

ONTARIO REGULATION XX/24

made under the

PLANNING ACT

ZONING ORDER – City of Vaughan, Regional Municipality of York

Definitions

1. In this Order,

“zoning by-law no. 001 – 2021” means Zoning By-law No. 001 – 2021 of the City of Vaughan.

Application

2. This Order applies to lands in the City of Vaughan in the Regional Municipality of York, in the Province of Ontario, being the lands identified on the map numbered Map XXX which is filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

General Zoning Requirements

3. (1) This section applies to the lands identified as 5850 Langstaff Road on Map XXX referred to in section 2.

(2) The zoning requirements set out in zoning by-law no. 001-2021 of the City of Vaughan shall not apply to the lands described in subsection (1).

(3) None of the residential units developed on the lands described in subsection (1) shall be required to be built or maintained as an affordable housing unit.

Residential Multiple (RM3) Zone

4. (1) Every use of land and every erection, location or use of any building or structure is prohibited on the lands identified as Residential Multiple Dwelling (RM3) Zone on Map XXX referred to in section 2, except,

- (a) Apartment dwellings;
- (b) Parking in an above-grade parking structure;
- (c) A private park

(2) The zoning requirements set out in zoning by-law no. 001-2021 shall not apply to the lands identified as RM3 on Map XXX, except the following:

1. The maximum permitted density is 7.0 FSI;
2. The maximum permitted tower floor plate is 800 m²;
3. The minimum width of a landscaped strip abutting a street line shall be 0.0 m;
4. The minimum width of a landscaped strip along any lot line that is not a street shall be 0.0 m;
5. The maximum allowable projection of a balcony above the first storey measured from the outermost face of the building from which the balcony projects is 2.0 metres;
6. The maximum allowable projection of a balcony or terrace at the first storey from the outermost face of the building or structure from which it is accessed is 3.0 metres;
7. Balconies and terraces may encroach onto lands zoned EP;
8. The minimum number of resident parking spaces will be 0.9 spaces per condominium apartment dwelling unit;
9. The minimum number of visitor parking spaces will be 0.2 spaces per condominium apartment dwelling unit;
10. The maximum number of barrier-free parking spaces will be 4% of the required visitor parking spaces;
 - a. An even number of Type A and Type B barrier-free parking spaces shall not be required;
11. The minimum width of a private condominium road is 6.0 m;
12. The minimum width of a parking space where one side is obstructed is to be increased by 0.3 m;
13. The minimum width of an aisle providing access to a bicycle parking space shall be 1.25 m;
14. Highway 27 shall be considered the front lot line for the purposes of zoning;
15. No minimum lot area shall be required;
16. The minimum front yard setback is 4.0 m;
17. The minimum interior side yard setback is 4.0 m;
18. The minimum rear yard setback shall be 0.0m;
19. The minimum setback of all buildings and structures to all lands identified as Environmental Protection (EP) is 0.0 metres;
20. The minimum setback from a parking structure completely below finished grade, inclusive of external access stairwells, to any lot line is 0.0 metre;
21. The minimum setback of an air ventilation shaft to any lot line is 0.0 m;
22. The maximum permitted building height, exclusive of a mechanical penthouse, is 110.0 metres;
23. A 45 degree angular plane shall not apply;
24. A minimum and maximum podium height shall not apply;
25. The minimum permitted tower separation distance, from the outer face of any building or structure above 10 storeys, is 25 metres;
26. No minimum rear yard landscaping shall apply;
27. The minimum amount of indoor and outdoor amenity area required shall be 3.2 m² per dwelling unit;
28. No minimum amount of amenity areas as common space shall be required;

29. No maximum amount of outdoor amenity area may be located on a rooftop or terrace;
30. A private driveway is permitted to encroach into all lands identified as EP;

Environmental Protection (EP) Zone

5. (1) Every use of land and every erection, location or use of any building or structure is prohibited on the lands identified as Environmental Protection (EP) on Map XXX referred to in section 2, except that an access driveway shall be permitted.

Terms of Use

6. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

Non-application of s. 41 of the Act

7. (1) Section 41 of the Act does not apply to the lands described in section 2 of this Order;
- (2) Each person who owns all or any part of the lands described in section 2 shall enter into one or more agreements with the City of Vaughan dealing with the matters listed in subsection 47(4.4) of the Act.

