

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 080-2021

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 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) Rezoning the lands shown as “Subject Lands” on Schedule “E-1229” attached hereto as Schedule “1” from RM2 Multiple Residential Zone with the Holding Symbol “(H)” to RT1 Residential Townhouse Zone One, in the manner shown on the said Schedule “1”.
 - b) Deleting Exception Paragraph 9(1118) in its entirety and replacing it with the following Exception Paragraph 9(1118):

“9(1118) Notwithstanding the provisions of:

 - a) Subsection 2.0 Definitions;
 - b) Subsection 3.8 respecting parking requirements;
 - c) Subsection 4.28 respecting uses permitted in the RT1 Residential Townhouse Zone;
 - d) Subsections 4.1.2 and 4.1.4 f) minimum soft landscape requirements
 - e) Subsection 4.22.3 and Schedule “A3” respecting Minimum Lot Area, Lot Depth, Front, Rear, Interior and Exterior Side Yard setbacks, maximum Building Height, and General Note A of

Schedule "A3" respecting minimum and maximum interior garage dimensions in the RT1 Residential Townhouse Zone; The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1229":

- ai) for the purpose of this paragraph, "Lot Line, Front" and "Live/Work Unit" shall be defined as follows:
LOT LINE, FRONT– means the line abutting Jackson Street;
LIVE/WORK UNIT – means a dwelling containing an ancillary business on the ground floor, operated by at least one individual living in the dwelling unit and which occupies at least 30% of the ground floor area of the live/work unit, and shall be limited to a Business or Professional Office, excluding the Office of a Regulated Health Professional and Veterinarian;
- bi) The minimum number of parking spaces required for LIVE/WORK UNIT (heritage dwelling) shall be 2 spaces;
- ci) Permit LIVE/WORK UNIT within the heritage dwelling only as an additional use;
- di) A minimum of 30% of the Landscaped Front or Exterior Yard shall be composed of soft landscaping;
- ei) the minimum lot area shall be 102.3 m² for all lots;
- eii) the minimum lot depth shall be 16.7 m for all units;
- eiii) the minimum front yard setback shall be 4 m for all units;
- eiv) the minimum exterior side yard setback shall be 0.4 m for the LIVE/WORK UNIT (heritage dwelling);
- ev) the minimum rear yard setback shall be 1.2 m for all units;
- evi) the maximum building height shall be 11.14 m for Units 1 to 3;
- evii) the maximum interior garage width for lots having a frontage of less than 11 m, shall be 3.1 m for Units 1 to 3;

- eviii) the minimum interior garage width for lots having a frontage of 12 to 17.99 m shall be 3.47 m (existing heritage dwelling)
- c) Deleting Schedule “E-1229” and substituting therefore Schedule “E-1229” attached hereto as Schedule “1”
- d) Deleting Key Map 4D and substituting therefor the Key Map 4D attached hereto as Schedule “2”.

