

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 084-2021**

**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 “PB1 Parkway Belt Open Space” to “RM2 Multiple Residential Zone” and “OS1 Open Space Conservation Zone” in the manner shown on the said Schedule “1”.
  - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1520) Notwithstanding the provisions of:

    - a) Subsection 3.8 respecting Minimum Parking Requirement;
    - b) Subsection 3.8 respecting Minimum Landscape Areas;
    - c) Subsection 3.14, respecting Permitted Yard Encroachments;
    - d) Subsection 3.16 b) respecting Accessory Uses, Buildings and Structures
    - e) Subsection 3.17 respecting Portions of Buildings Below
    - f) Subsection 4.1.4 b) i) respecting Parking Areas for Multiple Family Dwellings;
    - g) Subsection 3.8 g) respecting Dimensions of Driveways;
    - h) Subsection 4.1.7. 4.9 and Schedule “A” respecting Uses

Permitted and Minimum zone standards in an RM2 Apartment Multiple Residential Zone;

- i) Subsection 7.1, 7.2 and Schedule "A" respecting General Provisions, Uses Permitted in an OS1 Zone and Minimum Zone standards in an OS1 Open Space Conservation Zone;
- j) Subsection 4.1.3 respecting Room Below Grade;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1651" attached hereto as Schedule "1":

- ai) parking shall be provided at a minimum standard of 1.2 spaces per unit (including visitor parking) and the site will provide a minimum of 3 accessible parking spaces;
- bi) A minimum 3.0 m landscape strip shall be permitted along a lot line which abuts a street (Kipling Avenue) and shall be used for no other purpose than landscaping;
- ci) Balconies above the first storey may encroach into any yard a maximum of 1.5 m;
- cii) An uncovered staircase and porch may encroach into the interior, exterior and rear yards a maximum of 3.5 m, and may extend a maximum of 2.2 m into a front yard. Notwithstanding, no encroachment into the 6 m buffer shall be permitted;
- ciii) Staircases, landings, ramps, and mechanical equipment (ie vent shafts, eaves, infiltration trenches) can encroach into any yards. Notwithstanding, no encroachment into the 6.0 m and 3.0 m buffers shall be permitted;
- di) Subsection 3.16 b) shall not apply;
- ei) The minimum front yard setback to portion of a building below grade shall be .2 m along Kipling Avenue;
- fi) Subsection 4.1.4 b) i) shall not apply;
- gi) The minimum driveway width shall be 6.0 m
- hi) a Stacked townhouse complex containing two residential

blocks with a maximum of 42 residential units shall be permitted on the Subject Lands and with the following provisions:

- maximum building height of 3-storeys, plus mechanical/amenity room with an overall maximum building height of 14.55 m measured to the highest point of the roof and from a grade elevation of 162.12 for the south block and 164.36 for the North Block
  - the minimum lot area/unit shall be 91 m<sup>2</sup>/unit
  - the minimum front yard setback shall be 3.0 m
  - the minimum rear yard setback shall be 6.0 m (to Long Term Stable Top of Slope (the 'LTSTOS'))
  - the minimum north interior side yard shall be 11.5 m
  - the minimum south interior side yard to (woodlot) shall be 38.0 m
  - an accessory structure (garbage/refuse room) shall be permitted on the Subject lands with the nearest part of the roof being not more than 3.20 m above finished grade.
  - the lands zoned RM2 "Multiple residential Zone" shall also be permitted to be used for a temporary sales office/pavilion related to this Development, and the Subject Lands shall be considered to be one lot as shown on Schedule 1 notwithstanding any future severances or land dedications
- ii) the portion of the Subject Lands zoned "OS1 Open Space Conservation Zone" located above the LTSTOS shall only be used for low intensity recreational use and for forest management, no structures or buildings, camping and accessory uses are permitted in the OS1 Zone
- c) Adding Schedule "E-1651" attached hereto as Schedule "1".

d) Deleting Key Map 8A and substituting therefor the Key Map 8A attached hereto as Schedule “2”.

