

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## BY-LAW NUMBER 055-2019

### **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 an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are 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: Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from R2 Residential Zone to RM1 Multiple Residential Zone, in the manner shown on the said Schedule “1”.

b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1476) Notwithstanding the provisions of:

- a) Subsection 4.1.4 (f) respecting Minimum Soft Landscaping Area;
- b) Subsection 4.1.4 f) Dimensions of Driveways; and,
- c) Schedule “A” respecting the zone standards in the RM1 Multiple Residential Zone.

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1607”:

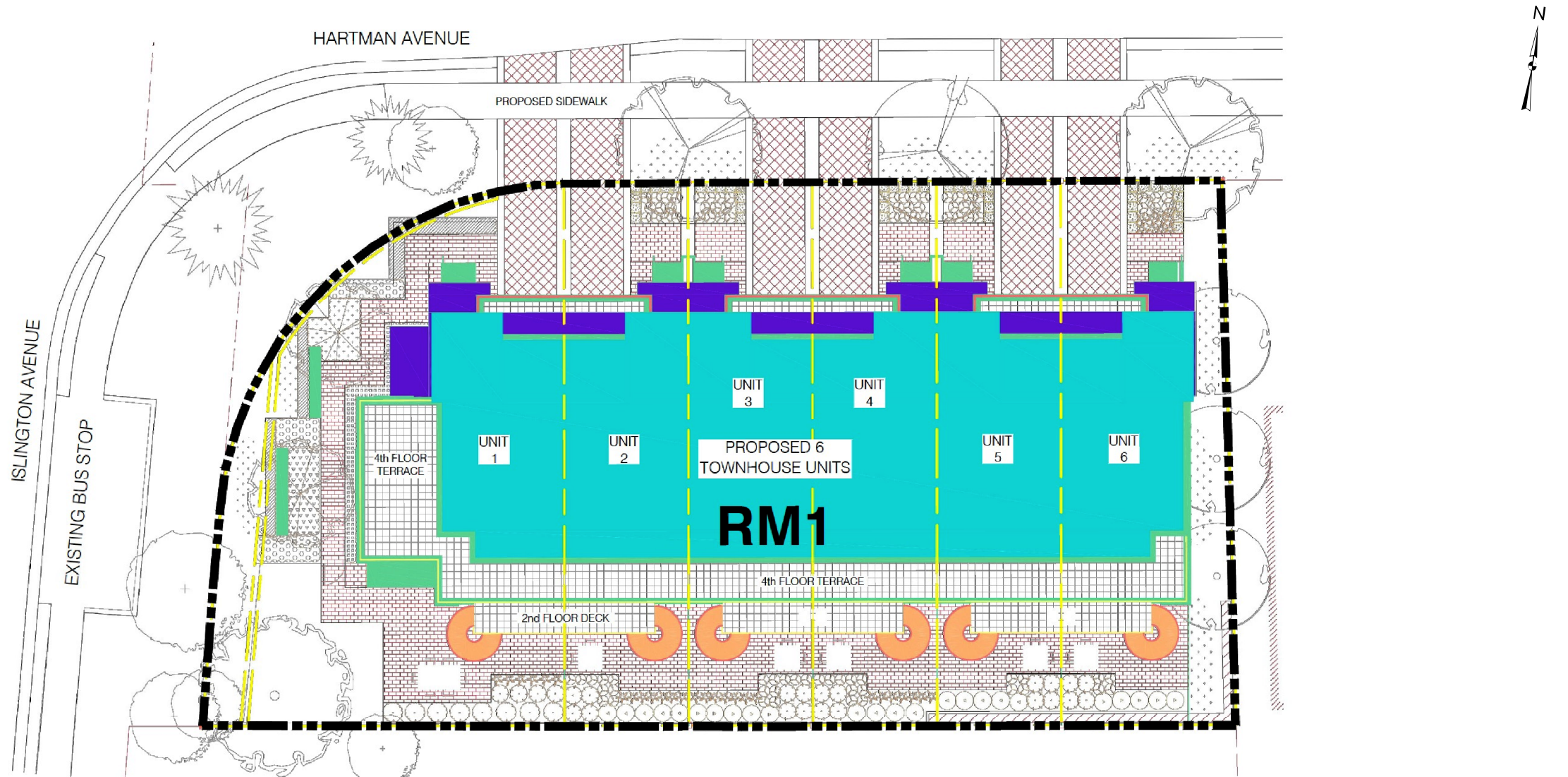
- ai) the minimum landscape requirement for lots with frontage less than 6 m shall be 33% of front or exterior side yard shall be landscaped of which a minimum of 60% shall be comprised of soft landscaping in accordance with Paragraph 4.1.4.;
- bi) the maximum driveway widths for lots with frontages less than 6 m shall be 3.5 m;
- ci) the minimum lot frontages shall be as follows:
  - 4.7 m (Unit 1)
  - 5.22 m (Unit 2 – 5)
- cii) the minimum lot area per unit shall be as follows:
  - 119 m<sup>2</sup> (Units 2 – 5)
  - 161 m<sup>2</sup> (Unit 6)
- ciii) the minimum front yard setback for Unit 1 shall be 2.8 m;
- civ) the minimum setback to a garage shall be 5.6 m;
- cv) the minimum rear yard setback shall be 5 m;

- cvi) the minimum rear yard setback to deck/stairs shall be 2.7 m;
  - cvii) the minimum exterior side yard setback for Unit 1 shall be 3.1 m;
  - cviii) the maximum lot coverage for Units 2 to 5 shall be 57%; and,
  - cvi) the maximum building height shall be 13.1 m (4-storeys).
- b) Adding Schedule "E-1607" attached hereto as Schedule "1".
  - e) Deleting Key Map 7B and substituting therefor the Key Map 7B 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 1<sup>st</sup> day of May, 2019.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk



THIS IS SCHEDULE 'E-1607'  
 TO BY-LAW 1-88  
 SECTION 9(1476)

**■ ■ ■ ■ ■**  
 SUBJECT LANDS

**RM1** - MULTIPLE RESIDENTIAL ZONE

0 2.5 5 10 Metres

**FILE:** OP.18.006 AND Z.18.010  
**RELATED FILE:** DA.18.017  
**LOCATION:** Part of Lot 9 Concession 7  
**APPLICANT:** CB 10 (Islington) Holding Corp.  
**CITY OF VAUGHAN**

**THIS IS SCHEDULE '1'**  
**TO BY-LAW 055-2019**  
**PASSED THE 1ST DAY OF MAY, 2019**

SIGNING OFFICERS

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 MAYOR

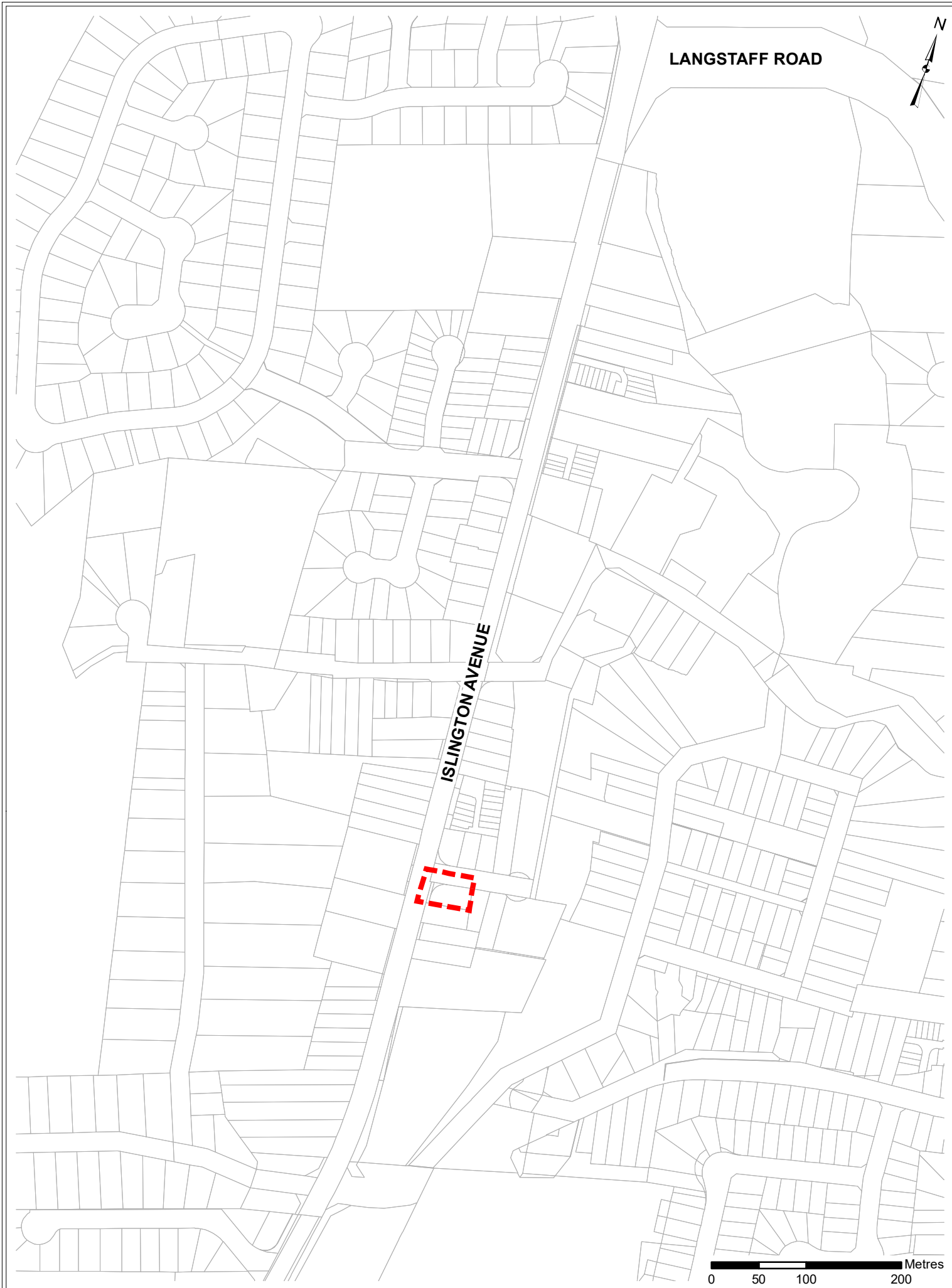
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 CLERK



### **SUMMARY TO BY-LAW 055-2019**

The lands subject to this By-law are located on the southeast corner of Islington Avenue and Hartman Avenue, municipally known as 8295 Islington Avenue, in Lot 9, Concession 7, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from R2 Residential Zone to RM1 Multiple Residential Zone with site specific zoning exceptions to permit the development of 6, 4-storey townhouse dwelling units with frontage onto Hartman Avenue.



## LOCATION MAP TO BY-LAW 055-2019

**FILE:** OP.18.006 AND Z.18.010

**RELATED FILE:** DA.18.017

**LOCATION:** Part of Lot 9 Concession 7

**APPLICANT:** CB 10 (Islington) Holding Corp.

**CITY OF VAUGHAN**

 **SUBJECT LANDS**