

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 186-2022

A By-law to amend City of Vaughan By-law 001-2021.

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 001-2021, as amended, be and it is hereby further amended by:
- a) Rezoning the lands shown as “Subject Lands” on Schedule ‘1’ attached hereto from RT(H) Residential Townhouse Zone with the Holding Symbol “(H)” and OS1 Open Space Zone to RT1 Residential Townhouse Zone and OS2 Open Space Zone, in the manner shown on Schedule ‘1’.
- b) Adding Subsection “14.1128” to Part 14 Exception Zones, as follows:

Exception Number 14.1128	Municipal Address: 10083 and 10101 Weston Road
Applicable Parent Zone: RT1, OS2	
Schedule A Reference: 163, 164	
By-law 034-2021	
14.1128.1 Permitted Uses	
1. The following additional use shall be permitted on lands zoned RT1 Residential Townhouse as shown on Figure E-1559: a. A Multiple-unit Dwelling shall be permitted on Blocks 1, 16, 17, 18 and 19.	
14.1128.2 Lot and Building Requirements	
1. The following lot and building requirements shall apply to lands zoned RT1 Residential Townhouse as shown on Figure E-1599:	

- a. The minimum lot frontage shall be as follows:
 - i. 5.6 m for Blocks 2 to 5, 26 and 27;
 - ii. 5.8 m for Blocks 6 to 12, 20 to 25 and 28 to 31; and
 - iii. 6.4 m for Blocks 1, 13 to 19.
- b. The minimum lot area shall be as follows:
 - i. 140.0 m² for Blocks 6 to 12 and 20 to 31;
 - ii. 135.0 m² for Blocks 2 to 5 and 13 to 15; and
 - iii. 85.0 m² for Blocks 1 and 16 to 19.
- c. The minimum front yard shall be 3.9 m.
- d. The minimum rear yard shall be as follows:
 - i. 7.0 m for Blocks 6 to 11, 20, 21 and 23 to 31;
 - ii. 4.0 m for Blocks 2 to 5;
 - iii. 0.0 m for Blocks 1 and 16 to 19;
 - iv. 6.5 m for Block 12;
 - v. 3.8 m for Block 13;
 - vi. 1.69 m for Block 13, Unit 64;
 - vii. 3.6 m for Block 14;
 - viii. 3.0 m for Block 15; and
 - ix. 5.5 m for Block 22.
- e. Notwithstanding 14.1128.2.1.d, the minimum rear yard abutting a non-residential use, including walkway, stormwater management and open space blocks shall be 1.5 m for Blocks 8, 9, 13, 22, 23, 30 and 31.
- f. The minimum interior side yard for end units shall be 1.2 m subject to the following exception:
 - i. The minimum interior side yard abutting a non-residential use, including walkway, stormwater management and open space blocks shall be 1.5 m for Blocks 8, 9, 13, 22, 23, 30 and 31.
- g. The minimum exterior side yard shall be as follows:
 - i. 3.3 m for Blocks 1, 17 to 21; and
 - ii. 1.8 m for Blocks 26 and 27.
- h. The maximum permitted building height shall be 12.0 m;

<div><div>i. There shall be no minimum or maximum lot coverage required;</div><div>j. The maximum number of dwelling units within Block 14 shall be 8; and</div><div>k. The minimum setback to a sight triangle shall be 1.0 m for Blocks 1, 17 to 21, 26 and 27.</div></div>
14.1128.3 Parking
<div><div>1. The following parking requirements shall apply lands zoned RT1 Residential Townhouse as shown on Figure E-1599:</div><div><div>a. No visitor parking spaces shall be required for multiple-unit dwellings;</div><div>b. The maximum driveway width shall be 3.5 m for lots with a lot frontage of less than 6.0 m; and</div><div>c. Subsection 6.3.3 shall not apply.</div></div></div>
14.1128.4 Other Provisions
<div><div>1. The following definitions shall apply to lands zoned RT1 Residential Townhouse as shown on Figure E-1599:</div><div><div>a. Amenity area shall mean space outside a dwelling unit within or outside the building designed for the passive employment or active recreational needs of the residents;</div><div>b. A Multiple-unit Dwelling shall mean a building containing four or more dwelling units, with each unit having direct pedestrian access from the exterior of the building; and</div><div>c. For Blocks 2 to 6 and 13 to 15 only, the front lot line shall be defined as Street “1”.</div></div><div><div>2. The following encroachments shall also be permitted on lands zoned RT1 Residential Townhouse as shown on Figure E-1599:</div><div><div>a. Open and unenclosed access stairs may encroach into a front yard, exterior yard and rear yard to a maximum of 2.4 m;</div><div>b. An air conditioner (central), heat pump, condenser or similar equipment (ground or above ground mounted) may encroach into a front yard, rear yard and exterior yard shall be permitted to encroach into a front yard, rear yard or exterior side yard to a maximum of 1.5 m;</div></div></div></div>

