

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 098-2021

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 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 “R3 Residential Zone” to “RM2 Multiple Family Residential Zone”, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1526)A. Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting the Definition of Amenity Area, and Parking Space;
 - b) Subsection 3.8 respecting Parking Requirements;
 - c) Subsection 3.13 respecting Minimum Landscape Strip Width;
 - d) Subsection 4.1.6 respecting Minimum Amenity Area;
 - e) Subsection 4.9 and Schedule “A” respecting permitted uses and the zone standards in the RM2 Multiple Family Residential Zone;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1657”:

- ai) For the purposes of this By-law, the following definitions shall apply:
 - i) Amenity Area means space outside a dwelling unit within or outside the building deigned for the passive enjoyment of active recreation needs of the residents including patios, hard and soft landscaped areas on the site, balconies, roof terraces and other areas suitable for recreational purposes;
 - ii) Parking Space, Tandem means a parking space that is only accessed by passing through another parking space from a street, lane, drive aisle or driveway and can be included in the minimum required parking calculation
- bi) A minimum of 26 visitor parking spaces shall be provided;
- bii) The minimum parking space width for an at grade parallel visitor parking space shall be 2 m;
- biii) A maximum of 4 tandem parking spaces are permitted;
- ci) The minimum landscape strip width abutting a street line (Atkinson Avenue) shall be 4.5 m;
- di) The minimum Amenity Area shall be 9,941.7 m²;
- ei) The maximum building height shall be 12.91 for Blocks 10 to 15;
- eii) The minimum lot area shall be 142.4 m²/unit;
- eiii) the maximum number of townhouse units shall be 114, units, including 68 back-to-back townhouse units on a condominium road.

c) Adding Schedule "E-1657" attached hereto as Schedule "1".

d) Deleting Key Map 1B and substituting therefor the Key Map 1B attached hereto as Schedule "2".

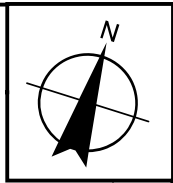
2. Schedules "1" and "2" shall be and hereby form part of this By-law.

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

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 1 of Report No. 22
of the Committee of the Whole
Adopted by Vaughan City Council on
May 18, 2021.



**RM2
9(1526)**

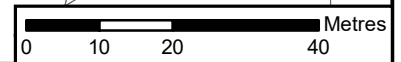
ATKINSON AVENUE

ROSEDALE HEIGHTS DRIVE

**THIS IS SCHEDULE 'E-1657'
TO BY-LAW 1-88
SECTION 9(1526)**



SUBJECT LANDS



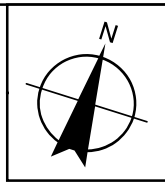
**THIS IS SCHEDULE '1'
TO BY-LAW 098-2021
PASSED THE 22ND DAY OF JUNE, 2021**

FILE: Z.19.002
RELATED FILES: OP.19.001 and DA.19.083
LOCATION: Part of Lot 31, Concession 1
APPLICANT: 300 Atkinson Inc.
CITY OF VAUGHAN

