

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 118-2018**

**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, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from C4(H) Neighbourhood Commercial Zone with the Holding Symbol "H" to RT1 Residential Townhouse Zone, in the manner shown on the said Schedule "1".
  - b) Deleting clause i) and sub-clause a) in Exception Paragraph 9(1217) in its entirety.
  - c) Renumbering the first occurring clause ii) in Exception Paragraph 9(1217) to the following:  
"i) Notwithstanding the provisions of:"
  - d) Deleting the first occurring sub-clause hi) in Exception Paragraph 9(1217) in its entirety.
  - e) Deleting sub-clauses bii), civ), diii), gii), giii) in Exception Paragraph 9(1217) in its entirety.
  - f) Deleting sub-clauses fii), hiii), hv), hx) and hxi) in Exception Paragraph 9(1217) in its entirety and substituting therefor the word "Deleted".
  - g) Deleting sub-clause hvii) in Exception Paragraph 9(1217) in its entirety and replacing with the following:  
"hvii) the maximum lot coverage shall be 34%,"
  - h) Deleting sub-clause hix) in Exception Paragraph 9(1217) in its entirety and replacing with the following:  
"hix) the maximum building height for Building #2 shall be 19.4 m;"
  - i) Deleting sub-clause hxiv) in Exception Paragraph 9(1217) in its entirety and replacing with the following:  
"hxiv) the maximum commercial gross floor area shall be 24,072 m<sup>2</sup>;"
  - j) Deleting sub-clause hxx) in Exception Paragraph 9(1217) in its entirety and replacing with the following:  
"hxx) subsection hxv) shall not apply to the lands shown as "Subject Lands" on Schedule "E-1343B."

k) Adding the following Paragraph to Exception Paragraph 9(1217) after sub-clause hxx):

“iii) Notwithstanding the provisions of:

- a) Subsection 2.0 respecting the Definitions of a Lot, Street Townhouse Dwelling, Street Line, and Unenclosed Porch, and Subsection 3.21 respecting Frontage on a Public Street;
- b) Subsections 4.22.2 ii) respecting Encroachment of an Unenclosed Porch (Covered or Uncovered), Cold Cellars, and Architectural Features and Balconies;
- c) Subsection 4.22.3 and Schedule “A3” respecting Minimum Zone requirements in the RT1 Residential Townhouse Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1343B”:

ai) For the purposes of this By-law, the following definitions shall apply:

LOT - Means a parcel of land fronting on a public street, a private road, or a private amenity area. A “lot” shall be defined as a parcel of land fronting onto a private amenity area and rearing onto a private road for Blocks 6, 7, and 8;

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, or a private amenity area;

STREET LINE - Means the dividing line between a lot and a street or a private road, or the dividing line between a lot and a reserve abutting a street or a private road;

PORCH, UNENCLOSED - Means a platform with or without a foundation and with at least one side open which is uncovered or covered by either a roof, balcony, or enclosed space or room, with or without foundation;

- a ii) Subsection 3.21 shall not apply;
- bi) A 0.6 m no encroachment zone shall be maintained inside the property within the front and exterior side yards and sight triangle;
- ci) A maximum of 50 street townhouse dwellings shall be permitted;
- c ii) The following zone requirements shall apply:
  - i) The maximum building height shall be 12.75 m;
  - ii) The minimum lot frontage shall be 5.5 m / unit;
  - iii) The minimum lot area shall be 94 m<sup>2</sup>;
  - iv) The minimum lot depth shall be 17 m;
  - v) The minimum front yard setback shall be:
    - 1.5 m for Block 6;

