

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 137-2021**

**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) Deleting Section i) that applies to the lands that refer to Schedule E-1184 in Exception 9(988) and replacing with the word “Deleted”
  - b) Adding the following to Exception Paragraph 9(988) after subsection k):

“C. Notwithstanding the provisions of:

    - a) Section 2.0 respecting the definition of Building Height, Mechanical Penthouse and Parking Space;
    - b) Subsections 3.8 (a), (c) and (d) and (g) respecting Parking Requirements;
    - c) Section 3.13 respecting minimum landscape strip requirements abutting a street line;
    - d) Section 3.17 respecting Portions of Buildings Below Grade;
    - e) Subsection 4.1.4 (b), subsection i) and ii) respecting Parking Areas for Multiple Family Dwellings;
    - f) Subsections 4.1.6 (a) respecting Minimum Amenity Area;
    - g) Subsections 3.14 and 4.1.9 and Schedule “A” respecting Yard Encroachments and Zone Standards in the RM2 Multiple

Residential Zone;

- h) Subsection 4.9 respecting Permitted Uses in the RM2 Multiple Residential Zone;

The following provisions shall apply to the Lands shown as “Subject Lands” on Schedule “E-1184”:

- ai) For the purpose of this By-law, the following definitions shall apply:

BUILDING HEIGHT - means the vertical distance between the average elevation of the finished grade at the front of the building, in the case of a flat roof, the highest point of the roof surface, exclusive of a mechanical room and any accessory rooftop structures such as a children’s jungle gym;

MECHANICAL PENTHOUSE – the mechanical penthouse area shall include the following: elevator shaft, mechanical room, electrical room, elevator machine room and storage area, stair access to rooftop and a universal washroom with a total area of 206 m<sup>2</sup>. This area shall be used only for these purposes and shall not be converted to residential units or other livable space;

PARKING SPACE – Means a rectangular area measuring at least 2.7 m by 5.7 m, exclusive of any aisles or ingress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto;

- bi) The minimum parking space requirements shall be as follows:

- Residential: 1.0 space per dwelling unit
- Visitor: 0.2 spaces per dwelling unit;

- bii) Accessible Parking Spaces (Type A and B) and adjacent accessible aisle shall measure a minimum of 5.7 m in length;

- biii) The parking area shall be provided with an access driveway of joint ingress and egress, at least 6 m in width;

- ci) A strip of land no less than 0.6 m in width shall be provided along a lot line which abuts a street line and shall be used for no other purposes than landscaping. This shall not prevent the provision of

- access driveways across the said strip;
- di) The minimum setback to the part of the building below finished grade shall be 0 m to all lot lines;
  - ei) A strip of land not less than 2.2 m in width shall be provided around the periphery of an outdoor parking area and within the lot on which the said parking area is situated and shall be used for no other purposes than landscaping. This shall not prevent the provision of access driveways across the said strip;
  - eii) An outdoor parking area shall be screened from the street and any adjacent premises. Screening shall consist of a solid wood fence, and landscaping having a minimum height of 1.2 m. This shall not prevent the provision of access driveways through the said screening;
  - fi) A total minimum amenity area of 1,650 m<sup>2</sup> shall be provided;
  - gi) The minimum lot area shall be 44 m<sup>2</sup> per unit;
  - gii) The minimum front yard (Islington Avenue) setback shall be 2.2 m to the main wall of the building, and may be reduced to:
    - 0.6 m to an air shaft
    - 0.9 m to a planter
    - 0.8 m adjacent to a daylight triangle
    - 1.2 m to a balcony;
  - giii) The minimum exterior side yard (Napa Valley Avenue) setback shall be 2.3 m to the main wall of the building, and may be reduced to:
    - 0.8 m adjacent to a daylight triangle
    - 0.6 m to a balcony or terrace;
  - giv) The maximum building height shall be 17 m;
  - hi) The maximum number of apartment dwelling units shall be 89;
  - c) Deleting Schedule “E-1184” from By-law 1-88 and substituting therefor with Schedule “E-1184” attached hereto as Schedule “1”.

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

Enacted by City of Vaughan Council this 20<sup>th</sup> day of October, 2021.

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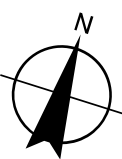
Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

Authorized by Item No.2 of Report No. 43  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
October 20, 2021.