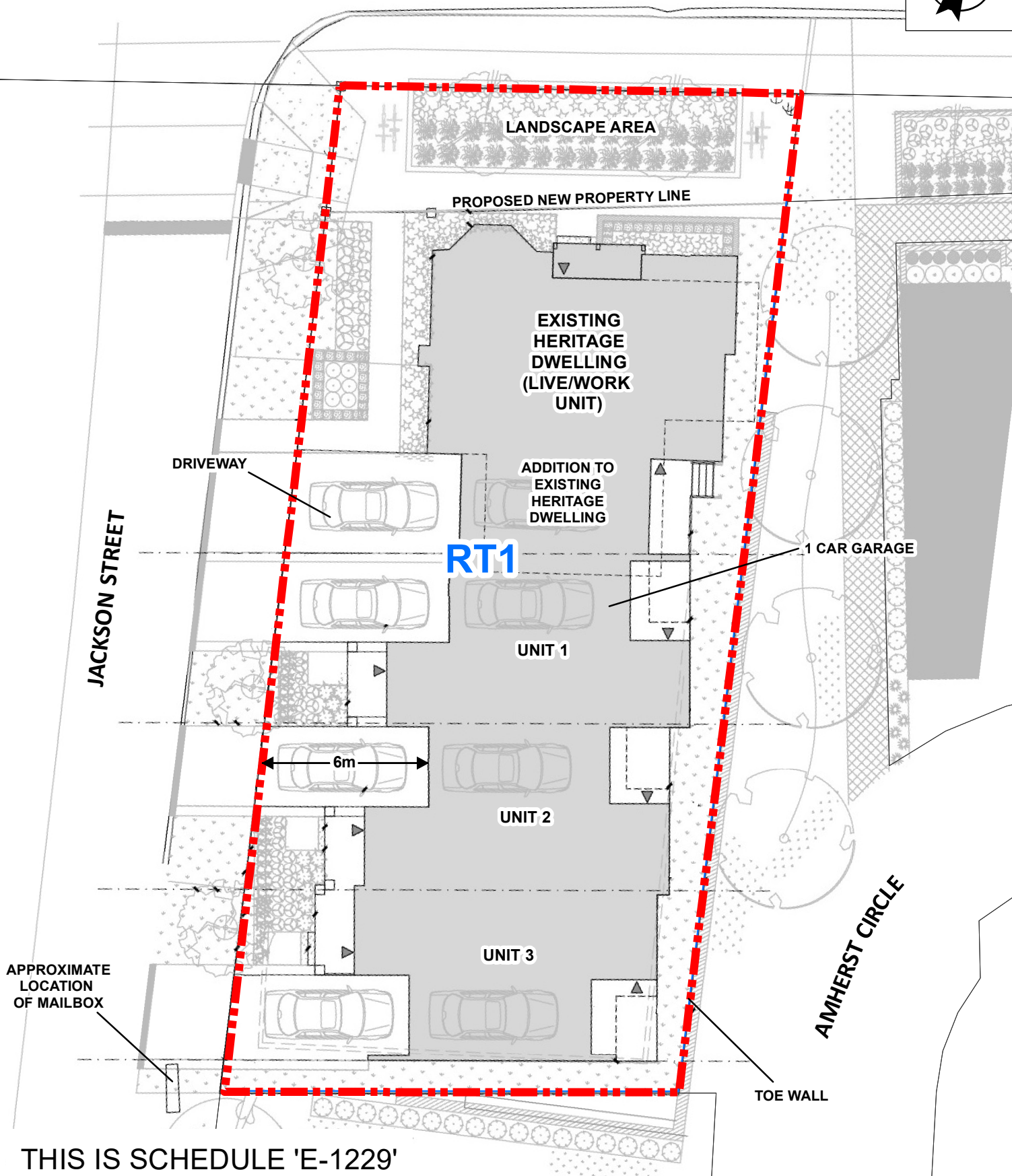
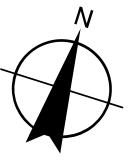
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 22nd day of June, 2021.


Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

MAJOR MACKENZIE DRIVE



THIS IS SCHEDULE 'E-1229'
TO BY-LAW 1-88
SECTION 9(1118)

 **SUBJECT LANDS**
0 2.25 4.5 9 Metres

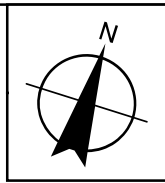
THIS IS SCHEDULE '1'
TO BY-LAW 080-2021
PASSED THE 22ND DAY OF JUNE, 2021

FILE: Z.20.006
RELATED FILE: DA.20.010
LOCATION: Part of Lot 20, Concession 4
APPLICANT: Carlo and Mary Ammendolia
CITY OF VAUGHAN

