

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 087-2023**

**A By-law to amend City of Vaughan By-law 001-2021, 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 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 001-2021, as amended, be and it is hereby further amended by:
  - a) Deleting the “Subject Lands” shown on Schedule “1” attached hereto from Exception Number 14.295 in Section 14.0 Zone Exceptions.
  - b) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from I Institutional Zone to “RM1 Multiple Unit Residential Zone” with a Holding Symbol (‘H’) and “EP Environmental Protection Zone”, in the manner shown on the said Schedule “1”.
  - c) Deleting Map 148 in Schedule A and substituting therefor Map 148 attached hereto as Schedule ‘2’.
  - d) Deleting Schedule “E-807” and substituting therefore Schedule “E-807” attached hereto as Schedule “3”.
  - e) Adding the following table, Exception Number 14.1140 to Section 14: Zone Exceptions

Exception Number 14.1140	Legal Description: 9575 Keele Street
By-law/Instrument No.:087-2023	
Date By-law/Instrument Passed: June 20, 2023	

File No.: Z.20.035 Related File: DA.20.058	
Applicable Parent Zone: RM1, EP	
Schedule A Reference: 148	
14.1140.1 Permitted Uses	
<p>1. The following provisions shall apply to the lands zoned with the Holding Symbol “(H)” as shown on Figure “E-1697”:</p> <p>a) The following provisions shall apply to all lands zoned RM1 Multiple Unit Residential Zone with the Holding Symbol (“H”) as shown on Schedule 1, until the Holding Symbol (“H”) is removed form the Subject Lands, or any portion thereof, pursuant to Subsection 36(3) or (4) of the <i>Planning Act</i> and the following:</p> <p style="padding-left: 40px;">i) Lands zoned RM1 Multiple Unit Residential Zone with the Holding Symbol "(H)" shall be used only for a use legally existing as of the date of the enactment of Bylaw 087-2023;</p> <p style="padding-left: 40px;">ii) Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands.</p> <p>2. The following definitions shall apply for the lands shown on Schedule 'E-1697'</p> <p>b) LOT – the Subject Lands shall be deemed one lot, with a private condominium road, regardless of the number of buildings constructed on the lot, the creation of any new lot by plan of subdivision, plan of condominium, part lot control, consent and any easements or restrictions for each parcel.</p> <p>3. The following additional <u>use</u> shall be permitted in the RM1 Multiple Unit Residential Zone s identified on Figure “E-1697”:</p> <p>a) Semi-Detached Dwellings</p>	
14.1140.2 Lot and Building Requirements	

<p>1. The following provisions shall apply to the lands zoned RM1 Multiple Unit Residential Zone, as shown on Figure “E-1697”:</p> <ul style="list-style-type: none"> <li>a) The minimum <u>lot area</u> shall be 62 m<sup>2</sup> per unit.</li> <li>b) The maximum permitted <u>building height</u> shall be 11.5 m.</li> <li>c) The minimum <u>rear yard</u> shall be 0 m to the EP Environmental Protection Zone.</li> <li>d) The minimum <u>interior yard</u> shall be 0 m to the EP Environmental Protection Zone.</li> <li>e) The minimum <u>setback</u> of a below-grade <u>parking structure</u> shall be 0.0 m from the <u>front lot line</u>.</li> <li>f) The minimum landscape strip abutting a R3 Zone shall be 1.5 m.</li> <li>g) Hydro Transformers are permitted to encroach into the required front yard setback, interior side yard setback and landscape strip.</li> <li>h) A maximum of 44% of all the outdoor amenity area shall be located on the rooftop.</li> </ul>
<p>14.1140.3 Parking, Bicycle Parking, and Loading Requirements</p>
<p>1. The following parking requirements shall apply to the lands zoned RM1 Multiple Unit Residential Zone, as shown on Figure “E-1697”:</p> <ul style="list-style-type: none"> <li>a) PARKING SPACE shall mean a parking space with a minimum size of 2.6 m wide by 5.7 m long</li> </ul>
<p>14.1140.4 Figures</p>
<p>Figure E-1697</p>

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

Enacted by City of Vaughan Council this 20<sup>th</sup> day of June, 2023.

