

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 116-2018

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 be and it is hereby further amended by:
 - a) Adding the following Paragraph to Section 9.0 "EXCEPTIONS" for the "Subject Lands" in the manner shown on Schedule "1" attached hereto:

"(1462) A. Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting the definition of "Lot";
 - b) Subsection 3.13 respecting the minimum landscape strip for Institutional uses abutting a Residential zone and Subsection 6.8.3 (d) respecting the minimum landscape strip where an Industrial zone abuts a Residential zone;
 - c) Subsections 4.1.7, 4.4, 6.11 and 8.2 respecting permitted uses in the R2, Residential Zone, M3, Transportation Industrial Zone, and A, Agricultural Zone;
 - d) Schedule "A" respecting the minimum setbacks in the R2, Residential Zone, M3, Transportation Industrial Zone, and A, Agricultural Zone;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1592":

 - ai) for the purposes of zoning conformity, the lands shown as Subject Lands on Schedule "E-1592" shall be deemed to be a "Lot";
 - bi) the minimum landscape strip width along Woodbridge Avenue shall be 3.5 m;
 - bii) the minimum landscape strip width between the M3, Transportation Industrial Zone and the R2, Residential Zone within the Subject Lands as shown on Schedule "E-1592" shall not be required;
 - biii) a minimum landscape strip width of 2.2 m shall be provided along the easterly and south easterly property boundaries abutting the R3, Residential

Zone;

ci) in addition to the permitted uses within the R2, Residential Zone, M3, Transportation Industrial Zone, and A, Agricultural Zone, the following uses shall be permitted on the Subject Lands as identified on Schedule "E-1592":

- Public or Private School
- Technical or Commercial School;

di) the minimum front yard setback within the M3, Transportation Industrial Zone shall be 10.5 m;

dii) the minimum interior side yard setback within the M3, Transportation Industrial Zone shall be 2.7 m;

diii) the minimum setback from a Residential zone to a structure within the M3, Transportation Industrial Zone shall be 2.7 m;

b) Adding Schedule "E-1592" attached hereto as Schedule "1".

