

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 152-2021**

**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 site-specific Exception 9(163) and Schedule “E-0167” in their entirety.
  - b) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “R3 Residential Zone” to “RA3 Residential Apartment Zone”, in the manner shown on the said Schedule “1”.
  - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1530) Notwithstanding the provisions of:

    - a) Section 2.0 Definitions respecting the definition of a “Parking Space”;
    - b) Subsection 3.8 a) respecting Minimum Parking Requirements;
    - c) Subsection 3.14 a) respecting permitted yard encroachments for a canopy;
    - d) Subsection 4.12 respecting permitted uses in an RA3 Residential Apartment Zone;
    - e) Subsection 4.1.1 c) respecting minimum interior side yard

setback to an accessory structure and location of an accessory structure;

- f) Schedule “A” respecting minimum front, exterior side and interior side yard setbacks and minimum lot area per unit in the RA3 Residential Apartment Zone; and
- g) Section 3.17 respecting Portions of Buildings Below Grade.

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1661”:

- ai) The minimum dimensions for a “Parking Space” shall measure at least 2.6 m by 5.6 m for a maximum of 4 parking spaces; whereas, otherwise the minimum dimensions for a “Parking Space” shall be 2.7 m by 6 m;
- bi) A minimum parking rate of 6 spaces per 100 m<sup>2</sup> of commercial/retail GFA shall apply;
- ci) A maximum encroachment of 1 m into any required yard shall be permitted for a canopy;
- di) The following additional uses shall be permitted on the ground-floor only to a maximum of 390 m<sup>2</sup> of GFA:
  - Business and Professional Office;
  - Retail Store;
  - Personal Service Shop;
  - Bank or Financial Institution;
  - Eating Establishment, Convenience and Take-Out up to a maximum of 1 unit or 50% of the commercial/retail GFA, whichever is lesser;
  - Print Shop; and
  - Post Office.
- ei) The minimum interior side yard setback to an accessory structure shall be 0 m;
- eii) An accessory structure (Exhaust Shaft Pavilion) may be located in the Interior Yard;

- fi) The minimum required yards shall be:
    - Front Yard = 2.0 metres
    - Interior Side Yard = 3.1 m
    - Exterior Side Yard = 0.8 m
  - fiii) The minimum lot area per unit shall be 37 m<sup>2</sup>; and
  - gi) The minimum Front Yard and Exterior Side Yard Setback to an underground parking garage shall be 1 m.
  - c) Adding Schedule “E-1661” attached hereto as Schedule “1”.
  - d) Deleting Key Map 7B and substituting therefor the Key Map 7B attached hereto as Schedule “2”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