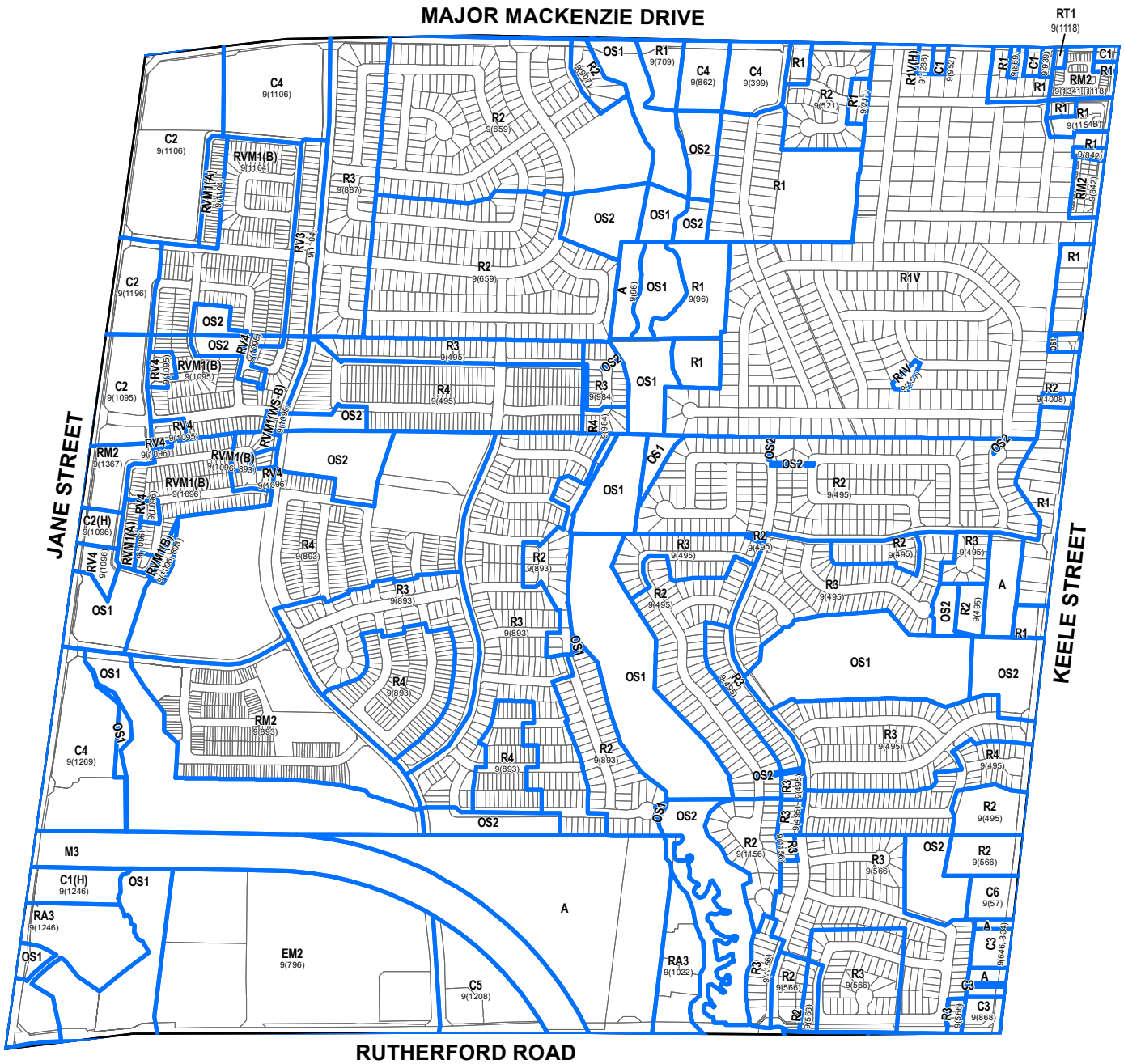
SIGNING OFFICERS

MAYOR

CLERK



MAJOR MACKENZIE DRIVE

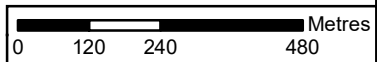


JANE STREET

KEELE STREET

RUTHERFORD ROAD

**KEY MAP 4D
BY-LAW 1-88**



**THIS IS SCHEDULE '2'
TO BY-LAW 080-2021
PASSED THE 22ND DAY OF JUNE, 2021**

**FILE: Z.20.006
RELATED FILE: DA.20.010
LOCATION: Part of Lot 20, Concession 4
APPLICANT: Carlo and Mary Ammendolia
CITY OF VAUGHAN**

