

Exception Number - XXXX	Legal Description: Part of Block 162, PLAN 65M-3808, City of Vaughan
Applicable Parent Zone: RM3	
Schedule A Reference: 116	Figure E Link (if applicable)
By-law / Tribunal Decision Reference	Figure T Link (if applicable)
14.XXXX.1 Permitted Uses	
<p>1. The following additional uses shall be permitted on the lands shown as “RM3” Multiple Unit Residential Zone 3 on Figure E-XXXX:</p> <ul style="list-style-type: none"> a. Block Townhouse Dwelling; b. Stacked Townhouse Dwelling; and, c. Multi-Unit Townhouse Dwelling. 	
14.XXXX.2 Lot and Building Requirements	
<p>1. The following lot and building requirements shall apply to lands zoned Multiple Unit Residential Zone 3 (RM3), as shown on Figure E-XXXX:</p> <ul style="list-style-type: none"> a. The minimum number of parking spaces shall be as follows: <ul style="list-style-type: none"> i. Resident – 0.8 parking space per unit; and, ii. Visitor – 0.2 parking space per unit. b. The minimum yard requirements for the RM3 Zone shall be as follows: <ul style="list-style-type: none"> i. Minimum Lot Area – 17,000 m²; ii. Minimum Front Yard – 4.0 metres; iii. Minimum Rear Yard – 2.8 metres; iv. Minimum Exterior Side Yard – 1.5 metres; and, v. Minimum Interior Side Yard – 5.5 metres. 	
14.XXXX.3 Podium and Building Requirements	
<p>1. The following podium and building requirements shall apply to lands zoned Multiple Unit Residential Zone 3 (RM3), as shown on Figure E-XXXX:</p> <ul style="list-style-type: none"> a. Minimum Tower Step-back – 1.5 metres; b. Minimum Tower Separation – 20 metres; and, 	

- c. Minimum Tower Setback from any rear lot line and interior side lot line – 6.0 metres.

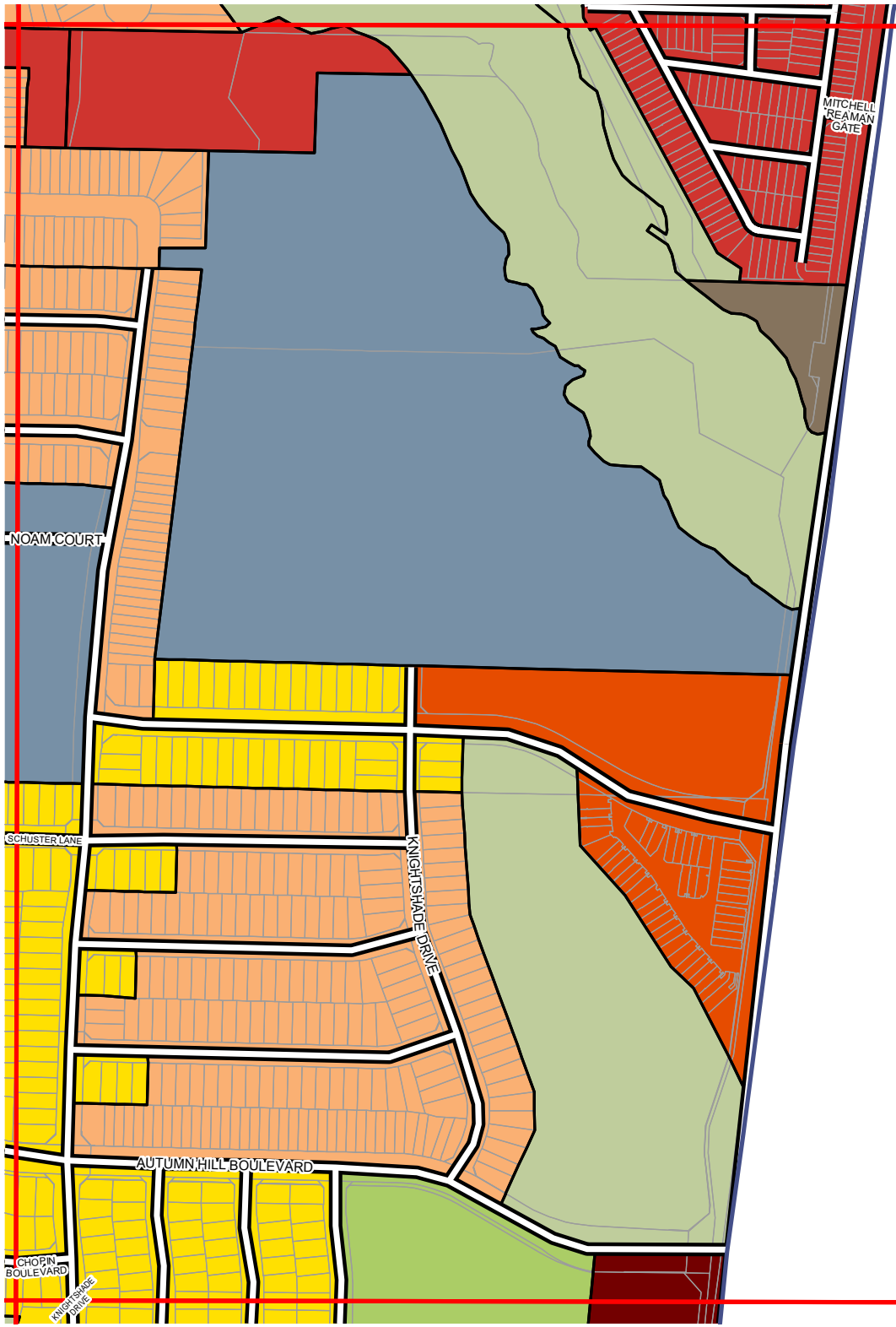
14.XXXX.4 Other Provisions

1. For purposes of this site-specific By-law, the following definition 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 Figure E _____ 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.
2. The following provisions shall apply to lands zoned Multiple Unit Residential Zone 3 (RM3), as shown on Figure E-XXXX:

- a. 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;
- b. 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;
- c. 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 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 1.8 m. Planter boxes shall be able to encroach in all yards but shall maintain a 0.5m setback to the property line;
- d. 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;
- e. The minimum dimensions of a stacked bicycle parking space shall be:
 - Length = 1.9 metres
 - Width = 0.4 metres
 - Vertical clearance from the floor 2.4 metres
- f. Bicycle parking spaces are permitted in any yard but shall maintain a minimum setback of 1.2 metres to the property line; and,

g. 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.

14.XXXX.5 Figure(s)



MITCHELL
CREAMAN
GATE

NOAM COURT

SCHUSTER LANE

KNIGHTSHADE DRIVE

AUTUMN HILL BOULEVARD

CHOPIN
BOULEVARD

KNIGHTSHADE
DRIVE