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

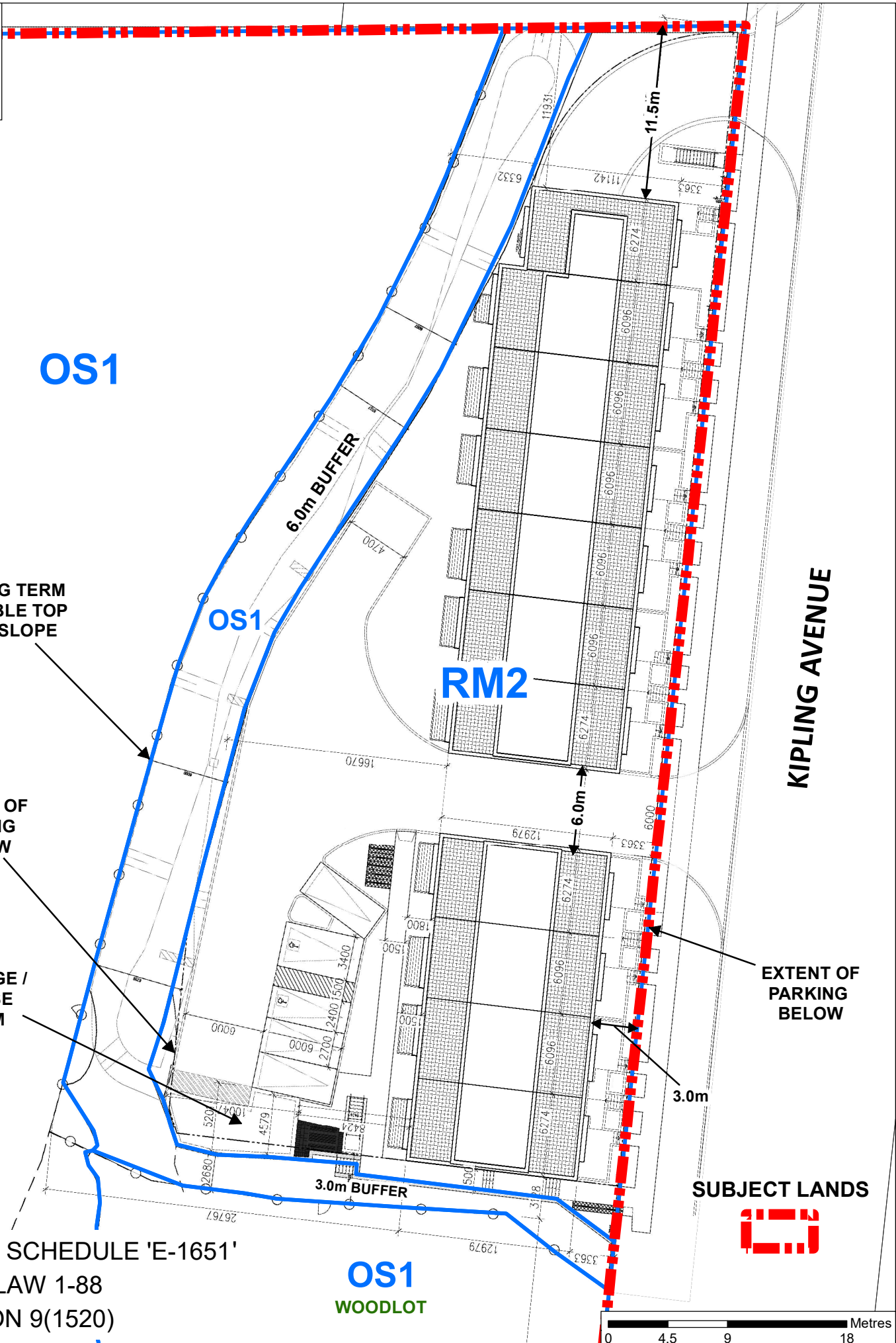
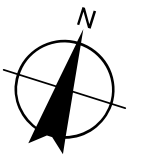
Enacted by City of Vaughan Council this 22<sup>nd</sup> day of June, 2021.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk



