

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 097-2019

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:
 - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from A Agricultural Zone to RA3 Apartment Residential Zone, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1481) Notwithstanding the provisions of:

 - a) Subsection 3.8 respecting Minimum Parking Requirements and access;
 - b) Subsection 3.13 respecting Minimum Landscape Area;
 - c) Subsection 3.14 respecting Permitted Yard Encroachments and Restrictions;
 - d) Subsection 4.1.6 a) respecting Minimum Amenity Area;
 - e) Subsection 4.12 respecting permitted uses in the RA3 Apartment Residential Zone;
 - f) Schedule “A” respecting the zone provisions in the RA3 Apartment Residential Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1612”:

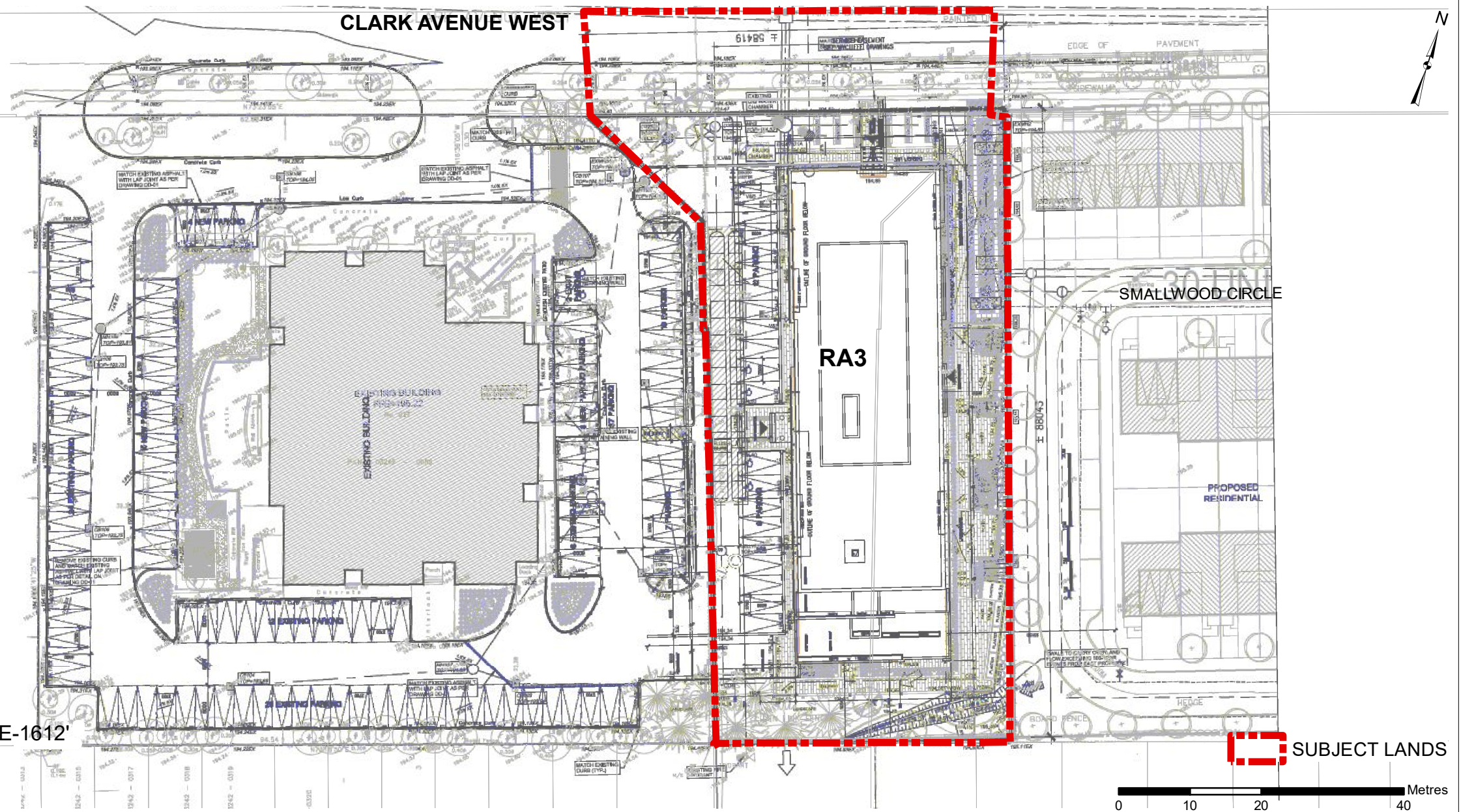
 - ai) A minimum of 21 parking spaces shall be provided;
 - aii) Access to parking areas shall be provided from the abutting lot to the west;
 - bi) A canopy shall be permitted to be located within the required landscape strip along a lot line abutting a street;
 - ci) A canopy may encroach a maximum of 2.3 m into the required front yard (abutting Clark Avenue);
 - cii) A canopy may encroach a maximum of 2.0 m into the required westerly interior side yard;

