

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 140-2022

A By-law to amend City of Vaughan By-law 001-2021.

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 001-2021, be and it is hereby further amended by:
- a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “I1 General Institutional Zone” to “RT1 Residential Townhouse Zone”, in the manner shown on the said Schedule “1”;
 - b) Deleting Schedule A, Map 58 and substituting therefore the Schedule A, Map 58 attached hereto as Schedule “2”;
 - c) Adding the following table, Exception Number 14.1127 to Section 14:

Zone Exceptions:

SECTION 14: ZONE EXCEPTIONS	
EXCEPTION NUMBER: 14.1127	Legal Description: west side of Atkinson Avenue, north of Centre Street, being Part of Lot 31, Concession 1 on Registered Plan 65M-2219, City of Vaughan.
By-law/Instrument No.: 140-2022	
Date By-law/Instrument Passed: June 28, 2022	
File No.: Z.19.028 Related File: DA.19.081 and DA.19.083	
Parent Zone: RT1	
Schedule A Reference: 58	Figure E Link (if applicable)

By-law / Tribunal Decision Reference: N/A	Figure T Link (if applicable)
14.1127.1 Lot and Building Requirements	
<p>The following provisions shall apply to the lands shown as “Subject Lands” on Figure “E-1669”:</p> <ol style="list-style-type: none"><p>The minimum required Lot Area per unit shall be:</p><ul style="list-style-type: none">- 112 m² for Blocks 1-6 and 16- 105 m² for Blocks 7-9- 58 m² for Blocks 10-15<p>The minimum required Lot Frontage per unit shall be:</p><ul style="list-style-type: none">- 5.0 m for Blocks 1-6, 10-16- 4.5 m for Blocks 7-9<p>The minimum required Front Yard Setback shall be:</p><ul style="list-style-type: none">- 2.4 m for Blocks 4, 7-9 and 16- 2 m for Blocks 5, 6 and 13-15- 1.5 m for Blocks 10-12<p>The minimum required Rear Yard Setback shall be:</p><ul style="list-style-type: none">- 0 m for Blocks 10-15- 2.4 m for Blocks 1-3<p>The minimum required Interior Side Yard Setback shall be:</p><ul style="list-style-type: none">- 0 m for Blocks 6, 7, 10, 11, 14 and 15- 0.5 m abutting a non-residential use for Block 9- 1.5 m abutting a non-residential use for Block 16<p>The minimum required Exterior Yard Setback abutting a Common Element shall be:</p><ul style="list-style-type: none">- 0 m for Blocks 1, 3 and 12- 0.9 m for Block 15- 1.2 m for Block 10 and 13- 0.6 m abutting a Sight Triangle<p>The maximum permitted Building Height shall be:</p><ul style="list-style-type: none">- 12.72 m for Blocks 1-3, 7-9	

<div><div><div>- 11.9 m for Blocks 4-6 and 16</div><div>- 12.91 m for Blocks 10-15</div></div><div><div>8. Minimum Lot coverage shall not apply</div><div>9. A 0.5 m no encroachment zone shall be maintained abutting the front lot line, interior side lot line abutting a greenway or walkway and abutting a lot line forming a sight triangle;</div><div>10. Hard Landscaping may encroach up to 0 m into required yards.</div></div></div>
14.1127.2 Parking
<div>The following provisions shall apply to the lands shown as “Subject Lands” on Figure “E-1669”:</div> <div><div>1. The required residential parking shall be provided within a Common Element below-grade Parking Structure.</div><div>2. PARKING SPACE, PARALLEL shall mean a parking space with a minimum size of 2 m wide by 6.7 m long</div></div>
14.1127.3 Other Provisions
<div>The following provisions shall apply to the lands shown as “Subject Lands” on Figure “E-1669”:</div> <div><div>1. COMMON ELEMENT shall mean a private road or a private communal space owned by the condominium corporation which includes a below grade parking structure or above ground parking area, community mailboxes, internal park, stairwell access or an internal sidewalk, that does not abut a public road.</div><div>2. DWELLING, TOWNHOUSE means a building divided vertically side by side into three or more attached dwelling units, each unit having direct pedestrian access from the exterior of the building.</div><div>3. DWELLING, Multiple - Unit means a building containing four or more dwelling units each having direct pedestrian access from the exterior of the building.</div><div>4. LOT means a parcel of land which can be conveyed as a separate parcel pursuant to the provisions of the Planning Act fronting on a public street, private road, or common element.</div></div>