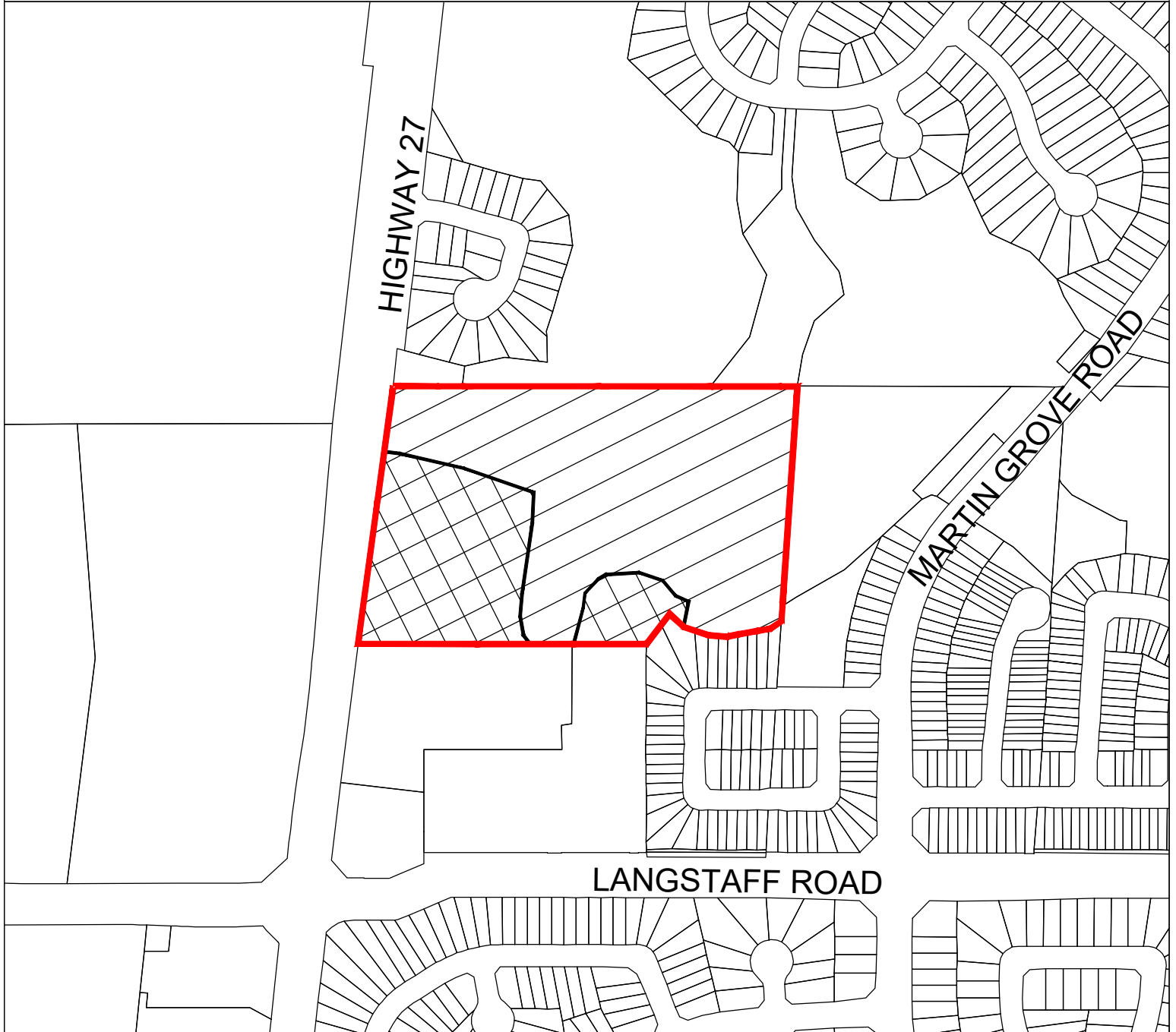
Deemed by-law

- (3) This Order is deemed for all purposes, except the purpose of Section 24 of the Act, to be a by-law passed by the council of the City of Vaughan.

Commencement

- (4) This Regulation comes into force on the day it is filed.

5850 LANGSTAFF ROAD, CITY OF VAUGHAN, REGIONAL MUNICIPALITY OF YORK



MAP No. XX

Map filed at the office of the Ontario Ministry of
Municipal Affairs and Housing,
777 Bay St., Toronto, Ontario,


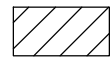
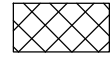

Planning Act

Ontario Regulation:

Date:

Original Signed By:

LEGEND

-  LANDS SUBJECT TO ZONING ORDER
-  ENVIRONMENTAL PROTECTION ZONE (EP)
-  MULTIPLE UNIT RESIDENTIAL ZONE (RM3)
-  PARCELS