- c. A balcony for a multiple unit dwelling may encroach into a front yard to a maximum of 1.8 m;
 - d. An uncovered platform regardless of height above grade and including access stairs may encroach into a rear yard and exterior side yard to a maximum of 2.4 m;
 - e. Hard landscape may encroach into any required yard up to 0.0 m from any lot line;
 - f. A porch, including access stairs from grade and with or without footings, may encroach into a required front yard, rear yard and exterior side yard to a maximum of 2.4 m, but no closer than 1.2 m from a lot line; and
 - g. A window projection with or without footings may encroach into any required yard to a maximum of 1.0 m.
3. For multiple unit dwellings, the minimum amenity area requirement shall be 5.0 m² per unit for Blocks 1, 16, 17, 18 and 19.

c) Adding Schedule “E-1599” attached hereto as Schedule ‘1’.

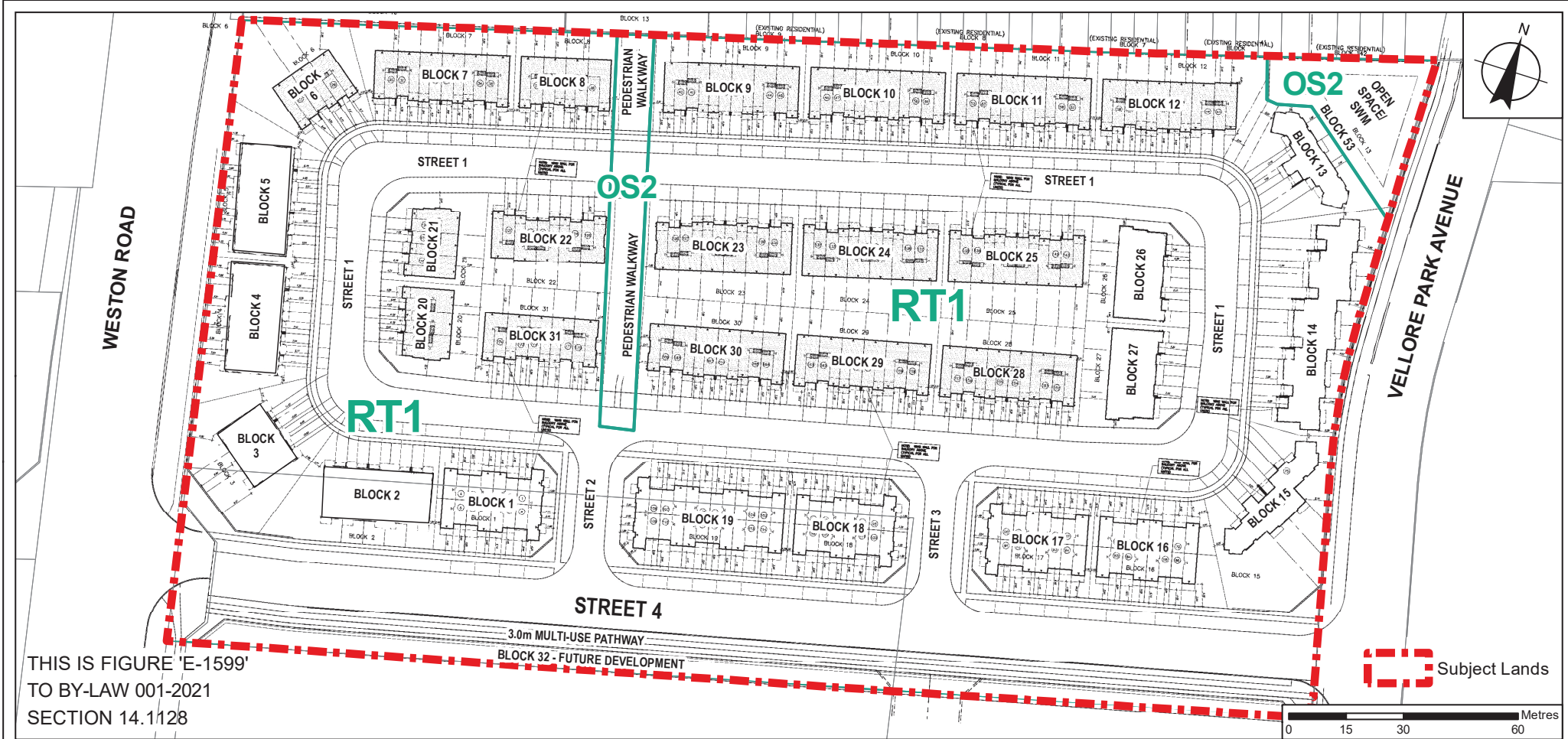
d) Deleting Maps 163 and 164 of Schedule A and substituting therefor with Maps 163 and 164 attached hereto as Schedules ‘2’ and ‘3’.

