

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 003-2021**

**A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 213-2005.**

**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 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 Subclause i) i) a) from Exception 9(662) in its entirety and replacing it with the word “Deleted”.
  - b) Deleting Subclause i) ii) from Exception 9(662) and replacing it with the following:
    - i) ii) “Notwithstanding the provisions of Section 3.8, Schedule “A”, the following provisions shall apply to the lands shown Part 1 of Schedule “E-741B” and shall be developed in accordance to Schedule “E-741D”:
      - ai) the minimum required parking on site shall be 6 parking spaces. The maximum number of cars on site at any one time shall be 6;
      - a ii) minimum parking space size shall be 2.6 m by 5.8 m (3 parking spots P1, P2 and P3), 2.4 m by 4.8 m (1 compact car spot P4), 2.4m by 6 m (1 car spot P5) and accessible parking space (AODA - P6), as shown on “E-741D”;
      - a iii) minimum parking aisle width shall be 4.8 m;

- aiv) maximum driveway width of 6 m;
  - av) minimum lot depth shall be 27.9 m;
  - avi) minimum front yard setback (Centre Street) shall be:
    - 3.8 m to the structure
    - 2.5 m to the porch
    - 1.6 m to the stairs
  - avii) minimum rear yard setback shall be 7.1 m
  - aviii) minimum exterior yard setback shall be 7.4 m
  - aix) minimum setback from a 'R' Zone to any building structure shall be:
    - 2.4 m to the main structure and 1 m to the stairs and open deck (east);
    - 7.1 m (south);
  - ax) minimum landscape strip where a Commercial Zone abuts a residential zone shall be 0 m (east) and 0.46 m (south);
  - axi) minimum landscape strip abutting a street shall be 0.4m along Elizabeth Street and 1.6 m along Centre Street;
- c) Deleting Subclause i) iii) from Exception 9(662) and replacing it with the following:
- i) iii) "The lands identified as Subject Lands on "E-741D" shall be rezoned to C1 Restricted Commercial Zone. Notwithstanding the provisions of Section 5.2 respecting the C1 Restricted Commercial Zone, only a Business or Professional Office in the existing building to a maximum gross floor area of 242 m<sup>2</sup> (excluding the basement) is permitted on the Subject Lands and defined as follows:
- Means the use of a building or part of a building in which one or more persons are employed in the administration, direction or management of a business, agency, brokerage or organization, or by professionally qualified persons and their support staff, and shall include but not be limited to an office of a regulated health professional, lawyer, dentist, architect, engineer, stock broker, accountant, real estate or insurance

agency, veterinarian or a similar professional person's office but shall not include a veterinary clinic.”

- d) Deleting Schedule “E-741D” in Exception 9(662) and replacing therefor with Schedule “E-741D”, attached hereto, as Schedule “1”.
- e) Deleting Key Map 1A and substituting therefor the Key Map 1A 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 26<sup>th</sup> day of January, 2021.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

CENTRE STREET

21.9 m

BUSINESS AND PROFESSIONAL  
OFFICE USE  
EXCLUDING BASEMENT

C1

P2 2.6mx5.8m

P1 2.6mx5.8m

27.9 m

LOT 53

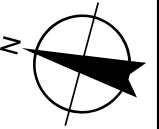
P5 2.4mx6.0m

P6 (AODA)  
3.4mx6.0m


P4 2.4mx4.8m

P3 2.6mx5.8m

ELIZABETH STREET



This is Schedule 'E-741D'  
To By-Law 1-88  
Section 9(662)

 Subject Lands

0 2.5 5 10 Metres

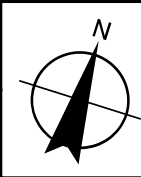
**File:** Z.17.021  
**Related File:** DA.17.046  
**Location:** Part of Lot 30, Concession 1  
**Applicant:** Peter Edrey  
**City of Vaughan**

This is Schedule '1'  
To By-Law 003-2021  
Passed the 26th Day of January, 2021

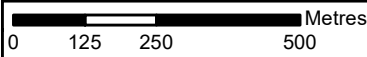
Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



