

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 183-2016

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 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 C6 Highway Commercial Zone to C4 Neighbourhood Commercial Zone in the manner shown on the said Schedule “1”
 - b) Deleting the text in Exception 9(1135) and substituting therefor the word “Deleted”.
 - c) Adding the following paragraph to Section 9.0 “EXCEPTIONS”:

“(1442) Notwithstanding the provisions of:

 - a) Subsection 3.8 respecting Parking Requirements;
 - b) Subsection 3.14 respecting the Permitted Yard Encroachment and Restrictions;
 - c) Subsection 5.1.1 respecting Landscape Area;
 - d) Schedule “A” respecting the Zone Requirements in the C4 Neighbourhood Commercial Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1572”:

 - ai) The minimum parking requirement shall be 2.27 spaces per 100m² of Gross Floor Area;
 - bi) The maximum canopy encroachment into a required yard shall be 1.25 m along Yonge Street;
 - ci) The minimum landscape strip width shall be 3.0 m;
 - di) The minimum front yard setback shall be 3.0 m along Bunker Road;
 - dii) The minimum exterior side yard setback shall be 3.0 m along Yonge Street;
 - diii) The minimum rear yard shall be 14.8 m along the south lot line;

- div) The minimum lot depth shall be 51.0 m;
- dv) The maximum building height shall be 16.1 m;
- dvi) The minimum setback from a “R” Zone to any Building Structure or Open Storage use shall be:
 - i) 19.94 m to the west property line;
 - ii) 15.5 m to the Bunker Road centre line; and
- dvii) The minimum setback to a sight triangle shall be 2.0 m;
- d) Adding Schedule “E1572” attached hereto as Schedule “2”.
- e) Deleting Key Map 1B and substituting therefor the Key Map 1B 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 13th day of December, 2016.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 183-2016

The lands subject to this By-law are located on the southwest corner of Yonge Street and Bunker Road, being Part of Lot 34, Concession 1, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from C6 Highway Commercial Zone, subject to Exception 9(1135), to C4 Neighbourhood Commercial Zone, delete Exception 1135 in its entirety, and to permit site-specific exceptions to the C4 Zone to facilitate the development of the subject lands for commercial and office uses.