

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 142-2020

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 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) Adding the following paragraph to Section 9.0 “EXCEPTIONS”:

“9(1502) Notwithstanding the provisions of:

- a) Section 3.8 a) respecting minimum parking requirements;
- b) Section 4.1.7 Uses Permitted;
- c) Paragraph 4.5 Schedule “A” respecting zone requirements in the R3 Residential Zone;

The following provisions shall apply to the Subject Lands shown on Schedule E-1633:

- ai) a minimum of 11 parking spaces (at a parking ratio of 1.0 parking spaces per employee) shall be provided on the Subject Lands,
- bi) In addition to the uses permitted in the R3 Residential Zone, a day nursery not in association with a school use shall also be permitted on the Subject Lands;
- ci) The following Zone standards shall apply:
 - a) Minimum Rear Yard Setback – 0.95 m to the existing “Building B” in its present location

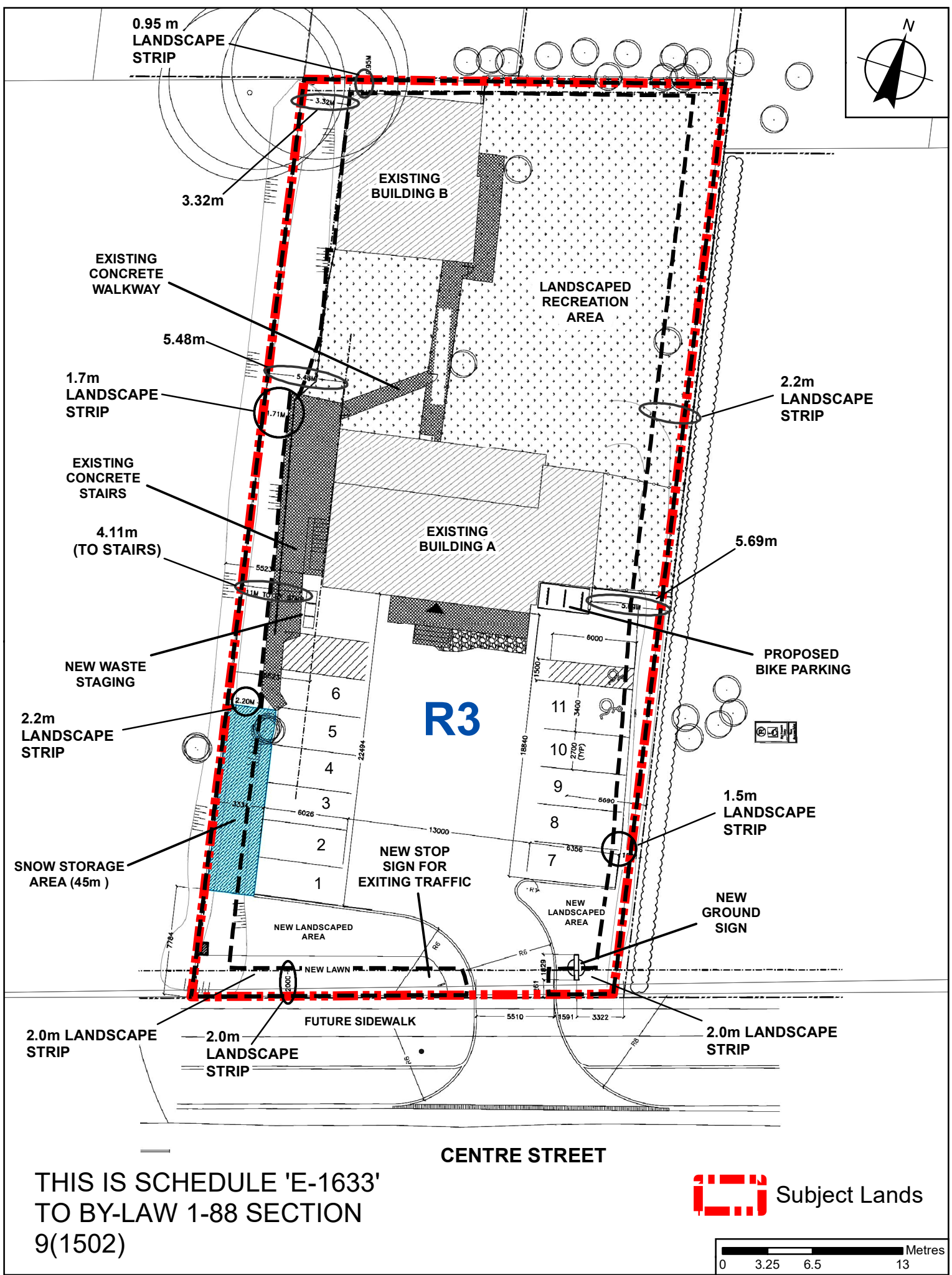
- b) Minimum Interior Side Yard Setback – 3.32 m to the west side of the existing “Building B” in its present location
 - c) Minimum Interior Side Yard Setback – 5.48 m to the west side of the existing “Building A” in its present location
 - d) Minimum Interior Side Yard Setback – 5.69 m to the east side of the existing “Building A” in its present location,
 - e) Minimum Interior Side Yard Setback – 4.1 m to the existing exterior stairs on the west side of “Building A” in its present location, and
 - f) Minimum Landscape Strip width along a lot line abutting a residential zone
 - 0.95 m existing landscape strip on the rear lot line;
 - 2.2 m and 1.7 m existing landscape strip on the west lot line;
 - 2.2 m and 1.5 m existing landscape strip on the east lot line
 - g) Minimum Landscape Strip width along a lot line abutting a street line - 2.0 m existing landscape strip
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- b) Adding Schedule “E-1633” attached hereto as Schedule “1”.
 - c) Deleting Key Map 2B and substituting therefor the Key Map 2B 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 21st day of October, 2020.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



