

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 063-2021

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 an amendment to the Vaughan Official Plan adopted by Council and 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 R3 Residential Zone to RA3 Residential Zone, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1516) Notwithstanding the provisions of:

 - a) Subsection 3.8 respecting Minimum Parking Requirements;
 - b) Subsection 3.9 c) respecting Loading Space Requirements;
 - c) Subsection 4.1.6. respecting Minimum Amenity Area;
 - d) Subsection 3.17 respecting Portions of Buildings Below Grade;
 - e) Subsection 4.1.7., 4.12 and Schedule “A” respecting Uses Permitted and Minimum zone standards in an RA3 Apartment Residential Zone;
 - f) Subsection 4.1.3 respecting Room Below Grade;
 - g) Subsection 4.1.1 j) respecting Retaining Wall;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1647” attached hereto as Schedule “1”:

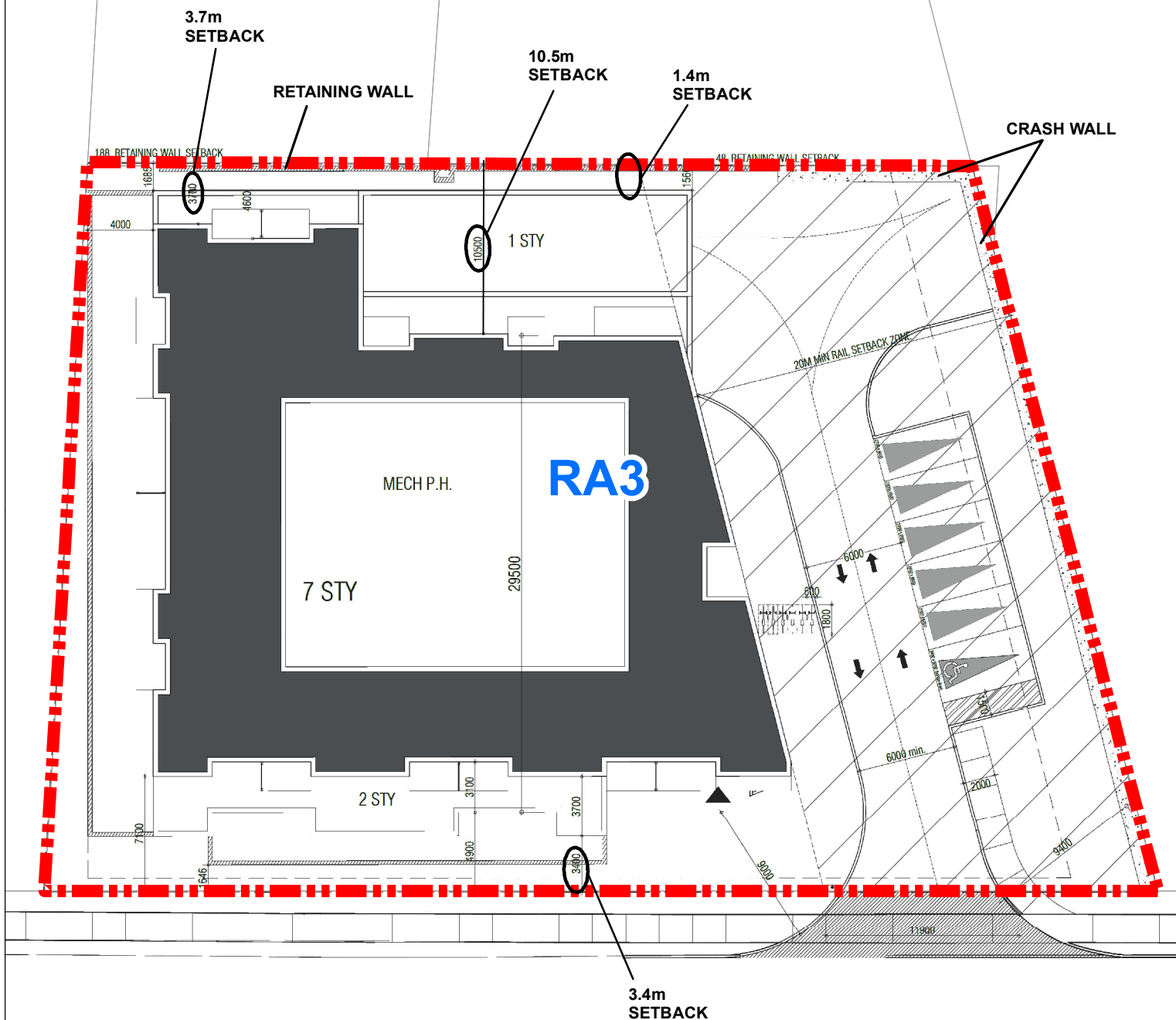
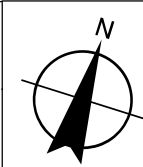
- ai) the minimum parking requirement shall be 120 spaces, which includes a minimum of 21 spaces for visitor parking;
- bi) the loading area shall consist of heavy-duty unit pavers and concrete;
- ci) the minimum overall amenity area shall be 1,559 m²;
- di) the minimum front yard setback to portions of buildings below grade (underground garage) shall be 0.8 m along Woodbridge Avenue;
- ei) an apartment building with a maximum building height of 7-storeys (23.9 m to top of roof, excluding the decorative parapet and mechanical penthouse, which shall be used only for mechanical purposes) and containing a maximum of 93 residential units shall be permitted on the Subject Lands subject to the following provision:
 - the minimum lot area shall be 29.9 m²/unit
 - the minimum rear yard shall be 1.4 m to the 1 storey portion, 3.7 m and 10.5m to the 7-storey portion as shown on Schedule 1
 - the minimum front yard shall be 3.4 m to the 2 storey podium as shown on Schedule 1
 - maximum balcony encroachment into an interior side yard shall be 1.05 m
 - minimum interior side yard shall be 4 m abutting the westerly interior side lot line
 - the minimum landscape strip along Woodbridge Avenue shall be 1.6 m
- fi) Subsection 4.1.3 respecting rooms below grade shall not apply;
- gi) a retaining wall, not exceeding 5.0 m in height, shall be permitted to be set back a minimum of 0 m from the rear lot line.

