

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 159-2018

A By-law to designate by Number an amendment to City of Vaughan By-law Number 1-88, as effected by the Ontario Municipal Board.

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 Ontario Municipal Board Order Issue, dated the 26th day of March 2018 (OMB File No. PL 160813), attached hereto as Attachment “2”, is hereby designated as By-law Number 159-2018.

Enacted by City of Vaughan Council this 27th day of September, 2018.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

BY-LAW NUMBER 159 - 2018

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;

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 be and it is hereby further amended by:
 - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from R2 Residential Zone, OS1 Open Space Conservation Zone and A Agricultural Zone to RM2 Multiple Residential Zone and OS1 Open Space Conservation Zone, in the manner shown on Schedule "1".
 - b) Deleting site-specific Exception 9(782) to Zoning By-law 1-88 in its entirety and replacing it with the following:

"(782) A. Notwithstanding the provisions of:

 - a) Section 2.0 respecting Definitions;
 - b) Section 3.13 respecting Minimum Landscaped Areas, Section 4.1.2 respecting Minimum Soft Landscaped Areas and Section 4.1.4 (b) (i) (ii), (e), and (f) (v) respecting Parking and Access Requirements, and Dimensions for Garages, Carports and Parking Spaces;
 - c) Section 3.14 c) respecting Permitted Yard Encroachments;
 - d) Section 3.21 respecting Frontage on a Public Street;
 - e) Section 4.1.1 (j) respecting Retaining Wall Height and Setbacks;
 - f) Section 4.1.6 respecting Minimum Amenity Area;
 - g) Sections 4.1.9, 4.9 and Schedule "A" respecting permitted uses and Residential Zone Requirements and Minimum Zone Standards in the RM2 Multiple Residential Zone;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-862":

 - ai) for the purposes of this By-law, the following Definitions shall apply:

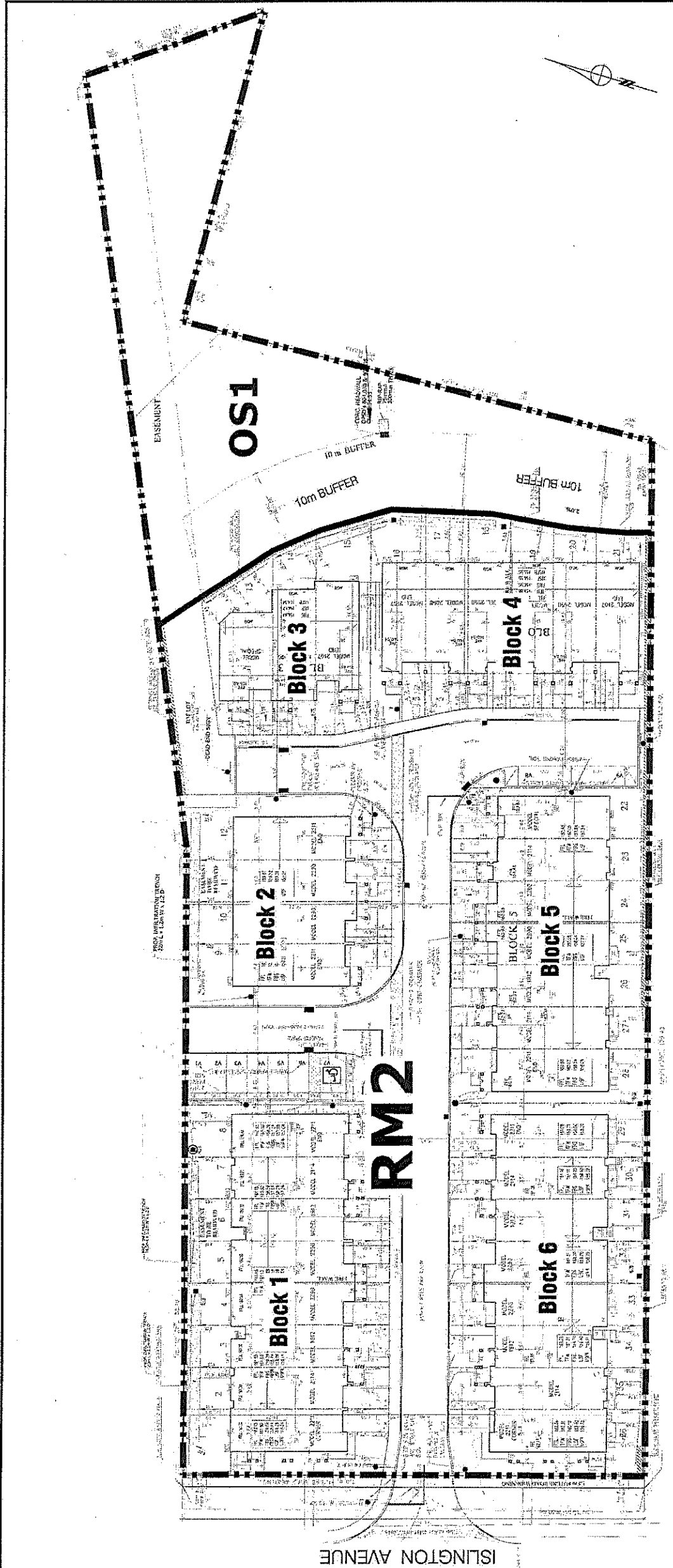
DWELLING, STREET TOWNHOUSE – means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public street or private common element condominium road;