CHALONE CRESCENT



ISLINGTON AVENUE

EXHAUST  
AIR SHAFT

2.2m

0.6m

0.9m  
(To Planter)

1.2m  
(To a Balcony)

RM2

5-STOREY  
RESIDENTIAL  
BUILDING

0.8m

0.6m  
(To a Balcony)

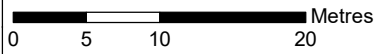
2.3m

NAPA VALLEY AVENUE

THIS IS SCHEDULE 'E-1184'  
TO BY-LAW 1-88  
SECTION 9(988)



SUBJECT LANDS



THIS IS SCHEDULE '1'  
TO BY-LAW 137-2021  
PASSED THE 20TH DAY OF OCTOBER, 2021

FILE: Z.20.001  
RELATED FILE: DA.20.002  
LOCATION: Part of Lot 18, Concession 8  
APPLICANT: 9630 Islington Inc.  
CITY OF VAUGHAN

SIGNING OFFICERS

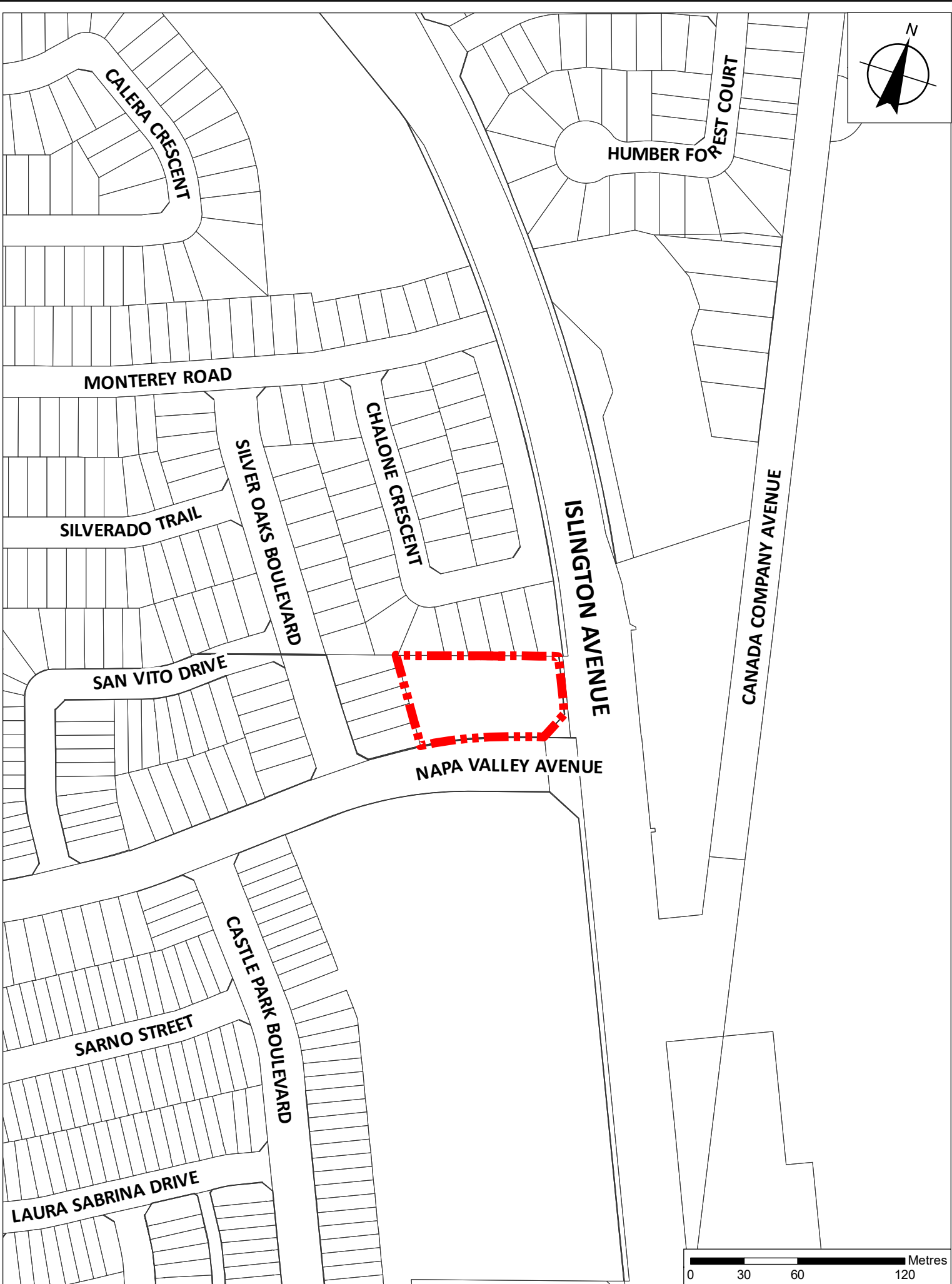
MAYOR

CLERK

## **BY-LAW NUMBER 137-2021**

The lands subject to this By-law are located at 9630 Islington Avenue, being Block 6 on Registered Plan 65M-3467, in Part of Lot 18, Concession 8, City of Vaughan.

The purpose of this by-law is to permit site specific exceptions to parking, landscaping, minimum amenity area, building height and setbacks within the “RM2 Multiple Residential Zone” for the Subject Lands, to permit the development of a 5-storey apartment building with 89 units and a Floor Space Index of 1.75.



LOCATION MAP  
TO BY-LAW 137-2021

**FILE:** Z.20.001  
**RELATED FILE:** DA.20.002  
**LOCATION:** Part of Lot 18, Concession 8  
**APPLICANT:** 9630 Islington Inc.  
**CITY OF VAUGHAN**

 **SUBJECT LANDS**