THIS IS SCHEDULE 'E-1651'  
TO BY-LAW 1-88  
SECTION 9(1520)

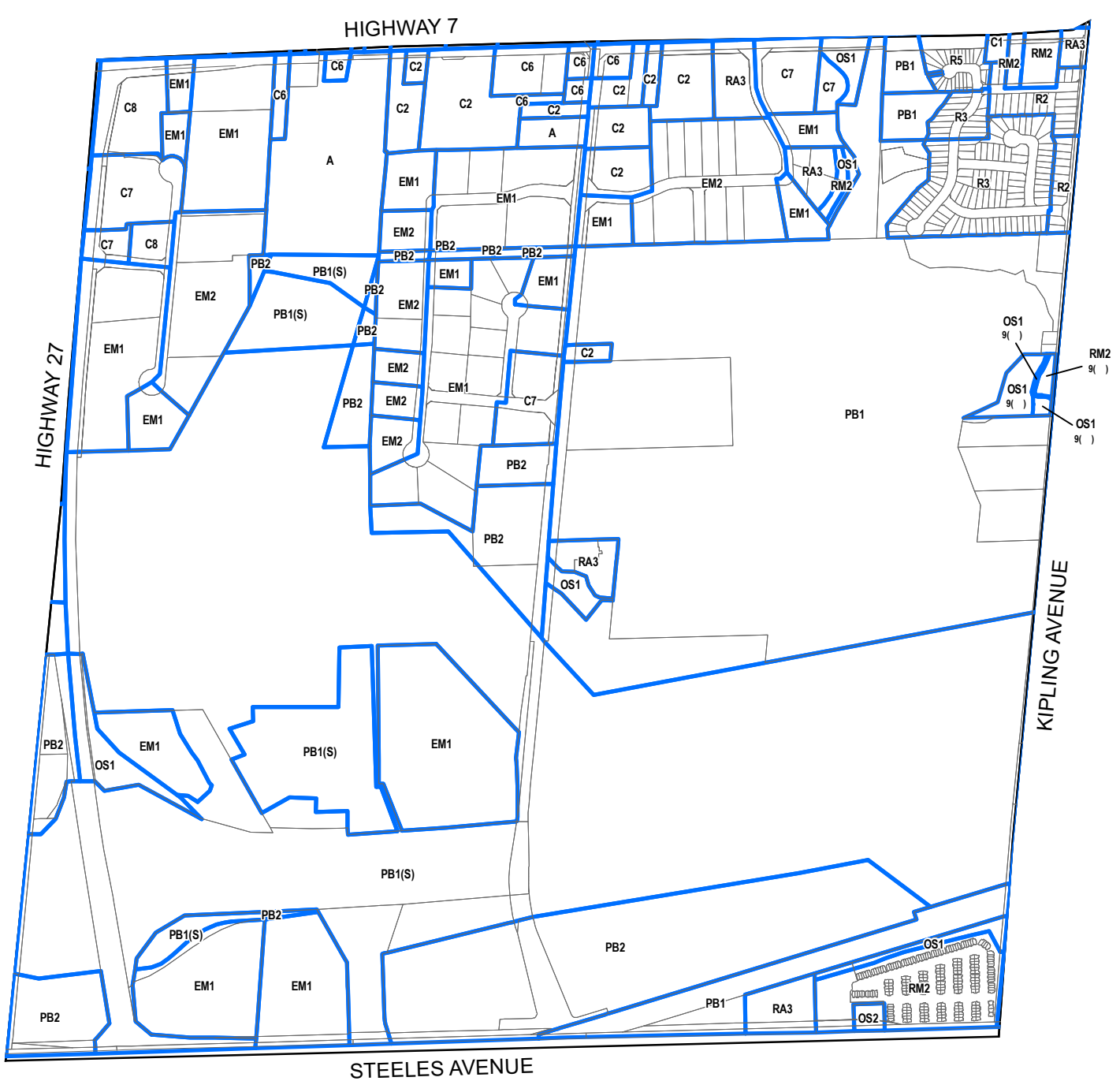
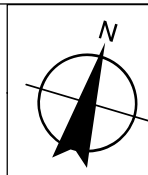
**OS1**  
WOODLOT

