

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 159-2022

A By-law to amend City of Vaughan By-law 1-88, as amended.

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) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from the “A – Agricultural Zone”, “OS4 Open Space Woodlot Zone” and “RV4(WS) Residential Urban Village Zone” subject to site-specific exception 9(1085) to the “RT1 Residential Townhouse Zone”, “OS4 Open Space Woodlot Zone” and the “RV4(WS) Residential Urban Village Zone”, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1545) Notwithstanding the provisions of:

 - a) Subsection 2.0 Definitions respecting “Lot”, “Street”, “Parking Space”, “Unenclosed Porch”, and “Dwelling - Street Townhouse”, and new definitions for “Dwelling – Back-to-Back Townhouse” and “Dwelling – Dual Frontage Townhouse”;
 - b) Subsection 3.8 respecting Parking Requirements;
 - c) Subsection 3.14 c), 4.15.2 and 4.22.2 respecting Permitted Yard Encroachments;

- d) Subsection 3.21 respecting Frontage on a Public Street;
- e) Subsection 4.1.2 respecting Minimum Soft Landscape Area;
- f) Subsection 4.1.4 f) respecting Dimensions of Driveways;
- g) Subsection 4.15.4 a) ii) and Schedule “A1” respecting the attached garage setback from the rear lot line;
- h) Subsection 4.15.5 respecting Parking Space;
- i) Subsection 4.19 and Schedule “A1” respecting Minimum Lot Frontage, Minimum Lot Area, Minimum Exterior Side Yard, Maximum Building Height, Interior Side Yard, Minimum Setback to a Garage for the “RV4(WS) Residential Urban Village Zone”;
- j) Subsection 4.22.2 ii) respecting Permitted Yard Encroachments and Restrictions; and
- k) Subsection 4.22.3 and Schedule “A3” respecting Minimum Lot Frontage, Minimum Lot Area, Minimum Rear Yard, Minimum Exterior Side Yard, Maximum Building Height, Maximum Lot Depth, Interior Side Yard abutting a Non-residential Use, Minimum Setback to a Sight Triangle, Maximum Townhouse Units in a Row and Minimum Interior Garage Dimensions for the “RT1 Residential Townhouse Zone”;

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1676”:

- ai) For the purpose of this By-law, the following definitions shall apply:
 - LOT – Means a parcel of land fronting on a public or private street;
 - STREET – Means a street or a private common element condominium road;
 - UNENCLOSED PORCH – Means a platform with or without a foundation and with at least one side open which is uncovered by either a roof, balcony or enclosed space or room, with or

without a foundation;

PARKING SPACE – Means a rectangular area measuring at least 2.7 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, and visitor parking spaces;

DWELLING, STREET TOWNHOUSE – Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public or private street;

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 is accessed by an independent entrance; and

DWELLING, DUAL FRONTAGE TOWNHOUSE – Means a townhouse dwelling composed of three (3) or more dwelling units, with at least one common interior side wall where each dwelling unit is located on its own lot with the garage in the rear yard and independent pedestrian access separate from the garage to two-streets and/or street and a public or private road in both the front and rear yard.

- bi) A visitor parking rate of 0.20 parking spaces per unit shall be provided within the “RT1 Residential Townhouse Zone”. Visitor Parking shall be shared between all townhouse units within the “RT1 Residential Townhouse Zone”;
- ci) Exterior stairways, porches and balconies which are covered or uncovered, with at least one side open with or without a foundation may extend into the required front yard a maximum of 2.5 metres and a porch or deck and associated exterior stairs may encroach into the required rear yard a maximum of

2.5 metres;

- cii) Exterior stairways, porches and balconies which are covered or uncovered, with at least one side open with or without a foundation may extend into the required exterior side yard a maximum of 0.6 metres for the “RT1 Residential Townhouse Zone”;
- di) Section 3.21 shall not apply;
- ei) A minimum of fifty percent (50%) of the required Minimum Landscaped Front or Exterior Yard as defined in Section 4.1.4 f) shall be composed of soft landscaping;
- fi) Where a lot has a frontage between 5.5 metres and 6.99 metres, the maximum driveway width shall be 3.5 metres;
- fii) The maximum width of a driveway measured at the property line abutting Weston Road shall be 8.5 metres;
- fiii) The Lot Frontage for Lots between 5.5 – 11.99 metres shall be comprised of a minimum of 33% Landscaped Front or Exterior side yard and a minimum fifty percent (50%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping;
- fiv) The Lot Frontage for Lots 12 m and greater shall be comprised of a minimum of 33% Landscaped Front or Exterior side yard and a minimum of 60% of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping;
- gi) An attached garage shall be setback a minimum of 5.7 metres from any street from which the access to the garage is provided;
- hi) Notwithstanding Section 2, Subsection 93, respecting the definition of a parking space, a parking space shall mean a rectangular area measuring at least 2.7 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, and visitor parking spaces;