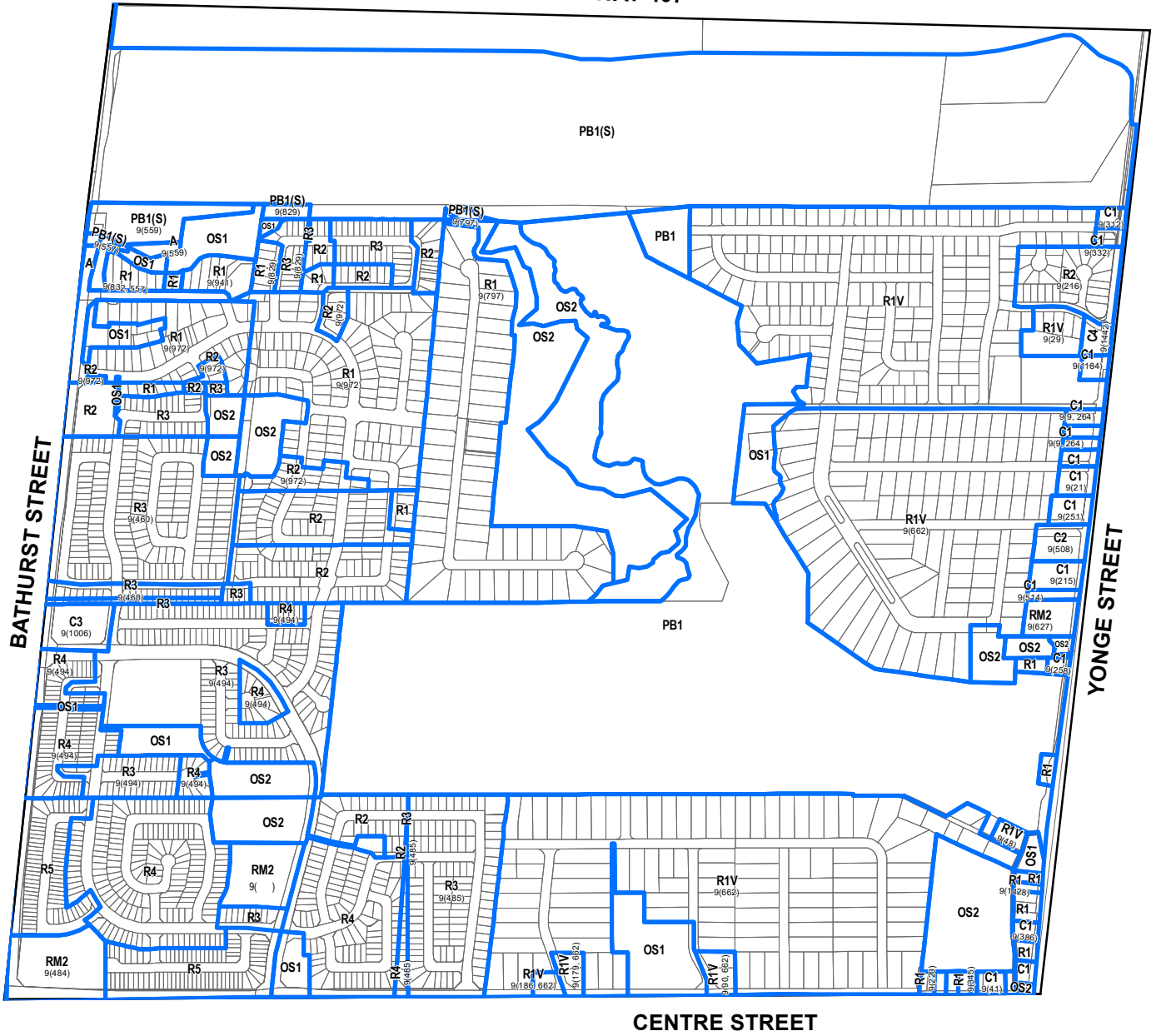
SIGNING OFFICERS

_____ **MAYOR**

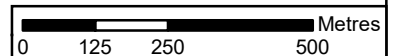
_____ **CLERK**



HIGHWAY 407



KEY MAP 1B
BY-LAW 1-88



THIS IS SCHEDULE '2'
TO BY-LAW 098-2021
PASSED THE 22ND DAY OF JUNE, 2021

FILE: Z.19.002
RELATED FILES: OP.19.001 and DA.19.083
LOCATION: Part of Lot 31, Concession 1
APPLICANT: 300 Atkinson Inc.
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