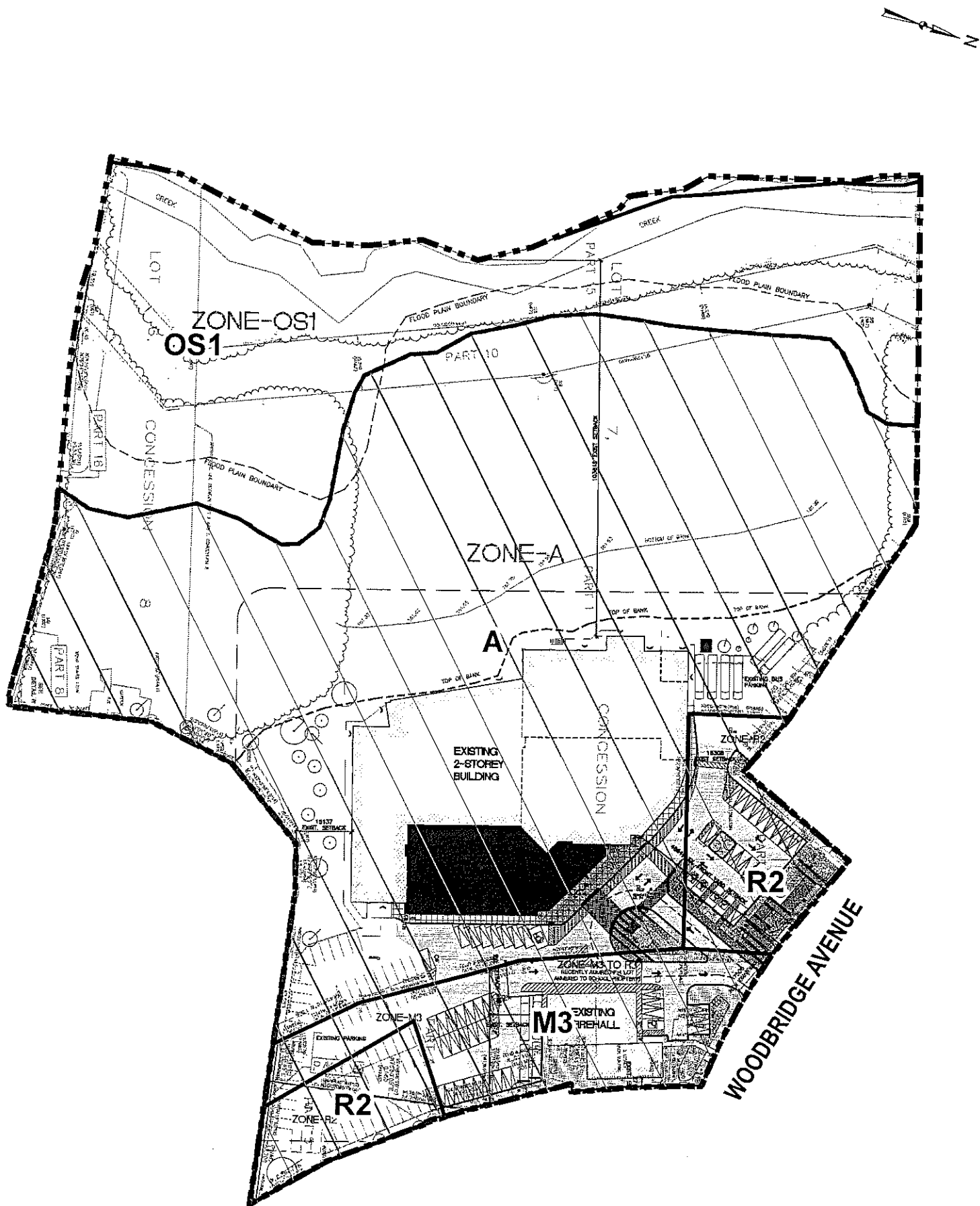
c) Deleting Key Map 8B and substituting therefor the Key Map 8B attached hereto as Schedule "2".

2. Schedule "1" and "2" shall be and hereby form part of this By-law.


Enacted by City of Vaughan Council this 19th day of June, 2018.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



THIS IS SCHEDULE 'E-1592'
TO BY-LAW 1-88
SECTION 9(1462)