LOT – means a parcel of land fronting on a public street or private common element condominium road;

STREET LINE – means the dividing line between a lot and a street or a private common element road or the dividing line between a lot and a reserve abutting a street or private common element condominium road;

- bi) a strip of land around the periphery of an outdoor parking area is not required;
- bii) an outdoor parking area is not required to be screened from the street or any adjacent premises;
- biii) the maximum width of a driveway shall be 3.1 m;
- biv) the lot frontage shall be comprised of a minimum of thirty percent (30%) landscaped front or exterior side yard and a minimum thirty-nine percent (39%) of the required minimum landscaped front or exterior side yard shall be comprised of soft landscaping;
- bv) steps shall be permitted to encroach into the minimum required garage width and parking space width to a maximum of 0.3 m;
- ci) exterior stairways shall be permitted to encroach into a required front or exterior side yard to a maximum distance of 2 m;
- di) a street townhouse dwelling situated on a freehold lot shall be permitted to front onto a private common element condominium road;
- ei) the maximum height of a retaining wall shall be 1.9 m;
- eii) retaining walls shall be permitted to be setback 0 m from the nearest property line;
- fi) the minimum amenity area shall be 163 m²;
- gj) street townhouse dwellings shall be permitted in the RM2 Multiple Residential Zone;
- gii) the following zone requirements shall apply to the RM2 Multiple Residential Zone:
 - i. minimum lot frontage shall be 5.5 m;
 - ii. minimum lot area shall be 135 m²;
 - iii. the minimum front yard setback for Blocks 1, 3, 4 and 6 shall be 3 m;
 - iv. the minimum front yard setback for Blocks 2 and 5 shall be 1.6 m;
 - v. the minimum front yard setback to a garage that faces a lot line shall be 5.8 m;

- vi. for Blocks 3 and 4, the minimum rear yard setback shall be 4 m;
 - vii. for Block 3, the minimum interior side yard shall be 0.7 m;
 - viii. for Blocks 1 and 6, the minimum exterior side yard setback shall be 1.55 m;
 - ix. the maximum lot coverage shall be 65%;
- a) Deleting Schedule E-862" and substituting therefore Schedule "E-862" attached hereto as Schedule "1".
 - b) Deleting Key Map 7B and substituting therefor the Key Map 7B attached hereto as Schedule "2".
2. Schedule "1" and "2" shall be and hereby form part of this By-law.



