

# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 035-2022**

**A By-law to amend City of Vaughan By-law 1-88.**

**WHEREAS** there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are 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, is hereby further amended by:
  - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “OS1” Open Space Conservation Zone” subject to Exception 9(263), “OS2” Open Space Park Zone, “R1” Residential Zone” subject to Exception 9(263) and 9(1090), R1V, Old Village Residential Zone, “R2” Residential Zone, and “A” Agricultural Zone to “RD3” Residential Detached Zone Three (H), “RT1” Residential Townhouse Zone (H), “OS1” Open Space Conservation Zone (H) and OS2 Open Space Park Zone (H), in the manner shown on the said Schedule “1”.
  - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1533) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E1664”, until the Holding Symbol “(H)” is removed pursuant to Subsection 36(3) or (4) of the *Planning Act*:

    - a) Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of this By-law. A temporary sales office may be permitted.
    - b) Removal of the Holding Symbol “(H)” from the Subject

Lands shall be contingent on the following:

- i. Confirmation that the Remedial Action Plan is implemented.
- ii. A copy of the Record of Site Condition ('RSC') acknowledged by the Ministry of the Environment, Conservation, and Parks ('MECP') and filed on the Environmental Site Registry confirming the subject lands are suitable for the proposed residential development.
- iii. The Owner provides a revised Draft Plan demonstrating that the design and construction of the Street "1" alignment, and its intersection with Clarence Street, as well as its intersection with Street "4" / Street "3" are consistent with the City of Vaughan Engineering Standards and are to the satisfaction of Development Engineering; and
- iv. The Owner agrees in the subdivision agreement to convey the necessary lands at Street "1" and Clarence Street intersection to the City adhering to the requirements of the City of Vaughan Engineering Standards including but not limited to the daylight triangles, right of way flaring, and 0.3m reserve.

B. Notwithstanding the provisions of:

- a) Section 7.2, Subsection 7.2.1 and Section 7.3 respecting permitted uses in the "OS1" Open Space Conservation Zone and "OS2" Open Space Park Zone;
- b) Subsection 4.22.3 and Schedule "A3", respecting maximum building height and specific Zone requirements;

- c) Note 3 i) respecting the minimum interior side yard abutting a non-residential use in the “RD3” Residential Detached Zone Three and “RT1” “Residential Townhouse Zone;
- d) Section 3.14, Subsection 4.1.4 and Subsection 4.22.3 and Schedule “A3” respecting encroachment and lot and area requirements in the “RD3” Residential Detached Zone Three and “RT1” Residential Townhouse Zone;
- e) Section 3.14, Subsection 4.22.3 and Schedule “A3” respecting lot specific requirements in the “RD3” Residential Detached Zone Three and “RT1” Residential Townhouse Zone.

The following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1664”:

- ai) The following additional uses are permitted in the “OS1” Open Space Conservation Zone and “OS2” Open Space Park Zone:
  - Local Off-leash dog park
  - Outdoor fitness equipment
  - Park Building (including washroom, storage, maintenance and mechanical rooms)
  - Shade Structures/ Picnic Shelters
  - Open lawn / informal play areas
  - Court sports (basketball and or Tennis Courts or similar.
  - Vehicular Parking with lighting
  - Walkways/ pathways with pedestrian lighting
  - Trail head Access
  - Multi-use Recreational Trails (local and City-wide Vaughan Super Trail
  - Other passive opportunities (e.g. nature appreciation)
- bi) A maximum building height of 11.5 metres is permitted for lands zoned “RD3” Residential Detached Zone Three and “RT1” Residential Townhouse Zone.

