

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 139-2022**

**A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 098-2021.**

**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 1-88, as amended by By-law Number 098-2021, be and it is hereby further amended by:
  - a) Deleting Exception 9(1526) from Section 9.0 “Exceptions” and substituting therefore the word “Deleted”.
  - b) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “R3 Residential Zone” and “RM2 Multiple Residential Zone” to “RT1 Residential Townhouse Zone”, in the manner shown on the said Schedule “1”.
  - c) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(\*1538) Notwithstanding the provisions of:

    - a) Subsection 2.0 respecting the Definition of Back-to-Back Townhouse Dwelling, Common Element, Lot, Parallel Parking Space, Street Townhouse Dwelling and Tandem Parking Space;
    - b) Subsection 3.21 respecting Frontage on Public Street;
    - c) Subsection 4.22.2 respecting minimum required no encroachment zone;
    - d) Subsection 4.29, respecting Permitted Uses; and,

- e) Schedule “A3” respecting the Zone Standards in the RT1 Residential Townhouse Zone;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1669”:

- ai) The following definitions shall apply for the lands shown on Schedule “E-1669”:
  - i) COMMON ELEMENT shall mean a private road or a private communal space owned by the condominium corporation which includes an underground or above ground parking area, community mailboxes, internal park, underground parking access, stairwell or an internal sidewalk, that does not abut a public road;
  - ii) DWELLING, STREET TOWNHOUSE shall mean a townhouse dwelling in which each dwelling unit is situated on its own lot that fronts onto a public street or private common element;
  - iii) DWELLING, BACK-TO-BACK TOWNHOUSE means a dwelling containing four or more dwelling units divided by vertical common walls and a common rear wall, and the individual dwelling units do not have rear yards. Each dwelling unit may be situated on its own lot and accessed by an independent entrance;
  - iv) LOT means a parcel of land fronting on a public street, private road, or common element;
  - v) PARKING SPACE, PARALLEL shall mean a parking space with a minimum size of 2 m wide by 6.7 m long;
  - vi) PARKING SPACE, TANDEM means a parking space that is only accessed by passing through another parking space from a drive aisle within an underground parking garage;

- bi) A Street Townhouse dwelling and Back-to-Back Townhouse dwelling shall be permitted to front onto a Public or Private Street and/or a Common Element;
- ci) A 0.5 m no encroachment zone shall be maintained inside the property line within the front yard, within the interior side yard abutting a greenway or walkway and at a sight triangle;
- di) Back-to-Back townhouse dwellings shall be permitted as an additional use;
- ei) The minimum required Lot Area shall be:
  - 112 m<sup>2</sup> for Blocks 1-6 & 16
  - 105 m<sup>2</sup> for Blocks 7-9
  - 58 m<sup>2</sup> for Blocks 10-15
- eii) The minimum required Lot Frontage shall be
  - 5.0 m for Blocks 1-6, 10-16
  - 4.5 m for Blocks 7-9
- eiii) The minimum required Lot depth shall be
  - 19 m for Blocks 1-9 & 16
  - 11 m for Blocks 10-15
- eiv) A maximum of 7 townhouse units in a row shall be permitted for Block 8;
- ev) The minimum required Front yard shall be
  - 2.4 m for Blocks 4, 7-9 & 16
  - 2.0 m for Blocks 5, 6 & 13-15
  - 1.5 m for Blocks 10-12
- evi) The minimum required rear yard setback shall be:
  - 0 m for Blocks 10-15
  - 2.4 m for Blocks 1-3
- evii) The minimum required interior side yard setback shall be:
  - 0 m for Blocks 6, 7, 10, 11, 14 & 15
  - 0.5 m abutting a non-residential use for Block 9
  - 1.5 m abutting a non-residential use for Block 16

eviii) The minimum required exterior side yard setback shall be:

- 0 m for Blocks 1, 3, 12
- 0.9 m for Block 15
- 1.2 m for Block 10 & 13
- 0.6 m abutting a Sight Triangle

evix) The maximum permitted Building Height shall be:

- 12.72 m for Blocks 1-3, 7-9
- 11.9 m for Blocks 4-6 & 16
- 12.91 m for Blocks 10-15

ex) A minimum of 1.5 parking spaces shall be provided for each dwelling unit and may include a maximum of 4 Tandem Parking spaces. The required residential parking shall be provided on a Common Element underground parking area.

d) Adding Schedule “E-1669” attached hereto as Schedule “1”.

e) Deleting Key Map 1B and substituting therefor the Key Map 1B attached hereto as Schedule “2”.