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 080-2021

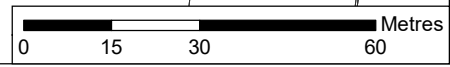
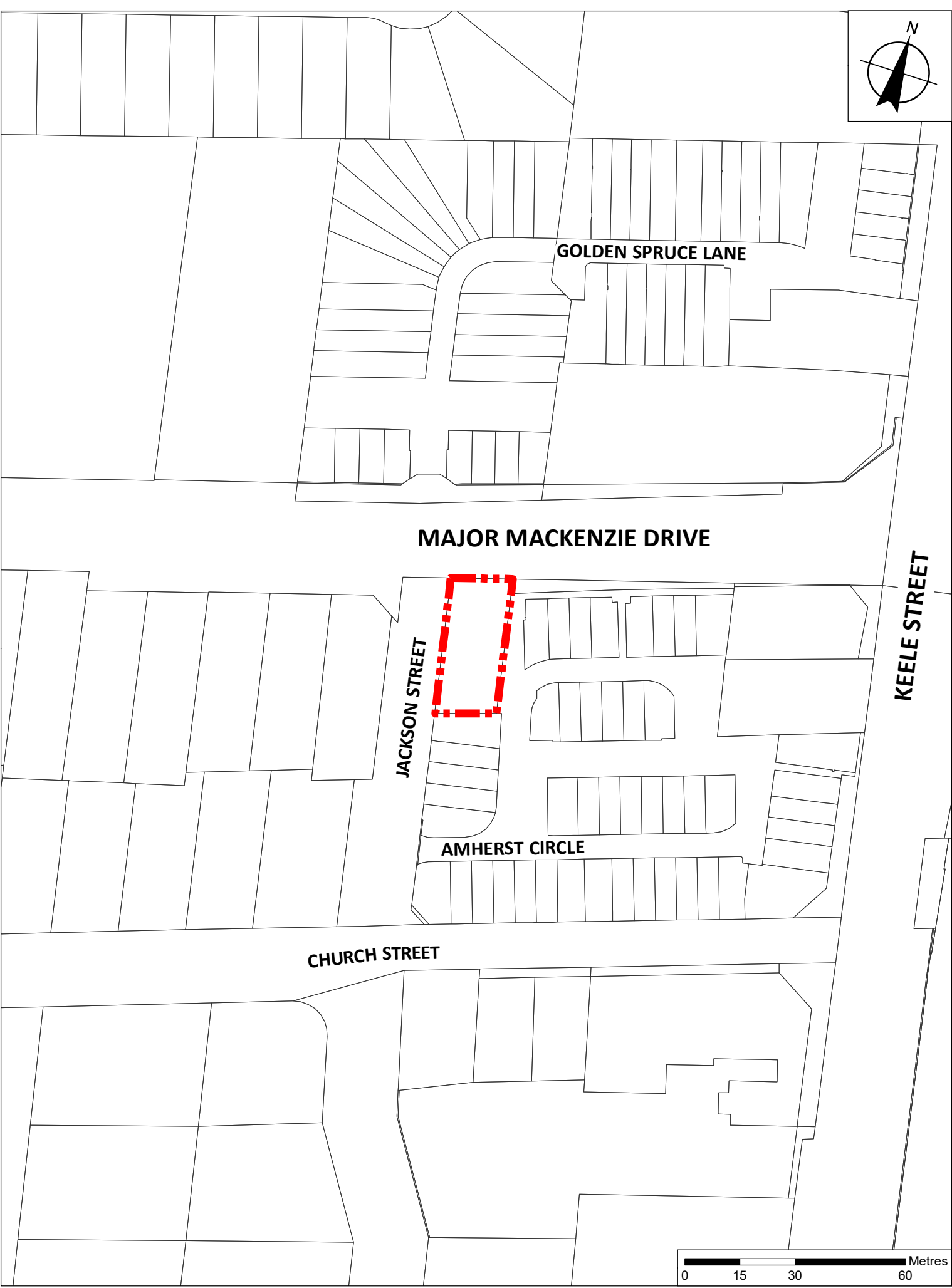
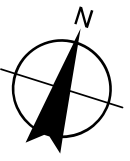
The lands subject to this By-law are located on the south side of Major Mackenzie Drive West, east of Jackson Street and is municipally known as 2291 Major Mackenzie Drive, being in Lot 20, Concession 4, City of Vaughan.

The purpose of this By-law is to rezone the lands from “RM2 Multiple Residential Zone” with the Holding Symbol “(H)”, subject to site-specific Exception 9(1118), to “RT1 Residential Townhouse Zone” together with the site-specific zoning exceptions to facilitate the development of three (3) street townhouse units and the retention and restoration of a heritage dwelling that will be utilized as a live/work unit and effectively removing the Holding Symbol “(H)”.

The By-law further provides exceptions to definitions, minimum landscaping requirements, minimum front yard, rear yard, interior side yard and exterior side yard setbacks, minimum lot area, minimum lot depth, minimum and maximum interior garage dimensions and maximum building height.

The By-law removes the Holding Symbol “(H)” on the subject lands as the conditions of the Holding Symbol “(H)” were conditions of a previous development approval on the Subject Lands and the conditions of the Holding Symbol “(H)” have been satisfied as follows:

1. The Owner will enter into a Site Plan Agreement for the Development;
2. Servicing capacity has been allocated by Council; and
3. The Development has received approval by the Heritage Vaughan Committee and Council.



LOCATION MAP TO BY-LAW 080-2021

FILE: Z.20.006
RELATED FILE: DA.20.010
LOCATION: Part of Lot 20, Concession 4
APPLICANT: Carlo and Mary Ammendolia
CITY OF VAUGHAN