For the “RV4(WS) Residential Urban Village Zone” [ji) to jvi]):

- ii) The Minimum Lot Frontage shall be 10 m, except for Lot 14 which shall be 8 m;
- iii) The Minimum Lot Area shall be 260 m²;
- iiiii) The Minimum Exterior Side Yard shall be 2 m;
- iiiv) The Maximum Building Height shall be 11 m;
- iv) The Minimum setback to the garage which faces a lot line shall be 5.7 m;
- ji) A 1.0 metre no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond and may permit private driveways, a private roadway including vehicular turnarounds and pedestrian pathways;
- jii) The minimum interior side yard setback abutting a non-residential use including a walkway, greenway or buffer block is 1.2 metres;

For the “RT1 Residential Townhouse Zone” [li) to lxiii]):

- ki) A Maximum of seven (7) townhouse units shall be permitted in a row for Block 17;
- kii) A Minimum Front Yard setback of 5.7 m shall be required to a garage which faces a lot line;
- kiii) The Minimum Exterior Side Yard abutting a site triangle shall be 1 m;
- kiv) The Minimum Interior Garage Dimensions shall be 3.0 m x 5.7 m;
- kv) The Maximum Interior Garage Dimensions shall be 3.5 m x 6.3 m;
- kvi) The Minimum Lot Frontage shall be 5.5 m;

kvii) The Minimum Lot Area shall be:

- 140 m² for a Street Townhouse
- 140 m² for a Dual Frontage Townhouse
- 90 m² for a Back-to-Back Townhouse

kviii) The Minimum Front Yard shall be:

- 3 m for a Street Townhouse, except within Block 1 which shall be a minimum of 2.5 m
- 3 m for a Dual Frontage Townhouse
- 3 m for a Back-to-Back Townhouse

kix) The Minimum Rear Yard shall be:

- 5.7 m for a Street Townhouse
- 3 m for a Dual Frontage Townhouse
- 0 m for a Back-to-Back Townhouse

kx) The Minimum Interior Side Yard shall be:

- 1.2 m for end units, including abutting a non-residential use including a walkway, greenway or buffer block, for Street, Dual Frontage and Back-to-Back Townhouse units, except within Block 17 which shall be a minimum of 1 m

kxi) The Minimum Exterior Side Yard shall be:

- 1.2 m for Street, Dual Frontage and Back-to-Back Townhouse units
- 1 m abutting a site triangle within Block 17

kxii) The Maximum Building Height shall be:

- 12 m for Street, Dual Frontage and Back-to-Back Townhouse units

kxiii) The Minimum Lot Depth shall be:

- 24 m for a Street Townhouse
- 23 m for a Dual Frontage Townhouse
- 12 m for a Back-to-Back Townhouse

c) Adding Schedule “E-1676” attached hereto as Schedule “1”.