 SUBJECT LANDS

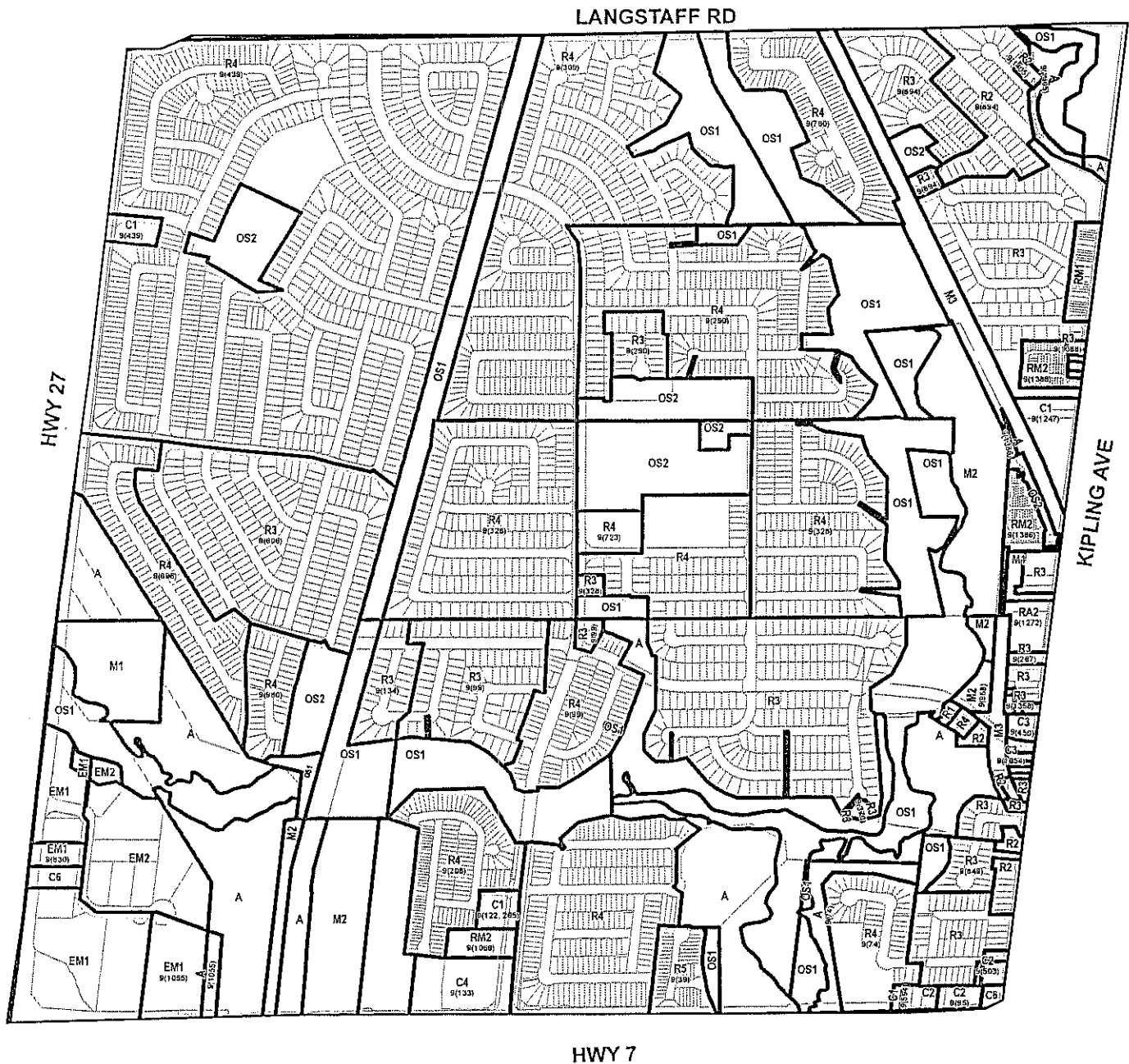
0 15 30 60 Metres

THIS IS SCHEDULE '1'
TO BY-LAW 116 -2018
PASSED THE 19th DAY OF JUNE, 2018

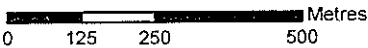
SIGNING OFFICERS

MAYOR

CLERK



KEY MAP 8B
BY-LAW NO. 1-88



THIS IS SCHEDULE '2'
TO BY-LAW 116 -2018
PASSED THE 10th DAY OF JUNE, 2018

FILE: Z.17.012
RELATED FILES: DA.17.024
LOCATION: PART OF LOT 6 & 7, CONCESSION 8
APPLICANT: TORONTO DISTRICT CHRISTIAN HIGH SCHOOL (TDCH)
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