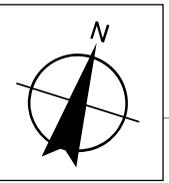
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Steven Del Duca, Mayor

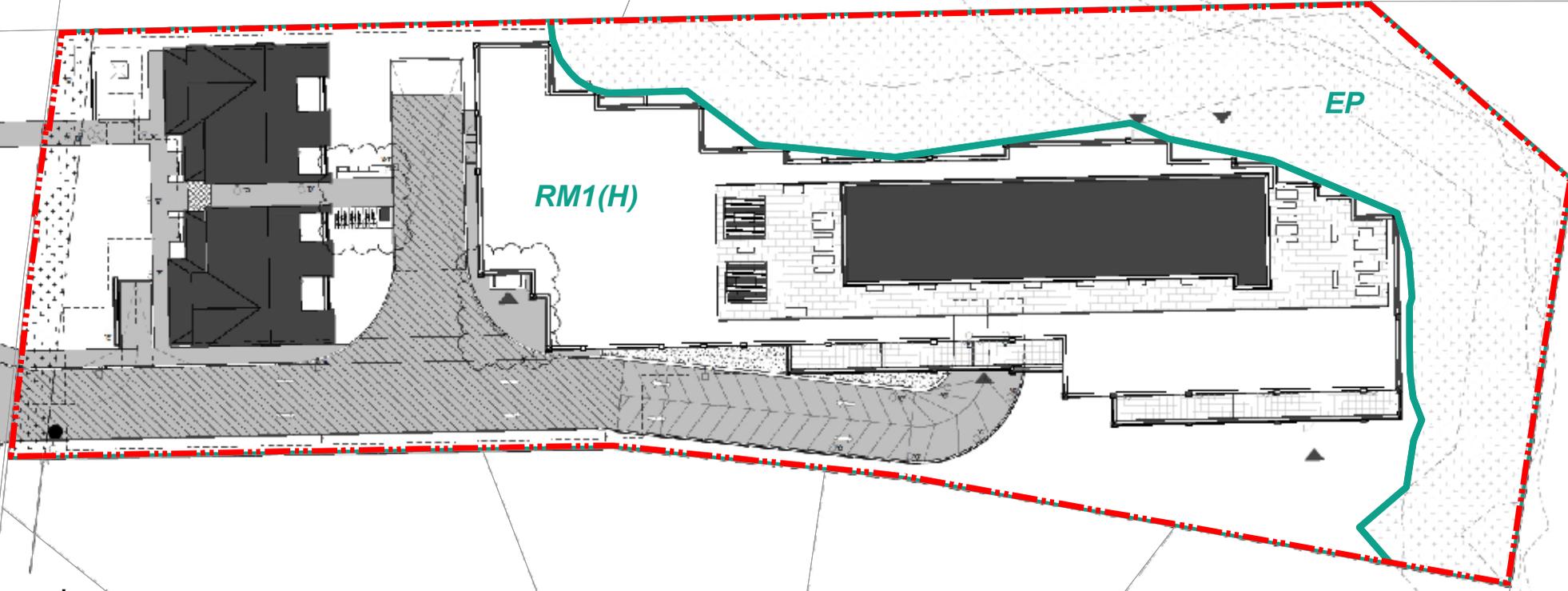
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Todd Coles, City Clerk

Authorized by Item No. 7 of Report No. 25  
of the Committee of the Whole  
Adopted by Vaughan City Council on  
June 20, 2023.



**KEELE STREET**



THIS IS FIGURE 'E- 1697'  
TO BY-LAW 001-2021  
SECTION 14.1140

THIS IS SCHEDULE '1'  
TO BY-LAW 087- 2023  
PASSED THE 20TH DAY OF JUNE, 2023

**FILE:** Z.20.035  
**RELATED FILES:** DA.20.058  
**LOCATION:** Part of Lot 17,  
Concession 3, 9575 Keele Street  
**APPLICANT:** 2706640 Ontario Inc.  
**CITY OF VAUGHAN**

