

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 121-2018

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, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from A Agricultural Zone to RM2 Multiple Residential Zone, in the manner shown on the said Schedule “1”;
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“9(1465) A. Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting the Definition of Driveway, Parking Lot or Parking Area, and Parking Space;
 - b) Subsection 3.8 a) and g) respecting shared driveway access, maximum width of a joint ingress and egress driveway, and the location of an entrance/exit to a Parking Lot or Parking Area and Access to a lot;
 - c) Subsection 3.13 respecting Minimum Landscaped Area;
 - d) Subsection 3.14 respecting Permitted Yard Encroachments and Restrictions;
 - e) Subsection 4.1.3 respecting Rooms Below Grade;
 - f) Subsection 4.1.4 b) respecting Parking Areas for Multiple Family Dwellings;
 - g) Subsection 4.1.6 respecting Minimum Amenity Area;
 - h) Subsection 4.9 and Schedule ‘A’ respecting the permitted uses and zone standards in the RM2 Multiple Residential Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1595”:

- ai) For the purposes of this By-law, the following definitions shall apply:
 - i) DRIVEWAY – Means a vehicular accessway providing access from a public highway to the Subject Lands through adjacent lands;
 - ii) PARKING LOT OR PARKING AREA – Means an area of land comprised of parking spaces and related aisles, maneuvering areas and entrances and exits, with access to the Subject Lands from a driveway located on the abutting commercial property to the north;
 - iii) PARKING SPACE – Means a rectangular area measuring at least 2.7 metres by 5.8 metres, exclusive of any aisles or ingress or egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto;
- bi) The owners, occupants or other persons entering upon or making use of the Subject Lands may share the driveway access located on the abutting commercial property to the north;
- bii) The parking area shall be provided with a means of access or driveway from a joint ingress and egress driveway width of 10.15 metres;
- biii) The means of access to the Subject Lands may be from a joint ingress and egress driveway located on the abutting commercial property to the north;
- ci) The minimum landscape strip width provided along a lot line abutting a street line shall be 4.5 metres (Islington Avenue);
- di) Covered porches and exterior stairways exceeding one-half storey in height (more than 6 risers) may encroach up to a maximum 2.5 m into the required front, rear, interior and exterior side yard setbacks, and the required landscape strip width;
- dii) Screened central air conditioning units may be permitted in the front yard of the lower-level, internal units of Blocks 1, 2, and 3 only, with a maximum encroachment of 1.5 m into the required front yard;
- ei) Dwelling units shall be permitted below grade;
- fi) A landscape strip and screening around the periphery of an outdoor parking area shall not be required;
- gi) The minimum amenity area required shall be 5,449 m²;

- hi) Only mechanical rooms, amenity space, and access stairs are permitted in the 4th storey (terrace).
- hii) The minimum lot area shall be 69.3 m²/unit;
- hiii) The maximum building height shall be 15 m.

