

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 170-2019

A By-law to approve an amendment to City of Vaughan By-law 1-88, as effected by the Local Planning Appeal Tribunal.

The Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. THAT the Amendment to City of Vaughan By-law 1-88, as effected by the Local Planning Appeal Tribunal (“LPAT”) Decision dated September 30, 2019, and subsequent Delegation Order dated October 24, 2019 (LPAT File No. PL171487), attached hereto is hereby approved and designated as By-Law Number 170-2019.

Enacted by City of Vaughan Council this 19th day of November, 2019.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by the Decision of the Local Planning Appeal Tribunal issued September 30, 2019, and the Delegation Order issued October 24, 2019 (Case No. PL171487) Adopted by Vaughan City Council on March 19, 2019. (Item No. 5 of Report No. 11 of the Committee of the Whole)

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 170-2019

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 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) Deleting B. i) and ii) from Exception Paragraph 9(840) from By-law 1-88 and any reference to C8 Office Commercial Zone and substituting therefor the word "Deleted".
 - b) Deleting Schedule "E-923" from By-law 1-88 and substituting therefor Schedule "E-923" attached hereto as Schedule "1".
 - c) Rezoning the lands shown as "Subject Lands" on Schedule "2" attached hereto, from C8(H) Office Commercial Zone with the Holding Symbol "(H)" subject to site-specific Exception 9(840), A Agricultural Zone and R1 Residential Zone to RM2 Multiple Dwelling Zone in the manner shown on said Schedule "2".
 - d) Adding the following paragraph to Section 9.0 "EXCEPTIONS":

"(1486) Notwithstanding the provisions of"

 - a) Subsection 3.8 g) respecting Parking Requirements;
 - b) Subsection 3.13 respecting Minimum Landscaped Area;
 - c) Subsection 3.14 respecting Permitted Yard Encroachments and Restrictions;

- d) Subsection 4.1.6 a) respecting Minimum Amenity Area;
- e) Schedule "A" respecting Zone Requirements in the RM2 Multiple Residential Zone;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1617":

- ai) a two-way entrance driveway shall be permitted to be a maximum 8 m in width;
- bi) a strip of land not less than 2 m in width shall be provided along a lot line abutting McNaughton Road and 3.7 m in width shall be provided along a lot line abutting Keele Street and shall be used for no other purpose than landscaping. Landscaping shall include hard and soft landscaping and shall not prevent the provision for access driveways across the said strip, and the encroachment of planter boxes and exterior stairways;
- ci) exterior stairs, porches (enclosed or unenclosed) and balconies may extend into a required interior side yard to a maximum distance of 2 m;
- cii) landscape planters and retaining walls shall be permitted in the front yard and exterior yard provided that they are setback at least 1 m from the front lot line and 0.3 m from the exterior lot line.
- di) the minimum amenity area for each unit shall be 10 m²;
- ei) the minimum lot area per units shall be 97 m²;
- eii) the minimum front yard setback (McNaughton Road)
 - 2.2 m (Block 8)
 - 2 m (Block 1);
- eiii) the minimum rear yard setback: 0.9 m;
- eiv) the minimum interior side yard setback: 2.6 m;
- ev) the minimum exterior yard setback (Keele Street): 3.7 m;

- evi) the maximum building height: - 11 m (Block 1)
 - 10.5 m (Block 2 to 5)
 - 11.5 m (Blocks 6 to 12)

e) Deleting Key Map 4E and substituting therefor the Key Map 4E attached hereto as Schedule “3”.

2. Schedules “1”, “2” and “3” shall be and hereby forms part of this By-law.

Enacted by City of Vaughan Council this 19th day of November, 2019.