d) Deleting Key Map 5D and substituting therefor the Key Map 5D attached

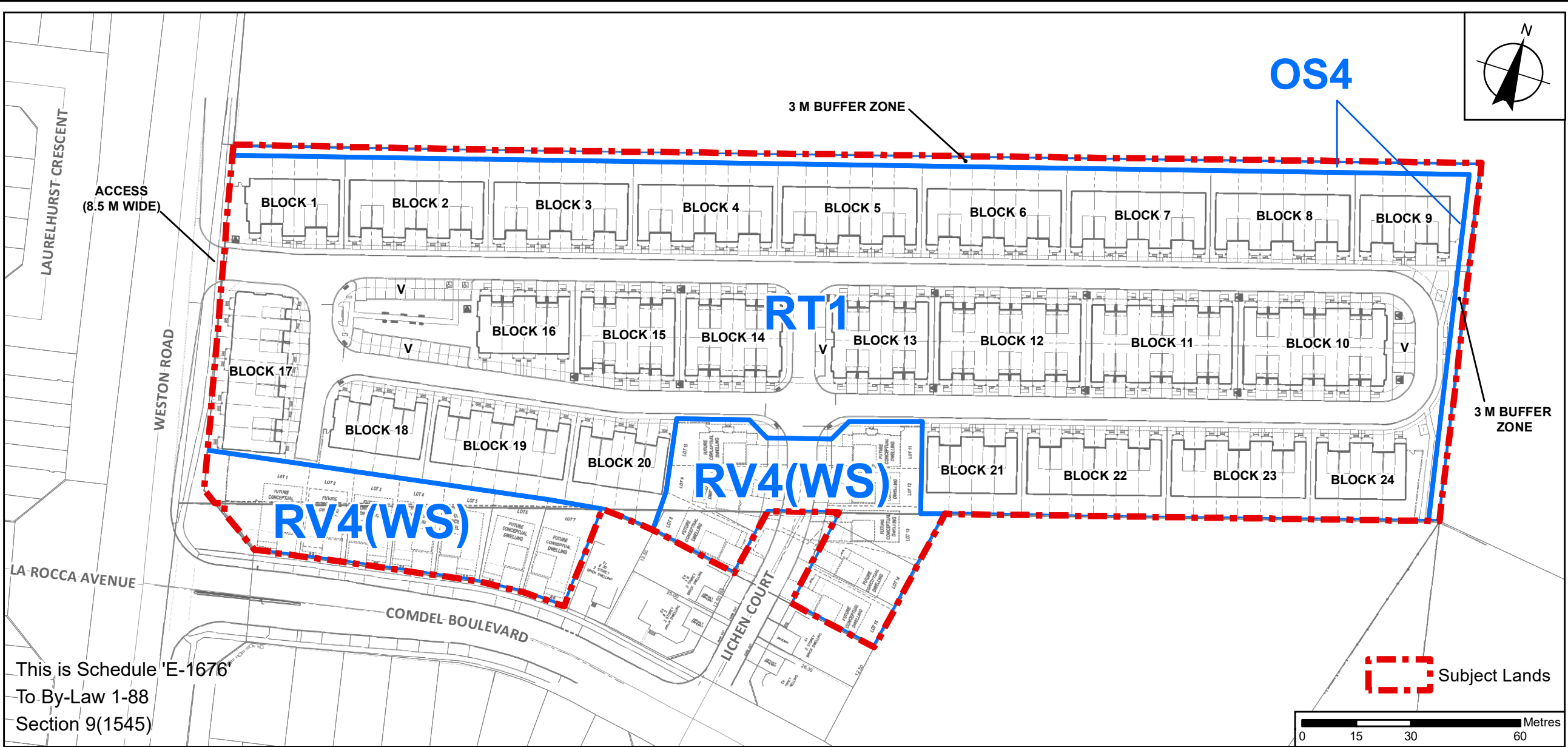
hereto as Schedule “2”.

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

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

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



This is Schedule 'E-1676'
To By-Law 1-88
Section 9(1545)