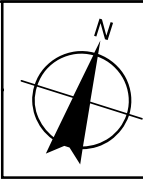
THIS IS SCHEDULE '1'
TO BY-LAW 142-2020
PASSED THE 21ST DAY OF OCTOBER, 2020

FILE: Z.19.001
RELATED FILE: DA.19.008
LOCATION: Part of Lot 6, Concession 2
APPLICANT: Daniel and Raya Gluzberg
CITY OF VAUGHAN

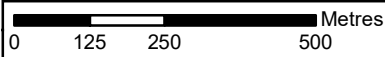
Signing Officers

Mayor

Clerk



KEY MAP 2B
BY-LAW NO. 1-88



THIS IS SCHEDULE '2'
TO BY-LAW 142-2020
PASSED THE 21ST DAY OF OCTOBER, 2020

FILE: Z.19.001
RELATED FILE: DA.19.008
LOCATION: Part of Lot 6, Concession 2
APPLICANT: Daniel and Raya Gluzberg
CITY OF VAUGHAN

Signing Officers

Mayor

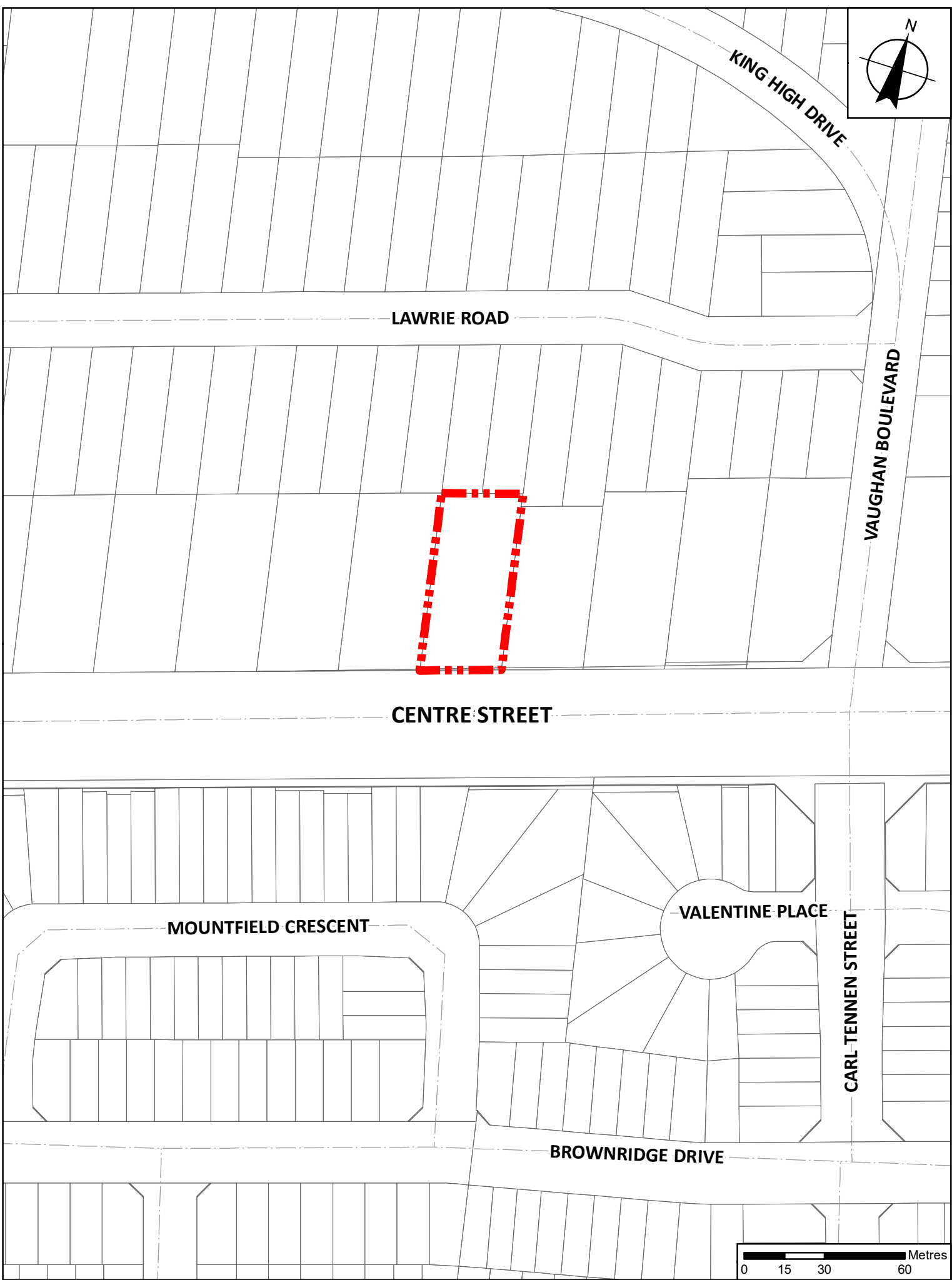
Clerk

SUMMARY TO BY-LAW 142-2020

The lands subject to this By-law are located at 1238 Centre Street on the north side of Centre Street west of Vaughan Boulevard, being Lot 87, Registered Plan 3541, in Lot 6, Concession 2, City of Vaughan.


The purpose of this by-law is to amend the “R3 Residential Zone” on the subject lands to

- a) permit a day nursery use within the existing stand-alone buildings;
- b) identify the Parking Ratio for the day nursery use;
- c) identify the minimum side yard setbacks to the existing “Building A” and “Building B”
- d) identify the minimum rear yard setback to the existing” Building B”
- e) identify the minimum side yard setback to the existing exterior stairs into the required interior side yard
- f) identify the minimum landscape strip width required adjacent to residential zones
- g) identify the minimum landscape strip with required adjacent to the Centre Street lot line.



LOCATION MAP TO BY-LAW 142-2020

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**Subject Lands**