- 3 m for Blocks 7 and 8;
- vi) The minimum rear yard setback shall be:
  - 0.9 m for Block 1;
  - 1 m for Blocks 2, 3, 5, 6, 7, and 8;
  - 1.4 m for Block 4;
- vii) The minimum interior side yard setback to a walkway or greenway shall be 1.5 m;
- viii) The minimum exterior side yard setback where the exterior lot line abuts a public street or private road shall be:
  - 3 m for Block 1;
  - 2.8 m for Block 5;
  - 2.9 m for Block 8;
- ix) The minimum exterior side yard setback abutting a non-residential use including a parking area, parkette, walkway, easement, or the dead end of a private road shall be:
  - 3 m for Blocks 6 and 8;
  - 2 m for Block 7;
- x) A maximum of 7 townhouse units shall be constructed in a row;
- xi) The maximum interior garage width shall be 5.54 m.”
- l) Adding Schedule “E-1343B” attached hereto as Schedule “1”
- m) Deleting Schedule “E-1343A” and substituting therefor Schedule “E-1343A” attached hereto as Schedule “2”.
- n) Deleting Key Map 2D and substituting therefor the Key Map 2D attached hereto as Schedule “3”.

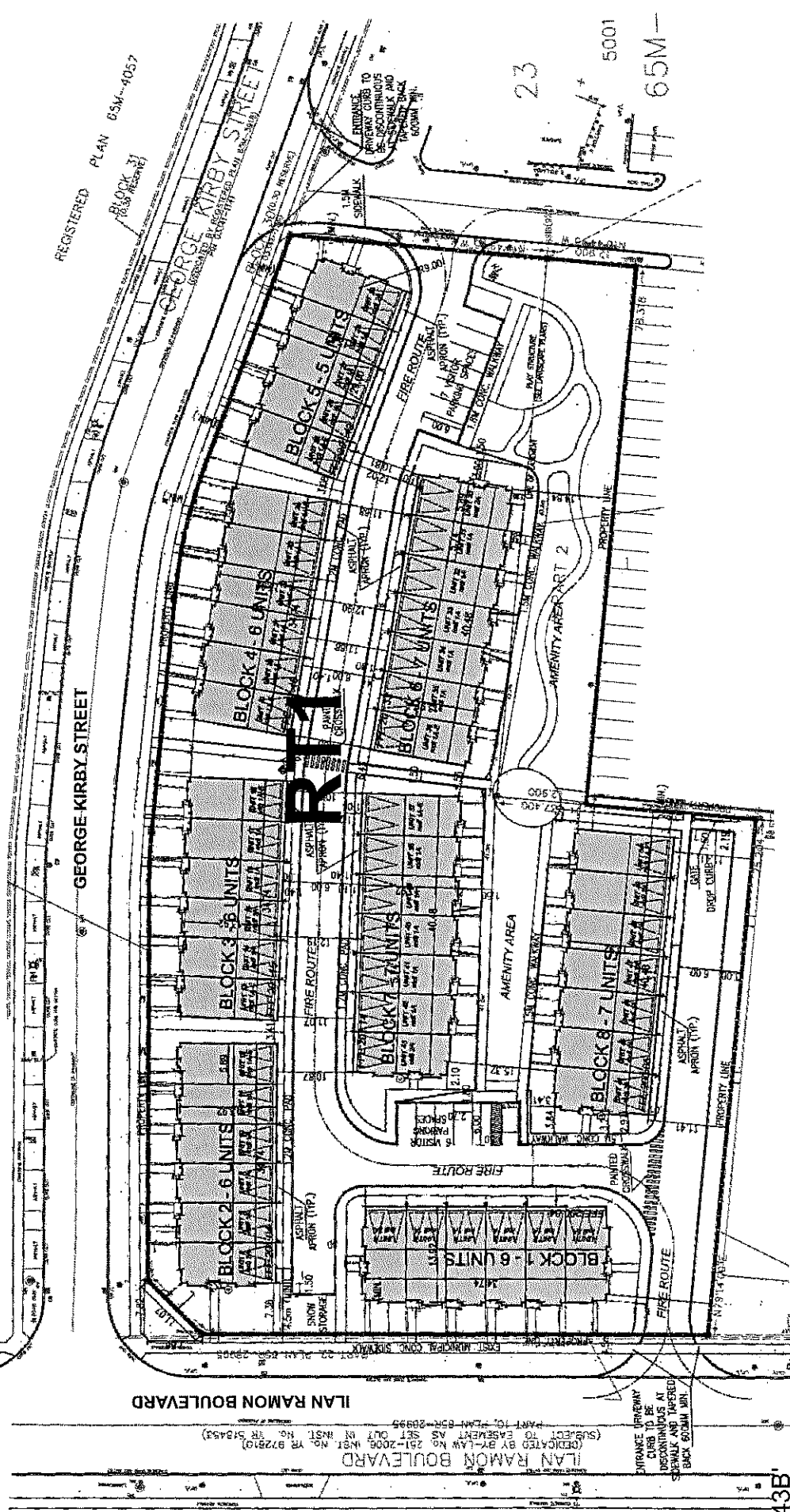
2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 19<sup>th</sup> day of June, 2018.

