

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 034-2024

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Vaughan 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” and “OS5 Open Space Environmental Protection Zone” to “RM2 Multiple Residential Zone” and “OS5 Space Environmental Protection Zone” in the manner shown on Schedule “1”.
 - b) Adding the following paragraph to Section 9.0 “EXCEPTIONS”:

“(1575) A. Notwithstanding the provisions of:

 - a) Subsections 3.8 and 4.1.9 respecting Parking Requirements
 - b) Subsection 3.8.2 respecting Bicycle Parking Requirements;
 - c) Subsection 3.13 and 4.1.9 respecting Minimum Landscaped Area;
 - d) Subsections 3.14 and 4.1.9 respecting Permitted Yard Encroachments and Restrictions;
 - e) Subsections 3.17 and 4.1.9 respecting Portions of Buildings Below Grade;
 - f) Subsections 4.1.3 and 4.1.9 respecting Rooms Below Grade;
 - g) Subsections 4.1.4 and 4.1.9 respecting Parking Areas for

Multiple Family Dwellings;

- h) Subsections 4.1.4 and 4.1.9 respecting Dimensions of Driveways;
 - i) Subsections 4.1.6 and 4.1.9 respecting Minimum Amenity Area;
 - j) Subsection 4.1.9 and Schedule "A" respecting Residential Zone Requirements in the RM2 Apartment Residential Zone;
- and,

The following provision shall apply to the lands shown as "Subject Lands" on Schedule "E-1737";

- ai) The following parking requirements shall apply:
 - i) resident parking = 1.05 parking spaces per unit;
 - ii) visitor parking = 0.23 parking spaces per unit;
- bi) The following minimum bicycle parking requirements shall apply:
 - i) Long-Term Indoor Spaces = 0.5 spaces per unit;
 - ii) Short-Term Outdoor Spaces = 0.1 spaces per unit;
 - iii) Minimum bicycle parking aisle width = 1.75 m;
 - iv) Minimum bicycle parking space dimension=0.6 m X 1.8 m;
 - v) Minimum vertical clearance from floor: 1.9 m;
- ci) A strip of land not less than 1.1 m in width shall be provided along the lot line which abuts the Rutherford Road and Dufferin Street sight triangle and shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways / walkways and exterior stairways across the said strip;
- di) A minimum setback of 0.4 m shall be permitted to exterior stairways, including stairways exceeding a half storey in height, in any yard; exterior porches and balconies which are covered or uncovered, excavated or unexcavated and enclosed or unenclosed may extend into a required yard

abutting Rutherford Road and Dufferin Street to a maximum of 1.8 m;

dii) covered porch and uncovered stairs shall be permitted to encroach into the required yard abutting Rutherford Road to a maximum of 2.5 m;

diii) covered porches and uncovered stairs shall be permitted to encroach into the required yard abutting Dufferin Street to a maximum of 3.1 m;

div) covered or uncovered balcony may encroach to a maximum of 0.8 m into a required yard (balcony of Building "B") to the sight triangle at Dufferin Street and Rutherford Road;

dv) External Ground Mounted Central Air Conditioner and/or Heat Pump Units shall be permitted in any yard with a minimum setback of 0.6 m from any lot line;

ei) The minimum setback from the Rutherford Road street line at the sight triangle to the nearest part of a building below finished grade shall be 1.4 m;

fi) Dwelling units are permitted in a cellar or part of a cellar;

gi) A 2.4 m wide landscape strip around the periphery of an outdoor parking area shall be required for landscaping, but this shall not prevent the provision of access driveways / walkways across the strip. Where the landscape strip around the parking area abuts the OS5 Open Space Environmental Protection Zone, the minimum landscape strip width shall be a minimum of 0.6 m;

gii) Subsection 4.1.4 b) ii) shall not apply;

hi) The maximum width of a driveway shall be

- 8 m at the Rutherford Road street line;
- 13 m at the Dufferin Street street line;

hii) A maximum of two (2) driveways shall be permitted;

ii) Notwithstanding paragraphs a) and c) a Minimum Amenity

Area of 40 m² per unit shall be provided regardless of the number of bedrooms in each dwelling unit;

