

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 193-2022**

**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, be and it is hereby further amended by:
  - a) Rezoning the lands shown as “Subject Lands” on Schedule “E-1680”, attached hereto as Schedule “1”, from A Agricultural Zone to RM2 Multiple Residential Zone and OS1 Open Space Conservation Zone, in the manner shown on the said Schedule “1”.
  - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1549) Notwithstanding the provisions of:

    - a) Subsection 2.0 respecting Definitions;
    - b) Subsection 3.8 respecting Parking Requirements;
    - c) Subsection 3.13 respecting Minimum Landscaped Area;
    - d) Subsection 3.14 respecting Permitted Yard Encroachments;
    - e) Subsection 3.17 respecting Portions of Buildings Below Grade;
    - f) Subsection 3.21 respecting Frontage on a Public Street;
    - g) Subsection 4.1.1 respecting Accessory Buildings and Structures;
    - h) Subsection 4.1.3 respecting Rooms Below Grade;

- i) Subsection 4.1.4 respecting Parking and Access Requirements;
- j) Subsection 4.9 respecting Permitted Uses;
- k) Schedule “A” respecting the zone standards in the RM2 Zone;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1680”:

- ai) The following definitions shall apply for the lands shown on Schedule “E-1680”:

LOT shall mean the Subject Lands shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the existing number of lots, the creation of separate units and/or lots by way of a plan of condominium, consent or other permissions, and any easements or registrations that are granted, shall be deemed to comply with the provisions of Zoning By-Law 1-88

FRONTAGE ON A PUBLIC STREET No person shall erect any building in any zone unless the lot upon which such building is to be erected fronts onto a public street or a private condominium road or walkway

FRONT LOT LINE shall be deemed to be Petticoat Road

REAR LOT LINE shall be deemed to be Major Mackenzie Drive

BALCONY shall mean a platform without a foundation and with at least one side open which is covered or uncovered:

- bi) Parking shall be provided for all Residential Dwellings at a rate of 1.15 spaces / unit
- bii) The maximum driveway width shall be 7.6 metres
- ci) The minimum landscape strip width along a lot line adjacent to a street line shall be:
  - 0.6 m (Major Mackenzie Drive)
  - 1.5 m (Petticoat Road)

- di) The maximum canopy encroachment into required yards shall be 1.0 m (Blocks 1 & 3).
- ei) The minimum required setback from an underground parking structure shall be 0.0 m.
- fi) A Block Townhouse Dwelling and a semi-detached Dwelling shall be permitted to front onto a Public or Private Street and/or a walkway.
- gi) Accessory Structures are not required to be located in the rear yard.
- gii) The maximum height of a retaining wall constructed on a property line between two residential lots shall be 1.94 metres.
- giii) The minimum setback of a retaining wall constructed on a property line between two residential lots shall be 0.0 metres.
- giv) The maximum height of an accessory structure shall be 4.83 metres.
- hi) A cellar or part of a cellar may be used as a dwelling unit within Blocks 1, 2 and 3.
- i) Parking spaces for the semi-detached dwelling shall be located within the underground parking garage.
- ii) The minimum landscape strip width around the periphery of an outdoor parking area shall be 0.0 m.
- iii) Subsection 4.1.4 b) ii) shall not apply.
- ji) A semi-detached dwellings shall be permitted as an additional use.
- ki) The minimum required Lot Area shall 100 m<sup>2</sup> per unit
- kii) The minimum required Front yard abutting Petticoat Road shall be:
  - 3.0 metres for Block 3
  - 4.0 metres for Block 4
- kiii) The minimum required Rear yard abutting Major Mackenzie

Drive shall be:

- 3.0 metres for Block 1
- 0.9 metres for garbage enclosure
- 0.6 m for the exit stair

kiv) The maximum permitted Building Height shall be:

- 14.2 metres for Block 1
- 11.4 metres for Block 2
- 13.6 metres for Block 3
- 12.62 metres for Block 4

- c) The minimum required setback to the Metrolinx rail corridor on the west side of the Subject Lands to a dwelling wall shall be 26.46 metres.
- d) Adding Schedule “E-1680” attached hereto as Schedule “1”.
- e) Deleting Key Map 3D and substituting therefor the Key Map 3D attached hereto as Schedule “2”.