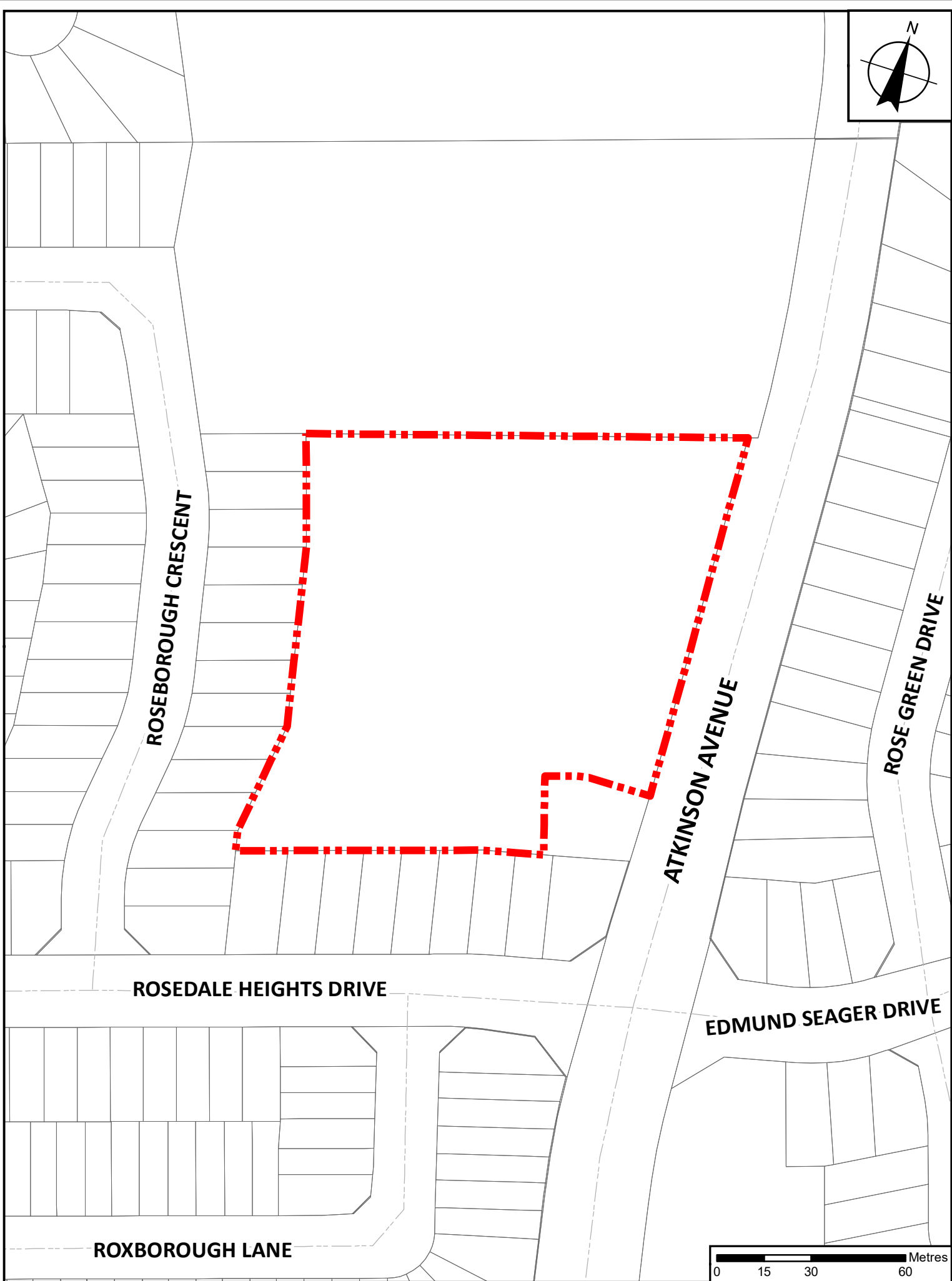
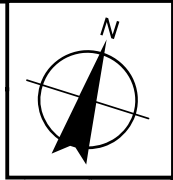
SUMMARY TO BY-LAW 098-2021

The lands subject to this By-law are located on the west side of Atkinson Avenue north of Centre Street, being Part of Lot 31, Concession 1, City of Vaughan.

The purpose of this by-law is to rezone the Subject Lands from R3 Residential Zone to RM2 Multiple Family Residential Zone and to permit site-specific exceptions to the RM2 Zone to facilitate the development of 114 condominium townhouse units which are served by a private condominium road, underground parking, at grade visitor parking and amenity areas.

The exceptions to the RM2 Zone are as follows:

- A minimum of 26 visitor parking space shall be provided;
- A minimum parallel parking space width shall be 2.0 m;
- A minimum landscape strip width abutting Atkinson Avenue shall be 4.5 m;
- The minimum Amenity Area shall be 9,941.7 m²;
- The maximum building height shall be 12.91 for Blocks 10 to 15;
- The minimum lot area shall be 142.4 m²/unit.
- The maximum number of townhouse units shall be 114 units, including 68 back-to-back townhouse units on a condominium road.



LOCATION MAP TO BY-LAW 098-2021

FILE: Z.19.002
RELATED FILES: OP.19.001 and DA.19.083
LOCATION: Part of Lot 31, Concession 1
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SUBJECT LANDS