

THE CITY OF VAUGHAN

BY-LAW

DRAFT BY-LAW NUMBER XXXX-2023

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:
 2. Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from Residential Urban Village Multiple Dwelling Zone Two ‘RVM2’ to Apartment Residential Zone with site-specific exceptions ‘RA3-XX’, in a manner shown on Schedule “1”;
 3. Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“()” Notwithstanding the provisions of:

 - a. Subsection 2.0 respecting definitions of a Block Townhouse Dwelling, Stacked Townhouse Dwelling, Multi-Unit Townhouse Dwelling, Lot, Street and Parking Space;
 - b. Subsection 3.8 respecting Parking Requirements;
 - c. Subsection 3.13 respecting Minimum Landscaped Area;
 - d. Subsection 3.14 respecting Permitted Yard Encroachments and Restrictions;

- e. Subsection 3.17 respecting Portions of Buildings Below Grade;
- f. Subsection 4.12 respecting Permitted Uses in RA3 Apartment Residential Zone;
- g. Schedule “A” respecting Building Requirements for the RA3 Zone.

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E_____”:

- a. For the purposes of this exception, the following definitions shall apply:
 - a) DWELLING, BLOCK TOWNHOUSE: Means a block development which include townhouse dwellings in which the dwelling units do not have individual frontage on a public road or private road. A block townhouse dwelling does not include any type of multiple-unit townhouse dwelling;
 - b) DWELLING, STACKED TOWNHOUSE: Means a townhouse dwelling consisting of at least four dwelling units, where individual dwelling units are separated from other attached dwelling units;
 - c) DWELLING, MULTI-UNIT TOWNHOUSE: Means a townhouse dwelling containing four or more dwelling units, and includes a stacked townhouse dwelling, back-to-back townhouse dwelling. A multiple-unit townhouse dwelling shall not mean a street townhouse dwelling, block townhouse dwelling or live-work dwelling.
 - d) LOT: The Subject Lands as shown on Schedule “1” to this by-law shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private or public roads; strata title arrangements, or other permissions, and any easements or registrations that are granted;
 - e) STREET: See “Highway, Public” also includes a private road; and,
 - f) PARKING SPACE – means a rectangular area measuring at least 2.7 metres by 5.7 metres, exclusive of any aisles or ingress and egress lanes use for the temporary parking of motor vehicles.
- b. The minimum number of parking spaces shall be as follows:
 - Resident – 0.8 parking space per unit; and,
 - Visitor – 0.2 parking space per unit.

- c. The minimum landscape strip shall be 1.0 metre adjacent to a street line and shall include hard and soft landscaping including raised planter boxes, patios, mechanical structures (e.g., Exhausts, Intakes etc.). Pedestrian access, sidewalks and access driveways shall be permitted across the said strip. Except Building A, where a minimum landscape strip of 0.9 metres will be provided;
- d. Exterior stairways, retaining walls, porches, patio and balconies which are covered or uncovered, with at least one side open with or without a foundation may extend into a required interior side yard a maximum of 0.5 metres and a porch, patio or deck and associated exterior stairs may encroach into a required yard a maximum of 1.8m. Planter boxes shall be able to encroach in all yards but shall maintain a 0.5m setback to the property line;
 - di. Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, awnings, guardrails, railings and dividers, roof drainage features, vents, pipes, lightning rods, light fixtures and wind mitigation features, provided however, that the same shall not project more than 0.5 metres into a required yard;
 - dii. Bicycle parking spaces are permitted in any yard but shall maintain a minimum setback of 1.2 metres to the property line;
 - diii. Mechanical structures incidental to the building such as exhausts or intakes shall be permitted to encroach in any yard but shall maintain a minimum setback of 1.7 metres to the property line;
- e. The minimum setback of a below-grade parking structure or structure that is incidental to a below-grade parking structure shall be a minimum of 0 metres to all lot lines;
- f. A minimum of 4,144 m² of amenity area shall be provided;
- g. In addition to the uses provided in Section 4.12 the following uses are permitted:
 - a) Block Townhouse Dwelling;
 - b) Stacked Townhouse Dwelling; and,
 - c) Multi-Unit Townhouse Dwelling.
- h. The minimum yard requirements for the RA3 zone shall be as follows:
 - a. Minimum Lot Area – 17,000 m²;
 - b. Minimum Front Yard – 4.0 metres;
 - c. Minimum Rear Yard – 2.8 metres;
 - d. Minimum Interior Side Yard – 5.5 metres;