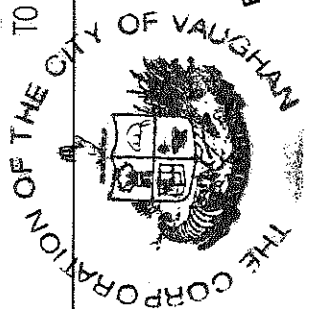
THIS IS SCHEDULE 'E-862'
TO BY-LAW 1-88 SECTION 9(782)

Not to Scale

FILE: Z.15.035
RELATED FILES: OP.16.005 & DA.15.085
LOCATION: Part of Lot 10, Concession 7
APPLICANT: RAVINES OF ISLINGTON ENCORE INC.
CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO BY-LAW 159 - 2018
PASSED THE 27th DAY OF Sept, 2018

SIGNING OFFICERS
BOARD ORDER PL# 160813
MAYOR
ISSUED DATE: March 26, 2018
CLERK





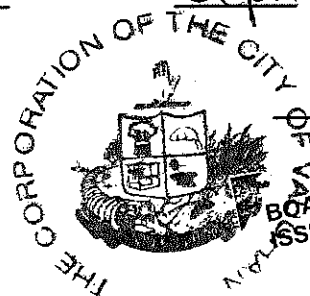
KEY MAP 7B
BY-LAW No. 1-88

Not to Scale

THIS IS SCHEDULE '2'
TO BY-LAW 159 - 2018
PASSED THE 27th DAY OF Sept., 2018

FILE: Z.15.035
 RELATED FILES: OP.16.005 & DA.15.085
 LOCATION: Part of Lot 10, Concession 7
 APPLICANT: RAVINES OF ISLINGTON ENCORE INC.
 CITY OF VAUGHAN