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Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Todd Coles, City Clerk

Authorized by Item No. 4 of Report No. 21  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 19, 2018.

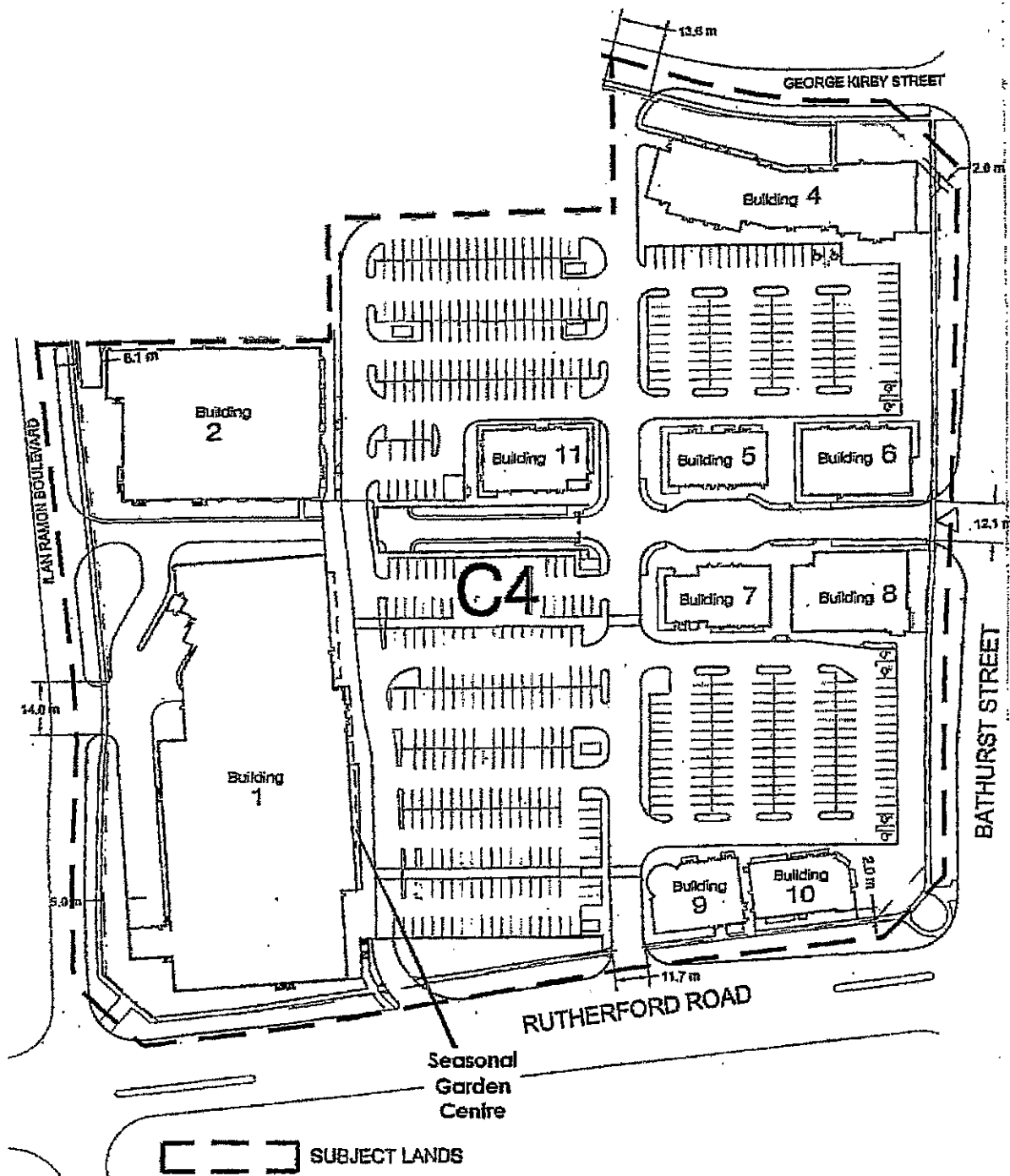


THIS IS SCHEDULE 'E-1343B'  
 TO BY-LAW 1-88  
 SECTION 9(1217)

FILE: Z.17.017  
 RELATED FILE: DA.17.041  
 LOCATION: PART OF LOT 16, CONCESSION 2  