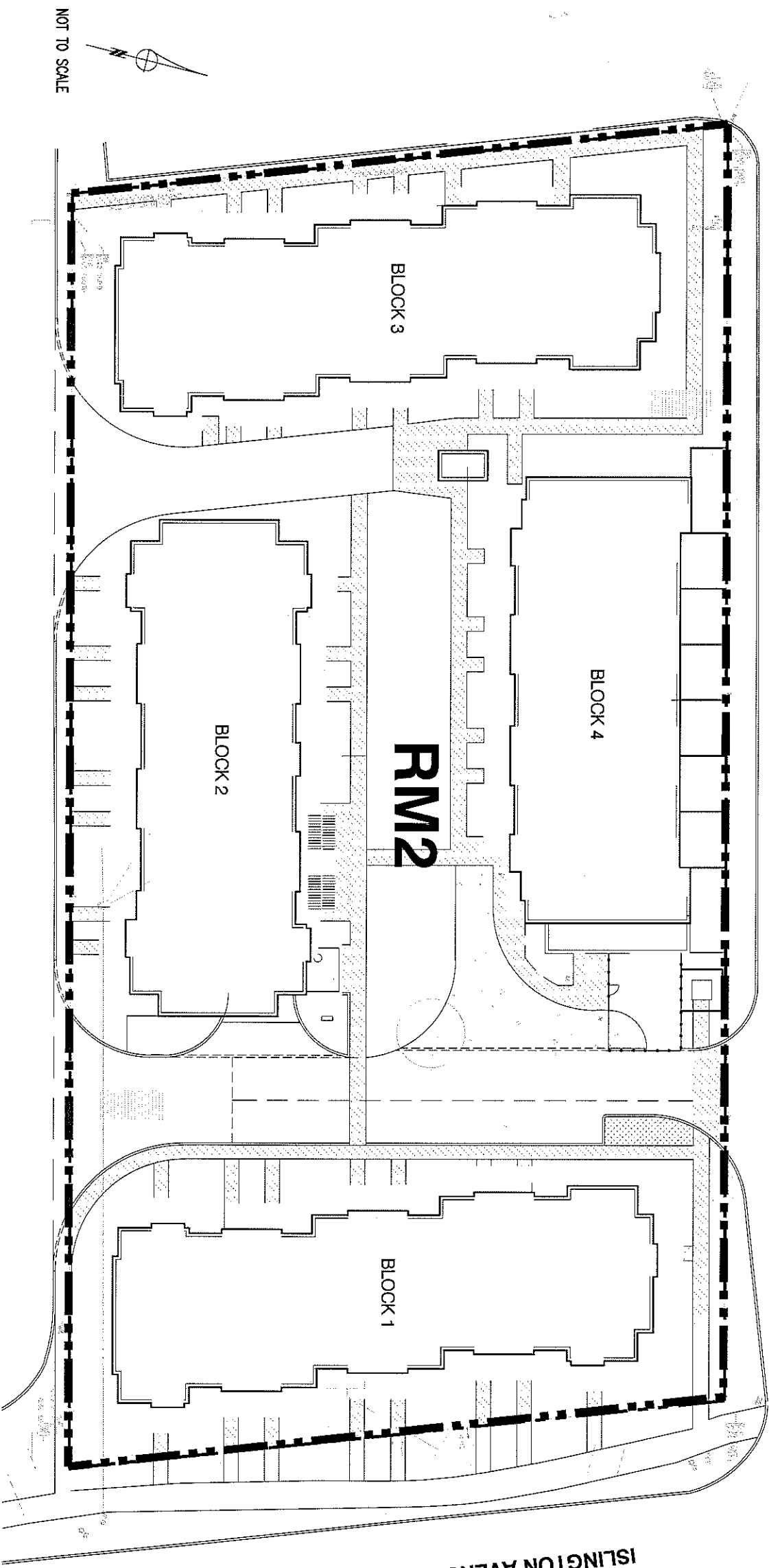
- c) Adding Schedule "E-1595" attached hereto as Schedule "1".
- d) Deleting Key Map 8D and substituting therefor the Key Map 8D attached hereto as Schedule "2".

2. Schedules "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' - 1595'
TO BY-LAW 1-88, SECTION 9(14.5)

SUBJECT LANDS

FILE: Z.17.011
RELATED FILE: DA.17.023
LOCATION: Part of Lot 18, Concession 8
APPLICANT: LANDMART REALTY CORP.
CITY OF VAUGHAN

THIS IS SCHEDULE 'I'
TO BY-LAW 121 - 2018
PASSED THE 19th DAY OF June, 2018

SIGNING OFFICERS

MAYOR

CLERK



A scale bar labeled 'Metres' with markings at 0, 120, 240, and 480.