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SIGNING OFFICERS

BOARD ORDER PL# 160813
 ISSUE DATE: March 26, 2018

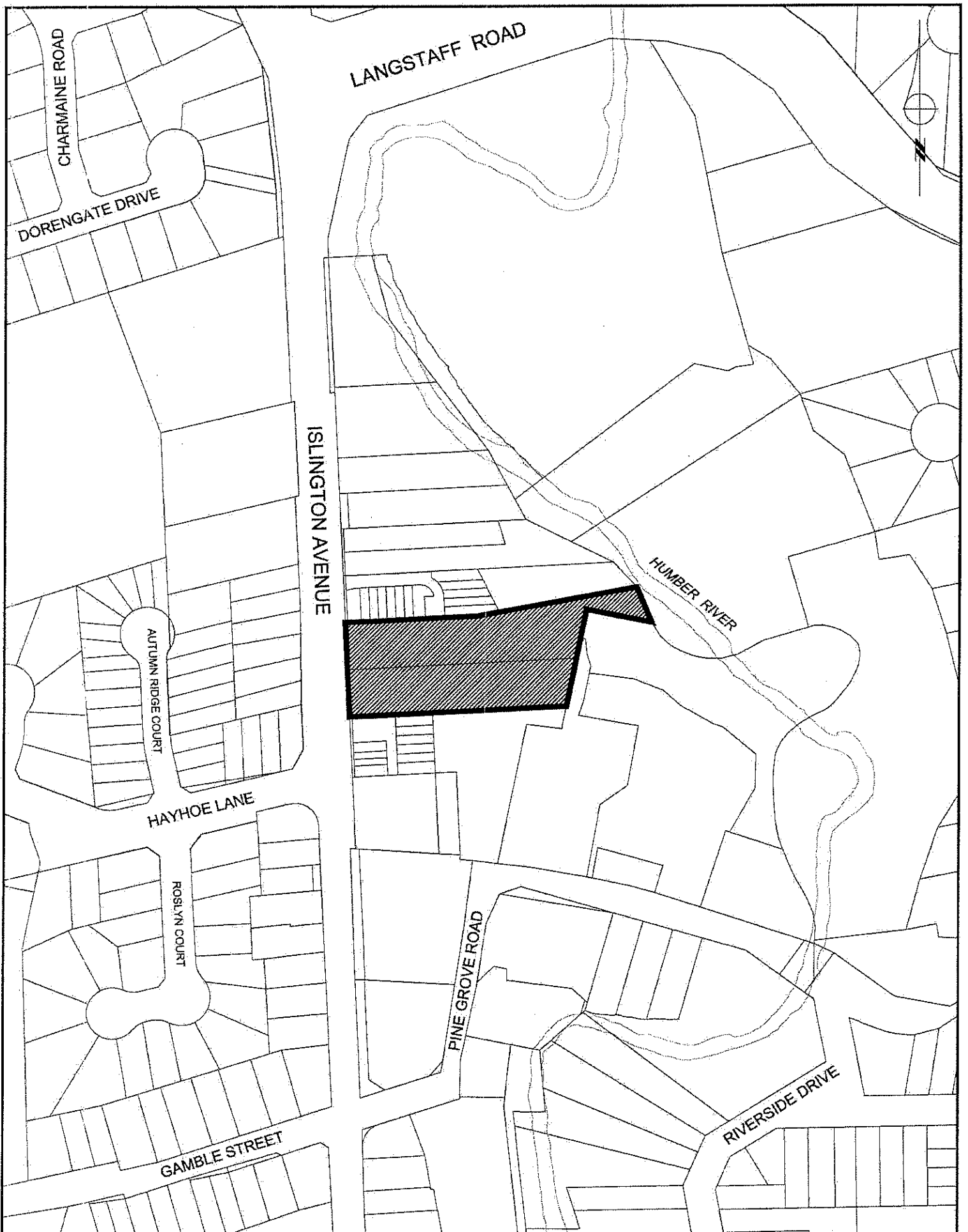
MAYOR

CLERK

SUMMARY TO BY-LAW 159 - 2018

The lands subject to this By-law are located on east side of Islington Avenue, south of Langstaff Road, and are municipally known as 8451 and 8457 Islington Avenue, being in Part of Lot 7, Concession 10, City of Vaughan.

The purpose of this zoning by-law amendment is to rezone the subject lands from R2 Residential Zone, OS1 Open Space Conservation Zone and A Agricultural Zone by Zoning By-law 1-88, subject to site-specific Exception 9(782), to the RM2 Multiple Residential Zone with site-specific zoning exceptions and the OS1 Open Space Conservation Zone, to facilitate the development of 36, 3-storey townhouse dwelling units, within 6 blocks, on a common element condominium road.



Not to Scale

LOCATION MAP TO BY-LAW 159 - 2018

FILE: Z.15.035
RELATED FILES: OP.16.005 & DA.15.085
LOCATION: Part of Lot 10, Concession 7
APPLICANT: RAVINES OF ISLINGTON ENCORE INC.
CITY OF VAUGHAN

SUBJECT LANDS



Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: March 26, 2018 **CASE NO(S):** PL160762

PROCEEDING COMMENCED UNDER subsection 41(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Referred by:	Ravines of Islington Encore Inc.
Subject:	Site Plan
Property Address/Description:	8451 and 8457 Islington Avenue
Municipality:	City of Vaughan
OMB Case No.:	PL160762
OMB File No.:	PL160762
OMB Case Name:	Ravines of Islington Encore Inc. v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Ravines of Islington Encore Inc.
Subject:	Proposed Plan of Subdivision - Failure of City of Vaughan to make a decision
Purpose:	To permit a townhouse development
Property Address/Description:	8451 and 8457 Islington Avenue
Municipality:	City of Vaughan
Municipality File No.:	19CDM-16V001
OMB Case No.:	PL160762
OMB File No.:	PL161052