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

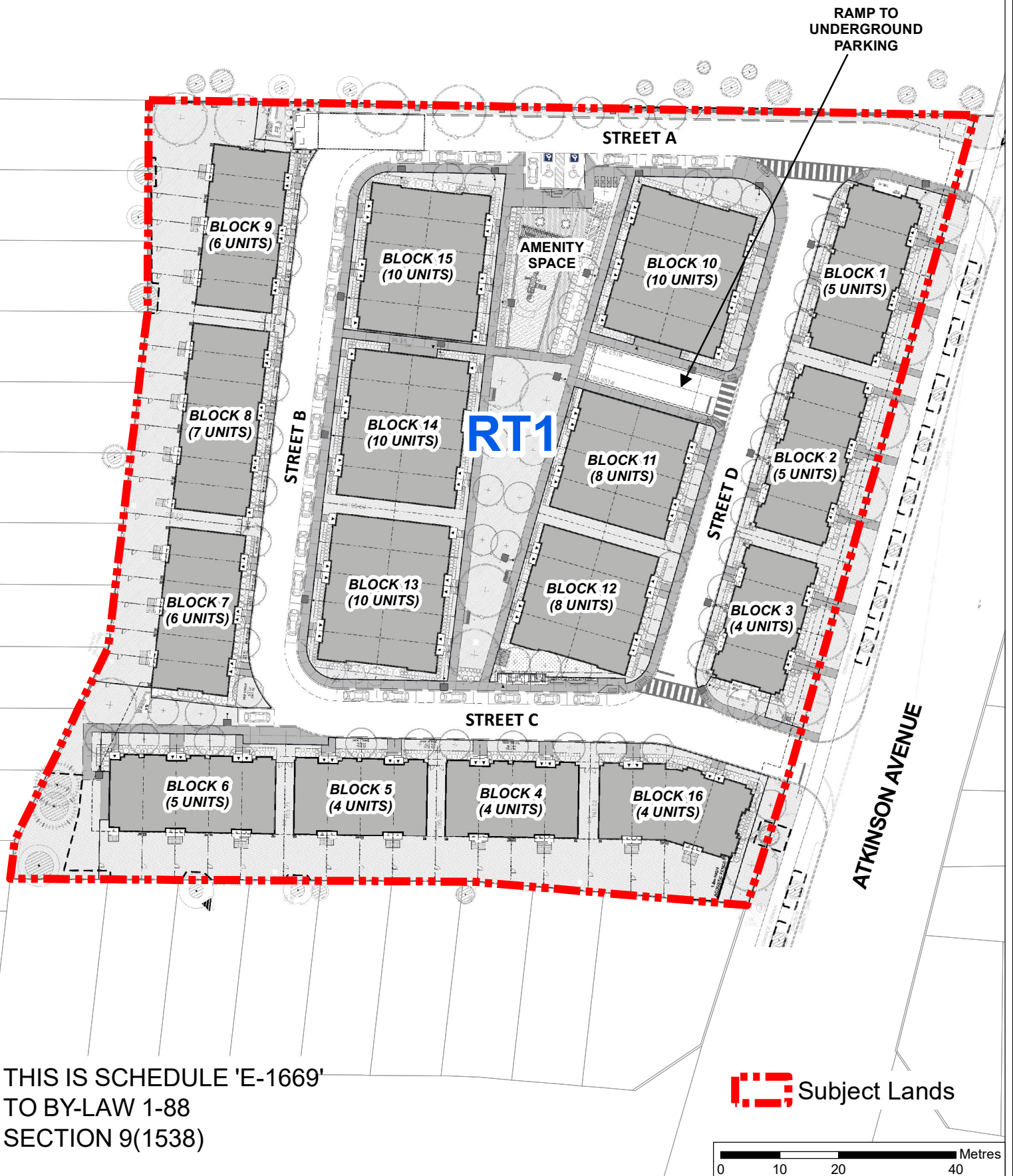
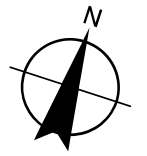
Enacted by City of Vaughan Council this 28<sup>th</sup> day of June, 2022.