Key Map 1A  
By-Law No. 1-88



This is Schedule '2'  
To By-Law 003-2021  
Passed the 26th Day of January, 2021

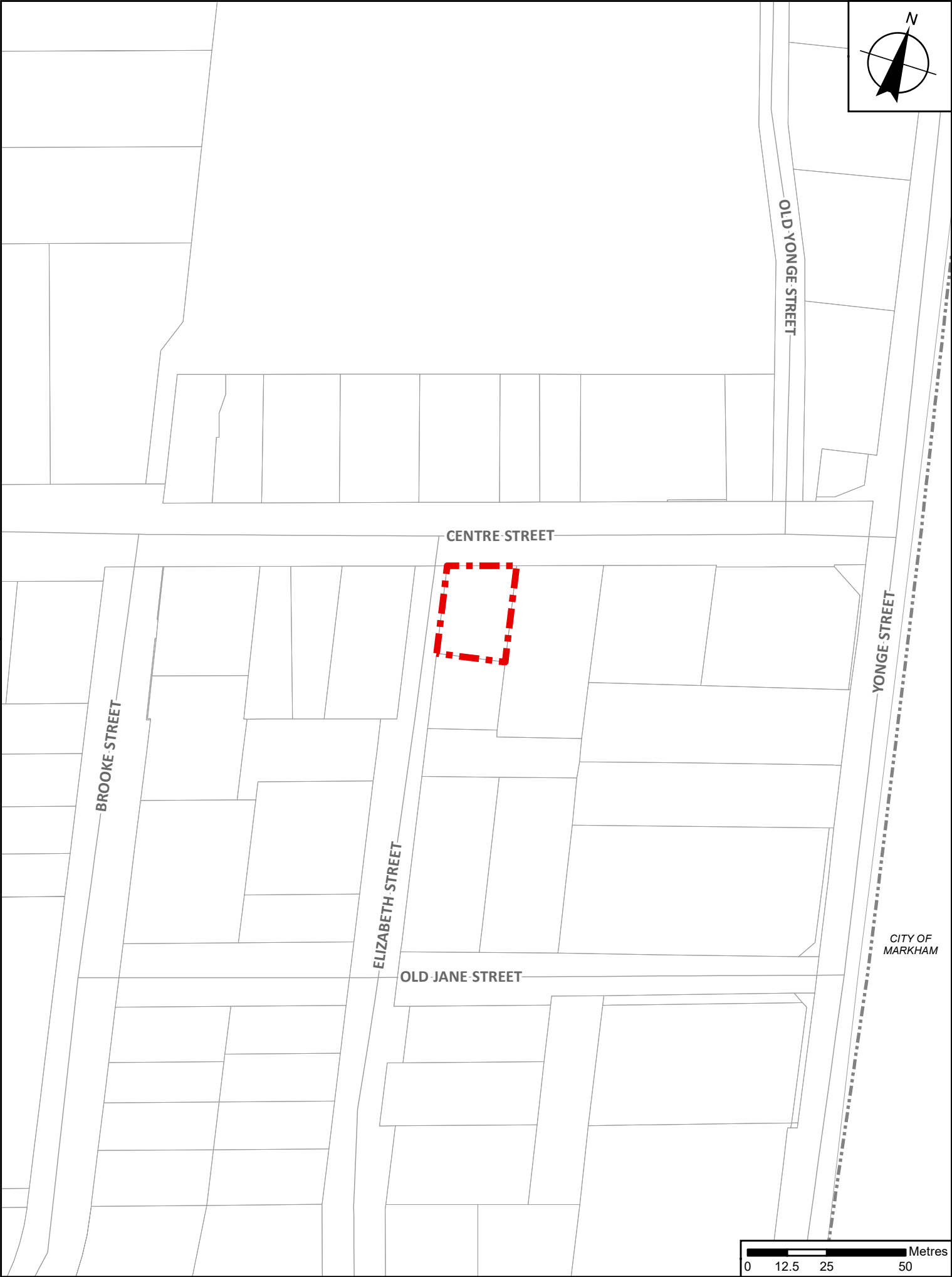
File: Z.17.021  
Related File: DA.17.046  
Location: Part of Lot 30, Concession 1  
Applicant: Peter Edrey  
City of Vaughan

Signing Officers  
  
\_\_\_\_\_  
Mayor  
  
\_\_\_\_\_  
Clerk

### **SUMMARY TO BY-LAW 003-2021**


The lands subject to this By-law are located on the southeast corner of Centre Street and Elizabeth Street, municipally known as 39 Centre Street, City of Vaughan.

The purpose of this by-law is rezone the subject lands from “R1V Old Village Residential Zone”, subject to site-specific Exception 9(662) to “C1 Restricted Commercial Zone”, to permit a business or professional office in the existing heritage dwelling (Josiah Purkis House) to a maximum of 242 m<sup>2</sup> (not including the basement) together with site-specific exceptions to setbacks, minimum number of parking spaces required, maximum number of parking on site, size of parking spaces, aisle width, lot depth, setback to a residential zone and landscape strip.



Location Map  
To By-Law 003-2021

**File:** Z.17.021  
**Related File:** DA.17.046  
**Location:** Part of Lot 30, Concession 1  
**Applicant:** Peter Edrey  
**City of Vaughan**

 Subject Lands