- bii) Notwithstanding bi) above, a dwelling is permitted to be a maximum of two storeys above grade for lands zoned “RD3” Residential Detached Zone Three.
- ci) The minimum interior side yard shall be 1.2 metres on a lot abutting a non-residential use including a cemetery, walkway, Greenway, buffer block or stormwater management pond.
- di) In addition to the requirements of Section 3.14, Permitted Yard Encroachments and Restrictions, encroachments (in addition to eaves and gutters) are permitted into the minimum required front yard, exterior yard, rear yard and into the minimum required interior side yard, or for a lot abutting a greenway, walkway, buffer block or stormwater management pond as follows:
  - i. an unenclosed porch (covered or uncovered) and cold cellar to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres;
  - ii. a 1.2 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 at a site triangle;
  - iii. the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the front yard or exterior side yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.2 metres above finished grade.
  - iv. Exterior stairs providing access to a below grade floor can encroach into the required rear yard to a maximum of 2.5 metres;

- dii) Notwithstanding the provisions of 3.13, a minimum landscape strip shall not be required along the lot line abutting a street line;
- diii) Notwithstanding the provisions of 4.1.4, the frontage for Corner Lots with frontage of 12.0 metres and greater shall be comprised of a Minimum of 30% Landscaped Front yard and 50% of Landscaped exterior side yard and a minimum 60% of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping.
- ei) The rear lot line of lot 369 as shown on Schedule "E-1664" shall be deemed the most southerly lot line which adjoins with lot 370.
- eii) The rear lot line of lot 302 as shown on Schedule "E-1664" shall be deemed the most northerly lot line.
- eiii) The rear lot line of lot 385 shall be deemed as the most easterly point which adjoins lot 384 and the buffer block as shown on Schedule "E-1664".
- eiv) A minimum lot depth of 20 metres is required for lots 369 and 385 as shown on Schedule "E-1664".
- ev) A minimum lot depth of 23 metres is required for lot 314 and lot 303 as shown on Schedule "E-1664".
- evi) A minimum lot depth of 18 metres is required for lots 334, 335, 336, 337 as shown on Schedule "E-1664".
- c) Adding Schedule "E-1664" attached hereto as Schedule "1".
- d) Deleting Key Map 7B, Key Map 7C, Key Map 8B, Key Map 8C and substituting therefor the Key Map 7B, Key Map 7C, Key Map 8B, Key Map 8C attached hereto as Schedule "2", Schedule "3", Schedule "4" and Schedule "5".

2. Schedules "1", "2", "3", "4" and "5" shall be and hereby form part of this By-law.

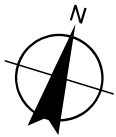
Enacted by City of Vaughan Council this 15<sup>th</sup> day of February, 2022.

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Hon. Maurizio Bevilacqua, Mayor