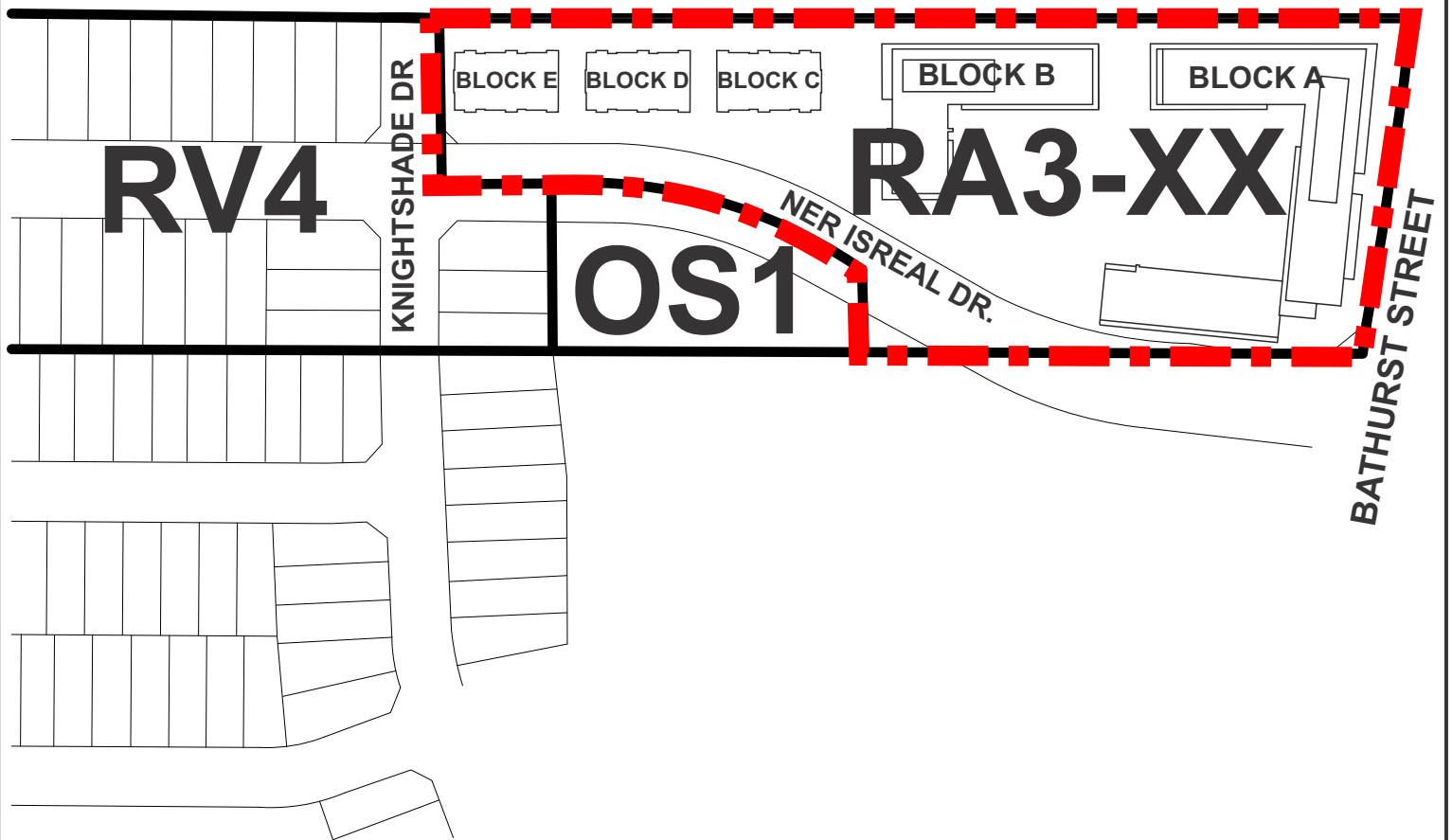
Draft: August 9, 2023

- e. Minimum Exterior Side Yard – 1.5 metres; and,
 - f. Maximum Height – 48 metres.
4. Deleting Schedules 'E-1163G' and 'T-114' and substituting Schedule 'E-1163G' attached hereto as Schedule "1"
2. Schedule "1" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this _____ day of _____, 2023.

Hon. Steven Del Duca, Mayor

Mr. Todd Coles, City Clerk



 SUBJECT LANDS

NOT TO SCALE

BY-LAW SCHEDULE '1'
TO BY-LAW _____-2023
PASSED THE ___ DAY OF _____, 2023

FILE:
 RELATED FILE:
 LOCATION: Block 162 on Plan 65M-3808
 Except Parts 1 & 2
 APPLICANT: 8940 Bathurst Street Limited
 CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK