

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 198-2015

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 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) Deleting the first paragraph 2 of Exception 9(1118) in its entirety and substituting it with the word “Deleted”.
 - b) Deleting Schedules “E-1229” and “E-1230” in Exception 9(1118).
 - c) Amending clause a) to paragraph 1b) in Exception 9(1341) by deleting the word “Lot,” in the first line of the said clause.
 - d) Deleting sub-clause ai) in Exception 9(1341) and replacing it with the word “Deleted”.
 - e) Amending sub-clause giii) in Exception 9(1341) to add the word “and” at the end of the word “apply;”.
 - f) Adding the following clause h) to paragraph 1b) in Exception 9(1341):

“(h) Subsection 3.2.1 respecting Frontage on a Public Street:”
 - g) Adding the following sub-clause hi) in Exception 9(1341):

“(hi) No person shall erect any building or structures unless the lot upon which such building or structure is to be erected fronts upon a public street or a private common element roadway.”
 - h) Deleting sub-clause bi) in Exception 9(1341) and substituting therefor the following sub-clause:

“(bi) A minimum of 103 parking spaces shall be provided including 11 visitor spaces for 45 townhouse dwelling units that includes 10 live-work units and 2 single detached dwelling units (within Heritage Buildings at 9980 Keele Street and 1 Jackson Street);
 - i) Deleting sub-clause fi) in Exception 9(1341) and substituting therefor the following sub-clause:

“(fi) - A maximum of 45 townhouse dwelling units, including 10 live-work units as defined by this by-law (Units 1 through 8 abutting Major Mackenzie Drive and Units 24 and 25 abutting Keele Street, as shown on Schedule “E-1469”);

- A maximum of 2 single detached dwellings units (within Heritage Buildings at 9980 Keele Street and (previously located) at 1 Jackson Street);
- j) Deleting clause a) in Paragraph B, in Exception 9(1410) and substituting therefor the following clause:
 - “(a) Subsection 3.2.1. respecting Frontage on a Public Street;”
- k) Deleting sub-clause ai) in Exception 9(1410) and substituting therefor the following sub-clause:
 - “(ai) No person shall erect any building or structures unless the lot upon which such building or structure is to be erected fronts upon a public street or a private common element roadway.”
- l) Deleting sub-clause di) in Exception 9(1410) and substituting therefor the following sub-clause:
 - “(di) A maximum of 200 townhouse dwelling units with a maximum of 7 units per townhouse block shall be permitted;”
- m) Deleting sub-clause diii) in Exception 9(1410) and substituting therefor the following sub-clause:
 - “(diii) The minimum lot frontage for a townhouse dwelling unit shall be 6 metres;”
- n) Deleting sub-clause div) in Exception 9(1410) and substituting therefor the following sub-clause:
 - “(div) The maximum building height for the townhouse dwelling units shall be 3-storeys or 13m.”

Enacted by City of Vaughan Council this 15th day of December, 2015.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

9(1118) – City of Vaughan

(1620144 Ontario Ltd.) (The Maple Group)- Z.09.014 Part of Lot 20, Concession 4
 Authorized by Item No. 27 of Report No. 26
 of the June 1, 2010 Committee of the Whole
 Adopted by Vaughan Council on June 8, 2010

9(1341) – City of Vaughan

Gold Park (Woodbridge) Inc. - Z.012.016, Part of Lot 20, Concession 4
 Authorized by Item No. 58 of Report No. 36
 of the September 2, 2014 Committee of the Whole
 Adopted by Vaughan Council on September 9, 2014

9(1410) – City of Vaughan

(1678573 Ontario Inc.) - Z.014.003, Part of Lot 20, Concession 5
 Authorized by Item No. 52 of Report No. 30
 of the June 17, 2014 Committee of the Whole
 Adopted by Vaughan Council on June 24, 2014

SUMMARY TO BY-LAW 198-2015

This By-law constitutes an administrative correction to the City's Zoning By-law 1-88 and amends the wording for three separate Section 9.0 "Exceptions" as follows, Exception 9(1118), 9(1341) and 9(1410):

The lands subject to this By-law are:

- 1) Exception 9(1118) located at the southeast corner of Major Mackenzie Drive and Jackson Street, municipally known as 2291 Major Mackenzie Drive, in Part Lot 20, Concession 4, City of Vaughan, shown on Location Map to By-law 282-2001;
- 2) Exception 9(1341) bounded by Major Mackenzie Drive to the north, Keele Street to the east, Church Street to the south, and Jackson Street to the west municipally known as 9964 and 9980 Keele Street; 2269, 2273, 2279 and 2285 Major Mackenzie Drive; 8, 10, and 12 Church Street; and 1 Jackson Street, in Part Lot 20, Concession 4, City of Vaughan, shown on Location Map to By-law 149-2014; and,
- 3) Exception 9(1410) located on the west side of Highway 400, south of Major Mackenzie Drive, known municipality as 77 Eagleview Heights, in Part of Lot 20, Concession 5, City of Vaughan, shown on Location Map to By-law 112-2014;

The purpose of this by-law is to revise the text within the respective Exceptions to By-law 1-88 to include wording which was inadvertently omitted from the original implementing by-laws in the following exceptions:

- 1) By-law 282-2001 (Exception 9(1118)) was enacted on June 25, 2001, to rezone subject lands shown on Schedule "E-1229" to By-law 1-88, to from C1 Restricted Commercial Zone and R1 Residential Zone to RM2 Multiple Residential Zone as part of larger development to facilitate a mixed-use commercial/residential project consisting of 68 residential condominium units and approximately 1666sq.m. of commercial gross floor area within 2 three-storey buildings, along with 16 street-townhouse dwellings along Church Street and Jackson Street. Exception 9(1118) also placed a Holding Zone "(H)" on all these lands, which will be lifted in whole or in part upon the registration of a Site Plan Agreement for the development, allocation of servicing capacity and preservation of heritage building to the satisfaction of the City of Vaughan.

Exception 9(1118) was amended in 2010 by Exception 9(1341) which amended the By-law 282-2001 approvals to the building envelopes, the number of townhouse units, parking, building heights and permitted uses for the remainder of the lands shown on Schedule "E-1229", being 2269, 2273, 2279 and 2285 Major Mackenzie Drive; 8, 10 and 12 Church Street; and 1 Jackson Street, to permit site-specific zoning exceptions to facilitate the development of 45 block townhouse units, including 10 live work units and 235.7m² of ground floor area for limited commercial uses.

- 2a) By-law 145-2010 (Exception 9(1341)) was enacted on June 8, 2010. Although it intended to exclude the property at 2291 Major Mackenzie Drive and leave the RM2 Multiple Residential Zone and corresponding Holding Symbol "(H)" on 2291 Major Mackenzie Drive, the clauses to delete these lands from Exception 9(1118) were inadvertently omitted, and in addition, Exception 9(1341) was not illustrated on the zoning maps to Zoning By-law 1-88. As a result, the property at 2291 Major Mackenzie Drive was inadvertently carried forward into Exception 9(1341). This By-law corrects Exception 9(1341) so that it excludes the property at 2291 Major Mackenzie Drive.
- 2b) By-law 149-2014 (Exception 9(1341)) was enacted, September 9, 2014, to rezone the lands shown on Schedule 'E-1469' to By-law 1-88, from RM2(H) Multiple Residential Zone with a Holding Symbol "(H)" to the RM2 Multiple Residential zone and to permit site-specific zoning exceptions to facilitate development comprised of the following:
 - i. A total of 45 block townhouse units in Blocks 1-8, inclusive, including 10 live-work units with a total of 235.7m² of ground floor area devoted only to business or professional office uses and service or repair shop in Blocks 1 and 2, and Units 24 and 25 within Block 5.
 - ii. The existing heritage dwellings located at 9980 Keele Street as a residential unit; and,
 - iii. The use of the relocated existing heritage building (previously located at 1 Jackson Street) as a residential unit.
- 3 By-law 112-2014 (Exception 9(1410)) was enacted on June 24, 2014, to rezone the subject lands shown on Schedule 'E-1537' to By-law 1-88, from RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" to RVM2(H) Residential Urban Village Multiple Zone Two with the Holding Symbol (H) to permit the development of a maximum of 200 townhouse units, with a maximum of 7 units per townhouse block. Exception 9(1341) included clauses referring to lots created by condominium and referred to "block" townhouse dwellings. The wording in this by-law removes the reference to block townhouse dwellings and adds wording to clarify that townhouse dwellings fronting upon a public street or a private common element roadway are permitted, which is consistent with Implementing By-law 112-2014 and Schedule 'E-1537'.

This by-law constitutes an administrative correction to the City's Zoning By-law 1-88.