**SUBJECT LANDS**

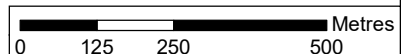
**THIS IS SCHEDULE '1'  
TO BY-LAW 084-2021  
PASSED THE 22ND DAY OF JUNE, 2021**

**FILE:** Z.13.005  
**RELATED FILE:** DA.18.030  
**LOCATION:** Part of Lot 4, Concession 8  
**APPLICANT:** Portside Developments (Kipling) Inc.  
**CITY OF VAUGHAN**

**SIGNING OFFICERS**  
\_\_\_\_\_  
**MAYOR**  
\_\_\_\_\_  
**CLERK**



KEY MAP 8A  
BY-LAW 1-88



THIS IS SCHEDULE '2'  
TO BY-LAW 084-2021  
PASSED THE 22ND DAY OF JUNE, 2021

FILE: Z.13.005  
RELATED FILE: DA.18.030  
LOCATION: Part of Lot 4, Concession 8  
APPLICANT: Portside Developments (Kipling) Inc.  
CITY OF VAUGHAN

SIGNING OFFICERS  
\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
CLERK

## **SUMMARY TO BY-LAW 084-2021**

The lands subject to this By-law are located south of Highway 7 and on the eastside of Kipling Avenue known municipally as 7476 Kipling Avenue in the City of Vaughan.

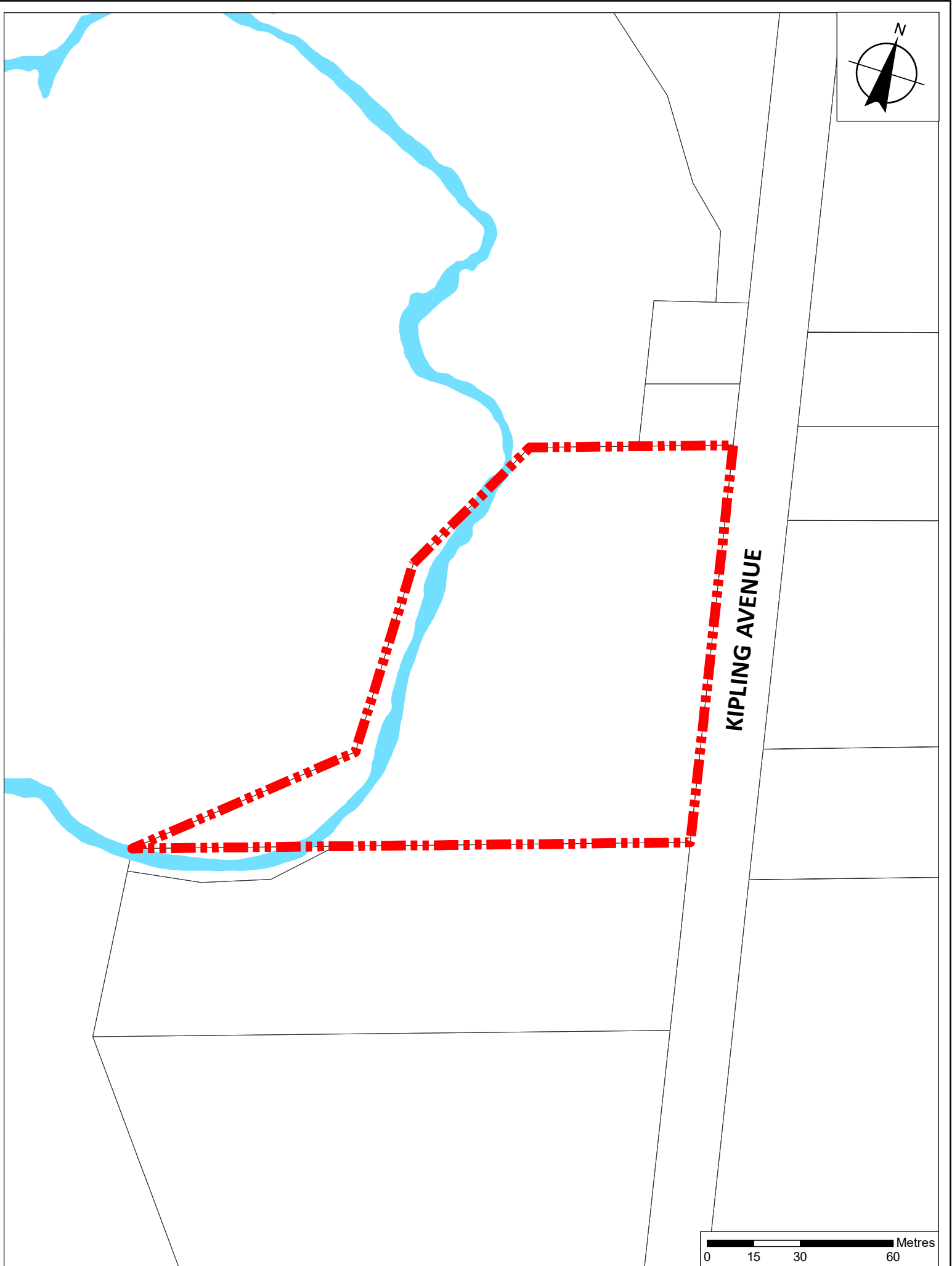
The purpose of this by-law is to rezone the Subject Lands to this By-law from “PB1 Parkway Belt Open Space Zone” to “RM2 Multiple Residential Zone” and OS1 Open Space Conservation Zone” to permit a Stacked Townhouse Development with the following provisions:

- parking shall be provided at a minimum standard of 1.2 spaces per unit (including visitor parking) and the site will provide 3 accessible parking spaces
- A minimum 3.0 m landscape strip shall be permitted along a lot line which abuts a street (Kipling Avenue) and shall be used for no other purpose than landscaping
- Balconies above the first storey may encroach into any yard a maximum of 1.5m
- An uncovered staircase and porch may encroach into the interior, exterior and rear yards a maximum of 3.5 m, and may extend a maximum of 2.2 m into a front yard. Notwithstanding, no encroachment into the 6 m buffer shall be permitted;
- Staircases, landings, ramps, and mechanical equipment (i.e. vent shafts, eaves, infiltration trenches) can encroach into any yards. Notwithstanding, no encroachment into the 6.0 m and 3.0 m buffers shall be permitted
- Subsection 3.16 b) shall not apply
- The minimum front yard setback to portion of a building below grade shall be .2 m along Kipling Avenue
- Subsection 4.1.4 b) i) shall not apply
- The minimum driveway width shall be 6.0 m
- a Stacked townhouse complex containing two residential blocks with a maximum of 42 residential units shall be permitted on the Subject Lands and with the following provisions:
  - maximum building height of 3-storeys, plus mechanical/amenity room with an overall maximum building height of 14.5 m measured to the highest point of the roof and from a grade elevation of 162.12 for the south block and 164.36 for the North Block
  - the minimum lot area/unit shall be 91 m<sup>2</sup>/unit
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The portion of the Subject Lands zoned "OS1 Open Space Conservation Zone" located above the LTSTOS shall only be used for low intensity recreational use and for forest management, not structures or buildings, camping and accessory uses are permitted in the OS1 Zone.





## LOCATION MAP TO BY-LAW 084-2021

**FILE:** Z.13.005

**RELATED FILE:** DA.18.030

**LOCATION:** Part of Lot 4, Concession 8

**APPLICANT:** Portside Developments (Kipling) Inc.

**CITY OF VAUGHAN**



**SUBJECT LANDS**