

Draft: November 30, 2021

THE CITY OF VAUGHAN

BY-LAW

DRAFT BY-LAW NUMBER XXXX-2021

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:

 - i. Subsection 2.0 respecting definitions of a Lot and Street;
 - ii. Subsection 3.8 respecting Parking Requirements;
 - iii. Subsection 3.13 respecting Minimum Landscaped Area;
 - iv. Subsection 3.14 respecting Permitted Yard Encroachments and Restrictions;

- v. Subsection 3.17 respecting Portions of Buildings Below Grade;
- vi. Subsection 4.1.6 respecting Minimum Amenity Area;
- vii. Subsection 4.12 respecting Permitted Uses in RA3 Apartment Residential Zone;
- viii. Subsection 5.15.2.2.a. respecting the minimum setback from a street line;
- ix. Subsection 5.15.2.3.a. respecting structures permitted in a front and exterior side yard;
- x. Subsection 5.15.2.3.b. respecting structure setbacks from any lot line;
- xi. Subsection 6.1.5 respecting the minimum angle of intersection;
- xii. Subsection 6.3 respecting parking space requirements for all zones;
- xiii. Subsection 7.3.3 respecting Building Requirements for the RM Zone.

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

- i. For the purposes of this exception, the following definitions shall apply:
 - a) Lot: Means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the *Planning Act*, and,
 - b) Street: See “Highway, Public”, also includes a private road.
- ii. The minimum number of parking spaces shall be as follows:
 - Resident – 1.0 parking space per unit; and,
 - Visitor – 0.2 parking space per unit.
- iii. 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;
- iv. Exterior stairways, porches, patio and balconies which are covered or uncovered, with at least one side open with or without a foundation may extend into the required front yard a maximum of 2.5 metres and a porch, patio or deck and associated exterior stairs may encroach into the required rear yard a maximum of 2.5m;

- v. Minimum setback from the street line shall be 0.5 metres for a below-grade structure;
 - vi. A minimum of 4,600 m² of amenity area shall be provided;
 - vii. In addition to the uses provided in Section 4.12 the following uses are permitted:
 - a) Townhouse Dwelling.
 - viii. The minimum yard requirements for the RA3 zone shall be as follows:
 - a. Minimum Lot Area – 18,000 m²;
 - b. Minimum Front Yard – 4.0 metres;
 - c. Minimum Rear Yard – 3.0 metres;
 - d. Minimum Interior Side Yard – 7.5 metres; and,
 - e. Minimum Exterior Side Yard – 4.8 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 _____, 2021.

Hon. Maurizio Bevilacqua, Mayor

Mr. Todd Coles, City Clerk

SUMMARY TO BY-LAW _____ - 2021

The lands subject to this By-law are located on the west side of Bathurst Street, between Rutherford Road and Highway 7, municipally known as 8940 Bathurst Street and 0 Knightshade Drive, Block 162 on Plan 65M-3808 except Parts 1 & 2, City of Vaughan.

The purpose of this by-law is to rezone the Subject Lands from Residential Urban Village Multiple Family Zone Two Zone 'RVM2' to Apartment Residential Zone with site-specific exceptions 'RA3-XX' to facilitate the development of 593 residential apartment units and 115 townhouse units.

On _____, 2021, Vaughan Council endorsed the approval of the Committee of the Whole recommendation of _____, 2021, to approve Zoning By-law Amendment File _____, as follows:

"1. THAT Zoning By-law Amendment File _____ BE ENDORSED, to amend City of Vaughan Comprehensive Zoning By-law 1-88, specifically to address the following:

- i. For the purposes of this exception, the following definitions shall apply:
 - a) Lot: Means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the *Planning Act*, and,
 - b) Street: See "Highway, Public", also includes a private road.
- ii. The minimum number of parking spaces shall be as follows:
 - Resident – 1.0 parking space per unit; and,
 - Visitor – 0.2 parking space per unit.
- iii. 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;
- iv. Exterior stairways, porches, patio and balconies which are covered or uncovered, with at least one side open with or without a foundation may extend into the required front yard a maximum of 2.5 metres and a porch, patio or deck and associated exterior stairs may encroach into the required rear yard a maximum of 2.5m;
- v. Minimum setback from the street line shall be 0.5 metres for a below-grade structure;
- vi. A minimum of 4,600 m² of amenity area shall be provided;
- vii. In addition to the uses provided in Section 4.12 the following uses are permitted:
 - a) Townhouse Dwelling.

- viii. The minimum yard requirements for the RA3 zone shall be as follows:
- f. Minimum Lot Area – 18,000 m²;
 - g. Minimum Front Yard – 4.0 metres;
 - h. Minimum Rear Yard – 3.0 metres;
 - i. Minimum Interior Side Yard – 7.5 metres; and,
 - j. Minimum Exterior Side Yard – 4.8 metres.
2. Deleting Schedules 'E-1163G' and 'T-114' and substituting Schedule 'E-1163G' attached hereto as Schedule "1"
3. Schedule "1" shall be and hereby form part of this By-law."