- ji) The minimum setback to the main wall (Buildings “A” and “B”) abutting the Rutherford Road street line shall be 4.5 m, except where Building “B” is abutting the Rutherford Road street line at the sight triangle, the minimum setback to the main wall shall be 1.4 m;
 - jii) The minimum setback to a main wall (Buildings “C”, and “D”) abutting the Dufferin Street, street line shall be 3.5 m;
 - jiii) The minimum lot area for the lands zoned “RM2 Multiple Residential Zone” shall be 14,000 m² for 219 dwelling units;
 - jiv) the maximum building height for all buildings shall be 14.1 m.
- c) Adding Schedule “E-1737” attached here to as Schedule “1”.
 - d) Deleting Key Map 2C and substituting therefore the Key Map 2C attached hereto as Schedule “2”,

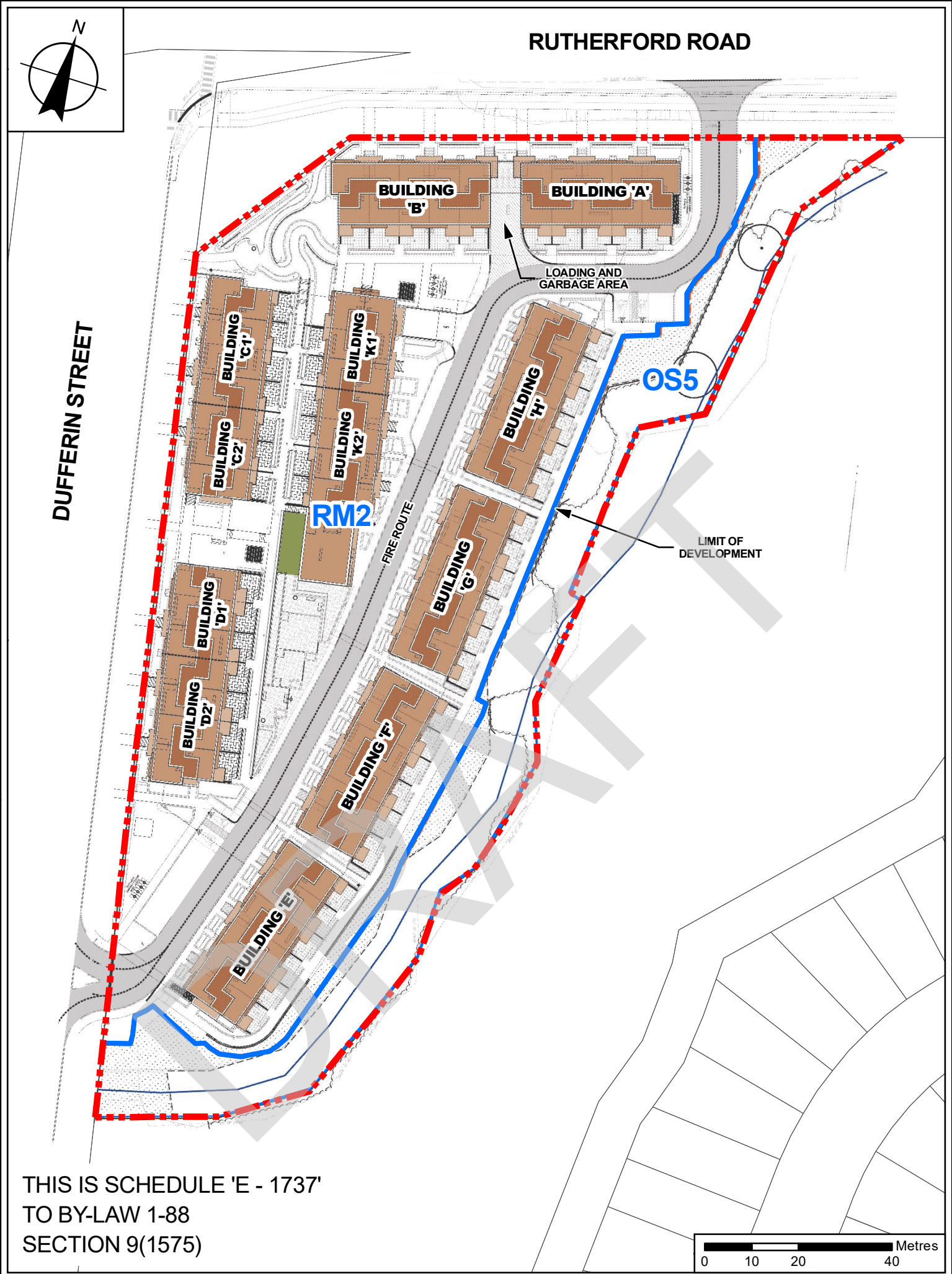
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 21st day of February, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 34 of the Committee of the Whole.
Report adopted by Vaughan City Council on November 19, 2019.
City Council voted in favour of this by-law on February 21, 2024.
Approved by Mayoral Decision MDC 002-2024 dated February 21, 2024.
Effective Date of By-Law: February 21, 2024