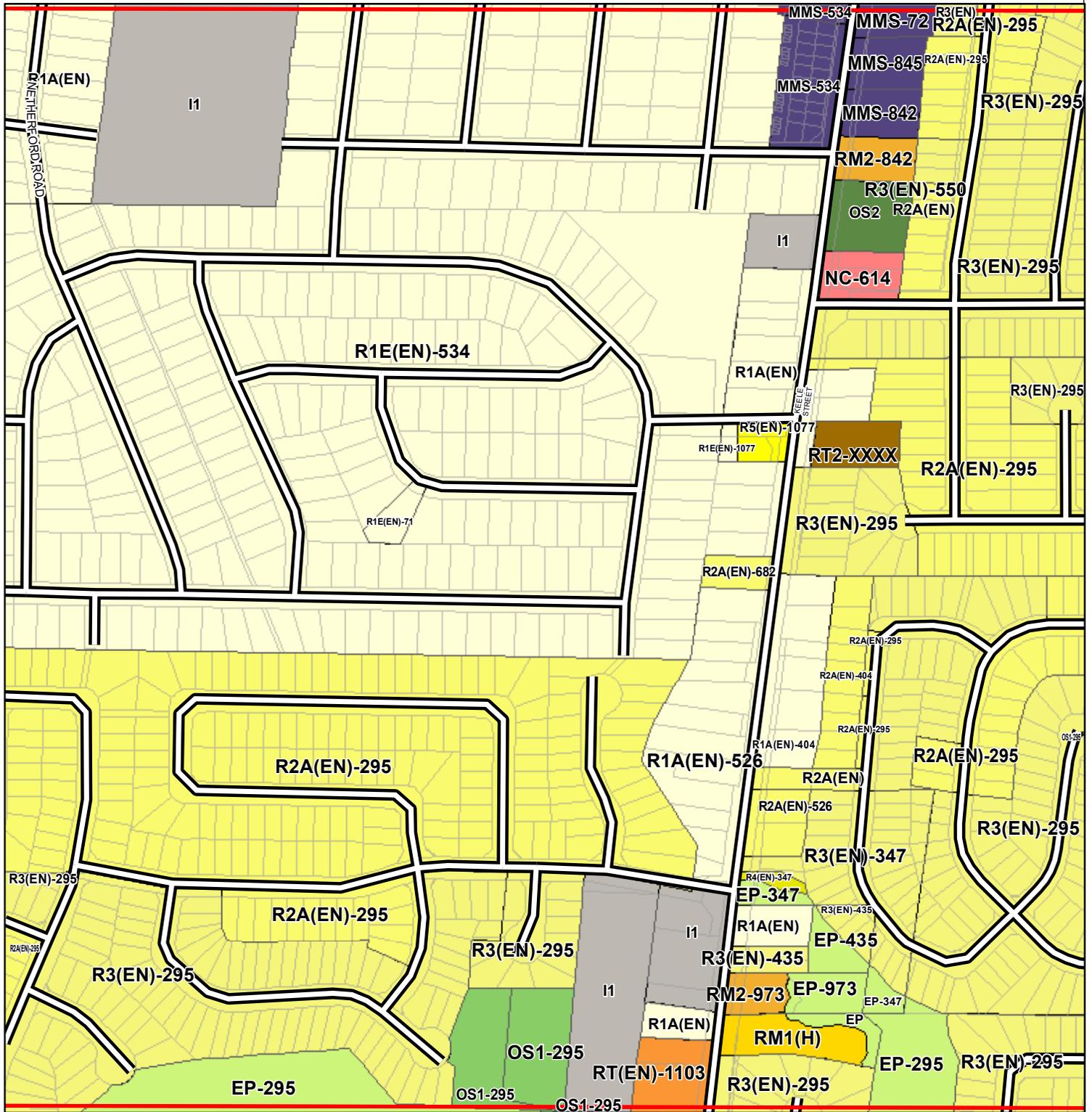
SIGNING OFFICERS

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

# Zoning By-law 001 - 2021

## Schedule A | Map 148



<p><b>Conservation, Open Space and Agricultural Zones</b></p> <ul style="list-style-type: none"> <li>A, Agriculture</li> <li>EP, Environmental Protection</li> <li>OS1, Public Open Space</li> <li>OS2, Private Open Space</li> </ul> <p><b>Vaughan Metropolitan Centre Zones</b></p> <ul style="list-style-type: none"> <li>V1, Vaughan Metropolitan Centre - Station Precinct</li> <li>V2, Vaughan Metropolitan Centre - South Precinct</li> <li>V3, Vaughan Metropolitan Centre - Neighbourhood Precinct</li> </ul>	<p><b>Residential Zones</b></p> <ul style="list-style-type: none"> <li>R1, First Density Residential Zone</li> <li>R2, Second Density Residential Zone</li> <li>R3, Third Density Residential Zone</li> <li>R4, Fourth Density Residential Zone</li> <li>R5, Fifth Density Residential Zone</li> <li>RE, Estate Residential</li> <li>RM1, Multiple Residential</li> <li>RM2, Multiple Residential</li> <li>RM3, Multiple Residential</li> <li>RT, Townhouse Residential</li> </ul>	<p><b>Commercial Zones</b></p> <ul style="list-style-type: none"> <li>NC, Neighbourhood Commercial</li> <li>GC, General Commercial</li> <li>SC, Service Commercial</li> <li>CC, Convenience Commercial</li> </ul> <p><b>Mixed-Use Zones</b></p> <ul style="list-style-type: none"> <li>LMU, Low-Rise Mixed Use</li> <li>MMU, Mid-Rise Mixed Use</li> <li>HMU, High-Rise Mixed Use</li> <li>GMU, General Mixed Use</li> </ul>	