Hon. Mayor

**APPEAL TRIBUNAL
DELEGATION ORDER PL171487
October 24, 2019**

Todd Coles, City Clerk

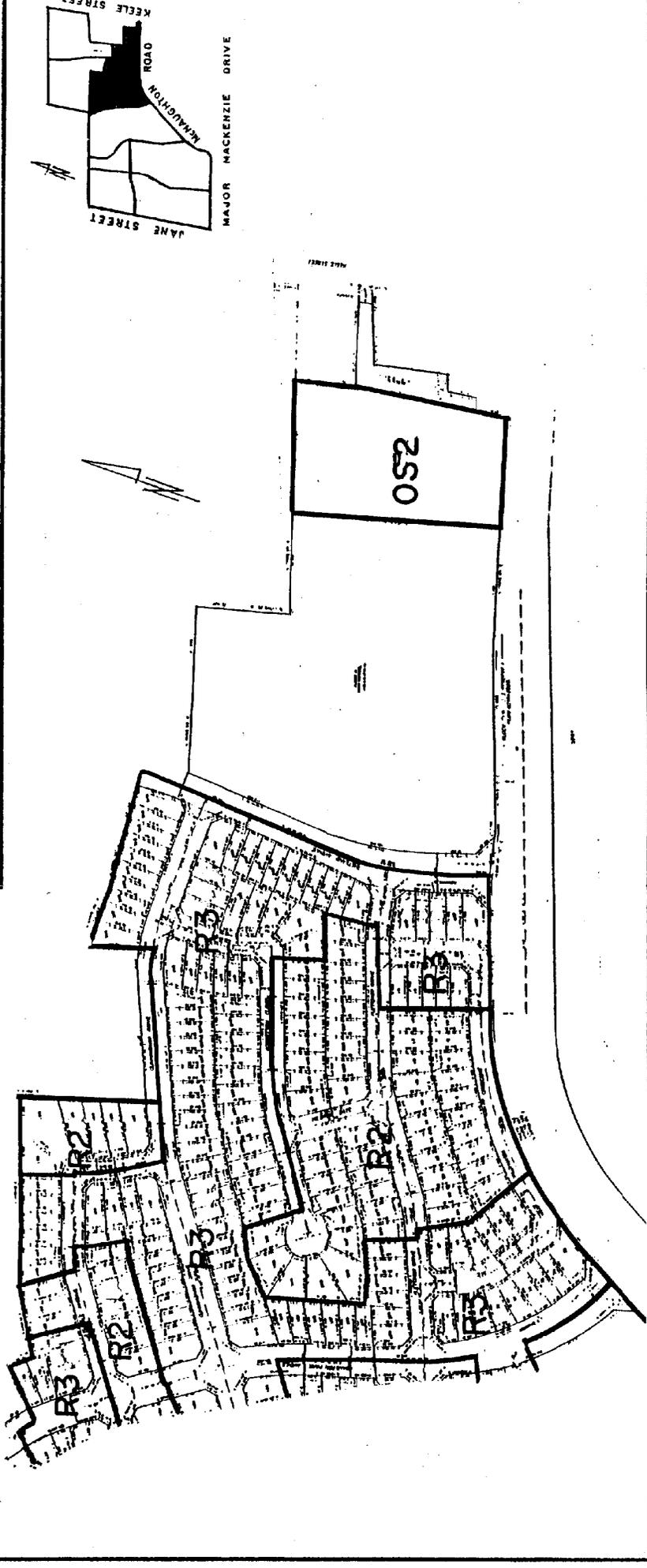
Authorized by the Decision of the Local Planning Appeal Tribunal issued September 30, 2019, and the Delegation Order issued October 24, 2019 (Case No. PL171487) Adopted by Vaughan City Council on March 19, 2019. (Item No. 5 of Report No. 11 of the Committee of the Whole)

LEGEND

□ SUBJECT LANDS

LOCATION, PART OF LOTS 21 AND 23,
PART OF WEST HALF OF
LOT 22 AND PART OF EAST
HALF OF LOT 24,
CONCESSION 4 AND
BLOCKS 723, 724,
REGISTERED PLAN,
65M - 2086

THIS IS SCHEDULE 'E- 923 '
TO BY-LAW 1 -88
SECTION 9(840)



FILE: Z.16.044

RELATED FILE: DA.18.002

LOCATION: Part of Lots 22 and 23, Concession 4

APPLICANT: Hatpin Developments Inc.

CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO BY-LAW 170-2019

PASSED THE 19TH DAY OF NOVEMBER, 2019

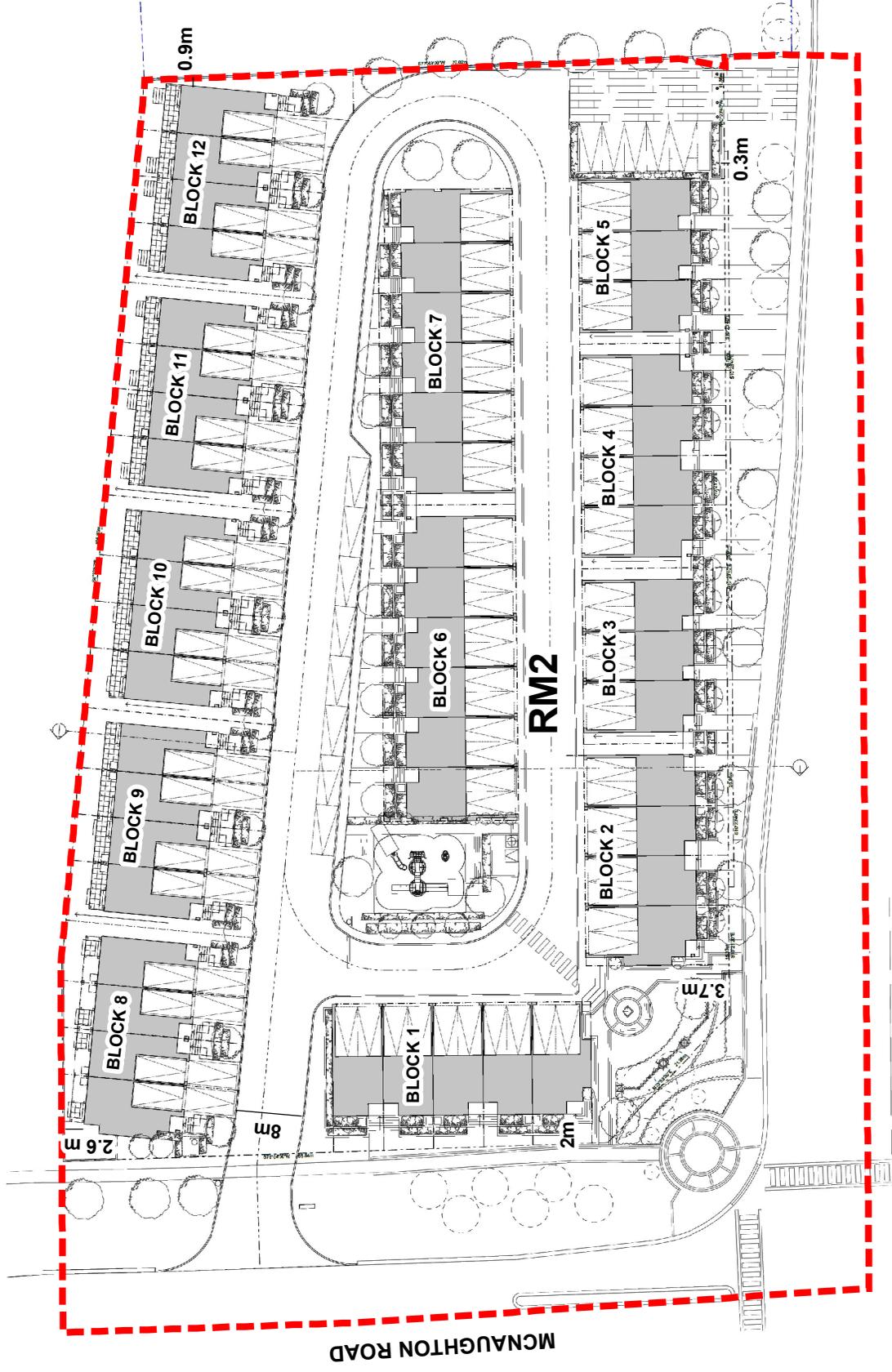
SIGNING OFFICERS

TRIBUNAL

DELEGATION ORDER PL171487

October 24, 2019

AYOR
CLERK



THIS IS SCHEDULE 'E-1617'
 TO BY-LAW 1-88
 SECTION 9(1486)



SUBJECT LANDS

KEELE STREET



FILE: Z.16.044

RELATED FILE: DA.18.002

LOCATION: Part of Lots 22 and 23, Concession 4

APPLICANT: Hatpin Developments Inc.