2. Schedules ‘1’, ‘2’ and ‘3’ shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 28th day of June, 2022.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



THIS IS SCHEDULE '1'
TO BY-LAW 186-2022
PASSED THE 28TH DAY OF JUNE, 2022

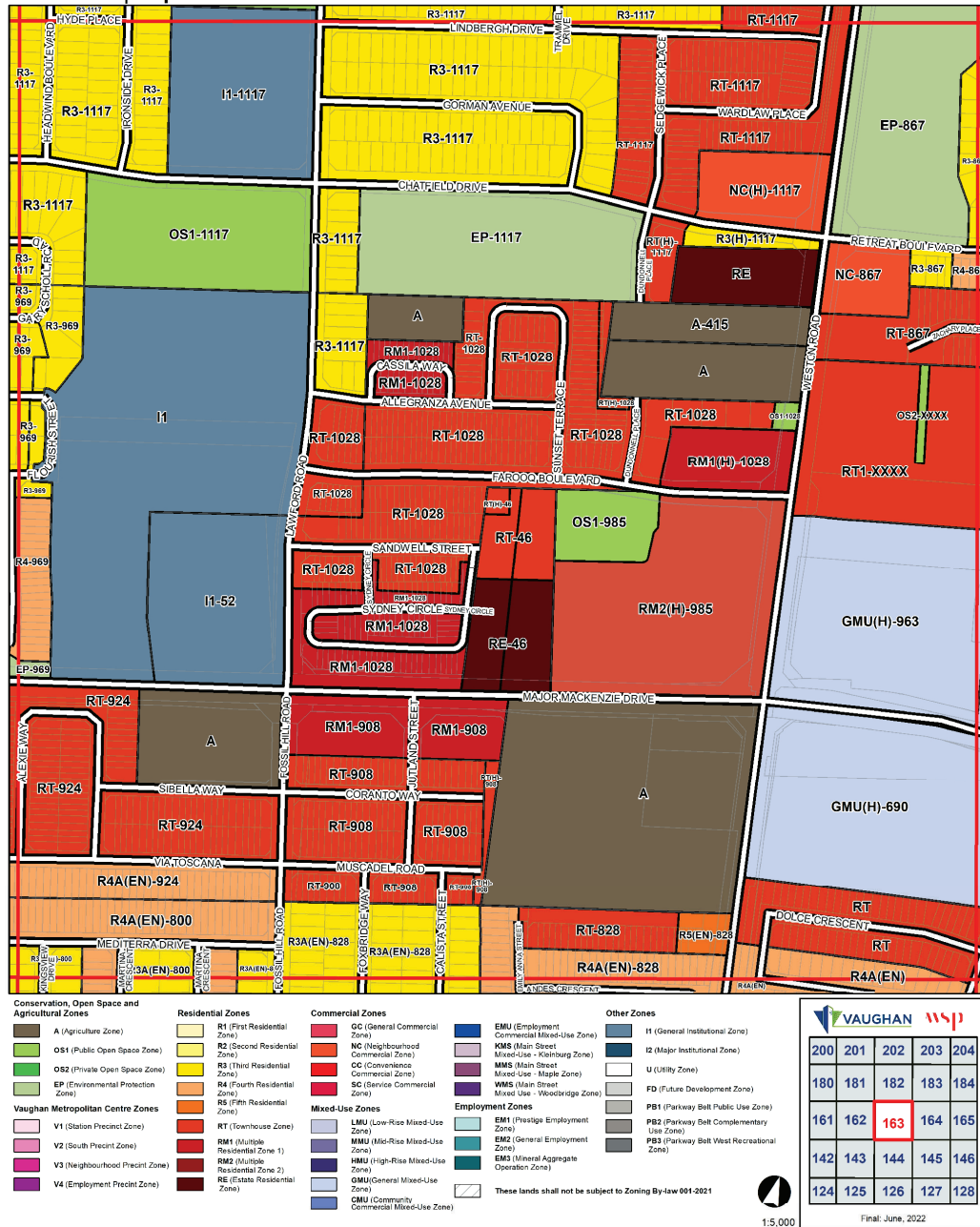
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 163