 APPLICANT: FIRSTGREEN CORP.  
 CITY OF VAUGHAN

THIS IS SCHEDULE '1'  
 TO BY-LAW 118 -2018  
 PASSED THE 19<sup>th</sup> DAY OF JUNE, 2018

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



THIS IS SCHEDULE 'E-1343A'  
 TO BY-LAW 1-88  
 SECTION 9(1217)

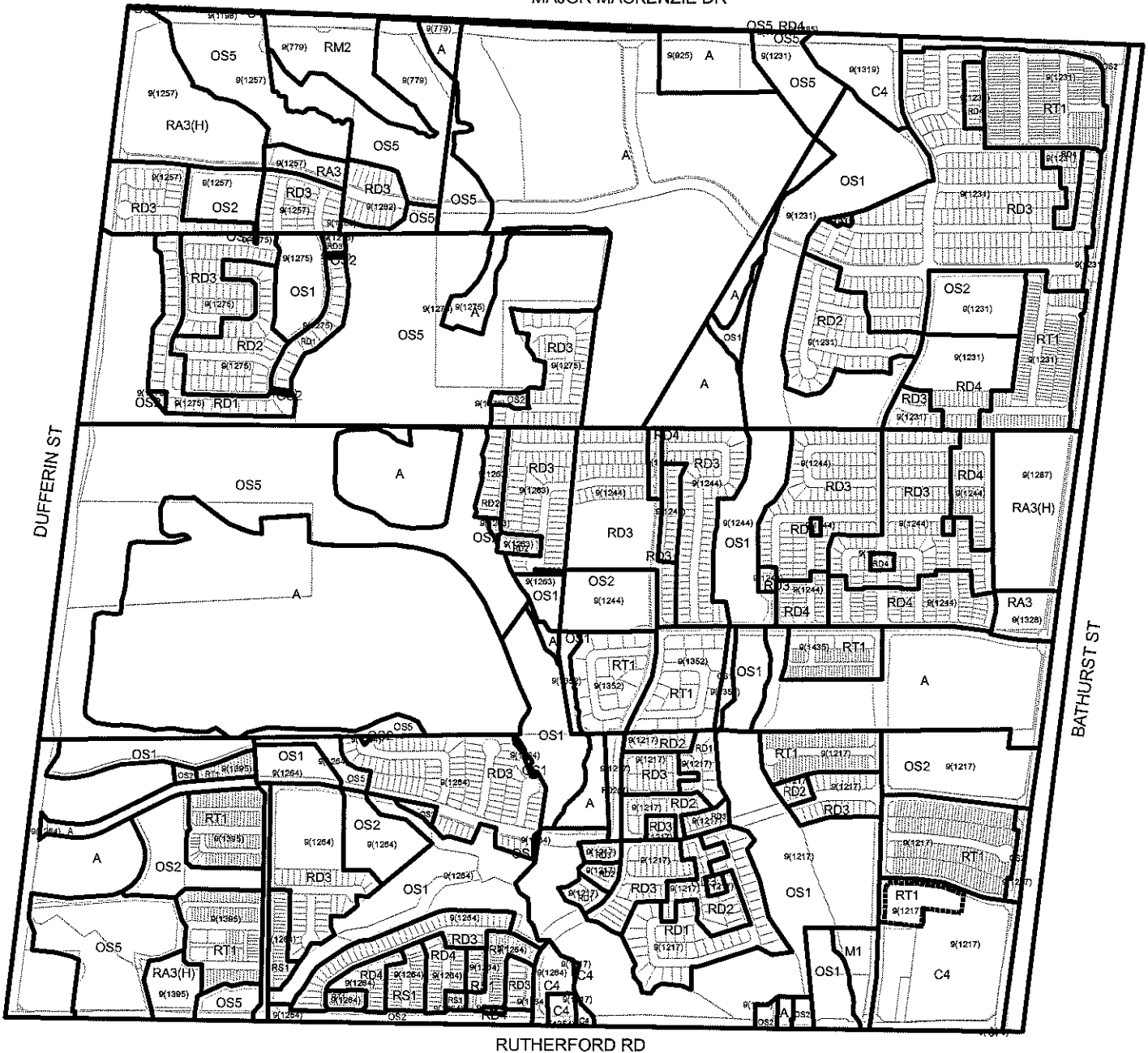
THIS IS SCHEDULE '2'  
 TO BY-LAW 118 -2018  
 PASSED THE 19<sup>th</sup> DAY OF JUNE, 2018