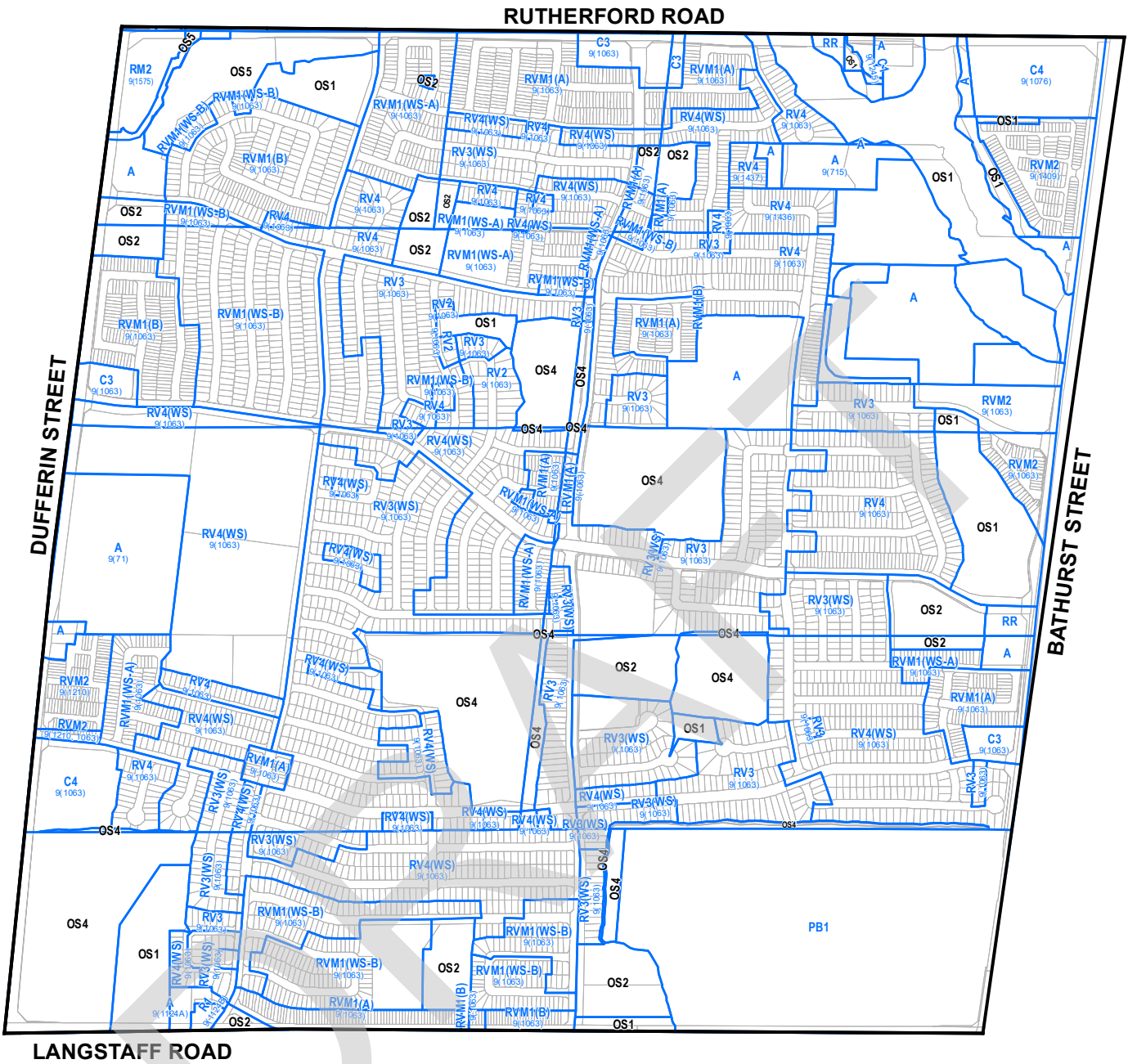
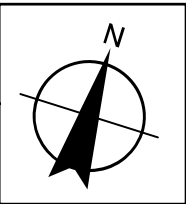
THIS IS SCHEDULE '1'
TO BY-LAW 034-2024
PASSED THE 21st DAY OF FEBRUARY, 2024