FILE: Z.17.011
RELATED FILE: DA.17.023
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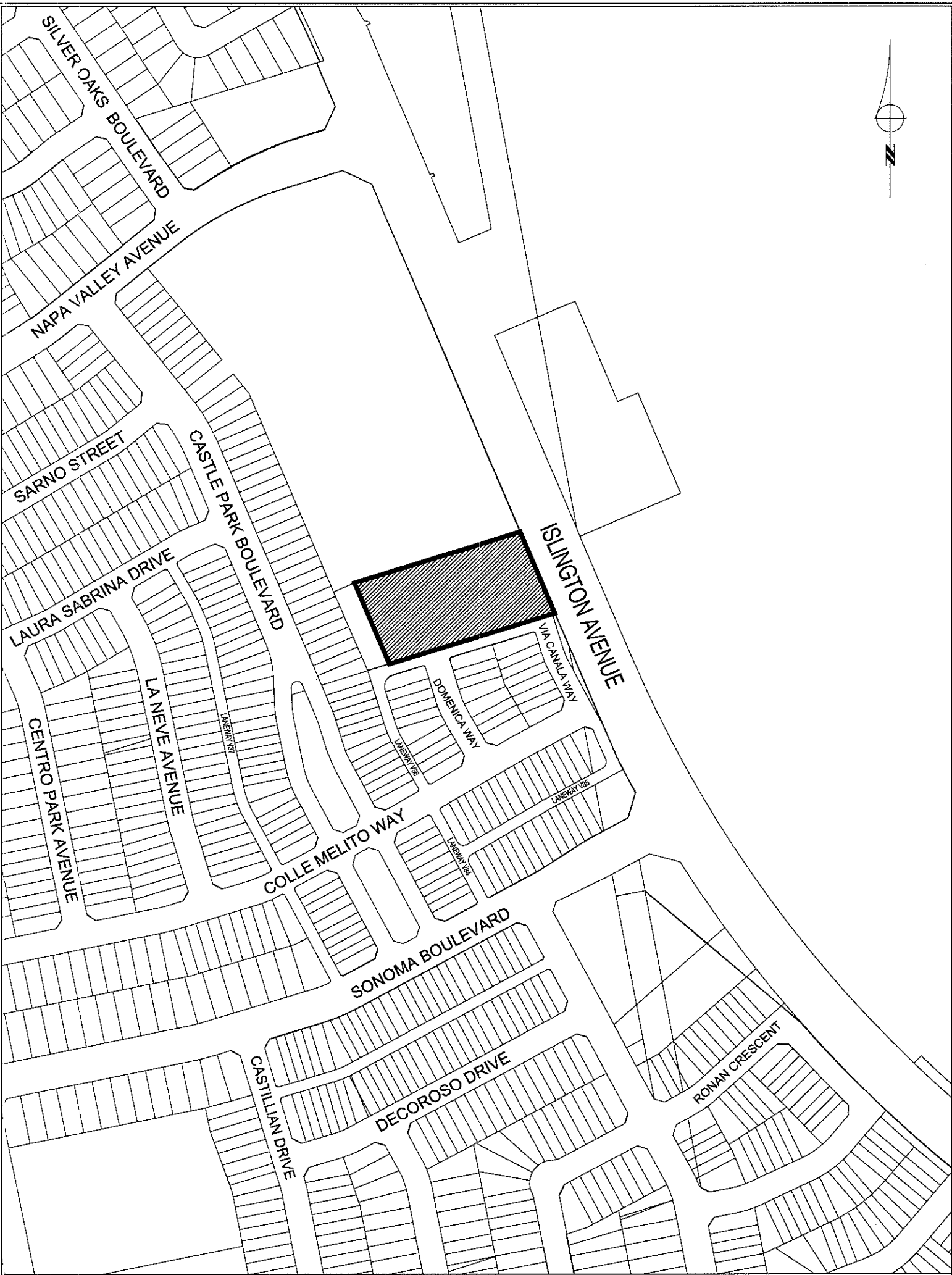
CLERK

SUMMARY TO BY-LAW 121-2018

The lands subject to this By-law are located on the west side of Islington Avenue, north of Rutherford Road, being Part of Lot 18, Concession 8, and are municipally known as 9560 Islington Avenue, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from A Agricultural Zone to RM2 Multiple Residential Zone. The by-law also includes the following site-specific exceptions to facilitate the development of 88 back-to-back stacked townhouse units and 16 stacked townhouse units, which are serviced by a private condominium road, and 183 parking spaces:

- To amend the definition of Driveway, Parking Lot or Parking Area, and Parking Space;
- To permit the owner, occupant or other persons entering upon or making use of the Subject Lands to share the driveway access located on the abutting commercial property to the north;
- The parking area shall be provided with a means of access or driveway from a joint ingress and egress driveway width of 10.15 metres;
- To provide a means of access to the Subject Lands from a joint ingress and egress driveway located on the abutting commercial property to the north;
- The minimum landscape strip width provided along a lot line abutting a street line shall be 4.5 metres;
- Covered porches and exterior stairways exceeding one-half storey in height (more than 6 risers) may encroach up to a maximum 2.5 m into the required front, rear, interior and exterior side yard setbacks, and the required landscape strip width;
- Screened central air conditioning units may be permitted in the front yard of the lower-level, internal units of Blocks 1, 2, and 3 only, with a maximum encroachment of 1.5 m into the required front yard;
- Dwelling units shall be permitted below grade;
- The minimum width of landscaping around the periphery of an outdoor parking area shall be 0 m;
- The minimum amenity area shall be 5,449 m²;
- Only mechanical rooms, amenity space, and access stairs are permitted in the 4th storey (terrace);
- The minimum lot area shall be 69.3 m²/unit;
- The maximum building height shall be 15 m.

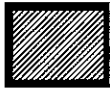


NOT TO SCALE

LOCATION MAP

TO BY-LAW 121 - 2018

FILE: Z.17.011 RELATED FILE: DA.17.023
LOCATION: Part of Lot 18, Concession 8
APPLICANT: LANDMART REALTY CORP.
CITY OF VAUGHAN



SUBJECT LANDS