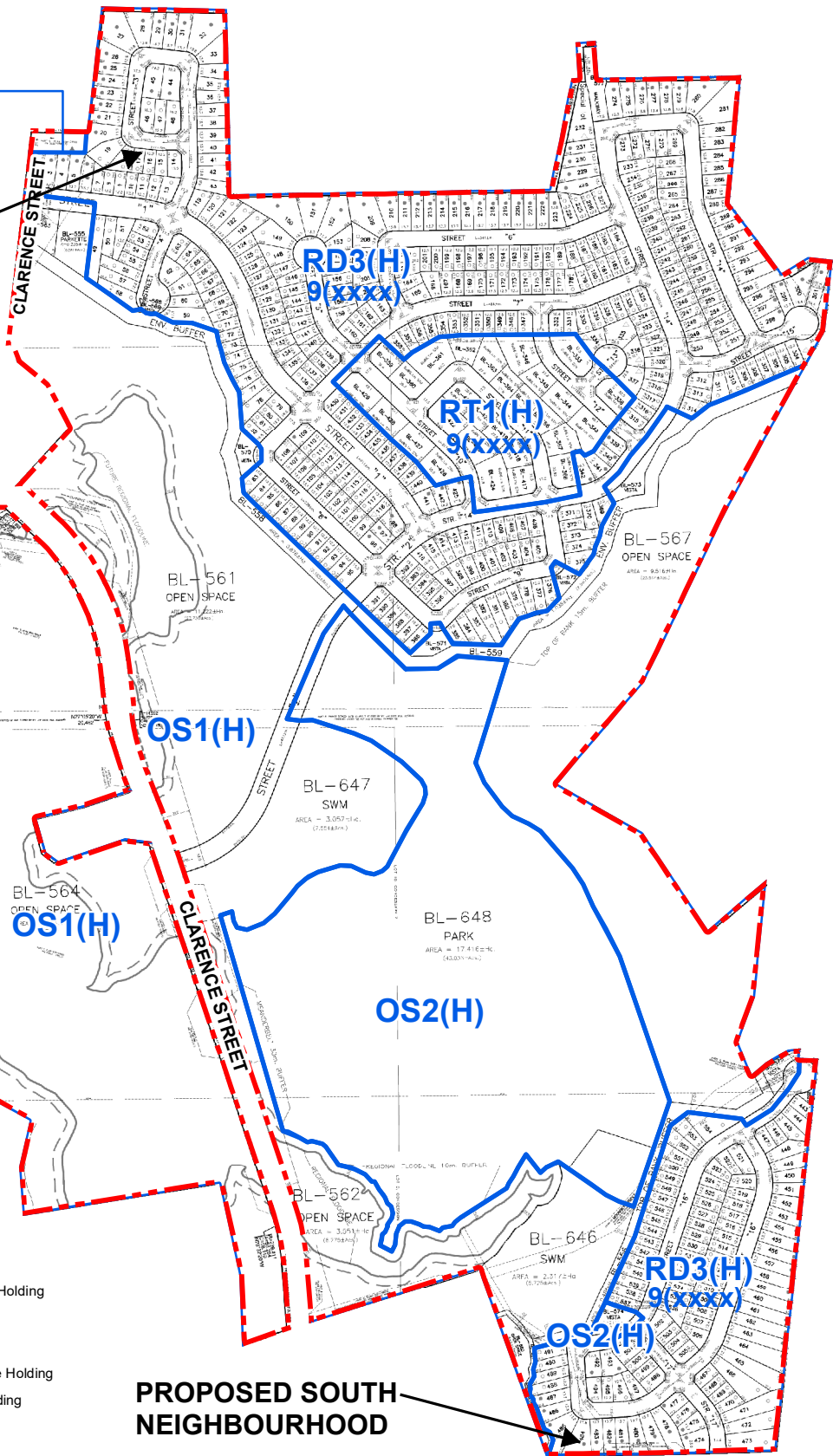
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Todd Coles, City Clerk



Remain as  
R1  
9(1090)

PROPOSED NORTH  
NEIGHBOURHOOD



Subject Lands

OS1(H), Open Space Conservation Zone with the Holding

OS2(H), Open Space Park Zone with the Holding

R1, Residential Zone

RD3(H), Residential Detached Zone Three with the Holding

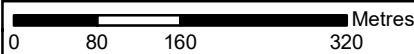
RT1(H), Residential Townhouse Zone with the Holding

PROPOSED SOUTH  
NEIGHBOURHOOD

This is Schedule 'E-1664'

To By-Law 1-88

Section 9(1533)



This is Schedule '1'  
To By-Law 035-2022  
Passed the 15th Day of February, 2022

File: Z.19.038

Related File: OP.19.014, 19T-19V007

Location: Part of Lots 9, 10, 11, 12; Concessions 7, 8

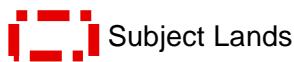
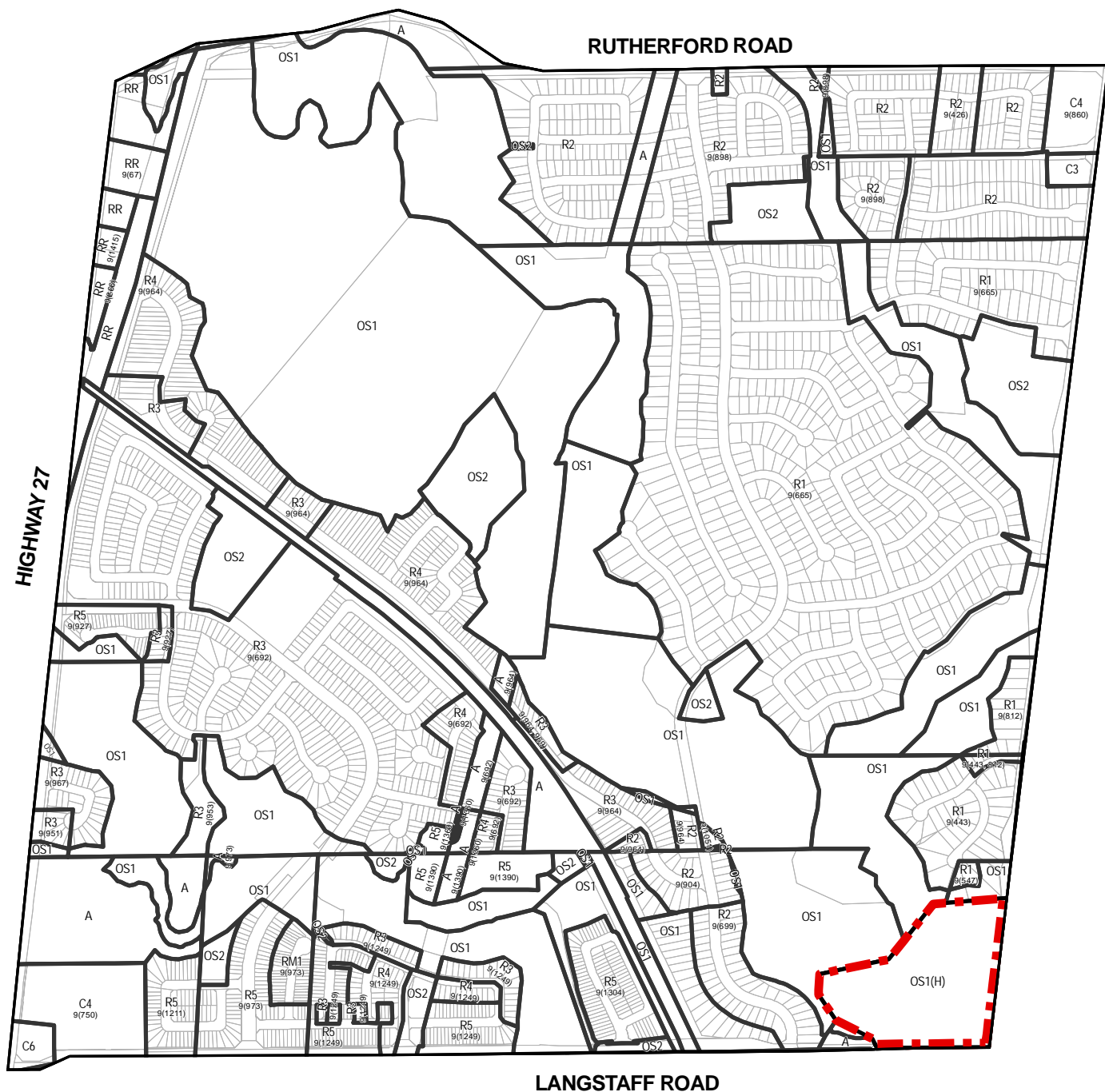
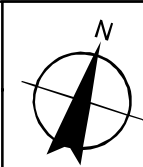
Applicant: Clubhouse Developments Inc.