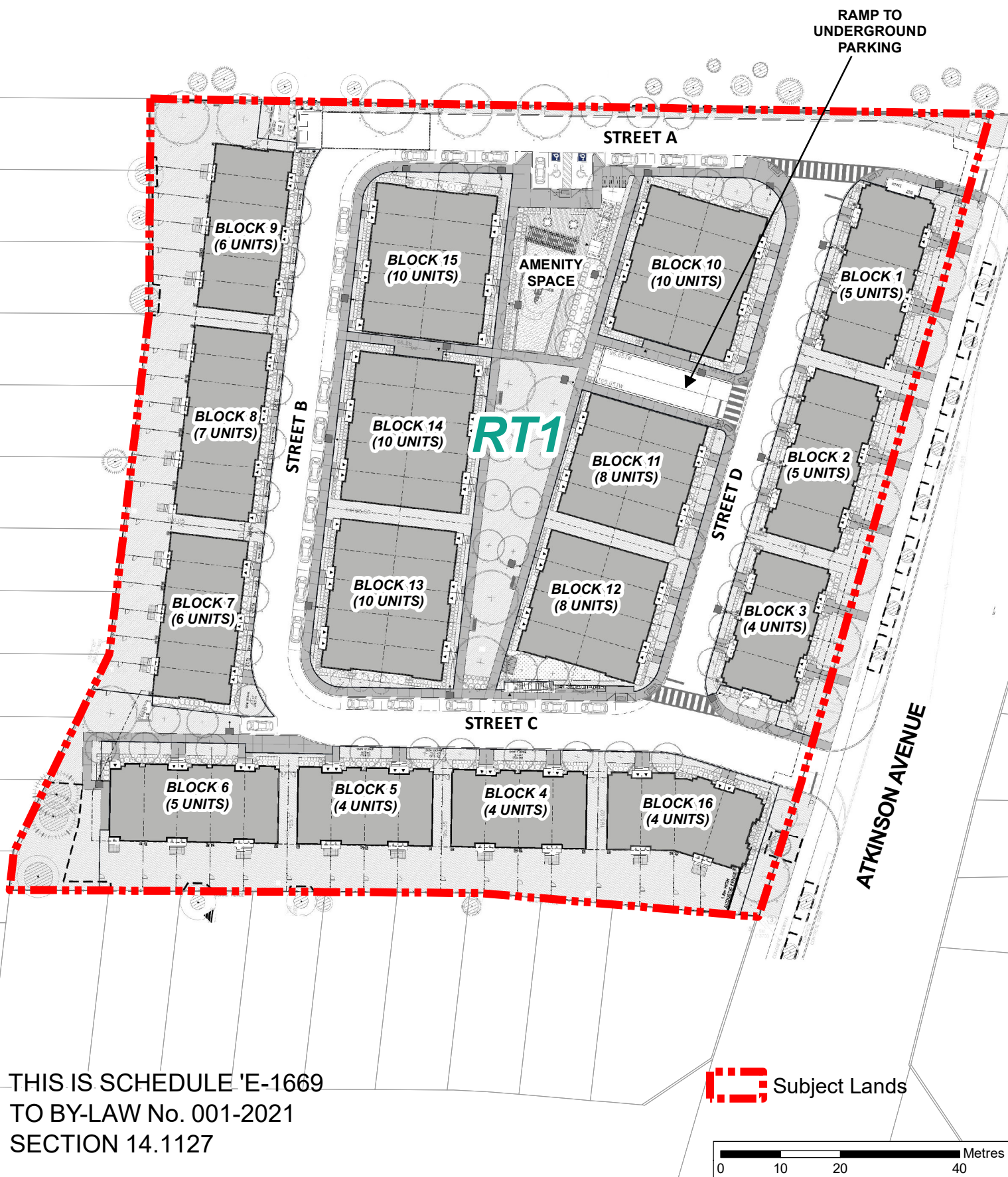
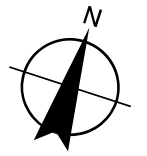
<div>5. LOT LINE, FRONT shall mean the lot line that abuts the public road or a common element.</div> <div>6. PARKING SPACE, TANDEM means a parking space that is only accessed by passing through another parking space from a drive aisle within an underground parking garage</div> <div>7. A waste storage enclosure shall be located no closer than 24 m from any lot line abutting an adjacent residential zone, and 1.5 m abutting the adjacent OS1 zone.</div> <div>8. Access staircases to the below-grade parking structure shall be setback 0m in the interior and exterior side yard for Blocks 6, 10, 12 and 14.</div>
14.1127.4 Permitted Uses
<div>The following provisions shall apply to the lands shown as “Subject Lands” on Figure “E-1669”:</div> <div>1. Townhouse Dwellings and Multiple-Unit Dwellings fronting onto a public road, or a common element shall only be permitted on the Subject Lands.</div>
14.1127.2 Figures
Figure E-1669

Enacted by City of Vaughan Council this 28th day of June, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 21
of the Committee of the Whole
Adopted by Vaughan City Council on
May 17, 2022.