CITY OF VAUGHAN

SIGNING OFFICERS

TRIBUNAL

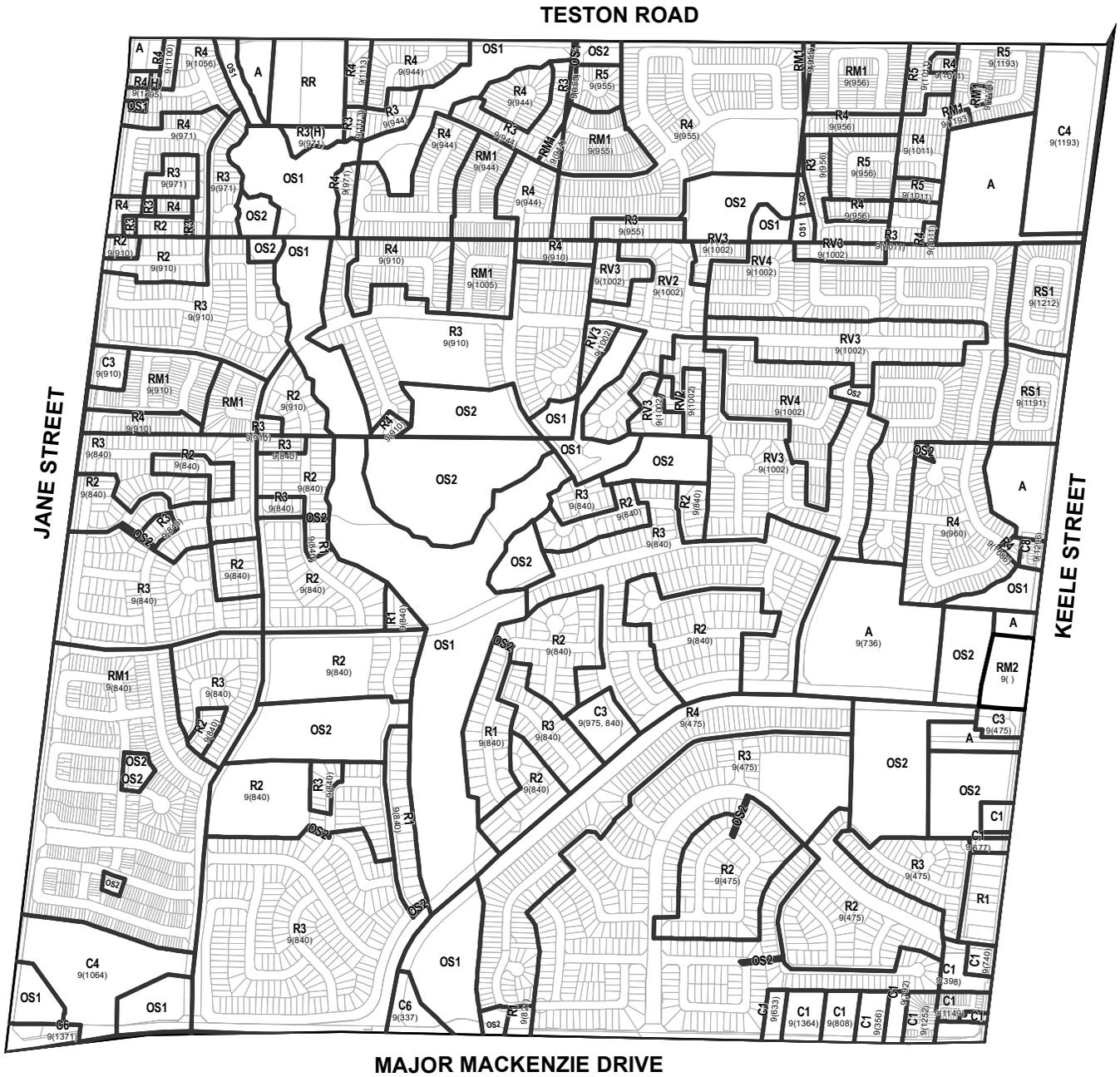
DELEGATION ORDER PL171487

October 24, 2019

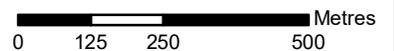
AYOR

CLERK

THIS IS SCHEDULE '2'
 TO BY-LAW 170-2019
 PASSED THE 19TH DAY OF NOVEMBER, 2019



KEY MAP 4E
BY-LAW NO. 1-88



**THIS IS SCHEDULE '3'
TO BY-LAW 170-2019
PASSED THE 19TH DAY OF NOVEMBER, 2019**

FILE: Z.16.044
RELATED FILE: DA.18.002
LOCATION: Part of Lots 22 and 23, Concession 4
APPLICANT: Hatpin Developments Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

**TRIBUNAL
DELEGATION ORDER PL171487
October 24, 2019**

AYOR

CLERK

SUMMARY TO BY-LAW NUMBER 170-2019

The lands subject to this By-law are located on the northwest corner of Keele Street and McNaughton Road, known municipally as 10274, 10286 and 10296 Keele Street, in Part of Lot 23, Concession 4, City of Vaughan.

The Owner of the Subject Lands on December 12, 2017, appealed Zoning By-law Amendment File Z.16.044 and on April 13, 2018, appealed Site Development File DA.18.002 to the LPAT pursuant to Sections 34(11) and 41(12) of the *Planning Act*, citing Council's failure to make a decision on the Applications within prescribed timelines under the *Planning Act*.