City of Vaughan

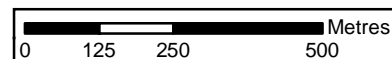
Signing Officers

Mayor

Clerk



**KEY MAP 8C**  
**BY-LAW NO. 1-88**



**THIS IS SCHEDULE '2'**  
**TO BY-LAW 035-2022**  
**PASSED THE 15TH DAY OF FEBRUARY, 2022**

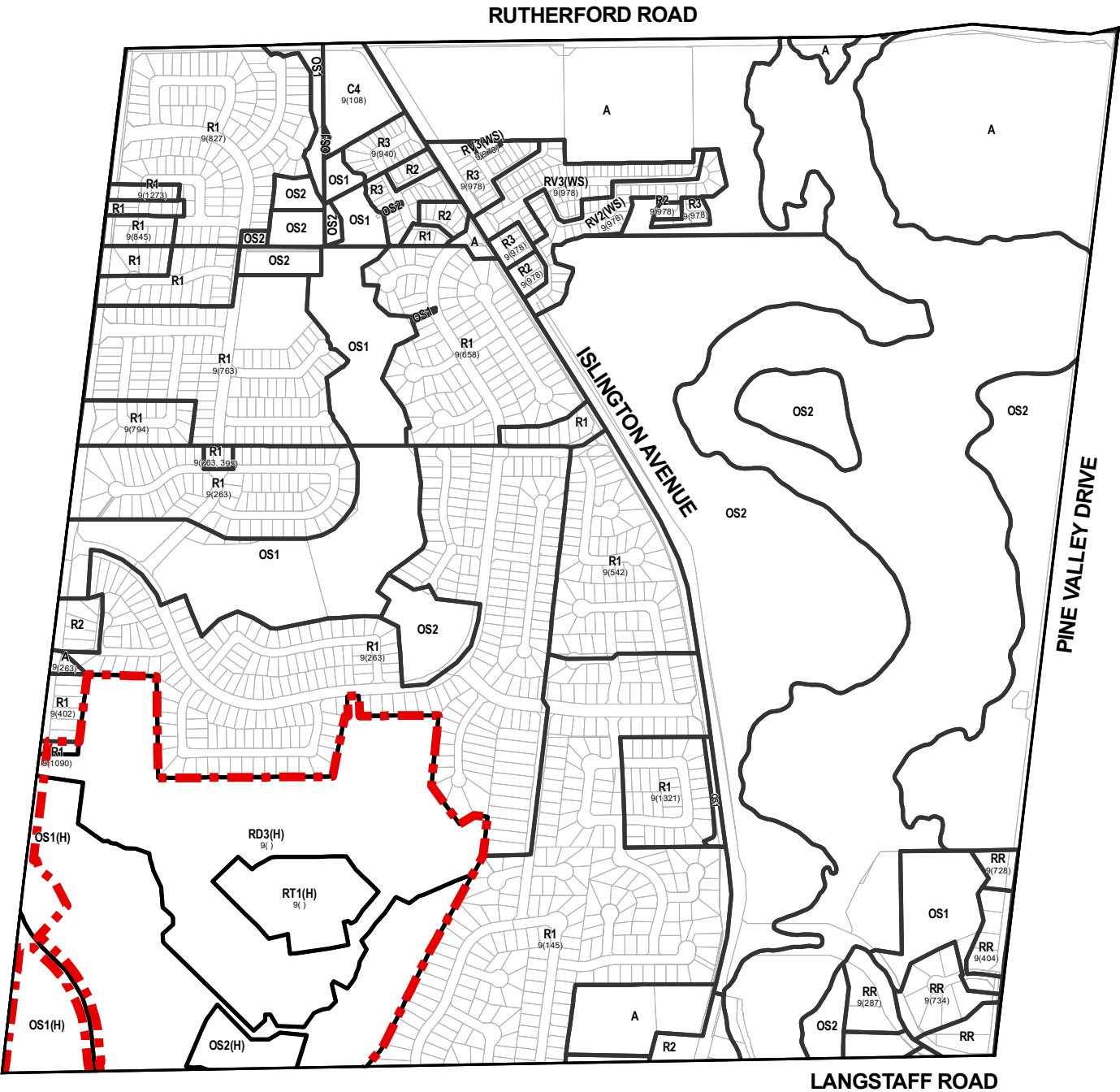
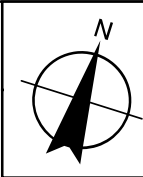
**FILE:** Z.19.038  
**RELATED FILE:** OP.19.014, 19T-19V007  
**LOCATION:** PART OF LOTS 9, 10, 11, 12; CONCESSIONS 7, 8  
**APPLICANT:** CLUBHOUSE DEVELOPMENTS INC.  
**CITY OF VAUGHAN**