THIS IS SCHEDULE 'E-1669
TO BY-LAW No. 001-2021
SECTION 14.1127

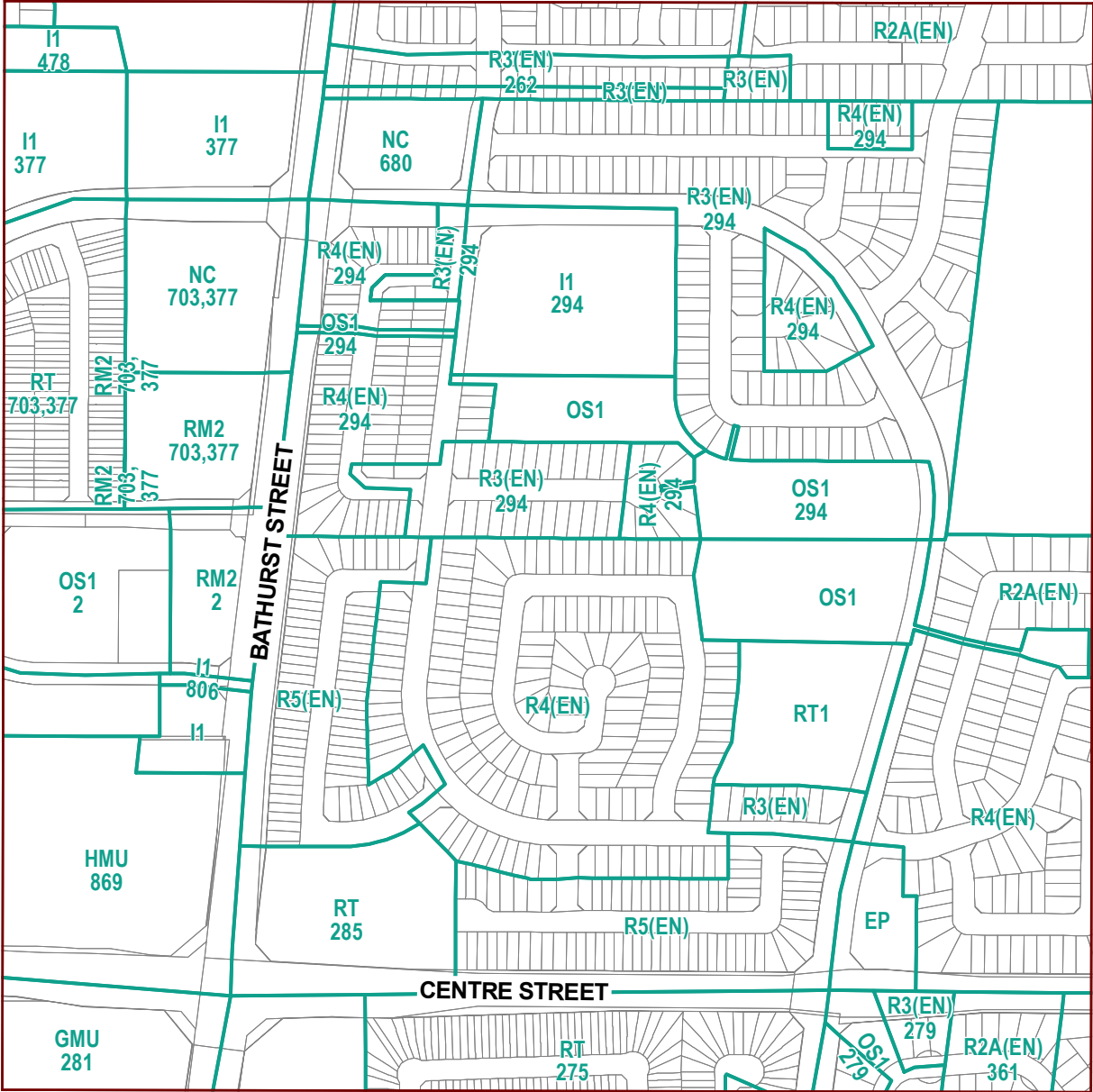
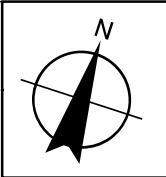
THIS IS SCHEDULE '1'
TO BY-LAW 140-2022
PASSED THE 28TH DAY OF JUNE, 2022

FILE: Z.19.028
RELATED FILE: DA.19.081, DA.19.083
LOCATION: Part of Lot 31, Concession 1
APPLICANT: 300 Atkinson Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

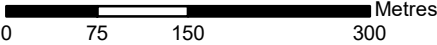
CLERK



SCHEDULE A INDEX MAP

77	78	79
57	58	59
37	38	39

SCHEDULE A
MAP 58
BY- LAW No. 001- 2021



THIS IS SCHEDULE '2'
TO BY-LAW 140-2022
PASSED THE 28TH DAY OF JUNE, 2022

FILE: Z.19.028
RELATED FILE: DA.19.081, DA.19.083
LOCATION: Part of Lot 31, Concession 1
APPLICANT: 300 Atkinson Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

