

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 011-2017

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) Deleting Exception 9(1) from Section 9.0 "EXCEPTIONS" and substituting therefor the word "Deleted".
 - b) Deleting Exception 9(820) from Section 9.0 "EXCEPTIONS" and substituting therefor the word "Deleted".
 - c) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from RM1 Multiple Residential Zone, subject to site-specific Exception 9(1), RM2 Multiple Residential Zone, subject to site-specific Exception 9(820), R3 Residential Zone and M3 Transportation Industrial Zone to RA2 Apartment Residential Zone in the manner shown on the said Schedule "1".
 - d) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"9(1444) Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting Definitions;
 - b) Subsection 3.8 a) and c) respecting Parking Requirements;
 - c) Subsection 3.13 respecting Minimum Landscaped Area;
 - d) Subsection 3.14 a), b), c) and d) respecting Permitted Yard Encroachments and Restrictions;
 - e) Subsection 4.1.1 b), c) and j) respecting General Provisions, Accessory Buildings and Structures;
 - f) Subsection 4.1.6 respecting Minimum Amenity Area;
 - g) Subsection 4.11 respecting Uses Permitted in the RA2 Apartment Residential Zone; and,
 - h) Section 4.1.8 and Schedule "A" respecting Minimum Zone Standards in the RA2 Apartment Residential Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-*1574”:

ai) for the purpose of this Paragraph, “Parking Space” shall be defined as follows:

PARKING SPACE – Means a rectangular area measuring at least 2.6 metres by 5.7 metres, exclusive of any aisles or ingress and egress 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 requirement shall be 0.913 parking space per dwelling unit;

bii) the minimum parking requirement shall be 0.20 visitor parking space per dwelling unit;

biii) the minimum parking requirement shall be 6.0 parking spaces per 100 m² of Commercial Gross Floor Area;

ci) a strip of land not less than 3.0 metres in width shall be provided along Woodbridge Avenue, and shall be used for no other purpose than landscaping. This shall not prevent the provision of access driveways across the said strip;

cii) a strip of land not less than 1.0 metres in width shall be provided around the periphery of an outdoor parking area, except 0.0 metres is permitted for the most north-westerly parking space;

di) the maximum projection of canopies into a front yard shall be 1.1 metres;

dii) a 0 m setback to the interior side yard stairway is permitted;

ei) the maximum height of an accessory structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. The nearest part of the roof shall not be more than 4.0 metres above finished grade;

eii) accessory structures shall be permitted in an interior side yard;

eiii) the minimum setback to a retaining wall in excess of 1.0 m in height shall be 0 m;

fi) the minimum Amenity Area shall be 2112.97 m²;

gi) the following commercial uses, not exceeding a maximum combined gross floor area of 281.44 m² shall be permitted on the ground floor of the residential apartment building:

- Museum or Art Gallery
- Club

- Dry Cleaning Depot
- Eating Establishment
- Eating Establishment, Convenience
- Eating Establishment, Take-Out
- Health Centre
- Office, Business or Professional
- Store, Retail
- Studio

- hi) the minimum lot area shall be 48 m² per unit;
- hii) the minimum front yard (Woodbridge Avenue) shall be 3 m;
- hiii) the minimum interior side yard shall be 3.0 metres.”

- e) Deleting Schedule “E-1”.
- f) Deleting Schedule “E-902”.
- g) Adding Schedule “E-1574” attached hereto as Schedule “1”.
- h) 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 24th day of January, 2017.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 011-2017

The lands subject to this By-law are located on the east of Kipling, on the south side of Woodbridge Avenue, known municipally as 259 and 275 Woodbridge Avenue and 64 Abell Avenue, being Part of Lot 7, Concession 7, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from RM1 Multiple Residential Zone, RM2 Multiple Residential Zone, R3 Residential Zone and M3 Transportation Industrial Zone to RA2 Apartment Residential Zone with site-specific zoning exceptions to permit the development of a 6-storey residential apartment building with 162 affordable housing units and 281.44 m² of ground floor commercial uses, and a total of 198 parking spaces.