- ciii) A canopy may encroach a maximum of 3.5 m into the required easterly interior side yard;
 - di) The minimum amenity area shall be 1,415 m²;
 - ei) A Supportive Living Facility shall be permitted;
 - fi) The minimum lot area shall be 48 m²/unit;
 - fii) The minimum front yard setback shall be 7.2 m (north lot line);
 - fiii) The minimum interior side yard shall be 8.6 m (east lot line).
 - c) Adding Schedule “E-1612” attached hereto as Schedule “1”.
 - d) Deleting Key Map 2A and substituting therefor the Key Map 2A 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 12th day of June, 2019.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



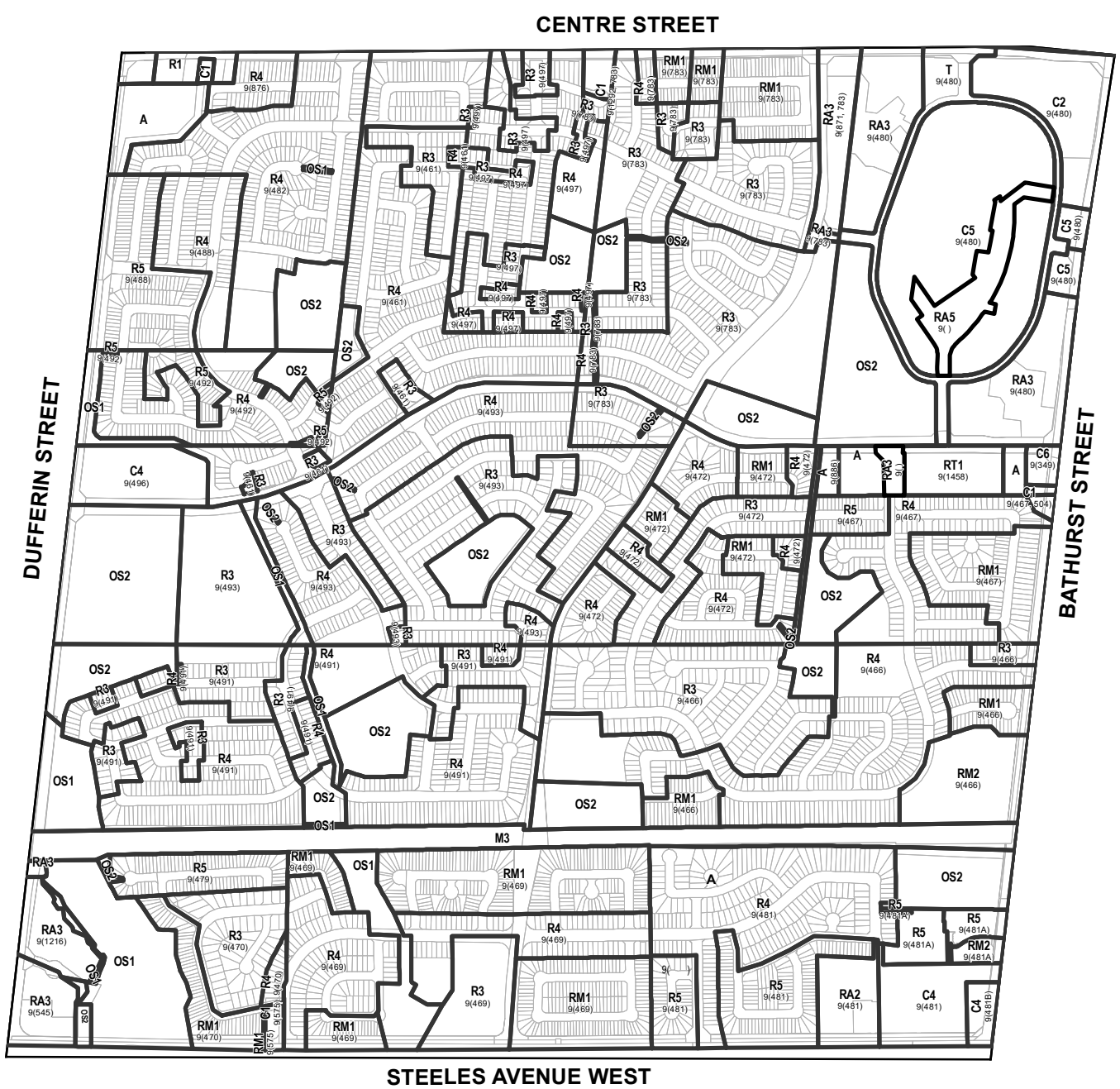
FILE: Z.18.019
RELATED FILE: OP.18.012 and DA.19.003
LOCATION: Part of Lot 3, Concession 2
APPLICANT: Reena c/o Bryan Keshen
CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO BY-LAW 097-2019
PASSED THE 12TH DAY OF JUNE, 2019