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Ravines of Islington Encore Inc.
Subject:	Request to amend the Official Plan - Failure of City of Vaughan to adopt the requested amendment
Existing Designation:	Low Rise Residential
Proposed Designated:	Amend the policy of Vaughan Official Plan 2010, Volume 2, Chapter 11.11-Woodbridge

Purpose:	Centre Secondary Plan
Property Address/Description:	To permit a townhouse development
Municipality:	8451 and 8457 Islington Avenue
Approval Authority File No.:	City of Vaughan
OMB Case No.:	OP.16. 005
OMB File No.:	PL160762
	PL161051

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Ravines of Islington Encore Inc.
Subject:	Application to amend Zoning By-law No. 1-88 - Refusal or neglect of City of Vaughan to make a decision
Existing Zoning:	R2 Residential Zone, OS1 Open Space Conservation Zone and A Agricultural Zone
Proposed Zoning:	RM2 Multiple Residential Zone
Purpose:	To permit a townhouse development
Property Address/Description:	8451 and 8457 Islington Ave.
Municipality:	City of Vaughan
Municipality File No.:	Z.15.035
OMB Case No.:	PL160762
OMB File No.:	PL160813

Heard:	December 12, 2017 in Vaughan, Ontario January 25, 2018 by telephone conference call and March 7, 2018 by telephone conference call
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APPEARANCES:

Parties

Ravines of Islington Encore Inc.

City of Vaughan

Regional Municipality of York

Toronto and Region Conservation
Authority

Counsel

Leo Longo

Caterina Faccolio

Bola Ogunmefun

Tim Duncan

**MEMORANDUM OF ORAL DECISION DELIVERED BY SHARYN VINCENT ON
MARCH 7, 2018 AND ORDER OF THE BOARD**

INTRODUCTION

[1] On November 21, 2017, Council for the City of Vaughan approved, on condition, applications for site specific Official Plan and Zoning By-law Amendments, Site Plan Development, and Draft plans of Condominium, in order to permit a development comprised of 36 three-storey townhouses proposed by Ravines of Islington Avenue Encore Inc. ("Appellants") on lands known municipally as 8451 and 8457 Islington Avenue, located south of Langstaff Road.

[2] The Appellants had previously appealed the applications to the Board on Council's failure to decide.

[3] The matters came to the Board on settlement as individually resolved on December 12, 2017, January 25, 2018, and March 7, 2018.

[4] The Board heard un-contradicted planning evidence from qualified experts in support of the Official Plan Amendment, Zoning By-law Amendment, and Site Plan conditions, and is satisfied that the final resolution is consistent with the Provincial Policy Statement, 2014, conforms to the Growth Plan for the Greater Golden Horseshoe, 2017 and represents good planning.

ORDER

[5] Further to the contingent Order made December 12, 2017 respecting the site-specific Official Plan Amendment, the Board hereby allows the above-captioned appeal and grants final approval to the Official Plan Amendment attached hereto as Attachment 1.

[6] Further to the contingent Order made January 25, 2018 respecting the site-specific Zoning By-law Amendment, the Board hereby allows the above-captioned

appeal and grants final approval to the Zoning By-law Amendment attached hereto as Attachment 2.

[7] The Board hereby allows the above-captioned appeal and grants contingent approval to the Site Plan attached hereto as Attachment 3. This approval will become final upon the Board being advised that site plan agreements have been signed between the Appellants and the Region and City respectively.

[8] The Board will convene a further telephone conference call on **Thursday, April 12, 2018 at 9 a.m.** to deal with the approval of the above-captioned appeal related to the draft plan of condominium. **Individuals are directed to call 416-212-8012 or toll free 1-866-633-0848 and at the prompt enter 4779874#.**

[9] The Board Member remains seized of this matter. The Board may be spoken to should the need arise.

"Sharyn Vincent"

SHARYN VINCENT
MEMBER

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Ontario Municipal Board

A constituent tribunal of Environment and Land Tribunals Ontario
Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248