THIS IS SCHEDULE '2'
TO BY-LAW 186-2022
PASSED THE 28TH DAY OF JUNE, 2022

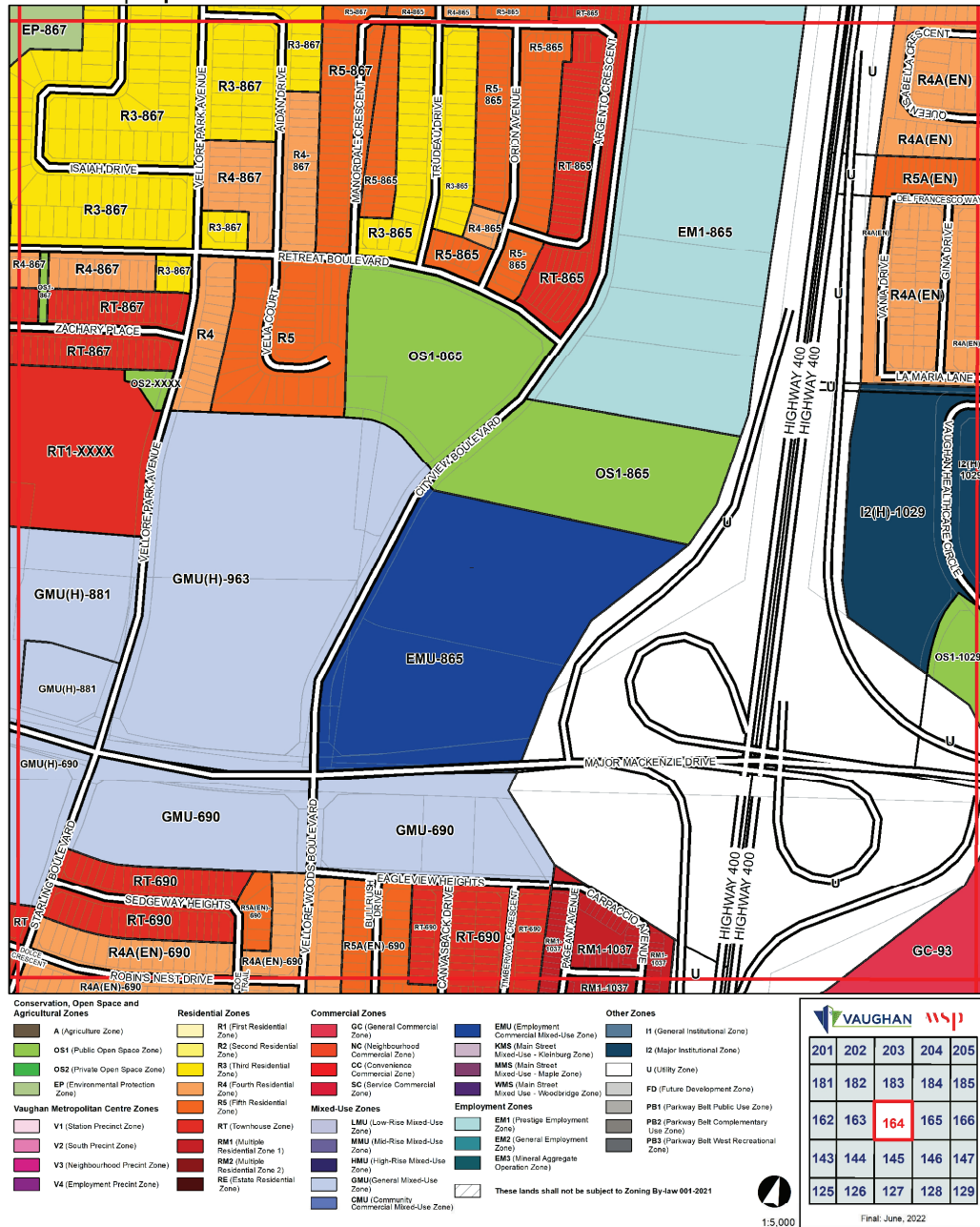
Signing Officers

Mayor

Clerk

Zoning By-law 001 - 2021

Schedule A | Map 164



THIS IS SCHEDULE '3'
TO BY-LAW 186-2022
PASSED THE 28TH DAY OF JUNE, 2022

Signing Officers

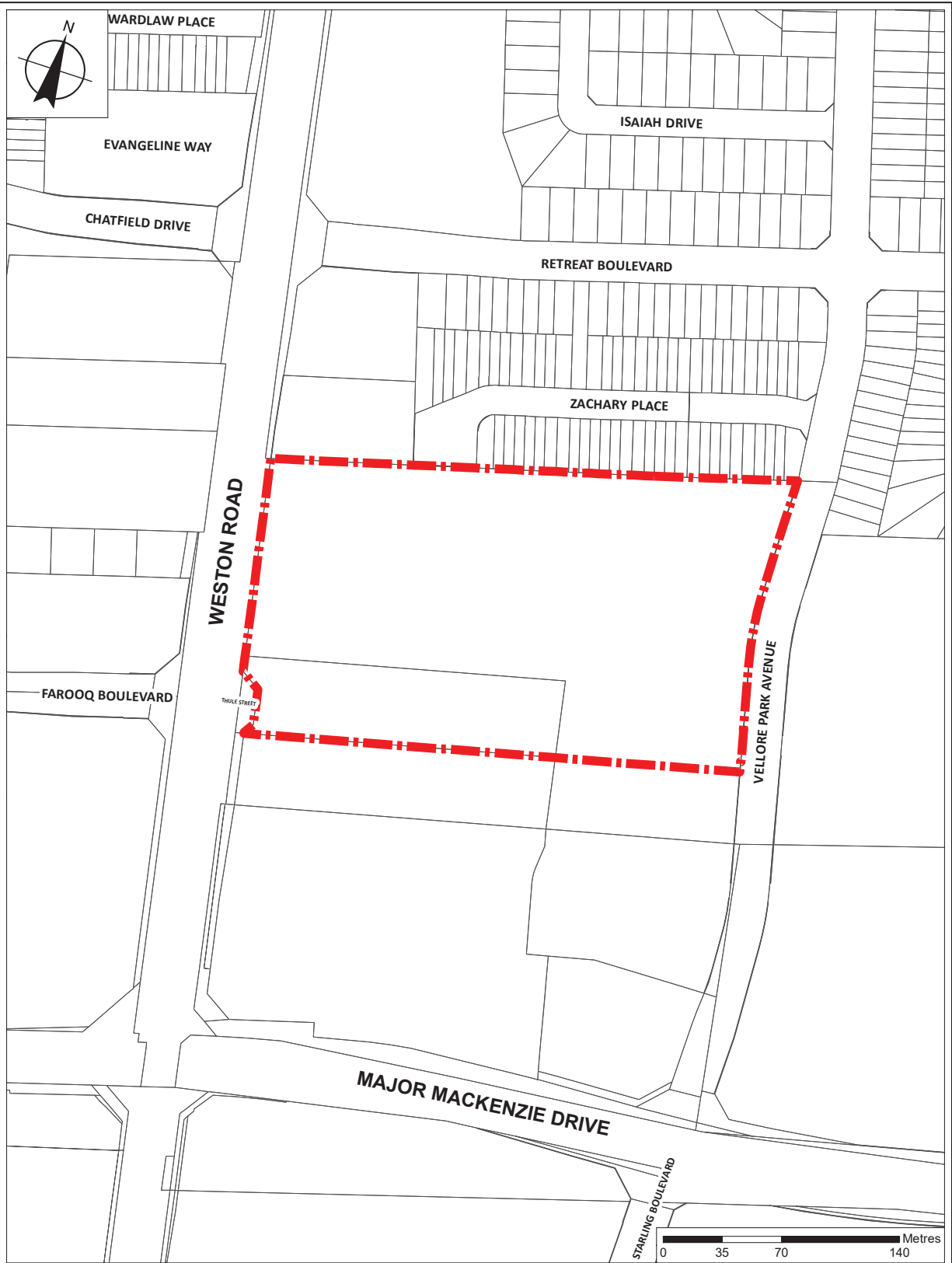
Mayor

Clerk

SUMMARY TO BY-LAW 186-2022

The lands subject to this By-law are located on the east side of Weston Road, north of Major Mackenzie Drive, and are municipally known as 10083 and 10101 Weston Road, Part of Lot 21, Concession 5, in the City of Vaughan.

The purpose of this By-law is to correct an administrative error that incorrectly zoned the lands RT(H) Residential Townhouse Zone and OS2 Open Space Zone under Zoning By-law 001-2021, thereby not recognizing By-law 034-2021 that was passed by Vaughan City Council on March 10, 2021, being a by-law that amended Zoning By-law 1-88 with site specific zoning exceptions to permit the development of 130 street and 44 multiple unit dwellings (back-to-back townhouse dwelling units) (174 total units).



LOCATION MAP TO BY-LAW 186-2022