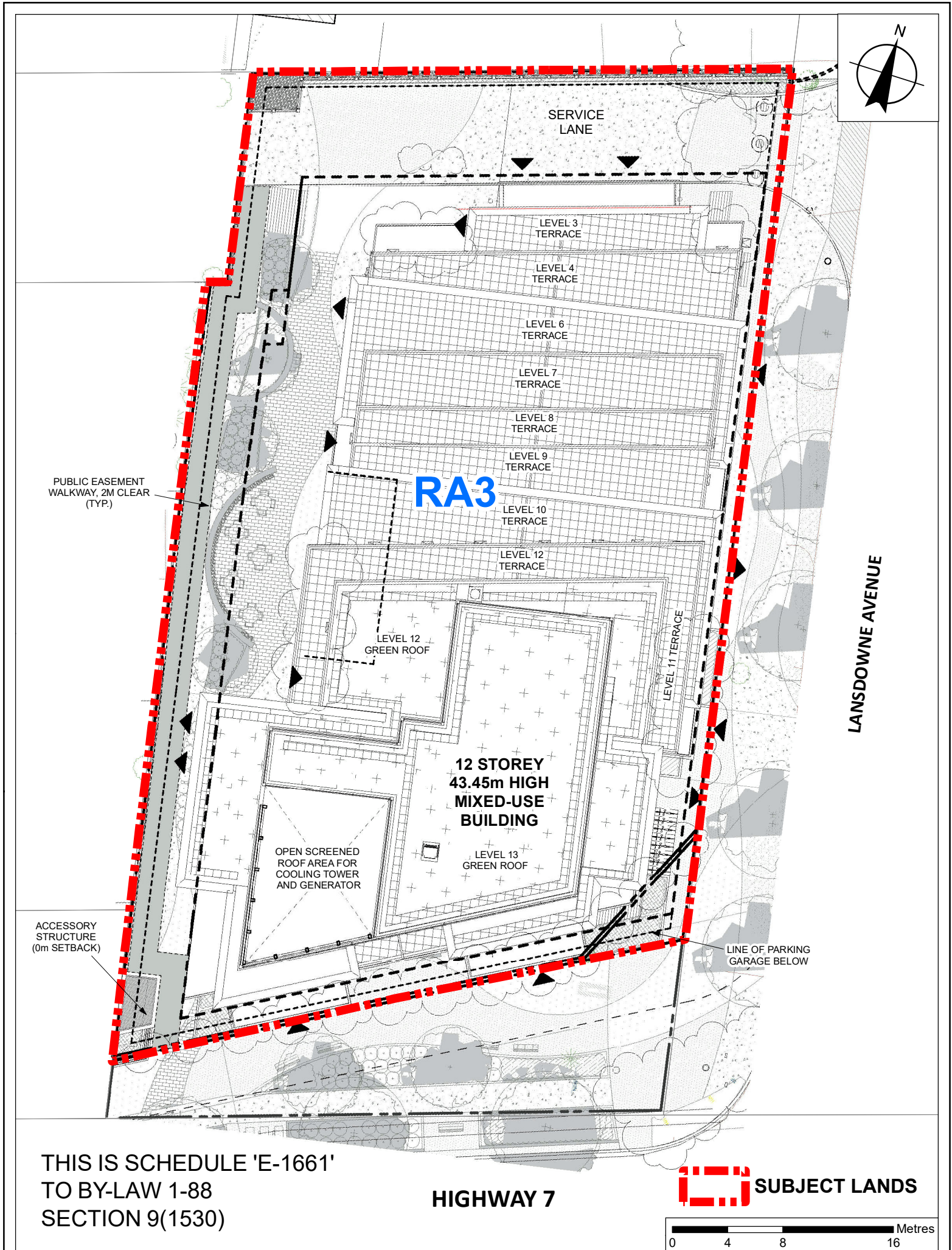
Enacted by City of Vaughan Council this 16<sup>th</sup> day of November, 2021.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk



THIS IS SCHEDULE '1'  
TO BY-LAW 152-2021  
PASSED THE 16TH DAY OF NOVEMBER, 2021

FILE: Z.19.019  
RELATED FILES: OP.19.007, DA.19.069  
LOCATION: Lots 13, 14, 15, 25 & Pt. Lot 26 on Plan 554  
APPLICANT: Avalee (Vaughan) Inc.  
CITY OF VAUGHAN

