

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 124-2018

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 RD4 Residential Detached Zone Four to RT1 Residential Townhouse Zone in the manner shown on the said Schedule "1".
 - b) Deleting clauses c) to g) in Exception 9(1394) and substituting therefor the following:
 - "c) Subsections 3.14 c), 4.22.1 and 4.22.2 i) respecting the Permitted Yard Encroachments and Restrictions for a Porch and a Bay Window, and Exterior Stairways into a Required Yard;
 - d) Subsection 4.22.3 and Schedule "A3" respecting the Zoning Requirements in a RT1 Residential Townhouse Zone on a Standard Lot;
 - e) Subsection 4.22.3 and Schedule "A3" (Specific Zone Note 5) respecting the Minimum Exterior Side Yard Abutting a Site Triangle;
 - f) Subsections 4.1.2 and 4.1.4 f) (1) and (2) respecting the Minimum Landscaping;
 - g) Subsection 4.1.4 f) respecting the Dimensions of Driveways;
 - h) Subsection 4.22.3 and Schedule "A3" (General Note A) respecting the Maximum Interior Garage Width;"
 - c) Deleting sub-clauses bi, and di) to gi) in Exception 9(1394) and substituting therefor the following:
 - "bi) A projection for the sole purpose of an interior fireplace may extend a maximum distance of 0.5m into a required rear, interior side or exterior side yard. A projection for the sole purpose of an interior fireplace shall not project into the front yard;
 - ciii) The balcony or deck may extend into the rear yard for Units 1 to 5 a maximum of 2.5m;
 - civ) The maximum encroachment of stairs into the front yard for Units 1 to 5 shall be 1.3m;