2. Pursuant to Section 37 of the *Planning Act*, the increase in the maximum height and density otherwise permitted on the lands shown on Schedule “E-1647” attached hereto as Schedule “1”, is subject to compliance with the conditions set out in this By-law and in the Section 37 Density Bonusing Agreement executed between the Owner of the Subject Lands and the City of Vaughan in return for the provisions of the following facilities, services and matters:
 - a) The Owner of the Subject Lands shall make a cash contribution in the amount of \$210,000.00, to the City of Vaughan, payable prior to the application for the first Building Permit for any above grade structure(s) for the development, such funds may be used by the City of Vaughan for the following potential benefits: outdoor fitness equipment, improvements to the Woodbridge Library, Pollinator Gardens within the Woodbridge Core Area.
3. Adding Schedule “E-1647” attached hereto as Schedule “1”.
4. Deleting Key Map 7B and substituting therefor the Key Map 7B attached hereto as Schedule “2”.
5. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 18th day of May, 2021.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

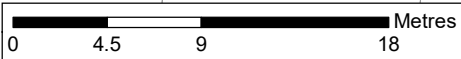


WOODBIDGE AVENUE

THIS IS SCHEDULE 'E-1647'
TO BY-LAW 1-88
SECTION 9(1516)



SUBJECT LANDS



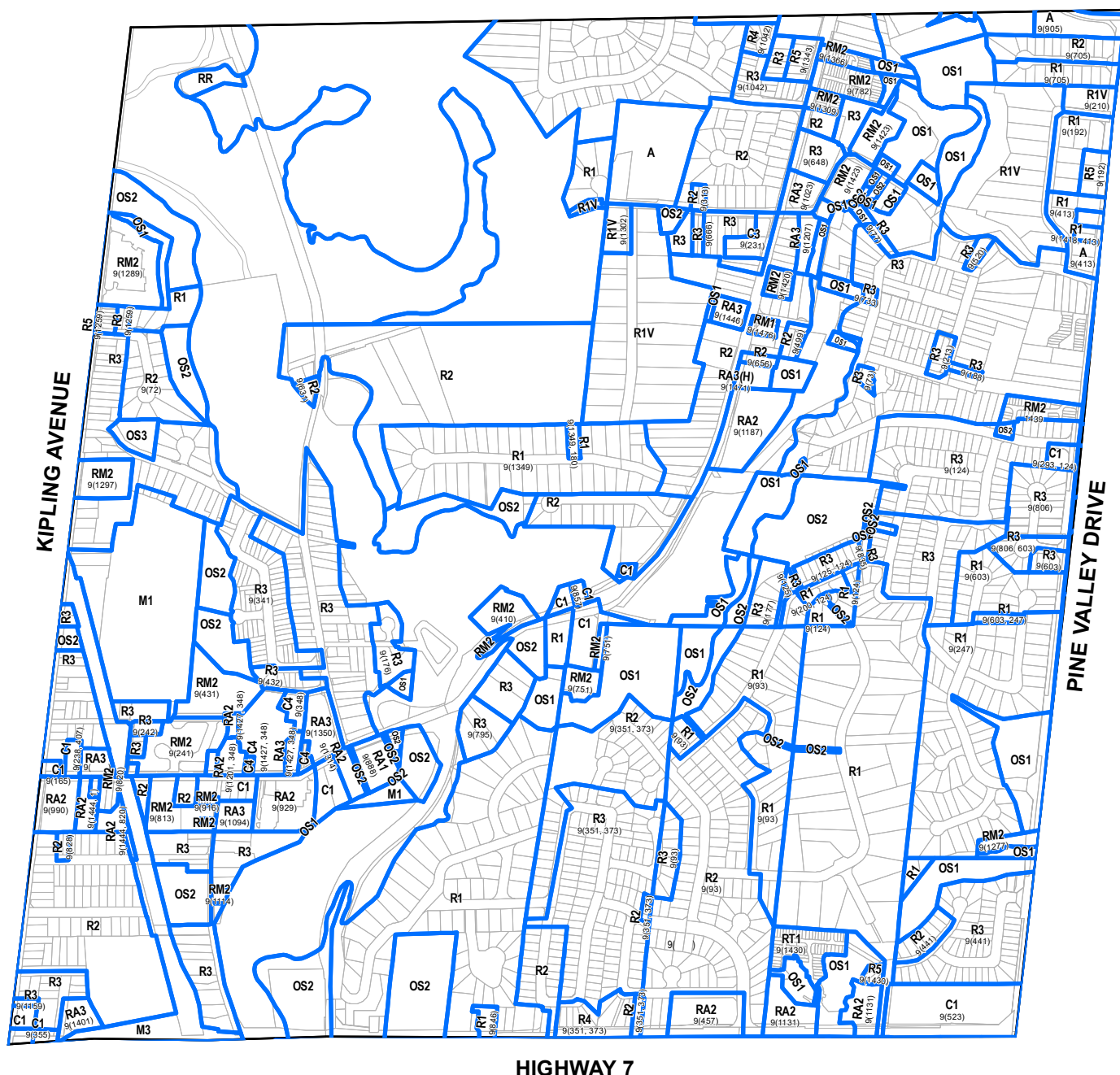
THIS IS SCHEDULE '1'
TO BY-LAW 063-2021
PASSED THE 18TH DAY OF MAY, 2021

FILE: Z.17.041
RELATED FILE: OP.17.015
LOCATION: Part of Lot 7, Concession 7
APPLICANT: City Park (Woodbridge Gates North) Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK



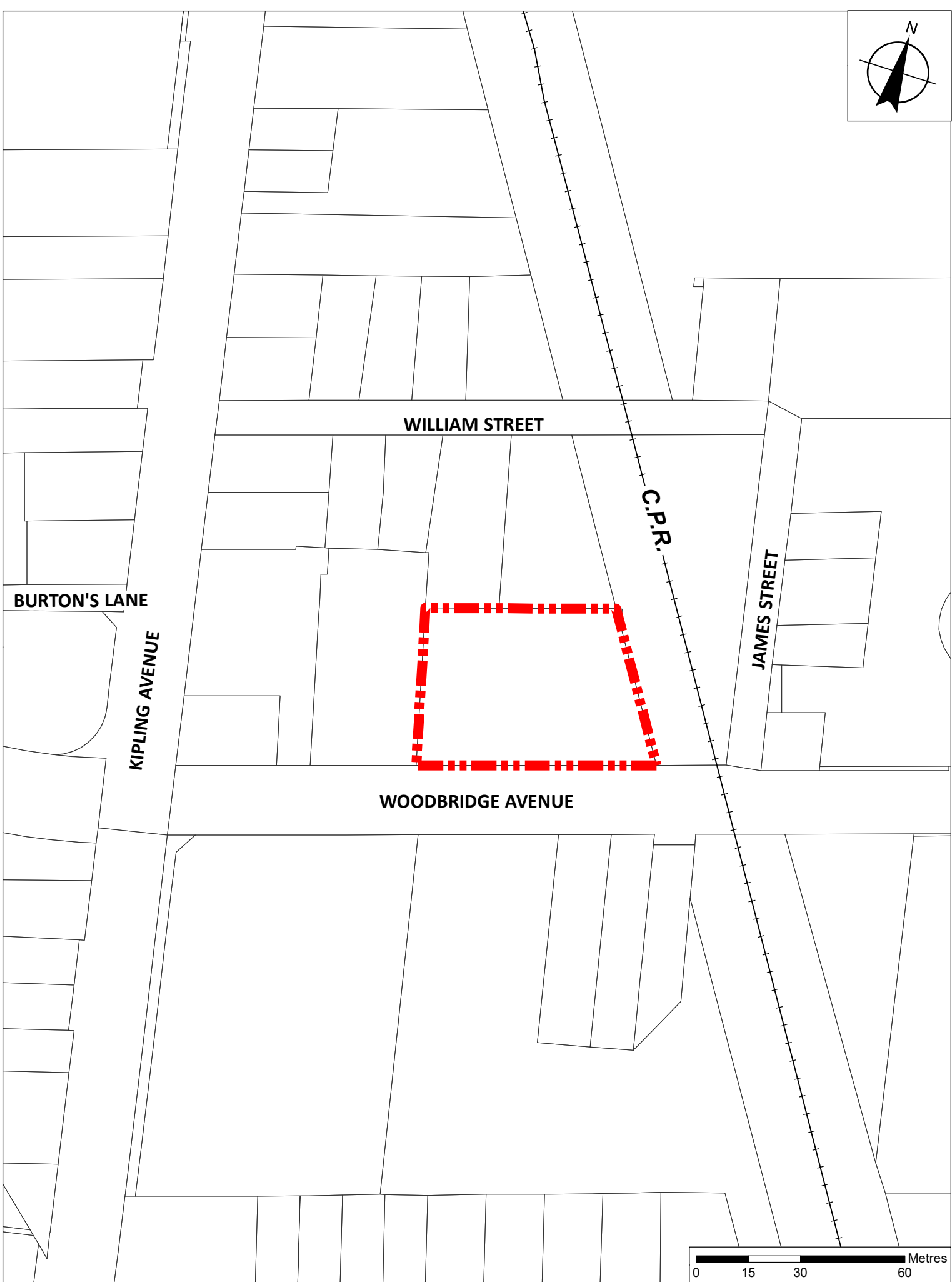
CLERK

SUMMARY TO BY-LAW 063-2021

The lands subject to this By-law are municipally known as 248, 252, 256, and 260 Woodbridge Avenue and are located on the north side of Woodbridge Avenue, east of Kipling Avenue, City of Vaughan.

The purpose of this by-law is to rezone the Subject Lands from “R3 Residential Zone” to “RA3” Apartment Residential Zone” to permit a 7 storey residential apartment building, together with the site-specific zoning exceptions identified below:

- the minimum parking requirement shall be 120 spaces, which includes a minimum of 21 spaces for visitor parking;
- the loading area shall consist of heavy-duty unit pavers and concrete;
- the minimum overall amenity area shall be 1,559 m²;
- the minimum front yard setback to an underground garage shall be 0.8 m along Woodbridge Avenue;
- an apartment building with a maximum building height of 7-storeys (23.9 m to top of roof, exclusive of decorative parapet and mechanical penthouse, which shall be used only for mechanical purposes) and containing a maximum of 93 residential units distributed over 7 storeys shall be permitted on the Subject Lands subject to the following provision:
 - the minimum lot area/unit shall be 29.9 m²/unit
 - the minimum rear yard shall be 1.4 m to the 1 storey portion, 3.7 m and 10.5m to the 7-storey portion as shown on Schedule
 - the minimum front yard shall be 3.4 m (to 2 storey podium)
 - maximum balcony encroachment into an interior side yard shall be 1.05 m
 - minimum interior side yard of 4 m along the west lot line
 - the minimum landscape strip along Woodbridge Avenue shall be 1.6 m
 - Subsection 4.1.3 respecting residential dwellings/room to be located below ground shall not apply;
 - a retaining wall, not exceeding 5.0 m in height, shall be permitted to be set back 0 m from a lot line.



LOCATION MAP TO BY-LAW 063-2021

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RELATED FILE: OP.17.015
LOCATION: Part of Lot 7, Concession 7
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