

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 041-2020

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

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 RR Rural Residential Zone subject to site-specific Exception 9(1182) to RT1(H) Residential Townhouse Zone with the addition of the Holding Symbol “(H)”, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1490) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1621”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(1) or (3) of the *Planning Act*:

 - i) Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of By-law 041-2020, or the production of field crops. The removal of the Holding Symbol “(H)” is contingent upon the following:
 - a) The Subject Lands are located in an area, adjacent to Regional roads (Rutherford Road and Regional Road 27), that are tributary to the future sanitary trunk sewer scheduled to be installed by York Region in 2028. The

Holding Symbol "(H)" is to only be lifted under one of the following two scenarios:

- i) The sanitary trunk sewer on Regional Road 27 is constructed by York Region and the Owner has secured the necessary lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the sanitary sewer between Simmons Street and Regional 27; or,
- ii) The Owner has demonstrated that an alternate interim sanitary outlet to Royalpark Way as shown within the Functional Servicing Report can be achieved utilizing an adequate easement width and a comprehensive study including, but not limited to, flow monitoring, conveyance capacity analysis of downstream sewers, and available allocation, to the satisfaction of the City.

B. Notwithstanding the provisions of:

- a) Section 2.0 respecting Definitions;
- b) Sections 4.1.9, 4.22, 4.29 and Schedule "A3" respecting permitted uses and Residential Zone Requirements and Minimum Zone Standards in the RT1 Residential Townhouse Zone;
- c) Sections 4.1.2 and 4.1.4 (f) respecting Minimum Soft Landscaped Areas and Dimensions of Driveways;
- d) Section 3.21 respecting Frontage on a Public Street;
- e) Section 3.8 (g) respecting maximum Driveway Width;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1621":

- 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, or parcel of tied land (“POTL”), which 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;

PARALLEL VISITOR PARKING SPACE – means a rectangular area measuring at least 2.0 m by 6.0 m;

bi) the following zone requirements shall apply to the RT1

Residential Townhouse Zone:

i) the minimum Lot Depth shall be:

25 m / Unit (Blocks 1-4)
24 m / Unit (Blocks 5 -12)
23 m / Unit (Block 14);

ii) the minimum Lot Area shall be:

135 m² / Unit (Blocks 1- 4)
130 m² / Unit (Blocks 5-12 and 14);

iii) the minimum Lot Frontage shall be 5.4 m / Unit;

iv) the minimum Rear Yard setback shall be:

7 m (Blocks 1 – 4)
6.5 m (Blocks 5 – 12)
6.1 m (Block 14);

v) the minimum Exterior Side yard setback (private road) shall be:

2.8 m for Block 1
2 m for Block 12
1.8 m for Block 5
1.7 m for Block 13
1.6 m for Block 4
1.4 m to Blocks 7 and 11
1.2 m for Blocks 6, 9 and 10;

- vi) the minimum Interior Side yard setback to a Greenway or buffer block shall be 1.5 m for Blocks 2, 3 and 14 (abutting amenity space);
- vii) the minimum setback to a Sight Triangle for (private road) shall be:
 - 2.9 m for Blocks 8 and 12
 - 2.6 m for Block 10
 - 1.8 m for Block 5
 - 1.4 m for Blocks 7 and 11
 - 1.2 m for Block 9;
- viii) the maximum Building Height shall be 11.5m;
- ix) the minimum setback from the railway right-of-way to a dwelling unit shall be 30 m;
- x) the minimum interior garage dimension for Unit 70 shall be 3 m by 6 m;
- xi) the maximum amount of units shall be 70;
- ci) a minimum fifty percent (50%) of the required minimum landscaped front yard shall be compromised of soft landscaping for each Unit;
- di) a street townhouse dwelling situated on a freehold lot shall be permitted to front onto a private element condominium road;
- ei) the maximum width of a driveway entrance shall be 8.5 m”

c) Adding Schedule “E-1621” attached hereto as Schedule “1”.

d) Deleting Key Map 9C and substituting therefor the Key Map 9C attached hereto as Schedule "2".