<p><b>Employment Zones</b></p> <ul style="list-style-type: none"> <li>EM1, Prestige Employment</li> <li>EM2, General Employment</li> <li>EM3, Mineral Aggregate</li> </ul>	<p><b>Other Zones</b></p> <ul style="list-style-type: none"> <li>FD, Future Development</li> <li>I1, General Institutional</li> <li>I2, Major Institutional</li> <li>PB1, Parkway Belt Public Use</li> <li>PB2, Parkway Belt Complementary Use</li> <li>PB3, Parkway Belt West Recreational</li> <li>U, Utility</li> <li>MO, Minister's Order</li> <li>MZO, Minister's Zoning Order</li> </ul>	<table border="1"> <tr> <td colspan="5" style="text-align: center;"></td> </tr> <tr> <td>184</td><td>185</td><td>186</td><td>187</td><td>188</td> </tr> <tr> <td>165</td><td>166</td><td>167</td><td>168</td><td>169</td> </tr> <tr> <td>146</td><td>147</td><td style="border: 2px solid red;">148</td><td>149</td><td>150</td> </tr> <tr> <td>128</td><td>129</td><td>130</td><td>131</td><td>132</td> </tr> <tr> <td>110</td><td>111</td><td>112</td><td>113</td><td>114</td> </tr> <tr> <td colspan="5" style="text-align: center;">1:5,000 April 2023</td> </tr> </table>						184	185	186	187	188	165	166	167	168	169	146	147	148	149	150	128	129	130	131	132	110	111	112	113	114	1:5,000 April 2023				
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This is Schedule '2'  
To By-Law 087-2023  
Passed the 20TH Day of JUNE, 2023

**FILE:** Z.20.035  
**RELATED FILES:** DA.20.058  
**LOCATION:** Part of Lot 17,  
 Concession 3, 9575 Keele Street  
**APPLICANT:** 2706640 Ontario Inc.  
**CITY OF VAUGHAN**