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Hon. Maurizio Bevilacqua, Mayor

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Todd Coles, City Clerk

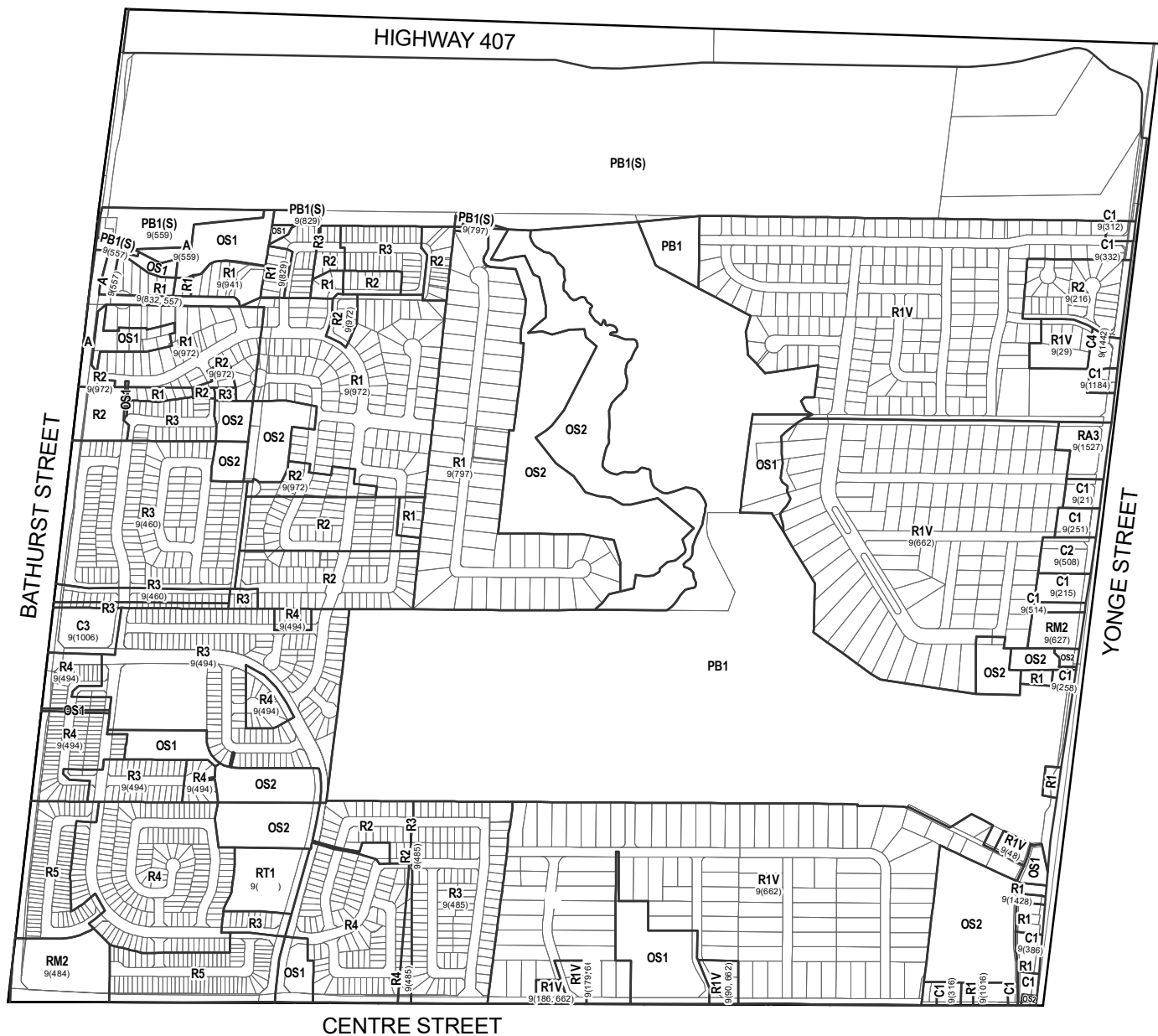
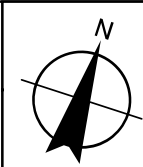


THIS IS SCHEDULE 'E-1669'  
TO BY-LAW 1-88  
SECTION 9(1538)

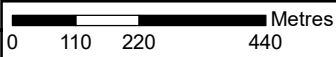
THIS IS SCHEDULE '1'  
TO BY-LAW 139-2022  
PASSED THE 28TH DAY OF JUNE, 2022

FILE: Z.19.028  
RELATED FILE: DA.19.081  
LOCATION: Part of Lot 31, Concession 1  
APPLICANT: 300 Atkinson Inc.  
CITY OF VAUGHAN

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



KEY MAP 1B  
BY-LAW 1-88



THIS IS SCHEDULE '2'  
TO BY-LAW 139-2022  
PASSED THE 28TH DAY OF JUNE, 2022

**FILE:** Z.19.028  
**RELATED FILE:** DA.19.081  
**LOCATION:** Part of Lot 31, Concession 1  
**APPLICANT:** 300 Atkinson Inc.  
**CITY OF VAUGHAN**