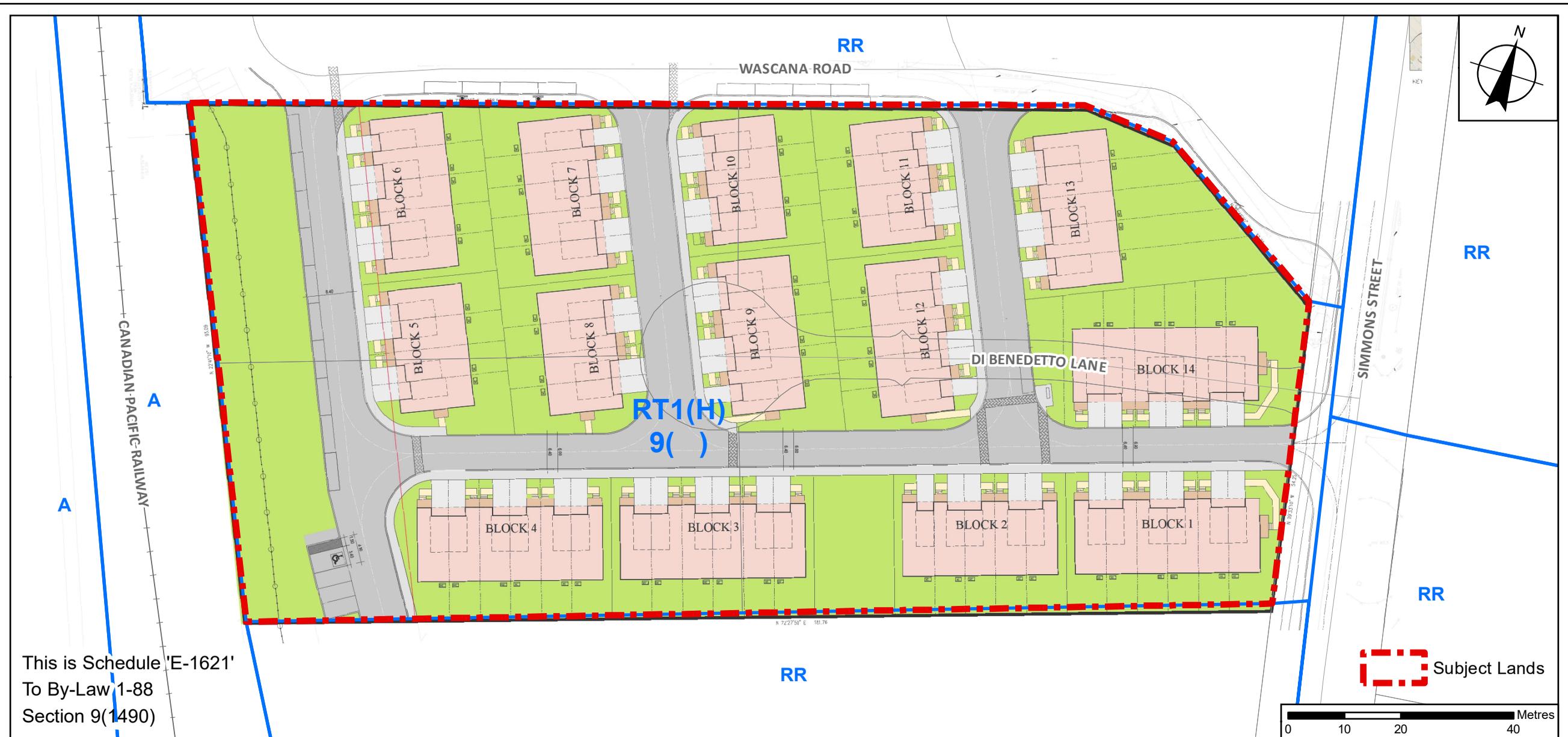
2. Schedule "1" and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 21st day of April, 2020.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 1 of Report No. 9
of the Committee of the Whole
Adopted by Vaughan City Council on
March 11, 2020.



This is Schedule 'E-1621'
 To By-Law 1-88
 Section 9(1490)