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

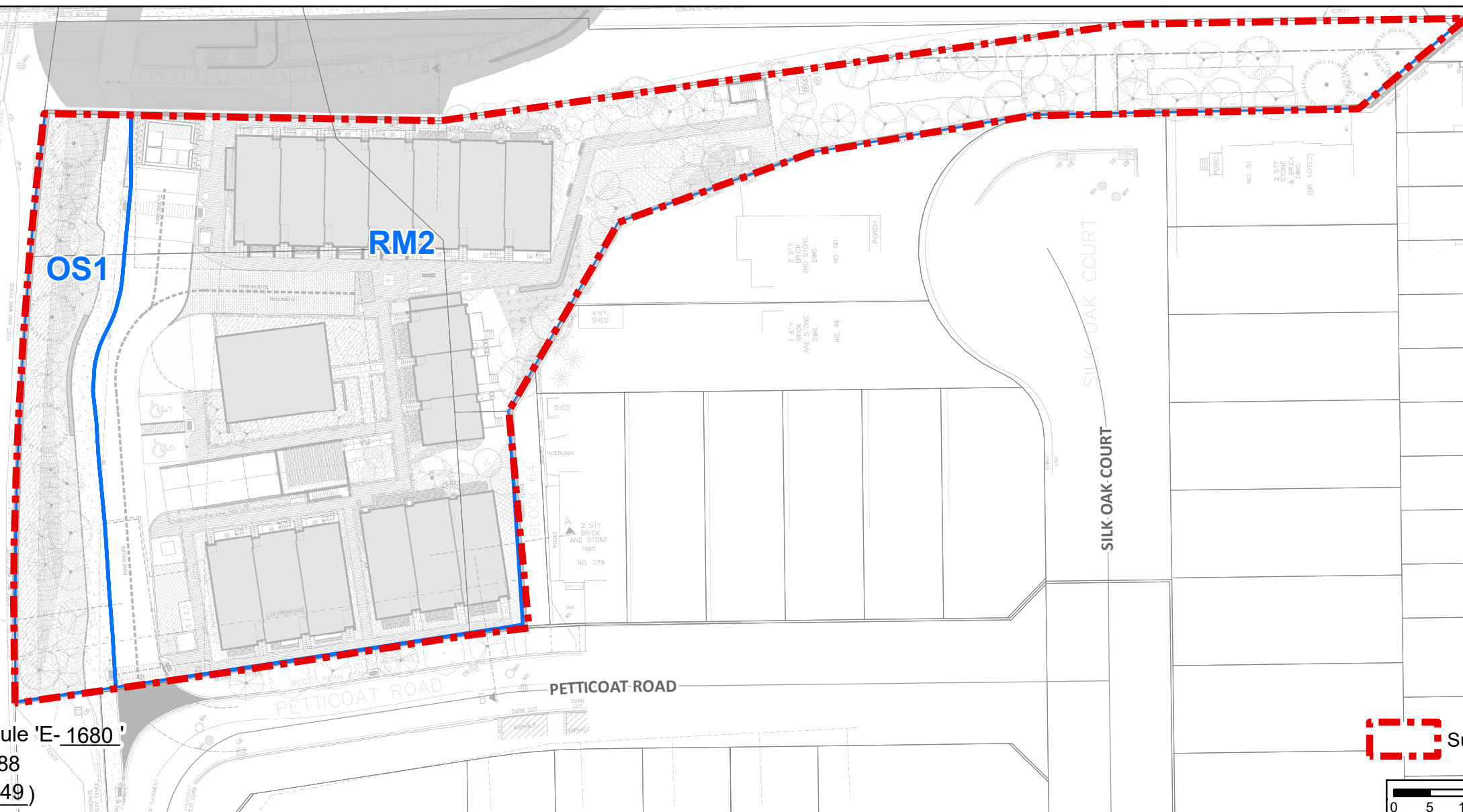
Enacted by City of Vaughan Council this 28<sup>th</sup> day of June, 2022.

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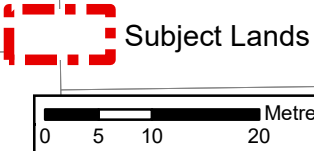
Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk



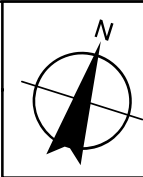
This is Schedule 'E- 1680'  
To By-Law 1-88  
Section 9( 1549)