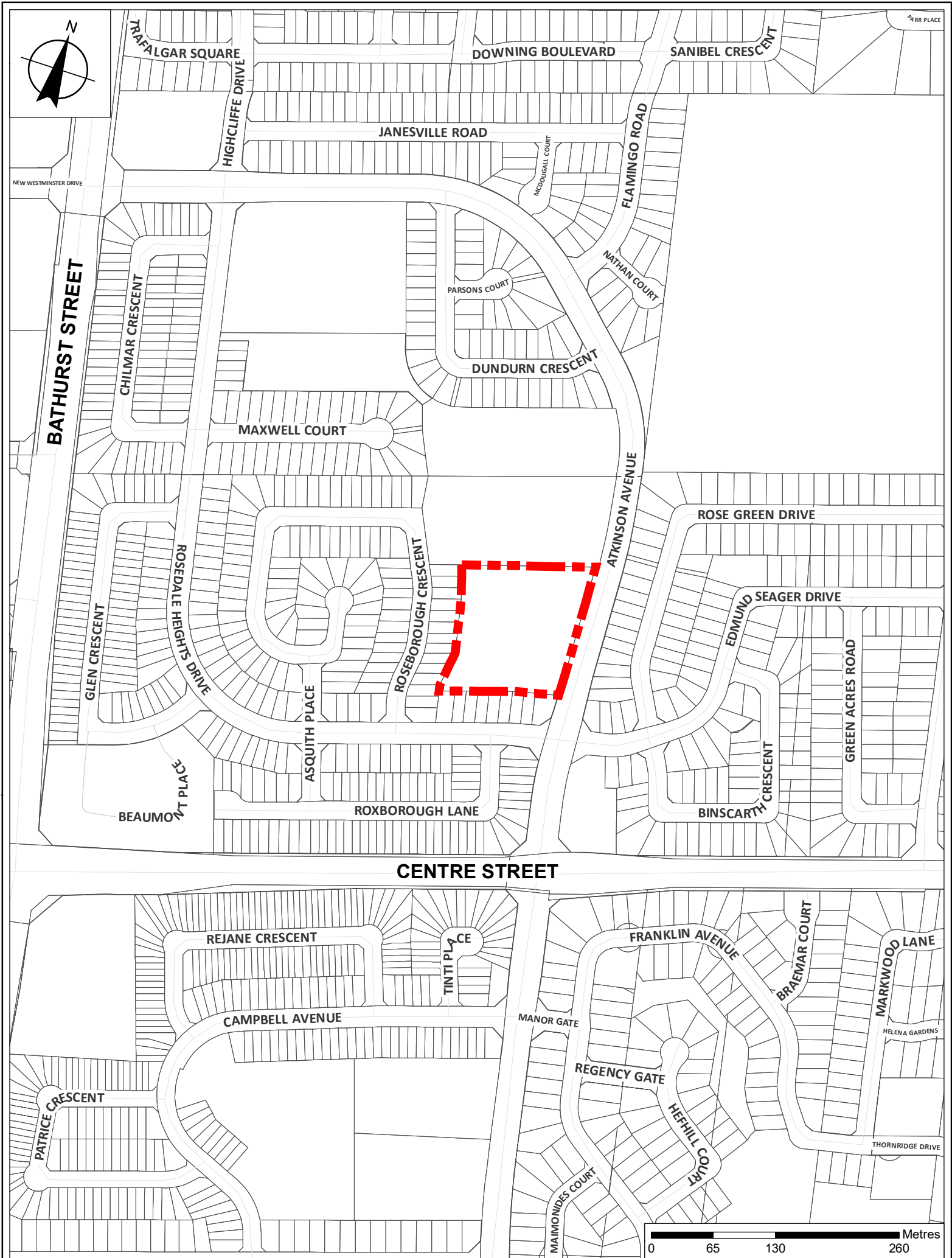
MAYOR

CLERK

SUMMARY TO BY-LAW 140-2022

The lands subject to this By-law are located on the west side of Atkinson Avenue north of Centre Street, being Part of Lot 31, Concession 1 on Registered Plan 65M-2219, City of Vaughan.

The purpose of this by-law is to rezone the Subject Lands from I1 General Institutional Zone to RT1 Townhouse Residential Zone and to permit site-specific exceptions to the RT1 Zone to facilitate the development of 106 common element condominium townhouse units with underground parking, at-grade amenity areas and visitor parking.



LOCATION MAP TO BY-LAW 140-2022

FILE: Z.19.028
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