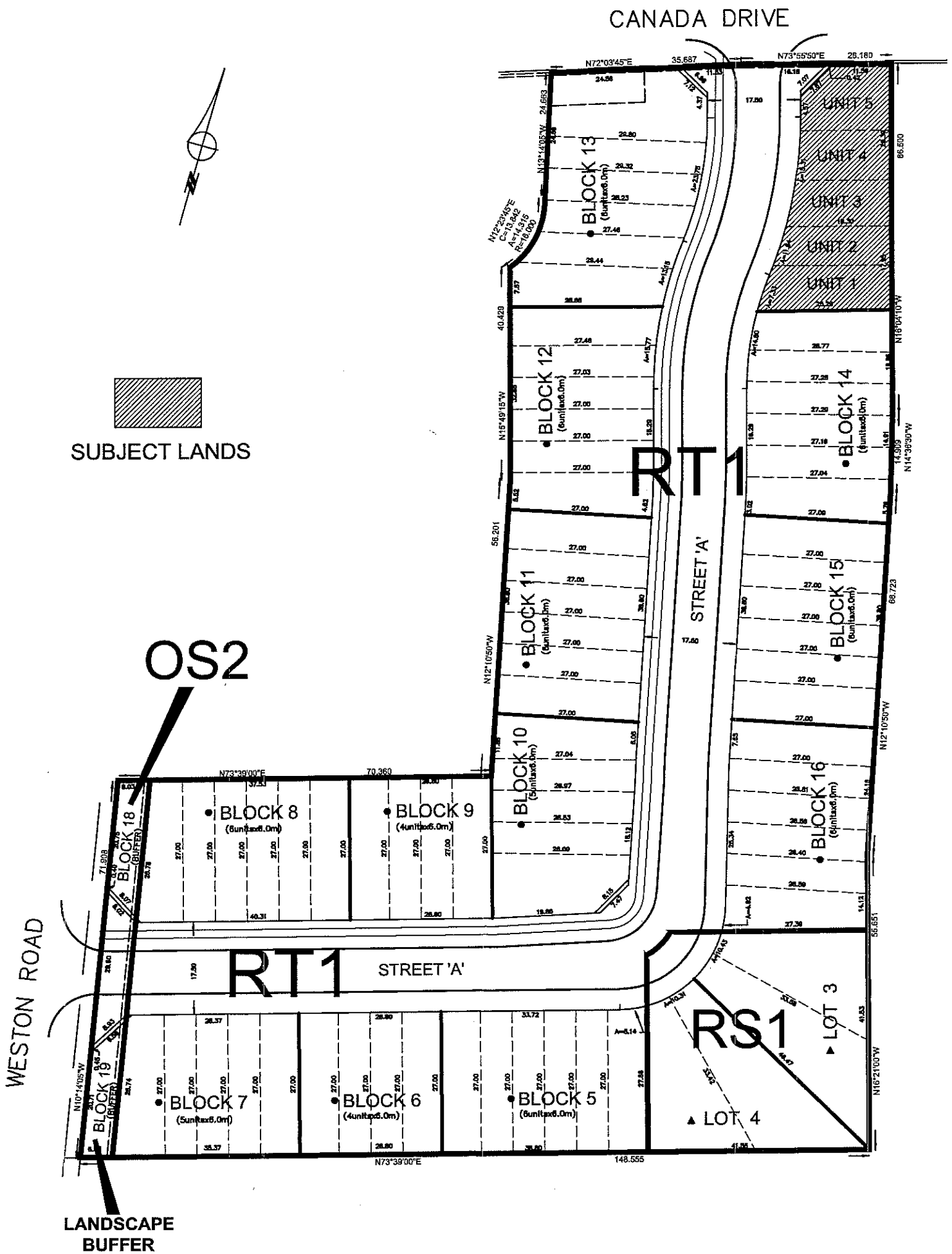
- di) The zoning requirements in a RT1 Residential Townhouse Zone for a Standard Lot shall be as follows:
- a) The minimum lot area for the lots located in Blocks 10 and 16 shall be 157m²;
 - b) The minimum rear yard shall be 6.5m for Blocks 5 to 13;
 - c) The minimum lot depth for Blocks 10 and 16 shall be 26m;
 - d) The minimum lot depth for Block 14 shall be 25m;
 - e) The minimum lot area for Unit 2 shall be 155m²;
 - f) The minimum front yard for Units 1 to 5 shall be 3.5m;
 - g) The minimum rear yard for Units 1 to 5 shall be 5m;
 - h) The minimum exterior yard for Unit 5 shall be 2.5m;
 - i) The minimum lot depth shall be:
 - Unit 1 - 23m;
 - Unit 2 - 20m;
 - Unit 3 - 18m;
 - Units 4 and 5 - 17m;
- ei) The minimum exterior side yard abutting a sight triangle for Blocks 7, 8 and 13 shall be 1.2m, and for Unit 5 shall be 0.7m;
- fi) The lots shall be comprised of a minimum of 31% landscaping for the front or exterior side yard and a minimum of 20% of the landscaped front or exterior side yard shall be soft landscaping for Units 1 to 5;
- gi) The maximum width for a driveway for a lot frontage between 7 m and 8.99m and for a lot frontage between 9m and 11.99m for Units 1 to 4 shall be 5.2m;
- hi) The maximum interior garage width for a lot frontage less than 11m and a lot frontage between 12m and 17.99m for Units 1 to 5 shall be 7.6m;”
- d) Deleting Schedule “E-1521” and substituting therefor the Schedule “E-1521” attached hereto as Schedule “2”.
- e) Deleting Key Map 5E and substituting therefor the Key Map 5E 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 19th day of June, 2018.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk



THIS IS SCHEDULE '1'
TO BY-LAW 124 - 2018
PASSED THE 19th DAY OF June, 2018

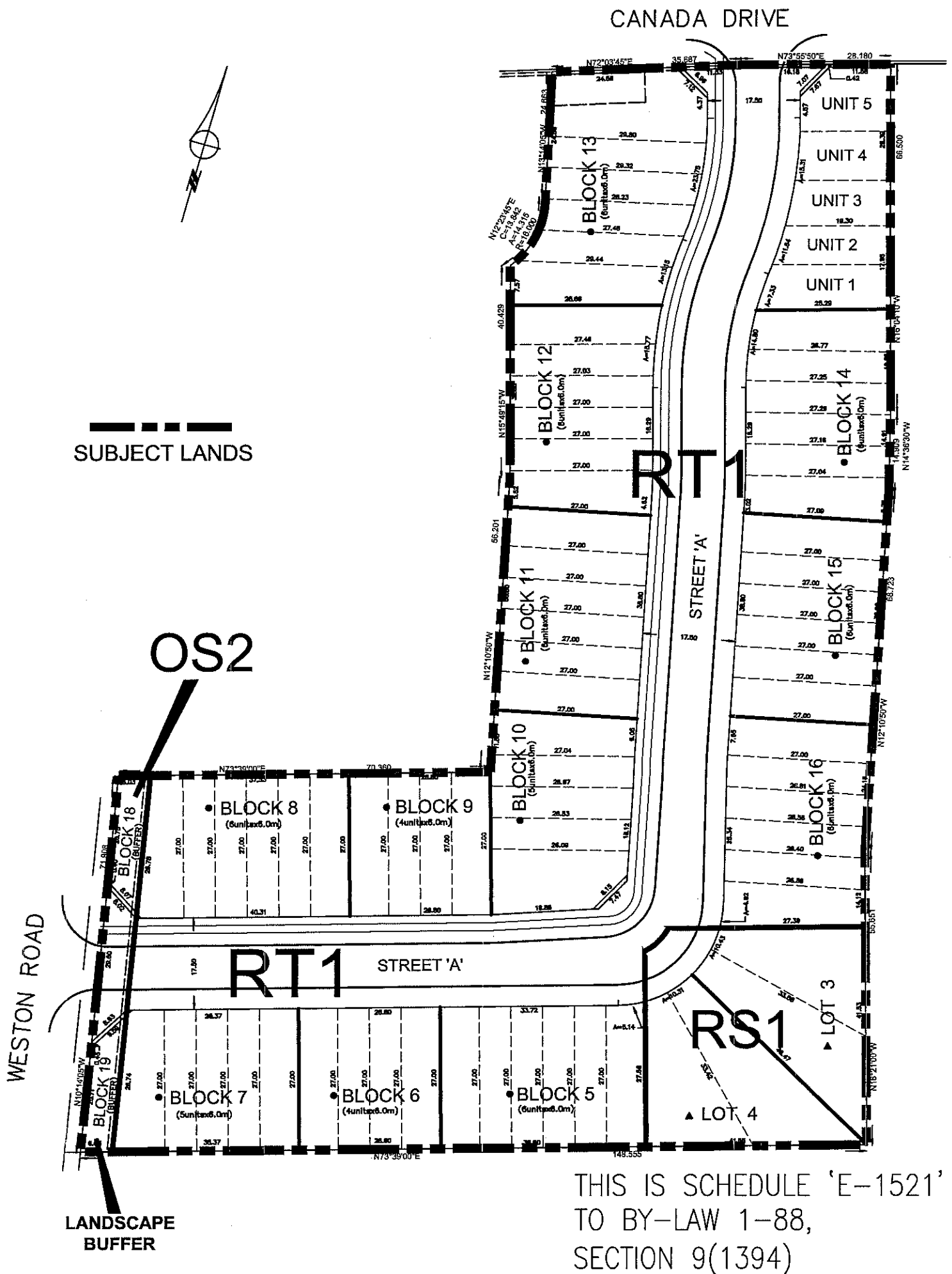
NOT TO SCALE

FILE No. Z.17.042
 RELATED FILE: DA.17.109
 LOCATION: Part of Lot 23, Concession 5
 APPLICANT: VEDETTE WAY HOMES LIMITED
 CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK



THIS IS SCHEDULE '2'
TO BY-LAW 124 - 2018
PASSED THE 19th DAY OF June, 2018

NOT TO SCALE

FILE No. Z.17.042
RELATED FILE: DA.17.109
LOCATION: Part of Lot 23, Concession 5
APPLICANT: VEDETTE WAY HOMES LIMITED
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK



0 120 240 480 Metres

CLERK

SUMMARY TO BY-LAW 124-2018

The lands subject to this By-law are located east of Weston Road, south of Canada Drive, specifically on the east side of Vedette Way, being Lots 1 and 2 on Registered Plan 65M-4463, in Lot 23, Concession 5, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from RD4 Residential Detached Zone Four to RT1 Residential Townhouse Zone to facilitate one block for five street townhouses.

The By-law further provides exceptions to the permitted maximum encroachments, minimum lot area, minimum yards, minimum landscaping, maximum driveway width and maximum interior garage width standards. The By-law also deletes obsolete exceptions respecting the RD4 Residential Detached Zone Four.



LOCATION MAP TO BY-LAW 124 - 2018

FILE No. Z.17.042
RELATED FILE: DA.17.109
LOCATION: Part of Lot 23, Concession 5
APPLICANT: VELETTE WAY HOMES LIMITED
CITY OF VAUGHAN