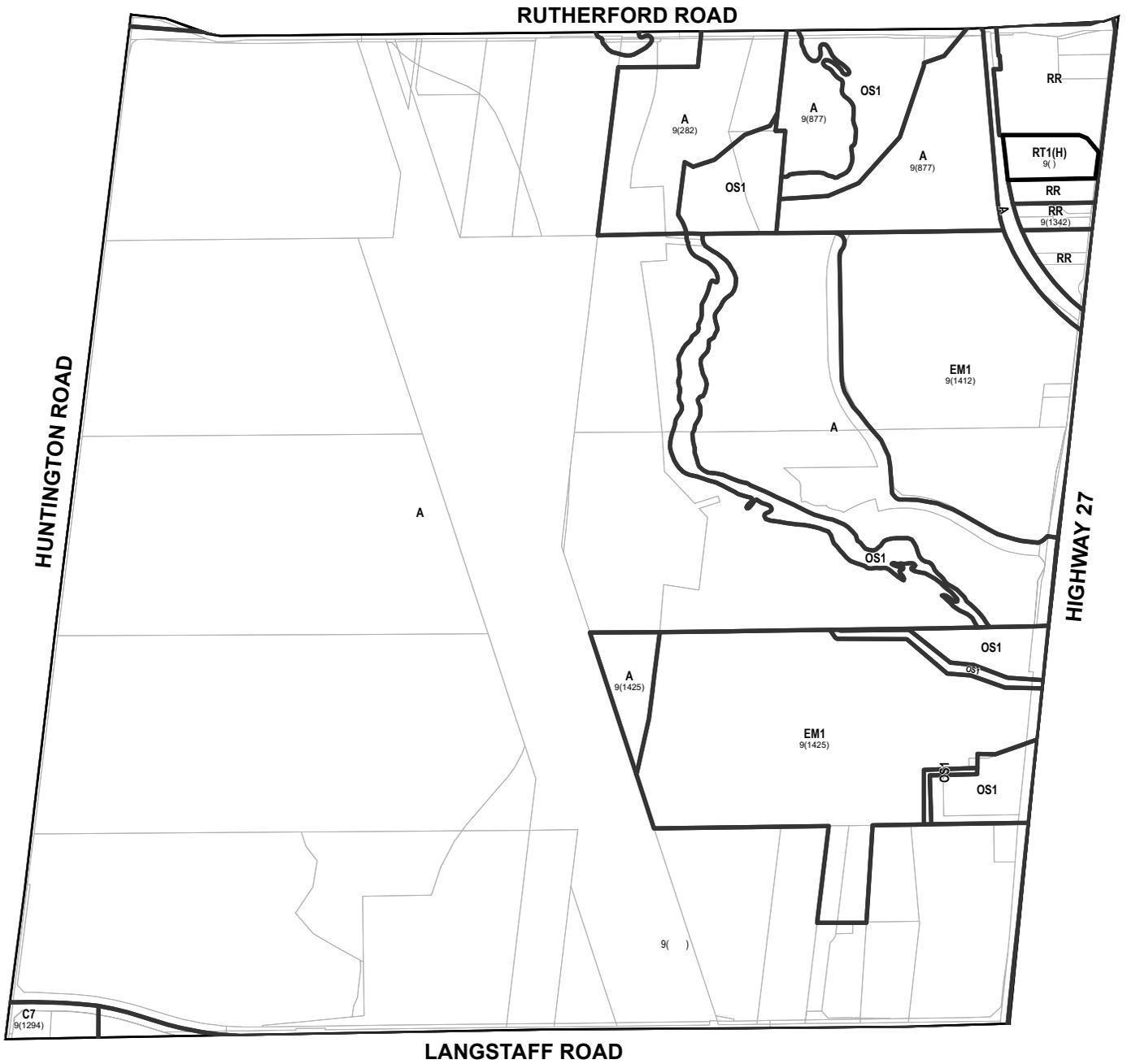
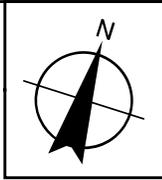
File: Z.18.031
Related File: OP.18.019, 19T-18V012
Location: Part of Lot 15, Concession 9
Applicant: Di Benedetto Group Inc.
City of Vaughan

This is Schedule '1'
 To By-Law 041-2020
 Passed the 21st Day of April, 2020

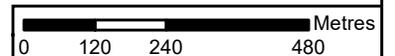
Signing Officers

 Mayor

 Clerk



Key Map 9C
By-Law No. 1-88



This is Schedule '2'
To By-Law 041-2020
Passed the 21st Day of April, 2020

File: Z.18.031
Related File: OP.18.019, 19T-18V012
Location: Part of Lot 15, Concession 9
Applicant: Di Benedetto Group Inc.
City of Vaughan