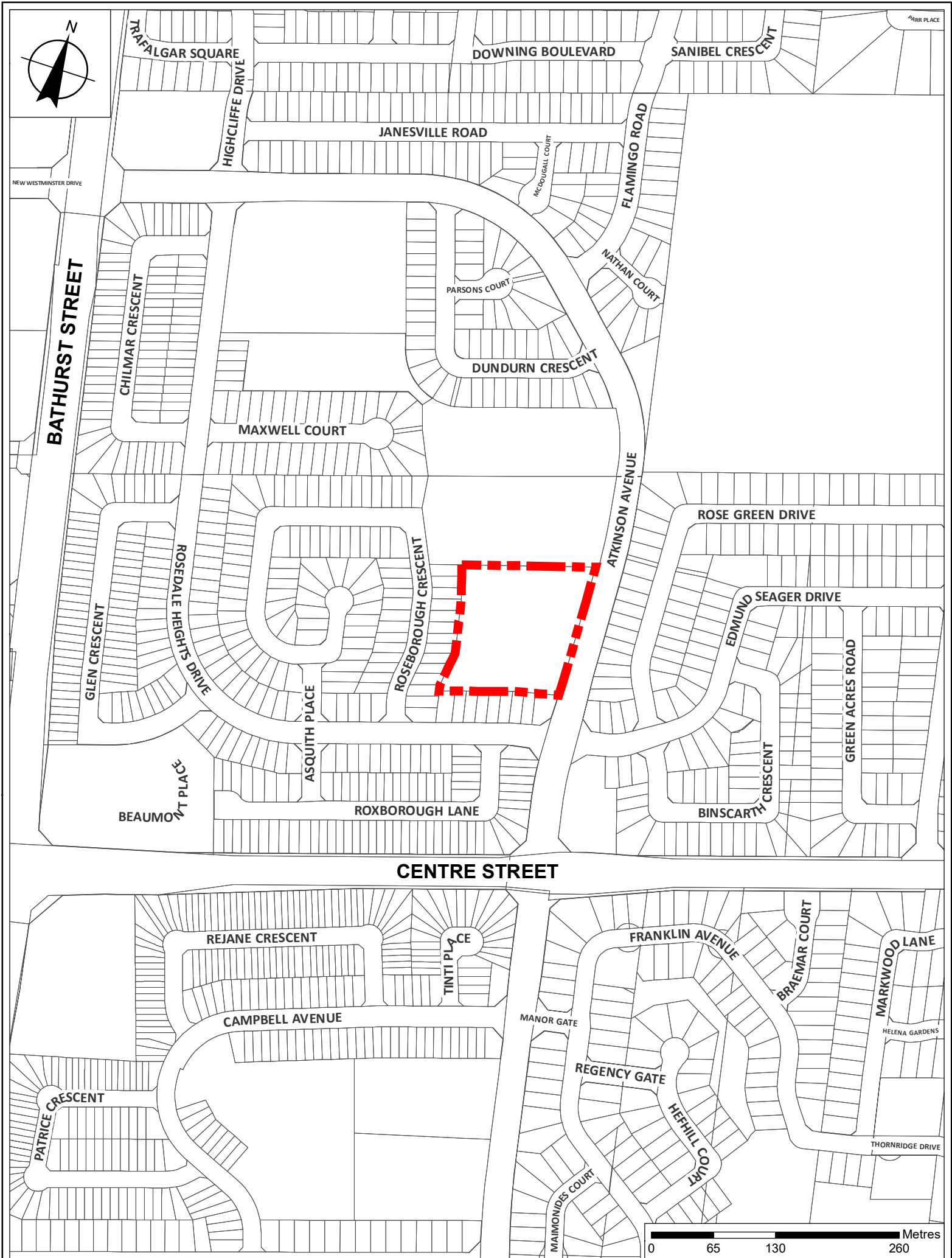
**SIGNING OFFICERS**  
  
\_\_\_\_\_  
**MAYOR**  
  
\_\_\_\_\_  
**CLERK**

### **SUMMARY TO BY-LAW 139-2022**

The lands subject to this By-law are located on the west side of Atkinson Avenue north of Centre Street, being Part of Lot 31, Concession 1 on Registered Plan 65M-2219, City of Vaughan.

The purpose of this by-law is to rezone the Subject Lands from R3 Residential Zone and RM2 Multiple Family Residential Zone subject to site-specific exception 9(1526) to RT1 Townhouse Residential Zone and to permit site-specific exceptions to the RT1 Zone to facilitate the development of 106 common element condominium townhouse units with underground parking, at-grade amenity areas and visitor parking.





LOCATION MAP  
TO BY-LAW 139-2022

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