**SIGNING OFFICERS**

\_\_\_\_\_  
**MAYOR**

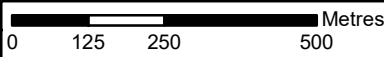
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**CLERK**





 Subject Lands

**KEY MAP 7C**  
**BY-LAW NO. 1-88**



**THIS IS SCHEDULE '3'**  
**TO BY-LAW 035-2022**  
**PASSED THE 15TH DAY OF FEBRUARY, 2022**

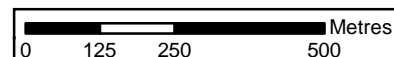
**FILE:** Z.19.038  
**RELATED FILE:** OP.19.014, 19T-19V007  
**LOCATION:** PART OF LOTS 9, 10, 11, 12; CONCESSIONS 7, 8  
**APPLICANT:** CLUBHOUSE DEVELOPMENTS INC.  
**CITY OF VAUGHAN**

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



## KEY MAP 8B

**BY-LAW NO. 1-88**



THIS IS SCHEDULE '4'  
TO BY-LAW 035-2022  
PASSED THE 15TH DAY OF FEBRUARY, 2022

**FILE: Z.19.038**

**RELATED FILE:** OP.19.014, 19T-19V007

**LOCATION:** PART OF LOTS 9, 10, 11, 12; CONCESSIONS 7, 8

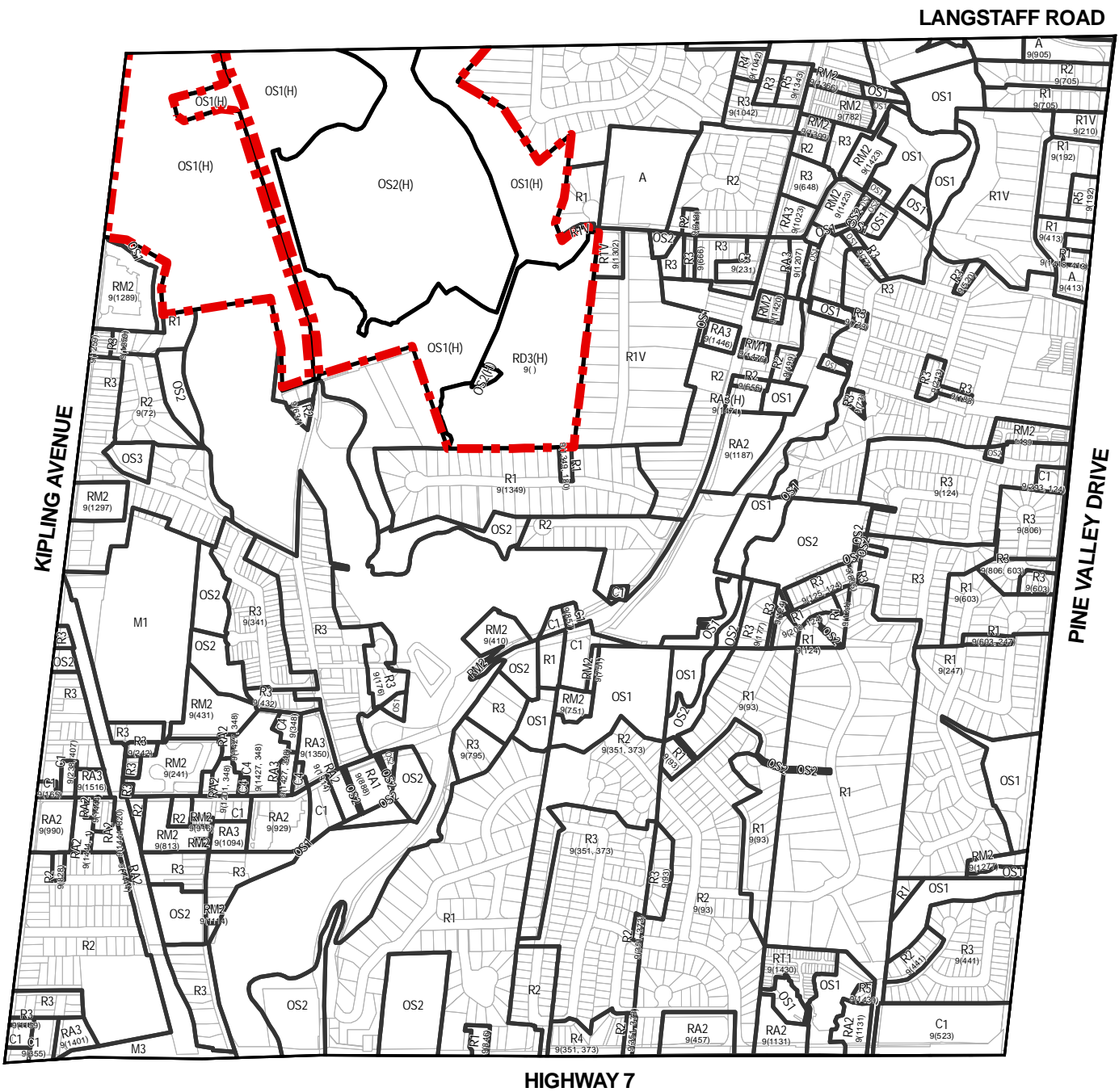
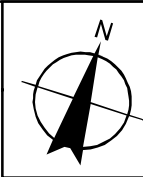
**APPLICANT: CLUBHOUSE DEVELOPMENTS INC.**


