Deleting the first sentence in Paragraph A, Exception 9(1376) and substituting therefor the following sentence:

“A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedules “E-1504” and “E-1504(B)”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the Planning Act:”
 - c) Deleting the sentence after clause q) in Paragraph B, Exception 9(1376) and substituting therefor the following sentence:

“The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1504”, “E-1504(A)” and “E-1504(B)”:
 - d) Deleting clauses f), h) and m) in Paragraph B, Exception 9(1376) and substituting therefor the following clauses:
 - “f) Subsection 4.15.6 respecting the Residential Urban Village Zone Requirements and Schedule “A1” respecting the Minimum Yards and Maximum Building Height for an Apartment Dwelling, and the Maximum Gross Floor Area for the Permitted Commercial Uses in the RVM2 Residential Urban Village Multiple Zone Two for Block 1113, as shown on Schedule “E-1504” and Block 106, as shown on Schedule “E-1504(B)”;
 - h) Subsection 4.1.7 respecting Uses Permitted, Subsection 4.21 respecting the Uses Permitted in a RVM2 Residential Urban Village Multiple Zone Two,

Subsections 3.8 a), b) and c) respecting the Parking Requirements, Subsections 3.9 a), b) and d) respecting the Loading Space Requirements, Subsection 3.13 respecting the Minimum Landscaped Area, Subsection 4.1.4 b) respecting the Parking Areas for Multiple Dwellings, and Subsection 4.1.5 respecting Home Occupation for Block 1113, as shown on Schedule “E-1504” and Block 106, as shown on Schedule “E-1504(B)”;

m) Subsection 4.22.3 and Schedule "A3" (General Note 'A') respecting the Maximum Interior Garage Width for a Lot Frontage between 11.5 m to 11.99 m, a Lot Frontage (Corner Lot or a Lot Abutting a Buffer Block) between 12 m to 13 m, a Lot Frontage (Corner Lot or a Lot Abutting a Buffer Block) between 14.6 m to 14.99 m, and a Lot Frontage (Corner Lot or a Lot Abutting a Buffer Block) between 16 m to 17 m in a RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four;”

e) Deleting sub-clauses fi), fii), fiii), fiv) and iiv) in Paragraph B, Exception 9(1376) and substituting therefor the following sub-clauses:

“fi) The minimum yards for an apartment dwelling building in Block 1113, as shown on Schedule “E-1504”, shall be as follows:

- a) The minimum yard to Streets “A” and “QQ” shall be 9 m;
- b) The minimum yard to Streets “V” and “W” shall be 6 m;

fii) The minimum yards for an apartment dwelling building in Block 106, as shown on Schedule “E-1504(B)”, shall be as follows:

- a) The minimum yard to Barons Street and Mactier Drive shall be 9 m;
- b) The minimum yard to Ghent Drive shall be 6 m;
- c) The minimum yard to a Residential Zone shall be 6 m, except if there is a commercial use on Block 106 than the minimum yard to a Residential Zone shall be 9 m;

fiii) The maximum building height for an apartment dwelling building in Block 1113, as shown on Schedule “E-1504” and Block 106, as shown on Schedule “E-1504(B)”, shall not exceed 14 m (maximum 4 storeys);

fiv) The maximum gross floor area for the permitted commercial uses in a street townhouse dwelling, block townhouse dwelling and multiple dwelling in Block 1113, as shown on Schedule “E-1504” and Block 106, as shown on Schedule “E-1504(B)”, shall not exceed 25% of the gross floor area of the dwelling unit;

fv) The maximum gross floor area for the combined permitted commercial uses in a building that includes residential apartment dwellings in Block 1113, as shown on Schedule “E-1504”, shall not exceed 5,000 m² of the building’s gross floor area (GFA), of which up to a maximum of 20% of the GFA may be used for eating establishment, eating establishment, convenience and eating establishment,

take-out uses;

- fvi) The maximum gross floor area for the combined permitted commercial uses in a building that includes residential apartment dwellings in Block 106, as shown on Schedule “E-1504(B)”, shall not exceed 1,000 m² of the building’s gross floor area (GFA), of which up to a maximum of 20% of the GFA may be used for eating establishment, eating establishment, convenience and eating establishment, take-out uses;
- iv) The minimum interior yard in a RD4 Residential Detached Zone Four shall be 1.2 m on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which may abut another interior side yard of 0.6 m or 1.2 m for a lot with a Lot Frontage of 9.2 m to 11.99 m and for a Lot Frontage (Corner Lot) of 12.5 m to 15.5 m. Specific Zone Notes 3 and 4 in Schedule “A3” shall apply where applicable;”
- f) Deleting the first sentence in sub-clause hi) in Paragraph B, Exception 9(1376) and substituting therefor the following sentence:
 - “hi) The permitted uses in Block 1113, as shown on Schedule “E-1504” and Block 106, as shown on Schedule “E-1504(B)” shall be as follows:”
- g) Deleting sub-clause mii) in Paragraph B, Exception 9(1376) and substituting therefor the following sub-clauses:
 - “mii) The maximum interior garage width for a lot frontage of less than 11.99 m in a RD3 Residential Detached Zone Three for Lot 20 and RD4 Residential Detached Zone Four for Lots 11,12, 22 and 30 shown on Schedule “E-1504(A)”, shall be 5.5 m;
 - miii) The maximum interior garage width for a lot frontage (corner lot or a lot abutting a greenway or buffer block) between 12 m to 13 m in a RD4 Residential Detached Zone Four shall be 3 m for Lots 76 and 94, shown on Schedule “E-1504(B)”;
 - miv) The maximum interior garage width for a lot frontage (corner lot or a lot abutting a greenway or buffer block) between 16 m to 17 m in a RD4 Residential Detached Zone Four shall be 3 m for Lot 19, shown on Schedule “E-1504(B)”;
- h) Adding Schedule “E-1504(B)” attached hereto as Schedule “1”.
- i) Deleting Schedule “E-195” and substituting therefor the Schedule “E-195” attached hereto as Schedule “2”.
- j) Deleting Key Map 9E and substituting therefor the Key Map 9E 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 19th day of October, 2016.

Hon. Maurizio Bevilacqua, Mayor

Barbara A. McEwan, Deputy City Clerk

SUMMARY TO BY-LAW 159-2016

The lands subject to this By-law are located east of Huntington Road and north of Major Mackenzie Drive, in Part of Lots 24 and 25, Concession 9, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from A Agricultural Zone to RD3(H) Residential Detached Zone Three, RD4(H) Residential Detached Zone Four and RVM2(H) Residential Urban Village Multiple Zone Two all with the addition of the Holding Symbol "(H)" and OS2 Open Space Park Zone to facilitate 105 detached dwelling units, 18 blocks to develop with the adjacent lots for 18 detached dwelling units and a mixed-use residential-commercial block, as well as open space space blocks for a piazza and buffers on 7.719 ha in Plan of Subdivision 19T-10V004 (Phase 4). The By-law also provides the requirements for removing the Holding Symbol "(H)".

The By-law further provides exceptions to the permitted minimum yards, maximum building height, maximum gross floor area and maximum interior garage width standards. The By-law also provides an administrative correction to the City's Zoning By-law to reference Lot 20 in a RD3 Residential Detached Zone Three instead of a RD4 Residential Detached Zone Four.