Signing Officers

\_\_\_\_\_  
Mayor

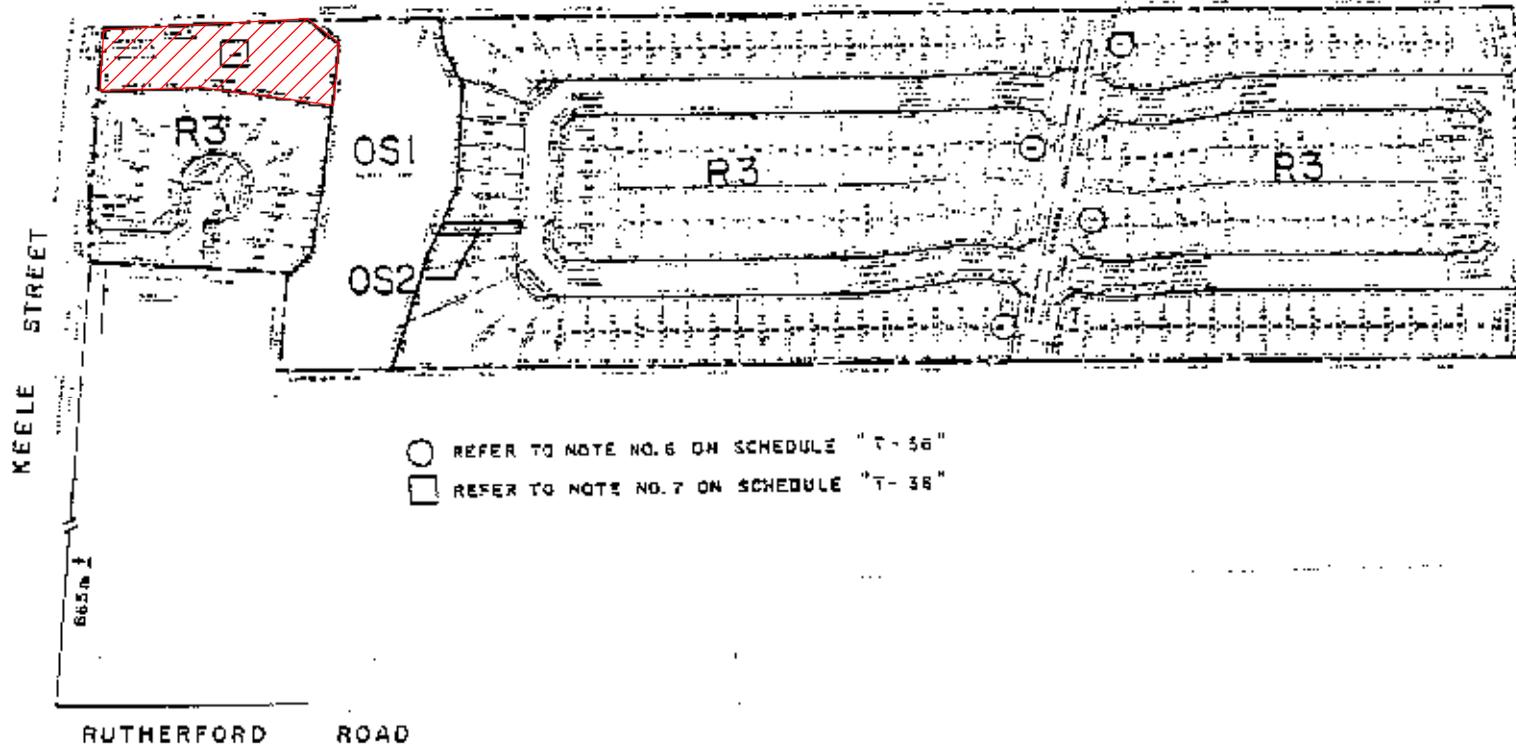
\_\_\_\_\_  
Clerk

**LEGEND**

 SUBJECT LANDS

LOCATION: PART OF LOT 17,  
CONCESSION 3

THIS IS SCHEDULE 'E-807'  
TO BY-LAW 1-88  
SECTION 9(495)



○ REFER TO NOTE NO.6 ON SCHEDULE "T-56"  
□ REFER TO NOTE NO.7 ON SCHEDULE "T-56"

 LANDS NO LONGER  
SUBJECT TO E14.295

**FILE:** Z.20.035  
**RELATED FILES:** DA.20.058  
**LOCATION:** Part of Lot 17,  
Concession 3, 9575 Keele Street  
**APPLICANT:** 2706640 Ontario Inc.  
**CITY OF VAUGHAN**

This is Schedule '3'  
To By-Law 087-2023  
Passed the 20TH Day of JUNE, 2023

Signing Officers

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

### **SUMMARY TO BY-LAW 087-2023**

The lands subject to this By-law are located on the east side of Keele Street, north of Knightswood Avenue, being Part of Lot 17, Concession 3 and municipally known as 9575 Keele Street, City of Vaughan.

The purpose of this by-law is to rezone the Subject Lands from “I Institutional Zone” to “RM1 Multiple Unit Residential Zone” with a Holding Symbol (‘H’) and “EP Environmental Protection Zone” to facilitate the development of two semi-detached dwellings (4 units) and a three-storey apartment building (56 units) with one level of underground parking.

The Holding Symbol “(H)” has been placed on the Subject Lands and shall not be removed from the Subject Lands or any portion thereof, until the conditions have been satisfied.



## LOCATION MAP TO BY-LAW 087 - 2023

**FILE:** Z.20.035

**RELATED FILES:** DA.20.058

**LOCATION:** Part of Lot 17, Concession 3

9575 Keele Street

**APPLICANT:** 2706640 Ontario Inc.

**CITY OF VAUGHAN**



Subject Lands