

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 182-2015

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 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 A Agricultural Zone to RT1 Residential Townhouse Zone, 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”:

“(1430) Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting Definitions;
 - b) Subsection 3.14 c) respecting Permitted Yard Encroachments and Restrictions;
 - c) Subsection 4.1.8 and Schedule “A” respecting Minimum Zone Standards in the R5 Residential Zone; and,
 - d) Subsection 4.1.8 and Schedule “A3” respecting Minimum Zone Standards in the RT1 Residential Townhouse Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-*1559”:

 - ai) for the purpose of this Paragraph “Street Townhouse Dwelling” shall be defined as follows:

STREET TOWNHOUSE DWELLING – Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot fronts onto a private common elements condominium road;
 - bi) the minimum rear yard setback to a deck and steps shall be as follows:
 - 3.2 m for Blocks 1, 2, 5, 8, and 11;
 - 3.1 m for Blocks 3 and 4;
 - 3.0 m for Block 6;
 - 2.7 m for Block 7;
 - 2.6 m for Block 9;

- 2.2 m for Block 10;
- ci) the minimum rear yard shall be as follows:
 - 1.2 m for Lot 1A;
 - 5.0 m for Lots 1B, 2A and 2B;
- cii) the minimum exterior side yard shall be 1.2 m;
- ciii) the maximum lot coverage shall be 55%;
- di) the minimum lot frontage shall be 5.9 m;
- dii) the minimum lot area for Block 9, Units 43-46 inclusive, shall be 124.5 m²;
- diii) the minimum front yard for Blocks 3 and 4 shall be 2.9 m;
- div) the minimum rear yard shall be as follows:
 - 5.0 m for Blocks 1 to 5;
 - 4.8 m for Block 6;
 - 4.5 m for Block 7;
 - 4.4 m for Blocks 8 and 9;
 - 4.0 m for Block 10;
 - 1.6 m for Block 11 (Unit 59)
- dv) the minimum interior side yard for lots abutting a non-residential use (open space) for Blocks 4, 6, 8 (Unit 36), 10 and 11 shall be 1.2 m;
- dvi) the minimum exterior side yard shall be as follows:
 - 1.0 m for Block 5;
 - 1.1 m for Blocks 7 and 8 (Unit 41);
 - 2.3 m for Block 9 (Unit 42);
- dvii) the minimum lot depth for Block 10, Unit 51, shall be 18.4 m;
- dviii) the maximum building height shall be 13.1 m; and,
- dix) a maximum of eight townhouse units is permitted in a row for Blocks 3 and 11.”

c) Adding Schedule “E-1559” attached hereto as Schedule “1”.

d) Deleting Key Map 7B and substituting therefor the Key Map 7B 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 17th day of November, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 182-2015

The lands subject to this By-law are located on the north side of Regional Road 7, west of Pine Valley Drive, being Part of Lot 6, Concession 7, and are municipally known as 4650 Regional Road 7, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone, R5 Residential Zone, and OS1 Open Space Conservation Zone with site specific zoning exceptions to permit the development of 59 townhouse dwellings on freehold lots fronting onto a private common elements condominium road, and 4 semi-detached dwelling units fronting onto Ravine Court.