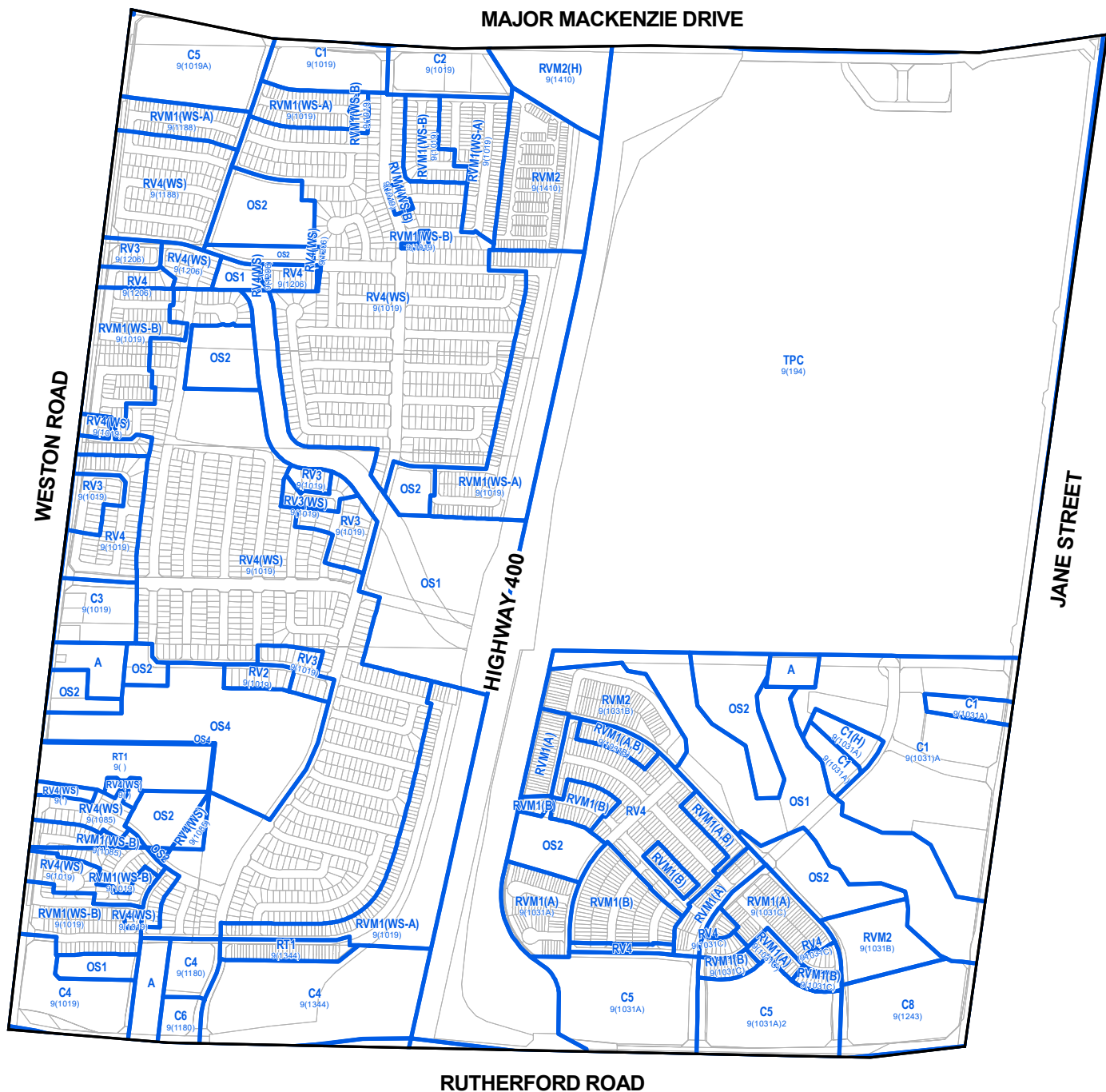
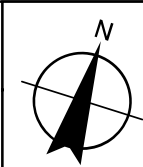
File: Z.21.018
Related Files: OP.21.011, 19T-21V004
Location: Part of Lot 17, Concession 5
Applicant: 9465 Weston Limited
City of Vaughan

This is Schedule '1'
To By-Law 159-2022
Passed the 28th Day of June, 2022

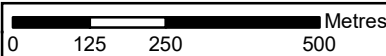
Signing Officers

Mayor

Clerk



KEY MAP 5D
BY-LAW NO. 1-88



This is Schedule '2'
To By-Law 159-2022
Passed the 28th Day of June, 2022

File: Z.21.018
Related Files: OP.21.011, 19T-21V004
Location: Part of Lot 17, Concession 5
Applicant: 9465 Weston Limited
City of Vaughan

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 159-2022

The lands subject to this By-law are located on the east side of Weston Road, north of Comdel Boulevard, being Part Lot 17, Concession 5, Blocks 31-40 inclusive and Lots 22, 23 and 30 on PLAN 65M-3457, City of Vaughan.

The purpose of this by-law is to rezone a portion of the lands subject to this By-law from the “A – Agricultural Zone” and “OS4 Open Space Woodlot Zone” to the “RT1 Residential Townhouse Zone”, “OS4 Open Space Woodlot Zone” and the “RV4(W) Residential Urban Village Zone”, in the manner shown on Schedule “1”, and to implement site-specific zoning standards to facilitate the development of 155 townhouse units (84 street, 11 dual frontage and 60 back-to-back units) fronting onto condominium common element roads, and 15 single-detached units fronting onto Comdel Boulevard and Lichen Court.



Location Map To By-Law 159-2022

File: Z.21.018
Related Files: OP.21.011, 19T-21V004
Location: Part of Lot 17, Concession 5
Applicant: 9465 Weston Limited
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Subject Lands