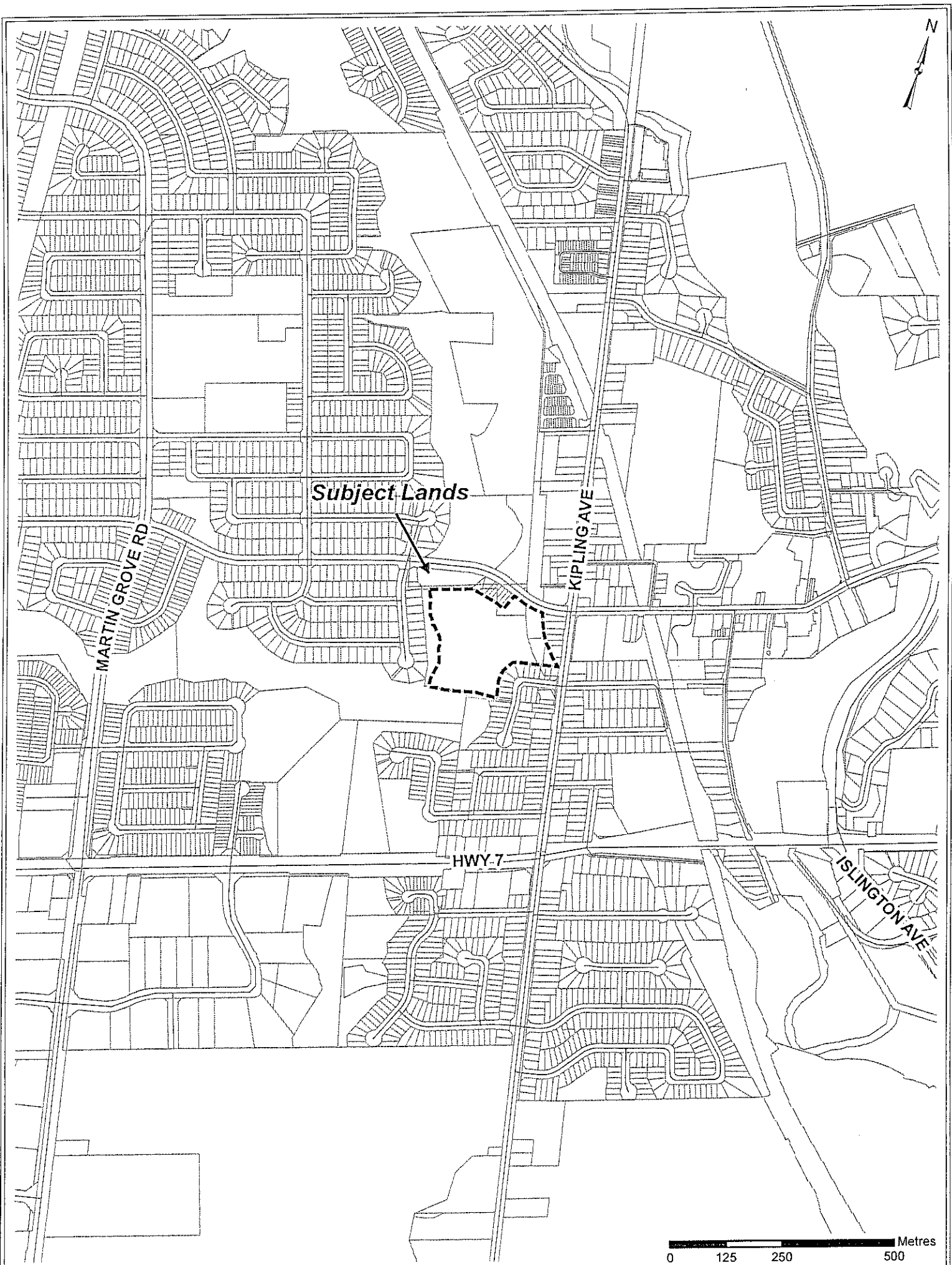
CLERK

SUMMARY TO BY-LAW 116-2018

The lands subject to this By-law are located on the south side of Woodbridge Avenue, west of Kipling Avenue, being in Part of Lots 6 and 7, Concession 8, City of Vaughan.

The purpose of this site-specific Zoning By-law Amendment is to permit Private School and Technical School uses on the Subject Lands, along with site-specific zoning exceptions to recognize and utilize the existing Fire Hall building on the Subject Lands.

The Toronto District Christian High School (TDCH) purchased 325 Woodbridge Avenue (former Fire Hall lands) from the City of Vaughan in 2014 for the purposes of converting the Fire Hall building into classroom space. This Zoning By-law Amendment implements the Purchase of Sale Agreement that the TDCH and City entered into in 2014.



LOCATION MAP TO BY-LAW 116 -2018

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