FILE: Z.15.031
RELATED FILE: DA.15.074
LOCATION: Part of Lot 15, Concession 2
APPLICANT: Rutherford Contwo Investments Limited
CITY OF VAUGHAN

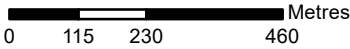
SIGNING OFFICERS

MAYOR

CLERK



KEY MAP 2C
BY-LAW NO. 1-88



THIS IS SCHEDULE '2'
TO BY-LAW 034-2024
PASSED THE 21st DAY OF FEBRUARY, 2024

FILE: Z.15.031
RELATED FILE: DA.15.074
LOCATION: Part of Lot 15, Concession 2
APPLICANT: Rutherford Contwo Investments Limited
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 034-2024

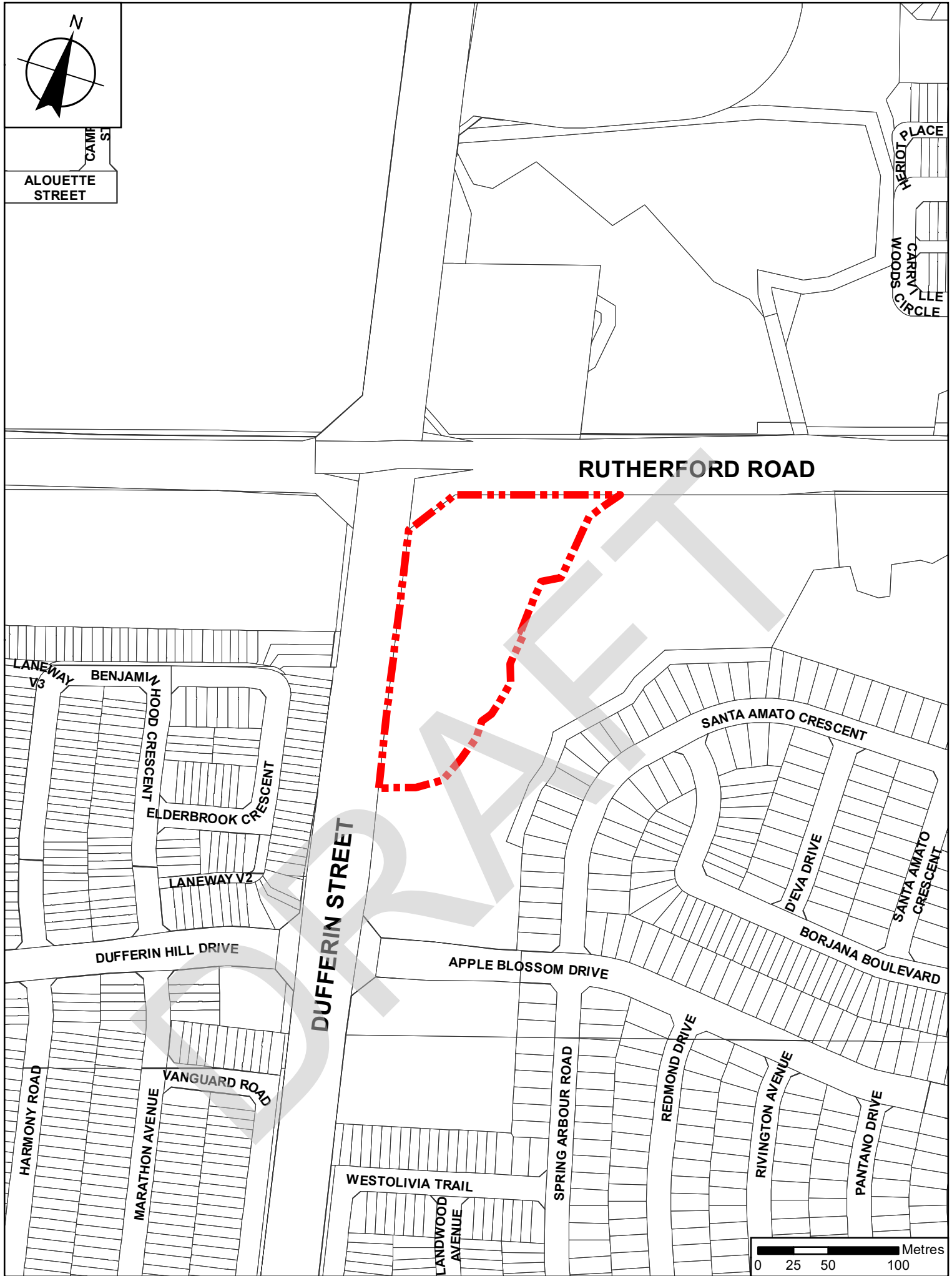
The lands subject to this By-law are located on the south side of Rutherford Road, at Dufferin Street, being Part of Lot 15, Concession 2, known municipally as 1277 Rutherford Road, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from “A Agricultural Zone” and “OS5 Open Space Environmental Protection Zone” to “RM2 Multiple Residential Zone” and “OS5 Open Space Environmental Protection Zone” with site-specific exceptions to permit the development of a stacked townhouse condominium development consisting of 219 residential units within 9 buildings with a total of 281 parking spaces for residents and visitors provided within an underground parking structure and in surface parking lots.

The development will have driveway access to both Dufferin Street and Rutherford Road. York Region’s design requirements necessitated an additional exception for a maximum driveway width of 13 m at Dufferin Street and a maximum driveway width of 8 m at Rutherford Road.

The boundary of the open space zone is represented on the attached Schedule “1” and labelled “LIMIT OF DEVELOPMENT” on the related Site Plan. The “OS5 Open Space Environmental Protection Zone” will be transferred to public ownership free of all charges and encumbrances through the Site Plan Approval for related file DA.15.074.

The by-law includes site-specific exceptions to facilitate the development shown on the site plan in related file DA.15.074.



LOCATION MAP TO BY-LAW 034-2024

FILE: Z.15.031

RELATED FILE: DA.15.074

LOCATION: Part of Lot 15, Concession 2

APPLICANT: Rutherford Contwo Investments Limited

CITY OF VAUGHAN

 **Subject Lands**