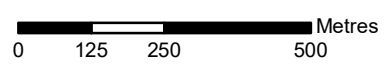
SIGNING OFFICERS

MAYOR

CLERK



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



THIS IS SCHEDULE '2'
TO BY-LAW 097-2019
PASSED THE 12TH DAY OF JUNE, 2019

FILE: Z.18.019
RELATED FILE: OP.18.012 and DA.19.003
LOCATION: Part of Lot 3, Concession 2
APPLICANT: Reena c/o Bryan Keshen
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 097-2019

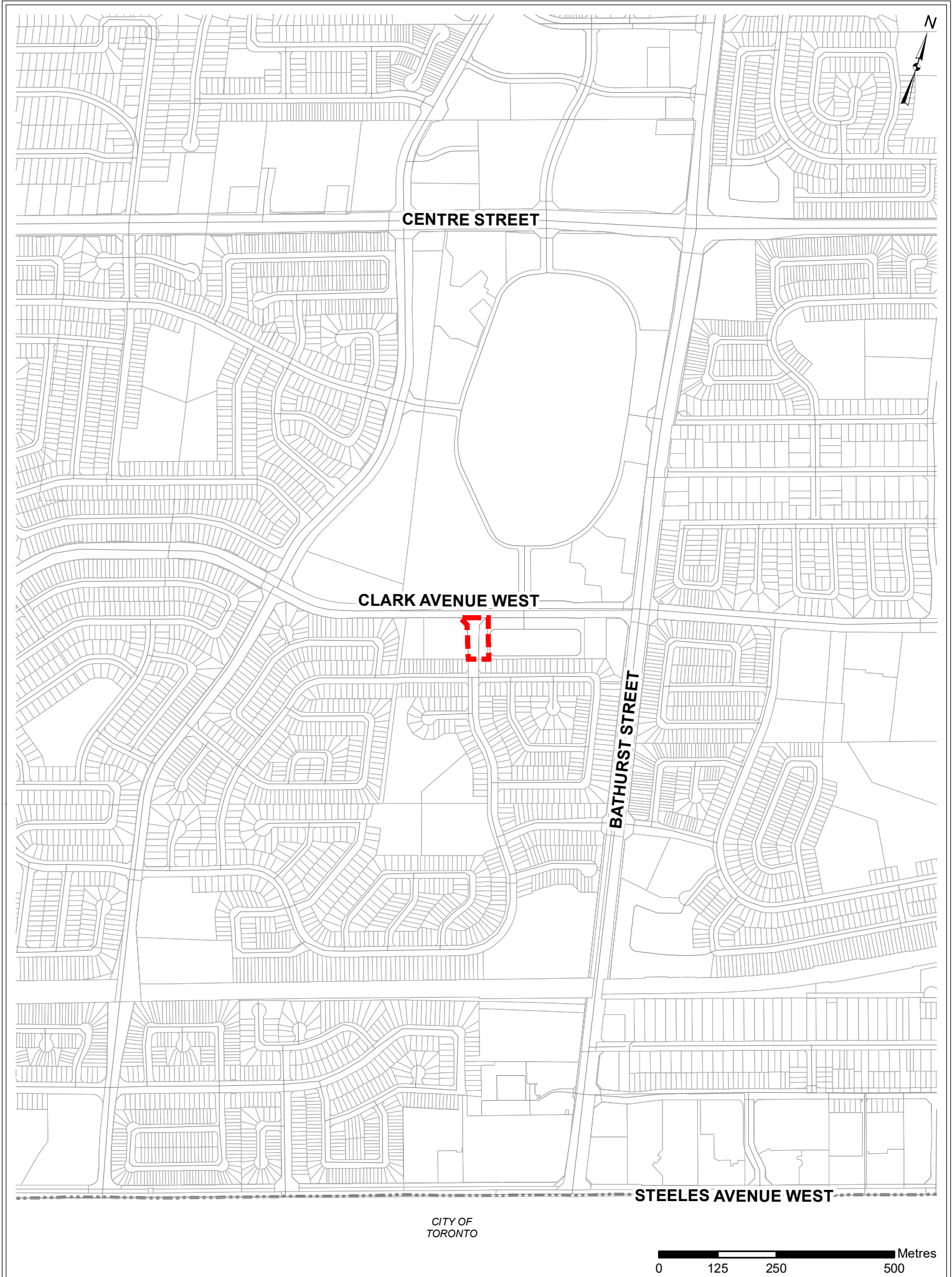
The lands subject to this By-law are located on the south side of Clark Avenue West, west of Bathurst Street, being Part of Lot 3, Concession 2, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from A Agricultural Zone to RA3 Residential Apartment Zone to facilitate the development of a six-storey rental apartment building/Supportive Living Facility containing 79 units, and social, educational and job skills training space.

In order to finalize the Site Development Application, the City of Vaughan Urban Design Department requires that a canopy be added to the rear building entrance on the east elevation. An additional canopy encroachment was added to the interior side yard (east lot line).

The exceptions to the RA3 Zone are as follows:

- A minimum of 21 parking spaces shall be provided on the subject lands
- The parking lot on the Subject Lands will gain access, through an access easement, from the property to the west.
- The minimum amenity space area shall be 1,415 m² (or 17.9 m²/unit)
- The minimum lot area shall be 48 m²/unit
- The minimum front yard setback shall be 7.2 m
- The minimum interior side yard shall be 8.6 m along the east lot line
- A canopy may encroach a maximum 2.3 m into the required front yard (abutting Clark Avenue)
- A canopy may encroach a maximum of 2.0 m into the required westerly interior side yard
- A canopy may encroach a maximum of 3.5 m into the required easterly interior side yard
- A Supportive Living Facility shall be permitted in the RA3 Zone



LOCATION MAP
TO BY-LAW 097-2019

FILE: Z.18.019
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LOCATION: Part of Lot 3, Concession 2
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 **SUBJECT LANDS**