FILE: Z.17.017  
 RELATED FILE: DA.17.041  
 LOCATION: PART OF LOT 16, CONCESSION 2  
 APPLICANT: FIRSTGREEN CORP.  
 CITY OF VAUGHAN

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



MAJOR MACKENZIE DR

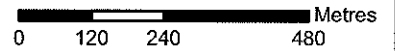


DUFFERIN ST

BATHURST ST

RUTHERFORD RD

KEY MAP 2D  
BY-LAW NO. 1-88



THIS IS SCHEDULE '3'  
TO BY-LAW 118 -2018  
PASSED THE 19th DAY OF JUNE, 2018

FILE: Z.17.017  
RELATED FILE: DA.17.041  
LOCATION: PART OF LOT 16, CONCESSION 2  
APPLICANT: FIRSTGREEN CORP.  
CITY OF VAUGHAN

SIGNING OFFICERS

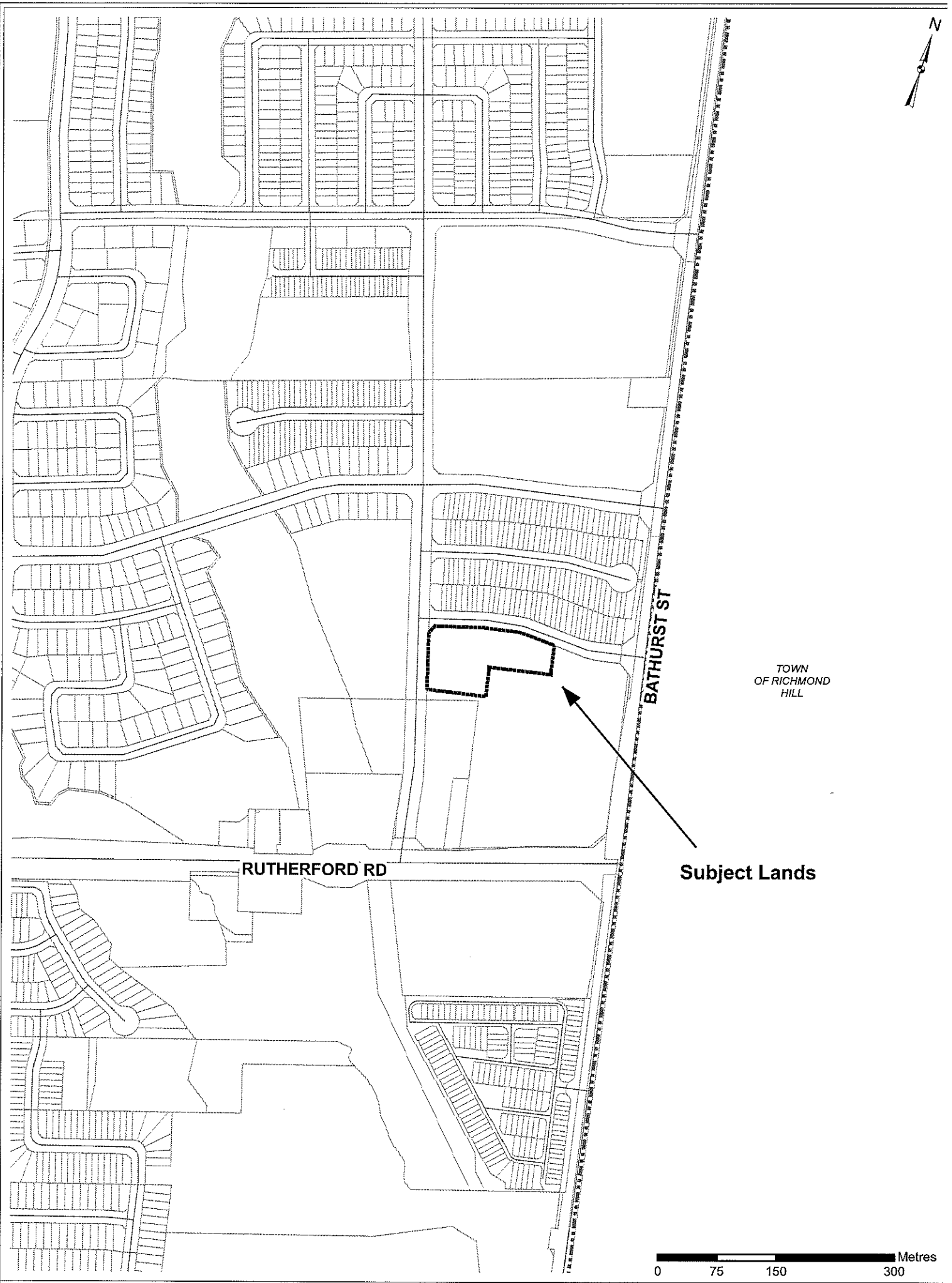
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

### **SUMMARY TO BY-LAW 118-2018**

The lands subject to this By-law are located at 9370 Bathurst Street, on the south side of George Kirby Street, west of Bathurst Street, being part of Block 23, Registered Plan 65M-3918 in Lot 16, Concession 2, City of Vaughan.

The purpose of this by-law is to rezone the subject lands from C4(H) Neighbourhood Commercial Zone with the Holding Symbol "(H)", to RT1 Residential Townhouse Zone. The by-law also provides site-specific zoning exceptions to the RT1 Residential Townhouse Zone in order to facilitate the development of 50 townhouse dwelling units (freehold) served by common element roads, visitor parking spaces, a parkette and walkways.



LOCATION MAP  
 TO BY-LAW 1196 -2018

FILE: Z.17.017  
 RELATED FILE: DA.17.041  
 LOCATION: PART OF LOT 16, CONCESSION 2  
 APPLICANT: FIRSTGREEN CORP.  
 CITY OF VAUGHAN