

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 169-2013

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 36-2012.

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 identified as Blocks 57 and 58 on Schedule “1” from R1 Residential Zone, subject to Exception 9(1368) to RR Rural Residential Zone, subject to Exception 9(455);

b) Re-lettering clauses g) and h) and sub-clauses gi) and hi) in Exception 9(1368) to h) and i), and hi) and ii) respectively;

c) Adding the following clause to Section B after clause f) in Exception 9(1368):

g) Subsection 2.0 and Schedule “A” respecting the definition of Building Height and the requirements of Maximum Building Height and Maximum Lot Coverage in an R1 Residential Zone;

d) Adding the following sub-clauses to Section “B” after sub-clause fi) in Exception 9(1368):

gi) For a mansard roof, 10% of the roof surface can extend a maximum of 1.0m beyond the highest point of the roof surface;

gii) The Maximum Building Height and Maximum Lot Coverage permitted shall be as follows:
- | Lot Number | Maximum Building Height for Gable, Hip or Gambrel Roof | Maximum Building Height for Mansard Roof | Maximum Lot Coverage |
|------------|--|--|----------------------|
| 1 | 10.3 m | 10.3 m | 35% |
| 2 | 10.1 m | 11.8 m | 37.3% |
| 3 | 10.1 m | 11.8 m | 38% |
| 4 | 10.2 m | 11.9 m | 38% |
| 5 | 10.2 m | 11.9 m | 38% |
| 6 | 10.2 m | 11.9 m | 38% |

Lot Number	Maximum Building Height for Gable, Hip or Gambrel Roof	Maximum Building Height for Mansard Roof	Maximum Lot Coverage
7	10.3 m	12 m	38%
8	10.3 m	12 m	37.3%
9	10.3 m	12 m	37.3%
10	9.5 m	11.6 m	38%
11	10.3 m	12 m	38%
12	10.2 m	11.9 m	37.3%
13	10.3 m	12 m	37.3%
14	9.5 m	11.9 m	37.3%
15	9.7 m	12.1 m	37.3%
16	10.1 m	11.8 m	35%
17	9.5 m	11.2 m	35%
18	9.5 m	12.1 m	35%
19	10 m	11.7 m	35%
20	10.4 m	12.1 m	35.5%
21	9.5 m	12.1 m	35%
22	9.5 m	12.1 m	35%
23	10.4 m	12.1 m	35%
24	9.5 m	11.1 m	36.5%
25	10.3 m	12 m	36.5%
26	10.1 m	11.8 m	36.5%
27	10.2 m	11.9 m	36.5%
28	9.5 m	11.4 m	36.5%
29	9.5 m	12.1 m	36.5%
30	10.2 m	11.9 m	36.5%
31	10 m	11.7 m	36.5%
32	10.3 m	12 m	36.5%
33	10.1 m	11.8 m	36.5%
34	9.8 m	11.5 m	36.5%
35	9.8 m	11.5 m	36.5%
36	9.7 m	11.4 m	36.5%
37	9.6 m	11.3 m	36.5%
38	9.7 m	11.4 m	36.5%
39	9.5 m	12.1 m	36.5%
40	9.5 m	12.1 m	35%
41	9.6 m	11.3 m	35%

Lot Number	Maximum Building Height for Gable, Hip or Gambrel Roof	Maximum Building Height for Mansard Roof	Maximum Lot Coverage
42	10.3 m	12 m	35%

- e) Deleting Schedule “E-1496A” and substituting therefor the Schedule “E-1496A” attached hereto as Schedule “1”.
 - f) Deleting Schedule “E-487” and substituting therefor the Schedule “E-487” attached hereto as Schedule “2”
 - g) 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 10th day of December, 2013.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 169-2013

The lands subject to this By-law are located north of Nashville Road and west of Regional Road 27, being Lots 1 - 44 on Plan of Subdivision File 19T-84076, in Part of Lots 24, 25 and 26, Concession 8, City of Vaughan.

The purpose of this by-law is:

- 1) to rezone Blocks 57 and 58 on Plan of Subdivision File 19T-84076 from R1 Residential Zone, subject to Exception 9(1368) to RR Rural Residential Zone, subject to Exception 9(455) to facilitate the future conveyance of these Blocks to the adjacent properties municipally known as 190 Nashville Road and 10 Howland Mill Road, respectively; and,
- 2) to permit site-specific maximum building heights and lot coverage for Lots 1 to 42 of Plan of Subdivision File 19T-84076 and to ensure that potential tower structures for certain dwelling styles will not be included in the final calculation of maximum building height.