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





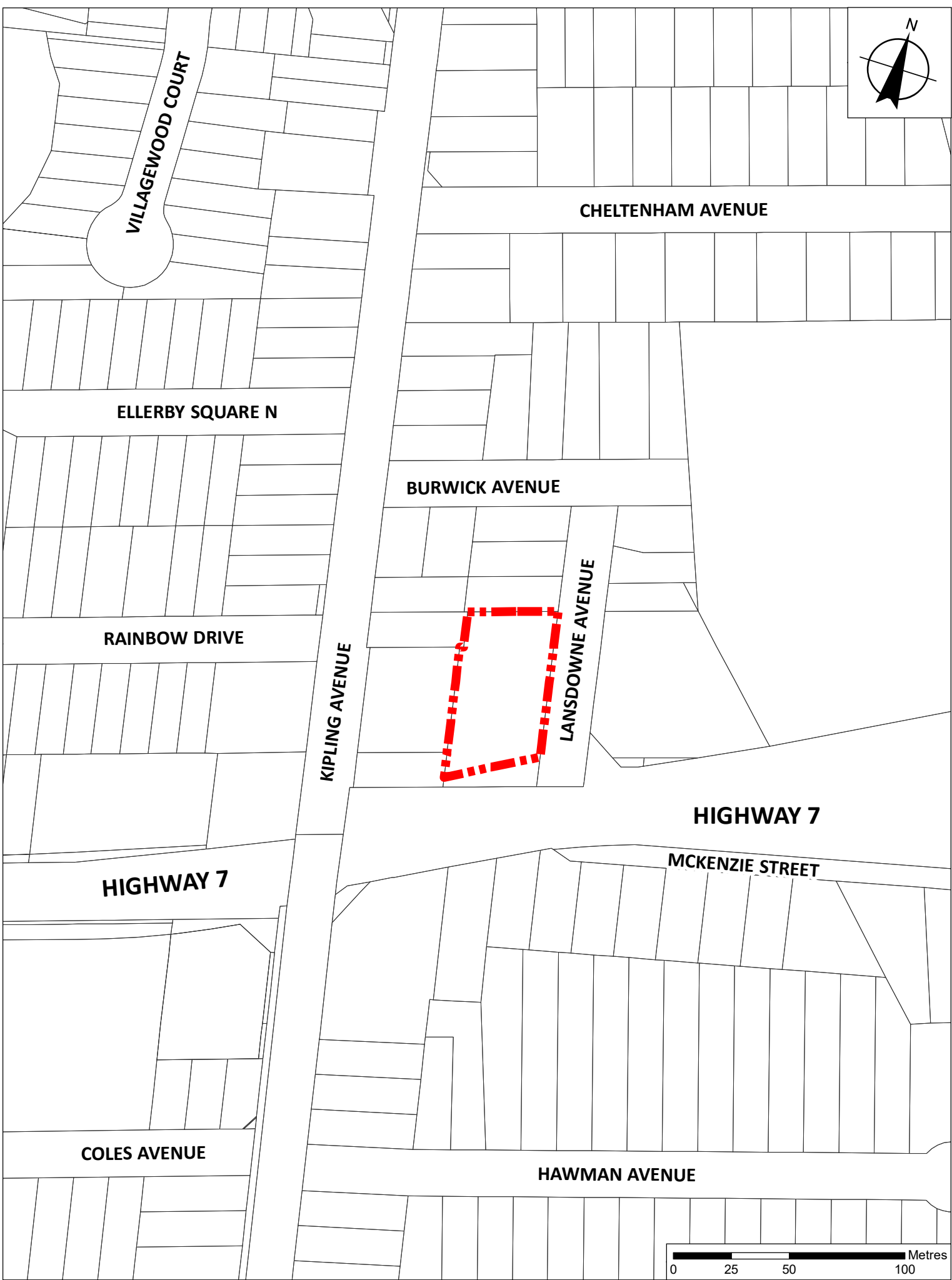
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## CLERK

## **SUMMARY TO BY-LAW 152-2021**

The lands subject to this By-law are located at the north-west corner of Regional Road 7 and Lansdowne Avenue, municipally known as 2 Lansdowne Avenue, being Lots 13, 14, 15, 25 & Pt. Lot 26 on Plan 554, City of Vaughan.

The purpose of this By-law is to delete site-specific Exception 9(163) and rezone the Subject Lands from the R3 Residential Zone to the RA3 Residential Apartment Zone with additional site-specific exceptions to facilitate the development of a 12-storey mixed use residential and commercial building, having a floor space index ('FSI') of 5.1 times the area of the lot, 72 residential dwelling units and 385 m<sup>2</sup> of at-grade commercial uses.



# LOCATION MAP TO BY-LAW 152-2021

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