**CITY OF VAUGHAN**

## SIGNING OFFICERS

MAYOR

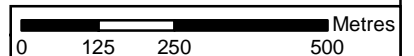
CLERK



 Subject Lands

**KEY MAP 7B**

**BY-LAW NO. 1-88**



THIS IS SCHEDULE '5'  
TO BY-LAW 035-2022  
PASSED THE 15TH DAY OF FEBRUARY, 2022

**FILE:** Z.19.038

**RELATED FILE:** OP.19.014, 19T-19V007

**LOCATION:** PART OF LOTS 9, 10, 11, 12; CONCESSIONS 7, 8

**APPLICANT:** CLUBHOUSE DEVELOPMENTS INC.

**CITY OF VAUGHAN**

**SIGNING OFFICERS**

\_\_\_\_\_  
MAYOR

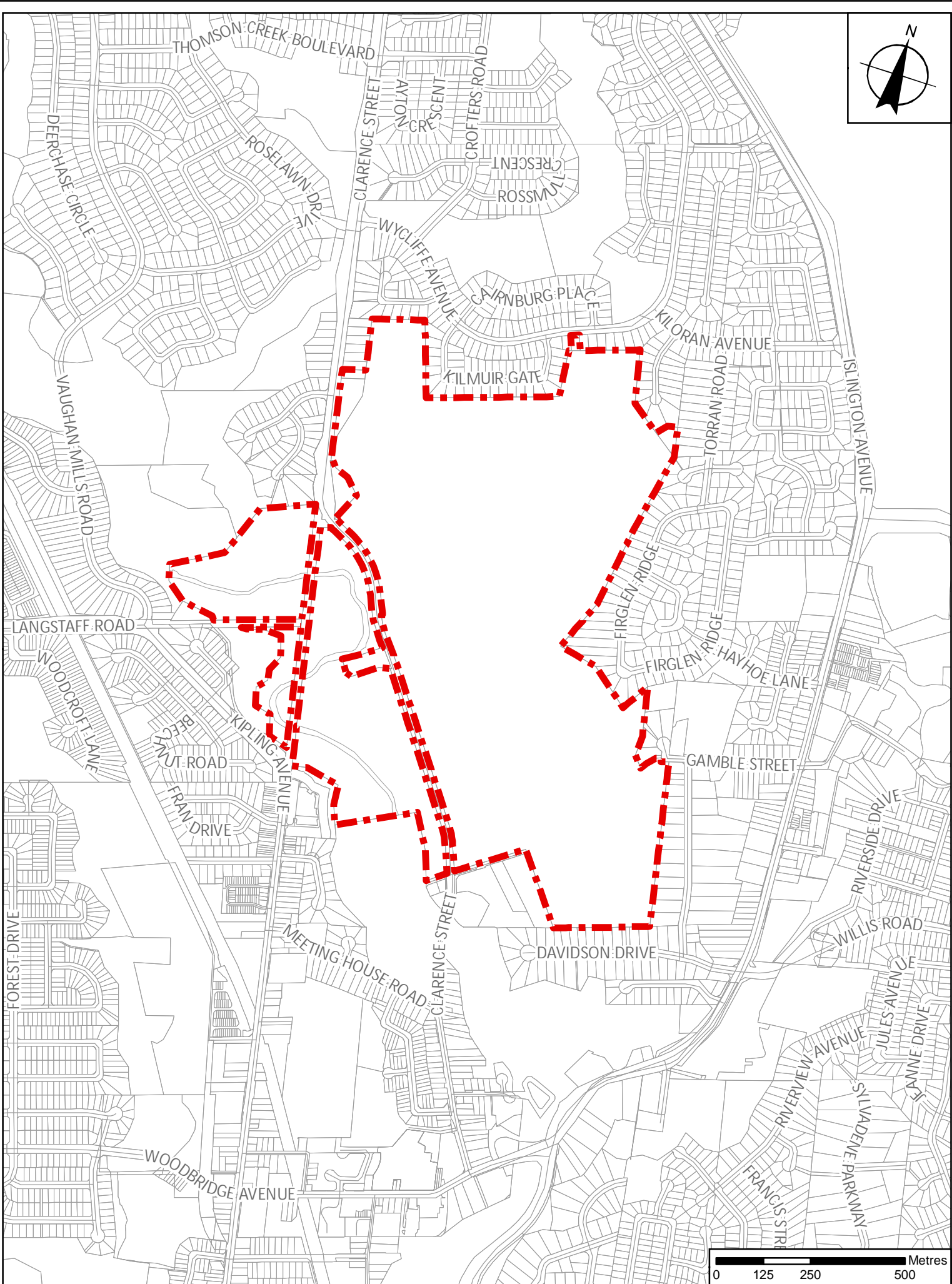
\_\_\_\_\_  
CLERK

### **SUMMARY TO BY-LAW 035-2022**

The lands subject to this By-law are located east of Clarence Street, North of Woodbridge Avenue and South of Wycliffe Avenue street and are described as 20 Lloyd Street, 241 Wycliffe Avenue, 737 and 757 Clarence Street in LOT 46 AND BLOCK 162 M-2021 AND PART OF BLOCK 121, PLAN M-2023 AND PART OF CONCESSION 7 (STOPPED UP AND CLOSED BY BY-LAW 2858, INST. DS59649) AND PART OF LOT 10 AND 11 CONCESSION 8, CITY OF VAUGHAN.


The purpose of this by-law is to rezone the lands to this By-law from “OS1” Open Space Conservation Zone”, “OS2” Open Space Park Zone, “R1” Residential Zone” to “RD3” Residential Detached Zone Three, “RT1” Residential Townhouse Zone, “OS1” Open Space Conservation Zone and OS2 Open Space Park Zone, in the manner shown on the said Schedule “1” with site specific development standards. As well the zoning by-law permits a range of outdoor recreational uses, parks and trails for lands re-zoned “OS1” Open Space Conservation Zone and “OS2” Open Space Park Zone. This zoning by-law amendment corresponds with Application Files (Z.19.038, OP.19.014, 19T-19V007), of which recommendations were adopted by Council at the meeting of December 10, 2021.





# Location Map To By-Law 035-2022

**File:** Z.19.038  
**Related File:** OP.19.014, 19T-19V007  
**Location:** Part of Lots 9, 10, 11, 12; Concessions 7, 8  
**Applicant:** Clubhouse Developments Inc.  
**City of Vaughan**

 Subject Lands