Vaughan Council, on March 19, 2019, resolved to advise the Tribunal that it is supportive, in principle, of the redevelopment of the Subject Lands. The Amendment was presented to the LPAT on consent, and a decision was issued on September 30, 2019 allowing the appeals in part, and approving the amendment to By-law 1-88, and associated Site Plan in principle. LPAT issued a subsequent Delegation Order on October 24, 2019 ordering that the City of Vaughan shall have the authority to administer final approval of the Amendment and Site Plan (LPAT File No. PL171487).

The purpose of this by-law is to rezone the Subject Lands from C8(H) Office Commercial Zone with a Holding Symbol "(H)" subject to site-specific Exception 9(840), A Agricultural Zone and R1 Residential Zone to RM2 Multiple Dwelling Zone together with the site-specific exceptions to permit a residential development consisting of 51, 3-storey townhouse dwellings, which will form a future standard condominium. The following are the required site-specific exceptions to facilitate the development:

- Building setbacks
- Building heights
- Encroachments
- Amenity area
- Lot area
- Landscape widths
- Driveway widths

The foregoing is in accordance with the above noted decisions/orders of the LPAT.



LOCATION MAP TO BY-LAW 170-2019

FILE: Z.16.044

RELATED FILE: DA.18.002

LOCATION: Part of Lot 23, Concession 4

APPLICANT: Hatpin Developments Inc.

CITY OF VAUGHAN

 **SUBJECT LANDS**