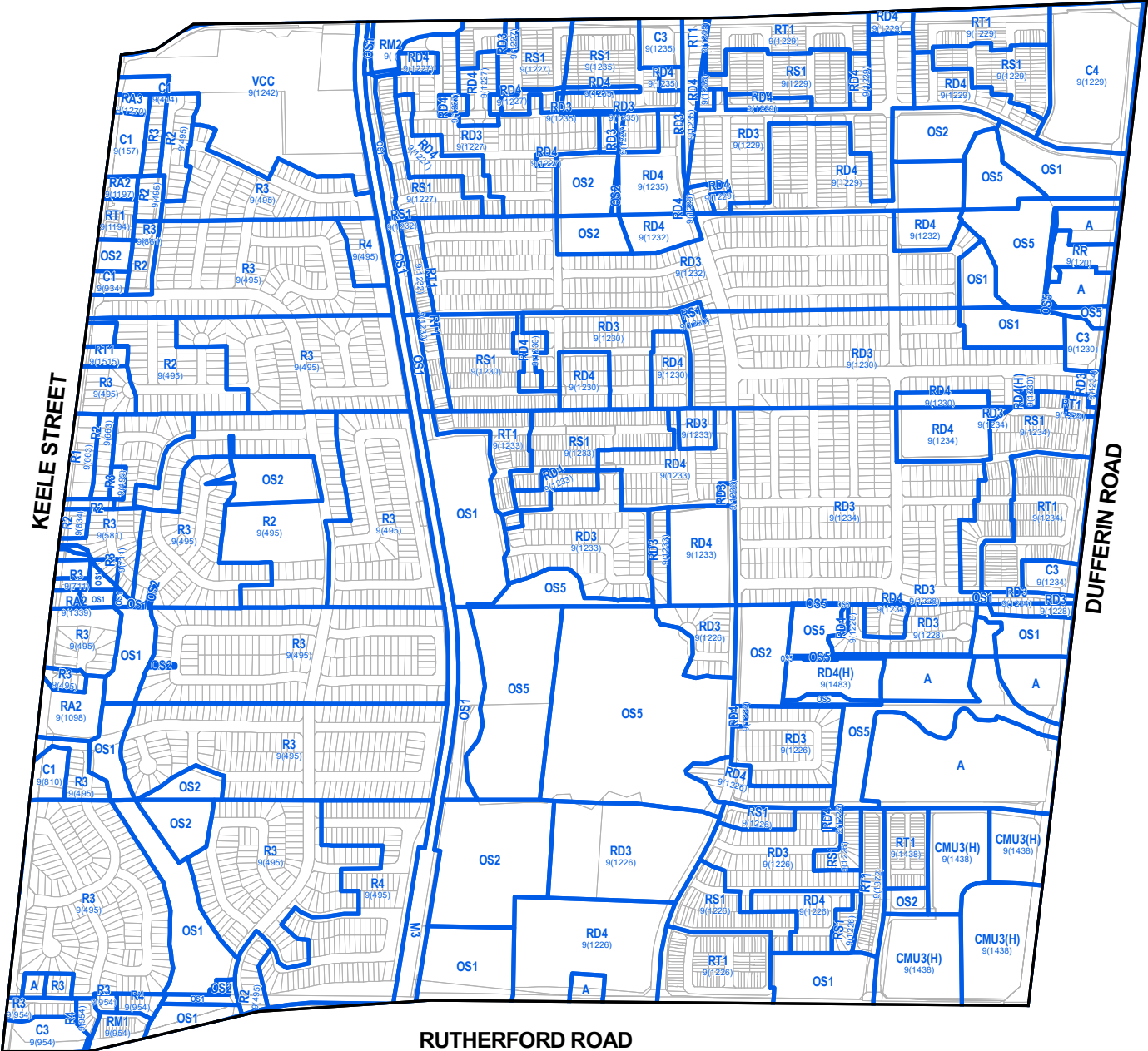
**File:** Z.16.006  
**Related File:** DA.19.070  
**Location:** Part of Lot 20, Concession 3  
**Applicant:** 2640174 Ontario Inc.  
**City of Vaughan**

This is Schedule '1'  
To By-Law 193-2022  
Passed the 28th Day of June, 2022

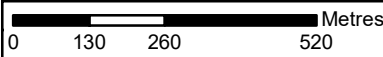
Signing Officers  
  
\_\_\_\_\_  
Mayor  
  
\_\_\_\_\_  
Clerk



MAJOR MACKENZIE DRIVE



KEY MAP 3D  
BY-LAW NO. 1-88



This is Schedule '2'  
To By-Law 193-2022  
Passed the 28th Day of June, 2022

File: Z.16.006  
Related File: DA.19.070  
Location: Part of Lot 20, Concession 3  
Applicant: 2640174 Ontario Inc.  
City of Vaughan

SIGNING OFFICERS  
  
MAYOR  
  
CLERK

## **SUMMARY TO BY-LAW 193-2022**

The lands subject to this By-law are located on the south side of Major Mackenzie Drive and directly east of the Metrolinx rail corridor, being Part of Lot 20 Concession 3 and municipally known as 2057 Major Mackenzie Drive ("Subject Lands").

The purpose of this by-law is to rezone the Subject Lands from A Agricultural Zone to RM2 Multiple Family Residential Zone and OS1 Open Space Conservation Zone and to permit site-specific exceptions to the RM2 Multiple Family Residential Zone to facilitate the development of 62 stacked and stacked back-to-back townhouse units and a semi-detached dwelling with 2 units with underground parking, at-grade amenity areas and visitor parking.

It is noted that the Decision of the Local Planning Appeal Tribunal Issued September 7, 2018, Case No. PL170305, approved in principle the amendment to By-law No. 1-88 to rezone the lands from A Agricultural Zone to RM2(H) Multiple Residential Zone subject to the Holding symbol (H) and OS1 Open Space Conservation Zone, and subject to the conditions and provisos set out in Item 2, CW Report No. 18 of the City of Vaughan.

Item 2, CW Report No. 18 of the City of Vaughan contained the condition that the Subject Lands be zoned with a Holding Symbol ('H') until it was confirmed that there is adequate water and sewage capacity to service the Development. Through the review of related file DA.19.070 the Development Engineering Department has confirmed there is adequate capacity and has recommended that allocation be granted to service this development. Therefore, the Holding Symbol ('H') is not required, and therefore this zoning by-law amendment will not be passed with a Holding Symbol ('H').



# Location Map To By-Law 193-2022

**File:** Z.16.006  
**Related File:** DA.19.070  
**Location:** Part of Lot 20, Concession 3  
**Applicant:** 2640174 Ontario Inc.  
**City of Vaughan**



Subject Lands