Signing Officers

_____ Mayor

_____ Clerk

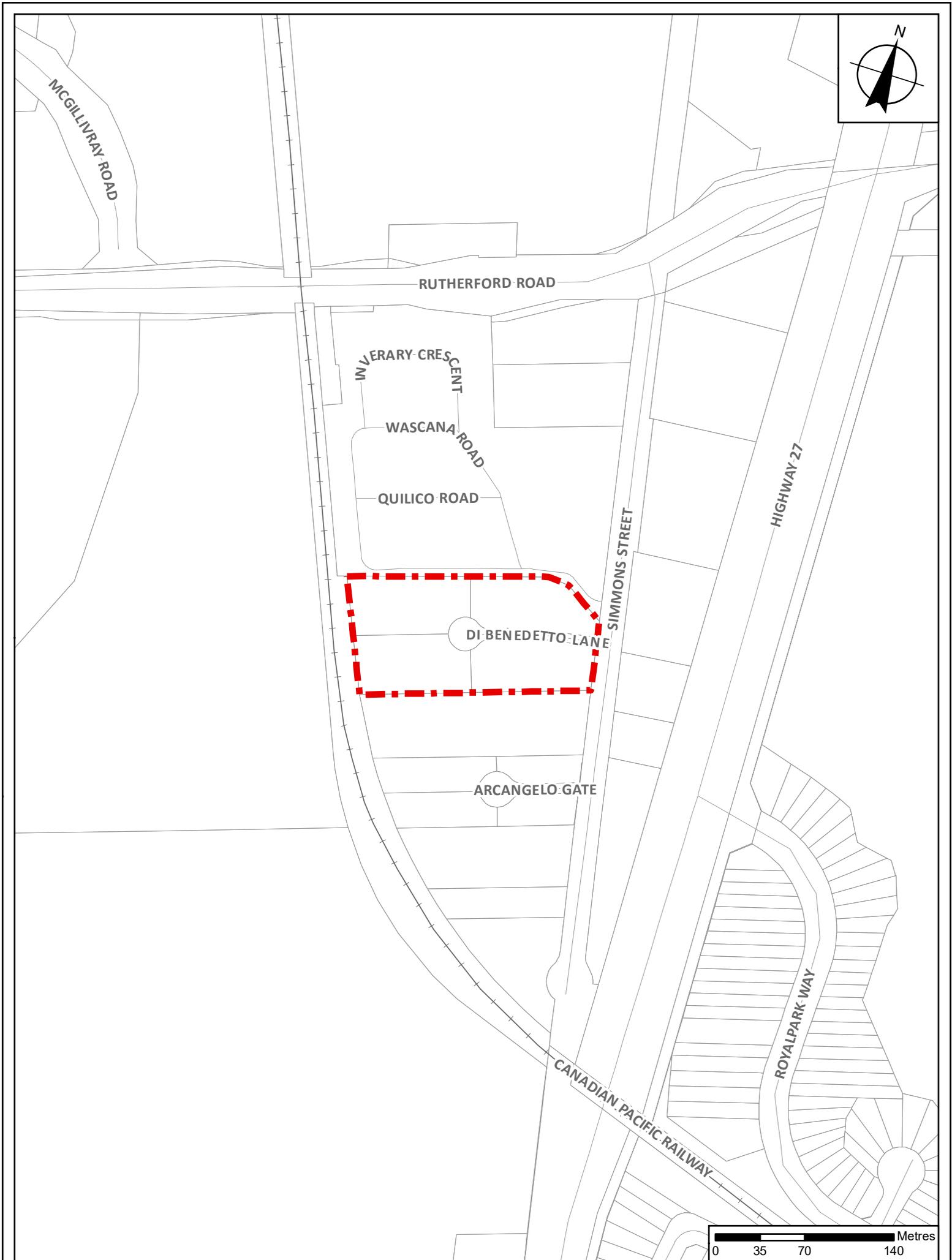
SUMMARY TO BY-LAW 041-2020

The lands subject to this By-law are located south of Rutherford Road, west of Regional Road 27, and are municipally known as 10, 20 and 25 Di Benedetto Lane and 110 Simmons Street, being Part of the East Half of Lot 15, Concession 9, City of Vaughan.

The purpose of this zoning by-law amendment is to rezone the subject lands from RR Rural Residential Zone, subject to site-specific Exception 9(1182) to the RT1 (H) Residential Townhouse Zone with the addition of the Holding Symbol "(H)", to facilitate the development of 70, 3-storey townhouse dwelling units, within 14 blocks, on common element condominium roads.

The Holding Symbol "(H)" shall not be removed from the Subject Lands, or any portion (phase) thereof, until the following conditions are satisfied:

- a) The Subject Lands are located in an area, adjacent to Regional roads (Rutherford Road and Regional Road 27), that are tributary to the future sanitary trunk sewer scheduled to be installed by York Region in 2028. The Holding Symbol "(H)" is to only be lifted under one of the following two scenarios:
 - i) The sanitary trunk sewer on Regional Road 27 is constructed by York Region and the Owner has secured the necessary lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the sanitary sewer between Simmons Street and Regional 27; or,
 - ii) The Owner has demonstrated that an alternate interim sanitary outlet to Royalpark Way as shown within the Functional Servicing Report can be achieved utilizing an adequate easement width and a comprehensive study including, but not limited to, flow monitoring, conveyance capacity analysis of downstream sewers, and available allocation, to the satisfaction of the City.



Location Map To By-Law 041-2020

File: Z.18.031

Related File: OP.18.019, 19T-18V012

Location: Part of Lot 15, Concession 9

Applicant: Di Benedetto Group Inc.

City of Vaughan



Subject Lands